



Preliminary Long Plat Application

Rev.20180102

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

SMC 17G.030 Planned Unit Developments, CC1 Zone Classification, RSF Zone Classification

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

See Exhibit: PUD Narrative

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

The transportation system is adequate to support the proposed development. See Exhibit: Traffic Generation Letter. The development will make roadway connections to Crestline and Southeast Boulevard. Sewer and water systems are available on site and capable of serving the project.

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 Exhibits: PUD Narrative, Illustrative Site Plan, Topographical Survey, Geotechnical Report, Wetlands Study

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 Exhibit: SEPA Checklist

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 Exhibit: Subdivision Decision Criteria

Development Services Center 808 West Spokane Falls Boulevard, Spokane, WA 99201-3336
my.spokanecity.org | Phone: 509.625.6300 | Fax: 509.625.6822