



Rezone Application

Rev.20180103

1. List the provisions of the land use code that allows the proposal.

The City's comprehensive plan designates the area south of Sharp Ave as Institutional. The code allows institutional uses in any zone by Conditional Use Permit.

2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.

The goal of the plan and earlier neighborhood and North Bank plans provided for the expansion/use of the area south of Sharp Ave for University uses.

3. Please explain how the proposal meets the concurrency requirements of SMC 17D.010.

All needed services and utilities are currently present at the site of the propose use. This project replaces 3 other smaller buildings with one larger residence hall.

4. If approval of a site plan is required, demonstrate how the property is suitable for the proposed use and site plan. Consider the following: physical characteristics of the property, including but not limited to size, shape, location, topography, soils, slope, drainage characteristics, the existence of ground or surface water and existence of natural, historic or cultural features.

The site is level and is immediately adjacent to other similar University uses.

5. Please explain any significant adverse impact on the environment or the surrounding properties the proposal will have and any necessary conditions that can be placed on the proposal to avoid significant effects or interference with the use of neighboring property or the surrounding area, considering the design and intensity of the proposed use.

There should be no adverse impacts. This proposal replaces three smaller residence halls that were constructed in the late 1950's - early 1960's.

A DNS was approved as of 2/1/2023.

CITY OF SPOKANE PLANNING DEPARTMENT APPLICATION FOR ZONE CHANGE

Please answer each question completely. If more space is needed, attach additional paper.

1. What is the Comprehensive Plan (including any Neighborhood Plan) designation of the property and surrounding area? What goals and policies of the Comprehensive Plan (including any Neighborhood Plan) apply to the proposed zone change. How does the proposed zone change fulfill these policies? Be specific.

The property is designated as institutional. Gonzaga University wishes to construct a 3 story, 90-bed residence hall, similar to other previously constructed in the area immediately adjacent to this site.

2. What conditions (including, but not limited to economic, technological, environmental and land use) have changed in the area in which the property is located since the property was last zoned? What effect have these changes had on the area? How is the proposed zone change an outgrowth of the changes that have occurred in the area?

This area used to be zoned RTF. Other University dorms were built pursuant to the approval of a Special Use Permit (Conditional Use Permit). A few years ago the area was rezoned CA-4, part of a form based code, unique to this area.

3. Comparing the proposed zone district to the present one, what will be the benefit or advantage to the public as a result of the zone change? Why will the same benefits not result if the same proposal were located on property already appropriately zoned? Describe how the benefit or advantage to the public is commensurate with the benefit to the applicant?

The current zone, CA-4, reduced the height limit previously allowed as a part of a "step-down" buffer between the 65' height limit along Hamilton Street, to the more residential area along Cincinnati Street. While this may have been appropriate further to the north where more of the original housing still exists, in this location almost all of the (SEE ATTACHED)

4. What effect will the proposed zone change have on the use of neighboring property for uses allowed by their present zoning designation?

No adverse effects are expected. The property to the east is zoned CA-2 and has a height limit of 65'. The goal of this rezone is to have the designation changed from CA-4 to RHD-55 to allow a 35' eave height and 50' ridgeline on a pitched roof of the proposed new residence hall. This would be consistent with Dillon, Goller, and Twohy, existing residence halls that are adjacent to the site or a block west.

5. What changes in the zoning or use of surrounding property will or could be reasonably justified or expected to occur as a result of the proposed zone change? How would such changes fulfill the policies of the Comprehensive Plan that apply to the area?

West of this site, where 3 current residence halls are to be removed, will be the site of 2-3 new residence halls. These will most likely require a rezone from RTF to RHD-70.

6. Are the existing transportation systems, public facilities and services existing in the area adequate to support the proposed development? Are any of the improvements to transportation systems, public facilities and services necessary as a result of the proposed use funded in the City's capital improvement programs?

No changes will be needed. The new STA Central City Line will operate on Cincinnati Street immediately adjacent. The City may request a higher density zone change along portions of the STA line. This proposal would be consistent with that goal.

7. If approval of a site plan is also required (check with Planning Department), please answer the following additional questions:

- a. What is the minimum lot size necessary for the proposed use considering the operational requirements of the use and the setback, parking, landscaping, and other requirements set forth in the ordinance?

NOT APPLICABLE

3. (CONT.) adjacent properties are University owned and have University buildings on them. For example, the Twohy residence hall, RTF-35, is located immediately across the alley to the south and the BARC parking and retail complex is one block south (RHD-35). The University wishes to replace 3 existing buildings: a small apartment complex, a tri-plex, and the house formerly used as the Logan COP Shop, with a 90-bed residence hall similar to Twohy Hall immediately across the alley. Doing this will allow the University to remove 3 older housing units so that 2-3 new larger 300 bed residence halls can be constructed. The goal is to use currently owned University property to the maximum practical capacity so as to avoid having to acquire more single-family residential properties to accomplish this goal.