



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

RSF SMC 17C.110 Residential Zones and tables

RSF 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.

In accordance with the comprehensive plan/goals, this proposal will increase urban density by creating (4) lots from (2) existing lots

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

- All facility and services outlined in 17D.010 are currently available to these properties. Adding (2) new RSF lots will not affect services capacity

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 site plan will conform to all minimum lot sizes and is congruent with the surrounding neighborhood. The proposed development will make essentially no change to the current flat topography.

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.

No adverse impacts are anticipated as a result of this proposal. The design of the proposal creates lots that are in conformance with the current zoning code and will allow for adequate setbacks and space for planned development of the property

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

- public health, safety and welfare - no significant impact
- open spaces - none planned
- drainage ways - no significant impact - could be addressed @ development
- streets, roads, alleys and other public ways - all (4) lots will access of existing city streets
- transit stops - existing service is nearby
- potable water supplies - public water is available for all (4) lots
- sanitary wastes - public sewer is available for all (4) lots
- parks, recreation and playgrounds - nearby existing parks available - Thornton Murphy, Lincoln Park
- schools and school grounds proposal is in City of Spokane school district 81.
- sidewalks, pathways and other features that assure safe walking conditions existing sidewalks are in place on both 24th & 25th