



M. Woldson Performing Arts Center, Gonzaga University

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

The proposed use is allowed on the site. However, the roof height is limited to 55'. While most of the roof meets this requirement, the elevated fly-loft above the stage reaches a little more than 70' above the adjacent grade. A change from OR55 to OR70 would eliminate this problem.

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

The property is zoned OR55 and the land use designation is institutional. The proposed use meets the appropriate designations. However, the proposed use, a performing arts center, contains a fly-loft above the stage area which exceeds the allowable height of the current zone.

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

All utilities and services are available on the site. The use will not require additional services or utilities beyond what is currently available.

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.

N/A

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.

There will be no adverse impacts to the site or surrounding properties. The University owns most of the property in all directions from the site.