

**STAFF REPORT ON
PRELIMINARY SHORT PLAT FILE NO. Z24-119PSP
“DECATUR TOWNHOMES PRELIMINARY SHORT PLAT”**

I. SUMMARY OF REQUEST AND RECOMMENDATIONS:

DESCRIPTION OF PROPOSAL: The applicant is proposing to divide parcel 36312.2022 addressed as 1307 W Decatur, into 3 lots for the purpose of a new townhome development. The applicant has stated the intent to construct three townhouse units on the existing site, with each unit on its own lot. The development does not propose any on-site parking. This application is processed as a Type II application.

Recommendation: Staff recommends approval of this application, with conditions.

II. GENERAL INFORMATION:

- A. Applicant/Agent: Randy Palazzo
Urban Empire Homes
23403 E Mission Ave #207
Liberty Lake, WA 99019
- B. Property Owner: 3 Amigos, LLC
2020 E 18th Ave
Spokane, WA 99203
- D. Location of Proposal: 1307 W Decatur; Parcel no. 36312.2022
- E. Existing Zoning: Residential 1 (R1)
- F. Land Use Plan Designation: Residential Low
- G. SEPA Status: Exempt
- H. Enabling Zoning: 17G.080.040 Short Subdivisions;
17G.080.025 Decision Criteria
- J. Staff Contact: Ali Brast, Senior Planner – 509-625-6638
abrast@spokanecity.org

III. FINDINGS OF FACT:

A. Randy Palazzo applied for a Type II preliminary short plat on behalf of Urban Empire Homes on February 19, 2024. The proposal is to subdivide one parcel into three parcels for the purpose of building three attached housing homes.



2022 Aerial

- B. The project proposal encompasses one parcel shown above located at 1307 W Decatur. (parcel 36312.2022). The subject property is located near the SW corner of W Decatur Ave and N Adams St. The property owner owns one adjacent parcel directly to the south.
- C. The current zoning of the parcel is Residential 1 (R1). The proposed short plat would create three lots for the purpose of building attached housing. The new structures will be subject to all new regulations in SMC 17C.111.
- D. All adjacent zoning is also Residential 1 (R1).
- E. All adjacent land use designations are also Residential Low.
- F. Applicable zoning Regulations include SMC 17G.080.040 Short Subdivisions and 17G.080.025 Decision Criteria
- G. Procedural Requirements:
 - Application for a Type II Preliminary Short Plat was submitted on February 19, 2024;
 - A Request for Comments notice was sent to Departments and Agencies on March 11, 2024;
 - Applicant was notified on May 6, 2024 that the application was technically complete;
 - Pursuant to 17G.080.040, this project qualified for Minor Engineering Review, so it was exempt from Notice of Application.

IV. DEPARTMENT REPORTS:

Notice of this proposal was sent to City departments and outside agencies for their review and comments on March 11, 2024, as noted above. Staff received comments from a handful of Departments and Agencies including City of Spokane Fire Department, City of Spokane Engineering Department, City of Spokane Planning Department, City of Spokane Building Department, and Spokane Regional Emergency Communications.

Staff and agency comments are included with the file and are made part of this application by reference.

V. PUBLIC COMMENT:

None.

VI. CONCLUSIONS:

The Spokane Municipal Code has established decision criteria for these proposals – decision criteria for preliminary short plats are found in 17G.080.025. The following is staff's independent analysis of the proposed preliminary short plat in light of these decision criteria.

Plat, Short Plat and Binding Site Plan (17G.080.025):

The proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:

a. public health, safety and welfare;

No department or agency comments were received with specific concerns regarding public health and safety.

b. open spaces;

Short plats are not required to provide open space and no open space is proposed as part of this land use application. Individual required open space/yards will be evaluated for compliance with adopted codes at time of building permit application.

c. drainage ways;

All stormwater and surface drainage generated on-site shall be disposed of on-site in accordance with SMC 17D.060 "Stormwater Facilities", the Spokane Regional Stormwater Manual, Special Drainage Districts, City Design Standards, and, per the Project Engineer's recommendations, based on the drainage plan accepted for the final plat. No building permit shall be issued for any lot in this plat until evidence satisfactory to the Director of Engineering Services has been provided showing that the recommendations of Chapter 17D.060 SMC, Stormwater Facilities, and the Project Engineer's recommendations, based on the drainage plan accepted for the final subdivision, have been complied with. A stormwater drainage report, prepared by a Professional Engineer licensed in the State of Washington, shall be submitted along with the final plat application. The stormwater drainage report shall be prepared per SMC 17D.060 and the Spokane Regional Stormwater Manual.

d. streets, roads, alleys and other public ways;

No department or agency comments were received with specific concerns regarding streets, roads, alleys, or other public ways. The development does not propose any on-site parking, which is allowable per Table 17C.230.130-1, footnote [2]. The site is within a ½ mile of a transit stop.

e. transit stops;

There are no adjacent transit lines, but the site is within ½ mile of a transit stop. STA works independently with private property owners to address improvements to STA facilities that may impact private development sites. Any coordination with the City that may be necessary

and/or required permits associated with transit improvements are addressed outside of platting actions. It is not anticipated that any transit improvements adjacent to this site for STA facilities will be necessary, due to its distance from existing bus routes.

f. Potable water supplies;

Future development within the proposed subdivision will be required to connect to the City's public water system. There is a six-inch cast iron water main in Decatur Ave available for connection.

g. Sanitary wastes;

The concept utility plan shows sewer services for Lots 2 and 3 crossing Lot 1 and 2 and the sewer services for all 3 Lots crossing parcel 36312.2023. Easements for these crossings will need to be shown on the final plat.

h. Parks, recreation, and playgrounds;

Short Plats are not required to provide new parks. There is an existing park located approximately 2/3 of a mile away from the project site that the residents would have access to, although Ridgeview Elementary School and play area is closer to the site and potentially more accessible to residents on this site. The Parks Department did not offer any comments on this proposal.

i. Schools and school grounds;

The site is located within the Spokane School District 81. There are no provisions for public schools or school grounds as a part of this proposal. School District 81 did not provide any comments on this proposal.

j. sidewalks, pathways and other features that assure safe walking conditions.

The applicant will be required to provide sidewalk along the frontage of this site, as a continuation of the sidewalk that terminates directly to the west.

Staff finds that this criterion is met.

VI. DECISION

TO APPROVE the Preliminary Short Plat of three (3) lots at a 0.1-acre site addressed as 1307 W Decatur, parcel 36312.2022 substantially in conformance with the application, plans, drawing, illustrations, and/or specifications on file in the Planning and Development Services Center; and the following conditions of approval:

1. Adhere to any additional performance and development standards documented in comments or required by City of Spokane, Spokane County, Washington State, or any Federal agency.
2. In compliance with Planning Department comments found in the letter dated May 6, 2024:
 - a. Review of compliance with all applicable development standards will be verified at time of building permit.
 - b. New structures will be required to comply with the site development standards of 17C.111 and the design standards of 17C.111.300-340.
 - c. Final Short Plat Map Requirements are found in SMC 17G.080.040 F thru I, 17G.080.050 H, and 17G.080.070.
 - d. The Final Plat shall include the signatory statements as prescribed in SMC 17G.080.040(G)(2)
3. In compliance with the Engineering Department Memo dated May 3, 2024.
 - a. The proposed number of lots creates issues with addressing. At minimum, the lot currently addressed as 1305 W Decatur Ave will need to be readdressed as 1301 W Decatur Ave. The plat applicant shall coordinate with the owner of 1305 W Decatur Ave

- and the Addressing Team (addressing@spokanecity.org) to change the property address.
- b. 10' utility easements along the plat frontage is required per SMC 17G.080.070.B.
 - c. The concept utility plan shows sewer services for Lots 2 and 3 crossing Lot 1 and 2 and the sewer services for all 3 Lots crossing parcel 36312.2023. Easements for these crossings will need to be shown on the final plat.
 - d. Addresses must be shown on the final plat. Address permits can be applied for at the City of Spokane permit center, or by emailing a request to addressing@spokanecity.org.
 - e. The existing awning crossing the property line shall be removed prior to final plat.
 - f. A stormwater drainage report, prepared by a Professional Engineer licensed in the State of Washington, shall be submitted along with the final plat application. The stormwater drainage report shall be prepared per SMC 17D.060 and the Spokane Regional Stormwater Manual.
 - g. Frontage improvements along Decatur Avenue are required. Sidewalk shall be constructed, adjacent to the curb, for the frontage adjacent to the plat. This improvement can be bonded for prior to final plat and completed as part of the building permits.

Statements to be added to the dedication on the final plat

1. Only City water and sanitary sewer systems shall serve the plat; the use of individual on-site sanitary waste disposal systems and private wells is prohibited.
2. Development of the subject property, including grading and filling, is required to follow an erosion/sediment control plan that has been submitted to and accepted by Development Services prior to the issuance of any building and/or grading permits.
3. Prior to the issuance of any building permits, the lots shall be connected to a functioning public or private sanitary sewer system and connected to a public or private water system, complying with the requirements of Development Services and having adequate pressure for domestic and fire uses, as determined by the Water and Hydroelectric Services Department and the Fire Department.
4. All parking areas shall be hard surfaced.
5. All Stormwater and surface drainage generated on-site must be disposed of on-site in accordance with chapter 17D.060 SMC, Stormwater Facilities, the Spokane Regional Stormwater Manual, and City Design Standards.
6. No building permit shall be issued for any lot in this subdivision until evidence satisfactory to the Director of Engineering Services has been provided showing that the recommendations of Chapter 17D.060 SMC, Stormwater Facilities, and the Project Engineer's recommendations, based on the drainage plan accepted for the final subdivision, have been complied with.
7. Slope easements for cut and fill, as deemed necessary by Development Services in accordance with City Design Standards, are granted along all public right of ways.
8. Ten-foot utility easements, as shown hereon the described plat, are hereby dedicated to the City and its permittees for the construction, reconstruction, maintenance, protection, inspections and operation of their respective facilities together with the right to prohibit structures that may interfere with the construction, reconstruction, reliability and safe operation of the same.
9. If any archaeological resources, including sites, objects, structures, artifacts, and/or implements, are discovered on the project site, all construction and/or site disturbing

activities shall cease until appropriate authorities, agencies, and/or entities have been notified.

10. Signature of every owner certifying that:

- a. the plat is made with the free consent and in accordance with the desires of the owners of the land;
- b. the owners are the owners of the property and the only parties having interest in the land and is not encumbered by any delinquent taxes or assessments;
- c. the owners adopt the plan of lots, blocks, and streets shown;
- d. owner dedicates to the City and the City's permittees the easements shown for utilities and cable television purposes.

Time Limitations.

The Type II Preliminary Short Plat applications becomes void five years after the effective date of the Planning Services Director's decision without the submission of a final short plat application unless the Planning Services Director authorizes an extension of time. No land within the boundaries of a short subdivision may be further divided in any manner which will create additional lots within a period of five years except by subdivision in accordance with SMC 17G.080.050.

Notice of Right to Appeal

Appeals or requests for reconsideration of decisions by the Planning and Development Director are governed by Spokane Municipal Code 17G.060.210 - Appeals. Decisions of the Planning and Development Director regarding Type I or II applications are final unless appealed to the City of Spokane Hearing Examiner. All appeals must be filed with Planning and Development within fourteen (14) calendar days of the date of the decision. All requests for reconsideration must be filed with Planning and Development within seven (7) days of the date of the decision. **THE DATE OF THIS DECISION IS THE 15th Day OF MAY 2024. THE LAST DAY TO APPEAL THIS DECISION IS THE 29th DAY OF MAY 2024, AT 5:00 P.M.** In addition to paying the appeal fee to appeal the decision, the ordinance requires payment of a transcript fee to the City of Spokane to cover the costs of preparing any required transcripts.

An appeal shall take the form of a written statement of the alleged reason(s) the decision was in error. An appeal application is not considered complete until the required appeal fees are paid. The appeal fee (\$250.00) must be paid in full at the time the appeal is made. The form for filing an appeal is available from Planning and Development.

Please contact Ali Brast (509) 625-6638 if you have further questions related to procedures or if you need further assistance.

Sincerely,



Spencer Gardner
Planning and Development

By: Ali Brast, Senior Planner
Planning and Development






Staff Report and Decision_Decatur

Final Audit Report

2024-05-15

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