



1. List the provisions of the land use code that allows the proposal.
Section 17G.080.040 of the City of Spokane Municipal Code details the Short Subdivisions procedures, allowing for entitlement of our proposal when combined with provisions under 17G.080.065. Unit Lot Subdivisions. (See also Table 17C.130.210-1)
2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.
Comp Plan designation = Residential 1. Proposal density is 14.5 units/acre
LU 1.3 Single-Family Residential Areas - Protect the character of single-family residential neighborhoods
Property is designated on the comp plan as R1, SMC 17C.111.205-1 Table shows allowed use of lots in this zone. Existing homes to remain.
3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010.
The proposal does not increase density as no new residences are proposed.
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 subdivision does not meet lot depth and lot frontage standards per SMC 17C.111.205-1 Table 1. Each new lot will have 50' frontage and 56-64' lot depth. There are existing single family homes on both proposed lots.
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.
None anticipated. Exempt from SEPA.
6. Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:
 - a. public health, safety and welfare
 - b. open spaces
 - c. drainage ways
 - d. streets, roads, alleys and other public ways
 - e. transit stops
 - f. potable water supplies
 - g. sanitary wastes
 - h. parks, recreation and playgrounds
 - i. schools and school grounds
 - j. sidewalks, pathways and other features that assure safe walking conditions
 - a. None needed, existing use.
 - b. Sufficient existing open space.
 - c. No drainage ways exist on-site.
 - d. A public street and alley exists.
 - e. No change, transit available within 3 blocks.
 - f. Water available in Magnolia & Napa St for new services.
 - g. Public sanitary mains are in the street.
 - h. & i. Parks and schools exist nearby.
 - j. Sidewalks not present.