



Preliminary Short Plat Application

Rev.20180122

1. List the provisions of the land use code that allows the proposal:
RSF SMC 17C.110.360 POCKET RESIDENTIAL DEVELOPMENT AND
RSF SMC 17C.110 RESIDENTIAL ZONES AND DEVELOPMENT STANDARDS
RSF SMC 17G-080 SUBDIVISION ADMINISTRATION AND PROCEDURES
2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property: The Comp Plan designation is RSF for this site. The proposal is consistent with the city's goal to preserve and encourage single family residential development in areas like this with similar existing uses and where infrastructure is readily available.
3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010:
Connection to City water and sewer is available in 13th Ave. The applicant believes adding 4 new residences to the existing 3 platted lots will not adversely affect these or other public 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:
The proposed addition of a single family residence lot conforms with size and shape requirements for the zone and is larger than existing surrounding lots. The preliminary plat map illustrates the shape, size and topography. Nearby utilities are also depicted.
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:
This proposal is not expected to result in any adverse impacts. This proposal complies with the density requirements and development standards for RSF zone.
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 anticipated
 - b. Open spaces None planned
 - c. Drainage ways No significant impact anticipated. Street improvements will include drainage treatment. Williamson Court will be constructed per approved
 - d. Streets, roads, alleys and other public ways Engineering plans.
 - e. Transit stops No significant impact anticipated. The nearest bus stop is at Thor and 8th Ave.
 - f. Potable water supplies City Water exists in 13th Ave
 - g. Sanitary wastes City Sewer exists in 13th Ave
 - h. Parks, recreation and playgrounds This site is 0.8 miles from Underhill Park.
 - i. Schools and school grounds Franklin Elementary School is within 0.7 mile of this site.
 - j. Sidewalks, pathways and other features that assure safe walking conditions
Sidewalks exist on both sides of 13th Ave and one side of Ben Burr on the north side of the project.