

March 16, 2021

Melissa Owen, Planner
City of Spokane
808 W. Spokane Falls Blvd.
Spokane, WA 99201

RE: Corbin Cottages 13-Lot Residential Subdivision

Dear Ms. Owen,

This summary is included as a required part of a Preliminary Plat Application for 13-lot residential subdivision. The intent of this summary is to identify project consistency with applicable policies, regulations, and criteria for approvals of the plat.

Background

On May 30, 2019 the project proponent met with City of Spokane staff for a Pre-Development Conference (Pre-Dev No. B19M0053DPEV) to build a Cottage Development on a portion of Spokane County Assessor's Parcel No. 35064.3611. Following City comments and recommendations and acknowledgment that this project site falls within the RSF-C Zone, we eventually began to pursue a Compact Residential Subdivision instead of the Cottage Development, which evolved to the current standard Preliminary Plat – see attached Corbin Cottages Preliminary Plat Exhibit.

A prerequisite for this Type III Long Plat Subdivision application is to hold a Community Meeting. Public notifications were mailed and posted on March 3, 2021 and the Community Meeting was held online on March 18, 2021 at 5 p.m.

Note: A second community meeting was held on June 1, 2021 to add a rezone of the church owned property from RSF to RSF-C and to meet noticing requirements of the type III rezone and preliminary lot plat community meeting, MDO 06/28/2021.

An additional prerequisite for this application is to prepare a Boundary Line Adjustment (BLA) from an underlying platted lot on the above-referenced tax parcel. The BLA application was submitted to the City on March 16, 2021. The project boundary was based on lot and roadway concept design that have received conceptual approval from City Planning and Engineering departments.

A geotechnical report done to provide construction recommendations for the existing church building site to the east of the project site noted historic land uses on the overall parcel, prior to the BLA, as a sand and gravel borrow operations, landfill operations, and a manufactured home park with significant fills present in that portion of the parcel. The project owner intends to have geotechnical investigations performed at the project site.

Project Information

The proposed project is a 13-lot residential long-plat subdivision of 1.89 acres in the RSF-~~C~~ Zone in the City of Spokane, Washington. The plat includes a public road preliminarily named N Howard Ct. with parking, pedestrian buffers, and sidewalks on both sides on easements per SMC Table 17H.010-2.

Note: A type III rezone application from RSF to RSF-C has been combine with the type III preliminary long plat application. The 18.87 acre area under consideration for the rezone is currently zoned RSF. Both the RSF and RSF-C zones have the same land use designation (Residential 4-10). MDO 06/28/2021. Please see attached Preliminary plat exhibit for more information.

Project Data Consistent with Applicable Policies, Regulations, and Criteria for Plat Approval

EXISTING ZONING/UNITS PER ACRE	RSF- C 4-10
proposed zoning/units per acre	RSF-C (residential single-family compact)/4-10
LOT SIZE RANGE	4,550 S.F. TO 5,280 S.F.
TRACT SIZE (Tract A)	1,228 S.F.
NO. OF PARCELS	14 (INCLUDES TRACT 'A')
NO. OF DWELLING UNITS	13 DWELLING UNITS
UNIT NO. AND UNIT TYPE	3 DETACHED SFR, 10 ATTACHED SFR
TOTAL PLAT AREA	1.89 ACRES - SITES LESS THAN OR EQUAL TO 2 ACRES DO NOT REQUIRE TRANSITION LOT SIZES, PER SMC 7C.110.200(C)(1).
Total Rezone Area (RSF to RSF-C)	18.87 acres
PUBLIC R.O.W. AREA	0.47 ACRES
NET LOT AREA	1.40 ACRES
NET DENSITY	9.29 UNITS PER NET ACRE
EXISTING STRUCTURES/USES	N/A
SANITARY SEWER	CITY OF SPOKANE

WATER PURVEYOR	CITY OF SPOKANE
PROPOSED USES	RESIDENTIAL
TOPOGRAPHIC INFORMATION	0% TO 5% SLOPES IN AREAS OF PROPOSED DISTURBANCE
MAX. ROOF HEIGHT LIMIT	35'
R.O.W. WIDTH	50' - RESIDENTIAL STANDARD PROPOSED WITH SIDEWALKS IN EASEMENTS, PER SMC TABLE 17H.010-1.
BUILDING SETBACKS:	
FRONT	15' BUILDING/20' GARAGE
REAR	15' IN RSF-C ZONE
SIDE/FLANKING	5'

Consistency with Comprehensive Plan Goals and Policies

LU1 CITYWIDE LAND USE

Goal: Offer a harmonious blend of opportunities for living, working, recreation, education, shopping, and cultural activities by protecting natural amenities, providing coordinated, efficient, and cost-effective public facilities and utility services, carefully managing both residential and non-residential development and design, and proactively reinforcing downtown Spokane's role as a vibrant urban center.

- **The project expands single-family living options in the City.**
- **The project will utilize and improve upon existing public infrastructure.**

LU 1.3 Single-Family Residential Areas

Protect the character of single-family residential neighborhoods by focusing higher intensity land uses in designated Centers and Corridors.

- **The project protects and improves upon the character of this neighborhood by replacing vacant land with single-family residential housing that reflects the existing neighborhood aesthetic.**

LU 3 EFFICIENT LAND USE

Goal: Promote the efficient use of land by the use of incentives, density and mixed-use development in proximity to retail businesses, public services, places of work, and transportation systems.

- **The project has a net density near the maximum allowed in the Residential Single-Family Zone and is near Centers and Corridors overlay zoning at Post Street to the west, and within a half-mile of the Garland District to the north and a quarter-mile of businesses on Division Street and**

LU 3.1 Coordinated and Efficient Land Use

Encourage coordinated and efficient growth and development through infrastructure financing and construction programs, tax and regulatory incentives, and by focusing growth in areas where adequate services and facilities exist or can be economically extended.

- **The project will help efficiently expand City ROW and utility infrastructure within the Urban Growth Area.**

LU 5 DEVELOPMENT CHARACTER

Goal: Promote development in a manner that is attractive, complementary, and compatible with other land uses.

- **The proposed project replaces vacant land with development more complimentary with the existing neighborhood character.**

H 1 HOUSING CHOICE AND DIVERSITY

Goal: Provide opportunities for a variety of housing types that is safe and affordable for all income levels to meet the diverse housing needs of current and future residents.

- **The project represents increased middle-income housing opportunities in the City of Spokane.**

Respectfully submitted,

A handwritten signature in blue ink, appearing to be 'William Sinclair', written in a cursive style.

William Sinclair, P.L.A., MURP
Storhaug Engineering

CC: Faith Bible Church, File