



# Preliminary Short Plat Application

Rev.20180122

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

The Pocket Residential Development provisions allow this proposal under Municipal Code 17C.110.360.

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

The proposal meets the city's desire for infill development with smaller lot sizes in single family residential neighborhoods. The proposal also meets the Emerson Garfield neighborhood plan to improve the corridor along N. Monroe St. and is within ¼ mile of the new street development. The vacant land we are proposing to develop is currently a problem area for squatting, drug use and dumping. We desire to create a better quality of life for the residents around Emerson Park and its visitors which is concurrent with the opinions of our local resources officers whom we have been working with such as Officer Wells.

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

- A. Transportation – This proposal will meet all city code requirements including pavement with travel lane, curbs, sidewalks where required, street trees as required, stormwater and parking requirements.
- B. Public Water – This proposal will connect new public water utilities required for development of each dwelling.
- C. Fire protection – This proposal will meet all fire code requirements necessary including fire truck access, fire truck turn around and installation of smoke and CO2 alarms.
- D. Police protection – This proposal will meet all police protection requirements and will create a safer area and neighborhood by reducing the bare lot vacancy and its problems.
- E. Parks and recreation – This proposal will improve the quality of life for Emerson Park and its residents by reducing the vacancy of bare land near the park and therefore reducing crime. This proposal will invite more public use of the often unused parts of Emerson Park including the baseball field and basketball court.
- F. Library – This proposal does not necessarily include nor exclude any requirements by the local library.
- G. Solid waste disposal and recycling – This proposal will include solid waste service and recycling as is necessary for each dwelling.
- H. Schools – This proposal will improve the quality of life at Emerson Park which is the site pick up and drop off for public school bus transportation.
- I. Public wastewater – This proposal will follow all guidelines for connecting utility service for sewer and stormwater.

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 existence of natural, historic or cultural features:

The proposal includes the construction of seven single family homes on the hillside near Emerson Park. Our hope is that the owner-occupied residents that purchase these homes will see Emerson Park as an extension of their own backyard. Utilizing the smaller lot size standards acceptable within the Pocket Residential guidelines will work well with the vision to create a neighborhood and community lifestyle around the park where residents are encouraged to use the field and grassy areas already maintained by the city at Emerson Park. Since four of the seven homes will be built on the hill where slopes are greater than 30% the feasibility for lawn or grass is reduced thus encouraging residents to utilize the local park even more. Since these four homes will smaller lot sizes will be set into the hill, each having a partial view, the smaller lot size will feel even more spaced apart than if they were adjacent and level.

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:

The proposal will benefit the quality of life for Emerson Park residents without hindering any city views from the already existing homes along W. Courtland Ave or W. Glass. Homes will be built into the natural structure of the hill. We believe construction of seven single family homes, which is less than the allowed maximum for pocket residential standards, is the amount best suited for the land structure and the overall good of the neighborhood.

6. Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:
  - a. Public health, safety and welfare – The proposal will increase park use by neighborhood residents thus reducing the attraction of vacant bare land to those coming to Emerson Park for the sole purpose of squatting, drug use, drug sales and dumping.
  - b. Open spaces – The proposal will not eliminate the open spaces provided by Emerson Park and any other undeveloped lots surrounding the site plan including the W. Courtland hill.
  - c. Drainage ways – The proposal has completed a geohazard and geotechnical survey and will comply with any city drainage requirements.
  - d. Streets, roads, alleys and other public ways – The site plan will develop W. Cora Ave as needed to provide roads and public ways for the residents of the new construction. There are currently no other homes or residents utilizing the public ways or roads within the site plan.
  - e. Transit stops – The site plan is within ¼ mile of N. Monroe St which is a main public transit corridor and should encourage use of the public transportation system.
  - f. Potable water supplies – The proposal will provide new water utility lines.
  - g. Sanitary wastes – The proposal will provide all necessary sewer and stormwater utilities.
  - h. Parks, recreation and playgrounds – The proposal will increase public use of Emerson Park and create better quality of life for the park, its residents and visitors for reasons stated above.
  - i. Schools and school grounds – The proposal will not interfere with any schools or schoolgrounds.

- j. Sidewalks, pathways and other features that assure safe walking conditions – The proposal will include construction of any required sidewalks, pathways and other features.

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