

2024 Comprehensive Plan Amendments

Plan Commission Workshop

File Z24-105COMP – South Logan TOD

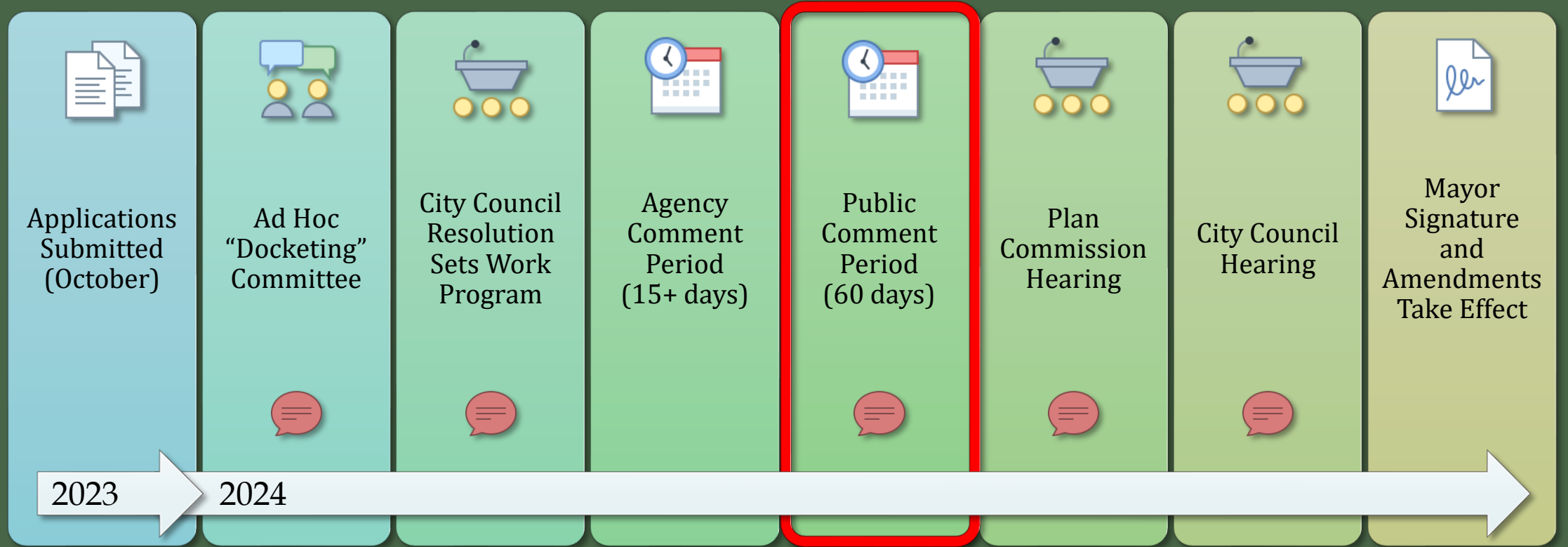
June 12, 2024

KayCee Downey

Planning & Economic Development



Annual Amendment Process



 = Opportunity for Public Comment (Written/Oral)



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 Z24-105COMP

(South Logan)

Project Area:

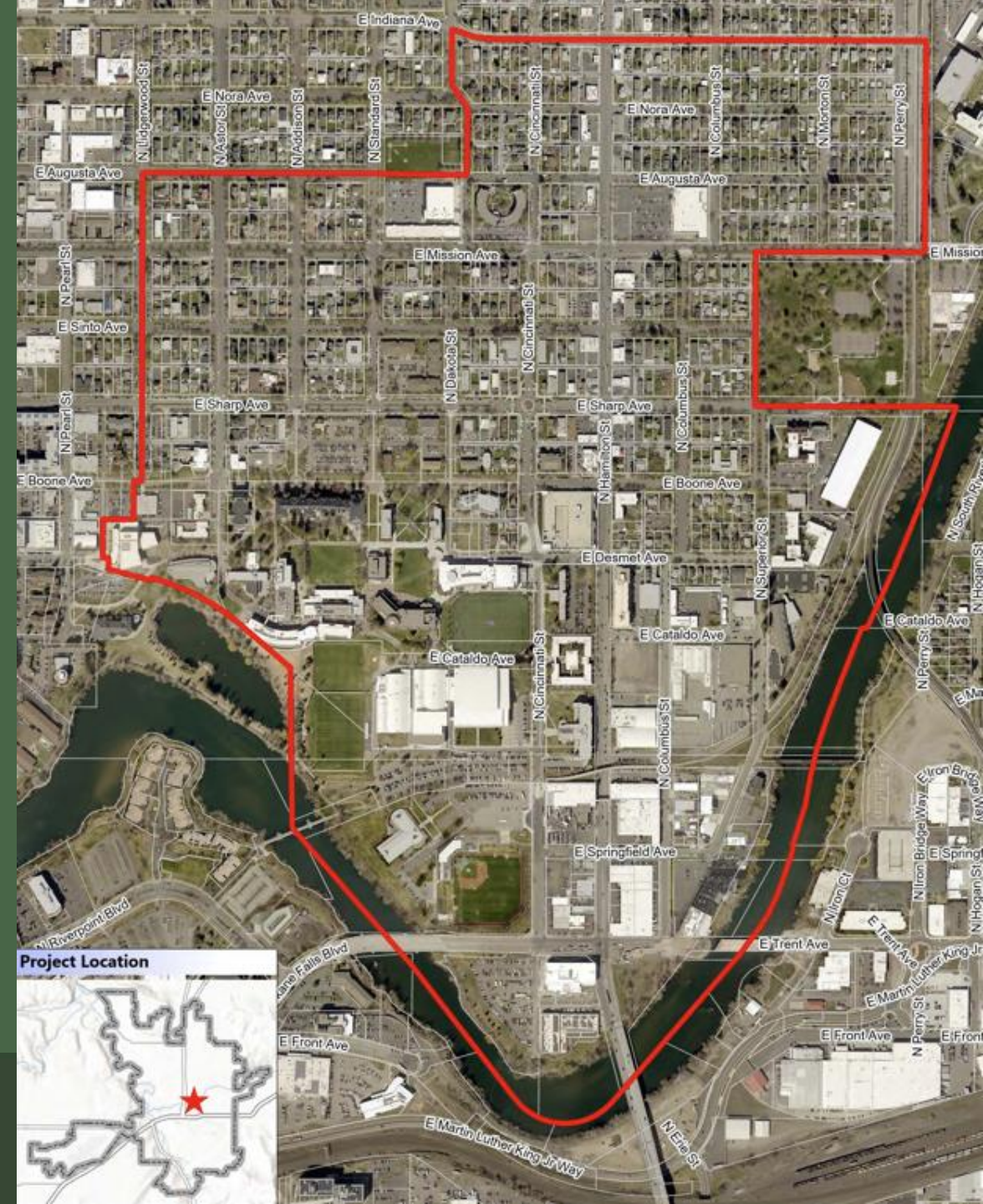
- North: E Indiana Avenue
- East: Spokane River/Mission Park/N Perry Street
- South: Spokane River
- West: N Lidgerwood Street

Area of Change:

- Approximately 361 acres
- 604 parcels

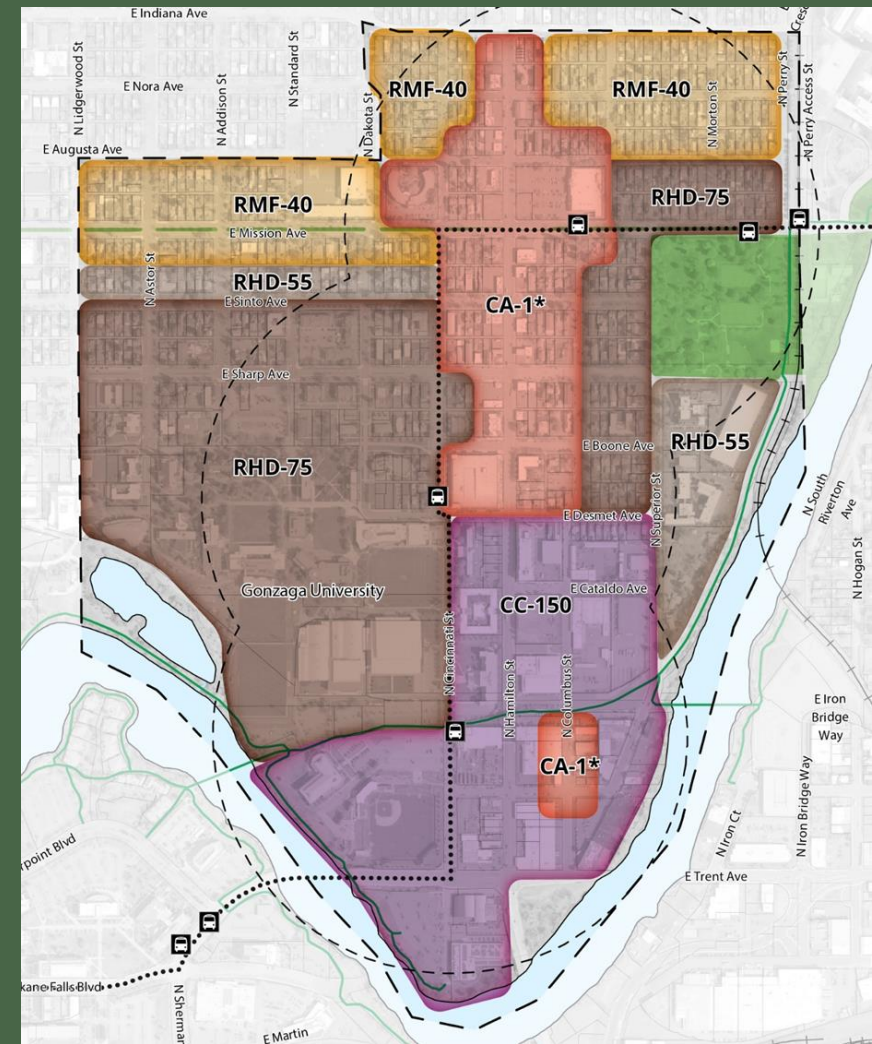
Features of Note:

- City Sponsored
- Based off South Logan TOD Plan



South Logan TOD Plan Adopted by Resolution January 29, 2024

- The Final Subarea Plan provides the framework, goals, policies, and priority investments for coordinated growth in this area.
- The FEIS shows analysis of potential impacts of increased development and identified areas where mitigation will be needed.



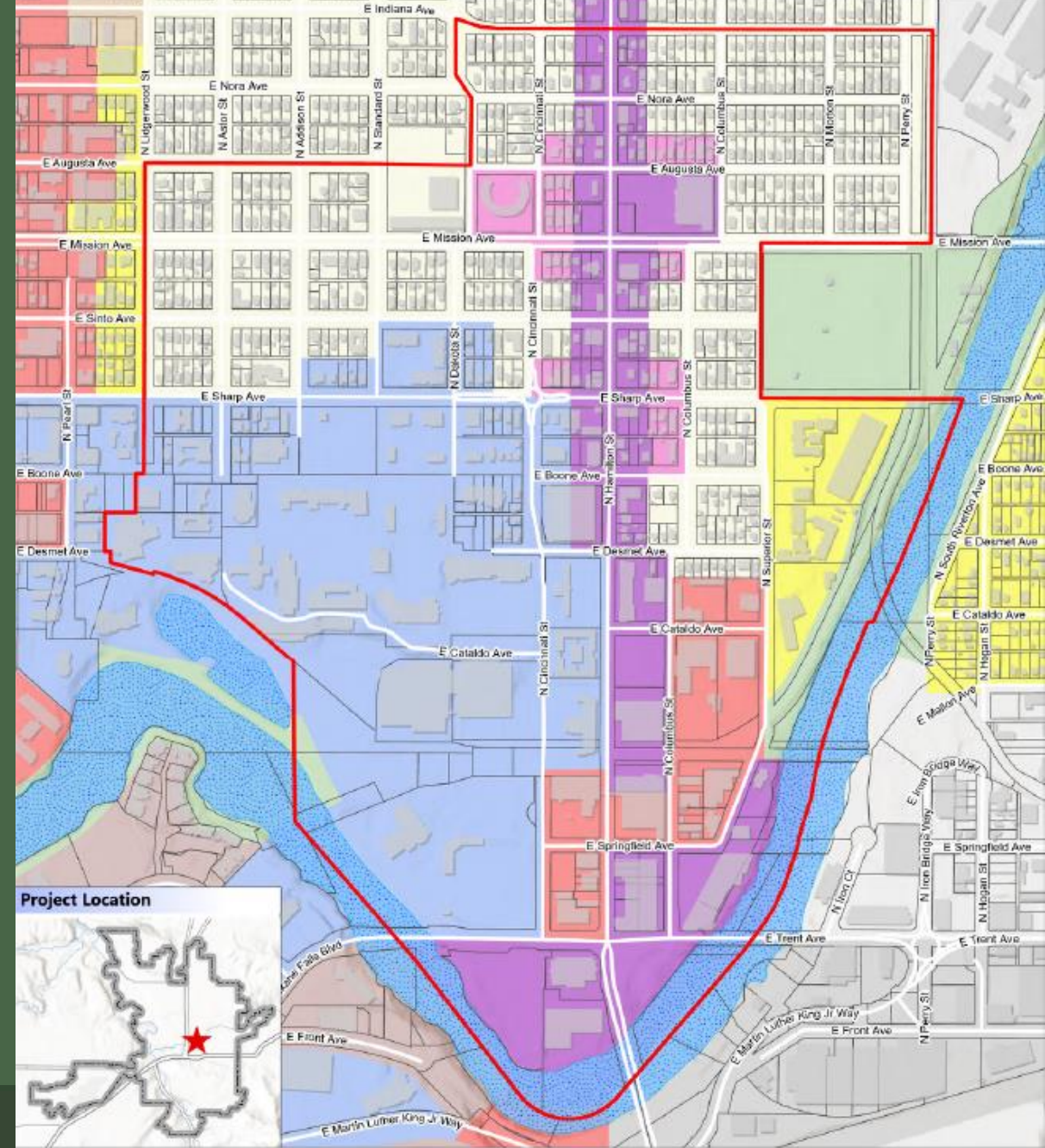
South Logan TOD Plan Values

- Enhance connectivity, accessibility & mobility in South Logan & to Spokane river
- Support universities & health sciences sectors, innovation & sustainability
- Support job access, diverse industries & employment
- Expand housing options & affordability for residents of all incomes & ages
- Minimize residential & local business displacement
- Build on South Logan's diverse urban context & history with integrity



Z24-105COMP (South Logan)

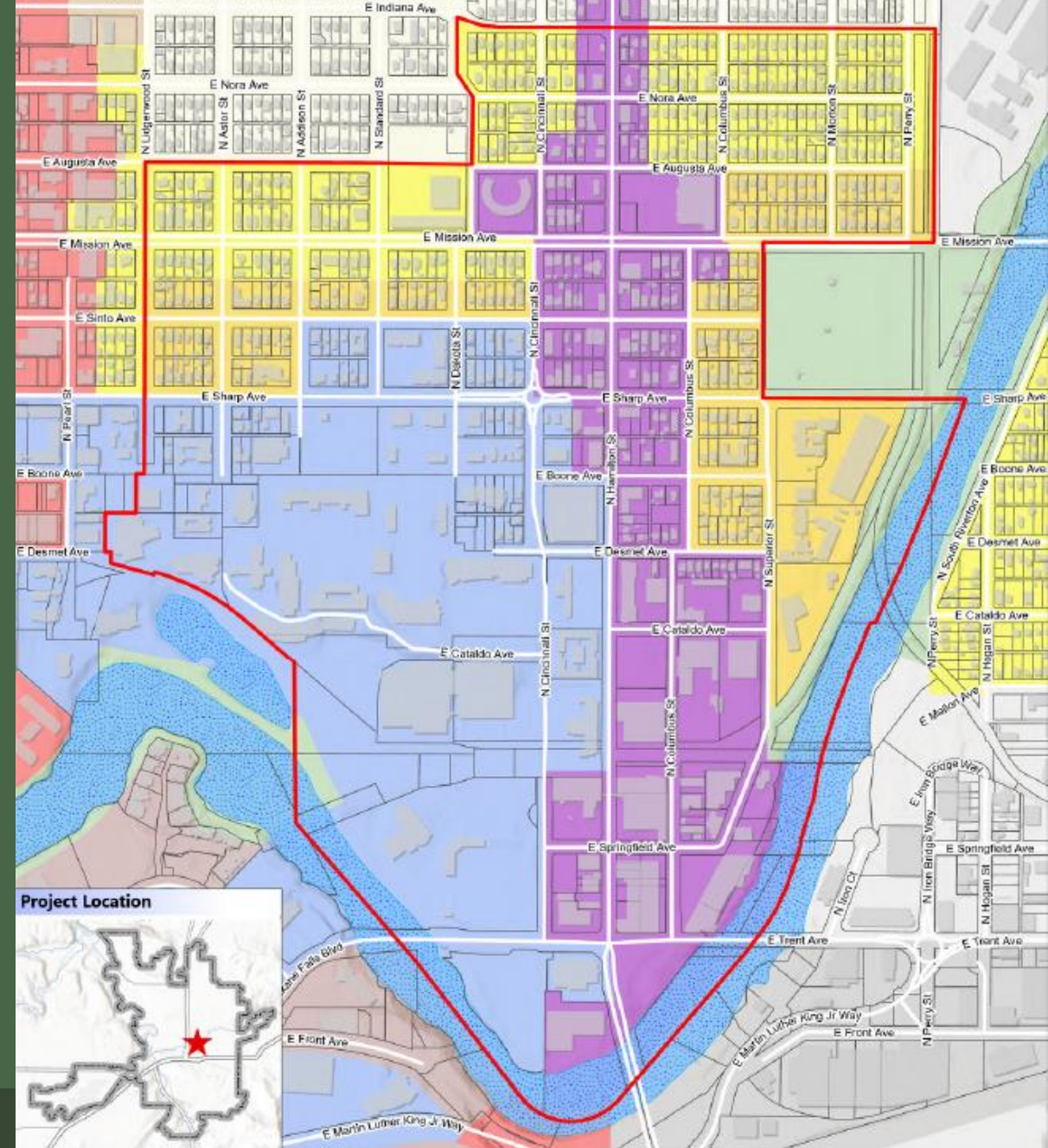
EXISTING Land Use Plan Map Designation



Z24-105COMP (South Logan)

PROPOSED Land Use Plan Map Designation

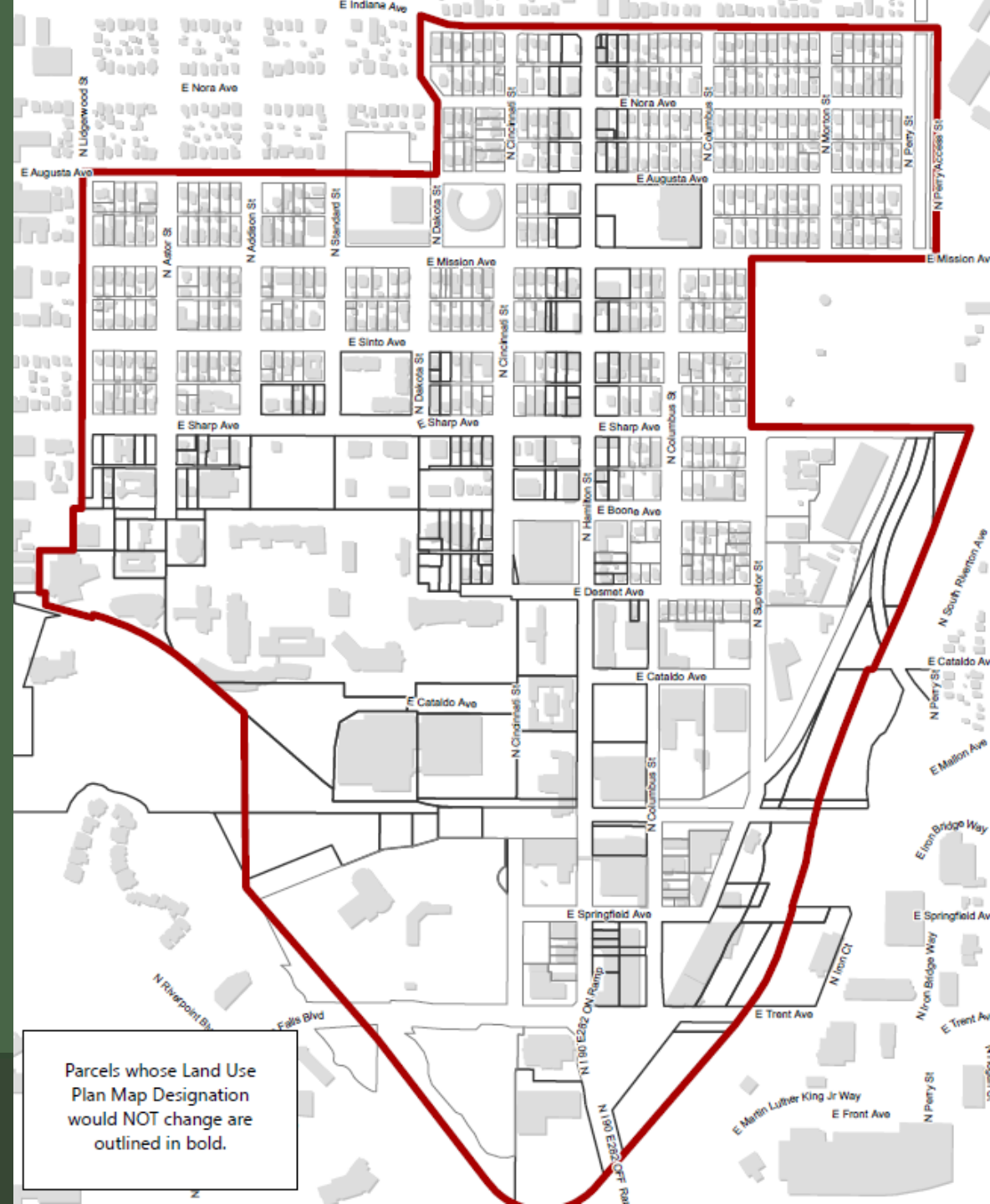
- Extend Center and Corridor land use
- Remove General Commercial
- Implement residential land uses consistent with proposed higher intensity zoning
- Extend Institutional land use to the south



Z24-105COMP (South Logan)

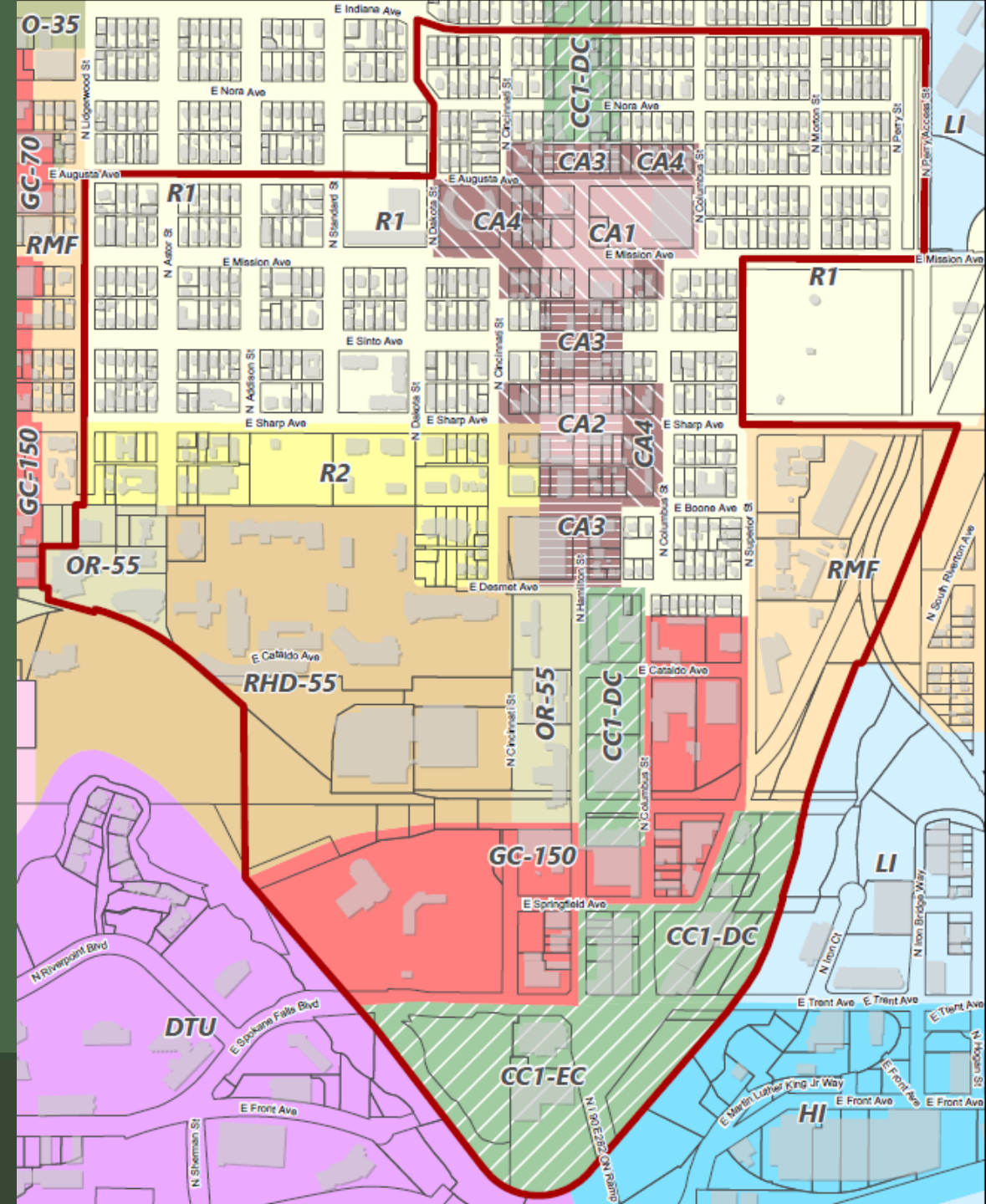
NO LAND USE CHANGE

167 parcels are not affected



Z24-105COMP (South Logan)

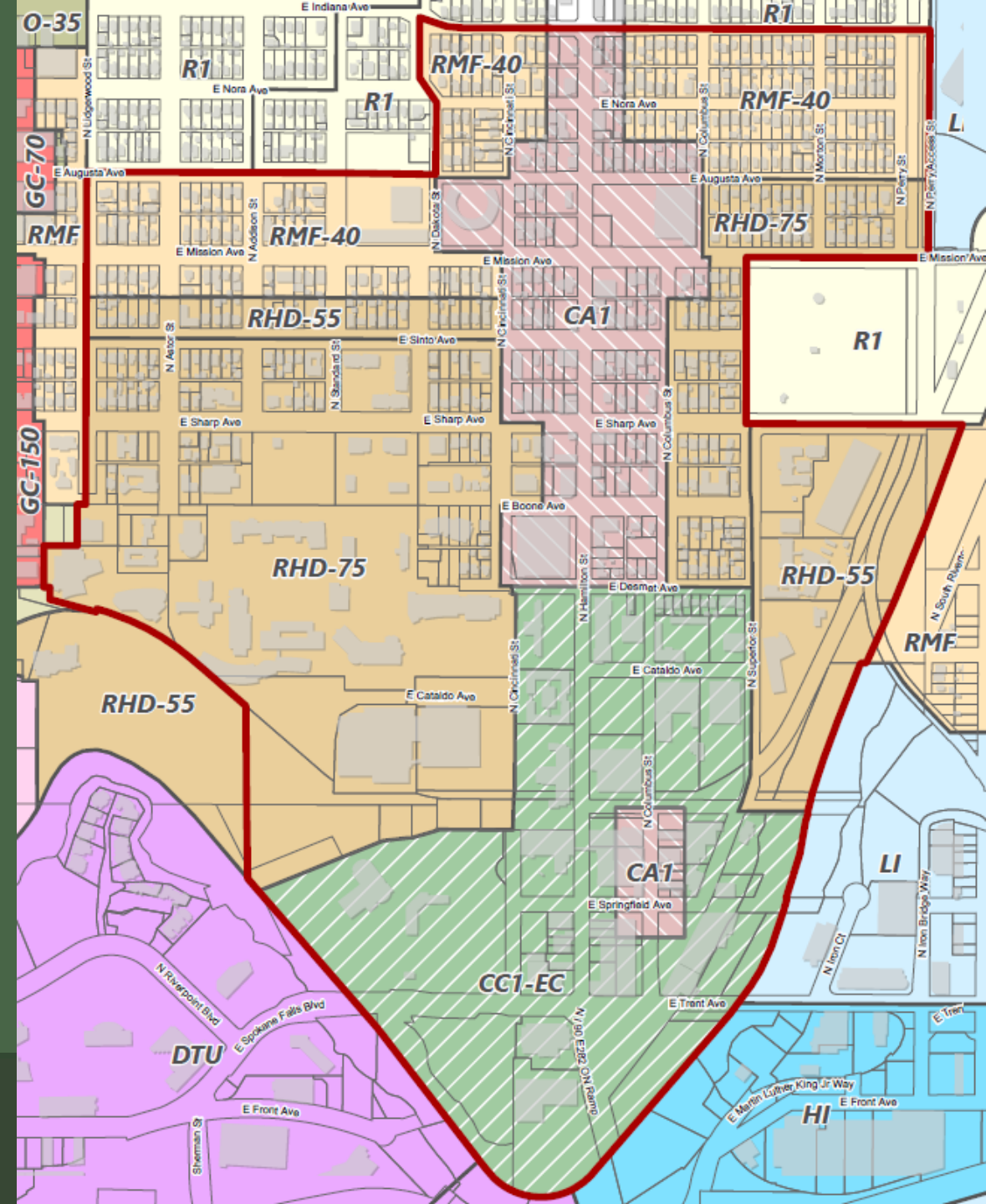
EXISTING Zoning Designation



Z24-105COMP (South Logan)

PROPOSED Zoning Designation

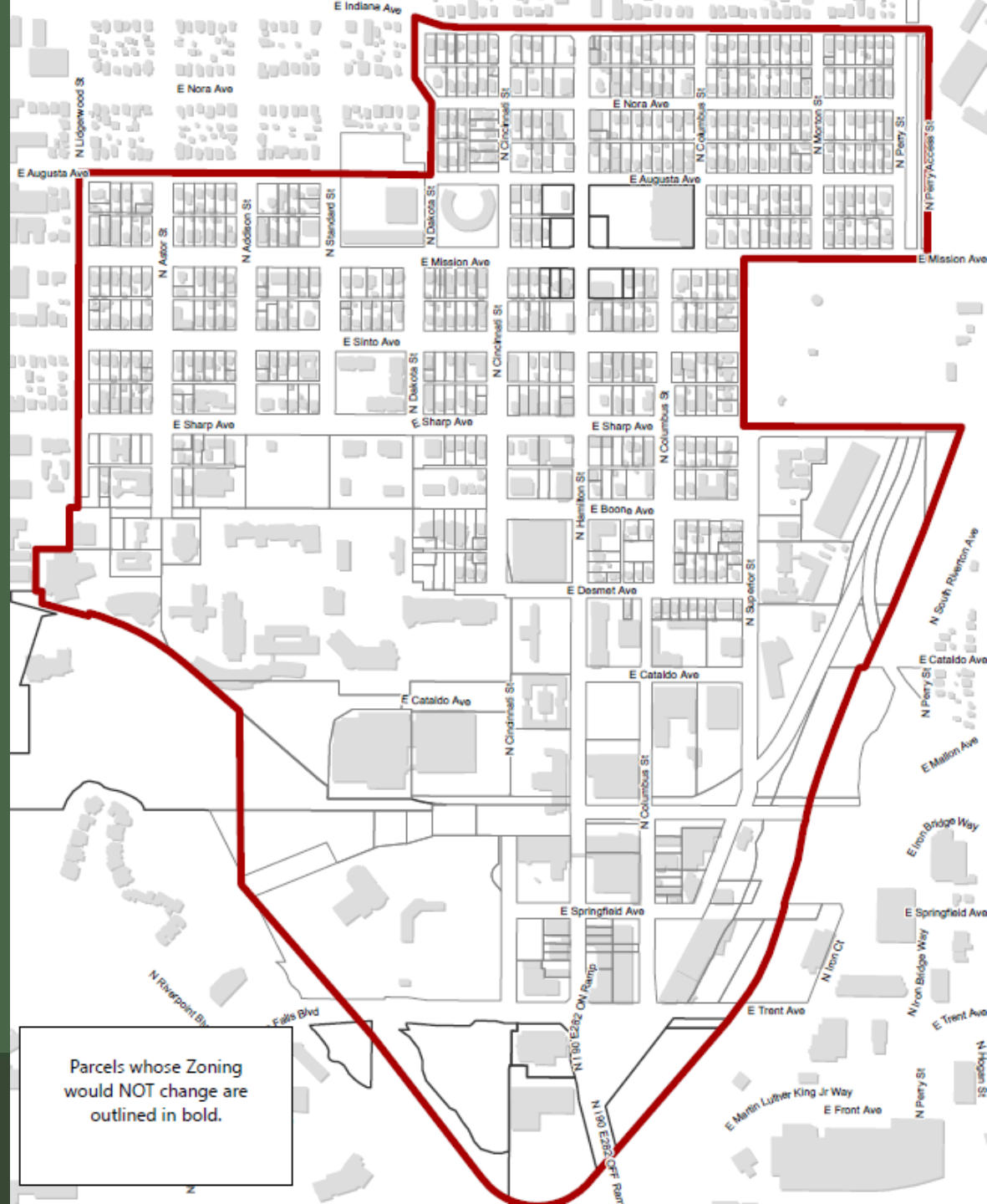
- Increased residential intensity
- Consolidate and extend CA zoning
- Remove General Commercial zoning
- Extend CC1 zoning
- Consistent zoning over Gonzaga campus
- Height modifiers consistent with South Logan TOD Plan and FEIS



Z24-105COMP (South Logan)

NO ZONING CHANGE

17 Parcels Not Affected



Parcels whose Zoning
would NOT change are
outlined in bold.



Z24-105COMP (South Logan)

Comprehensive Plan Policies

- LU 1.4 Higher Density Residential Uses

“Direct new higher density residential uses to Centers and Corridors designated on the Land Use Plan Map”

- LU 3.2 Centers and Corridors

“Designate Centers and Corridors on the Land Use Plan Map that encourage a mix of uses and activities around which growth is focused”

- 3.4 Description of Land Use Designations

Institutional “is intended to show where institutional uses are located without defining specific boundaries of institutional development”



Z24-105COMP (South Logan)

Comments Already Received:

Agency Comments:

- Logan Neighborhood Council, concerns over 75-foot height around Mission, request 35-foot height maximum

Public Comments:

- Concerns over 75-foot height around Mission Park and 150-foot height in south of project area; request to incrementally implement Plan recommendations



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/

