



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

This proposal meets all applicable requirements of SMC 17C.110 Residential Zones. In particular, SMC 17C.110.010 supports this proposal through its intent to provide housing opportunities for individual households and to create and maintain single family and higher density neighborhoods.

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

The comprehensive plan designation for this property is R 4-10. The subdivision of this property creates a density of approximately 6 units per acre, which is in conformance with the goals of the land use plan.

3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010.
Public sewer and water are available to the site. The proposed four lot short plat should have minimal effect on the public transportation system, emergency services and other public services. Area parks, libraries and schools are adequate to serve the proposal.

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.

SFR is an allowable use. To be reviewed under building permit.

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 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:

- 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

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- a) No significant impact to public health, safety and welfare.
- b) No open spaces are planned. Building setback regulations will be followed in development.
- c) Drainage considerations will be addressed during any new development permitting.
- d) All four (4) lots on public street. Front on 28th.
- e) STA bus service is available one block South on 29th Avenue.
- f) Public water is available in 28th Avenue. Service will need to be extended to all four lots.
- g) Public sanitary sewer is available in 28th Avenue.
- h) Murphy Park is located three (3) blocks East on 28th Avenue offering recreation and playground.
- i) The site lies in Spokane Public Schools District 81 and is served by Lincoln Heights Elementary, Sacajawea Middle School and Lewis and Clark High School.
- j) Existing sidewalks are available on the North side of 28th and Stone Street