

**Conditional Use Permit
Tailwind Physical Therapy
505 E. 28th Ave.**

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

The zoning designation of the subject property is MFR (Multi-Family Residential.) Title 17C Land Use Standards, Section 17C.110.100, Table 17C.110-1 lists the primary uses allowed within residential zones. Office uses are listed in Table 17C.110-1 as a primary use within the RMF Zone requiring conditional use review. Office uses are allowed provided they comply with the conditional use approval criteria, the development standards and other requirements of SMC 17C.110.

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

Approval of the CUP will put into action the goals and policies of the Comprehensive Plan by:

- *Utilizing existing urban facilities and services*
- *Infilling existing vacant land inventory thereby avoiding conversion of undeveloped land into sprawling, low density development.*
- *Providing necessary neighborhood medical services*
- *Providing necessary employment opportunities*
- *Providing necessary neighborhood capital investment.*

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

The subject property (parcel 35293.2712) is existing and concurrency facilities are existing. A determination of adequate capacity shall be determined by the jurisdiction. However, given the small site area and low intensity of the proposal, only a negligible increase in the level of usage is expected. No change to the level of service of public facilities is expected.

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.

The subject property is currently a paved vacant lot which is used intermittently as overflow parking for the Manito Masonic Temple located across Grand Blvd. It is currently accessed from 28th Ave. and the proposal contemplates maintaining access from 28th Ave. The parcel is generally rectangular in shape except for the front (east) lot line which angles sharply parallel with Grand Blvd. The subject property is generally flat, gently sloping down from south to north. Drainage of the proposal is anticipated to

generally follow the drainage of the existing parking lot and reuse and/or modify existing drainage facilities. No adverse subsurface conditions are known including groundwater. There is no apparent evidence of standing surface water or historical 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.

No adverse impacts to the environment or surrounding properties are anticipated.

(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.

N/A

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.

N/A

END OF APPLICATION