



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

**Table 17C.130-1 Retail Sales and Service LI Zone; 17.C.130-1 (5) Retail sales and service uses where the floor area plus the outdoor sales and display and outdoor storage area is more than sixty thousand square feet per site are a conditional use. This proposal is in excess of sixty thousand square feet.**

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

**The Comprehensive Plan designates the property Light Industrial. It is implemented with the LI zone. Development will be pursuant to the development standards of that zone and the applicable development regulations. Therefore, it is consistent with adopted policy and development regulations.**

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

**The site is served with adequate City of Spokane public utilities and services which will be installed at developer expense. Traffic has been reviewed by both a TIA and ICA focus upon projected traffic impacts at Deer Heights RD and SR-2. The conclusion of said studies is the construction of a round-about as illustrated in the site plan of record.**

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.

**A site plan has been submitted herewith and depicts the future uses of the property at full build out. The design recognizes the requirements for parking, landscaping, lighting and traffic circulation in compliance with applicable development standards. It also recognizes the sites limitations for drainage run-off and treatment. Other requirements for power, water and sewer are provided by public utilities from the City of Spokane or others.**

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.

**No adverse impacts are anticipated to surrounding properties. The subject property is bounded on the north by Spokane County Rural Traditional zoning and 50 acres of farm land and to the west and northwest by General Commercial and Duplex zoning in which residential and retail uses have been constructed within the city limits of Airway Heights. The undeveloped property owned by this developer located to the east, contemplates future retail and/or light industrial uses.**

**(FOLLOWING QUESTIONS FOR SHORELINE CONDITIONAL USE PERMIT ONLY)**

6. Demonstrate how the proposed use will not interfere with the normal public use of the public shorelines.

**N/A**

7. Please explain how the cumulative impact of several additional conditional use permits on the shoreline in the area will not preclude achieving the goals of the shoreline master program.

**N/A**