



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

SEE ATTACHMENT "A"

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

SEE ATTACHMENT "A"

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

SEE ATTACHMENT "A"

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.

SEE ATTACHMENT "A"

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.

SEE ATTACHMENT "A"

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

SEE ATTACHMENT "A"

RECEIVED

JUN 09 2016

***PRELIMINARY PLAT FOR
FREYA PINES***

Attachment "A"

***City of Spokane Planning Services Department
Preliminary Long Plat Application***

1. **List the provisions of the land use code that allows the proposal.**
 - a. **Density.** The City's Land Use Plan Map identifies this property as Residential 4-10, which is the lowest density designation. The proposed net density is approximately 7 units per acre.
 - b. **Development Standards.** The project will comply with all standards set forth in Table 17C.110-03.
 - c. **Building Standards.** The buildings will comply with building coverage, height, setbacks, outdoor areas, accessory structures, fences, parking, signs, and other standards for single-family development, as outlined in 17C.110.

2. **Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.**
 - a. **H1.4 Use of Existing Infrastructure.** Project is surrounded by a developed neighborhood with existing infrastructure.
 - b. **H2.1 Distribution of Housing Options.** Project provides entry to middle-income housing.
 - c. **H3.4 Linking Housing With Other Land Uses** Project is less than a mile from almost all of Lincoln Heights and thus provides access to grocery stores, public transportation, and public parks.
 - d. **ED 6.1 Infrastructure Utilization** Project is located in an area with additional capacity for water, sewer and transportation.
 - e. **DP1.4 New development in Established Neighborhoods.** Consistent with existing neighborhood.
 - f. **DP2.1 Building and Site Design Regulations.** Consistent with existing neighborhood and design.
 - g. **DP2.2 Zoning and Design Standards.** Consistent with zoning and design standards.

h. **DP3.8 Infill Development.** This is an infill project, consistent with the existing neighborhood.

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

- a. **Transportation.** Developer will pay impact fees on each residence in compliance with city ordinance.
- b. **Public Water.** Existing water infrastructure is adjacent to the project with adequate capacity.
- c. **Fire Protection.** Fire hydrants will be constructed within the project. Road will be constructed to Fire Department's requirements concerning turnaround.
- d. **Police Protection.** Existing police protection in place.
- e. **Parks and Recreation.** Thornton Murphy Park is across Ray Street to the west and Lincoln Heights Elementary School is 2 blocks to the north.
- f. **Library.** Additional residents will increase the tax base, a portion of which will be allocated towards existing libraries.
- g. **Solid Waste Disposal and Recycling.** Curbside disposal and recycling will be available to each lot.
- h. **Schools.** This project is within District 81 which has capacity at all 3 levels (elementary, middle and high school) for the proposed project.
- i. **Public Wastewater (sewer and stormwater).** A public sanitary sewer with adequate capacity will be available to each lot within the project. Storm water will be collected via ditches and pipes and disposed of in accordance with approved city guidelines.

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 is an infill project of an area that was platted over 100 years ago, almost all of which has been built out over the last 100+ years. Indeed this is the last portion of approximately 25 blocks of 25th Avenue yet to be developed on the South Hill. The roadway is being built to City standard and the re-platting is attempting to return as close as possible to the original 50'x130' lots. The project is designed the only way possible, given previous platting design.

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 on the environment or surrounding properties are anticipated. Being an infill development, this property was anticipated to be developed with single-family dwellings. There should be no interference with the use of neighboring properties.

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

- a. **Public health, safety and welfare.** The project will have all public infrastructure, constructed to city standards. Safety will be provided for by conforming to all applicable standards and as outlined in Items 3c and 3d above.
- b. **Open Spaces.** The proposed lot sizes and maximum building coverage ensures adequate open space on each lot.
- c. **Drainage ways.** Stormwater will be collected and disposed of in accordance with City engineering guidelines.
- d. **Streets, roads, alleys and other public ways.** All roadways will be designed and constructed to public road standards.
- e. **Transit Stops.** This project is not on the STA route, therefore no transit stops are proposed.
- f. **Potable water supplies.** An existing water system is in place in the surrounding neighborhood and will be extended into this project.
- g. **Sanitary wastes.** A public sanitary sewer with adequate capacity will be available to all lots in the project.
- h. **Parks, recreation and playgrounds.** Proximity to Thornton Murphy Park and Lincoln Heights Elementary School provides open space for recreation.
- i. **Schools and School grounds.** No schools or school grounds are proposed within this project. This project is within District 81 which has capacity for the proposed project.
- j. **Sidewalks, pathways and other features that assure safe walking conditions.** The new public road will contain sidewalks.