

PRELIMINARY PLAT OF
CHEL TENHAM COURT

Attachment "A"

City of Spokane Planning Services Department
Preliminary Long Plat Application

RECEIVED

JAN 21 2015

PLANNING & DEVELOPMENT SERVICES
(REVISED)

1. List the provisions of the land use code that allows the proposal.
 - a. **Density.** The City's Land Use Plan Map identifies this property as Residential 4-10, which is the lowest density designation. The proposed net density is 5.5 units per acre.
 - b. **Development Standards.** The project will comply with all standards set forth in Table 17C.110-03.
 - c. **Building Standards.** The buildings will comply with building coverage, height, setbacks, outdoor areas, accessory structure, fences, parking, signs, street trees, and other standards for single-family development, as outlined in Section 17C.110.
2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.
 - a. H2.1 Distribution of Housing Options. Project provides entry to middle-income housing.
 - b. N4.6 Pedestrian and Bicycle Connections. Project connects to existing sidewalk network.
 - c. N4.10 Pedestrian Design. Sidewalks are separated from the roadway.
 - d. N4.12 Pedestrian Buffer Strips. Buffer strips will be provided.
 - e. N4.13 Pedestrian Safety. Sidewalks are separated from the roadway.
 - f. DP1.4 New Development in Established Neighborhoods. Consistent with existing neighborhood
 - g. DP2.1 Building and Site Design Regulations. Consistent with existing buildings and design.
 - h. DP2.2 Zoning and Design Standards. Consistent with zoning and design standards.
 - i. DP3.8 Infill Development. This is an infill project, consistent with the existing neighborhood.
3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010.
 - a. **Transportation.** This project includes one new cul-de-sac, which cannot be extended do to existing residence. Each builder will pay a transportation mitigation fee, in compliance with adopted city ordinance.
 - b. **Public Water.** An existing water system is in place adjacent to the project with adequate capacity.
 - c. **Fire Protection.** Fire hydrants will be constructed within the project. The turnaround will meet fire department requirements. Sufficient water capacity is available in the neighborhood.
 - d. **Police Protection.** This will be an infill development. Therefore police protection is already available in the neighborhood.
 - e. **Parks and Recreation.** Sky Prairie Park is located across Strong Road o the southwest.
 - f. **Library.** The additional residents will increase the tax base, a portion of which will be allocated towards existing libraries.
 - g. **Solid Waste Disposal and Recycling.** Curbside refuse collection and recycling will be available to each lot.
 - h. **Schools.** This project is within the Mead School District. There has been discussion from the District that the nearest elementary school to the site, Prairie View, is at capacity so children are being bussed to other schools. This is common practice within school districts and there is no record that the Mead School District is operating below acceptable levels of service or that the District does not meet concurrency.

- i. **Public Wastewater (sewer and stormwater).** A public sanitary sewer with adequate capacity will be available to each lot within the project. Stormwater will be collected via ditches and pipes and disposed in accordance with approved city guidelines.
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.** This project is an infill project and is suitable for development, as it is similar in character to the adjacent neighborhoods. This project is designed the only way possible, given previous platting design. Lot sizes will be similar to lots in neighboring projects. Due to historic groundwater issues, no residences will have basements. Drainage will be routed to an existing biofiltration swale.
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 significant adverse impacts on the environment or surrounding properties are anticipated. Being an infill development, this property was anticipated to be developed with single-family dwellings. The curb returns for the new cul-de-sac has previously been installed. There should be no interference with the use of neighboring properties.
6. **Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and concurrence) provision for:**
 - a. **public health, safety and welfare.** The project will have all public infrastructure, constructed to city standards. Safety will be provided for by conforming to all applicable standards and as outlined in Items 3c and d above.
 - b. **open spaces.** The proposed lot sizes and maximum building coverage ensures adequate open space on each lot.
 - c. **drainage ways.** Stormwater will be collected via ditches and pipes and disposed in an existing biofiltration swale, in accordance with approved city guidelines.
 - d. **streets, roads, alleys and other public ways.** All roadways will be designed and constructed to public road standards.
 - e. **transit stops.** This project is not on the STA transit route. Therefore, no transit stops are proposed.
 - f. **potable water supplies.** An existing water system is in place within the adjacent neighborhood and will be extended into this project.
 - g. **sanitary wastes.** A public sanitary sewer with adequate capacity will be available to each lot within the project.
 - h. **parks, recreation and playgrounds.** Proximity to the existing city park provides open space.
 - i. **schools and school grounds.** No schools or school grounds are proposed within this project. This project is within the Mead School District. There has been discussion from the District that the nearest elementary school to the site, Prairie View, is at capacity so children are being bussed to other schools. This is common practice within school districts and there is no record that the Mead School District is operating below acceptable levels of service or that the District does not meet concurrency.
 - j. **sidewalks, pathways and other features that assure safe walking conditions.** The new public road will contain sidewalks.

PRELIMINARY PLAT OF
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JAN 21 2015

PLANNING & DEVELOPMENT SERVICES

“Written Narrative”

(REVISED)

The proposed preliminary plat of Cheltenham Court is consistent with the applicable policies, regulations, and criteria for approval, in that it is consistent with the applicable regulations for LDR zoning and comprehensive plan goals and policies of Residential 4-10. This project is an infill project and is suitable for development, as it is similar in character to the adjacent neighborhoods. This project is designed the only way possible, given previous platting design. Lot sizes will be similar to lots in neighboring projects. The following elaborates on its consistency:

1. Provisions of the land use code that allow the proposal:
 - a. Density. The City's Land Use Plan Map identifies this property as Residential 4-10, which is the lowest density designation. The proposed net density is 5.5 units per acre.
 - b. Development Standards. The project will comply with all standards set forth in Table 17C.110-03.
 - c. Building Standards. The buildings will comply with building coverage, height, setbacks, outdoor areas, accessory structure, fences, parking, signs, street trees, and other standards for single-family development, as outlined in Section 17C.110.
2. Consistent with the following comprehensive plan designation and goals, objectives and policies:
 - a. H2.1 Distribution of Housing Options. Project provides entry to middle-income housing.
 - b. N4.6 Pedestrian and Bicycle Connections. Project connects to existing sidewalk network.
 - c. N4.10 Pedestrian Design. Sidewalks are separated from the roadway.
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 - h. DP2.2 Zoning and Design Standards. Consistent with zoning and design standards.
 - i. DP3.8 Infill Development. This is an infill project, consistent with the existing neighborhood.
3. Consistency with concurrency requirements of SMC Chapter 17D.010.
 - a. Transportation. This project includes one new cul-de-sac, which cannot be extended do to existing residence. Each builder will pay a transportation mitigation fee, in compliance with adopted city ordinance.
 - b. Public Water. An existing water system is in place adjacent to the project with adequate capacity.
 - c. Fire Protection. Fire hydrants will be constructed within the project. The turnaround will meet fire department requirements. Sufficient water capacity is available in the neighborhood.
 - d. Police Protection. This will be an infill development. Therefore police protection is already available in the neighborhood.
 - e. Parks and Recreation. Sky Prairie Park is located across Strong Road o the southwest.
 - f. Library. The additional residents will increase the tax base, a portion of which will be allocated towards existing libraries.
 - g. Solid Waste Disposal and Recycling. Curbside refuse collection and recycling will be available to each lot.
 - h. Schools. This project is within Mead School District, There has been discussion from the District that the nearest elementary school to the site, Prairie View, is at capacity so children are being bussed to other schools. This is common practice within school districts and there is no record

that the Mead School District is operating below acceptable levels of service or that the District does not meet concurrency.

- i. Public Wastewater (sewer and stormwater). A public sanitary sewer with adequate capacity will be available to each lot within the project. Stormwater will be collected via ditches and pipes and disposed in accordance with approved city guidelines.
4. Makes provisions for the following:
- a. public health, safety and welfare. The project will have all public infrastructure, constructed to city standards. Safety will be provided for by conforming to all applicable standards and as outlined in Items 3c and d above.
 - b. open spaces. The proposed lot sizes and maximum building coverage ensures adequate open space on each lot.
 - c. drainage ways. Stormwater will be collected via ditches and pipes and disposed in an existing biofiltration swale, in accordance with approved city guidelines.
 - d. streets, roads, alleys and other public ways. All roadways will be designed and constructed to public road standards.
 - e. transit stops. This project is not on the STA transit route. Therefore, no transit stops are proposed.
 - f. potable water supplies. An existing water system is in place within the adjacent neighborhood and will be extended into this project.
 - g. sanitary wastes. A public sanitary sewer with adequate capacity will be available to each lot within the project.
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 - i. schools and school grounds. No schools or school grounds are proposed within this project. This project is within Mead School District. There has been discussion from the District that the nearest elementary school to the site, Prairie View, is at capacity so children are being bussed to other schools. This is common practice within school districts and there is no record that the Mead School District is operating below acceptable levels of service or that the District does not meet concurrency.
 - j. sidewalks, pathways and other features that assure safe walking conditions. The new public road will contain sidewalks.