

# COMPREHENSIVE PLAN AMENDMENTS 2013-2014



4/23/2014

## Summary Report

Prepared for Plan Commission Workshops  
April 23, 2014 and May 14, 2014

This is an informational summary. Staff Reports with elaborated discussion on each proposal will be prepared prior to the Plan Commission Public Hearing on these items.

For additional information contact Tirrell Black, Planning & Development Services, 509-625-6185, [tblack@spokanecity.org](mailto:tblack@spokanecity.org) or [www.spokaneplanning.org](http://www.spokaneplanning.org)

# Comprehensive Plan Amendments 2013-2014

## SUMMARY REPORT

### COMPREHENSIVE PLAN AMENDMENT PROCESS

The City of Spokane accepted applications for this annual Comprehensive Plan Amendment Cycle up until October 31, 2013, per SMC 17G.020.010. Applications for the next amendment cycle are due on October 31, 2014.

Two applications have been submitted and certified counter complete and will be considered concurrently during the upcoming amendment cycle. A public comment period is currently underway until June 12, 2014. Additional public comment will be taken for the Plan Commission Public Hearing as well as for the City Council Public Hearing.

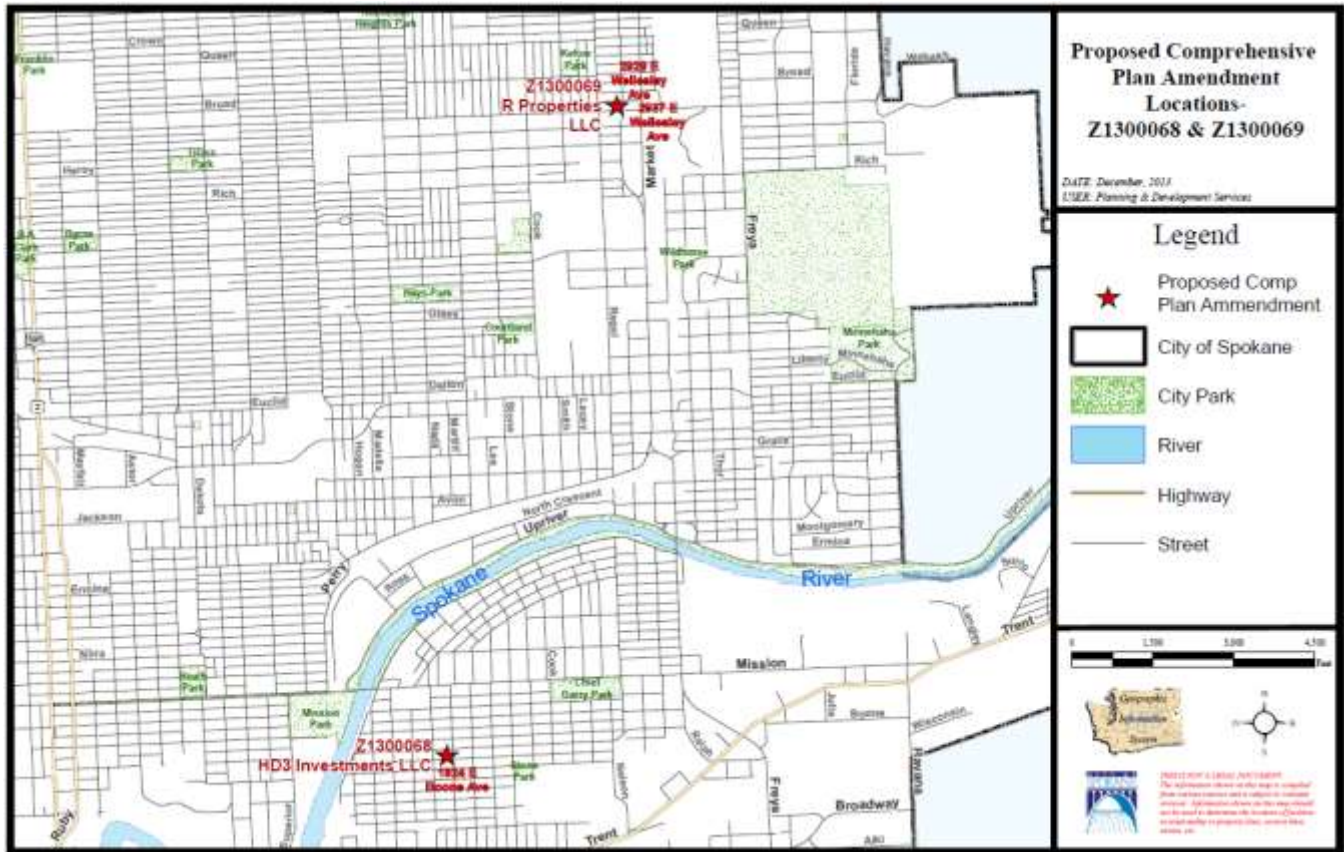
Plan Commission consideration of each amendment proposal will be conducted at public workshops held during the public comment period. Applicants will be afforded the opportunity to address the Plan Commission during the workshop regarding their application. The Plan Commission will hold a Public Hearing and forward an advisory recommendation to the City Council. The City Council considers the amendment proposals, staff report, and Plan Commission's amendment recommendations and acts on the amendment proposals usually mid/late fall.

If you are interested in being on the notification list for actions related to specific applications, please email Tirrell Black, [tblack@spokanecity.org](mailto:tblack@spokanecity.org). Files for each application are available for public viewing during regular business hours at City Hall, 3<sup>rd</sup> floor, Planning and Development, 808 W. Spokane Falls Blvd, Spokane, WA.

### EXPECTED TIMELINE FOR 2013 COMPREHENSIVE PLAN AMENDMENTS

- Notice of Application and SEPA Review posted on site and mailed by applicant on April 14, 2014
- Public Comment period to run from April 14, 2013 to June 12, 2014 (60 day comment period)
- Staff to Discuss with Community Assembly on May 3, 2013
- Applicants to present to Neighborhood Councils during Public Comment Period
- Plan Commission Substantive Workshops held April 23 and May 14, 2014
- SEPA Determination by Planning before Public Hearing
- Plan Commission Public Hearing summer 2014
- Plan Commission Recommendations forwarded to City Council

## MAP OF AMENDMENTS



### FILE Z1 300068 – HD3 INVESTMENTS LLC

Map Amendment

**Location:** The parcel address is 1924 E. Boone Avenue. The parcel number is 35162.2605. (NW ¼ of Section 16, T25N, R43 EWM)

**Proposal:** This proposal is to change the land use of one parcel from “Residential, 4 to 10 units per acre” to “Neighborhood Retail” on the City of Spokane Land Use Plan Map. The approximate size of the proposal is 7100 square feet (.16 acres). If approved, the zoning would be changed from RSF (residential single family) to NR (neighborhood retail).

**Agent:** Stacy Bjordahl

**Neighborhood:** Chief Garry Park, applicant is scheduled to present at their May 6<sup>th</sup> meeting

**Current Land Use Plan Map**

Current Zoning is RSF (Residential Single Family)



**Proposed Land Use Plan Map**

Proposed Zoning is NR (Neighborhood Retail)



For Discussion Purposes; Existing City Code for Transitional Sites

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SMC Section 17C.110.330 *Transitional Sites*

- A. Purpose.  
The transitional site standards allow for a transition of development intensities between nonresidential and single-family residential zones. A stepped increase in density is allowed on single-family residential zoned lots that are adjacent to most commercial, employment or industrial zones. The transition site provisions promote additional housing opportunities in a way that has minimal impacts on built-up single-family residential neighborhoods.
- B. Qualifying Situations.  
The transitional site standards apply to lots in the RSF and RTF zones that have a side lot line that abuts a lot in the CC 1-4, Downtown, GC, CB, NR, NMU, LI, HI, or PI zones. The side lot line of the residential lot must abut the lot in a qualifying zone for more than fifty percent of the residential lot's length or width.



- C. Density.  
The density may be exceeded by one dwelling unit per lot more than allowed in the base zone.
- D. Lot Dimensions.  
Lots must comply with the lot dimension standard for new lots in the base zone listed in [Table 17C.110-3](#).
- E. Housing Types Allowed.  
The lot may contain a duplex or be divided for attached houses through a boundary line adjustment or short plat, as appropriate. If the development is in the form of an attached house, then site development standards for attached houses apply.
- F. Additions.  
Additions to the house may be made, but the addition must comply with the height, building setback, building coverage and required outdoor area requirements of the base zone, overlay zone or subarea plan.
- G. Lot Coverage.  
For attached housing projects, the general lot coverage standard of the base zone applies to the entire project, rather than to each individual lot.

FILE Z1300069 – R PROPERTIES LLC (ALTON)

Map Amendment

**Location:** The parcel addresses are 2929 E Wellesley Avenue and 2937 E Wellesley Avenue. The parcel numbers are 36343.2914 and 36343.2917. (SW ¼ of Section 16, T26N, R43 EWM)

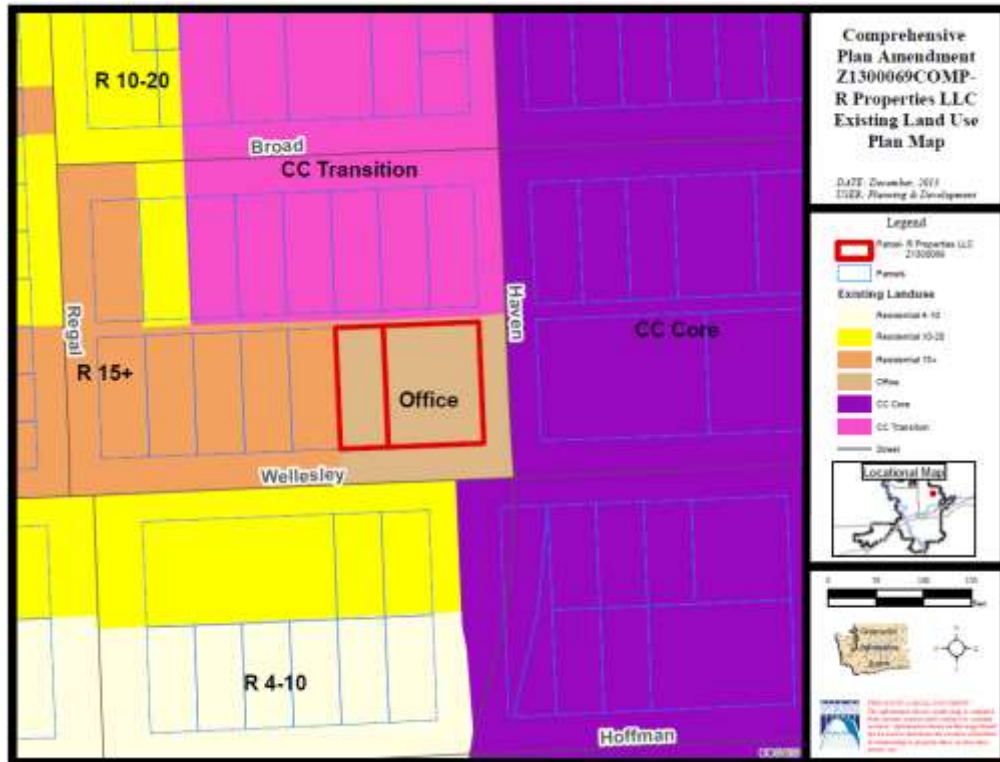
**Proposal:** This proposal is to change the land use of two parcels from “Office” to “CC-Core”. The approximate size of the proposal is 19,050 square feet (.44 acres). If approved, the zoning would be changed from O-35 (Office, 35 foot height limit) to CC2-DC (Centers & Corridors, Type 2, District Center).

**Agent:** Dwight Hume

**Neighborhood:** Hillyard with Bemiss to the south; applicant’s agent scheduled to present at both of their May meetings.

**Current Land Use Plan Map**

Existing Zoning is O-35 (Office, 35 foot height limitation)



Proposed Land Use Plan Map

Proposed Zoning CC2-DC (Centers & Corridors, Type 2, District Center)



For Discussion Purposes:  
Selected Comprehensive Plan Policies

The following Goals and Policies may be applicable to discussion by the Plan Commission.

These are excerpts; the full City of Spokane Comprehensive Plan is online:  
<http://www.spokaneplanning.org> or [www.spokanecity.org](http://www.spokanecity.org)

From Chapter 3, Land Use:

## LU 1 CITYWIDE LAND USE

**Goal:** Offer a harmonious blend of opportunities for living, working, recreation, education, shopping, and cultural activities by protecting natural amenities, providing coordinated, efficient, and cost effective public facilities and utility services, carefully managing both residential and nonresidential development and design, and proactively reinforcing downtown Spokane's role as the urban center.

### Policy LU 1.6 Neighborhood Retail Use

*Direct new neighborhood retail use to neighborhood centers designated on the land use plan map.*

**Discussion:** To ensure that neighborhood retail use is attracted to centers, future neighborhood retail development is directed to the centers. Neighborhood retail areas located outside centers are confined to the boundaries of the neighborhood retail designations.

The neighborhood retail designation recognizes the existence of small neighborhood-serving businesses in locations that are not larger than two acres and that lie outside of designated centers. These locations are usually found along arterial streets, typically at the intersection of two arterials. In neighborhoods that are not served by a center, existing neighborhood businesses provide nearby residents access to goods and services.

No new neighborhood retail locations should be designated outside of a center. Further, business expansion at existing locations should be contained within the boundaries of the existing designation. Business infill within these boundaries is allowed.

Businesses that are neighborhood-serving and pedestrian-oriented are encouraged in neighborhood retail locations. Buildings should be oriented to the street and provide convenient and easily identifiable sidewalk entries to encourage pedestrian access. Parking lots should not dominate the frontage and should be located behind or on the side of buildings. Drive-through facilities, including gas stations and similar auto-oriented uses, tend to provide services to people who live outside the surrounding neighborhood and should be allowed only along principal arterials and be subject to size limitations and design guidelines.

Residential uses are permitted in these areas. Residences may be in the form of single-family homes on individual lots, upper-floor apartments above business establishments, or other higher density residential uses.



### **Policy LU 1.8 General Commercial Uses**

*Contain general commercial areas within the boundaries occupied by existing business designations and within the boundaries of designated centers and corridors.*

**Discussion:** General commercial areas provide locations for a wide range of commercial uses.

Typical development in these areas includes freestanding business sites and larger grouped businesses (shopping centers). Commercial uses that are auto-oriented and include outdoor sales

Comprehensive Plan/EIS 13 and warehousing are also allowed in this designation. Land designated for general commercial use is usually located at the intersection of or in strips along principal arterial streets. In many areas such as along Northwest Boulevard, this designation is located near residential neighborhoods. To address conflicts that may occur in these areas, zoning categories should be implemented that limit the range of uses, and site development standards should be adopted to minimize detrimental impacts on the residential area. Existing commercial strips should be contained within their current boundaries with no further extension along arterial streets allowed.

Recognizing existing investments by both the City of Spokane and private parties, and given deference to existing land use patterns, an exception to the containment policy may be allowed by means of a comprehensive plan amendment to expand an existing commercial designation, (Neighborhood Retail, Neighborhood Mini-Center, or General Commercial) at the intersection of two principal arterial streets or onto properties which are not designated for residential use at a signalized intersection of at least one principal arterial street which as of September 2, 2003, has traffic at volumes greater than 20,000 vehicular trips a day. Expansion of the commercial designation under this exception shall be limited to property immediately adjacent to the arterial street and the subject intersection and may not extend more than 250' from the center of the intersection unless a single lot, immediately adjacent to the subject intersection and in existence at the time this comprehensive plan was initially adopted, extends beyond 250' from the center of the intersection. In this case the commercial designation may extend the length of that lot but in no event should it extend further than 500' or have an area greater than 3 acres.

[per comprehensive plan text amendment, Ord. C-33287, effective 11-8-03]

If a commercial designation (Neighborhood Retail, Neighborhood Mini-Center, or General Commercial) exists at the intersection of two principal arterials, a zone change to allow the commercial use to be extended to the next street that runs parallel to the principal arterial street may be allowed. If there is not a street that runs parallel to the principal arterial, the maximum depth of commercial development extending from the arterial street shall not exceed 250 feet.

Areas designated general commercial within centers and corridors are encouraged to be developed in accordance with the policies for centers and corridors. Through a neighborhood planning process for the center, these general commercial areas will be designated in a land use category that is appropriate in the context of a center and to meet the needs of the neighborhood.

### **LU 1.12 Public Facilities and Services**

*Ensure that public facilities and services systems are adequate to accommodate proposed development before permitting development to occur.*

**Discussion:** Chapter 5, Capital Facilities and Utilities, ensures that necessary public facilities and services are available at the time a development is ready for occupancy without decreasing current service levels below locally established minimum standards.

The following facilities must meet adopted level of service standards and be consistent with the concurrency management system: fire protection, police protection, parks and recreation, libraries, public sewer, public water, solid waste disposal and recycling, transportation, and schools.

When development or redevelopment occurs, it is also important that adequate provision is made for stormwater drainage facilities, paved streets, sidewalks, street lighting, traffic and access control, circulation, off-street parking and loading facilities, transit, bicycle and pedestrian facilities, and other public improvements made necessary by individual developments.

### **LU 3 EFFICIENT LAND USE**

**Goal: Promote the efficient use of land by the use of incentives, density and mixed-use development in proximity to retail businesses, public services, places of work, and transportation systems.**

#### **Policy: LU 3.1 Coordinated and Efficient Land Use**

*Encourage coordinated and efficient growth and development through infrastructure financing and construction programs, tax and regulatory incentives, and focused growth in areas where adequate services and facilities exist or can be economically extended.*

**Discussion:** *Future growth should be directed to locations where adequate services and facilities are available. Otherwise, services and facilities should be extended or upgraded only when it is economically feasible to do so.*

*The centers and corridors designated on the land use plan map are the areas of the city where incentives and other tools should be used to encourage infill development, redevelopment and new development. Examples of incentives the city could use include assuring public participation, using public facilities and lower development fees to attract investment, assisting with project financing, zoning for mixed-use and higher density development, encouraging rehabilitation, providing in-kind assistance, streamlining the permit process, providing public services, and addressing toxic contamination, among other things.*

#### **Policy: LU 3.2 Centers and Corridors**

*Designate centers and corridors (neighborhood scale, community or district scale, and regional scale) on the land use plan map that encourage a mix of uses and activities around which growth is focused.*

**Discussion:** *Suggested centers are designated where the potential for center development exists. Final determination is subject to the neighborhood planning process.*

#### **Neighborhood Center**

Neighborhood centers designated on the Land Use Plan map have a greater intensity of development than the surrounding residential areas. Businesses primarily cater to neighborhood residents, such as convenience businesses and services. Drive-through facilities, including gas stations and similar auto-oriented uses tend to provide services to people living outside the surrounding neighborhood and should be allowed only along principal arterials and be subject to size limitations and design guidelines. Uses such as a day care center, a church, or a school may also be found in the neighborhood center.

Businesses in the neighborhood center are provided support by including housing over ground floor retail and office uses. The most dense housing should be focused in and around the neighborhood center. Density is high enough to enable frequent transit service to a neighborhood center and to sustain neighborhood businesses. Housing density should decrease as the distance from the neighborhood center increases. Urban design guidelines of the Comprehensive Plan or a neighborhood plan are used to guide architectural and site design to promote compatible, mixed land uses, and to promote land use compatibility with adjoining neighborhoods.

Buildings in the neighborhood center are oriented to the street. This encourages walking by providing easy pedestrian connections, by bringing activities and visually interesting features closer to the street, and by providing safety through watchful eyes and activity day and night. Parking lots should not dominate the frontage of these pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding neighborhoods. Parking lots should be located behind or on the side of buildings as a rule.

To promote social interaction and provide a focal point for the center, a central gathering place, such as a civic green, square, or park, should be provided. To identify the center as the major activity area of the neighborhood, it is important to encourage buildings in the core area of the neighborhood center to be taller. Buildings up to three stories are encouraged in this area. Attention is given to the design of the circulation system so pedestrian access between residential areas and the neighborhood center is provided. To be successful, centers need to be integrated with transit. Transit stops should be conveniently located near commercial and higher density residential uses, where transit service is most viable.

The size and composition of neighborhood centers, including recreation areas, vary by neighborhood, depending upon location, access, neighborhood character, local desires, and market opportunities. Neighborhood centers should be separated by at least one mile (street distance) or as necessary to provide economic viability. As a general rule, the amount of commercial space and percent devoted to office and retail should be proportional to the number of housing units in the neighborhood. The size of individual commercial business buildings should be limited to assure that the business is truly neighborhood serving. The size of the neighborhood center, including the higher density housing surrounding the center, should be approximately 15 to 25 square blocks. The density of housing should be about 32 units per acre in the core of the neighborhood center and may be up to 22 units per acre at the perimeter.

#### **District Center**

District centers are designated on the land use plan map. They are similar to neighborhood centers, but the density of housing is greater (up to 44 dwelling units per acre in the core area of the center) and the size and scale of schools, parks, and shopping facilities are larger because they serve a larger portion of the city. As a general rule, the size of the district center, including the higher density housing surrounding the center, should be approximately 30 to 50 square blocks. As with a neighborhood center, buildings are oriented to the street and parking lots are located behind or on the side of buildings whenever possible. A central gathering place, such as a civic green, square, or park is provided. To identify the district center as a major activity area, it is important to encourage buildings in the core area of the district center to be taller. Buildings up to five stories are encouraged in this area. The circulation system is designed so pedestrian access between residential areas and the district center is provided. Frequent transit service, walkways, and bicycle paths link district centers and the downtown area.

#### **Employment Center**

Employment centers have the same mix of uses and general character features as neighborhood and district centers but also have a strong employment component. The employment component is expected to be largely non-service related jobs incorporated into the center or on land immediately adjacent to the center. Employment centers vary in size from 30 to 50 square blocks plus associated employment areas. The residential density in the core area of the employment center may be up to 44 dwelling units per acre. Surrounding the center are medium density transition areas at up to 22 dwelling units per acre.

#### **Corridors**

Corridors are areas of mixed land use that extend no more than two blocks in either direction from the center of a transportation corridor.

Within a corridor, there is a greater intensity of development in comparison to the surrounding residential areas. Housing at a density up to 44 units per acre and employment densities are adequate to support frequent transit service. The density of housing transitions to a lower level (up to 22 units per acre) at the outer edge of the corridor. A variety of housing styles, apartments, condominiums, rowhouses, and houses on smaller lots are allowed. A full range of retail services, including grocery stores serving several neighborhoods, theaters, restaurants, dry-cleaners, hardware stores, and specialty shops are also allowed. Low intensity, auto-dependent uses (e.g., lumber yards, automobile dealers, and nurseries) are prohibited.

Corridors provide enhanced connections to other centers, corridors, and downtown Spokane. To accomplish this, it is important to make available safe, attractive transit stops and pedestrian and bicycle ways. The street environment

for pedestrians is much improved by placing buildings with multiple stories close to the street with wide sidewalks and street trees, attractive landscaping, benches, and frequent transit stops. Parking lots should not dominate the frontage of these pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding neighborhoods. Parking lots should be located behind or on the side of buildings whenever possible.

#### **Regional Center**

Downtown Spokane is the regional center, containing the highest density and intensity of land use. It is the primary economic and cultural center of the region. Emphasis is on providing more housing opportunities and neighborhood services for downtown residents, in addition to enhancing economic, cultural, and social opportunities for the city and region.

#### **LU 3.9 Corridors**

*Designate the following three locations as corridors on the land use plan map.*

- ◆ North Monroe Street;
- ◆ Hillyard Business Corridor;
- ◆ Hamilton Street Corridor

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#### **From Chapter 3, Land Use:**

### **LU 5 DEVELOPMENT CHARACTER**

**Goal: Promote development in a manner that is attractive, complementary, and compatible with other land uses.**

#### **LU 5.3 Off-Site Impacts**

*Ensure that off-street parking, access, and loading facilities do not adversely impact the surrounding area.*

**Discussion:** Off-street parking, access, and loading facilities are usually associated with the development of higher density residential, office, and commercial uses. These features often have major impacts on single-family residential areas. The impacts are most significant when these facilities are next to or intrude between homes. When these facilities are accessory to a higher density residential or nonresidential use, they should be developed according to the same policies and zoning regulations as govern the primary use. New parking lots should also have the same zoning classification as the primary use. In addition, these facilities should be developed to minimize adverse impacts to adjacent properties. All parking lots should be paved. Parking lots and loading areas should have appropriate buffers to fully screen them from adjacent, less intensive uses. Access to business and higher density residential sites should be controlled to avoid impacts on adjacent uses, pedestrian movement, and street functions.

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#### **From Chapter 7, Economic Development:**

### **ED 3 STRONG, DIVERSE, AND SUSTAINABLE ECONOMY**

**Goal:** Foster a strong, diverse, and sustainable economy that provides a range of employment and business opportunities.

#### **ED 3.5 Locally-Owned Businesses**

*Support opportunities to expand and increase the number of locally-owned businesses in Spokane.*

**Discussion:** Locally-owned businesses help to provide economic stability and a positive business environment by reducing the flow of capital from the area. Locally-owned industries tend to have a stake in the community, leading to more involved corporate citizenship. The greater activism of locally-owned businesses is particularly important to the city, especially in an era of diminishing government revenues, when the private sector is more willing to address public problems. Both the public and private sectors should be encouraged to support locally owned businesses in their bid and purchase process. The city should explore mechanisms to promote local business in public projects such as the addition of bonus points for local ownership in proposal evaluation criteria.

**ED 3.6 Small Businesses**

*Recognize the significant contributions of small businesses to the City of Spokane's economy and seek to enhance small business opportunities.*

**Discussion:** The presence of many small businesses in the city illustrates that they are a significant part of the economic fiber of the community. Considerable potential for new economic growth exists in encouraging small business starts and enabling them to expand.

Businesses that employ local people, use local materials, and sell local products should be supported as one avenue of expanding the opportunity for small business ventures. The city should continue efforts to provide land use designations that give small businesses opportunities to start and grow and should also partner with existing organizations which support the start-up and expansion of local small businesses. Although the city's ability to help finance private business start-ups and expansion is limited, several federal programs and limited state programs to assist in financing are available. The city should maintain information on these sources in the permit center.

(end)