

# 2023/2024 Comprehensive Plan Amendments

Plan Commission Workshop

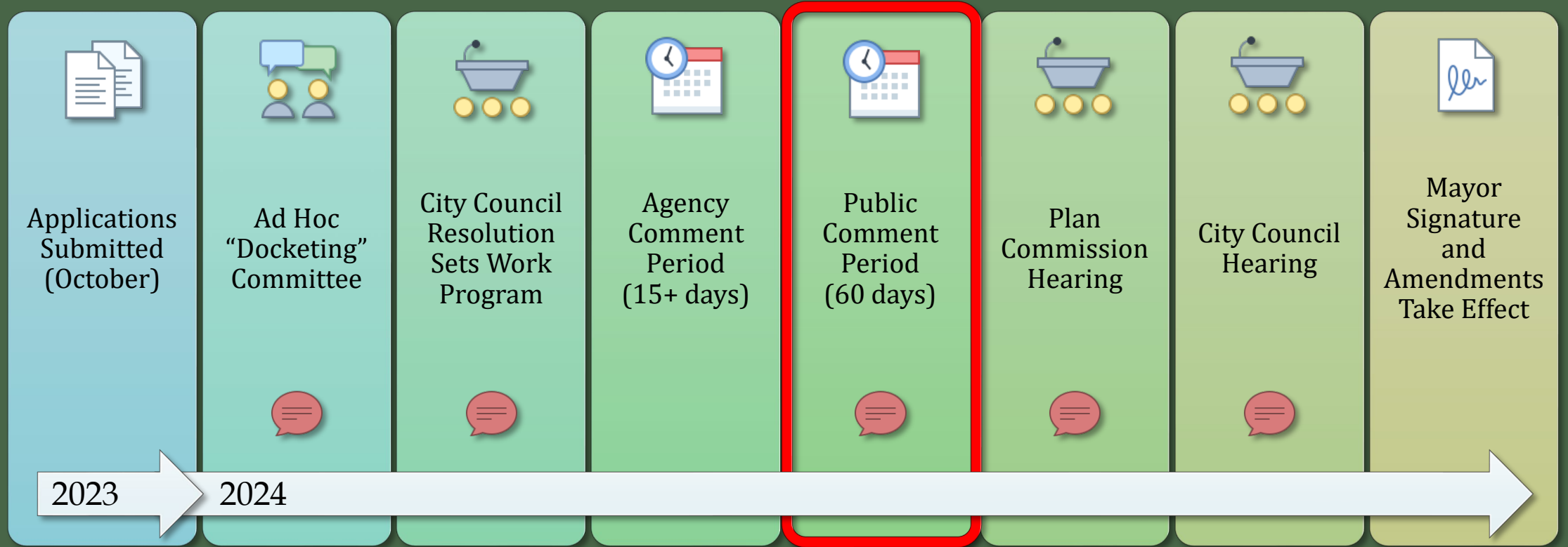
June 26, 2024

Brandon Whitmarsh

*Planning & Economic Development*



# Annual Amendment Process



 = Opportunity for Public Comment (Written/Oral)



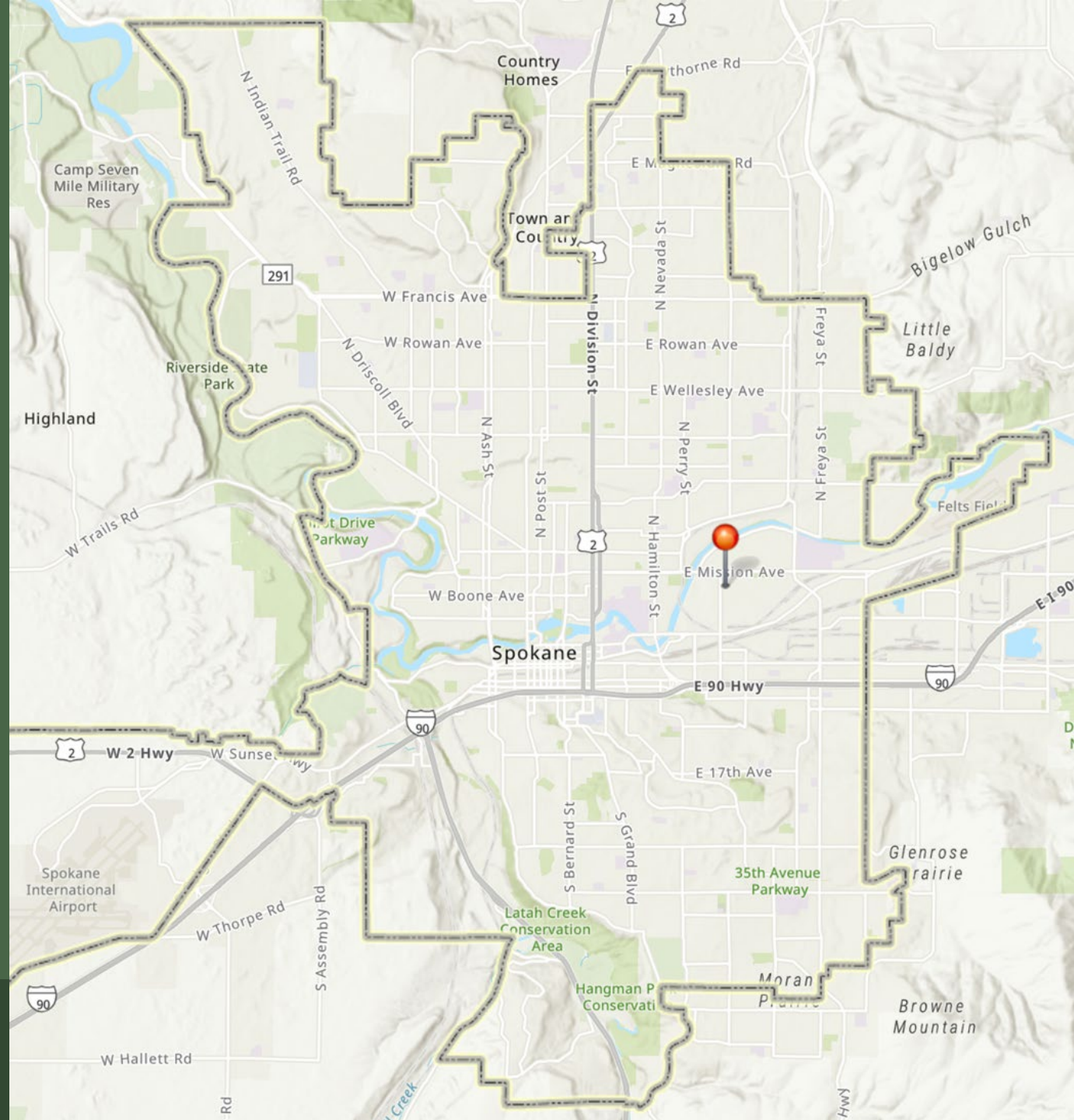
[compplan@spokanecity.org](mailto:compplan@spokanecity.org)



# Decision Criteria Overview (SMC 17G.020.030)

- 11 criteria set forth in Spokane Municipal Code
- Of primary concern today:
  - Is the proposal internally consistent with the Comprehensive Plan?
  - Does the proposal conform to the location requirements of the Comprehensive Plan?
  - Is the site suitable for the types of development allowed in the proposed use/zoning?
  - Does the proposal implement the Comprehensive Plan policies better than current Use/Zoning







# File Z23-474COMP

(Mission & Sinto)

## Project Area:

- North: E Mission Ave
- East: N Crestline St
- South: E Sinto Ave
- West: N Napa St

## Area of Change:

- 1.5 Acres
- 5 parcels

## Features of Note:

- City Sponsored

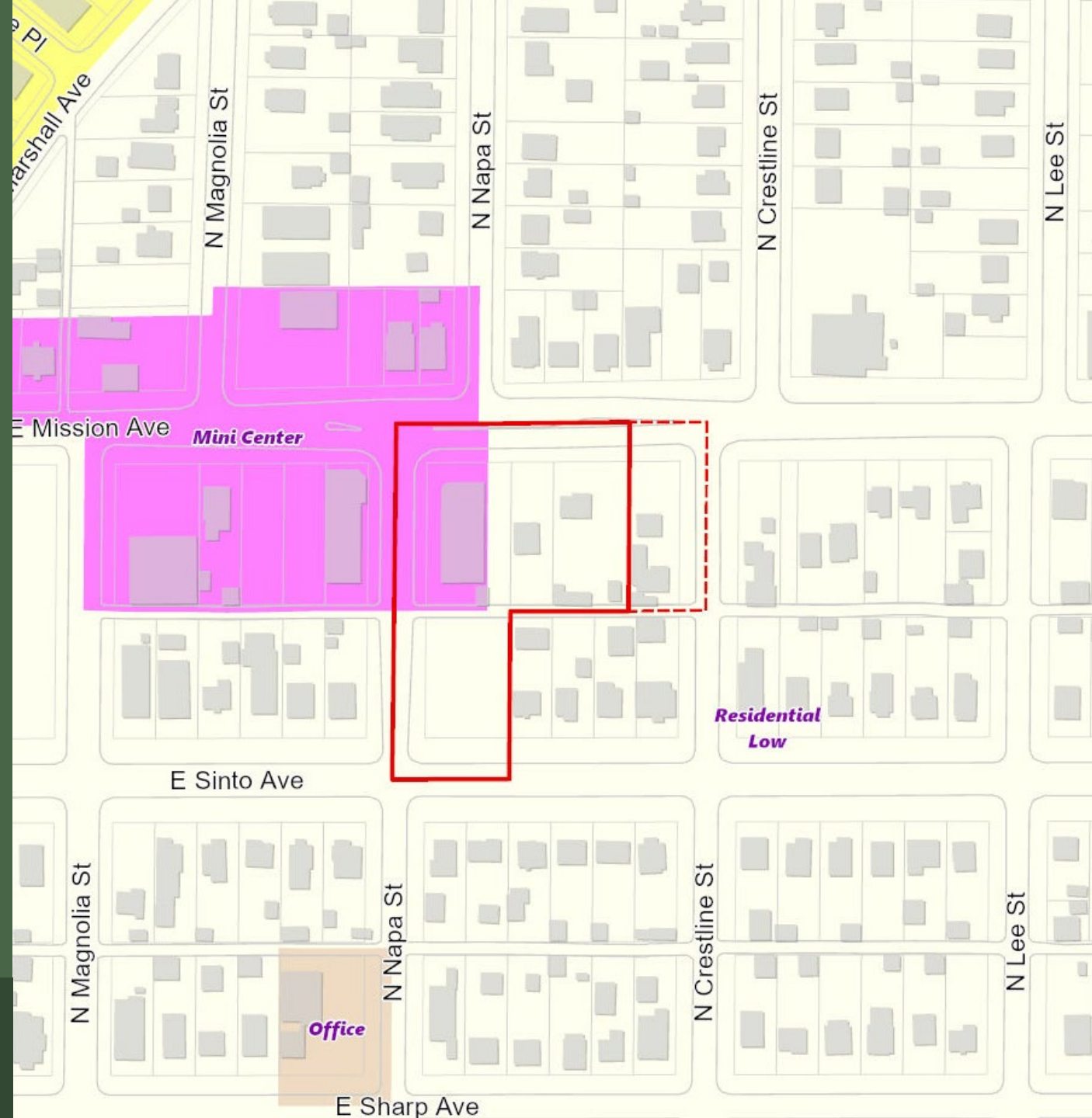




# File Z23-474COMP

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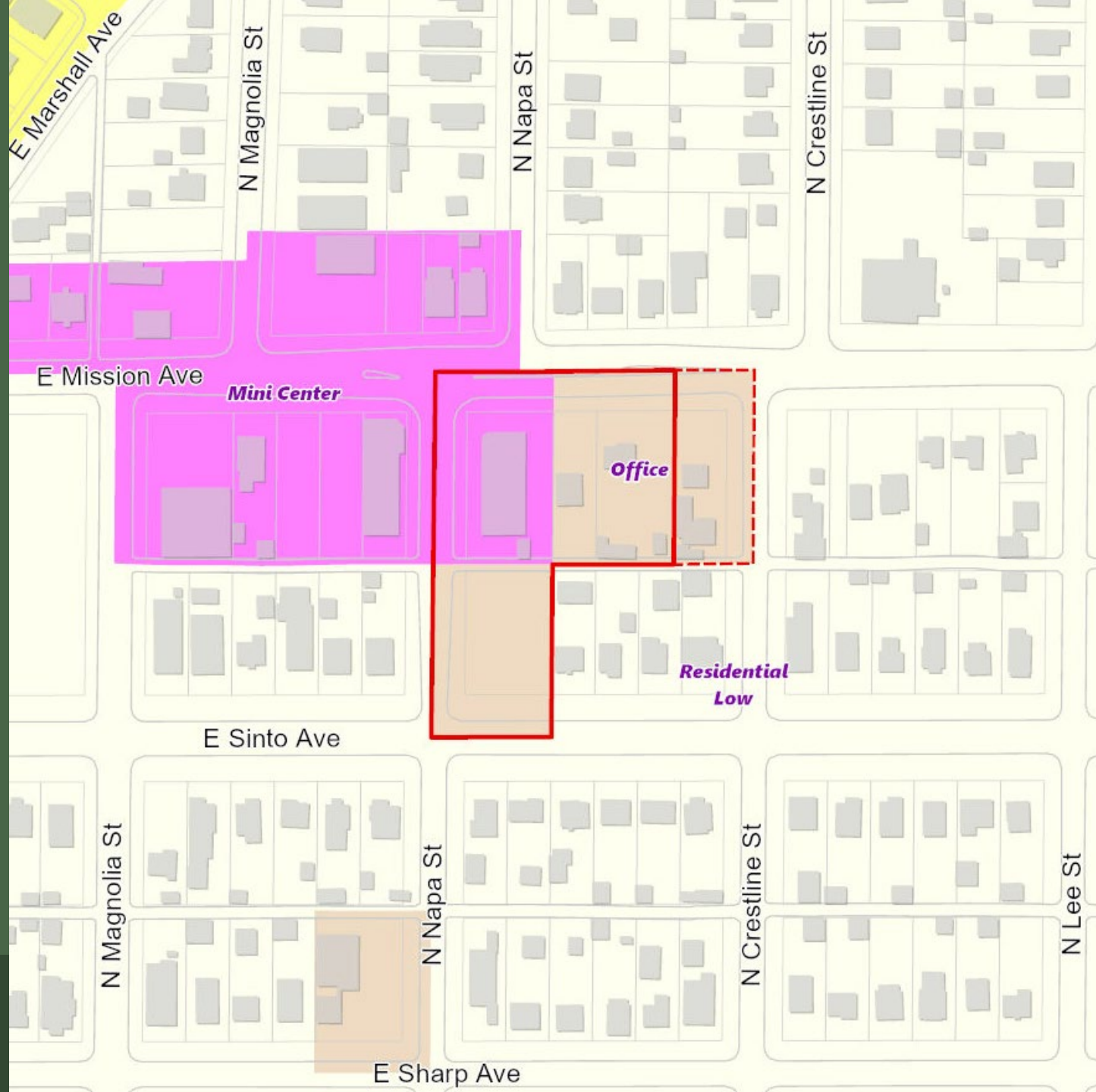
## EXISTING Land Use Plan Map Designation



# File Z23-474COMP

(Mission & Sinto)

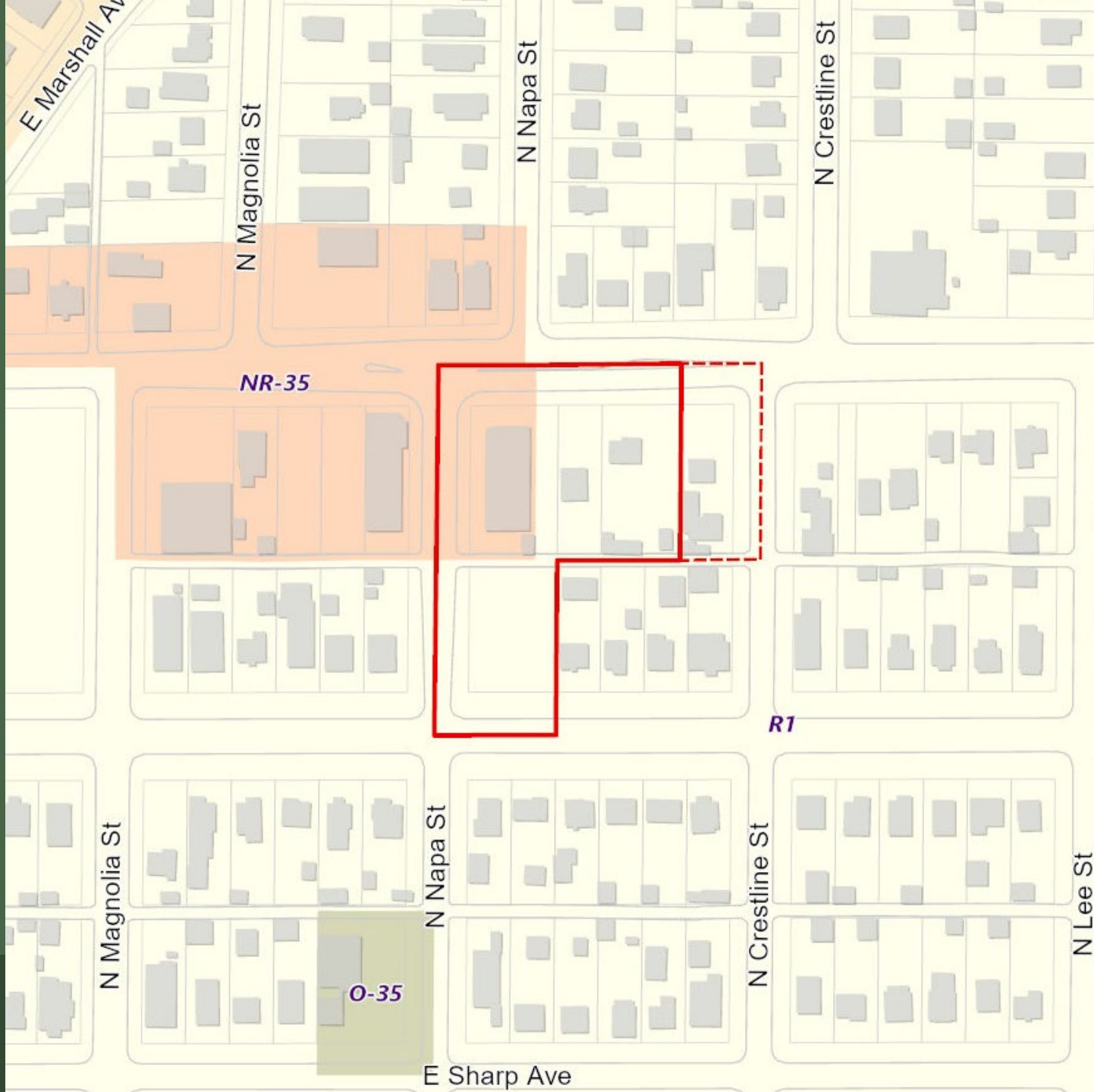
## PROPOSED Land Use Plan Map Designation



# File Z23-474COMP

(Mission & Sinto)

EXISTING  
Zoning Designation





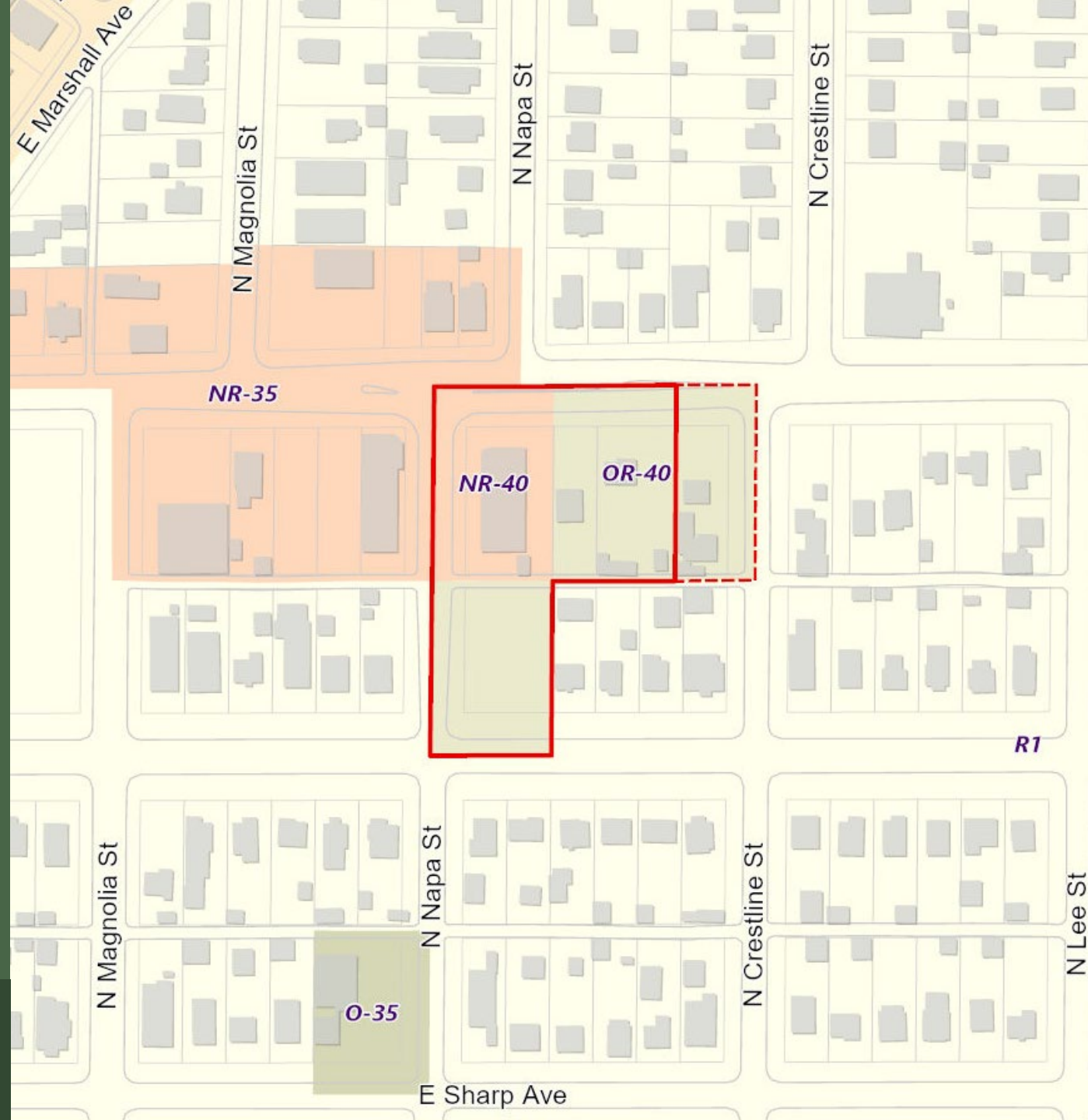
# File Z23-474COMP

(Mission & Sinto)

## PROPOSED Zoning Designation

### Allowed Uses:

- Office
- Residential
- Limited Retail/Commercial
- Institutional Uses



# File Z23-474COMP

(Mission & Sinto)

## Comp Plan Policies

- LU 1.5 Office Uses  
*“Direct new office uses to Centers and Corridors designated on the Land Use Plan Map”*
- LU 1.7 Neighborhood Mini-Centers  
*“Create a Neighborhood Mini-Center wherever an existing Neighborhood Retail area is larger than two acres”*
- LU 4.6 Transit-Supported Development  
*“Encourage transit-supported development, including a mix of employment, residential, and commercial uses, adjacent to high-performance transit stops.”*



# File Z23-474COMP

(Mission & Sinto)

## Comments Already Received:

Agency Comments: STA and Spokane Tribe

Public Comments: Chief Garry Park NC Member - acknowledged presentation from Family Promise of Spokane and considering letter of support. No letter has been received so far.





Written Comments will be taken  
throughout the process:

[compplan@spokanecity.org](mailto:compplan@spokanecity.org)



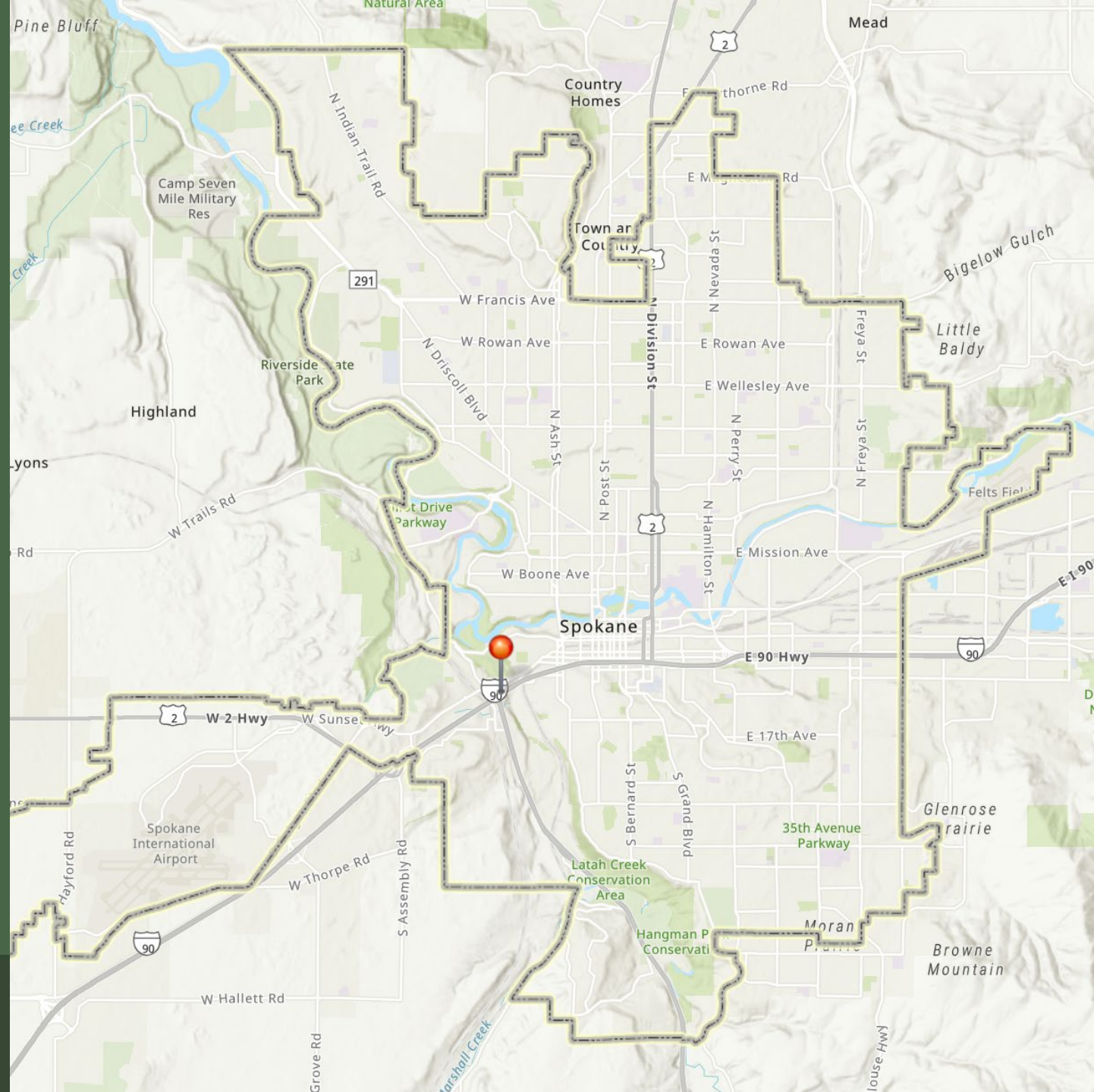
Project website at right:

[my.spokanecity.org/projects/2023-2024-  
proposed-comprehensive-plan-amendments/](https://my.spokanecity.org/projects/2023-2024-proposed-comprehensive-plan-amendments/)



# File Z23-476COMP

(Eighth Ave)





# File Z23-476COMP

## (Eighth Ave)

### Project Area:

- North: W Sunset Blvd
- East: Bluff to Latah Creek
- South: I -90 / US 195
- West: S Lindeke St

### Area of Change:

- 4.3 Acres
- 7 parcels and ROW

### Features of Note:

- City Sponsored Expansions







W Highbridge Park

W Hartson Ave

W Hartson Ave

S A St

W 7th Ave

W Sunset Blvd

S Lindeke St

S Highbridge Park

S Government Way

W 8th Ave

S I 90 E279 OFF Ramp

S Milton St

S Lindeke

W I 90 E279 ON R

W 90 Hwy

W 90 Hwy

W I 90 E279 ON Ramp

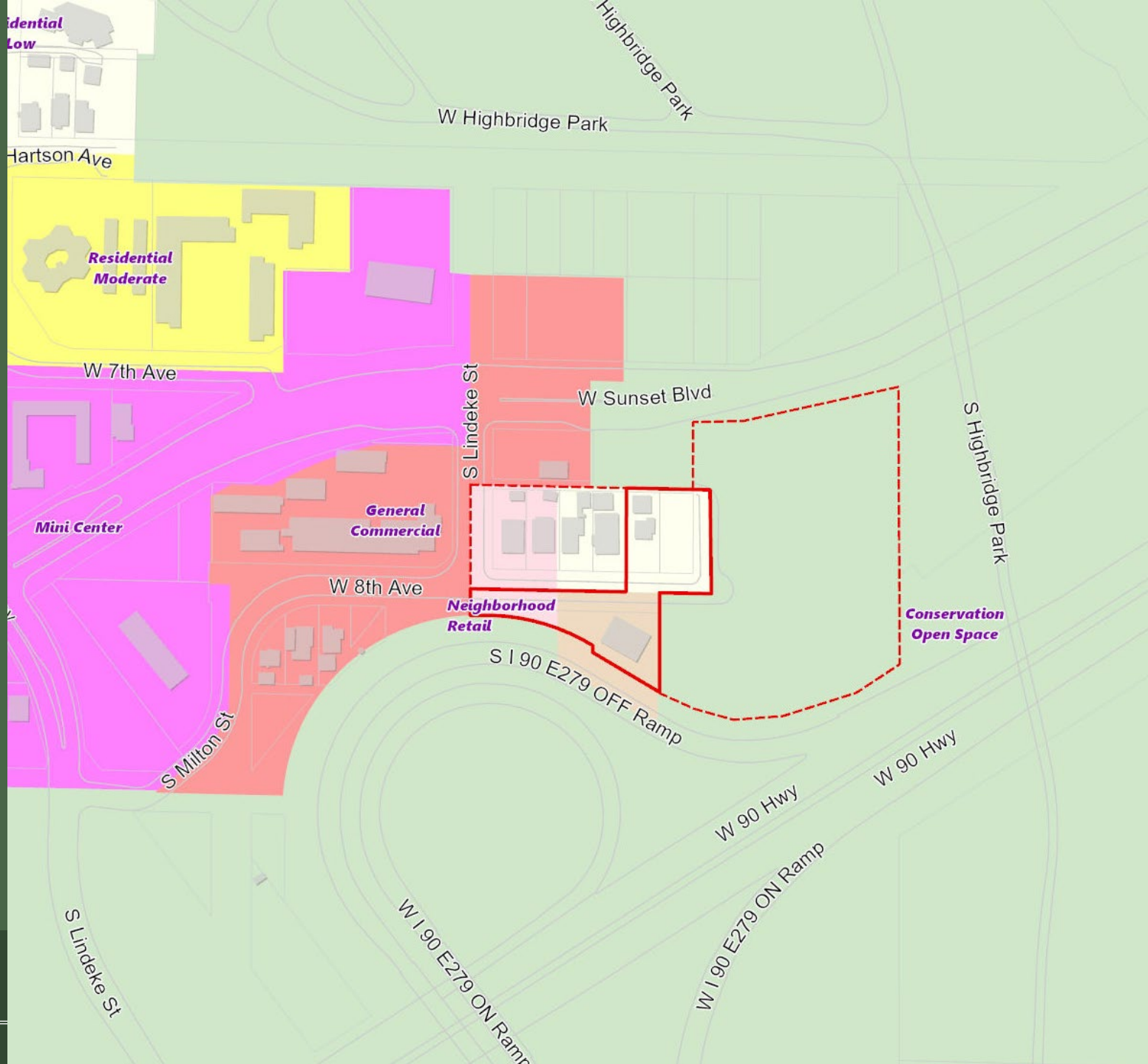


# File Z23-476COMP

(Eighth Ave)

EXISTING

Land Use Plan Map Designation

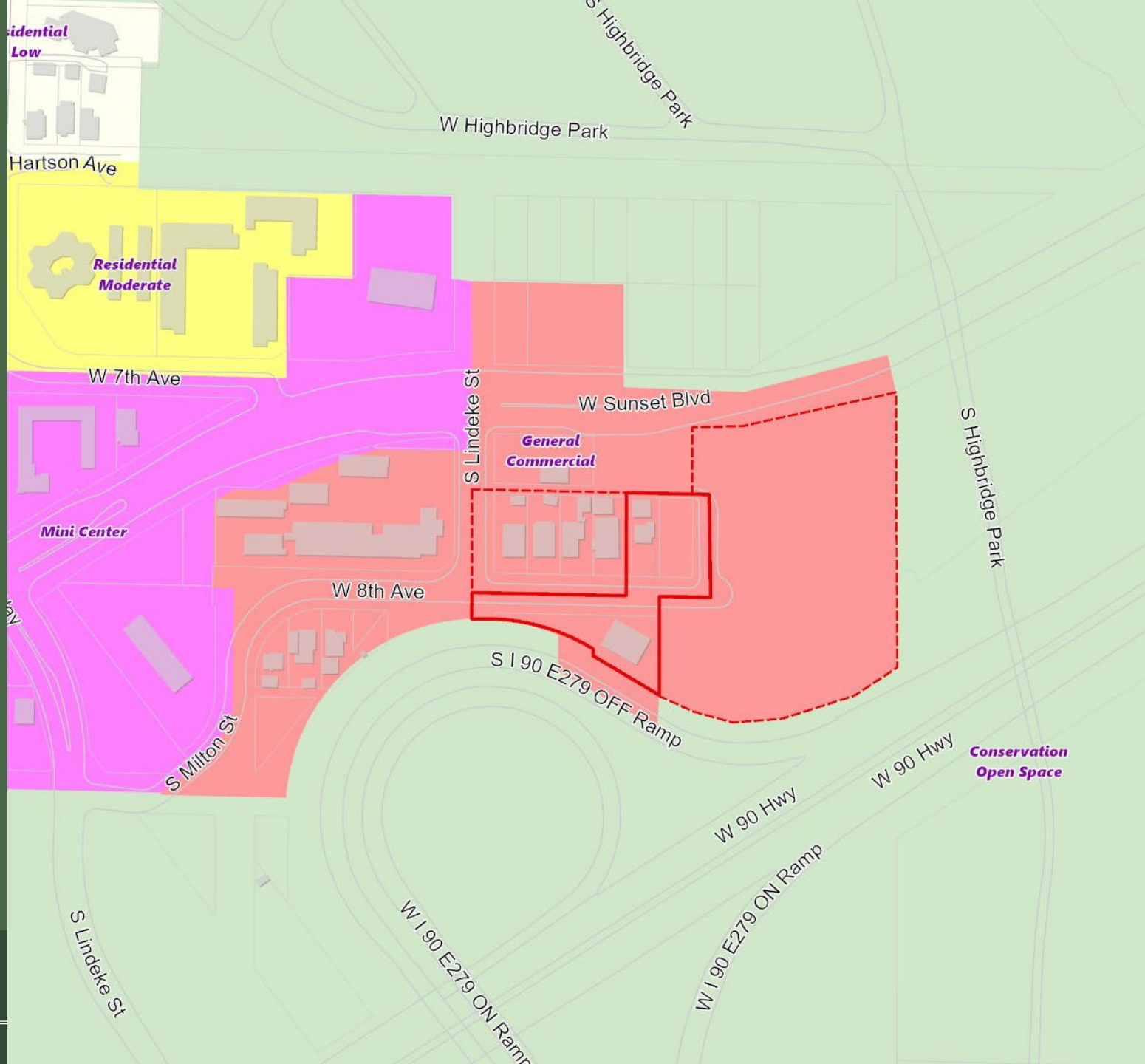


# File Z23-476COMP

(Eighth Ave)

PROPOSED

Land Use Plan Map Designation

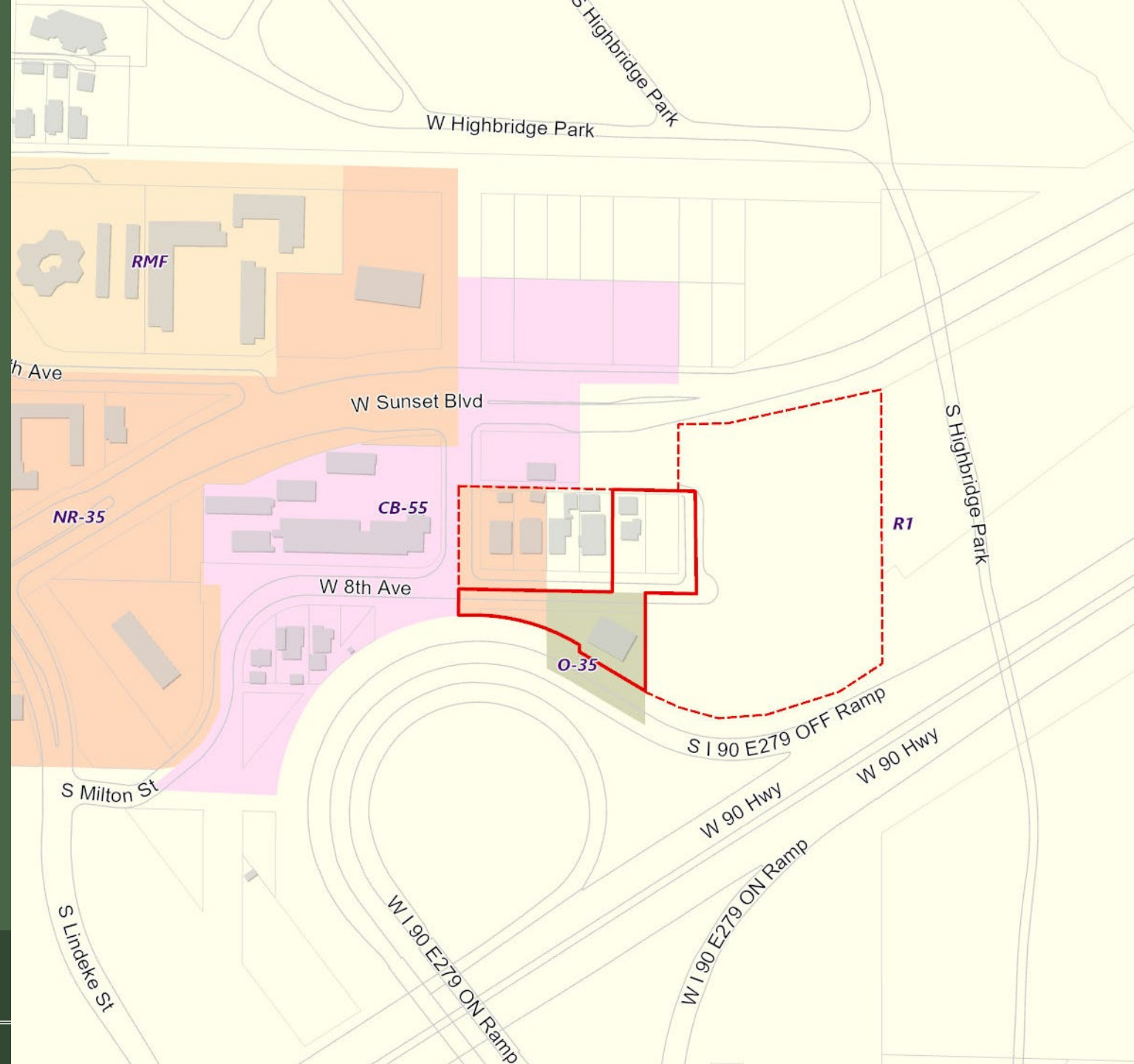




# File Z23-476COMP

(Eighth Ave)

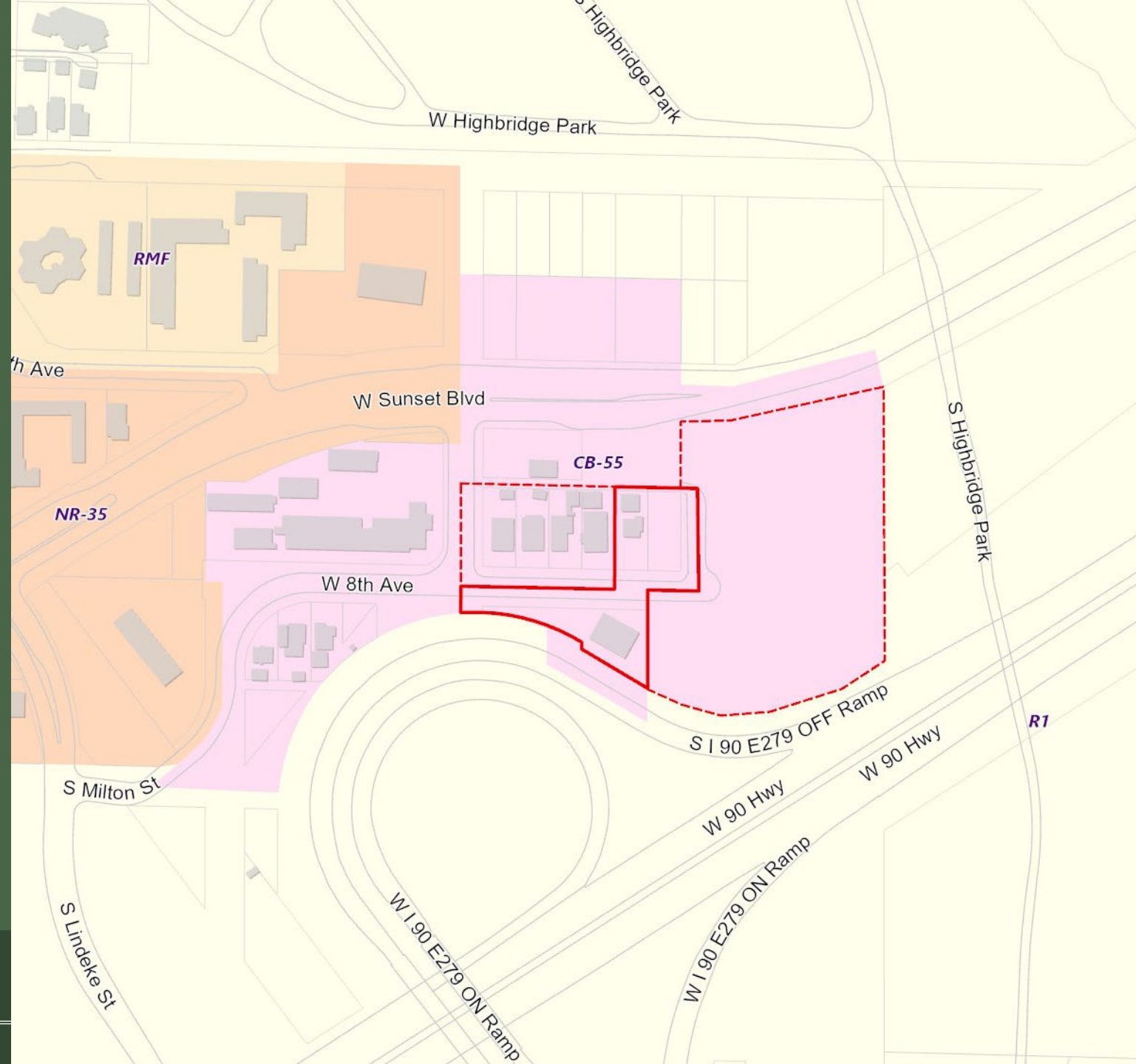
## EXISTING Zoning Designation



# File Z23-476COMP

(Eighth Ave)

## PROPOSED Zoning Designation



# File Z23-476COMP

(Eighth Ave)

## Comp Plan Policies

- LU 1.8 General Commercial Uses

“Direct new General Commercial uses to Centers and Corridors designated on the Land Use Plan Map”

- *Exceptions to containment policy*

- *Expansions of existing general commercial areas outside centers*
- *Expansions “avoiding intrusion” into established neighborhoods*





# File Z23-476COMP

(Eighth Ave)

## Comments Already Received:

Agency Comments: Spokane Tribe – Request for cultural resource survey and Inadvertent Discovery Plan

Public Comments: None



Written Comments will be taken  
throughout the process:

[compplan@spokanecity.org](mailto:compplan@spokanecity.org)



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