Conditional Use Permit

Planning Services Department

Application

The proposed action requires approval of:

☐ Administrative Conditional Use Permit (Type II)

☒ Hearing Examiner Conditional Use Permit (Type III)

All Conditional Use Permits must provide the following information:

This proposed project consists of reusing the existing vacant Lowes facility as a final stop delivery facility and warehouse, and is permitted in the General Commercial Zone, with a CUP. The project was submitted as a Pre-Application and reviewed by staff representatives of reviewing Departments. The project was revised, pursuant to comments received.

1. List the provisions of the land use code that allows the proposal.

Resp: Warehousing and Freight movement are permitted through a Type III Conditional Use Permit (CUP) in the GC Zone. A CUP is required due to size of property to be used for warehousing/freight movement.

Decision Criteria – the conditional use permit is a Type III application that includes a public hearing before the City's

Hearing Examiner. The decision criteria for Type III applications are found here:

i. Section 17G.060.170 Decision Criteria

See responses below.

ii. Chapter 17C.320 Conditional Uses (decision criteria 17C.320.080)

2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.

Resp: This project is consistent with numerous policies and goals of the Comprehensive Plan. These include:

Policy LU 1.8 General Commercial Uses

General Commercial areas provide locations for a wide range of commercial uses. Typical development in these areas includes freestanding business sites and larger grouped businesses (shopping centers). This project responds to both: The former Lowes will find new life as an adaptive use facility, while the

associates' parking will be a component of a grouped cluster of businesses. Commercial uses that are auto-oriented and include warehousing, as with this distribution facility, are also allowed in this designation.

Land designated for General Commercial use is usually located at the intersections along principal arterial streets. This project is consistent with this goal.

Policy LU 1.12 Public Facilities and Services
Ensure that public facilities and services systems are adequate to accommodate proposed development before permitting development to occur. This project meets this goal, through compliance with established minimum standards.

When development or redevelopment occurs, it is also important that adequate provision is made for stormwater drainage facilities, paved streets, sidewalks, street lighting, traffic and access control, circulation, off-street parking and loading facilities, transit, bicycle and pedestrian facilities, and other public improvements made necessary by individual developments. This project complies with this policy through compliance with development standards, and ensuring that the site of the associates' parking is brought into compliance.

Policy LU 4.6 Transit-Supported Development

Encourage transit-supported development, including a mix of employment, and commercial uses, adjacent to high-performance transit stops.

People are more likely to take transit to meet their everyday travel needs when transit service is frequent, at least every 15 minutes. This will enable less reliance on automobiles for travel, reduce parking needs, and support robust transit ridership. Division street is a STA bus route (route 25) The nearest stop is located at Lyons and Division - one block south of the Lowes site and 1/2 block west of the proposed parking lot addition. It is anticipated that associates will be encouraged to consider the use of public transportation.

Policy LU 5.3 Off-Site Impacts

Ensure that off-street parking, access, and loading facilities do not adversely impact the surrounding area. This proposed project will be developed to minimize adverse impacts to adjacent properties. The parking lots will be paved and buffers provided at both parking areas and loading areas.

Policy LU 5.5 Compatible Development

This proposed redevelopment project, as designed and compatible with surrounding uses and building types.

Policy ED 2.1 Land Supply

Ensure opportunities for locating a variety of desirable, livable wage industries in Spokane that are environmentally compatible with adjacent land uses and support a range of employment types. This

proposed project is a reuse of a vacant Lowes facility and is well-suited for its proposed use based upon available public facilities, land capability, neighboring uses, and an orderly development pattern.

Policy ED 2.2 Revitalization Opportunities

This project is an adaptive use of a vacant Lowes facility, and as such complies with the policy of redevelopment of abandoned or underutilized sites where infrastructure and services are available and adequately sized may provide a wider range of opportunities for business location.

Policy ED 4.1 Livable Wage

As this proposed adaptive use project is anticipated to pay wages commensurate with the cost of living and provide health and retirement benefits, it complies with this policy. According to this policy, a portion of Spokane's population is underemployed. This proposed reuse is anticipated to provide fulltime jobs.

Policy ED 5.6 Employer Training Support

The proposed user is anticipated to support continuing education and training for employees.

3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010.

This project is not a Transportation, Public water, Fire protection, Police protection, Parks and Recreation, Library, Solid waste disposal and recycling, School, nor a Public wastewater (sewer and stormwater). It involves the demolition of an existing structure, which has been determined to create no additional impacts on any existing facility and is exempt from SMC 17D.010.

The project includes the tenant improvements to an existing building, and development of a new parking lot. Reuse of an existing building via tenant improvements, and a new parking lot for fleet vehicles, are not anticipated to be a more intensive than the prior use (Former Lowe's Home Improvement store. The type III application requires internal City staff and other agency review, as part of the Conditional Use process. Conditions may be placed on this project based on the review of the project, by City staff and other agencies

 Note: Concurrency will be evaluated during agency and departmetn review. MDO 11/10/2020

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 the existence of natural, historic or cultural features.

This is a developed site, and so is not applicable to this project. The project includes reuse of a developed site and development of a new parking lot on a separate lot. Both projects will require additional permits for which site plans will be required as part of the permitting process. A site plan for both locations has also been submitted as part of this CUP process.

 Note: A site plan is a requirement of the CUP application and is included in the application materials. MDO 11/10/2020

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.

This project includes building/site reuse; the parking lot represents new development. Neither project is anticipated to have adverse impacts as identified in the SEPA checklist submission. Transit-supported Development; LU 5.3 Off-site impacts; LU 5.5 Compatible Development; supports visions and values in ED chapter of the code; ED 2.1; ED 4.1; etc.