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219-039 PSP

JAN 28 2019

City of
Spokane



Preliminary Short Plat

Planning Services
Department

Application

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

(RSF) SMC 17C.110 Residential Zones and Tables
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.

The Proposal seeks to create 2 Lots
from 1.

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

This Short Plat Proposal will create 2 (RSF) Lots.

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.

The Proposed lot will be for Residential
Construction. The size and shape will well
into surroundings.

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 Anticipated.

6. Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:

- public health, safety and welfare
- open spaces
- drainage ways
- streets, roads, alleys and other public ways
- transit stops
- potable water supplies
- sanitary wastes
- parks, recreation and playgrounds
- schools and school grounds
- sidewalks, pathways and other features that assure safe walking conditions

See Attached.

6. Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:

A. Public health, safety and welfare: *The housing is consistent with the characteristics present in the neighborhood.*

B. Open spaces: *The proposed lot with an additional residential unit added still meets the open space development standards of the City of Spokane. The standard allows for a maximum building coverage of 40% of lot area. The existing lot was below this standard and the new lot will be below as well.*

C. Drainage ways: *No drainage ways are impacted from this proposal. Minimal drainage associated with the new roof and driveway will adhere to the City of Spokane stormwater management plan.*

D. Streets, roads, alleys and other public ways: *The proposal lies at the middle of an existing street. Existing roads will be accessed with no new roads proposed.*

E. Transit stops: *Existing transit service is available in the area.*

F. Potable water supplies: *Water is in the street on 31st Ave. Existing water main will be properly tapped for proposed use, 2 lots.*

G. Sanitary Wastes: *An 8" sewer main is in the street. New lot and existing lot are stubbed out on property.*

H. Parks, recreation and playgrounds: *Thornton Murphy is the nearest park to the Northwest of proposal and less than 1 mile from proposal. Existing wetland/pond is just East of proposal. No impacts are anticipated by this proposal.*

I. Schools and school grounds: *The proposal is in the City of Spokane school district 81. No impacts are anticipated by this proposal.*

J. Sidewalks, pathways and other features that assure safe walking conditions: *The proposal will add 2 new driveways approach. Existing sidewalks on the street.*