

City of
Spokane



Planning Services
Department

Preliminary Short Plat

Application

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

Cottage Housing is allowed in the RSF upon conditional use approval per SMC section 17C.110.115. The 2.16 acre parcel will be divided into two smaller parcels approximately 1-acre in size.

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

The current Comprehensive Plan designation is Residential 4-10 and has a zoning designation of RSF. The project includes dividing the 2.16 acre parcel into two separate parcels. Proposed lot 1 will be approximately 1.2 acres in size and will contain 12 cottage homes and parcel 2 will be approximately 0.96 acre in size and will contain 11 cottage homes in accordance with SMC 17C.110.350. A 20% density increase to the base zone is allowed per SMC 17C.110.350 section D (3). The allowable density is therefore increased to 12 units per acre.

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

The concurrency assessment will be based on concurrency testing in accordance with SMC 17D.010.

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 site plan has been configured to satisfy SMC 17C.110.350 regulations relating to Cottage Housing. Stormwater runoff will be collected and disposed of on-site through subsurface infiltration facilities into native soil. The site is moderately sloped and is conducive of single-family, light-framed construction. No surface water has been observed across the site.

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 significant adverse impacts to adjacent or nearby properties is anticipated.

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

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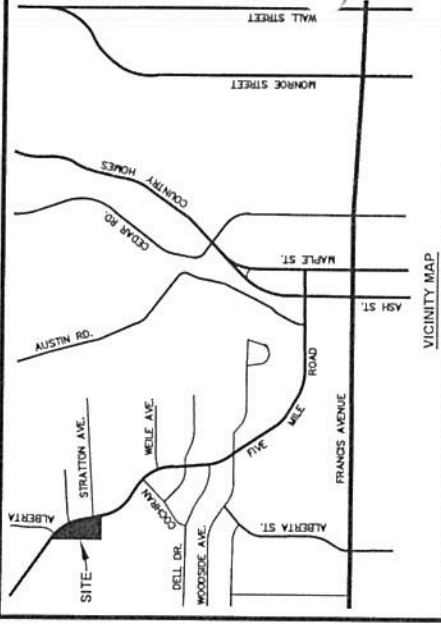
SEP 4 2014

PLANNING & DEVELOPMENT SERVICES

The concurrency assessment will be based on concurrency testing in accordance with SMC 17D.010.

21400042 PSP

PRELIMINARY SHORT PLAT
 A PORTION OF THE SE1/4 OF THE NW1/4
 SECTION 25, T26N, R42E, W1M,
 CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON



- LEGEND**
- ☐ CATCH BASIN
 - STORM DRAIN MANHOLE
 - GAS SERVICE STUB MARKER
 - IRRIGATION CONTROL VALVE
 - POWER SERVICE STUB MARKER
 - S.D. SIGN
 - SANITARY SEWER MANHOLE
 - SEWER SERVICE STUB MARKER
 - TELEPHONE RISER
 - WATER VALVE
 - WATER MANHOLE
 - ★ CONIFEROUS TREE
 - DECIDUOUS TREE
 - S — SEWER LINE
 - D — STORM DRAIN LINE
 - W — WATER LINE

PLAT DATA
 PARCEL NO.: 26252.0016
 PLAT AREA: 2.18 ACRES
 NUMBER OF LOTS: TWO (2)
 PROPOSED DENSITY: 11 UNITS/ACRE
 EXISTING ZONING: RSF

LEGAL DESCRIPTION
 (PER STATUTORY WARRANTY DEED APN 6308107)
 THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 26 NORTH, RANGE 42 EAST, W1M, AS FOLLOWS: COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
 BEGINNING 45.7 FEET NORTH AND 50.5 FEET WEST OF CENTER OF SECTION 25; THENCE NORTH 11°45' WEST, 39.5 FEET; NORTH 34°25' WEST, 82 FEET; THENCE NORTH 56°47' WEST, 278 FEET; THENCE WEST ALONG WEST LINE OF TRANCE 002E EAST, ALONG THE WEST LINE, 811.3 FEET; THENCE SOUTH 89°27' EAST, 305.8 FEET TO THE POINT OF BEGINNING.
 EXCEPT THAT PORTION THEREOF LYING WITHIN FIVE MILE ROAD.
 EXCEPT THAT PORTION THEREOF AS CONVEY TO THE CITY OF SPOKANE AS RECORDED IN BOOK 11 PAGE 65 OF THE CITY RECORDS, DATED SEPTEMBER 23, 2003, RECORDING NUMBER 4497505.

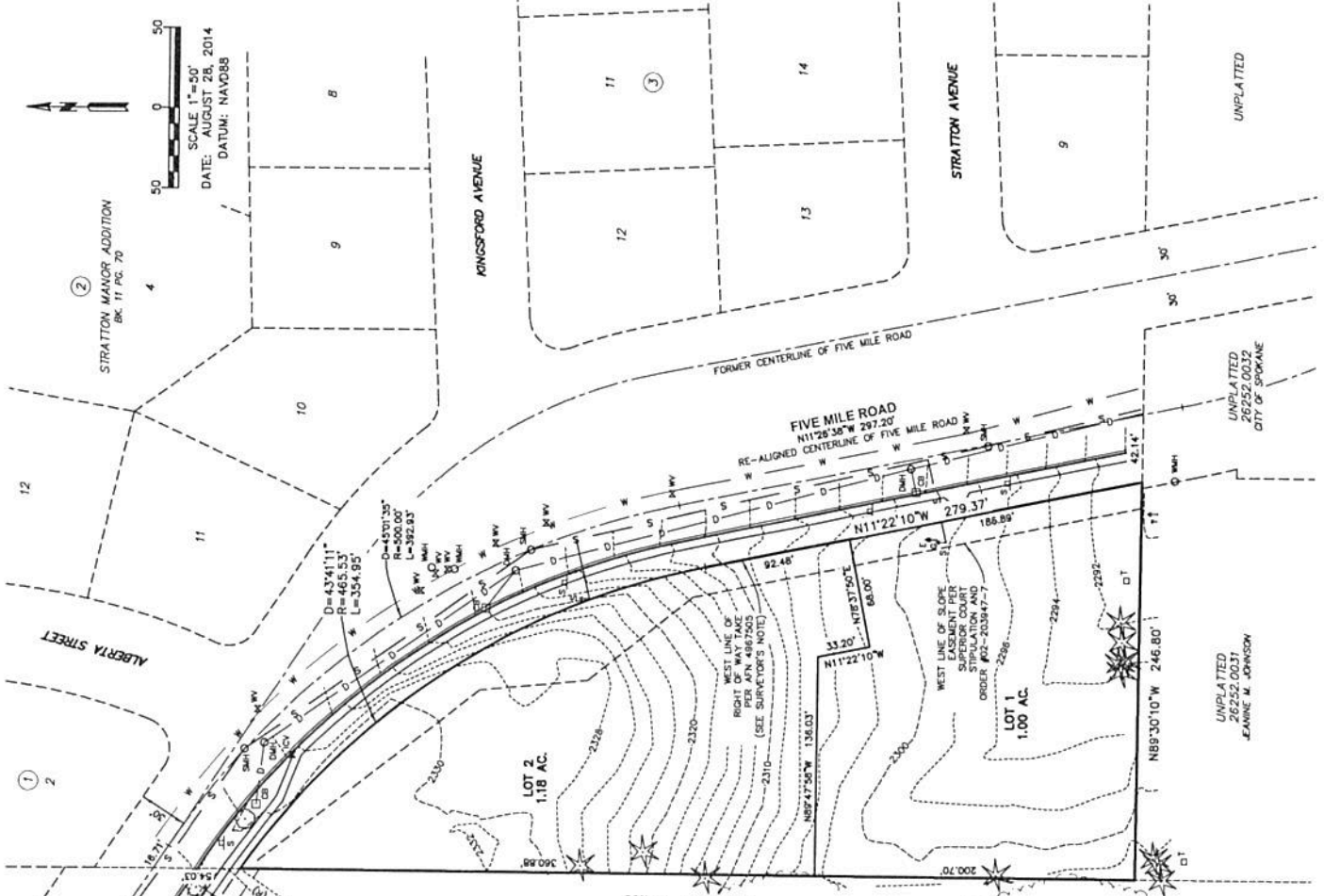
SURVEYOR'S NOTE
 THE LEGAL DESCRIPTION AND ASSOCIATED RIGHT OF WAY DEBENT CONTAINED IN THE CITY RECORDS, DATED SEPTEMBER 23, 2003, RECORDING NUMBER 4497505, CONTAIN ERRORS AND AMBIGUITIES THAT COULD LEAD TO DIFFERING OPINIONS ON THE LOCATION OF THE RIGHT OF WAY LINE.

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 SPOKANE, WASHINGTON 99202
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06/29/2014

 BRUCE R. LARSEN, P.L.S.
 LICENSE NO. 26390

FILE: 1816-PSP.dwg 06/29/2014



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SHORT PLAT
 CITY 92-02 SP
 BK 11 PG 65

LOT B

UNPLATTED
 26252.0011
 JEANNE M. JOHNSON

UNPLATTED
 26252.0032
 CITY OF SPOKANE

UNPLATTED