



Planned Unit Development Application

UPDATED 11.30.2021 TO REMOVE APN: 25361.0004 FROM PROPOSAL

Rev.20180102

1. What standard does this proposal seek to alter through the plans-in-lieu of compliance procedure?
A variance to the standard roadway section has been approved by City of Spokane Public Works.
2. Does this proposal seek bonus density?
No.
3. List the provisions of the land use code that allows the proposal.
Section 17C.110.115 - Manufactured Homes are a Conditional Use in the RSF zone. Chapter 17C.345 Manufactured Homes and Mobile Home Parks states that manufactured homes are an allowed use wherever SFR development is allowed and provides the development standards that must be met for manufactured homes (Section 17C.345.110) and manufactured home parks (Section 17C.345.120).
4. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.
Please see the required written project narrative, updated 11.30.2021, attached, for detailed discussion on consistency with comprehensive plan designation, goals, objectives, and policies for the property.
5. Please explain how the proposal meets the concurrency requirements of SMC 17D.010. Are the existing transportation systems, public facilities and services in the area adequate to support the proposed development? Are any of the improvements to transportation systems, public facilities and services necessary as a result of the proposed use funded in the City's capital improvement programs?
Per SMC 17D.010.020 Concurrency Test, the PUD Application Checklist includes documents such as a Trip Generation and Distribution Letter, Conceptual water plan and hydraulic analysis, Conceptual sewer plan, Conceptual stormwater plan, and Geotechnical report for distribution to appropriate facility and service providers as the first part of the Concurrency Test procedure. The required, updated documents are included with this application.
6. 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 existence of natural, historic or cultural features.
The property is suitable for the proposed use (see #3, above). The Site Plan (updated 11.30.2021) indicates good locations for site construction and stormwater drainage based on the required Geotechnical Report (attached) with topography, soils, slope, drainage characteristics, surface/groundwater in view. The site is an old auto salvage yard without discernible historic and cultural value.
7. 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.
An Environmental Checklist (updated 11.30.2021) is required with this application and with it public and agency review and input will be solicited to help determine any adverse environmental impact the project may have. Any necessary conditions will be finalized by the Hearing Examiner at public hearing.
8. Demonstrate how each of the objectives in SMC 11.19.361 are satisfied in the proposal:
 - a. Encourage a more creative approach for land development, achieving a more efficient, aesthetic and desirable use of the land in harmony with and not adversely affecting the surrounding area, but remaining within desired population density ranges and land area coverage standards. Such land development must be consistent with the available land, transportation, utilities, public health and safety standards of the City and the goals and policies of the comprehensive plan.
An Environmental Checklist (updated 11.30.2021) is required with this application and with it public and agency review and input will be solicited to help determine any adverse environmental impact the project may have. Any necessary conditions will be finalized by the Hearing Examiner at public hearing.
 - b. Best utilize and protect the potential of sites characterized by special features such as size, shape, geography, topography, or some environmentally sensitive feature.
The proposed project is anticipated to leave undisturbed much ample vegetation in steep slope existing areas along the project boundary extending into the site and utilize the more gentle slope areas for the development of residential homes. See required Site Plan documents and written narrative (updated 11.30.2021).
 - c. Best preserve historical and cultural features.
Not applicable. See response to 'a', above.
 - d. Make possible a variety of living, working and/or recreational environments.

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- e. Maximize opportunities to conserve energy or utilize alternative energy sources.

The proponent is committed to energy efficient structures and to support alternative power options throughout; for example, wiring that would allow for solar power and electric car charge stations to be installed at the homes.

- f. Encourage economy and efficiency in the provision and maintenance of utilities and transportation routes and in the provision of quality housing at a reasonable price.

See d and e, above. The project will be built to the latest code requirements to maximize maintenance of utilities and will include private roads and water throughout. See required Site Plan documents and written narrative (all updated 11.30.2021).

- g. Permit a flexibility in design such as, for example, placement of buildings, common wall construction, use of open spaces, bicycle and pedestrian circulation facilities, off-street parking areas, street alignment, or other methods to achieve these objectives.

The project will utilize reduced-width roadways, an interconnected pedestrian path/sidewalk system, off-street parking areas, and ample open space. See required Site Plan documents and written narrative (all updated 11.30.21).

- 9. For CBD-1 through CBD-6 zones, the additional criteria of SMC 11.19.198(c)(1) through (c)(8) must be met. Please demonstrate how the proposal, if located in a CBD zone, meets these criteria.

Not applicable.

- 10. Is design review required? If not, describe the design features of the proposed development that result in a need for flexibility in the application of zoning or subdivision standards and why are they necessary?

Complete

If a SEPA Environmental Checklist is NOT required as a part of this application, please complete the following questions: [SEPA required](#)

- 11. How much vehicular and pedestrian traffic will the proposed use generate?
- 12. Describe the property's physical features (soils, slope, topography, ground or surface water) and the effect they will have on its development for the proposed use. What changes will need to be made to the property to accommodate the proposed use? Will any special measures need to be taken to account for the property's physical features? If yes, please describe.
- 13. Are there any significant historic or cultural features impacted by the proposed use? Will any special measures need to be taken to account for the historic or cultural features? If yes, please describe.



Conditional Use Permit Application

UPDATED 11.30.2021 TO REMOVE APN: 25361.0004 FROM PROPOSAL

Rev.20180102

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

17C.110 Residential Zones - Manufactured Home Parks are a conditional use in the RSF Zone
17C.345 Manufactured Homes and Mobile Home Parks

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

The Comp Plan land use category for the property is 'Residential 4-10.' The category is consistent with existing RSF zoning for the property. The proposal is to replace a non-conforming auto sales and salvage use with a residential use complimentary to the existing neighborhood character of an RV/Tiny Home lease site and a Mobile Home Park; it is anticipated to preserve significant topography and vegetation (LU 1.3, 5.4, 5.5).

Mobile Home Parks are recognized as an important affordable housing option worth preserving in the City of Spokane (LU 1.16).

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

The proposal includes approximately 157 manufactured homes on lease spaces and a community clubhouse. City utilities at the site; a 27" Sanitary Sewer Main and a 8" Water Main at adjacent parcel 25361.0004, controlled by the proponent. Water is also available north of the site on S Marshall Rd.

Analyses and fees are anticipated to be required by facility and service providers, as needed, to ensure concurrency.

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 suitable for the proposed use and site plan. It is located near similar uses along a frontage road to the US-195 corridor. The site plan utilizes and accesses the gently sloped areas available within the 39.44-acres for the development of the proposed manufactured home park and provides emergency and pedestrian access to previously inaccessible public ROW to the west. The site plan leaves significant areas of steeper slopes and existing trees and vegetation undeveloped in common open space.

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:

Pre-development comments from the City on this low-density development (4.81 d.u./acre - net) include a discussion of impacts to utilities and transportation facilities. Impact mitigations will be negotiated, as needed.

(FOLLOWING QUESTIONS FOR SHORELINE CONDITIONAL USE 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.