



Preliminary Short Plat

Application

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

RSF SMC 17C.110 Residential Zones and Tables
RSF SMC 17C.110.360 Pocket Residential Development
RSF SMC 17G.40.3 Development Standards
RSF SMC 17G.080.040 Short Subdivisions
RSF SMC 17G.080.065 Alternative Residential Subdivisions

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

In accordance with the comprehensive plan goals and objectives, this proposal will increase urban density by creating two lots from one existing lot.

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

All facility and services outlined in 17D.0010 are currently available to these properties. Adding one new RSF lot will not affect services capacity.

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 proposed site plan will conform to all minimum lot sizes, set back, landscaping etc. for pocket plat. This is similar to other lots on the same block. The proposed development will make essentially no change to the current topography.

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 expected as a result of this proposal. The design of the proposal creates lots that are in conformance with the current 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 No significant impact.
- b. open spaces None planned.
- c. drainage ways No significant impact. Can be addressed at development.
- d. streets, roads, alleys and other public ways Both lots access existing city street.
- e. transit stops Existing service is near by.
- f. potable water supplies Public water is available for both lots.
- g. sanitary wastes Public sewer is available for both lots.
- h. parks, recreation and playgrounds Nearby existing parks are Comstock and Manito.
- i. schools and school grounds Proposal is in the City of Spokane School District #81.
- j. sidewalks, pathways and other features that assure safe walking conditions

Existing sidewalk is in place on 32nd Ave.