



Binding Site Plan Application

Rev.20170927

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

This Binding Site Plan application is allowed according to Spokane Municipal Code (SMC) Section 17G.080.060 Subdivisions/Binding Site Plans.

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

Per the SMC, the light industrial (LI) zone is intended to provide a wide range of employment opportunities without potential conflicts from interspersed residential uses. A full range of industrial, commercial and office use is allowed. Consistent with this description, this proposal seeks to open opportunities to further industrial and commercial development on 88 acres of vacant and undeveloped property in the West Plains area of the City of Spokane. It is anticipated that the development of the subject property will primarily consist of light industrial uses such as manufacturing and warehousing. Spokane International Airport and Fairchild Air Force Base overlay zones will limit or preclude high density (population) uses on the property.

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

This proposal includes new dedicated public road right-of way for future public roads that will not only support the development of the property, but also help alleviate traffic congestion on US 2 north of the property. Specifically, the proposal provides for a 4,000-ft road right-of-way for 21st Avenue (from Hazelwood Road to Flint Road) consistent with sub-area master planning studies. Utilities will be extended throughout the development within the public road right-of-ways in support of the development. City water and sewer mains are available at the south ends of Deer Heights and Lucas Roads, and in Flint Road. The extension of water mains in this development will provide for more looping in the city's water system in the area.

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:

A site plan is not required as part of this application. The individual lots proposed in this application will ultimately be served by public streets and public utilities. Subsequent development of the individual properties will be required to meet City of Spokane development code requirements and will be subject to City of Spokane permitting review.

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 subject property in this proposal is zoned *Light Industrial*, which is generally consistent with the surrounding adjacent properties in the area. New dedicated public right-of-ways will support development of the properties and help eventually in alleviating some of the traffic congestion on US 2 (by allowing traffic to move east-west south of US 2. Existing SIA and FAFB Overlay Zones enforced on the property will limit or prevent significant impacts in these important facilities and their operations.

6. Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:
 - a. Public health, safety and welfare
 - b. Open spaces
 - c. Drainage ways
 - d. Streets, roads, alleys and other public ways
 - e. Transit stops
 - f. Potable water supplies
 - g. Sanitary wastes
 - h. Parks, recreation and playgrounds
 - i. Schools and school grounds
 - j. Sidewalks, pathways and other features that assure safe walking conditions

a. Nothing planned or proposed, other than possible new job opportunities in the future by attracting new businesses.

b. Nothing planned or proposed.

c. Per the previously approved Master Drainage Report prepared as part of the Deer Creek Apartments project, storm water occurring on or draining into the subject property currently will continue to drain to the east through the property. The storm water eventually drains through the Pacific Northwest Technology Park Property (PNWTP) east of Flint Road and into the Paleo-Channel located east of the PNWTP.

d. New public right-of-ways will be dedicated as part of the proposed project. This includes extensions of Lucas and Deer Heights Roads to the south, connecting into the new 21st Avenue right-of-way also proposed as part of this proposal.

e. Although not currently planned or proposed, new transit stops may be added along the new public roads in the development to be constructed in the future.

f. Water main infrastructure will be extended from south ends of the existing mains in Deer Heights Road and Lucas Road south to the new 21st Avenue. A water main will be constructed in 21st Avenue from Flint Road to the west lots proposed in Block 4 of this proposal.

g. Sanitary sewer mains infrastructure will be extended through the development as required to serve all the properties. Sewer mains are currently available in the south ends of Deer Heights Road and Lucas Road, as well as in Flint Road.

h. Nothing planned or proposed.

i. Nothing planned or proposed.

j. Consistent with City of Spokane standards and the planned road section for 21st Avenue, sidewalks will be constructed along all new public roads that will be constructed in the development.