



# Rezone Application

Rev.20180103

1. List the provisions of the land use code that allows the proposal.  
SMC17C120.220 (B) 1. Changes to height limits require a zone change.
2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.  
This is a designated Neighborhood Mini-Center and is implemented by the NR zone. The existing NR-35 limits the height to 35', but the Mini-Center designation recognizes the need to allow higher density residential in proximity and/or on site. This proposed zone change to NR-55 allows for a mixed use of retail and residential on site at allowed density to make the project cost effective, with underground parking, retail at ground level and 4 stories of residential units above. A recent zone change to RMF was granted north of the subject site and that zone allows up to 50' with a gable roof.
3. Please explain how the proposal meets the concurrency requirements of SMC 17D.010.  
The site is served by two arterials, (Sunset Hwy and N. Govt. Way) and has adequate sewer and water services to the site.
4. If approval of a site plan is required, demonstrate how the property is suitable for the proposed use and site plan. Consider the following: physical characteristics of the property, including but not limited to size, shape location, topography, soils, slope, drainage characteristics, the existence of ground or surface water and existence of natural, historic or cultural features.  
See site plan submitted with this application. A subsequent design review process will be used for agency review and approval of the actual project.
5. Please explain any significant adverse impact on the environment or the surrounding properties the proposal will have and any necessary conditions that can be placed on the proposal to avoid significant effects or interference with the use of neighboring property or the surrounding area, considering the design and intensity of the proposed use.  
Access to the site will be limited to Audubon and 7<sup>th</sup> Avenue. No arterial access will be allowed. Additional SEPA analysis will be done at building permit review.

Size of Property: 1.43 acres

List Specific Permits Requested in this Application: Rezone from NR-35 to NR-55

**SUBMITTED BY:**

*Dwight Hume*

- Applicant
- Property Owner
- Property Purchaser
- Agent

In the case of discretionary permits (administrative, hearing examiner, landmarks commission or plan commission), if the applicant is not the property owner, the owner must provide the following acknowledgment:

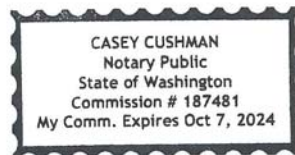
I, *D. Brumback*, owner of the above-described property, do hereby authorize Dwight Hume to represent me and my interests in all matters regarding this application.

**ACKNOWLEDGMENT**

STATE OF WASHINGTON )  
 ) ss.  
 COUNTY OF SPOKANE )

On this 16<sup>th</sup> day of November, 2021, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Donald G. Brumback to me known to be the individual that executed the foregoing instrument and acknowledged the said instrument to be free and his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.



*Casey Cushman*  
 Notary Public in and for the State of Washington, residing at  
Spokane, WA