

January 31, 2024  
City of Spokane Planning and Development  
808 W. Spokane Falls Blvd, Spokane, WA 99201

RE: 23-078 Project Narrative – Palouse Landing (Clark 53<sup>rd</sup>) Preliminary 9-Lot Short Plat

The site of this proposed 9-lot Short Plat is parcel number is 34032.9179. The site is addressed as 3227 E 53<sup>RD</sup> Ave, Spokane, WA 99223. Outbuildings on site will be demolished with development of this Short Plat's site improvements.

The Applicant held a pre-development conference on May 25, 2023. A copy of the comments from this meeting are included with this application submittal. At that meeting an 8-lot short plat along 53<sup>rd</sup> was envisioned with a future PUD to the rear and north of that short plat. In an effort to address notes received from staff, an informal follow-up meeting was held virtually with the Applicant and City staff to review a revised layout which envisioned an 8-lot short plat along 53<sup>rd</sup> with a future short plat to the rear and north of that short plat served by narrower rights-of-way. As a result of unresolved issues around future development to the north and east, the Applicant has presented with this Project Narrative preliminary plans for a 9-lot Short Plat with standard 60-foot rights-of-way. This is replacing a concept for a 6-lot short plat that was previously also considered. See the 9-Lot Short Plat exhibit included in this application.

At this time plans are uncertain for future development on the immediately adjacent lot to the north and east, Parcel Number 34032.9178, which is owned by the same developer, but development is expected within the next five years. Future development will likely be nine (9) similar lots with multi-family plex units on each. Extension of a public street through this proposed site could facilitate better access to property to the north to serve future redevelopment needs.

This 9-lot Short Plat includes new public street right-of-way between proposed Block 1 and Block 2 for a new improved roadway proposed to be named "Ray Street". It is stubbed to the north boundary of the plat for future extension with future development of the immediately adjacent properties not a part of this plat. It also includes dedication of additional right-of-way for half street improvements to the north side of E 53<sup>rd</sup> Ave along the plat frontage, with an additional 12-feet of asphalt pavement south of the centerline as described in the City's pre-development conference notes, or as otherwise determined through this application. Sufficient existing right-of-way exists south of the centerline for needed improvements. Necessary easements will be granted along street frontages for purveyance of utilities and improvements extended in the public rights-of-way to the plat boundary. Off-site easements (temporary or otherwise), such as for an emergency vehicle turnaround at the east end of 53<sup>rd</sup>, may also be created.

The nine (9) lots of this Short Plat are scheduled to be developed as "BOCA" lots, with one duplex structure per lot for a total of 18 dwelling units at this site as allowed by SMC 17C.400 Interim Housing Regulations. The intent is that dwellings on these lots will have vehicle access to parking spaces on the north side of the structures. This access will be taken from near the north terminus of proposed Ray Street. They exceed the minimum lot area and dimensions for this use required by Table 17C.400-1. The proposed building footprints are shown on the plat as required by [17C.400.010\(E\)\(4\)\(c\)](#).

It is anticipated that the project will undergo engineering review for the provision of public improvements and utilities. Public water, sewer and other utilities will be extended and details addressing site drainage will be addressed as required. The engineering proposed in Ray St will be sized appropriately to serve future development as allowed by code and as anticipated.

See attached to this written narrative a title report, pre-development conference notes, application forms, and preliminary short plat.

This application and supporting documents demonstrate Preliminary Short Plat Approval Criteria have been met. If the City finds an omission making this application incomplete the Applicant respectfully requests to be notified and given the opportunity to provide the supplemental material to demonstrate compliance and obtain approval.