



# Binding Site Plan Application

Rev.20170927

1. List the provisions of the land use code that allows the proposal:  
The site is zoned regional commercial and light industrial. Under 17C.120.030 & 17C.130.030 the use of both Commercial and light industrial businesses are permitted
  
2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property:  
LU 3.1 - Adequate services and facilities are available  
LU 1.1 - Industrial uses with a variety of sizes that are nonconflicting  
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 considered and generally the property is flat. Existing utilities, sewer, water and gas exist on site. All stormwater will be disposed on site.
  
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 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. Openspaces Existing
  - c. Drainage ways Existing
  - d. Streets, roads, alleys and other public ways Existing
  - e, Transit stops Existing
  - f. Potable water supplies Existing
  - g. Sanitary wastes Existing
  - 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 sidewalks