2015/2016 Comprehensive Plan Amendments

Morningside Investments LLC
Z15000084COMP

Plan Commission Workshop
June 8, 2016

www.spokanecity.org/projects

City of Spokane Planning & Development
Tirrell Black, Associate Planner
compplancomments@spokanecity.org
City of Spokane’s Comprehensive Plan

* Revised Edition January 2012 *

Land Use
Milestones in the Process:

- Application Reviewed - Counter complete
- Agency & Departmental Review
- Notice of Application & Public Comment Period (May 10 to July 11)
- Plan Commission substantive workshops during 60-day period
- SEPA Determination & Staff Report
- Plan Commission Public Hearing
- City Council Public Hearing
<table>
<thead>
<tr>
<th><strong>Applicant</strong></th>
<th>Morningside Investments LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Agent</strong></td>
<td>Jay Bonnett, J R Bonnett Engineering</td>
</tr>
</tbody>
</table>
| **General Location** | North of Indian Trail Shopping Center  
                               North of Barnes Road  
                               aka Windhaven 1st Addition PUD & Plat |
| **Requested Change of Land Use Plan Map** | Residential 4-10 units per acre to Residential 10-20 units per acre & Residential 15-30 units per acre |
| **Requested Zoning Change** | RSF (Residential Single Family) to RTF (Residential Two Family) & RMF (Residential Multifamily) |
| **Size**             | 45.5 acres total  
                               3.87 acres to R10-20 & 41.63 acres to R15-30 |
| **Neighborhood Council Boundary** | North Indian Trail |
From Barnes Road, heading west
Looking northwest from Barnes Road; Lusitano Apartments
Looking South near Shawnee Ave on Moore Street
Adjacent Land Uses

- Woodridge Elementary
- Grocery
- Library
- Park & Fire Station
Center & Corridor Designation
Neighborhood Center
Policy LU 3.2

Goal: LU 3 Efficient Land Use

Policy LU 3.2 Centers and Corridors

Designate centers and corridors (neighborhood scale, community or district scale, and regional scale) on the land use plan map that encourage a mix of uses and activities around which growth is focused.
The size and composition of neighborhood centers, including recreation areas, vary by neighborhood, depending upon location, access, neighborhood character, local desires, and market opportunities. ....As a general rule, the amount of commercial space and percent devoted to office and retail should be proportional to the number of housing units in the neighborhood. The size of individual commercial business buildings should be limited to assure that the business is truly neighborhood serving. The size of the neighborhood center, including the higher density housing surrounding the center, should be approximately 15 to 25 square blocks. The density of housing should be about 32 units per acre in the core of the neighborhood center and may be up to 22 units per acre at the perimeter.
Existing Zoning (excluding RSF) using map on previous slide

<table>
<thead>
<tr>
<th>Zoning Category</th>
<th>Acreage</th>
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<tbody>
<tr>
<td>CC2-NC</td>
<td>37 acres</td>
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<tr>
<td>Office</td>
<td>24.56 acres</td>
</tr>
<tr>
<td>RMF</td>
<td>61.55 acres</td>
</tr>
<tr>
<td>RTF</td>
<td>32.46 acres</td>
</tr>
<tr>
<td><strong>Total in above category</strong></td>
<td><strong>155.57 acres</strong></td>
</tr>
</tbody>
</table>

42.99 acres added is 198.56

27.63% increase
Arterial Streets
Planning History of Site

- Windhaven 1st Addition Plat & PUD
- Allowed 286 platted lots (on approx. 49.48 acres)
- Property affected by this application consists of 260 platted lots on approx. 45.5 acres

- Preliminary Plat Z97-0051-PP/PUD
- Final Plat Z0500112-FP/PUD

- Applicant has indicated wants to use existing street and utility infrastructure
2014 Photo & Current Zoning
Ord C34154  2007

Abbreviated Planning Process

Neighborhood Planning for Center

AGENDA SHEET FOR COUNCIL MEETING OF: November 20, 2007

Scheduling Dept: Planning Services Department  Contact Person/Phone No: Maria French 625-6638

Council Sponsor: Alexander Joe Shogan, Jr.

ADMINISTRATIVE SESSION

o Consent
o Reports
o Council

LEGISLATIVE SESSION

o Emergency Ord
o Resolution
o First Reading

STANDING COMMITTEES

o Finance
o Public Safety
o Planning
o Neighborhoods
o First Reading
o Special Consideration

A. Planning Community & Civic Events June, July, August 07

CELEBRATION

CITY PRIORITIES

o Transportation
o Economic Development
o Growth Management
o Health Services
o Neighborhoods
o Public Safety
o Quality Service Delivery
o Mental Health/Cultural Diversity
o Reuse/Rehabilitation Infrastructure

ADDITIONAL INFORMATION

This Center Planning Process is the result of the position created in the 2007 budget to accomplish Center/Corridor and Sub-Area planning. An abbreviated process was implemented to propose changes to the Land Use Plan Map and Zoning Map for the North Indian Trail Neighborhood Center by the North Indian Trail Stakeholder Team. Planning Services Staff facilitated a public participation process around the Comprehensive Plan Land Use Plan Map and Zoning Map to implement the Center & Corridor concepts in the Comprehensive Plan and to ensure development in the neighborhood center is driven by the desires of those directly affected.

RECOMMENDATION:

Fiscal Impact: n/a
- Expenditure: $ 0
- Revenue: $ 0
- Budget Neutrality: n/a

ATTACHMENTS:

Include in Pockets:
On file for Review in Office of City Clerk:

SIGNATURES:

City Clerk

DISTRIBUTION:

Mike Ekka, Planning Commission Chair
James Richey, Legal Dept

Pat Hall, Planning Services
Louis Meuler, Planning Services

Maria French, Planning Services
Leroy Eads, Planning Services

COUNCIL ACTION:

First Reading of the Above Ordinance was held on

And Further Action Was Deferred

Passed by Spokane City Council:

Dec. 9, 2007

City Clerk
2012 Amendment

- ORD C34931 approved an application to amend the Comp Plan at corner of Indian Trail and Barnes Road (Vet) from R 4-10 to R 10-20 to Office
- Development Agreement approved by Council December 2013 (OPR 2013-0905)
Procedural Requirements

- Application was submitted on October 31, 2015 and Certified Complete on December 1, 2015;
- Agency Comment from Interested City Departments and Agencies was requested 12/9/2015 to be completed by 2/8/2016.
- City of Spokane Streets and WSDOT requested a Traffic Impact Analysis.
- Notice of Application was posted, published, and mailed on May 10, 2016, which began a 60 day public comment period. The comment period ends July 11, 2016;
Procedural Requirements

- Results of the Traffic Impact Analysis were presented at a public meeting by study author Bill White, Morrison Maierle, Inc. on behalf of the applicant on May 25, 2016;
- The applicant will make a presentation regarding the proposal to the North Indian Trail Neighborhood Council on June 16, 2016;
- A SEPA Determination will be issued after public comment period.
- Staff Report after public comment period.
- Hearing Date will be scheduled with the Plan Commission
- City Council action will be scheduled after Plan Commission Hearing
SEPA Review

- Still under staff review – traffic studies significant part of SEPA review.
- Checklist amended May 4, 2016 - up to 750 units was added to project description.
- Originally SEPA indicated 742 to 1485 units

- Development Agreement needed if request approved
  - At a minimum, to limit the number of units to what traffic study and SEPA checklist have evaluated.
  - Other things can be added as potential mitigations as an outcome of Plan Commission and/or City Council Hearings
- SMC 17A.060 Development Agreements
Agency Comments

- Comments from City Departments: Streets, Integrated Capital Programs, Fire, Current Planning, Engineering
- Comments from: Spokane County Public Works; WSDOT, School District 81, STA, SRTC

- City of Spokane Streets requested Traffic Impact Analysis
- WSDOT requested an additional SimTraffic analysis – concern over Francis Avenue (SR 291)
- Email received today (6/8/16) from WSDOT indicates additional mitigations on Francis may be required
- Capital Programs comments that NIT Road not in six-year plan; mentions topography challenge
Capital Programs

Capital Programs facilitates the development and implementation of sewer, water and street infrastructure projects and programs in support of the City's comprehensive plan, and to promote the attainment of enterprise-wide efficiencies by applying proven and emerging geographic information system technologies.

Capital Programs maintains the Six Year Capital Program Plans for:

- Streets Department
- Water and Hydro Utility
- Wastewater Utility
- Stormwater Utility

Six Year Programs

6-Year Street Program

- DRAFT 2017 – 2022 (PDF 7.4 MB)
- 2016 – 2021 (PDF 7.7 MB)
- 2015-2020 (PDF 8.1 MB)
- 2014-2019 (PDF 6.4 MB)
- 2013-2018 (PDF 6.3 MB)
Traffic Impact Analysis & Micro-simulation/SimTraffic Analysis
Full text posted on project page
Public Comment Summary – 438
All Comments have been provided to Plan Commissioners

OPPOSITION NOTED

- Count of Opposed to CRAPO
- Count of Opposed to Morningside
- Count of No Comment/Add to list

Total

Respondents with multiple communications to City
Total Respondents

438
345
15
27
80
Public Comment Summary – 438
All Comment has been provided to Plan Commissioners

As of 6/6/2016

CONCERN(S) NOTED

- Count of Concern: Density (Total, 116)
- Count of Concern: School Capacity (Total, 112)
- Count of Concern: Emergency Services (Total, 124)
- Count of Concern: Traffic (Total, 387)
- Count of Concern: Crime (Total, 95)
- Count of Concern: Transit Improvements (Total, 32)
- Count of Concern: Water Pressure (Total, 81)
- Count of Concern: Bicycle Infrastructure (Total, 19)
Standing-room only for Indian Trail development meeting

Posted: May 25, 2016 9:46 PM PDT
Updated: May 25, 2016 11:10 PM PDT

by Patrick Erickson, KHQ Reporter
Comprehensive Plan Policy
Land Use Chapter 3

- LU 1.3 Single-Family Residential Areas
- LU 1.4 Higher Density Residential Uses
- LU 3.1 Coordinated and Efficient Land Use
- LU 3.2 Centers and Corridors
  - Neighborhood Center discussion
- LU 3.3 Planned Neighborhood Centers
Comprehensive Plan Policy
Land Use Chapter 3

- LU 3.4 Planning for Centers and Corridors
- LU 3.5 Mix of Uses in Centers
- LU 3.6 Neighborhood Centers
- LU 4.1 Land Use and Transportation
- LU 5.1 Built and Natural Environment
- LU 5.5 Compatible Development
Comprehensive Plan Policy
Chapter 4 Transportation
& Chapter 5 Capital Facilities

- TR 3.1 Transportation and Development Patterns
- CFU 2.1 Available Public Facilities
- CFU 2.2 Concurrency Management System
- CFU 2.6 Funding Shortfalls
- CFU 4.1 Compact Development
- CFU 2.6 Funding Shortfalls
- CFU 6.1 Community Revitalization
Comprehensive Plan Policy

Chapter 6 Housing
- H2.1 Distribution of Housing Options

Chapter 8 Urban Design & Historic Preservation
- DP 1.4 New Development in Established Neighborhoods
- DP 3.8 Infill Development
- DP 6.2 Access to Housing Choices

Chapter 11 Neighborhoods
- N 8.4 Consistency of Plans
Section 17G.020.010 Comprehensive Plan Amendment Purpose

Guiding Principles of the annual process:

1. Keep the comprehensive plan alive and responsive to the community.

2. Provide for simultaneous review of proposals to allow for cumulative impact analysis of all applications on a City-wide basis and in conjunction with budget decisions.

3. Make map adjustments based on a foundation in policy language, consistently applying those concepts citywide.

4. Honor the community’s long-term investment in the comprehensive plan, through public participation and neighborhood planning processes, by not making changes lightly.

5. Encourage development that will enable our whole community to prosper and reinforce our sense of place and feeling of community, in an ecologically, economically and socially sustainable manner.

6. The proposed changes must result in a net benefit to the general public.
Review Criteria outlined in SMC Section 17G.020.030

Criteria Include:

- Regulatory Changes, GMA,
- Financing, Funding Shortfall,
- Internal Consistency,
- Regional Consistency,
- Cumulative Effect, SEPA,
- Adequate Public Facilities, UGA,
- Consistent / Inconsistent Amendments
Plan Commission Recommendation
17G.020.060 (M)

Plan Commission Recommendation. The plan commission bases its recommendation on the review guidelines and required decision criteria, public input, conclusions from any required studies, the staff report, and the SEPA determination. The plan commission’s findings and conclusions regarding its recommendation are forwarded to the city council within thirty days of their decision on their recommendation. The plan commission’s recommendation may take the form of one of the following:
Approval based on support for the proposal and recognition that it is either consistent with the comprehensive plan and/or that enough evidence was presented to justify the need for the change.

The plan commission may also decide to condition their approval recommendation upon modification of the proposal. If the proposal is modified substantially, an additional hearing is required. One possible modification might be to expand the geographic scope of a privately initiated amendment in order to allow for consideration of nearby property, similarly situated property or area-wide impacts.
Plan Commission Recommendation
17G.020.060 (M)

Denial for the following reason(s):

The proposal does not comply with the review guidelines or decision criteria.

A majority of the plan commission believes the proposal would be more appropriately and effectively addressed through another aspect of the planning department’s work program (neighborhood planning, writing new regulations, etc.).

The plan commission did not receive enough information from the applicant to be able to reach a decision based on the merits of the proposal. This could be for a variety of reasons, including the possibility that the application mislabeled the proposal as consistent with the comprehensive plan when it was actually inconsistent.
Traffic Impact Analysis & Micro-simulation/SimTraffic Analysis

Inga Note, P.E. PTOE, Senior Traffic Planning Engineer
Signals

Pacific Park

Francis SR 291
**“Pipeline Projects”**

<table>
<thead>
<tr>
<th>FINAL PLAT</th>
<th>Project Name</th>
<th>Plat Status</th>
<th>Prelim Plat</th>
<th>Prelim Plat Date</th>
<th>Final Plat</th>
<th>Final Plat Date</th>
<th>Buildout Status</th>
<th>Size (GIS)</th>
<th>Zoning</th>
<th>Single-Family</th>
<th>Two-Family</th>
<th>Multi-Family</th>
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</thead>
<tbody>
<tr>
<td>N</td>
<td>Hunt's Pointe</td>
<td>Prelim Plat</td>
<td>20800065-PP</td>
<td>10/11/2009</td>
<td>n/s</td>
<td>-</td>
<td>No Final Plat</td>
<td>52.56</td>
<td>RSF, RTF</td>
<td>113</td>
<td>113</td>
<td>48</td>
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<tr>
<td>Y</td>
<td>Diamond Rock (Homesteaded)</td>
<td>Prelim Plat</td>
<td>20800006-BSP</td>
<td>4/23/2009</td>
<td>Building Permits: B150154-3 B150154-4</td>
<td>Under Construction (No Further Permits)</td>
<td>4.32</td>
<td>O-35</td>
<td>0</td>
<td>0</td>
<td>96</td>
<td>96</td>
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<tr>
<td>Y</td>
<td>Replat McCarroll's Addition Phase 2</td>
<td>Final Plat</td>
<td>21300061-PPLT</td>
<td>1/21/2014</td>
<td>21500036-PPLT</td>
<td>7/15/2015</td>
<td>Not Started</td>
<td>1.69</td>
<td>RSF</td>
<td>13</td>
<td>13</td>
<td>96</td>
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<tr>
<td>N</td>
<td>McCarroll East²</td>
<td>Prelim Plat</td>
<td>29400077-PP/ZC</td>
<td>11/19/1994</td>
<td>Various (See Items Above)</td>
<td>Various Final Plats Listed Separately</td>
<td>118.2</td>
<td>RSF, RTF</td>
<td>133</td>
<td>7</td>
<td>28</td>
<td>28</td>
</tr>
</tbody>
</table>

Notes:
- For every two-family lot approved there are assumed to be two units; each duplex is two dwelling units.
- A Binding Site Plan was approved for this parcel. However, the BSP expired and the current project under construction is not being constructed as part of the BSP, rather as a new project outside the BSP. As no change in use or division of land was necessary, only building permits were required prior to construction.

The original McCarroll East preliminary plat approval included 257 single-family lots, 30 duplex lots, and 11 larger undivided parcels. Only those lots allowed prior to additional traffic analysis, AKA “Phase 1” (per NE decision 29400077PP/ZC) are listed herein. The “Unbuilt” category in this row only includes lots that were not already included in final plats in order rows on this table.

**Total Units in Final Plats**

<table>
<thead>
<tr>
<th></th>
<th>Single-Family</th>
<th>Two-Family</th>
<th>Multi-Family</th>
</tr>
</thead>
<tbody>
<tr>
<td>SF Units In Plt</td>
<td>544</td>
<td>0</td>
<td>96</td>
</tr>
<tr>
<td>SF Units Unbuilt</td>
<td>402</td>
<td>0</td>
<td>96</td>
</tr>
<tr>
<td>TF Units In Plt</td>
<td>316</td>
<td>76</td>
<td>0</td>
</tr>
<tr>
<td>TF Units Unbuilt</td>
<td>190</td>
<td>76</td>
<td>0</td>
</tr>
<tr>
<td>MF Units In Plt</td>
<td>250</td>
<td>0</td>
<td>96</td>
</tr>
<tr>
<td>MF Units Unbuilt</td>
<td>116</td>
<td>0</td>
<td>96</td>
</tr>
</tbody>
</table>

**Total Units in Preliminary Plats, Not Yet Finalized**

<table>
<thead>
<tr>
<th></th>
<th>Single-Family</th>
<th>Two-Family</th>
<th>Multi-Family</th>
</tr>
</thead>
<tbody>
<tr>
<td>SF Units In Plt</td>
<td>183</td>
<td>0</td>
<td>96</td>
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<tr>
<td>SF Units Unbuilt</td>
<td>163</td>
<td>0</td>
<td>96</td>
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<tr>
<td>TF Units In Plt</td>
<td>48</td>
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<td>0</td>
</tr>
<tr>
<td>TF Units Unbuilt</td>
<td>48</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>MF Units In Plt</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>MF Units Unbuilt</td>
<td>0</td>
<td>0</td>
<td>0</td>
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</tbody>
</table>
Site Plan revised; dated 5/2/16
Planning Staff & More Info

Tirrell Black, Associate Planner

tblack@spokanecity.org
509-625-6185

Documents 2015/2016 Comprehensive Plan Amendments

www.spokanecity.org/projects