



Preliminary Short Plat

Application

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

Residential uses are allowed under Spokane Municipal Code Chapter ~~17C.110~~^{17C.111}. The current residential houses are permitted in RHD zoning. Lot sizes and street frontages comply with SMC. This short plat is permitted under SMC 17G.080.

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

The subject property is inside the City limits and Urban Growth Area. The subject property currently has two residential homes on one parcel. This plan allows for each house to be on individual conforming parcel.

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

Residential uses are allowed under Spokane Municipal Code Chapter ~~17C.110~~^{17C.111}. The current and proposed use is single-family residential which is a permitted use in the underlying Residential High Density (RHD) zone. The proposed lot sizes will be larger than the minimum required in the RHD zone and each lot will have the required frontage on Lincoln St and Sinto Ave. A short plat is permitted under SMC Chapter 17G.080.

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.

A short plat map accompanies the application and demonstrates how the site is suitable for creating the 2 new parcels for the 2 existing residences.

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.

None Identified. Subject property zoned RHD. No new development planned.

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

- a. public health, safety and welfare No Impact
- b. open spaces No Impact, a public park is 1/3 of a mile away
- c. drainage ways Drainage sufficient to SMC standards
- d. streets, roads, alleys and other public ways Existing public streets, no proposed new streets or access
- e. transit stops STA transit stop located at Monroe @ Gardner, 1 city block from site
- f. potable water supplies Public Water is provided by the City of Spokane
- g. sanitary wastes Public sewer is provided by the city of spokane, new service was recently installed for 1404 N Lincoln.
- h. parks, recreation and playgrounds City park located SE of subject location
- i. schools and school grounds No Impact
- j. sidewalks, pathways and other features that assure safe walking conditions Present, no changes