



Preliminary Short Plat Application

Rev.20180122

1. List the provisions of the land use code that allows the proposal: - RSF Zoning designation for Residential Single Family homes meeting the size, frontage and location requirements of said zone with existing public infrastructure. Meets requirements for higher density development.
2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property: This 2 Lot Short Plat is achieving a densification common to the surrounding area.
3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010: This project would have minimal effect on public services and would not be zoned for densification if it placed undue stress on said 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 existence of natural, historic or cultural features: This Short Plat will match most of the character and density that is representative of this area. This will be an infill project to increase density.
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 with this proposal.
6. Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:
 - a Public health, safety and welfare – No significant impact.
 - b Open spaces – None other than required building setbacks and yard areas.
 - c Drainage ways – None proposed other than building permit lot drainage from house.
 - d Streets, roads, alleys and other public ways – Existing paved street with curbs and walks.
 - e Transit stops – Nearest stop at Freya and 29th
 - f Potable water supplies – Served by City of Spokane Water.
 - g Sanitary wastes – Served by City of Spokane sewer.
 - h Parks, recreation and playgrounds- No impact, existing facilities available.
 - I Schools and school grounds – District 81 Schools + 1 dwelling unit.
 - J Sidewalks, pathways and other features that assure safe walking conditions - Existing Sidewalks in good condition