

**Agenda Sheet for City Council Meeting of:**

09/16/2013

Date Rec'd	DocDate
Clerk's File #	ORD C35027
Renews #	
Cross Ref #	
Project #	
Bid #	
Requisition #	

Submitting Dept	PLANNING & DEVELOPMENT
Contact Name/Phone	KEN PELTON 625-6063
Contact E-Mail	KPELTON@SPOKANECITY.ORG
Agenda Item Type	First Reading Ordinance
Agenda Item Name	0650 - ORDINANCE Z1200044

Agenda Wording

An Ordinance relating to Application #Z1200044COMP and amending the Land Use Plan Map of the City's Comprehensive Plan from "Office" and "Residential 4-10" to "CC-Core" for .64 acres located at the northeast corner of 32nd Avenue and Grand Boulevard;

Summary (Background)

This Application for Comprehensive Plan Land Use Map Amendment is being considered concurrently through the annual Comprehensive Plan Amendment cycle as required by the Growth Management Act. The application has fulfilled public participation and notification requirements. The Plan Commission held a Public Hearing on August 14, 2013 to consider this amendment and has recommended approval of the amendment. Plan Commission Findings & Conclusions are attached.

Fiscal Impact	Budget Account
Neutral \$	#
Select \$	#
Select \$	# BudgetAccount3
Select \$	#

Approvals		Council Notifications	
Dept Head	CHESNEY, SCOTT	Study Session	
Division Director	QUINTRALL, JAN	Other	PC 8/14/13 - PCED
Finance	LESESNE, MICHELE	Distribution List	
Legal	BURNS, BARBARA	lhattenburg@spokanecity.org	
For the Mayor	SANDERS, THERESA	jrichman@spokanecity.org	
Additional Approvals		schesney@spokanecity.org	
Purchasing		kpelton@spokanecity.org	
		dhume@spokane-landuse.com	

FIRST READING OF THE ABOVE ORDINANCE
WAS HELD ON

9/16/2013

AND FURTHER ACTION WAS DEFERRED

[Signature]
CITY CLERK

PASSED BY
SPOKANE CITY COUNCIL

Sept. 23, 2013
[Signature]
SPOKANE CITY CLERK



Continuation of Wording, Summary, Budget, and Distribution

Agenda Wording

and amending the zoning map from "Office (O-35)" and "Residential Single Family (RSF)" to "Centers & Corridors Type 1, District Center" (CC-1, DC)."

Summary (Background)

Fiscal Impact

Budget Account

Select	\$	#
Select	\$	#
AmtType7	\$ Amount7	# Budget7
AmtType8	\$ Amount8	# Budget8

Distribution List

	Email16
	Email17
	Email18
	Email19
	Email20
	Email21
	Email22
	Email23

ORDINANCE NO. C35027

AN ORDINANCE RELATING TO APPLICATION #Z1200044COMP AND AMENDING THE LAND USE PLAN MAP OF THE CITY'S COMPREHENSIVE PLAN FROM "OFFICE" AND "RESIDENTIAL 4-10" TO "CC-CORE" FOR .64 ACRES LOCATED AT THE NORTHEAST CORNER OF 32ND AVENUE AND GRAND BOULEVARD; AND AMENDING THE ZONING MAP FROM "OFFICE (O-35)" and "RESIDENTIAL SINGLE FAMILY (RSF)" TO "CENTERS & CORRIDORS TYPE 1, DISTRICT CENTER" (CC-1, DC)."

WHEREAS, the Washington State Legislature passed the Growth Management Act (GMA) in 1990, requiring among other things, the development of a Comprehensive Plan (RCW 36.70A); and

WHEREAS, the City of Spokane adopted a Comprehensive Plan in May of 2001 that complies with the requirements of the Growth Management Act; and

WHEREAS, the Growth Management Act requires continuing review and evaluation of the Comprehensive Plan and contemplates an annual amendment process for incorporating necessary and appropriate revisions to the Comprehensive Plan; and

WHEREAS, land use amendment application Z1200044COMP was timely submitted to the City for consideration during the City's 2013 Comprehensive Plan amendment cycle; and

WHEREAS, Application Z1200044COMP seeks to amend the Land Use Plan Map of the City's Comprehensive Plan for a change from "Office" and "Residential 4-10" to "CC-Core" for .64 acres located at the northeast corner of 32nd Avenue and Grand Boulevard; and amending the zoning map from "Office (O-35)" and "Residential Single Family (RSF)" to "Centers & Corridors Type 1, District Center (CC-1, DC); and

WHEREAS, staff requested comments from agencies and departments on December 12, 2012, and a public comment period ran from April 22, 2013 to June 22, 2013; and

WHEREAS, the Washington State Department of Commerce and appropriate state agencies were given the required 60-day notice before adoption of proposed changes to the Comprehensive Plan on August 1, 2013; and

WHEREAS, the Spokane City Plan Commission held workshops regarding the proposed Comprehensive Plan amendments on May 8, 2013, May 22, 2013 and June 12, 2013; and

WHEREAS, a State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance were released on July 29, 2013 for the

Comprehensive Land Use Plan Map and Zoning Map changes ("DNS"). The public comment period for the SEPA determination ended on August 13, 2013; and

WHEREAS, notice of the SEPA Checklist and Determination, the Land Use Plan Map changes, and the Zoning Map changes, and announcement of the August 14, 2013 Plan Commission Public Hearing were published in the Spokesman-Review on Wednesday, July 31 and Wednesday, August 7, 2013; and

WHEREAS, notice was posted on the property and mailed to all property owners and taxpayers of record, as shown by the most recent Spokane County Assessor's record, and occupants of addresses of property located within a four hundred foot radius of any portion of the boundary of the subject property on July 30, 2013; and

WHEREAS, staff report found that Application Z1200044COMP met all the criteria and recommended approval of the application; and

WHEREAS, the Spokane Plan Commission conducted a public hearing and deliberated on August 14, 2013 for the Application Z1200044COMP and other proposed amendments; and

WHEREAS, the Spokane Plan Commission found that Application Z1200044COMP is consistent with and implements the Comprehensive Plan; and

WHEREAS, the Plan Commission voted 8 to 0 to recommend approval of Application Z1200044COMP; and

WHEREAS, the City Council adopts the recitals set forth herein as its findings and conclusions in support of its adoption of this ordinance and further adopts the findings, conclusions, and recommendations from the Planning Services Staff Report and the City of Spokane Plan Commission for the same purposes; --

NOW, THEREFORE, THE CITY OF SPOKANE DOES ORDAIN:

1. Approval of Application. Application Z1200044COMP is approved.
2. Amendment of Land Use Map. The Spokane Comprehensive Plan Land Use Map is amended from "Residential 4-10" and "Office" to "Center and Corridor – Core" for .64 acres located at the northeast corner of 32nd Avenue and Grand Boulevard as shown in Exhibit A, subject to the owner(s) of the property entering into a binding development agreement within one year of the effective date of this ordinance.
3. Amendment of Zoning Map. The City of Spokane Zoning Map is amended from "RSF" and "O-35" to "CC-1, DC" for this same area as shown in Exhibit B, subject to the owner(s) of the property entering into a binding development agreement within one year of the effective date of this ordinance.

4. Approval Conditions for Development Agreement. The approval granted by this ordinance is conditioned upon the applicants entering into a binding development agreement that has been mutually executed between the City and the applicants and which is consistent with the requirements of chapter 36.70B RCW and Spokane Municipal Code chapter 17A.060, and sufficient to bind the applicants and applicants' successor and assigns with respect to development of the property identified in Exhibits A and B and addressing the transition between site development and the RSF zoned property to the east of the site and the traffic issues on 32nd Avenue as follows:
 - a. 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.
 - b. 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.

5. Expiration Date. The approvals granted by this ordinance shall expire and the Land Use Designation and Zoning Category shall revert back to the original designations as stated in Sections 2 and 3 herein above if, within one (1) year from the effective date of this ordinance, the conditions set forth in Section 4 of this ordinance have not been satisfied.

6. This ordinance shall become effective thirty (30) days after its enactment; provided, no development permits may be issued for the property until all conditions of approval have been satisfied including the mutual execution of a development agreement between the city and the applicants addressing the terms set forth in section 4 herein above and the approval of the same by the City Council by Ordinance or Resolution.



Attest:

Lem A. Hjortnes
City Clerk

PASSED BY THE CITY COUNCIL ON September 23, 2013.

Ben Stuckart
Ben Stuckart, Council President

Approved as to form:

B. B. Bums
Assistant City Attorney

T. David Conroy

Mayor

10/4/2013

Date

11-03-2013

Effective Date

**Comprehensive
Plan Amendment
Z1200044COMP-
Carlberg
Exhibit A-
Proposed Land Use**

DATE: August, 2013
USER: Planning & Development

Legend

Parcels - Carlberg
Z1200044

Parcels

Proposed LandUse

Residential 4-10

Residential 15-30

Residential 15+

Office

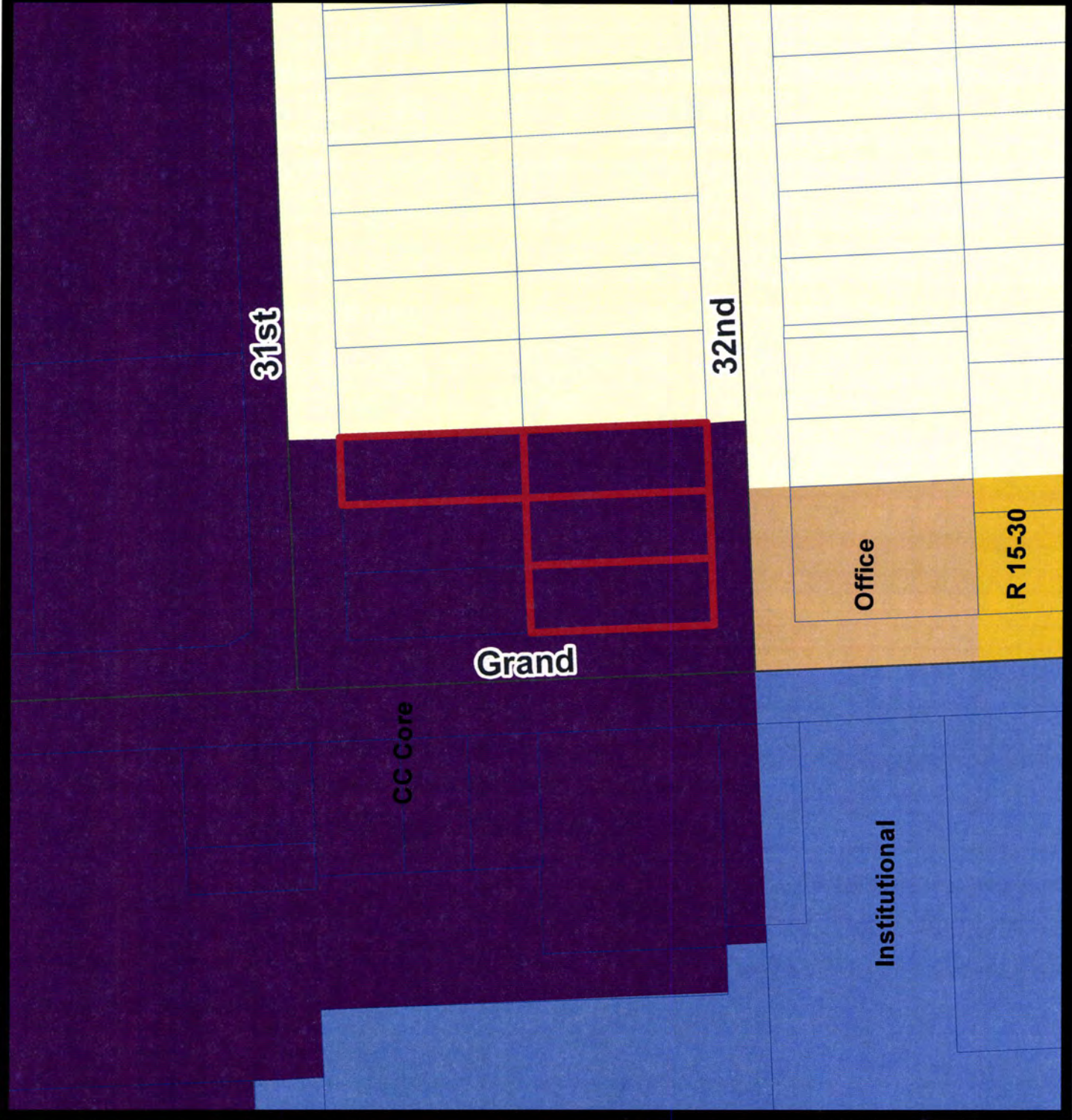
CC Core

Institutional

Street











WARNING
THIS IS NOT A LEGAL DOCUMENT.
The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities or to determine property lines, section lines, areas, etc.



Comprehensive Plan Amendment Z1200044COMP- Carlberg Exhibit B- Proposed Zoning

DATE: August, 2013
USER: Planning & Development

Legend

-  Parcels- Carlberg Z1200044
-  Parcels
- Proposed Zoning**
-  Center and Corridor Type 1
-  Center and Corridor Type 2
-  Office
-  Residential Multifamily
-  Residential Single-Family
-  Street



THIS IS NOT A LEGAL DOCUMENT.
The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.



**STAFF REPORT ON COMPREHENSIVE PLAN
LAND USE AMENDMENT APPLICATION
FILE NO. Z1200044-COMP CARLBERG**

I. SUMMARY OF REQUEST AND RECOMMENDATIONS:

DESCRIPTION OF PROPOSAL: This proposal is to change the land use of two parcels from "Office" to "CC Core" and to change the land use on two additional parcels from "Residential, 4 to 10 units per acre" to "CC Core". The approximate combined size of the four lots is .64 acres. The applicant owns two additional parcels adjacent to this proposal that are designated "CC Core" on the City of Spokane Land Use Map. If approved, the zoning for all four parcels would be Centers & Corridors, Type 1 – District Center (CC1-DC).

II. GENERAL INFORMATION:

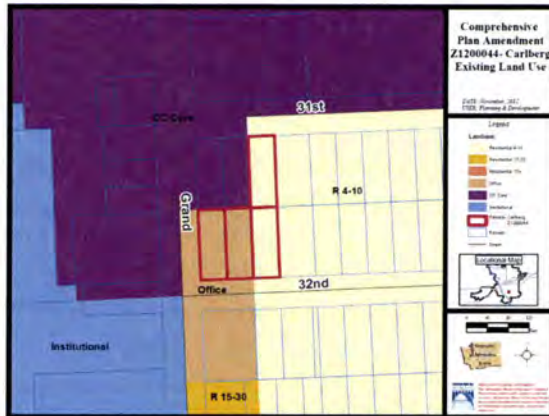


Agent:	Dwight Hume
Applicant/Property Owner(s):	Tim Carlberg
Location of Proposal:	This proposal is generally located on the east side of S. Grand Blvd between E. 31 st Avenue and E. 32 nd Avenue extending east 3 parcels in depth to the east. The parcel numbers are 35322.1602; 35322.1607; 35322.1606; and 35322.1605. The parcel addresses are 614 E. 31 st Avenue; 603, 607, and 611 E. 32 nd Avenue. (NW ¼ of Section 32, T25N, R42.W.M.)
Existing Land Use Plan Designation:	Office and Residential 4 to 10 units per acre
Proposed Land Use Plan Designation:	CC Core (Centers & Corridors Core)
Existing Zoning:	O-35 (Office 35ft height limit) and RSF (Residential Single Family)
Proposed Zoning:	CC1-DC (Centers & Corridors Type 1, District Center)
SEPA Status:	A SEPA threshold Determination of Non-Significance (DNS) was made on July 29, 2013. The appeal period closed on August 13, 2013.

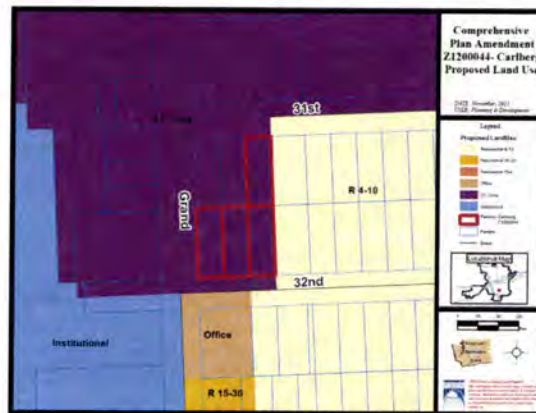
Enabling Zoning:	SMC 17G. 020, Comprehensive Plan Amendment Procedure
Plan Commission Hearing Date:	August 14, 2013
Staff Contact:	Tirrell Black, AICP, Assistant Planner; tblack@spokanecity.org

III. FINDINGS OF FACT:

- A. Site Description: The parcels contain single family residences. The parcels are located to the east of an existing commercial building and an espresso stand. The sites with an address on 31st Avenue face Manito Shopping Center and property owned by Washington Trust Bank. The sites with an address on 32nd Avenue are across the street from a dental office. Across Grand Street is a US Postal Office. To the south of 32nd Avenue on the west side of Grand is an entrance to Sacajawea Middle School.
- B. Project Description: This proposal is to change the land use of two parcels from "Office" to "CC Core" and to change the land use on two additional parcels from "Residential, 4 to 10 units per acre" to "CC Core". The approximate combined size of the four lots is .64 acres. The applicant owns two additional parcels in this vicinity that are designated "CC Core" on the City of Spokane Land Use Map. If approved, the zoning for all four parcels would be Centers & Corridors, Type 1 – District Center (CC1-DC).
- C. Existing Land Use Plan Map Designations



D. Proposed Land Use Plan Map



E. Zoning and Land Use Designation History:

These parcels are located in a section of the city that was annexed in December 1907. The zoning designation in 1929 was single-family residential. On the 1975 zoning map, the property is zoned as a commercial zone (B2) to the north and a multi-family zoning (R3) in the southern section. The zoning categories were updated in 2005 as part of the Grand District planning process to Office (O-35) and CC1-DC. These zone categories are reflective of the current land use plan map designations of Office and CC-Core.

F. Adjacent Land Use:

The current uses of adjacent properties include the Manito Shopping Center to the immediate north of the site (across East 31st Avenue). To the east of the site are single-family residences. To the south of the site, there is a dental office and a single family residence. To the west of the site, across South Grand Boulevard, is located a US Post Office and another small commercial building.

G. Applicable Municipal Code Regulations: SMC 17G.020, Comprehensive Plan Amendment Procedures.

H. Procedural Requirements:

- Application was submitted on October 30, 2012;
- Applicant was provided Notice of Application on April 22, 2013;
- Notice of Application was posted, published, and mailed on April 29, 2013, which began a 60 day public comment period;
- A SEPA Determination of Non Significance was issued on July 29, 2013;
- Notice of Public Hearing was posted and mailed by July 30, 2013;
- Notice of Public Hearing was published on July 31, 2013 and August 7, 2013;
- Hearing Date is scheduled with the Plan Commission on August 14, 2013.

IV. DEPARTMENT REPORTS and PUBLIC COMMENT

Notice of this proposal was sent to City departments and outside agencies for their review. Department comments are included in the file.

No written public comment has been received on this proposal.

V. CONCLUSIONS

SMC 17G.020.030 provides the criteria for decisions on amendments to the Comprehensive Plan. Following the review criteria is an analysis of the consistency of the proposal with the review criteria.

SMC 17G.020.030 Review Criteria

The following is a list of considerations that shall be used, as appropriate, by the applicant in developing an amendment proposal, by planning staff in analyzing a proposal, and by the plan commission and city council in determining whether a criterion for approval has been met.

A. Regulatory Changes.

Amendments to the Comprehensive Plan must be consistent with any recent state or federal legislative actions, or changes to state or federal regulations, such as changes to the Growth Management Act, or new environmental regulations.

Relevant facts: The proposal is consistent with the Growth Management Act, and the Washington State Environmental Policy Act (SEPA) and the Spokane Municipal Code.

B. GMA.

The change must be consistent with the goals and purposes of the state Growth Management Act.

Relevant facts: The “Legislative findings” included in the Revised Code of Washington pertaining to GMA is essentially a call for coordinated and planned growth that is done cooperatively between citizens, government, and the private sector. The complete text of the “Legislative findings” follows:

RCW 36.70A.010, Legislative findings.

The legislature finds that uncoordinated and unplanned growth, together with a lack of common goals expressing the public's interest in the conservation and the wise use of our lands, pose a threat to the environment, sustainable economic development, and the health, safety, and high quality of life enjoyed by residents of this state. It is in the public interest that citizens, communities, local governments, and the private sector cooperate and coordinate with one another in comprehensive land use planning.

The Growth Management Act contains 13 goals to guide the development and adoption of the comprehensive plans and development regulations (RCW 36.70A.020, “Planning Goals”). The proposed change as recommended by staff would be consistent with these goals.

Based on the evaluation provided in this report, staff concludes that the application is consistent with the Growth Management Act.

- C. Financing.
In keeping with the GMA's requirement for plans to be supported by financing commitments, infrastructure implications of approved comprehensive plan amendments must be reflected in the relevant six-year capital improvement plan(s) approved in the same budget cycle.

Relevant facts: This proposal has been reviewed by city departments responsible for providing public services and facilities. No comments have been made to indicate that this proposal creates issues with public services and facilities.

Staff concludes that this criterion is met.

- D. Funding Shortfall.
If funding shortfalls suggest the need to scale back on land use objectives and/or service level standards, those decisions must be made with public input as part of this process for amending the comprehensive plan and capital facilities program.

Relevant facts: Staff has concluded that this criteria is not applicable to this proposal. There are no funding shortfall implications.

- E. Internal Consistency.
The requirement for internal consistency pertains to the comprehensive plan as it relates to all of its supporting documents, such as the development regulations, capital facilities program, shoreline master program, downtown plan, critical area regulations, and any neighborhood planning documents adopted after 2001. In addition, amendments should strive to be consistent with the parks plan, and vice versa. For example, changes to the development regulations must be reflected in consistent adjustments to the goals or policies in the comprehensive plan. As appropriate, changes to the map or text of the comprehensive plan must also result in corresponding adjustments to the zoning map and implementation regulations in the Spokane Municipal Code.

Relevant facts: The proposal does not result in the need for other amendments to the Comprehensive Plan amendments or development regulations.

The applicant provided applicable Goals and Policies from the Comprehensive Plan to support their request for Land Use Plan Map Amendment, including the following:

Goal "LU 3 Efficient Land Use" 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 3.2 Centers and Corridors" states: *Designate centers and corridors (neighborhood scale, community or district scale, and regional scale) on the land use plan map that encourages a mix of uses and activities around which growth is focused.* The discussion for this policy is lengthy, but during the District Center discussion, a general size of 30 to 50 square blocks is mentioned. Using a simple calculation of a block as 300x300 feet or 2.06 acres, a small District Center might be 61 acres in size. It is also to be noted that the difference between thirty and fifty square blocks is dramatic and meant to be conceptual guidance language, not in itself an inflexible definition.

Policy LU 3.2 discussion also mentions encouraging building height as a feature of redevelopment. The current size of the Manito District Center is CC-Core Land Use Plan Map designation is 31.70 acres (including right-of-way). This proposal is to increase the CC-Core zoning by .64 acres which is a small increase.

This area is adjacent to Manito Shopping Center, adjacent to Grand Boulevard and directly served by Spokane Transit Bus Line 44. The property owner, Mr. Carlberg, currently owns six adjacent parcels: two with CC1-DC zoning, 2 with Office zoning and 2 with RSF zoning. The aggregated parcels are an incentive to redevelop this property. The applicant has stated that the current land use map plan designations and associated zoning pattern is a hindrance to redevelopment of this property in the future. Staff agrees that a unified zoning designation is a benefit to site redevelopment possibilities.

Staff concludes that this criterion is met.

F. Regional Consistency.

All changes to the comprehensive plan must be consistent with the countywide planning policies (CWPP), the comprehensive plans of neighboring jurisdictions, applicable capital facilities or special district plans, the regional transportation improvement plan, and official population growth forecasts.

Relevant facts: This amendment will not impact regional consistency.

G. Cumulative Effect.

All amendments must be considered concurrently in order to evaluate their cumulative effect on the comprehensive plan text and map, development regulations, capital facilities program, neighborhood planning documents, adopted environmental policies and other relevant implementation measures.

i. Land Use Impacts.

In addition, applications should be reviewed for their cumulative land use impacts. Where adverse environmental impacts are identified, mitigation requirements may be imposed as a part of the approval action.

ii. Grouping.

Proposals for area-wide rezones and/or site-specific land use plan map amendments may be evaluated by geographic sector and/or land use type in order to facilitate the assessment of their cumulative impacts.

Relevant facts: This site is located adjacent to an area already designated CC-Core (Manito Shopping Center). Two of the parcels in common ownership are already designated CC-Core. The other four parcels under common ownership (6 in total) are in two other land use map designations and zoning categories. Allowing for a combined aggregated property located within one zoning category allows the zoning ordinance to operate more effectively on this property if it becomes redeveloped.

Staff concludes that this criterion is met.

H. SEPA.

SEPA review must be completed on all amendment proposals.

1. Grouping.

When possible, the SEPA review process should be combined for related land

use types or affected geographic sectors in order to better evaluate the proposals' cumulative impacts. This combined review process results in a single threshold determination for those related proposals.

2. DS.

If a determination of significance (DS) is made regarding any proposal, that application will be deferred for further consideration until the next applicable review cycle in order to allow adequate time for generating and processing the required environmental impact statement (EIS).

Relevant facts: The application has been reviewed in accordance with the State Environmental Policy Act (SEPA) that requires that the potential for adverse environmental impacts resulting from a proposal be evaluated during the decision-making process. On the basis of information contained with the environmental checklist, the written comments from local and State departments and agencies concerned with land development within the city, and a review of other information available to the Director of Planning Services, a Determination of Non-Significance (DNS) was issued on July 29, 2013.

Staff concludes that this criterion is met.

I. Adequate Public Facilities.

The amendment must not adversely affect the City's ability to provide the full range of urban public facilities and services (as described in CFU 2.1 and CFU 2.2) citywide at the planned level of service, or consume public resources otherwise needed to support comprehensive plan implementation strategies.

Relevant facts: A Trip Generation and Distribution Letter (TGDL) was prepared by Sunburst Engineering dated January 30, 2013. This was reviewed by City of Spokane Engineering Division of Developer Services and no capacity issues with traffic were identified that need to be addressed at this level of planning. Any specific site development impacts will be addressed at time of building permit, when and if that occurs. All affected departments and outside agencies providing services to the subject properties have had an opportunity to comment on the proposal.

Staff concludes that this criterion is met.

J. UGA.

Amendments to the urban growth area boundary may only be proposed by the city council or the mayor of Spokane and shall follow the procedures of the countywide planning policies for Spokane County.

Relevant facts: This criterion is not applicable.

K. Consistent Amendments.

1. Policy Adjustments.

Proposed policy adjustments that are intended to be consistent with the comprehensive plan should be designed to provide correction or additional guidance so the community's original visions and values can better be achieved. The need for this type of adjustment might be supported by findings from

feedback instruments related to monitoring and evaluating the implementation of the comprehensive plan. Examples of such findings could include:

- a. growth and development as envisioned in the plan is occurring faster, slower or is failing to materialize;
- b. the capacity to provide adequate services is diminished or increased;
- c. land availability to meet demand is reduced;
- d. population or employment growth is significantly different than the plan's assumptions;
- e. plan objectives are not being met as specified;
- f. the effect of the plan on land values and affordable housing is contrary to plan goals;
- g. transportation and/or other capital improvements are not being made as expected;
- h. a question of consistency exists between the comprehensive plan and its elements and chapter 36.70A RCW, the countywide planning policies, or development regulations.

Relevant facts: This proposal is a request for a Comprehensive Plan Land Use Plan Map amendment, not a policy adjustment.

Staff concludes that this criterion is not applicable to this proposal.

2. Map Changes.

Changes to the land use plan map (and by extension, the zoning map) may only be approved if the proponent has demonstrated that all of the following are true:

- a. The designation is in conformance with the appropriate location criteria identified in the comprehensive plan (e.g., compatibility with neighboring land uses, proximity to arterials, etc.);

Relevant facts: The applicable Comprehensive Plan Policies have been addressed previously in Criterion E. above.

Staff concludes that the proposed amendment and recommended additional staff changes are consistent with the Comprehensive Plan.

- b. The map amendment or site is suitable for the proposed designation;

Relevant facts: This site is adjacent to Manito Shopping Center, Grand District Center, Grand Boulevard, and is directly served by STA Route 44. Staff finds that it is a suitable site.

- c. The map amendment implements applicable comprehensive plan policies better than the current map designation.

Relevant facts: Staff finds that the proposed amendment and staff recommended amendments are consistent with the Comprehensive Plan policies as discussed above.

Staff concludes that this amendment and staff recommendations would implement the Comprehensive Plan better than the current land use plan designation.

3. Rezones, Land Use Plan Map Amendment.

Corresponding rezones will be adopted concurrently with land use plan map amendments as a legislative action of the city council. If policy language

changes have map implications, changes to the land use plan map and zoning map will be made accordingly for all affected sites upon adoption of the new policy language. This is done to ensure that the comprehensive plan remains internally consistent and to preserve consistency between the comprehensive plan and supporting development regulations.

Relevant facts: The applicant has requested a corresponding change in the zoning classification to occur if the change to CC-Core Land Use Plan Map designation is made. The applicant has requested CC1-DC zoning which matches the surrounding zoning designation. This zoning designation has development standards set in Spokane Municipal Code section 17C.122.

L. Inconsistent Amendments.

1. Review Cycle.

Because of the length of time required for staff review, public comment, and plan commission's in-depth analysis of the applicant's extensive supporting data and long-term trend analysis, proposals that are not consistent with the comprehensive plan are addressed only within the context of the required comprehensive plan update cycle every seven years pursuant to RCW 36.70A.130(4)(C) and every other year starting in 2005.

Relevant facts: This is not an inconsistent Comprehensive Plan Land Use Map Plan amendment request.

2. Adequate Documentation of Need for Change.

- a. The burden of proof rests entirely with the applicant to provide convincing evidence that community values, priorities, needs and trends have changed sufficiently to justify a fundamental shift in the comprehensive plan. Results from various measurement systems should be used to demonstrate or document the need to depart from the current version of the comprehensive plan. Relevant information may include:
 - b. growth and development as envisioned in the plan is occurring faster, slower or is failing to materialize;
 - c. the capacity to provide adequate services is diminished or increased;
 - d. land availability to meet demand is reduced;
 - e. population or employment growth is significantly different than the plan's assumptions;
 - f. transportation and/or other capital improvements are not being made as expected;
 - g. conditions have changed substantially in the area within which the subject property lies and/or Citywide;
 - h. assumptions upon which the plan is based are found to be invalid; or
 - i. sufficient change or lack of change in circumstances dictates the need for such consideration.

Relevant facts: This is not an inconsistent Comprehensive Plan Land Use Map Plan amendment request.

3. Overall Consistency.

If significantly inconsistent with the current version of the comprehensive plan, an amendment proposal must also include wording that would realign the

relevant parts of the comprehensive plan and its other supporting documents with the full range of changes implied by the proposal.

Relevant facts: This is not an inconsistent Comprehensive Plan Land Use Map Plan amendment request.

VI. RECOMMENDATIONS

STAFF CONCLUSION: Staff recommends that this Comprehensive Plan Land Use Map Amendment request be approved. Following approval of the requested change to CC-Core designation on the Land Use Plan Map, staff recommends approval of the requested change in zoning to CC1-DC.