



# Binding Site Plan Application

Rev.20170927

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

SMC - 17G.080.060 Binding Site Plan  
SMC - 17C.120.030 General Commercial Zone  
SMC - 17C.130.100 - Light Industrial Zone

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

LU 1.1 - Industrial uses with a variety of sizes that are non conflicting.  
LU 1.8 - Contain general commercial areas within the boundaries occupied by existing business designations and within the boundaries of designated centers and corridors.  
LU 3.1 - Adequate services and facilities are available.  
LU 5.5 - This Binding Site Plan is compatible with the surrounding area.

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

This proposal does not have future building plans. SMC Chapter 17D.010 will be addressed at the time of building permits.

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:

Topography has been done on this site and is generally flat. Existing utilities, sewer, water and gas exist on site. All stormwater will be disposed of on site in compliance with the Spokane Regional Stormwater Manual.

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:

This project will have no adverse effect on the environment or any neighboring properties and is fully contained on Airport property.

6. Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:
  - a. Public health, safety and welfare - No impact will be made
  - b. Open spaces - No open spaces are planned for this project
  - c. Drainage ways - Existing
  - d. Streets, roads, alleys and other public ways - Existing
  - e. Transit stops - Existing, on Flightline Blvd.
  - f. Potable water supplies - City of Spokane
  - g. Sanitary wastes - City of Spokane
  - h. Parks, recreation and playgrounds - No parks are proposed
  - i. Schools and school grounds - N/A
  - j. Sidewalks, pathways and other features that assure safe walking conditions - Existing