

City of
Spokane



Planning Services
Department

Conditional Use Permit

Application

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PLANNING & DEVELOPMENT

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

<https://my.spokanecity.org/smc/?Section=17c.320.060>
Spokane Municipal Code Section 17C.320.060

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

The proposal is consistent with the City of Spokane Hearing Examiners decision, Z2000106-HESP, Special Permit Application, March 6, 2001 for use of the historic Children's Home Society building and property for office uses.

As noted in the March 6, 2001 HE decision, the proposed office use in the existing building complies with the goals, policies, and map designation of the Comprehensive Plan. In addition, the HE agreed that the existing building has had historic significance and found that the proposed use would comply with the goals and policies of the Comprehensive Plan.

The building has not been significantly modified or changed in the last fifteen years and the office use remains as approved. The proposed use is consistent with the goals and policies of the current Comprehensive Plan including:

DP1.2 Landmark Structures, Buildings, and Sites. The existing building and site are historic and unique. The building and site combine to be an outstanding landmark within the neighborhood. The historic site design includes a significant lawn area between the building and Scott. The proponent proposes to maintain and preserve that relationship between the building and landscape.

DP1.3 Urban Trees and Landscape Areas: In order to preserve that relationship and be consistent with the comprehensive plan and "maintain, improve, and increase the amount of landscaped areas in the urban environment" the proponent proposes to construct a parking lot on the parcel with access from 43rd Avenue. This parking would be relocated from the existing parking lot and separate parcel (35324.32102) where it was approved in the March 6, 2001 HE decision. The existing parking lot would be converted to a sport court.

DP 3.10 Parking Facilities Design. The parking lot proposed will provide the minimum amount of parking for the existing use and does not increase the parking amount beyond that approved in the HE's March 6, 2001 decision. The proposed parking lot will have a higher level of landscape development, improved storm drainage and screening from adjacent uses. The parking lot will also be located on the same parcel as the building.

DP 4 Preservation. The proposal is consistent with the goals and policies of the comprehensive plan regarding Historic Preservation. The improvement in the parking configuration will enhance the existing historic Children's Home Society building and maintain the viability of office uses within the historic building.

DP6.3 Transit and Pedestrian-Oriented Development. The proposed office and parking use are located across the street from RMF and RTF zoning that includes the Rocket Grocery Store at 726 E. 43rd Street. While the zoning for the parcel in questions is RSF (Residential Single Family), the adjacent property to the east is a church and property to the south is Manito Country Club.

The proposed use is in proximity of diverse uses and the proposed use with parking is consistent with a pedestrian oriented environment with office and commercial services within walking distance.

The proposal is consistent with the applicable sections of the current comprehensive plan.

Summary:

Parking moved from adjoining parcel (35324 3102) to primary parcel (35324 3103) no change in use or amount of parking from HE's 2001 decision.

Parking requirements: Per Table 17C.230-2 of the Spokane Municipal Code shows that the minimum parking for office use is 1 per 500sf and a maximum of 1 per 200 sf of floor area. The existing historic building has 9,000sf of on three floors. This would allow up to 45 parking spaces on the lot. The proponent is requesting 45 parking spaces that would include ADA spaces. Final design of the parking lot has not been completed and it is anticipated that the number of parking spaces may be reduced.

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

<https://my.spokanecity.org/smc/?Section=17D.010.020>

CUP already in place for parcel 35324 3103 on parcel 35324 3102. Existing parking being moved to adjoining parcel 35324 3101 as it is consolidated with the primary parcel 35324 3103.

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.

Site is similar to the adjacent site containing existing parking (on adjoining parcel) with the exception of a gradual slope. The proposed parking is designed to manage drainage to green spaces between parking areas.

The site is suitable for the previously approved office use in the historic Children's Home Society building with associated parking on the same parcel. In order to preserve that relationship and be consistent with the comprehensive plan and "maintain, improve, and increase the amount of landscaped areas in the urban environment" the proponent proposes to construct a parking lot on the parcel with access from 43rd Avenue north of the building. This parking would be relocated from the existing parking lot and separate parcel (35324.32102) where it was approved in the March 6, 2001 HE decision. The existing parking lot would be converted to a sport court.

The design of the parking lot is proposed to minimize grading and provide on-site storm water treatment in areas that provide an additional buffer between the project, 43rd Avenue and adjacent residential land uses to the north. There are no known surface or groundwater issues on site. The city of Spokane recently completed construction of CSO 20 in 43rd Avenue with support structures in Garfield Street.

The existing Children's Home Society Building owned by the proponents is the only known historic structure. There are no known natural or cultural features of significance on site.

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.

There is no adverse impact.

(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