

City of
Spokane



Planning Services
Department

Preliminary Short Plat

Application

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

Chapter 17C.111 - Residential Zones
Section 17G.080.040 Short Subdivisions
Section 17G.080.065 Unit Lot Subdivisions

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

Chapter 3 - Land Uses LU.1.3 encourages diversity in both housing types and residents in neighborhoods. Dividing this lot in two will allow more affordable housing in an affluent neighborhood.
Chapter 6 - Again, smaller houses will add to the mix of adjacent homes.

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

City water and sewer lines are available adjacent to both proposed lots in Ferris Court. Natural gas & electricity, too.

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 site is mostly flat, with a modest basalt mound on Lot 2 that would lend itself to an interesting architectural feature, such as a cantilevered second story.

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.

The proposed short plat is exempt from SEPA environmental review.

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

- public health, safety and welfare
- open spaces
- drainage ways
- streets, roads, alleys and other public ways in place
- transit stops - 2 blocks away
- potable water supplies - city
- sanitary wastes - city
- parks, recreation and playgrounds Manito Park 4 blocks away
- schools and school grounds Roosevelt Elementary 6 blocks away
- sidewalks, pathways and other features that assure safe walking conditions in place