

Appendix E

Shadle Area Zoning Review



This appendix reviews the existing zoning, according to the City of Spokane Municipal Code in the Shadle area. This review completes action items 1-5 of Table 3 in the plan, outlining how each of the land use proposals is possible within the existing zoning environment. Zoning reviews are provided for townhouse development, mixed-use development, senior housing development, and community center development.

The zoning map above shows the existing zoning designations within and surrounding the Shadle area.

Zoning	
	Center and Corridor Type 1
	Context Area 1
	Context Area 2
	Context Area 3
	Context Area 4
	Center and Corridor Type 2
	Mixed Use Transition-CC4
	Community Business
	Downtown Core
	Downtown University
	Downtown General
	Downtown South
	General Commercial
	Heavy Industrial
	Light Industrial
	Neighborhood Retail
	Office
	Office Retail
	Residential Agricultural
	Residential High Density
	Residential Multifamily
	Residential Single-Family
	Residential Two-Family

Action Item 1: Wellesley Ave, north side, between Alberta and Belt

The Shadle Plan proposes townhouses along the northern edge of Wellesley Avenue from its intersection with Alberta Street to its intersection with Belt Street. If this action were to occur, it would be led by private property owners.

The current zoning for this area is Residential Single Family (RSF). RSF requirements are sufficient for the proposed development and no changes to the zoning code are needed to achieve the vision of the Shadle Neighborhood Plan. A maximum of two attached townhouses per structure may be built on this site, unless it is developed as a Planned Unit Development, in which case structures can consist of more than two attached units.



Type of structure currently allowed by existing zoning code (above)

Type of structure allowed with PUD (below)



More about RSF Zoning

The Spokane Zoning Map designates this area as (RSF) which allows attached housing, like townhouses, permitting a maximum of two houses with a common wall. Structures with three or more attached houses require a PUD.

The RSF zone is a low-density single-family residential zone. It allows a minimum of four and a maximum of ten dwelling units per acre. One- and two-story buildings characterize the allowed housing. The major type of new development will be attached and detached single-family residences. In appropriate areas, more compact development patterns are permitted. The RSF zone is applied to areas that are designated residential 4-10 on the land use plan map of the comprehensive plan (SMC 17C.110.030).

A PUD, which is required for more than two attached homes, is a project permit for an overlay zone, approved by the hearing examiner, which does not fully comply with all of the development standards of the base zone in which it is located, but is approved based on superior or innovative design. (SMC 17A.020.160)

Site Recommendations

The vision in the Shadle Neighborhood Plan for this part of Wellesley depicts a street-front lined with townhouses, activating an urban neighborhood corridor. This is permitted by PUD, requiring no alterations to the existing zoning code.

This higher intensity of townhouse development will allow for the potential of higher population densities (limited at 10 dwelling units per acre) and a more active street, which will add to the neighborhood character of the Shadle Area.

Action Item 2 & 5: *Shadle Center, regional retail & internal central spine*

The plan's vision depicts a shopping and retail core lining the south edge of Wellesley and a new corridor through the middle of the shopping center. Mixed use development would bring offices and/or residential units to this area as well. If this action were to occur, it would be led by private property owners.

This area is currently zoned as Centers and Corridors Type 2 District Center (CC2-DC). No zoning changes are needed to achieve the vision of the Shadle Plan.

More about CC2 Zoning

The Type 2 center and corridor zone promotes new development and redevelopment that is pedestrian oriented while accommodating the automobile. (SMC 17C.122.020)

The Center and Corridor Zones are intended to bring employment, shopping, and residential activities into shared locations and encourage, through new development and rehabilitation, new areas for economic activity.

New development and redevelopment is encouraged in these areas that promotes a relatively cohesive development pattern with a mix of uses, higher density housing, buildings oriented to the street, screened parking areas behind buildings, alternative modes of transportation with a safe pedestrian environment, quality design, smaller blocks and relatively narrow streets with on-street parking. (SMC 17C.122.010)

More about District Centers

District Centers are usually located at the intersection of principal arterial streets or major transit hubs. District Centers offer a wide range of retail and service activities. They should also include plazas, green space, and a civic green or park to provide a focal point for the Center. Urban design guidelines of the Comprehensive Plan are used to promote compatible mixed land uses. Housing density should decrease as the distance from the District Center increases.

Site Recommendations

The development recommended in the Shadle Neighborhood Plan would use space that is currently used as a parking lot and/or strip mall developments. This area's designation as a District Center allows for greater intensity of land use by permitting higher density residential uses and more relaxed parking requirements.

In order to realize the vision for this part of the plan, development should use innovative techniques to ensure that higher intensity development can occur while still accommodating the parking and stormwater drainage requirements for Centers/Corridors zones.

Potential types of development for the Shadle Shopping Center:



Action Item 3: Hastings site, Wellesley and Ash (NWC)

The Shadle Neighborhood Plan proposes development of a community center which will act as a central resource for the surrounding neighborhood. One option for this would place the center on the northwest corner of Wellesley and Ash. Another option is to place the community center in a more central location along the eastern edge of the Shadle Shopping Center near Belt. The final decisions on siting and funding would be part of a larger community and property owner discussion.

The Hastings site is currently zoned for Neighborhood Retail 35 (NR-35), and the eastern edge of the Shadle Shopping Center is currently zoned for Centers and Corridors Type 1. Community center uses are allowed in both of these zones, so no changes to the zoning code are needed to achieve the vision of the Shadle Plan.

Potential types of structures for a Shadle Community Center:



More about NR Zoning

The NR Zone permits the use of institutional categories. A community center use falls under this category because it offers services to the public (SMC 17C.190.420).

Businesses that are neighborhood serving and pedestrian-oriented are encouraged in neighborhood retail locations. Drive-through facilities, including gas stations and similar auto-oriented uses are subject to limitations to reduce the impact of these activities on nearby residential uses (SMC 17C.120.030). The NR zone permits the use of institutional categories including colleges, community service, daycare, medical centers, parks and open areas, religious institutions, and schools. (SMC Table 17C.120-1)

The maximum height for NR zones is 35 feet, as designated by the number following the zone (NR-35). The height limit in the NR zone discourages buildings that visually dominate adjacent residential areas. Light, air and the potential for privacy are intended to be preserved in single-family residential zones that are close to commercial zones. (SMC 17C.120.220)

Site Recommendations

The old Hastings site consists of two parcels, which together provide about 2.5 acres. This is consistent with the approximate acreage of some other local community centers, so the site provides sufficient space for a new community center, even with the height restrictions.

A community center on the Hastings site should be connected to the rest of the neighborhood. The building will ideally provide easy access for pedestrians, with entrances connecting to sidewalks and street crossings. Parking should be provided in the rear of the building in order to maintain the pedestrian focus on the sidewalk. Development plans for this site should consider minimal building setbacks and parking requirements, while maximizing the floor area ratio.

A community center along the eastern edge of the shopping center by Belt would have greater flexibility in structure type and intensity, given fewer height and parking restrictions in CC1 zones. In this case, an alternative use should be considered for the old Hastings site.

Action Item 4: *Shadle Center, east side*

The Shadle Neighborhood Plan proposes a development within the new Shadle Shopping Center that provides senior housing opportunities. This will provide additional housing options for older populations seeking to live in the Shadle neighborhood. If this action were to occur, it would be led by private property owners.

The proposed site for this development is on the eastern edge of the shopping center, along Belt. This area is currently a Centers and Corridors Type 1 Zone, which permits residential uses.

No changes to the existing zoning are needed to achieve the vision for this part of the Shadle Neighborhood Plan.

More about CC1 Zoning & Group Living

Centers and Corridors Zoning allows for a wide range of uses, including residential and mixed use. Mixed use development can include senior housing, with retail or business services on the ground floor and housing units on the upper floors.

Residential uses mainly include residential household living, but also include group living. This is characterized by the residential occupancy of a structure by a group of people who do not meet the definition of Residential Household Living. The size of the group will be larger than the average size of a household. Tenancy is arranged on a month-to-month basis, or for a longer period. Uses where tenancy may be arranged for a shorter period are not considered residential. They are considered to be a form of transient lodging (see the Retail Sales and Service and Community Service categories). Generally, Group Living structures have a common eating area for residents. The residents may or may not receive any combination of care, training or treatment, as long as they also reside at the site.

All group living uses are subject to the requirements of chapter 17C.330 SMC, Group Living, including the maximum residential density provisions of Table 17C.330-1.

Site Recommendations

The Type 1 center and corridor zone promotes the greatest pedestrian orientation of the center and corridor zones. To accomplish this, some limitations are placed on auto-oriented activities and some types and the allowable size of some uses are controlled (SMC 17C.122.020). Therefore, development of this site should prioritize safe pedestrian connections. Those living in senior housing units may be less likely to be willing or able to drive, which means they may be more likely to be walking, riding a bike, or using a wheelchair to get around the neighborhood. Therefore, the site should focus on providing frequent and safe pedestrian and cycling facilities that connect to the shopping center, the park, and public transit.

Potential type of structure for Shadle Senior Housing:

