

Decision Criteria – Land Use Applications

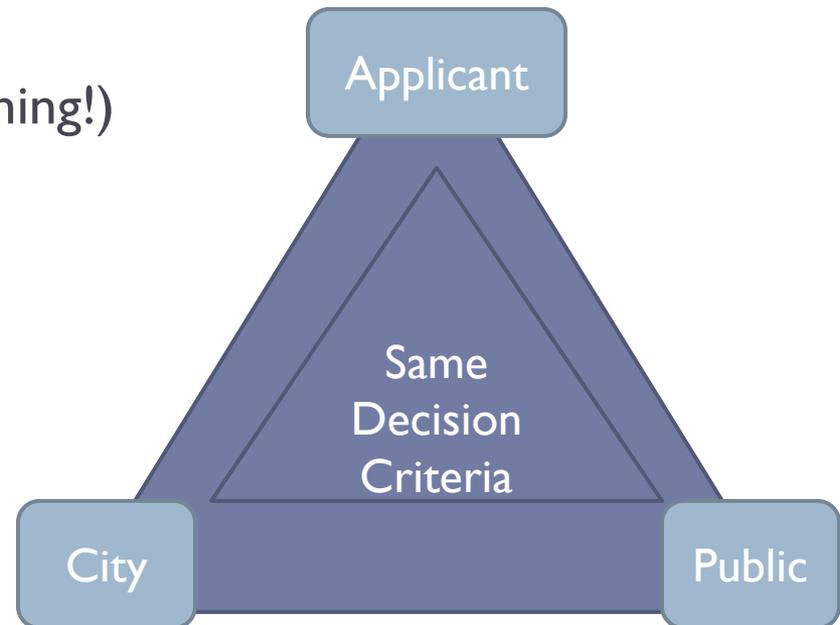
Neighborhood Notification

Business and Development Staff Presentation 1/25/16
Donna deBit – Assistant Planner



References & Links

- ▶ Table 17G.060-3 lists specific applications
- ▶ Definitions Handout
- ▶ Spokane Municipal Code – [SMC 17G.060.170](#) – Decision Criteria
- ▶ [City of Spokane GIS](#) (find your zoning!)
- ▶ [SEPA](#) – Citizen Guidance



Decision Criteria

I. The proposal is allowed under the provisions of the land use codes.

- Refer to **Title 17 Land Use Standards**, of the Spokane Municipal Code - <https://my.spokanecity.org/smc/?Title=17C>
- Types of zones
 - Residential
 - Commercial
 - Center and Corridor
 - Downtown
 - Industrial
 - Form Based (Context Area)



Decision Criteria

I. The proposal is allowed under the provisions of the land use codes.

Example:

The proposal is in a Commercial zone (per the notice)



A screenshot of the Spokane Municipal Code website. The page title is "Spokane Municipal Code". Below the title is a search bar and a "Highlight Word" button. A navigation menu shows "Home" and "Title 17C". Below the menu is a list of "Title 17C Land Use Standards" with checkboxes next to each item. The item "Chapter 17C.120 Commercial Zones" is circled in red. The list includes: Chapter 17C.010 Penalty, Chapter 17C.110 Residential Zones, Chapter 17C.110T Residential Zone Development Tables, Chapter 17C.120 Commercial Zones, Chapter 17C.122 Center and Corridor Zones, Chapter 17C.122T Center and Corridor Zone Development Tables, Chapter 17C.123 Form Based Code Zones, Chapter 17C.124 Downtown Zones, Chapter 17C.130 Industrial Zones, Chapter 17C.160 North River Overlay District, Chapter 17C.170 Special Height Overlay Districts, Chapter 17C.180 Airfield Overlay Zones, Chapter 17C.182 Fairchild Overlay Zones, Chapter 17C.190 Use Category Descriptions, and Chapter 17C.200 Landscaping and Screening.

Decision Criteria

2. The proposal is consistent with the comprehensive plan* designation and goals, objectives and policies for the property

- Identify the Land Use Designation (i.e Residential, Office, General Commercial)
- Refer to the Comprehensive Plan - <https://static.spokanecity.org/documents/business/resources/mostrequested/comp-plan-2015-full.pdf>

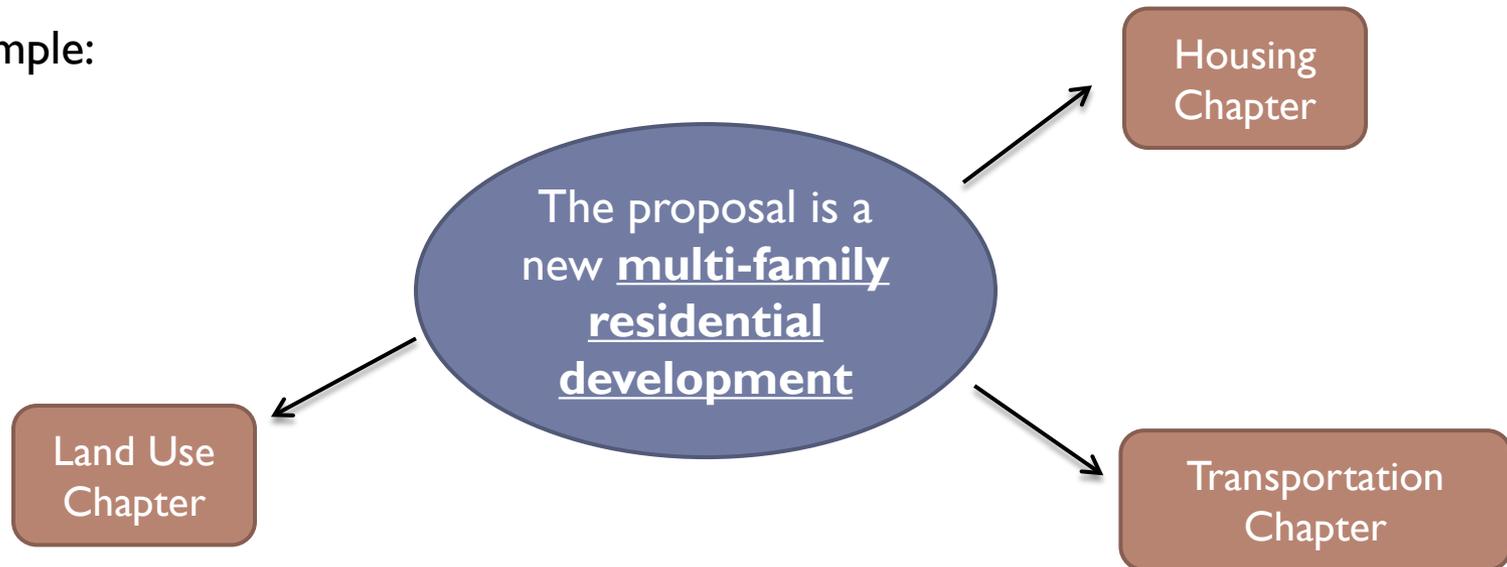
* A document adopted by the City, providing land use designations, goals and policies regarding land use, housing, capital facilities, housing, transportation, and utilities. Required by the State per chapter



Decision Criteria

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

Example:



Decision Criteria

3. The proposal meets the concurrency* requirements of chapter **17D.010 SMC**.

- Chapter 17D.010 SMC = Concurrency Certification
- Reviews are done by other Departments and Agencies to review concurrency, i.e.:
 - Transportation
 - Parks and Recreation
 - Schools
 - Sewer and Stormwater

* Concurrency Test- The comparison of an applicant's impact on concurrency facilities to the available capacity.



Decision Criteria

4. If approval of a site plan is required, the property is suitable for the proposed use and site plan considering the physical characteristics of the property.

Including but not limited to:

- Topography
- Soils
- Drainage
- Size
- Shape
- Location
- Existence of ground or surface water
- Existence of natural, historical, or cultural features



Decision Criteria

5. The proposal will not have a significant adverse impact on the environment or the surrounding properties.

- Can conditions can be placed on the proposal if necessary?
- SEPA* review triggers
 - Projects creating 20 or more residential units
 - New structures exceeding 12,000 square feet and/or creating 40 or more parking stalls
 - Landfill & excavation exceeding 500 cubic yards

* State Environmental Policy Act – Identifies possible environmental impacts that may result from an approved project



Decision Criteria

- ▶ **Additional criteria for:**
 - ▶ Shoreline Substantial Development Permit
 - ▶ Shoreline Conditional Use Permit
 - ▶ Shoreline Variance Permit
 - ▶ Planned Unit Developments (PUD)
 - ▶ Plat, Short Plat, Binding Site Plan

- ▶ Section 17G.060.170 (D)(E)



NOTICE OF APPLICATION:

Near Nature Near Perfect Development is proposing a new 80 unit apartment complex on an empty lot in a residential high density zone.

- 80 units?! What about all of those existing native plantings that exist?- Decision Criteria #5 (SEPA would be required since it's exceeding 20 new units, and would require more than 40 parking stalls)
 - Wow! Does that lot have the capacity to create that many new units?- Decision Criteria #1 & #4
 - The closest Elementary school is already so packed! Can they really fit more children? – Decision Criteria #3
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Contact Information

- ▶ **Development Services Center**
 - ▶ City Hall 3rd Floor – 8am-5pm

- ▶ **Planning | 625-6188**
- ▶ **Building | 625-6114**
- ▶ **General Questions | 625-6300**

