

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

In addition to the information provided in the General Application and Supplemental Application for Conditional Use, we offer the following comments concerning consistency with applicable policies, regulation and criteria for approval for the permit requested:

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 (Multi-Family Residential) Zone requiring conditional use review. Footnote #2 to the table refers the applicant to Section 17C.110.110 Limited Use standards and sets forth additional regulations regarding Office Uses in the RMF zone.

Section 17C.110.110, Part B. Office refers the applicant to Chapter 17C.320 of the Spokane Municipal Code concerning Conditional Uses. Specific decision criteria for Conditional Use application are set forth in Section 17C.320.080, Part J. Office. The proposal complies with the applicable decision criteria as follows:

Criterion A: The property must have frontage on a principal arterial.

The proposal fronts on Grand Blvd., a principal arterial street.

Criterion B: The subject property is adjacent to or immediately across the street from an existing commercial zone.

The proposal is immediately adjacent north (across 28th Ave.) of property zoned CC1-DC - an existing commercial zoning designation.

Criterion C: Uses permitted in the Office land use category may not be developed to a depth greater than two hundred fifty feet.

The maximum depth of the subject property is approximately 114 feet.

Criterion D: Ingress and/or egress onto a local access street are not permitted unless the City traffic engineer determines that there is no alternative due to traffic volumes, site visibility and traffic safety.

The proposal contemplates reusing the location of an existing access approach from 28th Ave. on the south side of the project. No objection to its location was raised by the City Engineering or Planning Departments during pre-development review.

Criterion E: All structures shall have size, scale, and bulk similar to residential uses as provided in SMC 17C.110.500, Institutional Design Standards.

The applicant acknowledges the requirement for the proposal to fit in with the surrounding residential character concerning mass, form, height, materials and finishes. Specific building designs for the proposal have not yet been prepared but will comply with the requirements of SMC 17C110.500.

Criterion F: The development standards of the underlying zone shall apply to the use.

The applicant acknowledges the requirement for the proposal to meet the development standards of the underlying zone. Preliminary Site Plan #03 dated March 11, 2013, included with the application materials, we believe, demonstrates compliance with this criterion.

Criterion G: Drive-thru facilities are prohibited, except as allowed by the hearing examiner.

No drive-thru facilities are proposed.

As demonstrated above, the proposal is in compliance with all criteria for approval for the requested Conditional Use Permit. Any differences in interpretation or additional measures required for the proposal to better harmonize with the surrounding neighborhood can be implemented during the specific building and site design phases as the project moves forward.

END OF APPLICATION NARRATIVE