

BRIEFING PAPER
City of Spokane
Planning & Development Services
June 2014

Subject

On September 23, 2013, the City Council adopted Ordinance C35027, approving an application to amend the City's Comprehensive Plan Land Use Map from "Office" and "Residential 4-10" to "CC-Core" for .64 acres located at the Northeast corner of 32nd Avenue and Grand Boulevard (map on reverse), and also amending the City's zoning map from "Office (0-35)" and "Residential Single Family (RSF)" to "Centers & Corridors Type 1, District Center" (CC-1, DC)". The City Council conditioned its approval on the applicant entering into a binding development agreement in two respects: (1) the parking lot shall be located in the easterly portion of the site and the buildings shall be located within only the westerly four lots of the site; and (2) vehicular ingress and egress from the site along 32nd Avenue is not permitted, or as an alternative, access to 32nd Avenue is limited to an egress point only that is designed to prevent left turns eastbound onto 32nd Avenue.

Staff has worked with the applicant to draft a development agreement that is consistent with the conditions imposed by the City Council's approval.

Background

Development Agreements are authorized under Chapter 17A.060 and RCW 36.70B.170. The execution of a development agreement in and of itself is an administrative act, as opposed to a quasi-judicial or legislative act, and is a proper exercise of the City's police power and contract authority.

The applicant has briefed the Comstock Neighborhood Council on this issue meeting on March 19, 2014.

Action

This item will be coming forward for council action on July 14.

