



## DESCRIPTION OF PROPOSAL:

This proposal requests changes to the land use designation of the Comprehensive Plan from R4-10 designation to partially R15-30 and R10-20 designations, and change the current RSF zone classification to RMF and RTF classification for 260 single family parcels and related tracts.

## ADDRESS OF PROPOSAL: (if not assigned yet, obtain address from Public Works before submitting application)

The proposal affects 260 parcels within the Windhaven First Addition PUD within the North Indian Trail neighborhood. Addresses are between the W.5400 and W.6000 blocks of Youngstown Ln, Yorktown Ln, Morgantown Ln, Georgetown Ln, and Jamestown Ln.

## APPLICANT:

Name: Morningside Investments, LLC

Address 815 E. Rosewood Avenue, Spokane, WA 99208

Phone (home): N/A

Phone (work): (509) 489-4260

Email address: N/A

## PROPERTY OWNER:

Name: Morningside Investments, LLC

Address: 815 E. Rosewood Avenue, Spokane WA 99208

Phone (home): N/A

Phone (work): (509) 489-4260

Email address: N/A

AGENT: J.R. Bonnett Engineering

Name: Jay Bonnett

Address: 803 E. 3rd Avenue, Spokane WA 99202

Phone (home): NA

Phone (work): (509) 534-3929

Email address: jbonnett1@jrbonnett.com

## ASSESSOR'S PARCEL NUMBERS:

All parcels and tracts within the Windhaven First Addition, PUD, except lots 1-8 Block 4, lots 1-13 Block 5, lots 1-5 Block 6.

## LEGAL DESCRIPTION OF SITE:

Replat of Blocks 274, 275, 312, 313, 338, 339, 376, 377 and a portion of Blocks 273, 314, 337, & 378 of the Final Plat Prosperity Acres. Located in the NW ¼ Sec. 22, T26N, R42 E.W.M., City of Spokane, WA

## SIZE OF PROPERTY:

45.5 acres.

## LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:

Comprehensive Plan/Land Use Amendment. Change the existing R4-10 designation to become partially R15-30 and R10-20 designations. Rezone. Change the existing RSF to RMF and RTF

JAY BONNETT

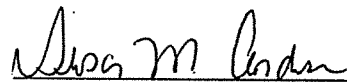
In the case of discretionary permits (administrative, hearing examiner, landmarks commission or plan commission), if the applicant is not the property owner, the owner must provide the following acknowledgement:

I, Morningside Investments LLC By Debra P.O.R. For Debra, owner of the above-described property do hereby authorize Say BONNETT to represent me and my interests in all matters regarding this application.

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SPOKANE )

On this 23 day of October, 2015, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Harley C. Douglass, to me known to be the individual that executed the foregoing instrument and acknowledged the said instrument to be free and his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.



Notary Public in and for the State of Washington,  
residing at Spokane

# ***Windhaven First Addition P.U.D. Comprehensive Plan Amendment Application***

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## ***1. GENERAL QUESTIONS***

### **1a. Describe the nature of proposed amendment and explain why the change is necessary.**

This amendment proposes to change to the subject property's Land Use designation from an R4-10 designation to a partial R10-20 designation and an R15-30 designation, and change the current RSF zone classification to a partial RTF and RMF zone classification. The subject property currently consists of 286 platted lots on approximately 49.48 acres. Property affected by this application consists of 260 platted lots on approximately 45.5 acres. (See attached EXISTING AND PROPOSED LAND USE DESIGNATIONS map).

The subject property is located within close proximity to an existing shopping center within a CC Core Land Use designation and a CC2-NC zone classification. It is also directly adjacent to an existing multi-family housing facility within an R15-30 Land Use designation and an RMF zone classification. According to Chapter 3 of the Comprehensive Plan, the Neighborhood Center (NC) designation encourages greater intensity of development to promote Land Use efficiency. The most dense housing should be located within or around the Neighborhood Center to provide economic support to the businesses within the Center. Furthermore, housing density within the Neighborhood Center should be about 32-units/acre at the core and up to 22-units/acre at the perimeter. Currently, there are no housing units within the designated CC2-NC zone boundaries (the core) and the RMF housing developments directly adjacent to the Neighborhood center are underutilized and do not meet the density goal of the comprehensive plan . This amendment promotes efficient use of land by offering increased density at the core boundary.

### **1b. How will the proposed change provide a substantial benefit to the public?**

A primary goal of the Comprehensive Plan is to reverse the increasing decline in personal income and property valuations relative to unincorporated Spokane County. Its policies attempt to increase disposable income by creating employment opportunities within neighborhoods and employment centers. To this end, a Neighborhood Center was planned within the North Indian Trail neighborhood to create an urban area with the goal of attracting livable wage jobs. Success of the Neighborhood Center would be dependent on the promotion of high-density urban development on lands nearest the center to create a pedestrian-friendly community and avoid leapfrog development and segregated land uses.

Since most of the land surrounding the Neighborhood Center has already been developed in relatively low-density housing, this amendment would contribute to the quality of life in this area by supplementing the existing underutilized multi-family housing developments in the area and providing a significant population growth mechanism within walking distance of the existing Neighborhood Center. The increased population would help support the Neighborhood Center and would have a positive influence on increasing investment and tax revenues as deemed necessary by the Comprehensive Plan to attract higher incomes to the neighborhood.

### **1c. Is this application consistent or inconsistent with the Comprehensive Plan goals, objectives and policies?**

Yes, the proposal is consistent with the applicable goals and policies of the Comprehensive Plan.

**1d. Is this application consistent or inconsistent with the goals and policies of state and federal legislation, such as the Growth Management Act (GMA) or environmental regulations?**

Yes, development alternatives related to this proposal are consistent with the applicable planning goals and policies of the GMA, RCW 36.70a.020. The following GMA planning goals are supported:

- Goal (1) Urban Growth - It provides for development in an urban area that has adequate public facilities and services.
- Goal (2) Reduce Urban Sprawl – This project would develop vacant land near the perimeter of a designated Neighborhood Center where higher density housing is desired and therefore, would not contribute to urban sprawl.
- Goal (3) Transportation – This development would support and likely increase ridership of the existing public transit system along Indian Trail Road. Public transit bus stops are within walking distance of the development. The project is located along designated pedestrian and bicycle routes and supports the goals of the regional Metropolitan Transportation Plan of having efficient intermodal transportation service with safe routes to and from transit stops. The Plan supports development near town centers to encourage walking and biking to work and on errands as opposed to driving.
- Goal (4) Housing - This proposal will provide affordable housing to various economic segments of the population, promote a variety of multi-family housing types, and will not displace existing housing stock.
- Goal (5) Economic Development - Economic development is consistent with the adopted Comprehensive Plan by providing opportunities for expansion of existing businesses and recruitment of new businesses.
- Goal (6) Property Rights – Private property will not be taken for public uses as it relates to the development of this property.
- Goal (7) Permits – This planning goal relates to processing state and local permits in a timely and fair manner.
- Goal (8) Natural Resource Industries – No natural resources or related industries will be adversely affected by this proposal. This property does not produce agricultural or timber products.
- Goal (9) Open Space and Recreation – The subject property is surrounded by developed land. Currently, paved streets, sidewalks and public utilities consistent with urban housing developments exist on the property. As such, no wildlife habitat will be adversely affected. No designated open spaces or recreational areas will be displaced by this proposal. Two city parks (Pacific Park and Meadowglen Park), an elementary school with playgrounds, School District 81 ball fields and Meadowglen Conservation Area are in close proximity to the property.
- Goal (10) Environment – Groundwater will be protected through stormwater control and treatment measures in accordance with all local and state regulations. Air quality impacts will be consistent with normal residential levels of emissions. All qualifying vehicles within the city must be inspected and tested to ensure compliance with federal clean air act requirements and to protect human health and the environment.
- Goal (11) Citizen Participation – The North Indian Trail Neighborhood Council is purposed to improve and preserve the quality of life in North Indian Trail Neighborhood. To that end, they were involved in the planning process of the Neighborhood Center and other surrounding land use designations of the comprehensive plan. Since many of the properties with high density housing designations were developed with no residential units or lesser density than allowed, the neighborhood should be in favor of this development to supplement lost residential opportunities near the core of the Center that is essential for its economic health.
- Goal (12) Public Facilities – Appropriate assessments of the public utilities will be made during design phases of the development. Development will proceed only upon gaining approval from the City of Spokane for adequate water, sewer and transportation facilities.
- Goal (13) Historic Preservation – No historic or archaeologic significance has been associated with this property, therefore, no adverse impacts are anticipated.
- Goal (14) Shorelines – The subject site is not within close proximity to any bodies of water, therefore, this proposal will not have adverse effects to shorelines.

The GMA puts an emphasis on: Urban Growth, “Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner”; and, Reduce Sprawl, “Reduce the inappropriate conversion of undeveloped land into sprawling, low density development.” Available land in and around the Neighborhood Center and opportunities for higher density development is rapidly disappearing.

**1e. Is this application consistent with the Countywide Planning Policies (CWPP), the comprehensive plans of neighboring jurisdictions, applicable capital facilities or special district plans, the Regional Transportation Improvement District, and official population growth forecasts?**

Yes, the proposal is consistent with Countywide Planning Policies by using land efficiently and does not conflict with the comprehensive plans of neighboring jurisdictions. No known capital facilities, special district or regional transportation projects will be adversely effected by this amendment.

**1f. Are there any infrastructure implications that will require financial commitments reflected in the Six-Year Capital Improvement Plan?**

According to the Citywide Capital Improvement Program, no six-year capital projects were identified in the area of the subject property. Standard GFC and impact fees will be collected from the developer at the time of permit application. Impact fees are commonly used to aid in meeting capacity related Growth Management Act concurrency requirements. These fees are assessed to developments to pay proportionate costs associated with the service area-wide water, sewer and transportation needs for new improvements created by the new development. It is anticipated that several million dollars of GFC and Impact fees will be collected from the developer to pay for infrastructure upgrades. No other City financial commitments are anticipated.

**1g. Will this proposal require an amendment to any supporting documents, such as development regulations, Capital Facilities Program, Shoreline Master Program, Downtown Plan, critical areas regulations, any neighborhood planning documents, or the Parks Plan?**

No amendments to development regulations, Capital Facilities Program, Shoreline Master Program, Downtown Plan, critical areas regulations or the Parks Plan are anticipated. Planning documents for the North Indian Trail Neighborhood plan may need to be updated to include this proposed zoning change.

**1h. If this area is to modify an Urban Growth Area (UGA) boundary, please provide a density and population growth trend analysis.**

Not Applicable. This proposal is entirely within the UGA and does not intend to modify the boundary.

**2. *FOR TEXT AMENDMENTS***

Not Applicable

**3. *FOR MAP CHANGE PROPOSALS***

**3a. Attach a map of the proposed amendment site/area, showing all parcels and parcel numbers.**

Please see the attached Parcel Map 1 and Parcel Map 2 of the subject site.

**3b. What is the current land use designation?**

The current land use designations are as follows:

R10-20 along portions of the south boundary along Barnes Road.  
R4-10 for the remaining area within the property boundaries.

**3c. What is the requested land use designation?**

The requested land use designations for the site are R10-20 and R15-30.

**3d. Describe the land uses surrounding the proposed amendment site (land use type, vacant/occupied, etc.)**

Land to the west, north and south of the subject property is designated as R4-10 and is currently occupied by mostly single-family residences with some pockets of two-family duplexes.

Portions of the land to the south of the subject property are designated as R10-20 and are currently occupied by mostly two-family duplexes with pockets of small multi-family units.

Land to the southeast of the subject property is designated as Center and Corridor Core (CC Core) and is currently occupied by commercial uses, such as, grocery stores, retail stores, restaurants, banks, etc. No residential living units have been developed within the designated CC-Core area.

Land to the east of the subject property is designated as R15-30 and is currently occupied by multi-family dwellings.

Most of the developed land designated as R10-20 and R15-30 in this area is underutilized. Land designated for high density housing (approximately 14.2 acres) within the Neighborhood Center has already been developed into commercial uses, therefore, leaving no future opportunities for increased density. Similarly, at the perimeter of the Neighborhood Core, much of the land designated for higher density housing has already been developed to density levels much lower than allowed by the zoning regulations and anticipated for support of the Neighborhood Center. (See Attached EXHIBIT – EXISTING MULTI-FAMILY LAND USE UTILIZATION @ NEIGHBORHOOD CENTER).

## Windhaven First Addition, P.U.D Comprehensive Plan Amendment Application

General Question 1c. Is this application consistent or inconsistent with the Comprehensive Plan goals, objectives and policies?

### Spokane Comprehensive Plan Goals, Objectives and Policies

### Application Discussion

LU 1.1 Neighborhoods

The developed project could include a variety of multi-housing types including townhomes, zero lot-line and apartments. The project is located within a short walking distance of an elementary school, parks, public library, shopping, and public transit system.

LU 1.3 Single Family Residential Areas

Developable land in the Indian Trail area is significantly diminishing. Opportunities for additional multi-family projects near the center are few. Single-family residential neighborhoods are protected when placing higher intensity land uses near centers.

LU 1.4 Higher Density Residential Uses

This project is adjacent to an existing neighborhood center that does not contain any multi-family housing within its core. The proposed higher density housing supplements underutilized developed land within and around the core and is a critical component of a center. The target density near the boundaries of the center is 15-30 units per acre.

LU 1.12 Public Facilities and Services

Prior to development of the property, public facilities, including fire protection, police protection, parks and recreation, libraries, public sewer, public water, solid waste disposal and recycling, transportation and schools will meet the City's level of service standards.

LU 2.1 Public Realm Features

It is envisioned that the project will be developed in a similar fashion to other specific projects by this developer within the city that are aesthetically pleasing and blend in to the adjacent developments. Regularly maintained, attractive landscaping, pedestrian walks, recreational amenities and connections to public and private places will be provided.

LU 2.2 Performance Standards

Development of the project will be in accordance with all local, state and federal design standards that ensure compatibility with the surrounding land uses.

LU 3.1 Coordinated and Efficient Land Use

This project offers land use efficiency in an area where adequate services and facilities are located.

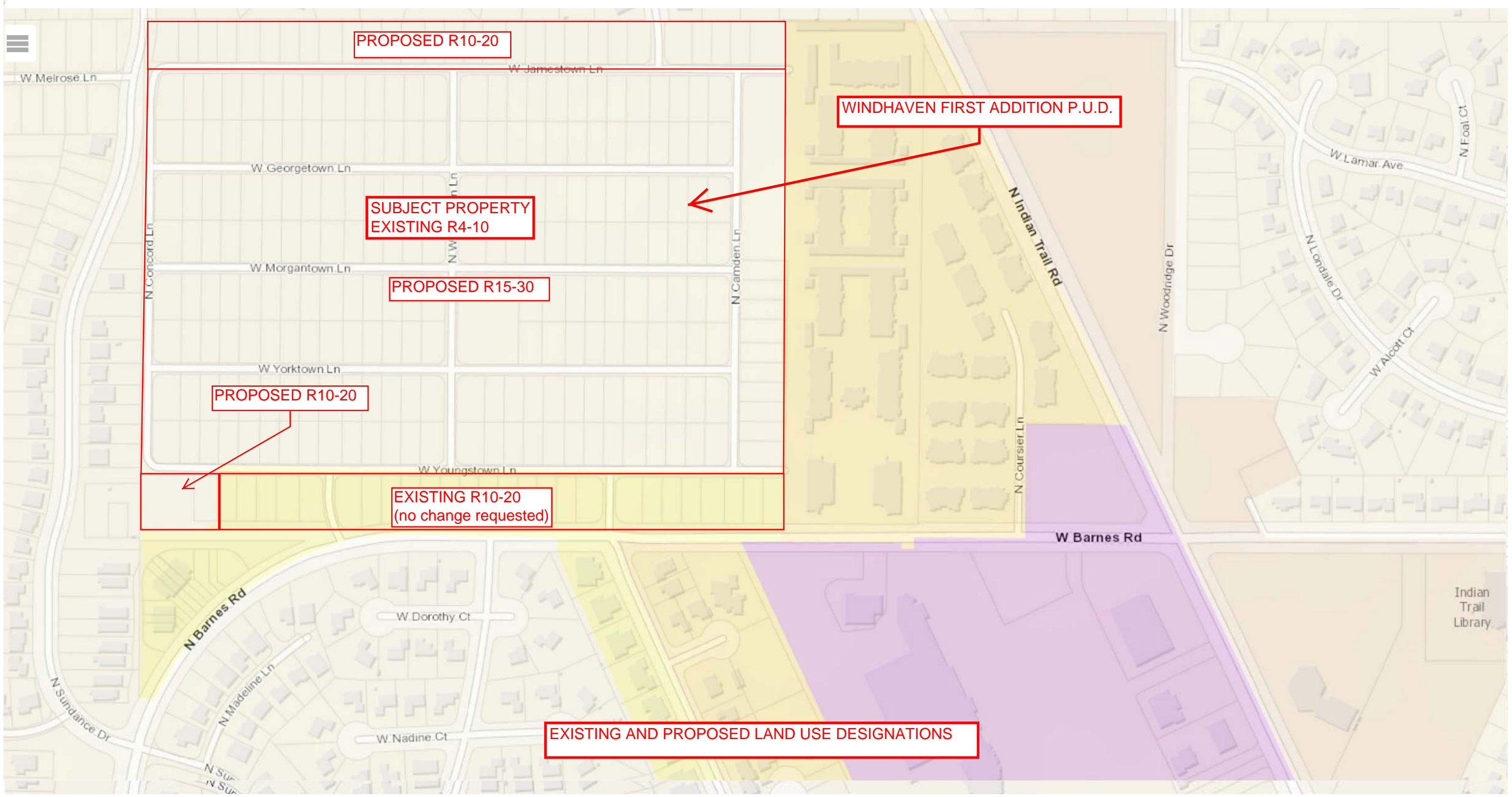
LU 3.2 Centers and Corridors

This project is located at the perimeter of the designated neighborhood center around which growth is focused. It is presumed that the neighborhood center was a result of neighborhood planning that would rely upon residents living in variety of housing types including multi-family dwellings. The most dense housing should be focused in and around the neighborhood center. Density of housing within the core should be 32-units per acre and up to 22-units per acre at the perimeter.

<p>LU 3.3 Planned Neighborhood Centers /</p> <p>LU 3.4 Planning for Centers and Corridors/</p> <p>LU 3.6 Designate the Seven Neighborhood Centers</p>	<p>The location of the Indian Trail and Barnes neighborhood center (one of seven neighborhood centers within the city) was chosen based on: existing and planned density; amount of commercial land needed to serve the neighborhood; and transportation capabilities including public transit. While the majority of the land within and around the center has been developed, no multi-family housing exists within the core and other designated multi-family housing developments at the perimeter do not meet target densities - resulting in a need for more near the core.</p>
<p>LU 3.11 Compact Residential Patterns</p>	<p>The goal is to allow more compact, affordable housing in all neighborhoods, including townhouses and rowhouses. These dwellings could mark a transition between the large single family lots and the proposed multi-family dwellings.</p>
<p>LU 4.1 Land Use and Transportation/</p> <p>LU 4.2 Land Uses That Support Travel Options/</p> <p>LU 4.4 Connections</p>	<p>The project is located near an existing public transit stop, designated bicycle routes and pedestrian paths. The project will provide easy access to support alternative transportation modes. Multi-family housing located near the neighborhood center provides opportunities for people to walk to work, shopping, dining, and other services to reduce automobile trips.</p>
<p>LU 5.1 Built and Natural Environment/</p> <p>LU 5.2 Environmental Quality Enhancement</p>	<p>Development related to this project will not adversely impact the environmental quality of the area beyond normal residential-type noises and emissions. All parking areas will be paved and undeveloped areas will be attractively landscaped, therefore minimizing any dust related air quality concerns. Stormwater will be properly contained and disposed of in accordance with all local, state and federal regulations, therefore minimizing groundwater quality concerns. The property is located near a major arterial with only commercial and multi-family developments in between. Also, on-site parking will be provided throughout the project. The existing single family developments in the area should not be negatively impacted by project-related traffic or parking within the neighborhoods.</p>
<p>LU 5.3 Off-Site Impacts</p>	<p>The property is located near a major arterial with only commercial and multi-family developments in between. Also, on-site parking will be provided throughout the project. The existing single family developments in the area should not be negatively impacted by project-related traffic or parking within their immediate neighborhoods.</p>
<p>LU 5.4 Natural Features and Habitats</p>	<p>The property within this development has already been developed with streets, sidewalks, lighting and utilities. As such, no environmentally significant natural features or wildlife habitat will be disrupted by this proposal.</p>
<p>LU 6.5 Elementary School Location</p>	<p>The subject site is within safe walking distance of Woodridge Elementary school.</p>



TR 1 Overall Transportation	This proposal supports the overall goal of promoting alternative modes of transportation and reducing dependency on automobiles. By locating higher density housing near Neighborhood Centers, the likelihood of pedestrian and bicycle travel will increase. The increased density will also support the existing public transit system that averaged only 10 and 6 boardings per day at the two nearest stops in 2014.
TR3.1 Transportation and Development Patterns	This proposal would utilize the City's existing transportation system and infrastructure and would reduce sprawl.
TR3.2 Transportation and Development Patterns	As previously discussed, the proximity of this development creates opportunities for the residents to walk or bicycle to the Neighborhood Center for their daily needs. The intent of the Neighborhood Center is to attract neighborhood residents, not to draw people from outside the neighborhood.
TR3.4 Increased Residential Densities	The higher density of this development would promote the efficiency of alternative transportation modes.
TR3.5 Healthy Commercial Centers	The increased population near the Neighborhood Center would help keep it financially healthy and maintain or increase the City's commercial tax base. The additional residents would also help attract new businesses that would provide beneficial services and employment opportunities to all the residents in the Indian Trail neighborhood.
TR4.4 Arterial Location and Design	This project is located near and would utilize the existing arterial street system. No new roadways would be constructed.
TR4.6 Internal Connections	The multi-family community would be provided with efficient transportation circulation with multiple connections to the public streets, school routes, pedestrian and bicycle routes.
TR5.2 Neighborhood Transportation Options	This project would promote the desired transportation alternatives within the neighborhood.
TR 6 Environmental Protection	Development of this proposed property would increase density on land that has already been developed for single family use. All stormwater runoff will be contained and disposed of on site without any adverse impact to the surrounding environment. No new paved roadways will be created by this proposal. The site will be well vegetated after construction to minimize negative environmental impacts of transportation.



PROPOSED R10-20

WINDHAVEN FIRST ADDITION P.U.D.

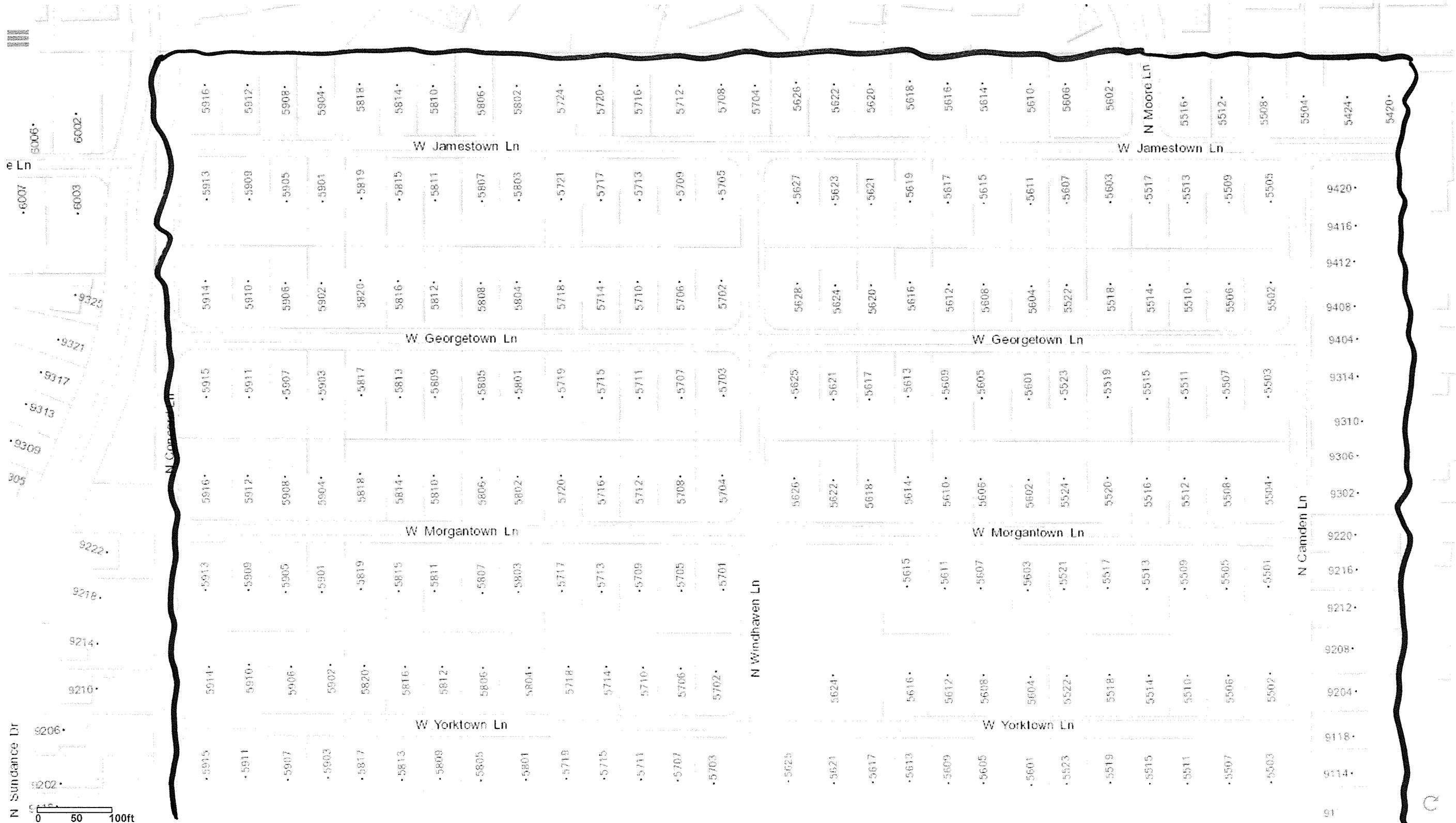
SUBJECT PROPERTY  
EXISTING R4-10

PROPOSED R15-30

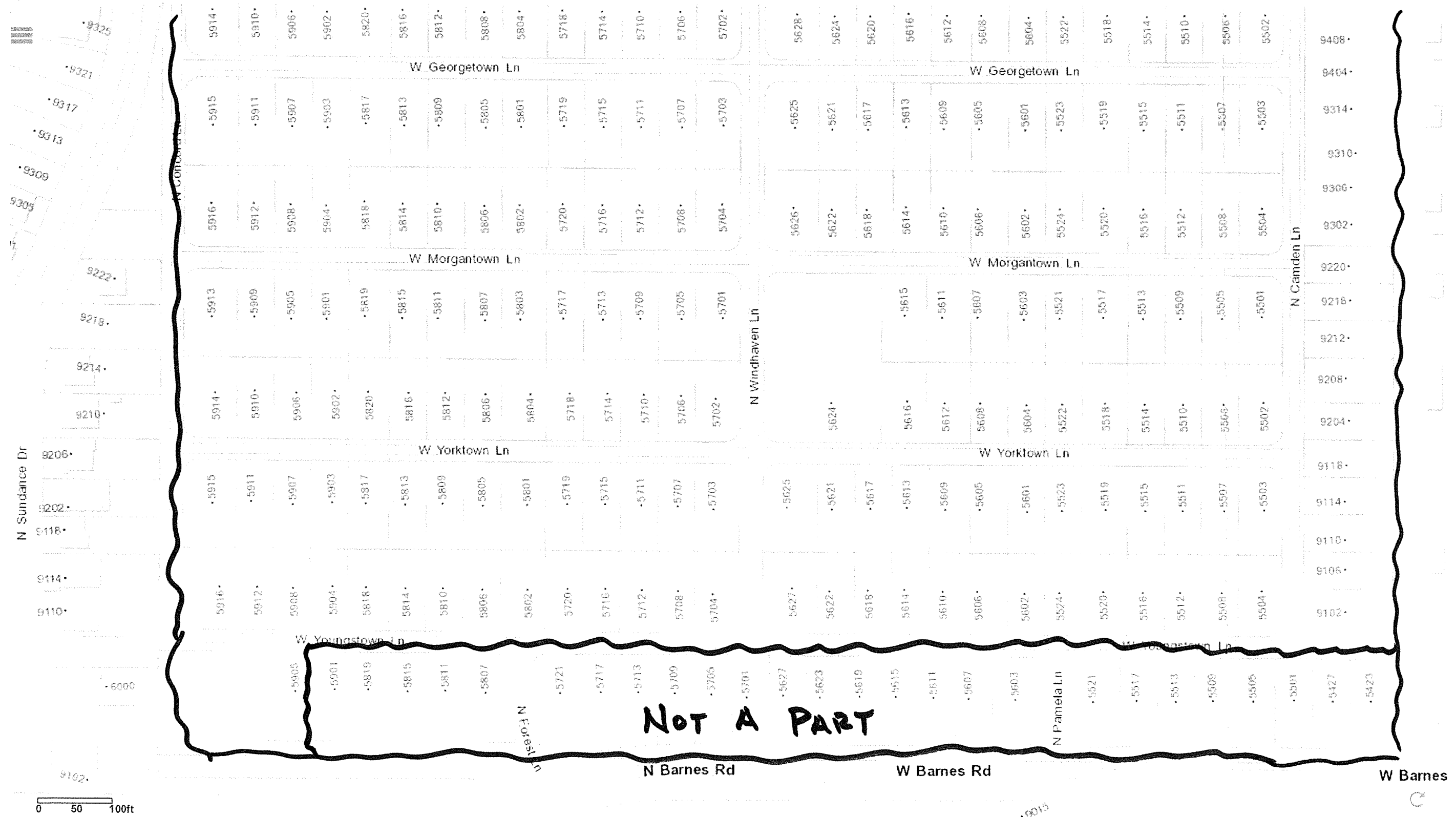
PROPOSED R10-20

EXISTING R10-20  
(no change requested)

EXISTING AND PROPOSED LAND USE DESIGNATIONS




PARCEL MAP 1



PARCEL MAP 2



Property	R10-20
Parcel	AREA = 1.9 ACRES
	ALLOWED NO. OF UNITS = 38
	EXISTING NO. OF UNITS = 10
	ADDITIONAL ALLOWED = 28

## Landuse Plan

- Conservation Open Space
- Potential Open Space
- Open Space
- Agriculture
- Residential 4-10
- Residential 10-20
- Residential 15-30
- Residential 15+
- Office
- CC Core
- CC Transition
- Neighborhood Retail
- Mini Center
- General Commercial
- Downtown
- Light Industrial
- Heavy Industrial
- Institutional
- Mining

TOTAL AREA = 52.8 ACRES  
TOTAL ALLOWED UNITS = 1511  
TOTAL EXISTING UNITS = 379  
TOTAL ADDITIONAL ALLOWED UNITS = 1132

**SUBJECT  
PROPERTY**

R15-30  
AREA = 10 ACRES  
ALLOWED NO. OF UNITS = 300  
EXISTING NO. OF UNITS = 212  
ADDITIONAL ALLOWED = 88

R15-30  
AREA = 6.78 ACRES  
ALLOWED NO. OF UNITS = 203  
EXISTING NO. OF UNITS = 96  
ADDITIONAL ALLOWED = 107

**R15-30 (CORE)**  
**AREA = 14.19 ACRES**  
**ALLOWED NO. OF UNITS = 426**  
**EXISTING NO. OF UNITS = 0**  
**ADDITIONAL ALLOWED = 426**

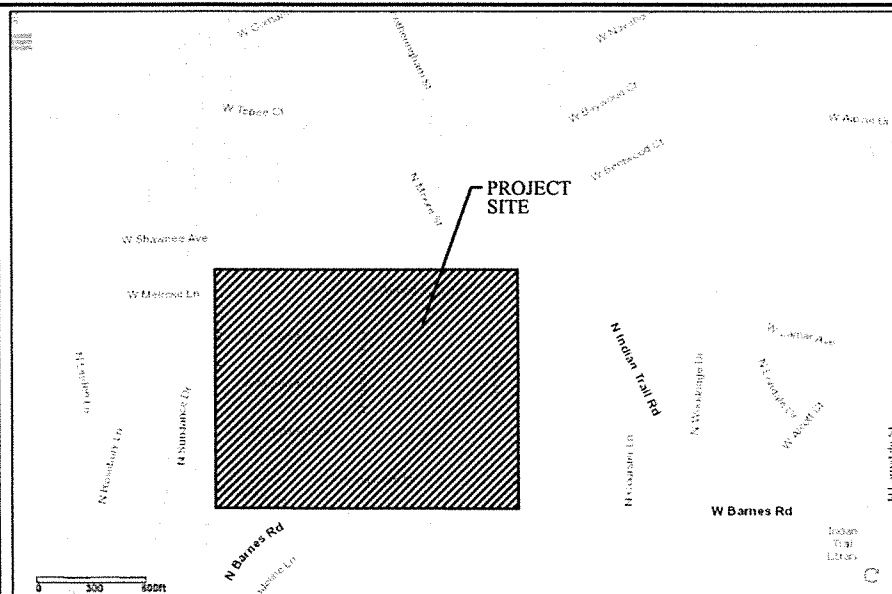
R15-30  
AREA = 4.76 ACRES  
ALLOWED NO. OF UNITS = 143  
EXISTING NO. OF UNITS = 0  
ADDITIONAL ALLOWED = 143

R10-20  
AREA = 5.26 ACRES  
ALLOWED NO. OF UNITS = 103  
EXISTING NO. OF UNITS = 27  
ADDITIONAL ALLOWED = 76

R15-30  
AREA = 9.93 ACRES  
ALLOWED NO. OF UNITS = 298  
EXISTING NO. OF UNITS = 34  
ADDITIONAL ALLOWED = 264

**EXHIBIT  
EXISTING MULTI-FAMILY LAND USE  
UTILIZATION @ NEIGHBORHOOD CENTER**



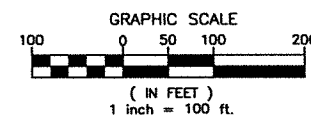
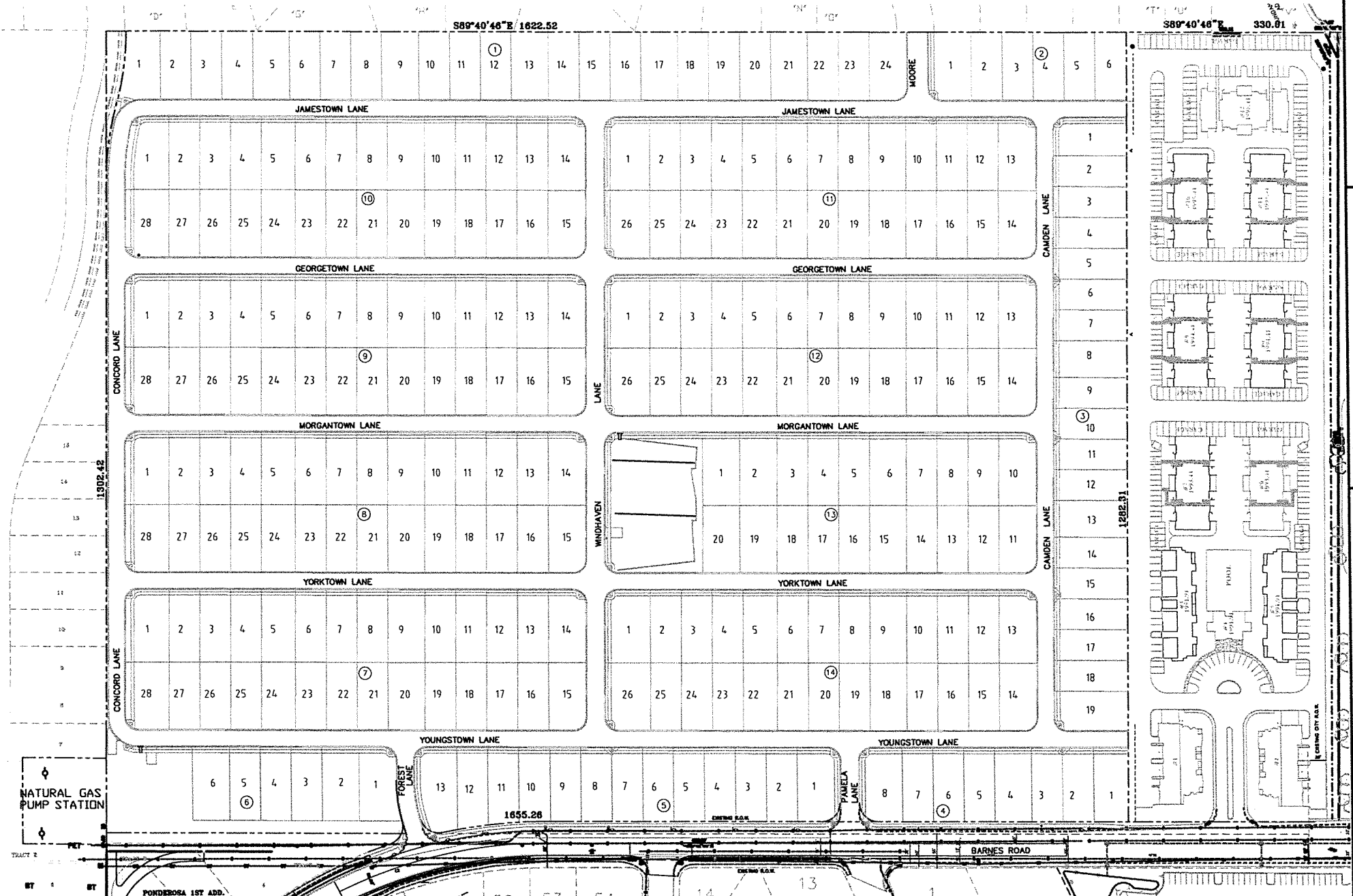


VICINITY MAP

N.T.S.

APPLICANT:  
MORNINGSIDE INVESTMENTS, LLC  
815 E. ROSEWOOD AVE.  
SPOKANE, WA 99208

AGENT:  
J.R. BONNETT ENGINEERING, PLLC  
803 E. 3RD AVENUE  
SPOKANE, WA 99202  
509-534-3929  
JAY BONNETT, P.E.  
PHONE: 509-534-3929  
E-MAIL: jbonnett@jrbonnett.com



LEGAL DESCRIPTION:  
A PLANNED UNIT DEVELOPMENT BEING A REPLAT OF BLOCKS 274, 275, 312, 313, 338, 339, 376, 377 AND A PORTION OF BLOCKS 273, 314, 337, & 378 OF THE FINAL PLAT OF PROSPERITY ACRES. LOCATED IN THE NW 1/4 SEC. 22, T26N, R42 E.W.M. CITY OF SPOKANE, WASHINGTON

ISSUED 10/28/15			
REV.	DATE	BY	DESCRIPTION

J.R. BONNETT ENGINEERING  
CIVIL AND STRUCTURAL CONSULTING AND DESIGN  
803 E. 3RD AVENUE  
SPOKANE, WASHINGTON 99202  
(509) 534-3929 / FAX (509) 534-4014

WINDHAVEN FIRST ADD.  
COMP. PLAN AMENDMENT

COVER SHEET

10/28/15

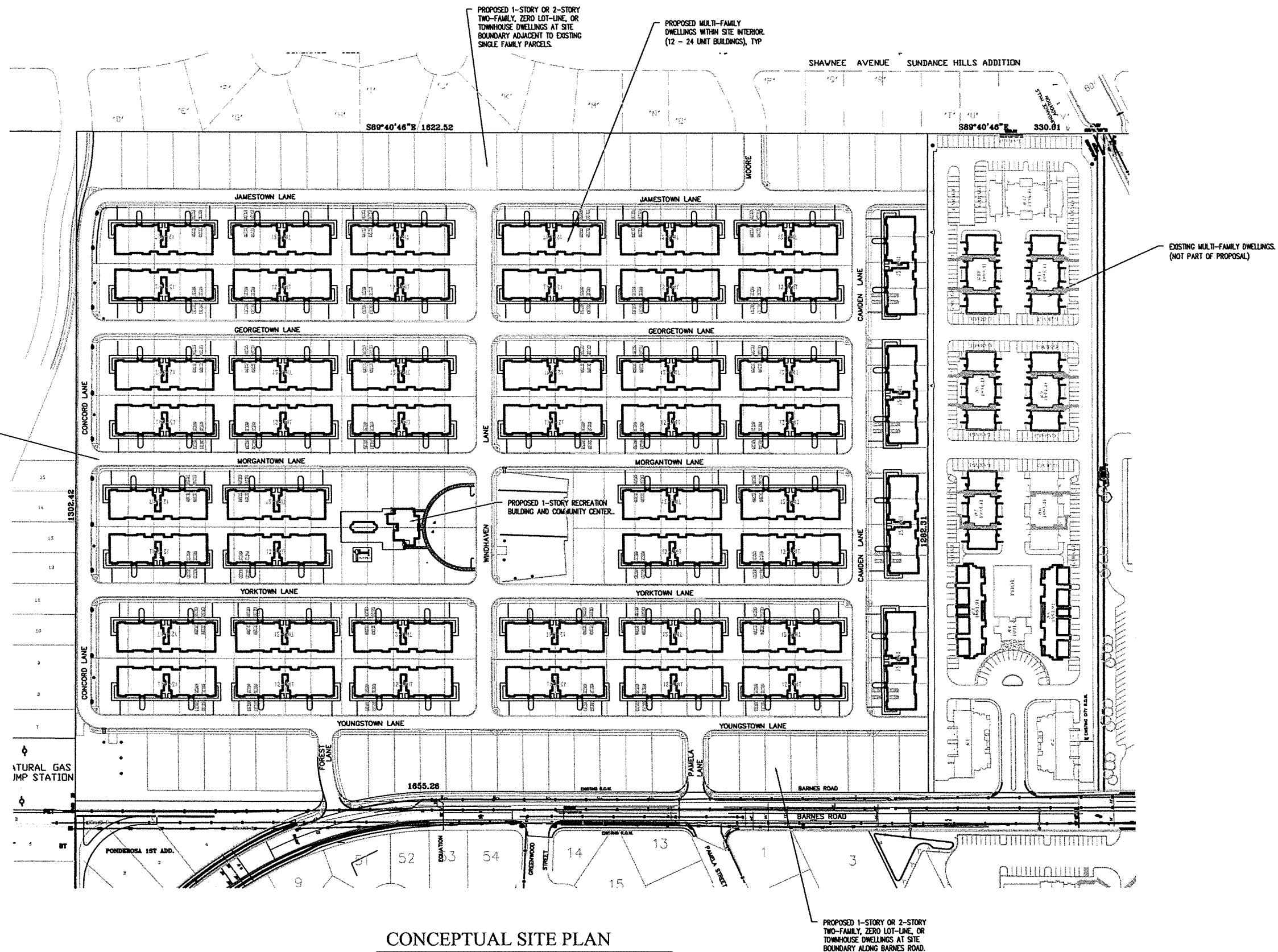
DATE  
OCT. 2015

DRAWN BY  
JRB

DESIGN BY  
JRB

JOB NO.  
13-071.10

SHEET NO.  
EX0.0



CONCEPTUAL SITE PLAN

SCALE: 1" = 100'

NOTE:  
THE INFORMATION PRESENTED ON THIS DRAWING IS  
FOR INFORMATIONAL PURPOSES ONLY AND MAY BE  
SUBJECT TO CHANGE. FINAL RESIDENTIAL DENSITY,  
SITE LAYOUT AND BUILDING CONFIGURATIONS HAVE  
NOT BEEN DETERMINED.

ISSUED 10/28/15

REV.	DATE	BY	DESCRIPTION



J.R. BONNETT ENGINEERING  
CIVIL AND STRUCTURAL CONSULTING AND DESIGN  
803 E. 3RD AVENUE  
SPOKANE, WASHINGTON 99202  
(509) 534-3929 / FAX (509) 534-4014



JOB TITLE  
WINDHAVEN FIRST ADD.  
COMP. PLAN AMENDMENT  
SHEET NO.  
CONCEPTUAL  
SITE PLAN

DATE  
OCT, 2015  
DRAWN BY  
JRB  
DESIGN BY  
JRB  
JOB NO.  
13-071.10  
SHEET NO.

10/28/15

EX1.1