



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

This application is allowable under SMC Section 17C.110.360

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

This proposal is to divide an existing RSF lot into two lots utilizing the City of Spokane Pocket Residential Development guidelines. The proposal is consistent with the purpose of the Pocked Residential guidelines and aims to "stimulate new compact infill housing that is compatible in scale and character to establish surrounding residential areas".

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

This proposed application has access to public utilities (sewer and water) in the adjacent right of way. Access to these utilities will be provided to the proposed second lot by means of a flag lot configuration.

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.

An engineered site plan is not expected to be required for this proposal. The site of the proposed subdivision is relatively flat, and is geometrically regular. No slope, drainage, natural, historical, or cultural features are anticipated to impact this proposal

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 based on the small nature of this proposal.

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 anticipated
- b. open spaces - No open spaces are planned as part of this proposal.
- c. drainage ways - No existing drainage ways are expected to be impacted by this proposal.
- d. streets, roads, alleys and other public ways - No public right-of-way modifications or dedications anticipated
- e. transit stops - The nearest STA stop is located +/- 0.33 miles from the proposed site (Francis & Crestline)
- f. potable water supplies - Public water is available in Smith Rd.
- g. sanitary wastes - Sanitary sewer is available in Smith Rd.
- h. parks, recreation and playgrounds - Harmon Park is located +/- 0.33 miles from the proposed site
- i. schools and school grounds - Arlington Elementary is located +/- 300 feet from the proposed site
- j. sidewalks, pathways and other features that assure safe walking conditions
 - Sidewalks are available directly across Smith Road from the project site