



Planned Unit Development Application

Rev.20251020

1. What modifications of the development standards is this application seeking?

This proposal seeks to alter Spokane Municipal Code (SMC) Section 17C.111.200 Development Standard Table 17C.111.205-1 through 3.

The following items are proposed to be modified:

- **Allowance of limited commercial uses within a commercially designated lot of approximately 1.91 acres.**
- **Transfer of development rights to preserve critical areas. Density will be transferred from the steep slope tracts to allow the proposed apartment buildings in Phase 1b. Please see SMC 17G.070.030(B)(4) for more information.**
- **Reduction in lot dimensional standards including a reduction of frontage to 0 feet for internal auto court lots and reduction in lot depth to 50 feet for cottage units.**
- **Usage of private streets as the primary means of ingress and egress for the hillside single-family lots.**

2. Does this proposal seek bonus density?

No, this proposal does not seek bonus density. A transfer of development rights to preserve the critical areas is proposed; however, overall density on the entire site will not be altered.

3. Demonstrate how each of the following decision criteria in SMC 17G.061.310.D4 is met:

- a. The proposed development and uses comply with all applicable standards of the title, except where adjustments are being approved as part of the concept plan application, pursuant to the provisions of SMC 17G.070.200(F)(2).

4. **Per the City of Spokane Zoning map, the subject parcel is in the R1 Zone.**
5. **According to Spokane Municipal Code Section 17C.111.030- Characteristics of Residential Zones, the R1 zone is a low-intensity residential zone built at the general scale and height of detached houses. It allows a minimum of four and a maximum of ten dwelling units per acre. The R1 zone is applied to areas that are designated Residential Low on the land use plan map of the Comprehensive Plan.**
6. **Table 17C.111.205-1 allows for a minimum of four and a maximum of ten dwelling units per acre; however, there is no maximum density restriction on sites under two acres. The R1 zone is applied to areas that are designated Residential Low on the land use plan map of the Comprehensive Plan.**
7. **Section 17C.111.115 states the following uses are allowed: single-unit residential building and middle housing options as defined in SMC 17A.020.130(J) as well as accessory dwelling units, manufactured homes and multi-unit residential buildings.**
8. **Section 17C.111.205 Development Standard Tables 17C.111.205-1 through 3 will be met for the parent lot, including density, lot frontage and lot setbacks, see 17C.111.210(I).**
9. **Per Section 17C.111.210(J)(2), any combination of Middle Housing types identified under SMC 17A.020.130(J) shall be allowed on a lot up to six total units. This project proposes cottage lots which**

are proposed to contain up to six cottages on each lot. Additionally, this project contemplates the aggregation of approximately 54 lots into several apartment buildings for 324 multifamily units as allowed under the Transfer of Development Rights from the steep slopes.

10. The remaining portions of Section 17C.111 are or will be met as appropriate.

Services and Facilities are defined in RCW 365-196-200(36): *"Public facilities" include streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities, and schools, and RCW 365-196-200(38): "Public services" include fire protection and suppression, law enforcement, public health, education, recreation, environmental protection, and other governmental services and further defined in SMC 17A.020.160(ZZ).*

- b. The proposed development demonstrates the use of innovative, aesthetic, and energy-efficient architectural and site design.

The proposed development proposes single family, several missing middle housing types that are underutilized within the City of Spokane, multifamily housing as allowed in the R1 Zone and limited commercial as allowed by the PUD code. This innovative use of land is intended to encourage further development of the gamut of missing middle housing types throughout the City of Spokane, proved for local area shopping/retail/office opportunities in an area void of these opportunities.

The proposal contains preliminary elevations for the proposed development. While all elevations are subject to change and will be selected by a future builder, any building plans will be reviewed by the Planning Department prior to approval. Commercial elevations would be provided at time of building permit approval consistent with SMC 17G.070.030(1)(b).

Finally, this project proposes energy efficiency using missing middle housing and apartments, which are more energy efficient than traditional single-family homes.

- c. There is either sufficient capacity in the transportation system to safely support the development proposed in all future phases or there will be adequate capacity by the time each phase of development is completed.

This project will require a Transportation Impact Analysis (TIA) with a scope that will be determined through coordination between the applicant with the City of Spokane and WSDOT. Upon completion of the TIA, improvements will be implemented into the SEPA Determination that will ensure that traffic deficiencies, if any, will be addressed prior to completion of each phase of development.

- d. There is either sufficient capacity within public services such as water supply, police and fire services, and sanitary waste and stormwater disposal to adequately serve the development proposed in all future phases, or there will be adequate capacity available by the time each phase of development is completed.

Regarding water supply, police and fire services and sanitary waste, this project will be circulated to all affected agencies and departments as identified by the concurrency requirements of SMC Chapter 17 D.010 as outlined and further discussed in the Preliminary Long Plat Application submitted as part of this application packet. Regarding stormwater disposal, a concept storm report, if required, will be submitted to the City of Spokane that will describe the methods used for stormwater retention, detention and/or infiltration.



Planned Unit Development Application

Rev.20251020

- e. City-designated resources such as historic landmarks, view sheds, street trees, urban forests, critical areas, or agricultural lands are protected in compliance with the standards in this and other titles of the Spokane Municipal Code.

There are no designated historic landmarks, street trees or agricultural lands on the site. Regarding view sheds, the project avoids blocking the aesthetic view of the existing residences at the top of the hill by placing the proposed residences near the middle of the hill. Regarding urban forests, an HMP was submitted and is included with this proposal. Finally, regarding critical areas, the project avoids steep slopes where possible, as shown on the preliminary plat.

- f. The concept plan contains design, landscaping, parking/traffic management and multi-modal transportation elements that limit conflicts between the planned unit development and adjacent uses. There shall be a demonstration that the reconfiguration of uses is compatible with surrounding uses by means of appropriate setbacks, design features, or other techniques.

The concept plan identifies separated sidewalks, and each single-family or missing middle residence will have at minimum two parking spaces; therefore, there will be adequate parking and appropriate pedestrian facilities on the site. Additionally, any future apartment project will have parking available. The higher intensity uses of the site are centrally located to reduce the impact to adjacent single-family to the east and north. Multifamily parking lots will be required to be screened from single-family per SMC 17C.200.040. Street trees are proposed as well as open space and pedestrian pathways/trails. Natural areas will remain in the areas where grading and development does not take place, primarily in the steep treed areas to the east.

- g. All potential off-site impacts including litter, noise, shading, glare, and traffic will be identified and mitigated to the extent practicable.

The project is proposed to be developed at a type and scale compatible with single-family, infill development; however, the following are applicable to reduction of offsite impacts:

- **Litter is generally not a concern with residential development such as the development proposed; however, future residents will be required to follow City Code, which restricts the collection of trash, unmaintained vegetation, and junked vehicles on the premises, per SMC 10.63.030-.050.**
- **Construction noise will be restricted to daylight hours. Future noise for the residential neighborhood will be regulated by SMC 10.70.**
- **Shading impacts will be mitigated by the proposed residential nature of the site and the maximum building height of 40 feet, which is not anticipated to adversely affect neighboring properties. As noted previously, the proposed residences near the properties to the north are proposed to be auto-court lots, which are generally 1-2 story buildings of a similar size to traditional single-family.**
- **Light and glare associated with the proposed apartments will be mitigated per SMC 17C.11.520, which requires exterior shields or optical design.**
- **Regarding traffic, development is consolidated near Nine Mile Road/SR-291 where possible to allow for easy access to/from the proposed residences. A Traffic Impact Analysis may be**

required which will identify any deficiencies in the traffic system that would be required to be mitigated.

If a plat is NOT required as a part of this application, please also complete the following questions:

1. List the provisions of the land use code that allows the proposal.
2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.
3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010
4. If approval of a site plan is required, demonstrate how the property is suitable for the proposed use and site plan considering the 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.
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.

Not applicable, this project seeks approval of a preliminary platting action. Please see the Preliminary Plat Application for a response to the above questions.

If a SEPA Environmental Checklist is NOT required as a part of this application, please complete the following questions:

1. How much vehicular and pedestrian traffic will the proposed use generate?
2. Describe the property's physical features (soils, slope, topography, ground or surface water) and the effect they will have on its development for the proposed use. What changes will need to be made to the property to accommodate the proposed use? Will any special measures need to be taken to account for the property's physical features? If yes, please describe.
3. Are there any significant historic or cultural features impacted by the proposed use? Will any special measures need to be taken to account for the historic or cultural features? If yes, please describe.

Not applicable, a SEPA Environmental Checklist is required for this project. Please see the attached SEPA Checklist for a response to the above questions.