

Redding

Zone Change Supplement

Legal Descriptions:

Site "A": Portions of Lots 2, 3, 18, 19 and 20, Block 1, Vandervert's Addition described as follows:

Lot 2 and the N 45 ft. Lot 3 and the N 40 ft of Lot 18, Lot 19 and the S 5 ft. of Lot 20, Block 1 of said Vandervert's Addition.

Site "B": Portions of Lots 1, 2, 19 & 20, Block 2 Speck's Addition described as follows:

Lot 1 and the N 58' Lot 2 and Lots 19 and 20 of said Speck's Addition.

17G 060.170 C:

The following decision criteria shall be used for Type II and III permit applications:

1. The proposal is allowed under the provisions of the land use codes.

17C.120.030B. Office Retail is located in areas designated Office on the Land Use Plan Map of the Comprehensive Plan. The subject properties are designated Office.

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

The subject properties are currently designated Office on the comprehensive plan map. Both sites access directly to arterials of Maple and Ash for one site and Maple and Francis for the other. LU 1.5 states that office uses are encouraged along the south side of Francis. Notwithstanding, the market has failed to respond to these sites for limited office purposes of the O-35 zone. In contrast, there are only three (3) OR-35 sites located along the south side of Francis from Division to the subject property and all are currently being used. Citywide, there are only three (3) more O-35 sites and all of these are being used. Clearly, the enhanced opportunity of the OR-35 zone lends itself to the use and revitalization of these residential rental properties into new higher tax base improvements.

ED 3.5 and 3.6 seek to support locally owned businesses (3.5) and recognize the significant contributions of the small business to the economy of the City of Spokane and seek to enhance small business opportunities (3.6). The expanded opportunities of the OR-35 zone implement these goals.

3. The proposal meets the concurrency requirements of chapter 17D.010 SMC.

The change to OR would not require major infrastructure changes to accommodate OR use of these sites. Traffic mitigation and improvements would be the expense of the developer.

4. If approval of a site plan is required, the property is suitable for the proposed use and site plan considering the 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 the existence of natural, historic, or cultural features.

This application consists of two separate sites, owned by the applicant. Both sites are currently zoned Office and deemed acceptable for office use. The OR zone limits the inclusion of retail as a supporting service to the Office use.

5. The proposal will not have a significant adverse impact on the environment or the surrounding properties, and if necessary conditions 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.

The development standards of the Development Code and the OR zone address the issue of compatibility, thus assuring compatibility of land use.