



Preliminary Short Plat Application

Rev.20180122

1. List the provisions of the land use code that allows the proposal:
17G.080.040 allows for short plats for small projects like this.
2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property:
the Comprehensive Plan has designated this property Office Retail. The lots will meet the density goals of the zone.
3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010: This site is within the Cliff/Cannon neighborhood and will utilize existing utilities and streets adjacent to the site. Existing unused capacity will be utilized.
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 existence of natural, historic or cultural features: this is a low slope lot that will turn into two lots and two buildings.
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 this project is at a significantly lower density than allowed by OR zoning.
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
 - a) fire sprinklers used throughout
 - b) a large courtyard is proposed
 - c) drainage will occur in drywells
 - d) streets already built out
 - e) transit is adjacent
 - f) served by city of spokane
 - g) dumpsters enclosed in buildings
 - h) onsite recreation via courtyard
 - i) Roosevelt Elementary >1 mile away
 - j) site is served on North and East