



# Conditional Use Permit Application

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

The zoning in parcels 34032.5301 through 34032.5305 is Residential Single family.  
Per SMC 17C.110.110 Daycares servicing over 12 children are allowed in RSF zones with a Conditional Use Permit processed as a Type II Application.

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

This proposal for Green Gables Children's Learning Center meets the goals, objectives and policies of the Comprehensive Plan, some of which are:

### **LU 6.9 Facility Compatibility with Neighborhood**

Ensure the utilization of architectural and site designs of essential public facilities that are compatible with the surrounding area.

### **ED 3.5 Locally-Owned Businesses**

Support opportunities to expand and increase the number of locally-owned businesses in Spokane.  
Discussion: Locally-owned businesses help to provide economic stability and a positive business environment. Locally-owned industries tend to have a stake in the community, leading to more involved corporate citizenship.

### **ED 3.6 Small Businesses**

Recognize the significant contributions of small businesses to the City of Spokane's economy and seek to enhance small business opportunities.

### **DP 2.1 Building and Site Design Regulations**

Ensure that a particular development is architecturally compatible with its neighbors.

### **N 2.1 Neighborhood Quality of Life**

Ensure that neighborhoods continue to offer residents transportation and living options, safe streets, quality schools, public services, and cultural, social, and recreational opportunities in order to sustain and enhance the vitality, diversity, and quality of life within neighborhoods.

### **N 2.3 Special Needs**

Ensure that neighborhood-based services are available for special needs and located in proximity to public transit routes in order to be accessible to local residents.



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## SH 2.1 Care Facilities

Distribute care facilities fairly and equitably throughout all neighborhoods.

Discussion: There is a need, as well as a legal obligation, to distribute essential public facilities fairly and equitably throughout and between all jurisdictions.

Facilities of regional/countywide and/or local significance include:

- adult day care,
- child care,
- long-term care facilities, and
- other special need care facilities.

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

A. Transportation – It is not anticipated that traffic related to the uses proposed by this application will have any affect on the surrounding traffic infrastructure or at the nearest signalized intersection. City Staff has not requested a traffic study with this CUP application.

B. Public water – The 5 parcels that will make up the site are already each served with public water and no upgrades in pipe size or service are anticipated as a result of the application or the Pre-Development Conference.

C. Fire protection – The site is already served with fire protection by Spokane Fire and the building will be fully sprinkled, and nothing about the proposed use suggest any greater impact than what would have been required by the 5 individual parcels.

D. Police protection – The site is already served with police protection, and nothing about the proposed use suggests any greater impact on police services than what would have been required by the 5 individual parcels.

E. Parks and recreation- The proposed use will not affect or utilize parks and recreation.

F. Library – The proposed use will not affect libraries.

G. Solid waste disposal and recycling – The site is already served by the City of Spokane for solid waste disposal and recycling. It is anticipated that the proposed use will increase the amount of solid waste disposal and recycling, but that such an increase would nonetheless not overburden the existing services providers.

H. Schools – The proposed use will not adversely affect schools. The proposed use will provide transportation to and from local schools.



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I. Public wastewater (sewer and stormwater) – The 5 parcels already served by City of Spokane sewer service. It is not believed the proposed building will generate any more waste than the 5 parcels would have. The proposed project will most likely generate less sewer waste than what was previously planned for by others for the parcels. New grading and site work around the existing building will require stormwater plan approved by the City of Spokane pursuant to the Eastern Washington Stormwater Manual. All stormwater will be captured and held on site.

**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 property is relatively flat which makes it very well suited for a daycare as most of the site will be utilized by children. The topography of the site will also make for a parking area and walk area that is well suited for people with small children and infants as there are no inclines to navigate with strollers or baby carriers.

All stormwater and drainage will be contained 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:**

No significant adverse impacts are expected on the environment or surrounding properties from this project. No SEPA Checklist is required by the City of Spokane for this project.



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