



Conditional Use Permit Application

Rev.20180102

Conditional Use Permit Application

601 W Mansfield
Spokane, WA 99205

Owner: Miller, Ronald H & Sheryl P
6116 W Ridgecrest
Spokane, WA 99208

Contact: Dave Nagra
davenagra@hotmail.com

The existing building located at 601 W Mansfield will be re-purposed for a small grocery store. A type II CUP is required for this change within the R2 zone. The building has been historically used as a grocery store.

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

City code does not allow a grocery store as an outright permitted use in the R2 code. Chapter 17C.370 allows for retail use in an existing building with a Type II conditional Use Permit. The existing building has been used as a grocery store in the past and thus qualifies for this CUP.

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

This proposal will open a locally owned grocery business into an existing building that is historically used for this type of business. It will anticipate business from walking traffic from the surrounding neighborhood and aim to reduce the need for nearby residents to drive to further locations for grocery businesses.

The following comprehensive plan goals this proposal can help to achieve:

ED 3.5: Locally Owned Businesses - Support opportunities to expand and increase the number of locally owned businesses in Spokane.

ED 3.6: Small Businesses - Recognize the significant contributions of small businesses to the city's economy and seek to enhance small business opportunities.

DP 2.12: Infill Development - Encourage infill construction and area redevelopment that complement and reinforce positive commercial and residential character.

N7: Social Conditions - Promote efforts that provide neighborhoods with social amenities and interaction and a sense of community.

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

- Transportation: The building will have at least one permanent parking spot and room for 2 additional temporary parking spots within the site, and on-street parking is provided along both Howard and Mansfield. The building is walkable from a large amount of residential housing. Bike racks will be installed.
- Public Water: Per the pre-development conference, an existing ¾" water service is available for use. Water use is not anticipated to exceed what this service can provide.
- Fire Protection: The existing building will not be required to be retrofitted with fire sprinklers or a fire alarm system. The building requires at least one fire hydrant and at least three existing hydrants nearby can satisfy this requirement.
- Police protection: No impact on Police protection for this neighborhood is anticipated.
- Libraries: No impact on Libraries is anticipated.
- Solid Waste Disposal and Recycling: Solid waste collection is available, and all required enclosures shall be constructed (if no others exist on site).
- Schools: No residential capacity increase will result from this proposal, so no impact on Schools is anticipated.
- Public Wastewater (Sewer and Stormwater): Per the pre-development meeting notes, a 4" sewer line is already connected to the building and use is not anticipated to exceed what this connection can provide.

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:

No significant changes are proposed to the site, and all necessary utilities are buried and in place for the anticipated use.

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:

The proposed use of this existing building falls within the requirements outlined in Chapter 17C.370, Section 17C.370.030 and no additional changes or improvements shall be made to the site as it currently exists. Any excess parking congestion will be mitigated by the walkability of the location and the construction of bike racks on site. In order to mitigate concerns about noise and activity as a result of the business, active hours will be limited and the business will be closed from 12am to 6am.

A. Institutional and Other Uses in Residential Zones.

These approval criteria apply to all conditional uses in RA through RHD zones. The approval criteria allows institutional uses (including expansions of existing facilities), allows increases to the maximum occupancy of group living, and permits other non-residential household living uses in a residential zone. These types of uses must maintain or do not significantly conflict with the appearance and function of residential areas. The approval criteria are:

1. Proportion of Residential Household Living Uses.

The overall residential appearance and function of the area will not be significantly lessened due to the increased proportion of uses not in the residential household living category in the residential area. Consideration includes the proposal by itself and in combination with other uses in the area not in the residential household living category and is specifically based on the:

- a. **number, size and location of other uses not in the residential household living category in the residential; and**
- b. **intensity and scale of the proposed use and of existing residential household living uses and other uses.**

This project is in an existing building and will not affect the number of residential uses in the neighborhood.

2. Physical Compatibility.

- a. **The proposal will be compatible with adjacent residential developments based on characteristics such as the site size, building scale and style, setbacks and landscaping; or**
- b. **The proposal will mitigate differences in appearance or scale through such means as setbacks, screening, landscaping and other design features.**

The existing building and site will be utilized and no changes to site are proposed. All current landscaping will be maintained and repaired.

3. Livability.

The proposal will not have significant adverse impacts on the livability of nearby residential zoned lands due to:

- a. **noise, glare from lights, late-night operations, odors and litter; and**
- b. **privacy and safety issues.**

Operating hours shall not go past 12am or before 6am. Outdoor lighting shall only illuminate the building and not glare onto neighboring properties. Garbage will be screened.

4. Public Services.

- a. **The proposed use is in conformance with the street designations of the transportation element of the comprehensive plan.**
- b. **The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include:**
 - i. **street capacity, level of service and other performance measures;**
 - ii. **access to arterials;**
 - iii. **connectivity;**
 - iv. **transit availability;**
 - v. **on-street parking impacts;**
 - vi. **access restrictions;**
 - vii. **neighborhood impacts;**

- viii. **impacts on pedestrian, bicycle and transit circulation;**
- ix. **safety for all modes; and**
- x. **adequate transportation demand management strategies.**

The building and site are well connected to the sidewalk along both Howard and Mansfield and provide walkable access to the site. Some off-street parking will be made available in addition to the on-street parking. Bike racks will be installed to encourage non motor vehicle transit. The bike racks will be installed to avoid constricting movement on the adjacent sidewalks.

- c. **Public services for water supply, police and fire protection are capable of serving the proposed use, and proposed sanitary waste disposal and stormwater disposal systems are acceptable to the engineering services department.**

Per the Pre development letter, the existing fire, water and disposal systems are sufficient to accommodate the proposed use. Police protection should not be impacted.

W 601 Mansfield
NO. R69175 APP. 3-24-60

CONT.
Power City Electric

OWNER
Food Fair Grocery

2;3;9;29-Ballasts

ML SER. SW.

NO. B72018 APP. 10-10-60

CONT.
Pacific Electric Co.

OWNER
Food Fair Grocery

2-Fract on Refrig. Compr.

ML SER. SW.

W 601 Mansfield

Form 3

NO. B78971 APP. 12-13-62

CONT.
Power City Electric

OWNER
Food Fair

2-SW;7-Con;1-1 & 1-1 $\frac{1}{2}$ HP Mtrs

ML SER. SW.

NO. B81783 APP. 12-2-63

CONT.
Power City Electric

OWNER
Food Fair Market

1-SW for ext. htr. in rear store
1-1 $\frac{1}{2}$ Hp Spec. Purp. Outlet Rm.

ML SER. SW.

W 601 Mansfield
 NO. 311825 | APP. MAR 20 1952

CONT.
 Power City Elect.

OWNER
 Food Fair Market

1-Fract. Hp Mtr

ML	SERVICE	SWITCHES
1	#3/0	100A

NO. B13489 | APP. 6-23-52

CONT.
 Power City Elect.

OWNER
 Food Fair Store

1-Fract. Hp Mtr on Beer
 Case

ML	SERVICE	SWITCHES

W 601 Mansfield

NO. 334754 | APP. 12-15-54

CONT.
 Power City Elect.

OWNER
 Food Fair Market

12-Lt (Floods on outside
 of building)

ML	SERVICE	SWITCHES

NO. B37591 | APP. 4-19-55

CONT.
 Power City Elect.

OWNER
 Food Fair Market

1-1 1/2 Hp Compressor Mtr

ML	SERVICE	SWITCHES