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

   This site is located in the General Commercial (GC) zone, which allows for a range of retail, service businesses as well as industrial uses. Per section 17C.120.290(A), drive-thru restaurants are permitted by right in this zone.

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

   This proposal is consistent with the comprehensive plan designation for General Commercial per section 17C.120.290(A). In addition, the proposal is consistent with plan goals 3, 4, 5 and 7 regarding Land Use, Transportation, Capital Facilities & Utilities, and Economic Development.

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

   A traffic impact analysis has been conducted and included with this report to show the number of trips generated for the site. The analysis shows that controlled movements at the US-2/E Hoerner Ave intersection are expected to operate at acceptable levels (LOS D or better) with the proposed site plan. Public water is available and has efficient flow for the development, and public wastewater is sized appropriately for the development. Police and fire demand is not anticipated to increase beyond what is currently required for the existing building to be demolished. There is no impact to parks and recreation, nor to the library system as this site is removed from such services. Solid waste and recycling services will be increased, but the demand would not add any significant burden to the current system. No residential housing is proposed, thus no impact to schools is expected.

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:

   The applicant proposes to split the lot to an appropriate size for the new development. The site has been designed per the City Development standards which incorporates the maximum allowed of parking stalls. The new user will develop the proposed western half of the existing parcel. The remaining eastern portion will remain undeveloped until a new user is established. The entire western portion of the existing parcel will be enhanced with a new building and landscaping per Code requirements as part of the development. The new site plan is designed optimal onsite circulation and enough parking for a safe pedestrian environment. No groundwater was discovered on-site during site boring. The site’s stormwater system will be self-contained via the use of biofiltration and drywells on-site. There are no known historical or cultural features to the 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:

   Demolition of the existing building will be required, an NOI will be filed with Spokane Regional Clean Air Agency. The eastern portion of the existing site will be unoccupied, no adverse impacts are expected. Public streets and ROW front the south and west property lines. Constructions plans include a demo plan and temporary erosion/sediment control to mitigate adverse impacts for north neighbors. Some street trees in the ROW will be removed and/or replaced. Construction plans are currently being reviewed by the City as part of the overall development and potential construction in the ROW.
6. Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:
   a. Public health, safety and welfare
   b. Open spaces
   c. Drainage ways
   d. Streets, roads, alleys and other public ways
   e. Transit stops
   f. Potable water supplies
   g. Sanitary wastes
   h. Parks, recreation and playgrounds
   i. Schools and school grounds
   j. Sidewalks, pathways and other features that assure safe walking conditions

A new commercial restaurant project with a drive-through lane is being proposed on existing parcel. The new development encompass only the western portion of the existing parcel. A subdivision allows the new user to develop and occupy only an area required for the new use. A subdivision also allows a second user to develop and/or occupy the remaining portion of the existing parcel. Development of the site(s) enhances the existing conditions of the area by improving the infrastructure to current building standards. These improvements promote general public safety and welfare. ROW improvements will be incorporated as part of the new project. A new stormwater system with biofiltration and dry wells will be constructed. A grease interceptor will be installed for the sanitary sewer system. Sidewalks will be constructed for pedestrian accessibility to the site and building. The new project is designed to comply with City development standards.