

PROJECT NARRATIVE – AGERE HOMES TWO-LOT SHORT PLAT

Applicant / Owner: Solomon Agere

Representative: Nebyou Adane

Project Name: Agere Homes Short Plat

Site Address: 2711 S Lee Street, Spokane, WA 99223

Parcel Number: 35284.0132

Prepared For: City of Spokane – Planning and Development Services

Date: October 2025

1. PROJECT OVERVIEW

This proposal seeks to subdivide the existing parcel (PID 35284.0132) into two separate residential lots, identified as Lot A and Lot B, oriented north-south.

Each lot will have direct street frontage and independent access to Lee Street. No shared tracts or easements are proposed.

Lot A will contain an Adult Family Home (AFH) licensed under RCW 70.128.

Lot B will contain a two-story single-family residence for standard residential use.

This subdivision provides infill housing consistent with the City's Comprehensive Plan policies for residential neighborhoods and community-based care.

2. LOT A – ADULT FAMILY HOME (AFH)

Lot A will feature a two-story structure designed to serve up to six residents, with caregiver rooms located on the same level as the residents to ensure safety and accessibility.

The upper level will have a private exterior entrance and will function as a family guest house for the owner, separate from the licensed care portion of the home. This allows the property owner to maintain privacy while remaining on-site for management and oversight.

Key design elements include:

- Barrier-free layout on the resident level, with at-grade entry and accessible bathrooms.
- Interconnected smoke and carbon-monoxide alarms.
- Egress windows and emergency exits per code.
- Grab bars and roll-in showers per IRC R330.
- Energy-efficient construction in accordance with the Washington State Energy Code.
- NFPA 13D sprinkler readiness for potential future occupancy expansion.

3. LOT B – SINGLE-FAMILY RESIDENCE

Lot B will contain a two-story detached single-family dwelling of approximately 2,500 square feet with an attached garage and private outdoor space.

The design will match the character of surrounding homes and comply with R-1 zoning standards, including setbacks, height, and landscaping.

4. ACCESS AND FRONTAGE IMPROVEMENTS

Both lots will front and access directly from Lee Street.

Proposed improvements include:

- New curb cuts and driveways constructed to City standards.
- Separated sidewalks with street trees and landscaping as required by Planning and Urban Forestry.
- ADA-compliant connections to existing pedestrian infrastructure.

The City of Spokane typically requires these frontage improvements as part of new development, consistent with current engineering and planning standards.

5. UTILITIES AND INFRASTRUCTURE

Each lot will be individually connected to City utilities:

- Water: Separate service connections and meters from the existing main.
- Sewer: Independent laterals to the existing sewer main in Lee Street.
- Stormwater: On-site infiltration per the Spokane Stormwater Manual.
- Power, gas, and telecom: Standard franchise utility connections.

6. ZONING AND DEVELOPMENT COMPLIANCE

All proposed lots and future buildings will comply with R-1 Residential zoning and applicable development standards under SMC 17C.111, including setbacks, height (≤ 40 ft), landscaping, and parking.

7. PURPOSE AND COMMUNITY BENEFIT

The Agere Homes Short Plat supports:

- Increased housing diversity through residential infill.
- Community-based elder care in a safe, accessible environment.
- Improved neighborhood aesthetics with new sidewalks, trees, and landscaping.
- Opportunities for the property owner to live on-site while providing licensed care.

8. CONCLUSION

This proposal represents a code-compliant two-lot subdivision that enables both traditional residential and Adult Family Home uses while maintaining the character of the existing neighborhood. The project meets all applicable land-use and engineering standards and is submitted for review as a Type II Short Plat Application.