



Preliminary Short Plat

Application

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

SINGLE FAMILY RESIDENTIAL, BSF

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

THIS PROPOSAL WILL ADD AN ADDITIONAL LOT AND WILL STILL MEET DENSITY REQUIREMENTS.

3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010.

-THE SHORT PLAT, ONCE COMPLETED, WILL PROVIDE AN ADDITIONAL PARCEL FOR RESIDENTIAL HOUSING.

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.

THE SITE MEETS THE REQUIRMENTS FOR DENSITY AND OTHER REQUIREMENTS OF MUNICIPAL CODE. IT IS FLAT LAND SUITABLE FOR DEVELOPMENT.

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.

THERE WILL BE NO SIGNIFICANT IMPACTS TO THE ENVIRONMENT FROM THE PREPARED SHORT PLAT

6. Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:

- public health, safety and welfare
- open spaces
- drainage ways
- streets, roads, alleys and other public ways
- transit stops
- potable water supplies
- sanitary wastes
- parks, recreation and playgrounds
- schools and school grounds
- sidewalks, pathways and other features that assure safe walking conditions

Holt Surveying and Mapping

October 9, 2023

Baldwin and Regal Subdivision Short Plat

Attachment to item #6

- a. The project lies within the City of Spokane which provides utilities, police and safety services currently to the site and will continue to do so to the new parcel resulting from the short plat.
- b. This project lies within the RSF zone and will be developed within the residential requirements and will follow landscaping requirements for development.
- c. All drainage will be contained. The site is mostly flat but with a small elevation difference that should bring drainage to the two catch basins at the intersection of Baldwin and Regal as it has done in the past.
- d. Access to the site is currently off of N Regal St., E Baldwin Ave, and the Alley of Block 50 in Peter Sapa's riverside Addition with existing approaches and no addition access points proposed.
- e. The site currently meets the STA transit stop requirements. It has nearby transit stop points at Greene and Ermina, Mission @ Regal.
- f. There is sufficient existing capacity from the city's water service for the proposed development on this site.
- g. Sanitary sewer service currently is available to the site and extended onto the property.
- h. No additional parks, recreation areas or playgrounds are proposed for this project.
- i. The proposal will only be adding one extra parcel which will not have a significant impact to the schools or school grounds but will add to the property tax base to the local area.
- j. The site has side walk along the E Baldwin Ave, and there is sidewalk on the opposite side of the street along N Regal Street. The entry point of the side walk on Baldwin is ADA accessible at the intersection of Baldwin and Regal.