

Z18 - 929 PSP

City of
Spokane



Planning Services
Department

Preliminary Short Plat

Application

1. List the provisions of the land use code that allows the proposal.
Conformance with all standards for RSF zone as set forth in Spokane Municipal Code Title 17C Chapter 110 Section 200.
2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.
The intended use of the new lots is wholly compatible with those goals and policies as referenced in Chapter 3, LU 1.3 for "Single Family Residential Areas" of the City of Spokane Comprehensive Plan.
3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010.
Facilities and services for the new lot are existing and available on site and capacities will not be adversely impacted.
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.
N/A
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.
The new lot shall be in compliance with the requirements for size and density of the RSF zone, and no negative impact is anticipated.
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

(SEE ATTACHED)

6. Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:
- a. The intended uses of the new lot will be consistent with the existing uses and characteristics of the neighboring lots and parcels also in the RSF zone.
 - b. Proposed new lot will be in compliance with the current requirements for open space as set forth for the RSF zone.
 - c. Drainage impact on the proposed new lot will be minimal. Existing area drainage will not be significantly impacted.
 - d. The new lot will have frontage on an existing public street in conformance with the RSF zone and has an existing pre-assigned street address.
 - e. The proposed new lot is within one block of a Spokane Transit bus stop at 24th and Freya.
 - f. There is an existing 1" city water stub at the 25th Ave. frontage of the proposed new lot.
 - g. An existing 8" city sewer line is also available on 25th Ave. between Freya and Rebecca.
 - h. Thornton Murphy Park is within 0.3 mile and Lincoln Park is within 0.8 mile from the proposed new lot. No adverse impact to these facilities is anticipated.
 - i. The proposed lot lies within the boundaries of Spokane School District 81. The closest schools: Lincoln Heights Elementary (0.3 mile), Chase Middle (1.0 mile), Ferris High School (0.8 mile).
 - j. There are existing driveway approaches at the 24th and 25th Ave. fronts of the existing lot. An existing sidewalk is located at the 24th Ave. front and a newer sidewalk is located at the 25th Ave. front. Existing ADA ramps are available at all corners of Block 100.

Michael P. [Signature], PLS
12/03/18