



Conditional Use Permit Application

The proposed action requires approval of:

- Administrative Conditional Use Permit (Type II)
- Hearing Examiner Conditional Use Permit (Type III)

All Conditional Use Permits must provide the following information:

1. List the provisions of the land use code that allows the proposal. **See attached for all answers.**
2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.
3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010.
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.
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.

In addition to Questions 1-5, all Institutional or Other Uses in a Residential Zone must ALSO address the following approval criteria as required by SMC 17C.320.080:

6. 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.

(Continued on back)

7. 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.

8. 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.

9. 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.
- 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.

Conditional Use Permit Application

Riverday School

Proposed location: 4249 E Pratt Ave, Spokane, WA 99202

The proposed action requires approval of:

Administrative Conditional Use Permit (Type II)

All Conditional use Permits must provide the following information:

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

4249 E Pratt Spokane WA is located in a Residential Single-Family zone. Per SMC 17C.110.100, a conditional use permit would allow it to be used as a school. Per the Predevelopment Meeting, this application will be considered a Type II according to SMC 17G.060.170.

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

Our goal is to use the existing building, which has been operating as a church since 1939, for a small, independent, non-profit, private elementary school. Changes to the existing building will be minor, with addition of windows and updating it to comply to ADA standards.

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

Riverday School has been operating since 2011. The maximum number of students we allow is 25. Our teaching staff consists of 3 full time teachers. This allows us to have small class sizes and work one on one with students which aligns with our mission. We feel we do not anticipate any issues with the concurrency requirement.

The current building is on a septic tank. There is a high probability we will connect to the city right away. It is currently on city water and garbage which we foresee no changes to. Our students will be picked up and dropped off in our parking lot, therefore will not obstruct traffic. Police and Fire are in contact with the existing facility. Therefore, this should comply with SMC Chapter 17D.010.

4. If approval of a site plan is required, demonstrate how the property is suitable for the proposed use and site plan.

The location at 4249 E Pratt is a great fit for Riverday School because it is centrally located in Spokane, and easily accessible from I-90. We have students from Cheney, South Spokane, North Idaho and North Spokane. This residential neighborhood allows a safe yet accessible area for our students to play outside without high vehicle traffic and high foot traffic, which is a problem at our current location.

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.

Our school hours of operation are Monday thru Friday 8:00 to 3:30. The only adverse impact we anticipate will be the sound of children playing during recess and P.E. However, given our hours, recess and P.E. take place when most people are at work. Also, it would only impact our neighbors to the north. The properties East and West of this location are currently for sale.

We do not anticipate any adverse impact on the environment. We plan to use the property as it exists now, making only minor changes.

Although our population is around 22 to 28 people including staff, that would not mean 22 to 28 additional vehicles in the surrounding area. This number would be much lower as many of our students are siblings. Also, at this current location, it can be accessed from multiple directions, without putting added traffic in any one area.

In addition to Questions 1-5, all Institutional or Other uses in a Residential Zone must ALSO address the following approval criteria as required by SMC 17C.320.080:

- 6. 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.**

The building is currently being used as a church, not a residential home, therefore it will not affect the residential uses in the neighborhood, nor the intensity and scale of the existing building.

- 7. 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 difference in appearance or scale through such means as setbacks, screening, landscaping and other design features.**

The physical compatibility of the building will remain the same. No changes will be made except the addition of windows. The landscaping will remain the same.

- 8. 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.**

Our school operating hours are 8:00 am to 3:30 pm, therefore any noise would be within those hours. The outdoor lights will remain the same. Riverday School is a certified Green School. We create minimal waste and will be using the City of Spokane garbage and recycling. We do not anticipate there to be any privacy or safety issues, with our small enrollment of students.

9. 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;** *Traffic should not be impacted as we would only have traffic (about 15 vehicles) from 8:00 to 8:30 and 3:00 to 3:30.*
 - ii. **Access to arterials;** *Freya St is 5 city blocks away from the property location, and I-90 is 1.6 miles away.*
 - iii. **Connectivity:** *The East Central district is about 1 mile away connecting us to local businesses.*
 - iv. **Transit availability:** *Spokane Transit bus stops are within walking distance*
 - v. **On-street parking impacts;** *On-street parking will not be a concern as we have a full parking lot north of the building.*
 - vi. **Impact on pedestrian, bicycle and transit circulation;** *No impact on pedestrian, bicycle or transit will occur as the site plan will not change.*
 - vii. **Safety for all modes;** *and There is no thru traffic site, therefore all transportation modes will be safe*
 - viii. **Adequate transportation demand management strategies.** *Students are dropped off and picked up by their parent or guardian. They will be informed of how drop off and pick up will operate.*
- 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.**

At the predevelopment meeting, our public services for water supply, police and fire protection and waste disposal are adequate and sufficient.