

Land Use Solutions & Entitlement

Land Use Planning Services

9101 N. MT. VIEW LANE Spokane, WA 99218
509-435-3108 (V) 509-467-0229 (F)

10-30-13

Tirrell Black , Assistant Planner
City of Spokane
808 W Spokane Falls Blvd.
Spokane WA 99201

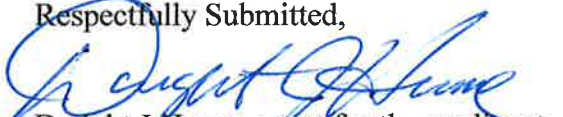
Ref: Comprehensive Plan Map Amendment

Dear Tirrell:

Attached hereto is a complete set of the required exhibits pertaining to a comprehensive plan amendment, located at the NW corner of Haven and Wellesley. You recall that you and Ken met with me on a pre-application to discuss this and we collectively agreed that the area currently zoned Office may be suitable for the CC-Core designation and the CC-2-DC zone, similar to the category and zone across Haven at the NE corner. Furthermore, our focus was upon the anticipated future interchange a few blocks to the east at Wellesley and the N/S freeway and its impact upon increased traffic being fed to and from this interchange, hence the auto-oriented zone of CC-2-DC.

I have since noticed that the area designated Corridor Transition exist immediately across the alley from this site and extends along the north half of the block beyond the subject proposal and beyond the other lot owned by the applicant but separated by one intervening home owner who resides in Deer Park and rents the house. We have contacted this owner and he is neutral on the proposed change, so I do not anticipate any objection to our proposed change. Nevertheless, I mention this because that rental home and our vacant parking lot adjoining his west boundary could just as easily be considered for this amendment as well. I know that the Planning Commission from time to time adds areas to the amendment before them and this may very well be an appropriate consideration by them, when they consider what is formally being submitted. If you and Ken feel that this may be appropriate, we will obtain that owners written support before this goes to a hearing.

Respectfully Submitted,


Dwight J Hume, agent for the applicant

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PLANNING & DEVELOPMENT SERVICES

City of Spokane

Planning Services
Department



General Application

DESCRIPTION OF PROPOSAL:

Comprehensive Plan Map Amendment from Office to CC-Core and from the O-35 Zone to CC-2-DC

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

36343.2914 2929 E Wellesley Avenue 36343.2917 2937 E Wellesley Avenue

APPLICANT:

Name: Land Use Solutions and Entitlement Dwight Hume Agent

Address: 9101 N Mt. View Lane Spokane WA 99218

Phone (home):

Phone (work):

509-435-3108

Email address: dhume@spokane-landuse.com

PROPERTY OWNER:

Name: R Properties LLC Duane Alton Managing Partner

Address: 712 N Lancashire Lane Liberty Lake WA 99019-8531

Phone (home):

Phone (work):

N/A

Email address: N/A

AGENT:

Name: Same as applicant

Address:

Phone (home):

Phone (work):

Email address:

ASSESSOR'S PARCEL NUMBERS:

36343.2914 and 36343.2917

LEGAL DESCRIPTION OF SITE:

Lots 14-16 Block 22, Hillyard, records of Spokane and Spokane County.

SIZE OF PROPERTY:

19,050 sf (.44 acres)

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LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:

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DESCRIPTION OF THE PROPOSED AMENDMENT Please check the appropriate box(es):

(Inconsistent Amendments will only be processed every other year beginning in 2005.)

- | | |
|---|---|
| <input type="checkbox"/> Comprehensive Plan Text Change | <input checked="" type="checkbox"/> Land Use Designation Change |
| <input type="checkbox"/> Regulatory Code Text Change | <input type="checkbox"/> Area-wide Rezone |

Please respond to these questions on a separate piece of paper. Incomplete answers may jeopardize your application's chances of being reviewed during this amendment cycle.

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1. General Questions (for all proposals): See Attached

- a. the nature of the proposed amendment and explain why the change is necessary.
- b. How will the proposed change provide a substantial benefit to the public?
- c. Is this application consistent or inconsistent with the Comprehensive Plan goals, objectives and policies? Describe and attach a copy of any study, report or data, which has been developed that supports the proposed change and any relevant conclusions. If inconsistent please discuss how Describe the analysis demonstrates that changed conditions have occurred which will necessitate a shift in goals and policies.
- d. 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? If inconsistent, describe the changed community needs or priorities that justify such an amendment and provide supporting documents, reports or studies.
- e. 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? If inconsistent please describe the changed regional needs or priorities that justify such an amendment and provide supporting documents, reports or studies.
- f. Are there any infrastructure implications that will require financial commitments reflected in the Six-Year Capital Improvement Plan?
- g. 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 adopted after 2001, or the Parks Plan? If yes, please describe and reference the specific portion of the affected plan, policy or regulation.
- h. If this proposal is to modify an Urban Growth Area (UGA) boundary, please provide a density and population growth trend analysis. Changes to the Urban Growth Area may occur only every five years and when the Board of County Commissioners (BoCC) reviews all UGA's countywide.

2. For Text Amendments: N/A

- a. Please provide a detailed description and explanation of the proposed text amendment. Show proposed edits in "line in/line out" format, with text to be added indicated by underlining, and text to be deleted indicated with ~~strikeouts~~.
- b. Reference the name of the document as well as the title, chapter and number of the specific goal, policy or regulation proposed to be amended/added.

3. For Map Change Proposals:

- a. Attach a map of the proposed amendment site/area, showing all parcels and parcel numbers.
- b. What is the current land use designation? Office
- c. What is the requested land use designation? CC-Core
- d. Describe the land uses surrounding the proposed amendment site (land use type, vacant/occupied, etc.)

Subject Property: Office, North: Single family and duplex residences; East: vacant nursing home; South: church and associated parking; West: S/F residence and parking lot

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Comprehensive Plan Amendment

Supplement

Wellesley and Haven

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- a. Describe the nature of the proposed amendment and explain why the change is necessary. *The site is located along two major arterials, Wellesley and Haven. Wellesley is expected to have increased traffic when the N/S freeway interchange is completed at Wellesley. In addition, the subject site is no longer a viable office site due to the existing conditions of the neighborhood adjacent to the north that is currently transitioning to rental housing. A vacant nursing home adjoins to the east across Haven and due to its outdated specialty purpose, has remained vacant and for sale in the market for years. These flanking land uses do not attract new office tenants to the subject property. Moreover, the CC-4-DC zone located adjacent to the north property boundary has yet to be implemented for new mixed use urban renewal.*
- b. How will the proposed change provide a substantial benefit to the public? *The proposed change enables other choices of use. The site is currently under-used, which indicates a lack of interest in using it for office use. Retail options will further ensure use, services and an increased tax revenue base.*
- c. Is this application consistent or inconsistent with the Comprehensive Plan goals, objectives and policies? Describe and attach a copy of any study, report or data, which has been developed that supports the proposed change and any relevant conclusions. If inconsistent please discuss how Describe the analysis demonstrates that changed conditions have occurred which will necessitate a shift in goals and policies. *The proposed change to CC-Core and CC2-DC is consistent with the adjacent designations and zoning east of Haven with similar classification and zoning. LU 3.1 recommends this designation where infrastructure is adequate to serve the site. No new infrastructure is needed at this location as it is adequate. LU 3.2 suggest that this category should not extend more than 2 blocks beyond from the center of a transportation corridor. The subject site is on the transportation corridor and was not included in any corridor designation.*
- d. 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? If inconsistent, describe the changed community needs or priorities that justify such an amendment and provide supporting documents, reports or studies. *The proposed amendment is consistent with applicable state and federal regulations because it is consistent with the adopted City-wide comprehensive plan.*
- e. 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? If inconsistent please describe the changed regional needs or priorities that justify such an amendment and provide supporting documents, reports or studies. *Yes it is consistent with CWPP.*
- f. Are there any infrastructure implications that will require financial commitments reflected in the Six-Year Capital Improvement Plan? *No*
- g. 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 adopted after 2001, or the Parks Plan? If yes, please describe and reference the specific portion of the affected plan, policy or regulation. *No*

- h. If this proposal is to modify an Urban Growth Area (UGA) boundary, please provide a density and population growth trend analysis. Changes to the Urban Growth Area may occur only every five years and when the Board of County Commissioners (BoCC) reviews all UGA's countywide. *N/A*

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DESCRIPTION OF PROPOSAL:

Comprehensive Plan Map Amendment from Office to CC-Core

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

2929 and 2937 E Wellesley Ave

APPLICANT:

Name: R Properties LLC C/O Duane Alton
Address: 712 N Lancashire Lane Liberty Lake WA 99019-8531
Phone (home): **Phone (work):** N/A
Email address: dalton7447@aol.com

PROPERTY OWNER:

Name: Same as applicant
Address:
Phone (home): **Phone (work):**
Email address:

AGENT:

Name: Dwight J Hume
Address: 9101 N Mt. View Lane Spokane WA 99218
Phone (home): **Phone (work):** 435-3108
Email address: dhume@spokane-landuse.com

ASSESSOR'S PARCEL NUMBERS:

36343.2914 and 36343.2917

LEGAL DESCRIPTION OF SITE:

NWC of Haven and Wellesley Ave

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SIZE OF PROPERTY:

19,050 sf (.44 acres)

LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:

Comp Plan Map Amendment

**DOES OWNER/APPLICANT OWN PROPERTY ADJACENT TO SUBJECT PROPERTY?
If yes, provide all parcel numbers.**

Yes, Parcel # 36343.2912

I acknowledge, as a part of this application, that I am responsible for all notification requirements as described in SMC 17G.060. for public hearing and community meeting. Copies of these instructions are available from the Planning Services Department or on www.spokaneplanning.org.

SUBMITTED BY:

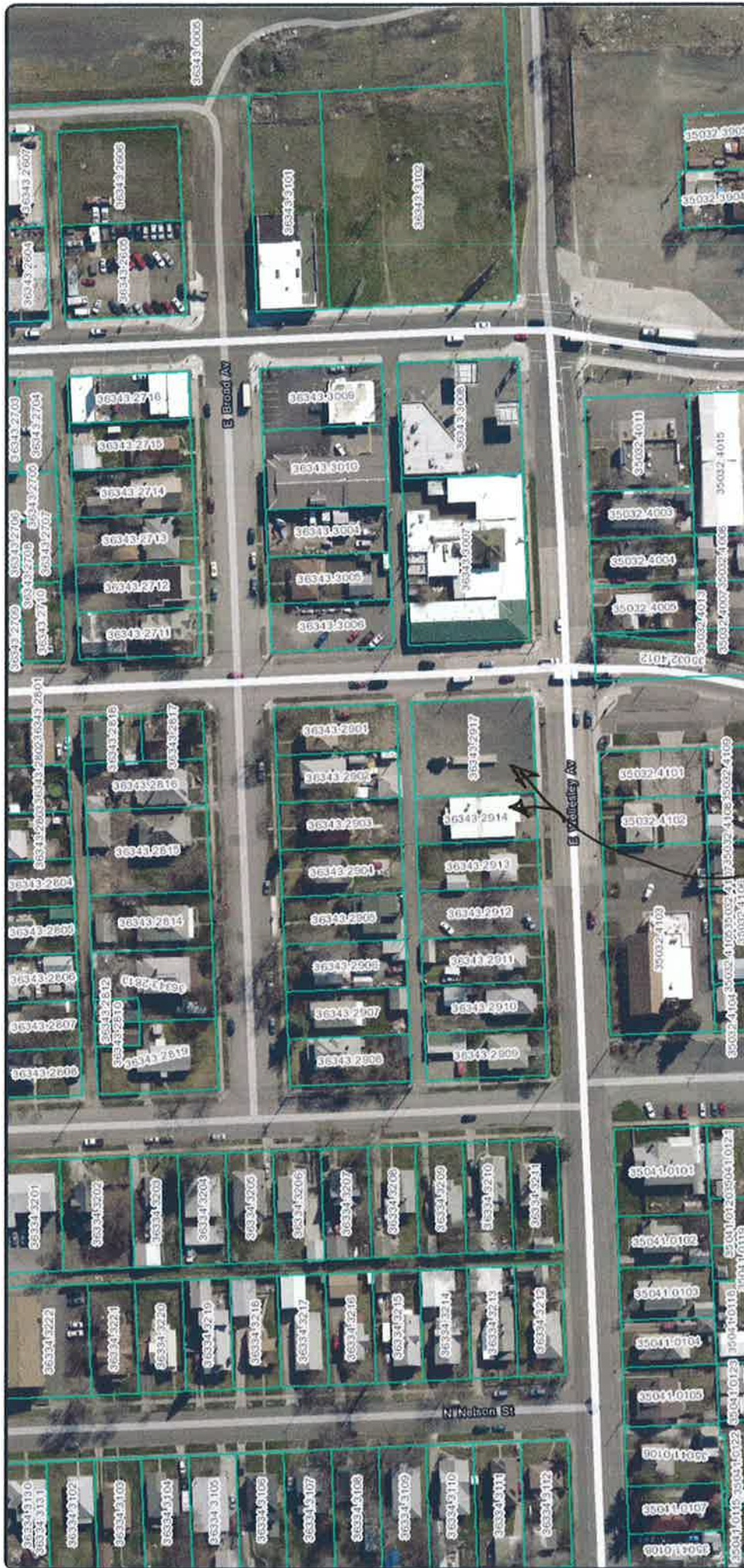


Applicant Property Owner Property Purchaser Agent

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Subject parcels

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