



Preliminary Long Plat Application

Rev.20180102

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

- Section 17C.111.115 TABLE 17C.111.115-1
- Section 17C.111.205 Development Standards Tables MINIMUM LOT DIMENSIONS FOR SUBDIVISIONS
- Section 17G.080.050 Subdivisions

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

It meets these them because it is proposing development that fits within the minimum and maximum density of the underlying R1 zone to meet the development pattern envisioned by the land use designation.

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

Concurrency review will begin to be met when agencies are notified of application. No level of service standard will be reduced below the minimum for the proposed development.

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.

Approval of a site plan is required, and as shown in the application exhibits the site is served with utilities, has access, is zoned for the use, and code standards for land division. It is relatively flat, the proposed division meets minimum density and required setbacks. There is no ground or surface water on or near the site.

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 anticipated nor planned. Impacts will be minor and typical of development in the area as the site will be developed within the designated density for R1 zone.

6. Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:
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| a. Public health, safety and welfare | a. Sanitary sewer, water, fire access, new hydrants |
| b. Open spaces | b. Yards meeting and exceeding minimum setbacks, minimum outdoor area per unit met and exceeded in most cases |
| c. Drainage ways | c. Stormwater management proposed on-site, no existing drainage ways. |
| d. Streets, roads, alleys and other public ways | d. E 53rd Ave extended from existing public street, private alley and fire access to Ferrall St. |
| e. Transit stops | e. Transit stops available at S Regal & E 53rd. |
| f. Potable water supplies | f. Water is proposed to be extended from E 53rd Ave. |
| g. Sanitary wastes | g. Sanitary is proposed from a new main extending from E 53rd. |
| h. Parks, recreation and playgrounds | h & i. Parks & schools are located nearby (M.R.E.S. & S.S.C.) |
| i. Schools and school grounds | j. Sidewalks are proposed along all streets where fronting proposed lots |
| j. Sidewalks, pathways and other features that assure safe walking conditions | |