



Preliminary Long Plat Application

Rev.20180102

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

The provisions set forth in 17G.080 allows for single family residential subdivisions with having requirements for lot sizes and setbacks. The proposal for this project adheres to all of these requirements.

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

The proposed residential development aims to provide quality, affordable single family housing.

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

The proposed residential development connects to the existing Cheltonham Subdivision to the east and Strong Road to the South. New Sewer, Water and Franchise Utilities will be provided for the project and shall connect to existing infrastructure at the new road intersection with Strong Road. Fire Department requirements have also been considered with the layout.

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 residential development is suitable for Residential Single Family Housing as proposed. The proposed site characteristics are the same as the existing Cheltonham Subdivision to the east.

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 to the site or surrounding environment are anticipated. This proposal meets the density requirements for Residential Single Family. Most of the lots in the proposed layout are bigger than the minimum lot size requirements.

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

- a. Public health, safety and welfare *Proposing to add new sidewalks and fire hydrants along new roads.*
- b. Open spaces *Building Setbacks will provide front, rear and side yard space.*
- c. Drainage ways *Proposed Catch Basins and Piping for conveyance to treatment/Disposal area.*
- d. Streets, roads, alleys and other public ways *Proposed new roads provide access to each new lot.*
- e. Transit stops *Five Mile Park and Ride*
- f. Potable water supplies *City of Spokane Water Main in Strong Road*
- g. Sanitary wastes *City of Spokane Sewer Stub at the Strong Rd/Nettleton Ct Intersection*
- h. Parks, recreation and playgrounds *Sky Prairie Park and Holmberg Conservation Area*
- i. Schools and school grounds *Prairie View Elementary School and Highland Middle School*
- j. Sidewalks, pathways and other features that assure safe walking conditions
Proposed road section provides new sidewalk on both sides of the road for pedestrian safety.