



Agenda Sheet for City Council:
Committee: Urban Experience **Date:** 11/11/2024
Committee Agenda type: Consent

Date Rec'd 11/13/2024
Clerk's File # ORD C36614
Cross Ref #
Project #

Council Meeting Date: 11/25/2024

Submitting Dept	PLANNING & ECONOMIC	Bid #	
Contact Name/Phone	KAYCEE (509) 625 - 6194	Requisition #	
Contact E-Mail	KDOWNEY@SPOKANE.CITY.ORG		
Agenda Item Type	First Reading Ordinance		
Council Sponsor(s)	ZZAPPONE JBINGLE KKLITZKE		
Agenda Item Name	0650 - Z24-105COMP – SOUTH LOGAN TOD PLAN IMPLEMENTATION –		

Agenda Wording

A city-sponsored proposal, Z24-105COMP, seeking to amend the Land Use Plan Map and Zoning Map for the 361-acre South Logan Study Area to Implement the South Logan TOD Plan adopted by Council on January 29, 2024 (RES 2024-0015).

Summary (Background)

The proposal concerns 604 parcels in the 361-acre South Logan Study Area, identified in the South Logan Transit-Oriented Development (TOD) Plan and Final Environmental Impact Statement adopted by Council on January 29, 2024 (RES 2024-0015). Proposal Z24-105COMP is a city-sponsored proposal intended to implement the Land Use and Zoning changes envisioned by the South Logan TOD Plan. The proposal would amend the Comprehensive Plan Land Use Plan Map from "Residential Low," "Residential Moderate,"

Lease? NO Grant related? NO Public Works? NO

Fiscal Impact

Approved in Current Year Budget? N/A

Total Cost \$

Current Year Cost \$

Subsequent Year(s) Cost \$

Narrative

Processing of Comprehensive Plan Amendments utilizes existing staff time and resources. No additional costs are associated with the adoption of this proposal.

Amount		Budget Account
Neutral	\$	#
Select	\$	FIRST READING OF THE ABOVE #
Select	\$	ORDINANCE HELD ON #
Select	\$	11/25/2024 #
Select	\$	AND FURTHER ACTION WAS DEFERRED #
Select	\$	12/12/2024 #

CITY CLERK

PASSED BY
 SPOKANE CITY COUNCIL:

CITY CLERK



Continuation of Wording, Summary, Approvals, and Distribution

Agenda Wording

Summary (Background)

"Institutional," "General Commercial," "Center and Corridor Transition Area," and "Center and Corridor Core Area" to "Residential Moderate," "Residential High," "Institutional," and "Center and Corridor Core Area" and amend the Zoning Map from "R1," "R2," "Residential Multifamily (RMF)," "Residential High Density, 55-Foot Height Limit (RHD-55)," "Office Retail, 55-Foot Height Limit (OR-55)," "General Commercial, 150-Foot Height Limit (GC-150)," "Context Area 1/2/3/4" (Hamilton Form Based Code), and "Centers And Corridors, District Center (CC1-DC)" to "Residential Multifamily, 40-Foot Height Limit (RMF-40)," "Residential High Density, 55-Foot Height Limit (RHD-55)," "Residential High Density, 75-Foot Height Limit (RHD-75)," "Context Area 1 (Ca1)" (Hamilton Form-Based Code), And "Centers And Corridors, Employment Center (CC1-EC)." This Application is being co

Approvals

<u>Dept Head</u>	GARDNER, SPENCER
<u>Division Director</u>	GARDNER, SPENCER
<u>Accounting Manager</u>	ORLOB, KIMBERLY
<u>Legal</u>	KAPAUN, MEGAN
<u>For the Mayor</u>	PICCOLO, MIKE

Additional Approvals

Distribution List

	Kdowney@spokanecity.org
bwhitmarsh@spokanecity.org	kfreibott@spokanecity.org
eking@spokanecity.org	sgardner@spokanecity.org
smacdonald@spokanecity.org	

Committee Agenda Sheet

Urban Experience Committee

Committee Date	November 11, 2024
Submitting Department	Planning & Economic Development
Contact Name	KayCee Downey
Contact Email & Phone	kdowney@spokanecity.org , (509) 625 - 6194
Council Sponsor(s)	<u>CM Zack Zappone, CM Jonathan Bingle, and CM Kitty Klitzke</u>
Select Agenda Item Type	<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Discussion Time Requested:
Agenda Item Name	Z24-105COMP – South Logan TOD Plan Implementation – Comprehensive Plan Amendment
Proposed Council Action	<input checked="" type="checkbox"/> Approval to proceed to Legislative Agenda <input type="checkbox"/> Information Only
Summary (Background) *use the Fiscal Impact box below for relevant financial information	<p>The proposal concerns 604 parcels in the 361-acre South Logan Study Area, identified in the South Logan Transit-Oriented Development (TOD) Plan and Final Environmental Impact Statement adopted by Council on January 29, 2024 (RES 2024-0015).</p> <p>Proposal Z24-105COMP is a city-sponsored proposal intended to implement the Land Use and Zoning changes envisioned by the South Logan TOD Plan. The proposal would amend the Comprehensive Plan Land Use Plan Map from “Residential Low,” “Residential Moderate,” “Institutional,” “General Commercial,” “Center and Corridor Transition Area,” and “Center and Corridor Core Area” to “Residential Moderate,” “Residential High,” “Institutional,” and “Center and Corridor Core Area” and amend the Zoning Map from “R1,” “R2,” “Residential Multifamily (RMF),” “Residential High Density, 55-Foot Height Limit (RHD-55),” “Office Retail, 55-Foot Height Limit (OR-55),” “General Commercial, 150-Foot Height Limit (GC-150),” “Context Area 1/2/3/4” (Hamilton Form Based Code), and “Centers And Corridors, District Center (CC1-DC)” to “Residential Multifamily, 40-Foot Height Limit (RMF-40),” “Residential High Density, 55-Foot Height Limit (RHD-55),” “Residential High Density, 75-Foot Height Limit (RHD-75),” “Context Area 1 (Ca1)” (Hamilton Form-Based Code), And “Centers And Corridors, Employment Center (CC1-EC).”</p> <p>This Application is being considered concurrently with five others through the annual Comprehensive Plan Amendment cycle. The application has fulfilled public participation and notification requirements. The Plan Commission held a Public Hearing on October 9, 2024, to consider this Application and recommended approval of the proposal.</p>
Fiscal Impact Approved in current year budget? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A Total Cost: <u>Click or tap here to enter text.</u> Current year cost: Subsequent year(s) cost:	
Narrative: <u>Processing of Comprehensive Plan Amendments utilizes existing staff time and resources. No additional costs are associated with the adoption of this proposal.</u>	
Funding Source <input type="checkbox"/> One-time <input type="checkbox"/> Recurring <input checked="" type="checkbox"/> N/A	

Specify funding source: Select Funding Source*

Is this funding source sustainable for future years, months, etc? [Click or tap here to enter text.](#)

Expense Occurrence One-time Recurring N/A

Other budget impacts: (revenue generating, match requirements, etc.)

Operations Impacts (If N/A, please give a brief description as to why)

What impacts would the proposal have on historically excluded communities?

Impacts of the proposal, including impacts on vulnerable communities, were evaluated through the South Logan TOD Final Environmental Impact Statement adopted by Council (RES 2024-0015). The intent of the proposal, in alignment with the South Logan TOD Plan, is to support high quality transit, increase housing capacity and diversity, and promote affordability along the City Line bus rapid transit in the South Logan area, increasing access to existing multimodal transportation options.

How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities?

The proposal is a land use and zoning map change and does not guarantee future development of the subject properties. The South Logan TOD Plan reviewed and analyzed environmental and social impacts of planned development and development alternatives as part of the process. An analysis of existing conditions established a baseline to inform the project with data on demographics, socioeconomics, housing and market conditions, land use and zoning, and infrastructure needs. The proposal is implementing the adopted Plan with no additional data collection. However, the Planning & Economic Development Department generally follows these proposals to track whether the subject properties develop in the future.

How will data be collected regarding the effectiveness of this program, policy or product to ensure it is the right solution?

As stated above, the department generally tracks these proposals to see if they develop. Doing so allows for informed revisions to ensure the efficacy of the program as warranted. Additionally, the Planned Action Ordinance associated with the South Logan TOD Project and based off the proposed land use plan map designations and zones (ORD C36554 approved on July 22, 2024) mandates monitoring with a full review no later than five years from the effective date, ensuring department tracking throughout the South Logan TOD Subarea and relevant policies.

Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others?

The South Logan TOD Plan (RES 2024-0015), adopted by City Council in January 2024, consisted of a 20-month subarea planning process which established a coordinated framework and community vision for encouraging mixed-use, walkable places in the South Logan Study Area and identified desired land use and zoning designations for the subarea. This proposal is consistent with numerous Comprehensive Plan Policies, which can be found in the staff report, including **LU 1.4 Higher Intensity Residential Areas** and **LU 3.2 Centers and Corridors**, and implements the desired land use and zoning conditions identified by the South Logan TOD Plan. After reviewing the criteria set forth in SMC 17G.020.030, Plan Commission found the proposal consistent with the Comprehensive Plan and all applicable review criteria, voting to recommend City Council approval of the proposal.

Ordinance No. C36614

AN ORDINANCE RELATING TO PROPOSAL FILE Z24-105COMP AMENDING MAP LU 1, LAND USE PLAN MAP, OF THE CITY'S COMPREHENSIVE PLAN FROM "RESIDENTIAL LOW," "RESIDENTIAL MODERATE," "INSTITUTIONAL," "GENERAL COMMERCIAL," "CENTER AND CORRIDOR TRANSITION AREA," AND "CENTER AND CORRIDOR CORE AREA" TO "RESIDENTIAL MODERATE," "RESIDENTIAL HIGH," "INSTITUTIONAL," AND "CENTER AND CORRIDOR CORE AREA" FOR APPROXIMATELY 361 ACRES, CONSISTING OF 604 PARCELS, IN THE SOUTH LOGAN STUDY AREA, AS DEFINED BY THE SOUTH LOGAN TOD PLAN (RES 2024-0015); AND AMENDING THE ZONING MAP FROM "R1," "R2," "RESIDENTIAL MULTIFAMILY (RMF)," "RESIDENTIAL HIGH DENSITY, 55-FOOT HEIGHT LIMIT (RHD-55)," "OFFICE RETAIL, 55-FOOT HEIGHT LIMIT (OR-55)," "GENERAL COMMERCIAL, 150-FOOT HEIGHT LIMIT (GC-150)," "CONTEXT AREA 1/2/3/4" (HAMILTON FORM BASED CODE), AND "CENTERS AND CORRIDORS, DISTRICT CENTER (CC1-DC)" TO "RESIDENTIAL MULTIFAMILY, 40-FOOT HEIGHT LIMIT (RMF-40)," "RESIDENTIAL HIGH DENSITY, 55-FOOT HEIGHT LIMIT (RHD-55)," "RESIDENTIAL HIGH DENSITY, 75-FOOT HEIGHT LIMIT (RHD-75)," "CONTEXT AREA 1 (CA1)" (HAMILTON FORM-BASED CODE), AND "CENTERS AND CORRIDORS, EMPLOYMENT CENTER (CC1-EC)."

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, City Council adopted the Transit Oriented Development ("TOD") Framework Action Plan (RES 2022-0039) in May 2022, identifying strategies best suited to Spokane for supporting TOD along new High-Performance Transit lines, including a focus on South Logan; and

WHEREAS, the City completed a 20-month planning and public engagement process to review existing conditions and regulations, establish a coordinated framework and community vision for encouraging mixed-use, walkable places, and study environmental impacts of planned development in the South Logan Study Area; and

WHEREAS, the City provided opportunities for meaningful public involvement and review in the South Logan TOD Plan and Environmental Impact Statement ("EIS")

process, including a community meeting consistent with RCW 43.21C.440; considered all comments received; and, as appropriate, modified the proposal or mitigation measures in response to comments, resulting in the Preferred Alternative analyzed in the Final Environmental Impact Statement (“FEIS”); and

WHEREAS, on January 29, 2024, Spokane City Council adopted by resolution (RES 2024-0015) the Final South Logan TOD Plan and FEIS as a declaration of the subarea’s desired future condition; and

WHEREAS, Proposal Z24-105COMP intends to implement the vision adopted in the Final South Logan TOD Plan and FEIS,

WHEREAS, Proposal Z24-105COMP seeks to amend the Land Use Plan Map of the City’s Comprehensive Plan for 361 acres, consisting of 604 parcels, from “Residential Low,” “Residential Moderate,” “Institutional,” “General Commercial,” “Center and Corridor Transition Area,” and “Center and Corridor Core Area” to “Residential Moderate,” “Residential High,” “Institutional,” and “Center and Corridor Core Area;” and

WHEREAS, Proposal Z24-105COMP seeks to amend the zoning map for the subject properties from “R1,” “R2,” “Residential Multifamily (RMF),” “Residential High Density, 55-Foot Height Limit (RHD-55),” “Office Retail, 55-Foot Height Limit (OR-55),” “General Commercial, 150-Foot Height Limit (GC-150),” “Context Area 1/2/3/4” (Hamilton Form Based Code), and “Centers And Corridors, District Center (CC1-DC)” to “Residential Multifamily, 40-Foot Height Limit (RMF-40),” “Residential High Density, 55-Foot Height Limit (RHD-55),” “Residential High Density, 75-Foot Height Limit (RHD-75),” “Context Area 1 (Ca1)” (Hamilton Form-Based Code), And “Centers And Corridors, Employment Center (CC1-EC);” and

WHEREAS, City Council adopted RES 2024-0029 on March 25, 2024, including Proposal Z24-105COMP in the 2024 Comprehensive Plan Amendment Work Program; and

WHEREAS, staff requested comments from agencies and departments on May 7, 2024, and a public comment period ran from June 10, 2024 to August 9, 2024; and

WHEREAS, the Spokane Plan Commission held a workshop to study the proposal on June 12, 2024; 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 September 17, 2024; and

WHEREAS, a staff report for Proposal Z24-105COMP reviewing all the criteria relevant to consideration of the proposal was published on September 20, 2024 and sent to all applicants, commenters, and the Plan Commission; and

WHEREAS, notice of the SEPA Checklist and Determination and announcement of the Plan Commission Hearing for the proposal was published in the Spokesman-Review on September 25, 2024, and October 2, 2024; and

WHEREAS, Notice of Plan Commission Public Hearing and SEPA Determination was mailed to all property owners, occupants, and taxpayers of record, as shown in the most recent Spokane County Assessor's record for all properties within 400 linear feet of any portion of the boundary of the subject properties, pursuant to Spokane Municipal Code 17G.020.070, on September 25, 2024; and

WHEREAS, the Spokane Plan Commission held a public hearing on October 9, 2024, including staff presentation, taking of public testimony, closing of the verbal and written public record, and deliberations; and

WHEREAS, the Spokane Plan Commission found that Proposal Z24-105COMP is consistent with and implements the Comprehensive Plan; and

WHEREAS, the Spokane Plan Commission found that Proposal Z24-105COMP meets the final review criteria for Comprehensive Plan Amendments delineated in Spokane Municipal Code 17G.020.030; and

WHEREAS, the Spokane Plan Commission voted 9 to 0 to recommend approval of Proposal Z24-105COMP; and

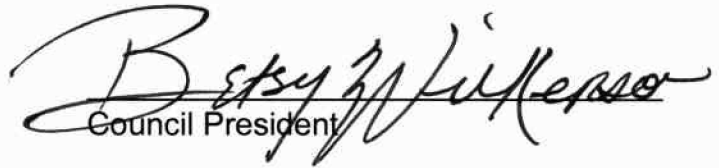
WHEREAS, the City Council adopts the recitals set forth herein as its findings and conclusions in support of its adoption of this ordinance and further adopts the findings, conclusions, and recommendations from the Planning Services Staff Report and the City of Spokane Plan Commission for the same purposes;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

NOW, THEREFORE, THE CITY OF SPOKANE DOES ORDAIN:

1. Approval of the Proposal. Proposal Z24-105COMP is approved.
2. Amendment of the Land Use Map. Comprehensive Plan Map LU 1, Land Use Plan Map, is amended from "Residential Low," "Residential Moderate," "Institutional," "General Commercial," "Center and Corridor Transition Area," and "Center and Corridor Core Area" to "Residential Moderate," "Residential High," "Institutional," and "Center and Corridor Core Area" for the 361-acre South Logan Study Area, as shown in Exhibit B.
3. Amendment of the Zoning Map. The City of Spokane Zoning Map is amended from "R1," "R2," "Residential Multifamily (RMF)," "Residential High Density, 55-Foot Height Limit (RHD-55)," "Office Retail, 55-Foot Height Limit (OR-55)," "General Commercial, 150-Foot Height Limit (GC-150)," "Context Area 1/2/3/4" (Hamilton Form Based Code), and "Centers And Corridors, District Center (CC1-

DC)" to "Residential Multifamily, 40-Foot Height Limit (RMF-40)," "Residential High Density, 55-Foot Height Limit (RHD-55)," "Residential High Density, 75-Foot Height Limit (RHD-75)," "Context Area 1 (Ca1)" (Hamilton Form-Based Code), And "Centers And Corridors, Employment Center (CC1-EC)," as shown in Exhibit C.

PASSED BY THE CITY COUNCIL ON December 2, 2024.


Council President

Attest:

Approved as to form:


City Clerk


Assistant City Attorney


Mayor

12/13/2024
Date



1/12/2025
Effective Date



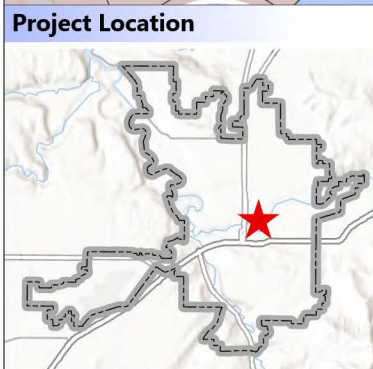
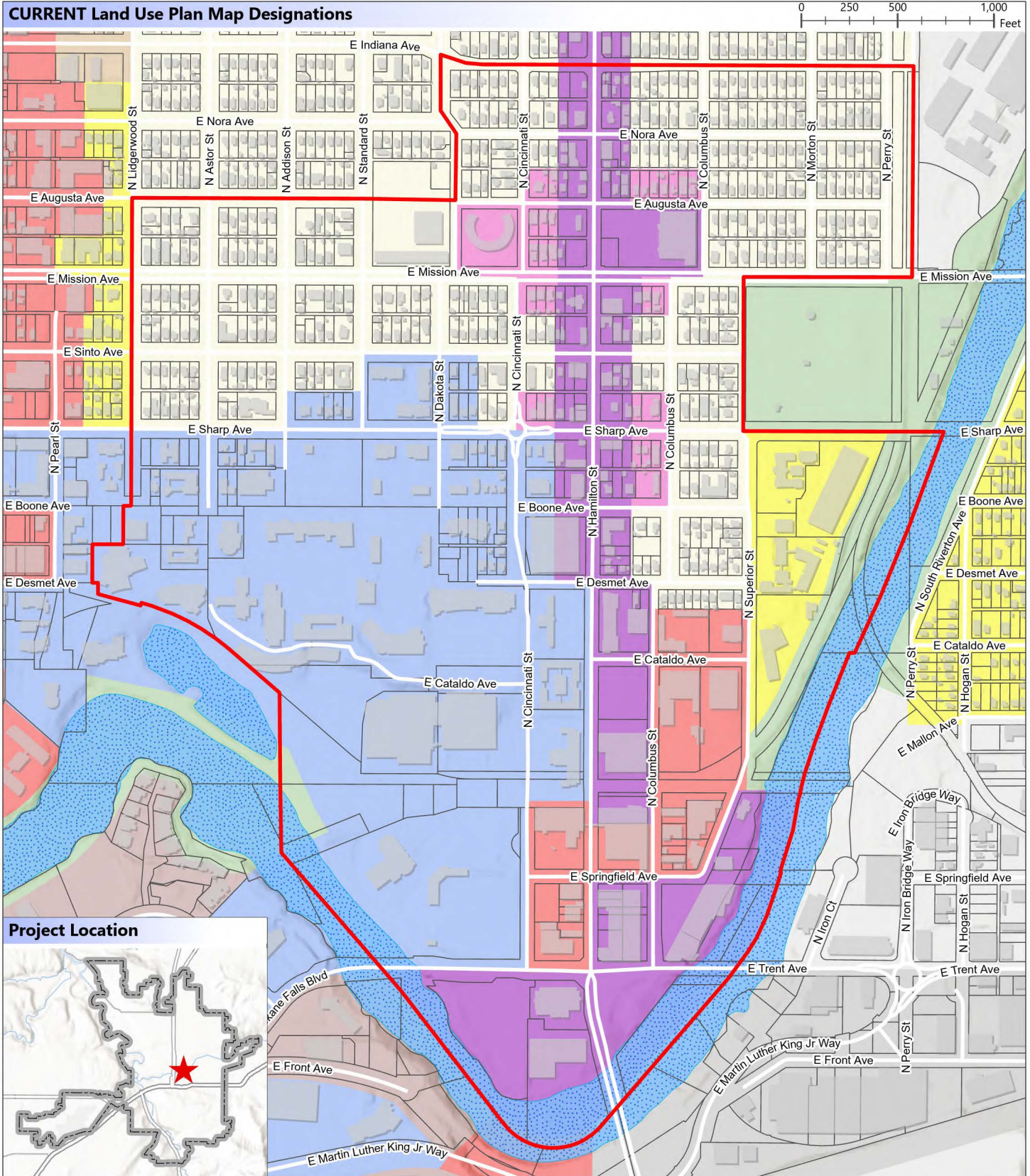
Exhibit B1: Current Land Use Plan Map

Department of Planning & Economic Development



THIS IS NOT A LEGAL DOCUMENT
The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

Drawing Scale: 1:8,500



- | | | | | | |
|--------------|-----------|-------------------------|---------------|--------------------|------------------|
| Project Area | Parcel | Conservation Open Space | Office | General Commercial | Heavy Industrial |
| Buildings | Waterbody | Residential Low | CC Core | Downtown | Institutional |
| | | Residential Moderate | CC Transition | Light Industrial | |



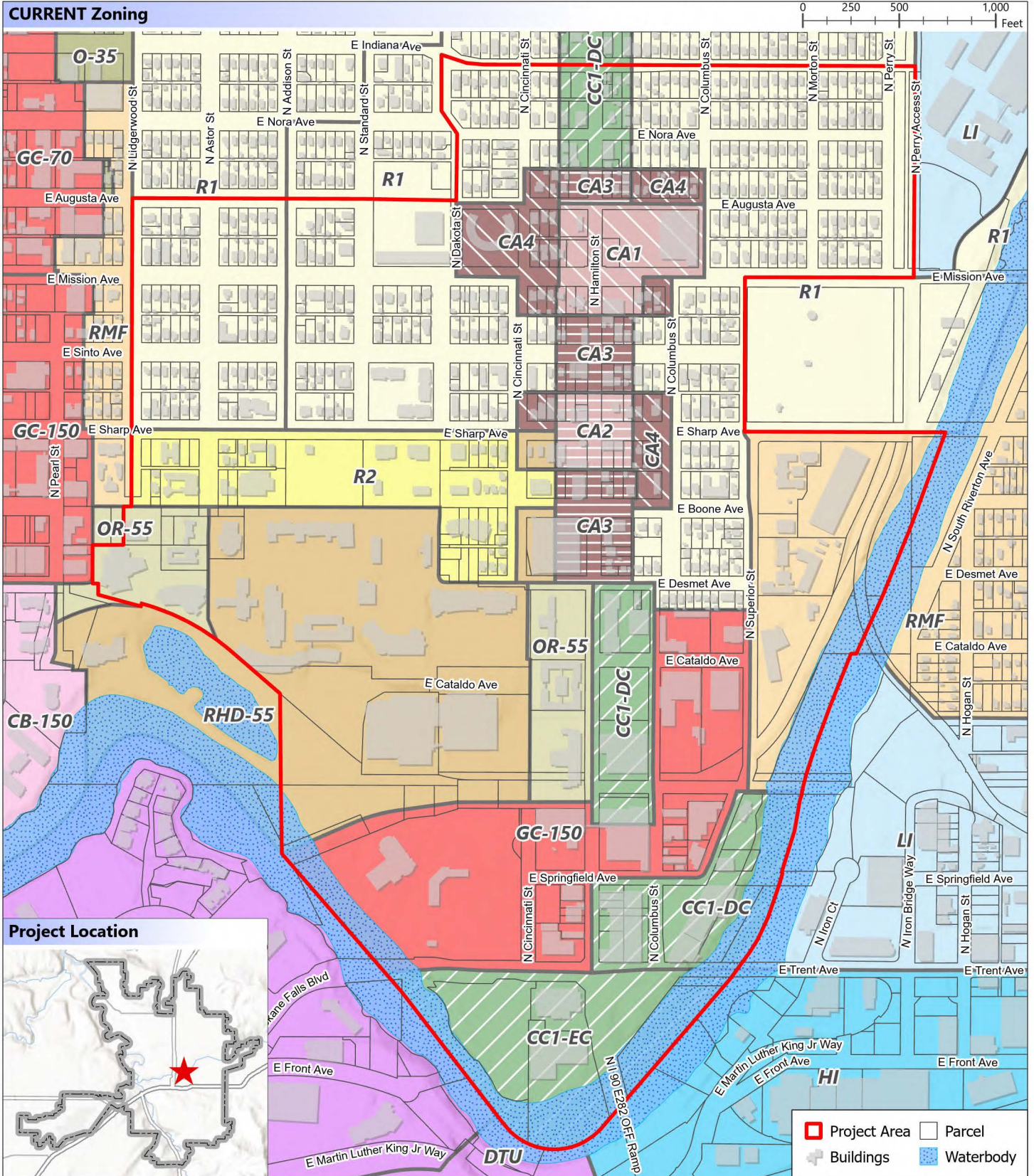
Exhibit C1: Current Zoning

Department of Planning & Economic Development



THIS IS NOT A LEGAL DOCUMENT
The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

Drawing Scale: 1:8,500



- | | | | | | |
|----------------------------|---------------------|--------------------|------------------|--------------------------|---------------|
| Center and Corridor Type 1 | Downtown University | Context Area 3 | Heavy Industrial | Office Retail | Residential 2 |
| Center and Corridor Type 2 | Context Area 1 | Context Area 4 | Light Industrial | Residential High Density | Residential 1 |
| Community Business | Context Area 2 | General Commercial | Office | Residential Multifamily | |



Exhibit C2: Proposed Zoning

Department of Planning & Economic Development



THIS IS NOT A LEGAL DOCUMENT
The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

Drawing Scale: 1:8,500

