

Building and Planning Department



Annual Comprehensive Plan Amendment
Concurrent Zone Reclassification

Request to Initiate Amendment

Requestor Information (if other than owner, provide owner affidavit permission form.)

Date: 12/20/21

Applicant or Designated Project Contact: Jay Bonnett – J.R. Bonnett Engineering, (agent)

Address: 803 E. 3rd Avenue

City/State/Zip: Spokane, WA 99202

Phone Number: 509-534-3929

Email Address: jbonnett@jrbonnett.com

Property Owner Information

Legal Owners(s): Douglass 40 Acre Investment, LLC

Address: 5520 N. Florida St.

City/State/Zip: Spokane, WA 99217

Phone Number: 509-487-9792 fax: 509-487-4546

Email Address: none

Amendment Information

Address or Location: Unknown

Parcel Number(s): 36215.9026

Type of Access: Extension of Holland Avenue from Nevada Street

Project Size: 45.49 acres

Existing Comprehensive Plan Category: HI

Proposed Comprehensive Plan Category: Regional Commercial

Existing Zoning Classification: HI

Proposed Zoning Classification: Regional Commercial - RC

Application Support Information

Provide information on the following questions; please attach separate sheet(s) as appropriate.

1. Which Comprehensive Plan Goals and Policies support, encourage or are consistent with the proposal? List specific goals and policies:

Goal UL.13 – Provide adequate commercial land within urban growth areas to conveniently serve the local and regional trade areas.

Discussion: This application proposes to provide commercial and residential uses on land within the urban growth boundary that is near an on-ramp and off-ramp of the North Spokane Corridor where customers from the County at large frequently travel.

UL.13.1 – Designate a variety of strategically located commercial areas that will be accessible from roadways of major arterial classification or higher, served with utilities and free of major environmental constraints:

a) Development of the property will include the extension of Holland Avenue from Nevada Street to the west to Market Street to the east. The new roadway will provide a link from the existing Northpoint Shopping Center to the North Spokane Corridor.

b) No environmentally sensitive areas, including critical areas, currently exist within the boundaries of the subject property. There are no major environmental constraints known at this time.

c) Urban services will be extended to the property to satisfy the development's needs.

UL.13.2 Allow incentives to encourage the development of residences in conjunction with commercial districts.

Multi- and single-family residences will likely be significant components of the entire development.

2. What specific criteria for Zoning Code Amendments are applicable to the proposal, as found in Section 14.402.04 of the Zoning Code?

This subject property is located within the urban growth boundary where commercial and residential development is encouraged. The Regional Commercial land use designation would be consistent with the Comprehensive Plan and is not detrimental to the public welfare.

3. What changes in economic, technological, or land use conditions have occurred to warrant the proposed amendment?

The Comprehensive Plan encourages mixed-use development including residential and commercial components that serve the local community. There is a growing need to bring additional housing units to the market and this development would help satisfy that need.

4. Please provide any additional information or comment which supports your application:

The Comprehensive Plan encourages mixed-use development including residential and commercial. Development of this land would likely stimulate additional development in the area.