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City of  
Spokane



# Administrative Conditional Use Permit

Planning Services  
Department

RECEIVED Application

SEP 4 2014

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

*Cottage Housing is allowed in the RSF upon conditional use approval per SMC section 17C.110.115. The 2.16 acre parcel will be divided in to two smaller parcels approximately 1-acre is size.*

PLANNING & DEVELOPMENT SERVICES

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

*The current Comprehensive Plan designation is Residential 4-10 and has a zoning designation of RSF. The project includes dividing the 2.16 acre parcel into two separate parcels. Proposed lot 1 will be approximately 1.2-acre is size and will contain 12 cottage homes and parcel 2 will be approximately 0.96 acre in size and will contain 11 cottage homes in accordance with SMC 17C.110.350. A 20% density increase to the base zone is allowed per SMC 17C.110.350 section D(3). The allowable density is therefore increased to 12 units per acre.*

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

*The concurrency assessment will be based on concurrency testing in accordance with SMC 17D.010.*

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 site plan has been configured to satisfy SMC 17C.110.350 regulations relating to Cottage Housing. Stormwater runoff will be collected and disposed of on-site through subsurface infiltration facilities into native soil. The site is moderately sloped and is conducive of single-family, light-framed construction. No surface water has been observed across 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.

*No significant adverse impacts to adjacent or nearby properties is anticipated.*

## (FOLLOWING QUESTIONS FOR SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT ONLY)

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

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.

