



Preliminary Short Plat Application

Rev.20180122

1. List the provisions of the land use code that allows the proposal:
2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property:
3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010:
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:
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:
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

Preliminary Short Plat Application Answers – 2711 S Lee Street, Spokane, WA

****Parcel Overview****

Address: 2711 S Lee Street, Spokane, WA

Parcel Description: A portion of Lot 2, Block 1 of Lavagetto Subdivision (Vol. 2, Pg. 20), SE ¼ of Section 28, T25N, R43E, W.M.

Area: 0.43 acres

Current Zoning: Residential Single Family (RSF)

Proposed: Divide into 2 lots (Lot A and Lot B)

Water/Sewer: City of Spokane

Applicant/Owner: Solomon Agere

Surveyor: Holt Surveying & Mapping (Rick Holt, PLS 37549)

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

This proposal is allowed under Spokane Municipal Code Chapter 17G.080 – Subdivisions, which permits short plats creating up to four lots.

2. How is the proposal consistent with the Comprehensive Plan designation and goals?

The property is designated Residential Single-Family in the Comprehensive Plan. The proposed two-lot short plat maintains this designation by supporting compatible low-density residential development consistent with neighborhood character and Comprehensive Plan goals for infill housing.

3. How does the proposal meet concurrency requirements (SMC 17D.010)?

All required public facilities—water, sewer, and streets—are existing and have adequate capacity to serve the proposed lots. The property fronts S. Lee Street with existing public water and sewer service by the City of Spokane.

4. Suitability of the property for the proposed use:

The parcel is relatively flat with typical urban residential soils and no known drainage or geotechnical issues. It is served by public utilities and accessible via S. Lee Street. No wetlands, critical areas, or cultural resources are known to exist on site.

5. Significant adverse environmental or neighborhood impacts:

The proposed division will not create significant adverse impacts. Both new lots meet zoning and dimensional requirements. Development will follow all City standards for stormwater, erosion control, and utility connections, minimizing any potential impacts on neighboring properties.

6. Demonstrate provisions for the following:

Requirement	Explanation
a. Public health, safety, and welfare	Served by City water/sewer, adequate fire and emergency access via S. Lee Street.
b. Open spaces	Typical residential yards will provide private open space; no additional public open space is required.
c. Drainage ways	Stormwater will be managed in accordance with the City of Spokane Stormwater Manual and Civil plans.
d. Streets, roads, alleys, and public ways	The site fronts on S. Lee Street, an existing public right-of-way; no new streets are proposed.
e. Transit stops	STA transit service is available within walking distance along S. Southeast Blvd.
f. Potable water	City of Spokane water available and will serve both lots.
g. Sanitary wastes	City of Spokane sanitary sewer system in S. Lee Street will serve both lots.
h. Parks, recreation, and playgrounds	Residents have access to nearby parks such as Lincoln Park within ½ mile.
i. Schools	Within Spokane Public Schools district; capacity exists for additional students.
j. Sidewalks and pathways	Existing sidewalks on S. Lee Street meet safe pedestrian circulation requirements.