



1. List the provisions of the land use code that allows the proposal.

(RSF) SMC MC.110 residential zones and tables SMC 176-110-3
Development Standards.

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

The proposal seeks to create 9 lots from 1 allowed per
Zoning code.

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

This short plat proposal will create 9^(RSF) lots. All lots will be larger
in size than the min. allowed per code.

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 proposed lots will be for residential construction. The
size and shape will fit well into surroundings.

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.

N/A - No adverse impacts anticipated.

6. Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:

- a. public health, safety and welfare
- b. open spaces
- c. drainage ways
- d. streets, roads, alleys and other public ways
- e. transit stops
- f. potable water supplies
- g. sanitary wastes
- h. parks, recreation and playgrounds
- i. schools and school grounds
- j. sidewalks, pathways and other features that assure safe walking conditions

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6. Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:

a. public health, safety and welfare - the housing will be consistent with the characteristics present in the neighborhood.

b. open spaces - the proposed lots will meet the open space development standards of the City of Spokane. The standard allows for 40% of lot area. The new lots will be below this standard.

c. drainage ways - no drainage ways are impacted by this proposal. Minimal drainage associated with the new roof and driveway will adhere to the City of Spokane stormwater management plan.

d. streets, roads, alleys and other public ways - existing roads will be accessed with no new roads needed or proposed.

e. transit stops - n/a

f. potable water supplies - water is in the street on Lincoln Way. Existing water main will be properly tapped for proposed use.

g. sanitary wastes - sewer main is in the street on Lincoln Way and will be tapped for the new lots.

h. parks, recreation and playgrounds - no impacts are anticipated by this proposal.

i. schools and school grounds - the proposal is in the Cheney School District. No impacts are anticipated by this proposal.

j. sidewalks, pathways and other features that assure safe walking conditions - the proposal will add driveway approaches to the existing street. Sidewalks are already in.