



Agenda Sheet for City Council Meeting of:
09/22/2014

Date Rec'd	9/10/2014
Clerk's File #	ORD C35156
Renews #	
Cross Ref #	
Project #	
Bid #	
Requisition #	

Submitting Dept	PLANNING & DEVELOPMENT
Contact Name/Phone	TIRRELL BLACK 625-6185
Contact E-Mail	TBLACK@SPOKANECITY.ORG
Agenda Item Type	First Reading Ordinance
Agenda Item Name	0650 - ORDINANCE - AMENDMENT TO LAND USE PLAN MAP - Z1300069COMP

Agenda Wording

An ordinance relating to application #Z1300069COMP and amending the Land Use Plan Map of the City's Comprehensive Plan from "Office" to "CC Core" for 0.44 acres located at 2929 and 2937 East Wellesley Avenue; and amending the Zoning Map from "Office"

Summary (Background)

This application for Comprehensive Plan Land Use Map Amendment is being considered concurrently through the annual Comprehensive Plan Amendment cycle as required by the Growth Management Act. The application has fulfilled public participation and notification requirements. The Plan Commission held a Public Hearing on July 9, 2014 to consider this amendment and has unanimously recommended approval of the amendment. Plan Commission Findings & Conclusions are attached.

<u>Fiscal Impact</u>		<u>Budget Account</u>	
Neutral	\$		#
Select	\$		#
Select	\$		#
Select	\$		#
<u>Approvals</u>		<u>Council Notifications</u>	
<u>Dept Head</u>	WRIGHT, JO ANNE	<u>Study Session</u>	
<u>Division Director</u>	QUINTRALL, JAN	<u>Other</u>	PCED 8/18/14
<u>Finance</u>	DOLAN, PAM	<u>Distribution List</u>	
<u>Legal</u>	RICHMAN, JAMES	lhattenburg@spokanecity.org	
<u>For the Mayor</u>	SANDERS, THERESA	htrautman@spokanecity.org	
<u>Additional Approvals</u>		tblack@spokanecity.org	
<u>Purchasing</u>		schesney@spokanecity.org	
		jrichman@spokanecity.org	
		dhume@spokane-landuse.com	

FIRST READING OF THE ABOVE ORDINANCE
WAS HELD ON

9/22/2014

AND FURTHER ACTION WAS DEFERRED

CITY CLERK

PASSED BY SPOKANE CITY COUNCIL ON

11/17/2014

CITY CLERK



Continuation of Wording, Summary, Budget, and Distribution

Agenda Wording

(O-35) to "Centers and Corridors, Type 2 District Center", (CC2-DC).

Summary (Background)

Fiscal Impact

Select \$

Select \$

Budget Account

#

#

Distribution List

ORDINANCE NO. C35156

AN ORDINANCE RELATING TO APPLICATION #Z1300069COMP AND AMENDING THE LAND USE PLAN MAP OF THE CITY'S COMPREHENSIVE PLAN FROM "OFFICE" TO "CC CORE" FOR 0.44 ACRES LOCATED AT 2929 AND 2937 E. WELLESLEY AVENUE; AND AMENDING THE ZONING MAP FROM "OFFICE" (O-35) TO "CENTERS AND CORRIDORS, TYPE 2, DISTRICT CENTER" (CC2-DC); AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the Washington State Legislature passed the Growth Management Act (GMA) in 1990, requiring among other things, the development of a Comprehensive Plan (RCW 36.70A); and

WHEREAS, the City of Spokane adopted a Comprehensive Plan in May of 2001 that complies with the requirements of the Growth Management Act; and

WHEREAS, the Growth Management Act requires continuing review and evaluation of the Comprehensive Plan and contemplates an annual amendment process for incorporating necessary and appropriate revisions to the Comprehensive Plan; and

WHEREAS, land use amendment application Z1300069COMP was timely submitted to the City for consideration during the City's 2014 Comprehensive Plan amendment cycle; and

WHEREAS, Application Z1300069COMP seeks to amend the Land Use Plan Map of the City's Comprehensive Plan for a change from "Office" to "CC Core" for 0.44 acres located at 2929 and 2937 East Wellesley Avenue. If approved, the implementing zoning designation requested is "Centers and Corridors, Type 2, District Center" (CC2-DC); and

WHEREAS, staff requested comments from agencies and departments on December 19, 2013, and a public comment period ran from April 14, 2014 to June 12, 2014; and

WHEREAS, the Washington State Department of Commerce and appropriate state agencies were given the required 60-day notice before adoption of proposed changes to the Comprehensive Plan on June 2, 2014; and

WHEREAS, the Spokane City Plan Commission held a substantive workshop regarding the proposed Comprehensive Plan amendments on April 23, 2014; and

WHEREAS, a State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance were released on June 23, 2014 for the

Comprehensive Land Use Plan Map and Zoning Map changes ("DNS"). The public comment period for the SEPA determination ended on July 9, 2014; and

WHEREAS, notice of the SEPA Checklist and Determination, the Land Use Plan Map changes, and the Zoning Map changes, and announcement of the July 9, 2014 Plan Commission Public Hearing were published in the Spokesman-Review on Wednesday, June 25 and Wednesday, July 2, 2014; and

WHEREAS, Notice of Plan Commission Public Hearing and SEPA Determination was posted on the property and mailed to all property owners and taxpayers of record, as shown by the most recent Spokane County Assessor's record, and occupants of addresses of property located within a four hundred foot radius of any portion of the boundary of the subject property on June 24, 2014; and

WHEREAS, staff report found that Application Z1300069COMP met all the criteria and recommended approval of the application; and

WHEREAS, the Spokane Plan Commission conducted a public hearing and deliberated on July 9, 2014 for the Application Z1300069COMP and other proposed amendments; and

WHEREAS, the Spokane Plan Commission found that Application Z1300069COMP is consistent with and implements the Comprehensive Plan; and

WHEREAS, the Plan Commission voted 6 to 0 to recommend approval of Application Z1300069COMP; and

WHEREAS, the City Council adopts the recitals set forth herein as its findings and conclusions in support of its adoption of this ordinance and further adopts the findings, conclusions, and recommendations from the Planning & Development Services Staff Report and the City of Spokane Plan Commission for the same purposes; --

NOW, THEREFORE, THE CITY OF SPOKANE DOES ORDAIN:

1. Approval of Application. Application Z1300069COMP is approved.
2. Amendment of Land Use Map. The Spokane Comprehensive Plan Land Use Map is amended from "Office" to "CC Core" for 0.44 acres located at 2929 and 2937 East Wellesley Avenue as shown in Exhibit A.
3. Amendment of Zoning Map. The City of Spokane Zoning Map is amended from "O-35" to "CC2-DC" for this same area as shown in Exhibit B.
4. Ordinance Effective Date. This ordinance shall take effect on May 1, 2015, or the effective date of an ordinance adopted by City Council regarding center and corridor zoning regulations, whichever occurs first.

PASSED BY THE CITY COUNCIL ON November 17, 2014.

Ben Stuch
Council President

Attest:

Lisa Hester
City Clerk

Dan H. Cunniff
Mayor

Approved as to form:

James
Assistant City Attorney

12.03.2014
Date

Effective Date

