



2119 COTTER SHORT PLAT

Preliminary Short Plat Application

Rev.20180122

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

- Per the City of Spokane Zoning map, the subject parcel is located in RSF Zone.
- According to Spokane Municipal Code Section 17c.110.030- Characteristics of Residential Zones, the RSF zone is a single family residential zone which allows a minimum of four and a maximum of ten dwelling units per acre. The RSF zone is applied to areas that are designated residential 4-10 on the land use plan map of the Comprehensive plan.
- Section 17c.110.115 states the following uses are allowed: single family residence (attached and detached) traditional housing, zero lot line, accessory dwelling unit and manufactured homes.
- Section 17c.110. 200.c Land Division allows to comply with all site development standards, which this project does. The lots are small but a 1,200 SF house and attached garage can fit on each lot. The lots will also meet the 4 to 10 unit per acre standard at 9.3 units/acre. In this instance the proposed lots are smaller than those which are being developed around the site but larger than the minimum standard.
- Section 17c.110.208 Lot Dimension standards will be met.

RECEIVED

FEB 27 2019

PLANNING & DEVELOPMENT

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

- LU 1 –Citywide Land Use

We believe that the continued development of undeveloped lands consistent with the goals of this land use will be accomplished as part of this proposal by providing additional housing opportunities to all elements of the city, the development while developing infill property which will not place an undue burden on services.

- LU 3 – Efficient Land Use

We believe that the proposed short plat will continue to promote the efficient use of land by placing these lots adjacent to existing development and public services.

- LU 4 –Transportation

We believe that the proposed short plat will provide lots that will utilize existing transportation infrastructure and thereby promote the efficient use of the built environment.

- LU 5 – Development Character

We believe that the development of this short plat will continue the character of the neighborhood and maintain both the existing and proposed built environments without placing undue burden on the area residents or services.

- LU 7 – Implementation

We believe that the development of this short plat will ensure the implementation of the goals and policies of the City's Comprehensive Plan.

- LU 8 – Urban Growth Area

The development of this short plat within the UGB within the City's corporate limits meets the goals of this policy.

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

- As identified in this section, this project will meet concurrency as defined for all of the elements (A to I) listed under 17D.010.010 Applicability.

As required, it is understood that further concurrency tests will be made by Staff and other affected agencies. If a concurrency test were to be marginal, appropriate provisions would be implemented to bring this short plat back into conformance such as in payment of Traffic Impact Fees, etc...

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 Pocket residential preliminary short plat is attached utilizing topography obtained in the field. The site has a slight slope.
- The proposed infill lots are easily graded and designed with drainage swales.
- The lots proposed in the short plat are consistent with those in the neighborhood.
- Soils, slope and drainage features have been considered as a part of this short plat.
- Public utilities, water and sewer are being installed in Miami Ct.
- No cultural or natural resources were indicated by past development.

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:
- There are no adverse effects predicted for this infill project.
6. Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:
- a. Public health, safety and welfare
 - This short plat will successfully implement the goals and policies of the City's Comprehensive Plan and therefore as noted in the plan will provide for the public's health, safety and welfare.
 - b. Open spaces
 - There is not open space required for this project.
 - c. Drainage ways
 - This infill project has no drainage ways
 - d. Streets, roads, alleys and other public ways
 - This short plat is being developed in conjunction with Miami Ct. improvements by relying on the street elements of that project and therefore will meet this requirement.
 - e. Transit stops
 - The project has an STA stop less than 1/2 mile away on Fredrick & Myrtle.
 - f. Potable water supplies
 - This short plat is being developed in conjunction with the Miami Ct. improvements by relying on the water system elements of that project and therefore will meet this requirement.
 - g. Sanitary wastes
 - This short plat is being developed with Miami Ct improvements by relying on the sewer system and discharge elements of that project and therefore will meet this requirement.
 - h. Parks, recreation and playgrounds
 - This project has Minihaha Park 1/2 mile to the North and is less than a mile to the Spokane River
 - i. Schools and school grounds
 - This short plat should have no direct impact on schools and school grounds beyond those services provided by Spokane School District 81's own enrollment standards, therefore, as not concurrency test exists at this time based on a level of service impact, we believe concurrency is met for this element.

- j. Sidewalks, pathways and other features that assure safe walking conditions
 - This short plat is being developed in conjunction with Miami Ct. improvements by relying on the sidewalk and pathway system elements of that project and therefore will meet this requirement.