



Conditional Use Permit Application

Rev.20180102

1. List the provisions of the land use code that allows the proposal:
Spokane Municipal Code, 17C.110.100 allows a school to be constructed in single-family residential zone (RSF) provided that a Conditional Use Permit is obtained.
2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property:
The replacement of Glover Middle School aligns with the City of Spokane Comprehensive Plan by maintaining and improving upon the existing use that is centrally located within the neighborhood, provides a shared community asset, improves bus traffic by removing buses from a public street, encourages community involvement and use, retains the existing school site, and improves public and student safety. This project is consistent with City policies, goals and codes.
3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010:
The site is currently and has been used for a school since the 1950s. It will not change any of the existing services, utilities or uses.
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 currently used as a middle school. This will be improved by locating the school toward the east side of the property, thereby consolidating play fields and locating them closer to private residences across Longfellow. By locating playfields at a consistent elevation and constructing a partial two story building, site use will be maximized. This also allows for bus loading to be moved from the street, creating a safer and less congested neighborhood environment. All stormwater will be retained on site and will easily infiltrate into the native, sandy soil.
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:
As demonstrated by the SEPA checklist and Determination of Non-significance, the project will not have any adverse impacts to the environment or surrounding neighborhood.