



Preliminary Short Plat Application

Rev.20180122

1. List the provisions of the land use code that allows the proposal:
RSF SMC 170C.110 RESIDENTIAL ZONES & TABLES
RSF SMC 176 110-3 DEVELOPMENT STANDARDS
2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property: THIS PROPOSAL, COMPLIES WITH THE COMPREHENSIVE PLAN/GOALS OF INCREASING URBAN DENSITY, BY CREATING 4 LOTS FROM 1 LARGE PARCEL.
3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010: ALL FACILITY & SERVICES OUTLINED IN 17D.010, ARE CURRENTLY AVAILABLE TO THESE PROPERTIES. ADDING FOUR RSF LOT WILL NOT AFFECT SERVICES CAPACITY.
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 PROPOSED SITE PLAN WILL CONFORM TO ALL MINIMUM LOT SIZES, AND IS CONGRUENT WITH THE SURROUNDING NEIGHBORHOOD, AND WITH LITTLE TO NO CHANGE OF THE TOPOGRAPHY.
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: THIS PROPOSAL SHOULD NOT HAVE ANY ADVERSE IMPACT ON SURROUNDING PROPERTIES, BUT WILL HELP IN - FILL VACANT LAND.
6. Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:
 - a. Public health, safety and welfare NO IMPACT
 - b. Open spaces NONE PLANNED
 - c. Drainage ways NONE PLANNED
 - d. Streets, roads, alleys and other public ways ALL LOTS WILL USE EXISTING STREET
 - e. Transit stops TRANSIT STOP 1-BLOCK AWAY
 - f. Potable water supplies PUBLIC WATER - IN STREET
 - g. Sanitary wastes PUBLIC SEWER - IN STREET
 - h. Parks, recreation and playgrounds WITH IN WALKING DISTANCE.
 - i. Schools and school grounds DIST. 81 & PRIVATE SCHOOLS NEAR BY.
 - j. Sidewalks, pathways and other features that assure safe walking conditions EXISTING SIDEWALKS ARE IN PLACE