



1. List the provisions of the land use code that allows the proposal.
17G.080.065 allows for alternative residential subdivisions as long as they meet the requirements for lot coverage, setbacks, etc. of the parent site.

The provisions set forth in 17C.110 allow for up to 60% building coverage and dimension standards that the parent lot meets.
2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.
The Comprehensive Plan has designated this property as RHD-35. The buildings are below the height limit and meet the density goals of RHD.
3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010.
This site is within an existing neighborhood (Browne's Addition) and utilizes existing water and sewer infrastructure along with existing roads and (rebuilt) sidewalks. This is the subdivision of an already existing structure and will not increase capacity needs for any services.
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.

This property is a flat infill lot and is ideally situated for residential development in the RHD zone. The soils were garrison gravel which Budinger and Associates signed off on after compaction for out footings and concrete work. There are no known natural, historic or cultural features presently on site. An old house was torn down to build the current property, but it has been stripped of most historic features when it was turned into apartments over 50 years ago.
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.

No adverse impacts are anticipated as this matches the existing density of the zone
6. Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:
 - a. public health, safety and welfare
 - b. open spaces
 - c. drainage ways
 - d. streets, roads, alleys and other public ways
 - e. transit stops
 - f. potable water supplies
 - g. sanitary wastes
 - h. parks, recreation and playgrounds
 - i. schools and school grounds
 - j. sidewalks, pathways and other features that assure safe walking conditions

A) A fire sprinkler system was installed during construction
B) at least 50 square feet of open space has been included per unit
C) a drainage swale is being utilized on the adjacent lot (201 S Chestnut) with an easement
D) Streets had already been constructed, this is an infill lot.
E) Transit is available two blocks away with the Central City Line to be constructed in the near future
F) Served by City of Spokane
G) Residential carts provided by City of Spokane Solid Waste
H) this is across the street from Coeur d' Alene Park

I) This site is served by Roosevelt Elementary which has adequate space for growth.
J) Site is served on the East and North by sidewalks