

City of
Spokane

Planning Services
Department



General Application

DESCRIPTION OF PROPOSAL:

Subdivide existing Parcel into (56) RSF Lots.

ADDRESS OF SITE OF PROPOSAL: (if not assigned yet, obtain address from Public Works before submitting application)

2500 W. 17th Avenue.

APPLICANT:

Name: Konstantin Vasilenko

Address: 19914 N. Hazard, Spokane WA 99208

Phone (home): (509) 230-6115

Phone (work):

Email address: 2306115@gmail.com

PROPERTY OWNER:

Name: Same AS Applicant

Address:

Phone (home):

Phone (work):

Email address:

AGENT:

Name:

Address:

Phone (home):

Phone (work):

Email address:

ASSESSOR'S PARCEL NUMBERS:

25252.0032

LEGAL DESCRIPTION OF SITE:

See attached

SIZE OF PROPERTY:

14.25-acre

LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:

Long plat application (Type III).

SUBMITTED BY:

Konstantin Vasilenko

Applicant Property Owner Property Purchaser Agent

In the case of discretionary permits (administrative, hearing examiner, landmarks commission or plan commission), if the applicant is not the property owner, the owner must provide the following acknowledgement:

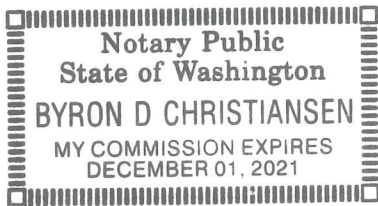
I, _____, owner of the above-described property do hereby authorize _____ to represent me and my interests in all matters regarding this application.

ACKNOWLEDGMENT:

STATE OF WASHINGTON)
) ss.
COUNTY OF SPOKANE)

On this 2nd day of August, 2021, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Konstantin Vasilenko, to me known to be the individual that executed the foregoing instrument and acknowledged the said instrument to be free and his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.



[Signature]

Notary Public in and for the State of Washington,
residing at Spokane WA

CRYSTAL RIDGE SOUTH LEGAL DESCRIPTION

ALSO KNOWN AS THAT PORTION OF THE SOUTHALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M. LYING EASTERLY OF THE SPOKANE PORTLAND & SEATTLE RAILROAD COMPANY RIGHT OF WAY AND WESTERLY OF THE ABANDONED UNION PACIFIC RAILROAD RIGHT OF WAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A POINT 1114.22 FEET (1074.2 DEED) EAST OF THE WEST QUARTER CORNER OF SAID SECTION 25; THENCE N12°36'00"W ALONG THE EASTERLY LINE OF THE SPOKANE PORTLAND & SEATTLE RAILROAD COMPANY RIGHT OF WAY A DISTANCE OF 1347.46 FEET (1346.8 FEET DEED) TO THE EAST AND WEST CENTERLINE OF THE NORTHWEST QUARTER OF SAID SECTION 25; THENCE N89°47'23"E (EAST DEED) A DISTANCE OF 49.80 FEET; THENCE S43°51'11"W (S43°50'W DEED) A DISTANCE OF 45.80 FEET; THENCE S12°34'45"E (S12°36'E DEED) A DISTANCE OF 25.69 FEET TO A LINE THAT IS 58.00 FEET SOUTH AND PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25, IT ALSO BEING THE POINT OF BEGINNING; THENCE N89°47'23"E ALONG SAID LINE A DISTANCE OF 508.02 FEET TO THE WEST LINE OF THE ABANDONED UNION PACIFIC RAILROAD RIGHT OF WAY; THENCE THE NEXT 6 CALLS ALONG SAID WEST LINE;

1. THENCE S16°05'40"E A DISTANCE OF 265.97 FEET TO THE BEGINNING OF A SPIRAL CURVE, ITS DELTA BEING 03°36' WITH A SPIRAL LENGTH OF 240 FEET;
2. THENCE S14°54'26"E ALONG THE CHORD BEARING A DISTANCE OF 236.83 FEET TO THE BEGINNING OF A CURVE WHOSE RADIAL BEARING IS S77°29'29"W TO THE RADIUS POINT, CONCAVE TO THE WEST WITH A RADIUS OF 1867.33 FEET;
3. THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°51'12", AN ARC DISTANCE OF 255.95 FEET TO THE BEGINNING OF A SPIRAL CURVE, ITS DELTA BEING 03°36' WITH A SPIRAL LENGTH OF 240 FEET;
4. THENCE S02°30'22"E ALONG THE CHORD BEARING A DISTANCE OF 194.60 FEET;
5. THENCE S88°55'50"W A DISTANCE OF 24.97 FEET;
6. THENCE S01°04'10"E A DISTANCE OF 326.59 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE S89°57'50"W ALONG SAID LINE A DISTANCE OF 320.00 FEET; THENCE N53°57'49"W (53°59'W DEED) A DISTANCE OF 103.30 FEET; THENCE N12°34'45"W (12°36' DEED) A DISTANCE OF 1225.70 FEET TO THE POINT OF BEGINNING.

NARRATIVE
CRYSTAL RIDGE SOUTH
PRELIMINARY LONG PLAT

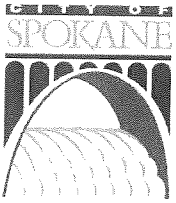
This proposal would create (56) lots on 14.25 acres in the Residential Single Family (RSF) zone designation. The proposal is allowed under the provisions of the land use codes (SMC 17G.060.170(C)(1)). The density of the proposal of 4.0 lot/acre is consistent with code requirements. The proposal will adhere to the applicable development standards.

The proposal is generally supported by the goals, objectives and policies of the Comprehensive Plan (CP). The subdivision has a proposed density of 4.0 units per acre, which is consistent with the Residential 4-10 designation. The proposed development will include lots and homes of similar style and nature to the nearby residential neighborhoods.

The proposal meets the concurrency requirements of Chapter 17D.010SMC. The project will connect to existing City of Spokane water and sewer systems. The proposed street layout provides accessibility to fire and police protection. Storm water will be treated on site using drainage swales and drywells.

The property is suitable for the proposed use and the site plan considered the physical characteristics of the property including size, shape, location, topography, soils, slope and drainage.

The proposal will not have a significant adverse impact on the environment or the surrounding properties. The completed environmental checklist for the project supports that no significant environmental impacts will arise from this project.



Preliminary Long Plat Application

Rev.20180102

1. List the provisions of the land use code that allows the proposal.
 - A. Per the City of Spokane Zoning Map, the subject parcel is located in a RSF zone.
 - B. According to Spokane Municipal Code Section 17C.110.030 Characteristics of Residential Zones, the RSF zone is a low-density single-family residential zone. It allows a minimum of four and a maximum of ten dwelling units per acre. One- and two-story buildings characterize the allowed housing. The major type of new development will be attached and detached single-family residences. The RSF zone is applied to areas that are designated residential 4-10 on the land use plan map of the comprehensive plan.
 - C. 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.

2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.
 - A. LU 1 - Citywide Land Use
 - a. 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.*
 1. This project proposes to redevelop 14.25 acres into 56 lots. The project is located within an existing single family residential area.
 2. The site proposes to develop the buildable area of the lots similar to adjacent developments located near the subject property as allowed by the current zoning.
 - b. LU 1.12 Public Facilities and Services - *Ensure that public facilities and services systems are adequate to accommodate proposed development before permitting development to occur.*
 1. The project proposes using City public water and sewer and will utilize public transportation, fire, police, schools, parks, and libraries.
 - B. LU 4 - Transportation
 - a. LU 4.1 Land Use and Transportation - *Coordinate land use and transportation planning to result in an efficient pattern of development that supports alternative transportation modes consistent with the transportation chapter and makes significant progress toward reducing sprawl, traffic congestion, and air pollution.*
 1. This project proposes to extend existing Cochran Street and Nettleton Lane approximately 700 feet south to provide access to the new lots.
 2. The Spokane Transit system runs near the site.
 - b. LU 4.3 Neighborhood Thru-Traffic - *Create boundaries for new neighborhoods through which principal arterials should not pass.*
 1. This project proposes infilling within the City limits with a local access street. Existing development and area street layouts do not support an arterial in this site. Pedestrian and vehicular access to the travel corridors will be via the existing Cochran Street and Nettleton Lane.
 - c. LU 4.4 Connections - *Design residential, commercial, and industrial development that takes into consideration the connections, both vehicular and pedestrian, to adjoining sites to reduce personal automobile trips.*
 1. The project is an infill surrounded by developed properties. Due to surrounding development, no other connections are proposed.

- d. LU 4.5 Block Length - *Create a network of streets that is generally laid out in a grid pattern that features more street intersections and shorter block lengths.*
1. The project proposes two blocks with two new intersections.
- C. LU 5 - Development Character
- a. LU 5.1 Built and Natural Environment - *Ensure that developments are sensitive to and provide adequate impact mitigation so that they maintain and enhance the quality of the built and natural environment.*
 1. The project will develop according to all City policies and standards to ensure all quality is maintained.
 - b. LU 5.2 Environmental Quality Enhancement - *Encourage site locations and design features that enhance environmental quality and compatibility with surrounding land uses.*
 1. The project will follow all landscaping requirements as directed by City standards.
 - c. LU 5.5 Compatible Development - *Ensure that infill and redevelopment projects are well-designed and compatible with surrounding uses and building types.*
 1. This project proposes to develop per the City's zoning code. The proposed housing will be compatible with surrounding existing development.
- D. H 2 - Housing Choice and Diversity
- a. H 2.1 Distribution of Housing Options - *Promote a wide range of housing types and housing diversity to meet the needs of the diverse population and ensure that this housing is available throughout the community for people of all income levels and special needs.*
 1. This project proposes single family layouts. Multiple floor plans will be available.
3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010.
- a. The following facilities and services must be evaluated for concurrency:
 - **Public water:** The project proposes to connect to City of Spokane water to provide water service to all proposed lots.
 - **Fire protection:** This project proposes a street layout per City of Spokane standards, thus offering accessibility to all proposed lots.
 - **Police protection:** This project proposes a street layout per City of Spokane standards, thus offering accessibility to all proposed lots for law enforcement purposes.
 - **Parks and recreation:** Finch Arboretum is located approximately 1 mile to the northwest of the site.
 - **Solid waste disposal and recycling:** City of Spokane offers these services.
 - **Schools:** The site is located within School District 81.
 - **Public wastewater (sewer and storm water):** Public sewer is proposed to serve each parcel. Storm water will be treated in new swales positioned at the north end of the site.
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.
- a. A preliminary site plan is included in this submittal.
 - The site is being maximized based on the shape, topography and size of the site.
 - The developable areas of the lots are similar to other development in the area.
 - The site slopes to the north and east. The street and drainage layout will run approximately parallel with the contours.
 - The storm water and road design will be based on the site soils. The type of soils will determine the project layout for ponds, drainage swales, etc.
 - There are no known natural ground or surface water areas nor any natural, historic or cultural sites on the property.

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.
 - A. There are no proposed significant impacts to the environment or the surrounding properties due to this development. The project is located within an existing single family residential area.
6. Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:
 - a. Public health, safety and welfare
The project proposes to extend existing Cochran Street and Nettleton Lane approximately 700 feet south to provide access to the new lots. There will be extensions of public sewer and water to serve the lots. A City fire station serves the site.
 - b. Open spaces
The development of this parcel will utilize existing City parks.
 - c. Drainage ways
There are no known existing drainage ways on the site.
 - d. Streets, roads, alleys and other public ways
The streets will be built to Spokane public street standards.
 - e. Transit stops
A Spokane Transit Authority (STA) bus stop is located approximately 1 – 2 blocks northwest of the site on Lindeke Street.
 - f. Potable water supplies
The site will be served by the City of Spokane water system.
 - g. Sanitary wastes
The site will be served by the City of Spokane sewer system.
 - h. Parks, recreation and playgrounds
Finch Arboretum is located approximately 1 mile to the northwest of the site. Fish Lake Trail is on the east side of the project.
 - i. Schools and school grounds
The site is located within School District 81.
 - j. Sidewalks, pathways and other features that assure safe walking conditions
Sidewalks will be constructed along the street per City standards.