



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

see attached

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

see attached

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

see attached

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.

see attached

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.

see attached

**(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.

not applicable

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.

not applicable

City of Spokane  
Conditional Use Permit (C.U.P.) – Application

- 1. List the provisions of the land use code that allows the proposal.**
  - a. Table 17C.110-1 Residential Categories – “Group Living”
  - b. Chapter 17C .110.110 la *i*, *ii* and *iv*
  - c. Chapter 17C.190.100 Group Living
  - d. Chapter 17C.330, Group Living
  - e. Chapter 17C.320 Conditional Uses
  - f. Chapter 17C.320.080 (F) 1-4
  - g. Chapter 17G.060.170
  - h. Chapter 17C.230 Parking and Loading
  - i. Chapter 17C.200 Landscaping
  - See attached supplement for specific language of the recited sections.
  
- 2. Please explain how the proposal is consistent with the comprehensive plan Designation and goals, objectives and policies for the property.**

*The subject property is designated R 4-10 on the land use plan and is implemented with the RSF zone. Within that zone, Table 17C.110-1 allows group housing by Conditional Use Permit per applicable standards and the fact that this is an allowed use within the RSF zone, means that the use is consistent with the R 4-10 land use category, or it would not have been considered an implementation provision of this RSF zone. Applicable goals and policies are as follows:*

**LU 1.3** Protect the character of single-family residential neighborhoods by focusing higher intensity land uses in designated centers and corridors.

*Comment: As stated above, group living is an allowed use in the RSF zone and is therefore not necessarily a higher intensity use. Moreover, the purpose and intent of the applicable standards of Chapter 17C.330 is to ensure that uses in the group living category will be compatible with the character of residential areas. (see 17C.330.1 Purpose). Accordingly, Compliance with Chapter 17C.330 ensures compatibility by regulating density and spacing of group living facilities.*

**LU 5** Promote development that is attractive, complimentary and compatible with other land uses.

*Comment: As stated above, compliance with Chapter 17C.330 is required and its purpose is to ensure land use compatibility through density and spacing controls. Other development standards address on-site parking, setbacks, screening & landscaping, signage & height, bulk and site coverage to ensure compliance with the above goal and policy.*

**LU 5.1** Ensure that developments are sensitive to and provide adequate impact mitigation so that they maintain and enhance the quality of the built and natural environment (e.g. air and water quality, noise, traffic congestion, and public utilities and services).

*Comment: It is important to recognize that this 4.87 acre site could have been subdivided into 36 homes (48 units if a PUD were included). As such, 480 VTD could have been generated whereas a significantly lower VTD are anticipated with this use. Thus, traffic is significantly less than a Conventional use of the site and avoids the AM and PM congestion commonly associated with conventional residential use.*

*Noise is another factor that should be significantly less than a conventional subdivision due to the fact that our facility residents are quieter and outdoor activities are intermittent and are for short periods of time. Noise is much more significant with the indiscriminant outdoor lifestyles of 48 single family living units.*

*Air and water quality are not impacted by this use and may be less than 48 individual housing units that may have wood burning stoves and an accumulative higher volume of water usage than 80 senior residents in an assisted living community who depend upon the staff for day-to-day activities and care.*

*Public utilities are more than adequate to serve the site and use and as stated above, should not be creating as large a demand as conventional residential uses would.*

*Finally, the use will be designed and adequate on-site parking, screening and landscaping to Blend into the height bulk and scale of the surrounding area.*

*Accordingly, the use is consistent with the above policy and goal.*

**LU 5.2** Ensure site locations and design features that enhance environment quality and compatibility with surrounding land uses.

*Comment: Prior to issuance of a building permit, the project must demonstrate full compliance with applicable provisions of the Development Code including but not limited to, setbacks, on-site parking, landscape screening, bulk and scale, ingress and egress and storm drainage controls. Accordingly, if the project complies with these applicable provisions, it will ensure that the location and design is consistent with this policy and goal.*



**LU 5.3** Ensure that off-street parking, access and loading facilities do not impact the surrounding area.

Comment: The site plan design illustrates compliance with this policy by:

- 1) Appropriate Community access to Freya
- 2) More than adequate on-site parking
- 3) Residential Landscape plan with spacious and adequate green space
- 4) *Density and spacing of use is regulated by Table 17C.330-1 to assure compatibility to the zone within which the facility is proposed. According to this table, 318 residents would be allowed and considered "density compatible" and yet, this facility will only have 80 residents at full occupancy. Employees are not considered residents per 17C.330.120 (2). Therefore, the use is consistent with this goal and policy.*

**LU 5.5** Ensure that infill is well designed and compatible with surrounding uses and building types.

*Comment: This project is unified as a community of 5 residential care – assisted living homes that are similar in foot print as well as architecture. The design of these homes will blend well with the surrounding and established housing developments. In addition, compliance with Chapter 17C.330 ensures compatibility as does compliance with all other applicable performance Standards of the Development Code.*

**Transportation Goals and Policies:**

Comment: Due to their overall health and physical abilities, our community residents are no longer able to drive a vehicle. The overall traffic impact of our community is minimal. Our residents are periodically transported to medical appointments via our facility shuttle van. These scheduled appointments are typically during normal business hours and are infrequent. While the various Traffic Goals and Policies attempt to achieve safer streets, better traffic movement and safer Pedestrian and bicycling, this use will contribute to the improvement of traffic circulation by:

- a) Dedications and easements for Freya Street frontage
- b) Improvement of Freya with paving, curbing, sidewalk, and street trees.

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

*Comment: According to the City of Spokane, there is adequate water and sewer capacity for the planned facility.*

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.**

*Comment: The project consists of the construction of 5 single-story residential assisted living homes with the first home having an additional 2-story attached office. The craftsman style architecture and characteristics of each home will be complimentary through coordinating paint color and rock accent choices. The overall community will present as an upscale housing development. The site plan will include spacious and attractive landscaping with meandering sidewalks and a shared courtyard area. Each home will include its own front room area, dining room, kitchen, laundry room, medication room, public bathroom, 2 bathing-room facilities and 16 private resident rooms with on-suite private ½ bath. Our site plan will meet or exceed the applicable performance standards of the Development Code. Furthermore, the site location along an arterial provides direct access to and from the facility without impacting local neighborhood street systems. Accordingly, the site is very suitable for the minimal demands that this type of use requires.*

5. **Please explain any significant adverse impacts 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.**

*Comment: The use is regulated by the Development Code to ensure land use compatibility with its surroundings. Compliance with these development standards accomplishes the goal of land use compatibility. The overall environmental and traffic impact of this type of residential assisted living community is minimal and insignificant. The positive neighborhood impact, on the other hand, is tremendous in building relationships with the local school - music programs and the local seniors and senior center. Our resident activities program involves these different social circles in the daily lives of our residents and assists them in staying active and engaged in our local neighborhood.*

6. N/A
7. N/A