

2023/2024 Comprehensive Plan Amendments

Plan Commission Workshop

File Z23-477COMP & File Z23-478COMP

July 10, 2024

Kevin Freibott

Planning & Economic Development



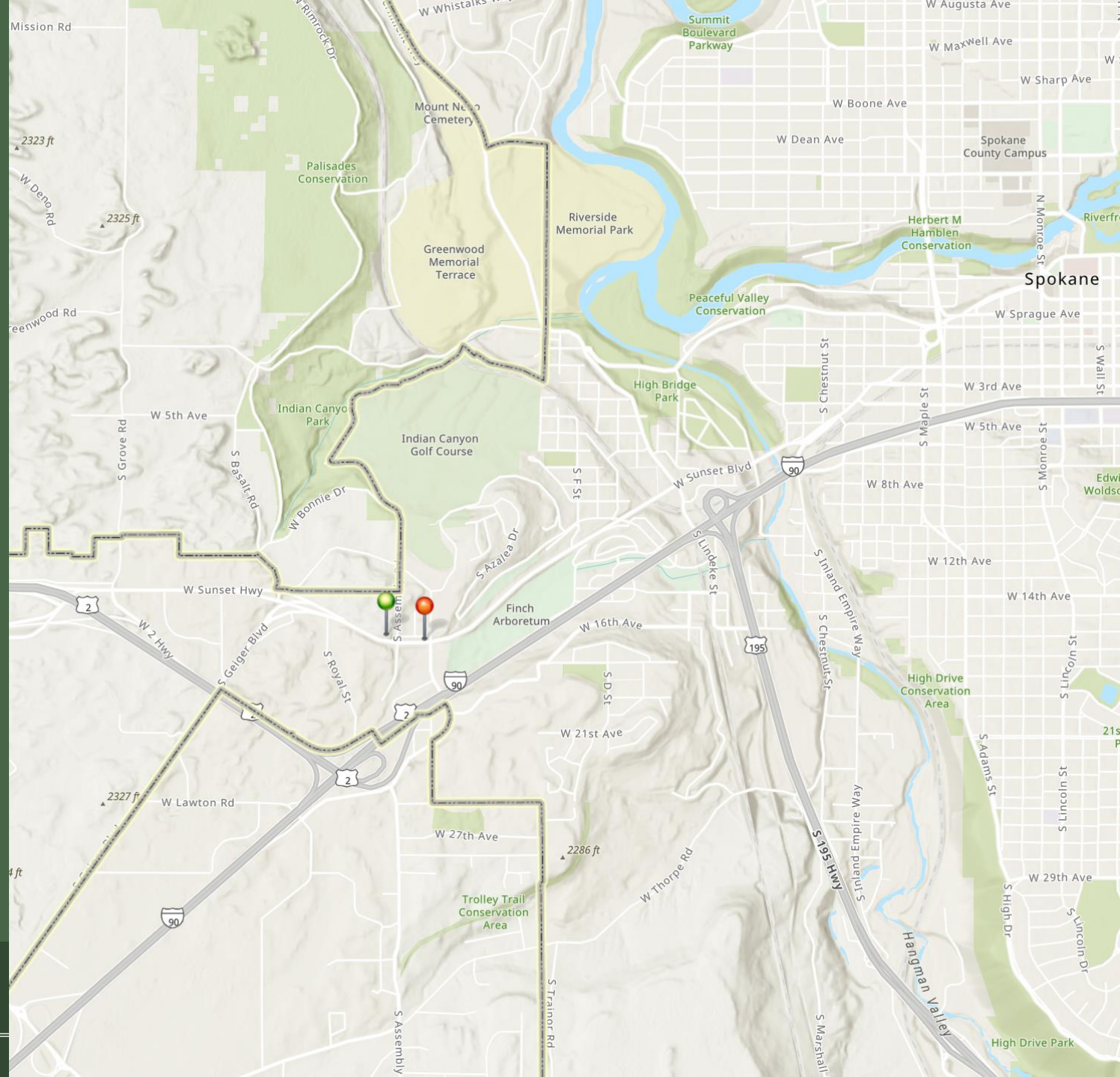
Decision Criteria Overview (SMC 17G.020.030)

- 11 criteria set forth in Spokane Municipal Code
- Of primary concern today:
 - Is the proposal internally consistent with the Comprehensive Plan?
 - Does the proposal conform to the location requirements of the Comprehensive Plan?
 - Is the site suitable for the types of development allowed in the proposed use/zoning?
 - Does the proposal implement the Comprehensive Plan policies better than current Use/Zoning



File Z23-477COMP

(Bemis & Rustle)*Red Pin



File Z23-477COMP

(Bemis & Rustle)

Project Boundaries:

North: Hotel
East: S Rustle St.
South: W Burch St.
West: S Bemis St.

Area of Change:

- 0.84 Acres
- 2 parcels

Features of Note:

- Immediately adjacent application.
- Former parking lot.



File Z23-477COMP

(Bemis & Rustle)

Project Boundaries:

North: Multifamily Residential
East: S Rustle St.
South: W Burch St.
West: S Bemis St.

Area of Change:

- 0.84 Acres
- 2 parcels

Features of Note:

- Immediately adjacent application.
- Former parking lot.



File Z23-477COMP (Bemis & Rustle)



Photo taken June 3, 2024

Facing Northwest

File Z23-477COMP (Bemis & Rustle)



Photo taken June 3, 2024

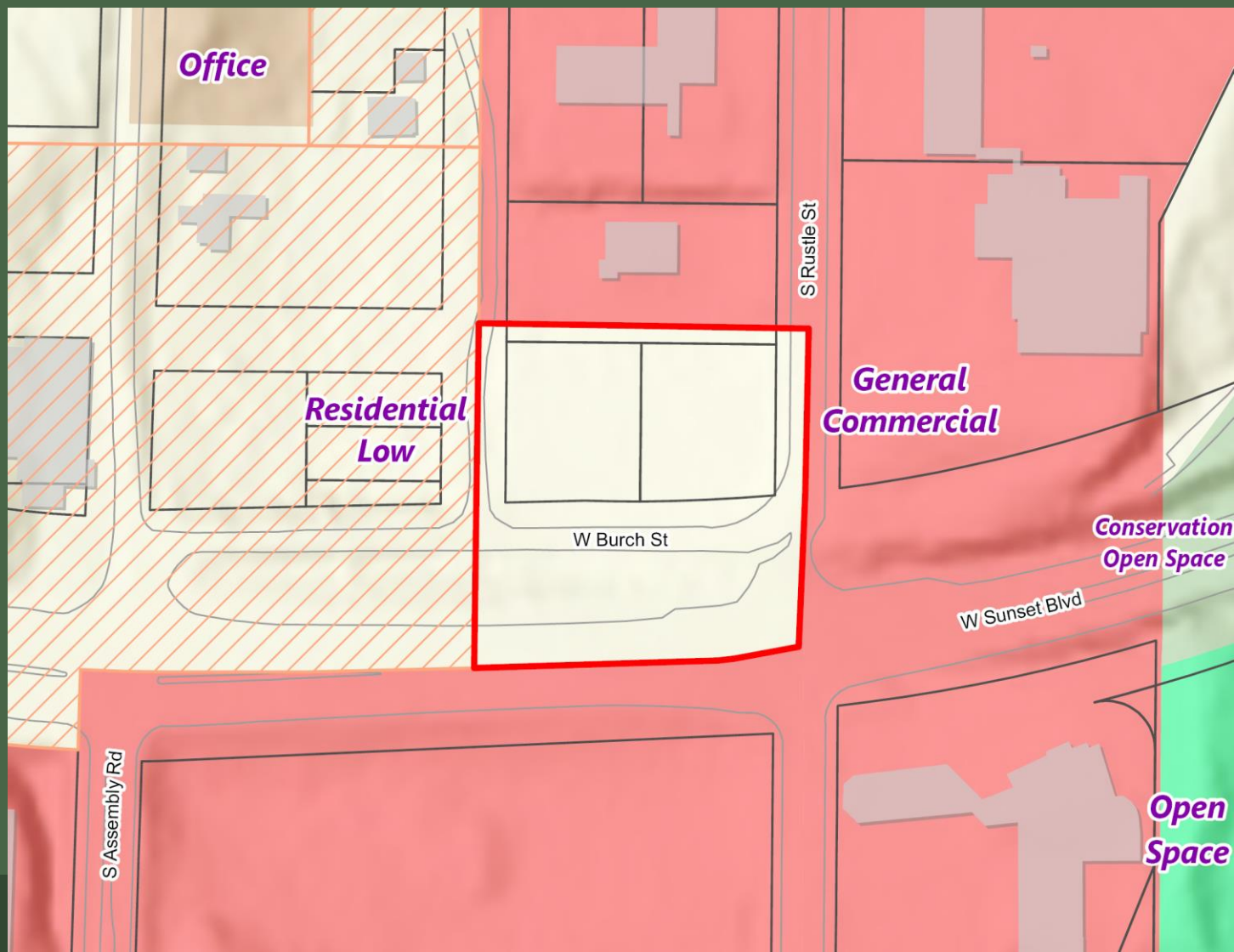
Facing Northeast

File Z23-477COMP

(Bemis & Rustle)

EXISTING

Land Use Plan Map Designation

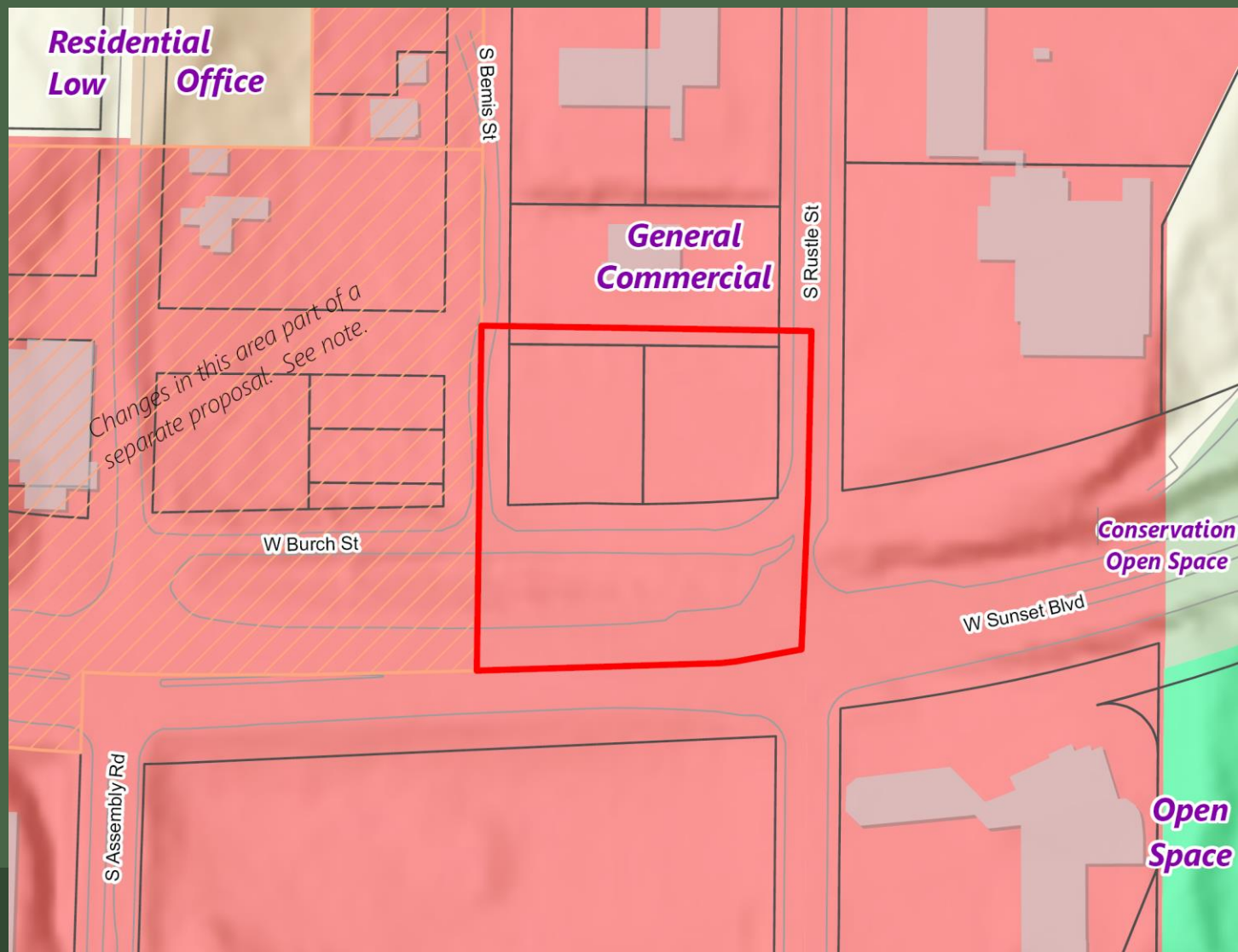


File Z23-477COMP

(Bemis & Rustle)

PROPOSED Land Use Plan Map Designation

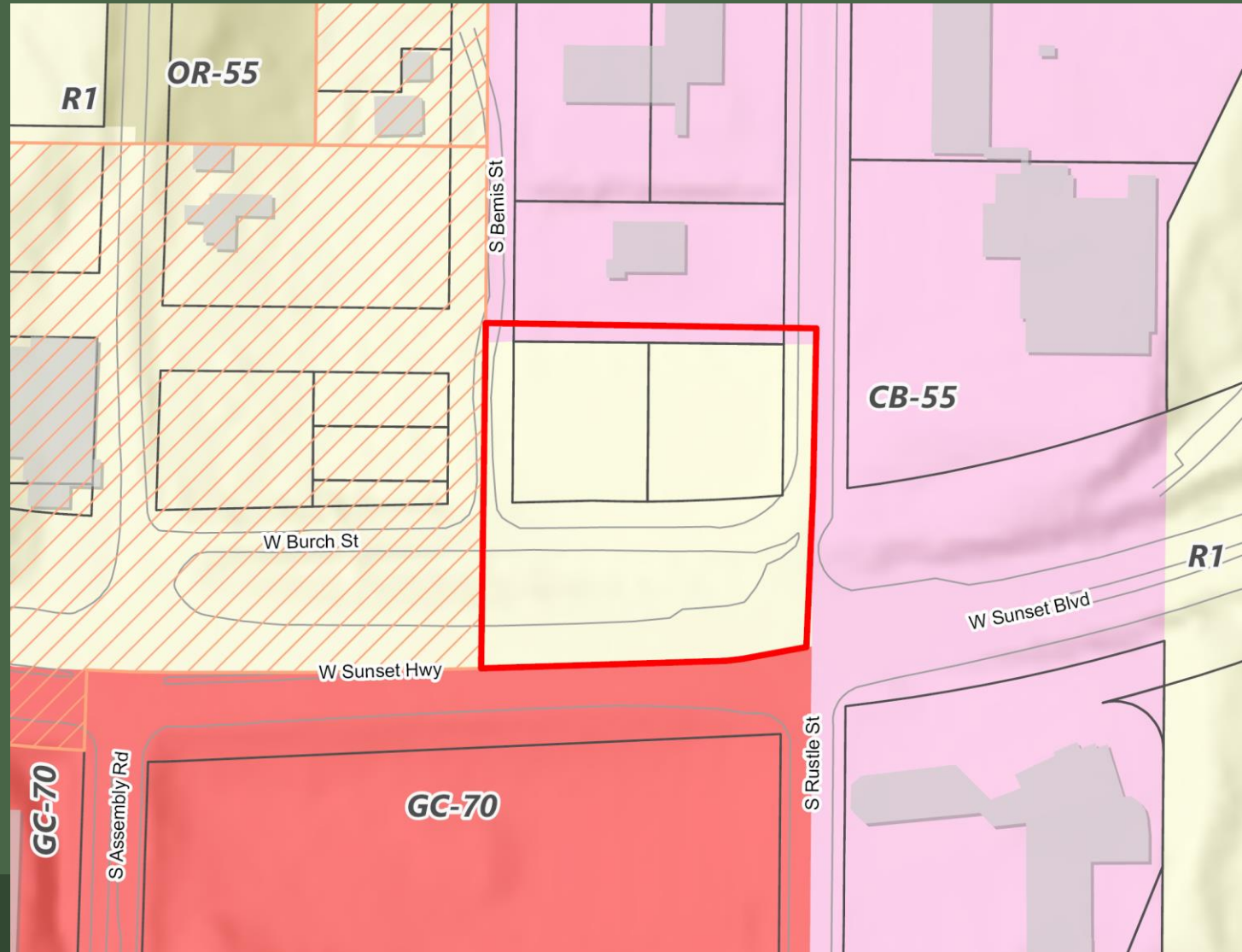
Please Note: Changes Show
Adjacent Application Also



File Z23-477COMP

(Bemis & Rustle)

EXISTING
Zoning

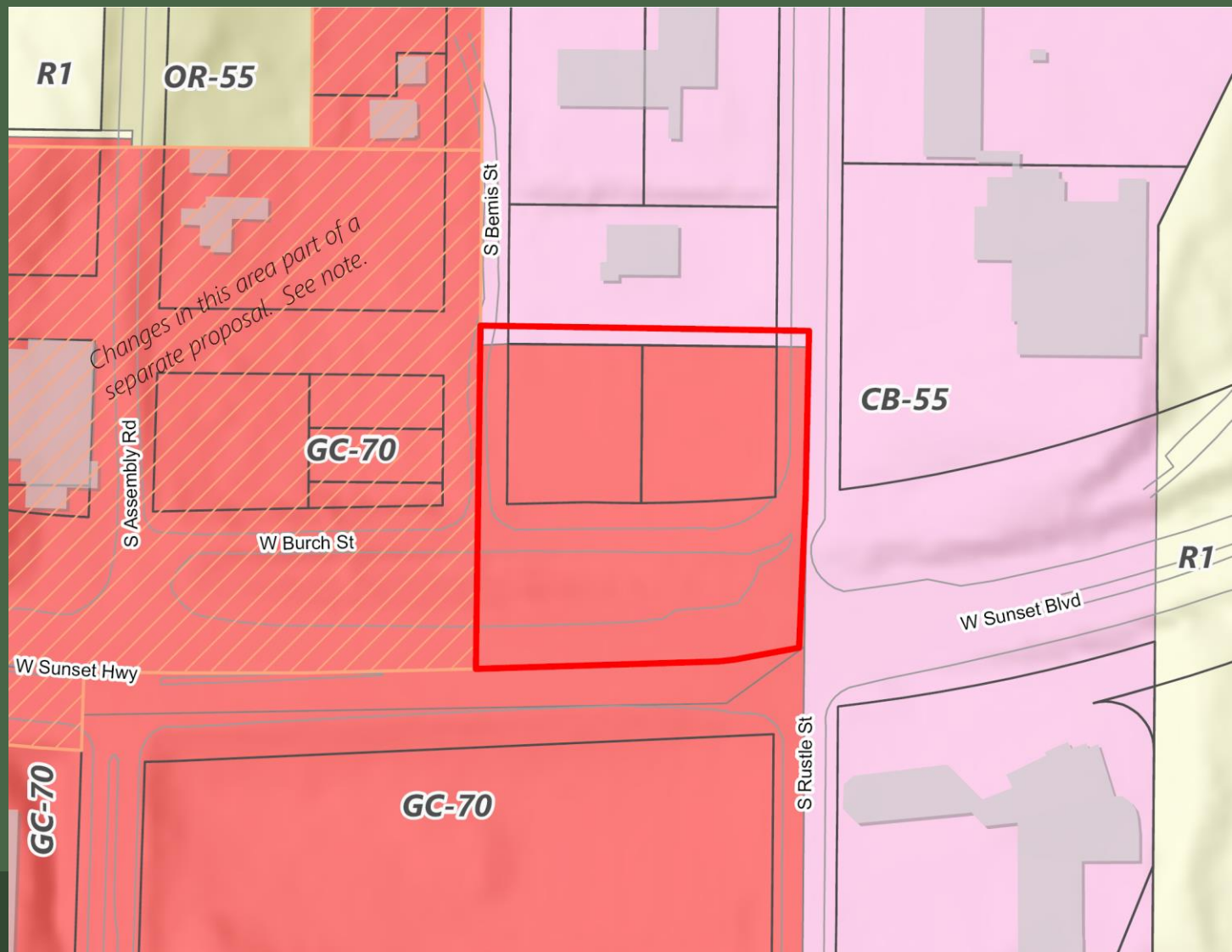


File Z23-477COMP

(Bemis & Rustle)

PROPOSED
Zoning

Please Note: Changes Show
Adjacent Application Also



File Z23-477COMP

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Comp Plan Policies

LU 1.8 General Commercial Uses

“Direct new General Commercial uses to Centers and Corridors designated on the Land Use Plan Map”

- *Exceptions to containment policy*
 - *Limited expansions allowed “adjacent to General Commercial areas” outside Centers*
 - *Expansions should avoid “intrusion where incompatible into established neighborhoods.”*



File Z23-477COMP

(Bemis & Rustle)

Comments Received:

Agency Comments:

ICM: No concerns.

Spokane Tribe: No concerns, requests inadvertent discovery plan.

Spokane Transit: Supports greater density near high-performance transit. Requests consultation at construction stage.

Public Comments: None received yet.



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(Bemis & Rustle)

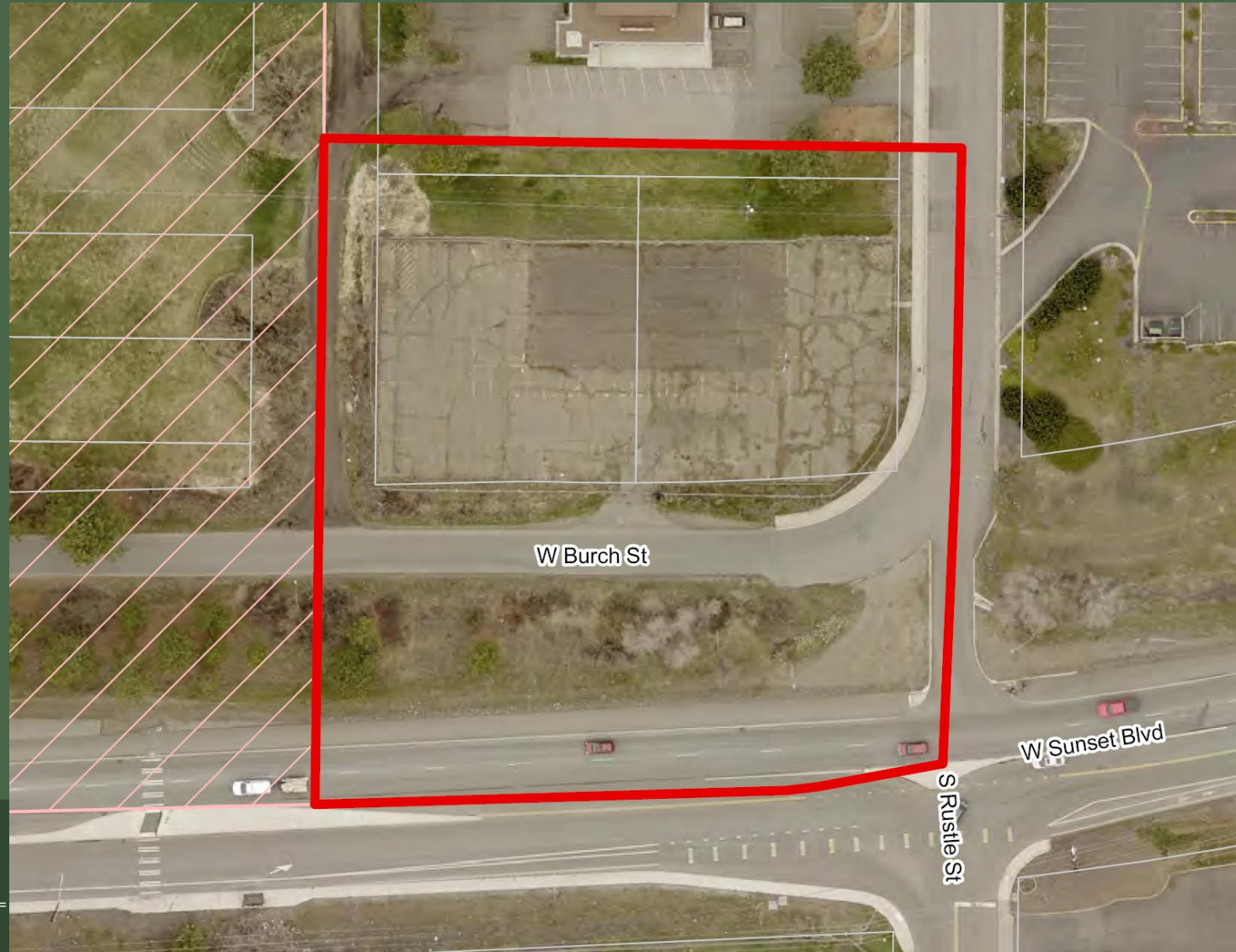
Plan Commission questions?



File Z23-477COMP

(Bemis & Rustle)

Applicant presentation . . .



Written Comments will be taken
throughout the process:

compplan@spokanecity.org



Project website at right:

[my.spokanecity.org/projects/2023-2024-
proposed-comprehensive-plan-amendments/](https://my.spokanecity.org/projects/2023-2024-proposed-comprehensive-plan-amendments/)

