

## SMC 17C.320.080 (F)

### Institutional and Other Uses in Residential Zones

#### 1. Proportion of Residential Household Living Uses.

The overall residential appearance and function of the area will not be significantly lessened due to the increased proportion of uses not in the residential household living category in the residential area. Consideration includes the proposal by itself and in combination with other uses in the area not in the residential household living category and is specifically based on the:

- a. number, size and location of other uses not in the residential household living category in the residential; and
- b. intensity and scale of the proposed use and of existing residential household living uses and other uses.

*a. The proposed facility is 9100 sf and does not exceed the height limitations of the underlying R1 zone. The facility is located within 9?10 of an acre on 5 vacant lots similar in size to the surrounding platted lots of the block.*

*The typical home flanking the subject site is 1800-2000 sf per unit and these underlying platted lots, could have accommodated 5 homes of these sizes, or a total of 9000-10.000 sf like the bulk and scale of the neighborhood. Furthermore, under today's intensification standards, the surrounding residential uses could generate far more mass than what is proposed here.*

*It is important to note too, that the subject property is situated on the southerly edge of residential housing and is flanked by larger lots of 1 acre or more, as well as public ownerships, such as School District 81 with its 50 acre Ferris HS campus and the City of Spokane with its non-residential uses nearby.*

*Moreover, the underlying subdivision, reflects the vacated Ben Burr RR rights of way that leaves behind an irregular configuration of ownerships, which remain vacant and/or unused and carve the platted blocks with no regard to the grid pattern intended by the subdivision design.*

*To conclude, the proposed facility is equal to or less than the bulk of buildings surrounding it.*

*b. The 9100 sf building with a 400 sf second floor proposed on this site is a synagogue with associated parking lot and required landscaping, setbacks etc. The use inside the building include a 3000 sf worship space, a library, food prep, communal worship/eating areas. The facility will serve the current 20-30*

*members generating 10-12 vehicles maximum and potentially 20 vehicles at full growth.*

*In comparison, 5 residential lots could generate the same intensity of traffic and use.*

## **2. Physical Compatibility.**

- a. The proposal will be compatible with adjacent residential developments based on characteristics such as the site size, building scale and style, setbacks and landscaping; or
- b. The proposal will mitigate differences in appearance or scale through such means as setbacks, screening, landscaping and other design features.

*As stated above, the size and intensity of use is equivalent to the use for 5 detached residential units. It will be in compliance with setback and landscape screening requirements, including perimeter fencing and will ingress and egress to and from 39<sup>th</sup> Avenue with new paving and curbing and sidewalk improvements, above and beyond the improvements of neighborhood streets.*

*Moreover, Spokane Fire Department review of the proposed street improvements imposed a paved turn-around at the west end of the block at Myrtle to enable emergency responders to avoid the rough improvements of Myrtle St.*

*Accordingly, the use will be well within the bulk and scale of its surrounding land uses and thus be compatible.*

## **3 Livability.**

The proposal will not have significant adverse impacts on the livability of nearby residential zoned lands due to:

- c. noise, glare from lights, late-night operations, odors and litter; and
- d. privacy and safety issues.

*The use of the facility is limited in attendance and activities indoors. The site will be screened from the surrounding residential uses with landscaping and fencing and outdoor lighting will be directed downward onto the subject property.*

4. Public Services.

- a. The proposed use is in conformance with the street designations of the transportation element of the comprehensive plan.

*The site will be served with new improved street, curbing and sidewalk, per today's standards. Religious institutions are generally located along local access streets throughout Spokane.*

- b. The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include: See TDL submitted herewith prepared by Sunburst Engineering.

- i. street capacity, level of service and other performance measures;
- ii. access to arterials;
- iii. connectivity;
- iv. transit availability;
- v. on-street parking impacts;
- vi. access restrictions;
- vii. neighborhood impacts;
- viii. impacts on pedestrian, bicycle and transit circulation;
- ix. safety for all modes; and
- x. adequate transportation demand management strategies.

- c. Public services for water supply, police and fire protection are capable of serving the proposed use, and proposed sanitary waste disposal and stormwater disposal systems are acceptable to the engineering services department

*The subject property will be served with water, sewer and power as part of the construction of 39<sup>th</sup> Avenue. Fire protection will include a turn-around at 39<sup>th</sup> and Myrtle per Fire Department requirements. Storm water will be controlled and deposited per current standards.*

End of Supplement