



Preliminary Short Plat Application

Rev.20180122

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

SEE ATTACHED

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

SEE ATTACHED

3. Please explain how the proposal meets the concurrency requirements of SMC Chapter17D.010:

SEE ATTACHED

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:

SEE ATTACHED

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 ATTACHED

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 ATTACHED

1. List the provisions of the land use code that allows the proposal:
 - A) Per the City of Spokane Zoning map, the subject parcel is in the RSF Zone.
 - B) According to the Spokane Municipal Code Section 17C.110.030 – Characteristics of Residential Zones, the RSF zone is a low-density single-family residential zone that allows a minimum of four and a maximum of ten dwelling units per acre. The RSF zone is applied to areas that are designated residential 4-10 on the land use plan map of the Comprehensive plan.
 - C) Section 17C.111.200 allows for variable lot sizes through a unit lot subdivision pursuant to SMC 17G.080.065. This project will meet these requirements.
2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property:

LU 1 – Citywide Land Use: This project will offer a harmonious blend of opportunities for living by providing coordinated and cost-efficient residential development for the neighborhood.

- LU 1.3 Single-Family Residential Areas
 - Even though some sections of Garland can be considered high intensity land use areas and a corridor zone, this section of Garland is well east of the Garland District area. This project does not propose direct access to high-intensity land uses and is located away from designated Centers and Corridors. The closest Center of Corridor zone is approximately 1 mile east to Market St. or approximately 1.5 miles west to Division St.

LU 3 – Efficient Land Use: This project will promote the efficient use of land by maximizing the residential density of the project lot.

- LU 3.1 Coordinated and Efficient Land Use
 - This project is located along Garland Ave. and has existing gas, sewer, water and power servicing the parcel.

LU 4 – Transportation: This project promotes a network of safe and cost-effective transportation alternatives. We believe that the proposed short plat will provide lots that will utilize existing transportation infrastructure.

- LU 4.1 Land Use and Transportation
 - This project is a 9-minute walk (0.4 miles) from the bus stop on N. Crestline St. and provides a viable public transportation alternative for the occupants. This proximity to public transport promotes progress toward reducing sprawl, traffic congestion, and air pollution.

LU 5 – Development Character: This project will promote development in an attractive and complementary way. The addition of a new and modern residential structure will take steps to the beautification of the area.

- LU 5.3 Off-Site Impacts
 - This project will provide ground level garages to alleviate street parking and to not adversely impact the surrounding area.

LU 7 – Implementation: We believe that the development of this short plat will ensure the successful implementation of the goals and policies of the City’s Comprehensive Plan

3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010.
 - As identified in this section, this project will meet concurrency as defined for all elements (A-I) listed under 17D.010.010 Applicability:
 - A. Transportation: The project will not add any additional densities not considered in the comprehensive plan.
 - B. Public Water: This project already has water servicing the property and will not add any additional densities not considered in the comprehensive plan. Water is provided by The City of Spokane Water Department.
 - C. Fire Protection: This project is proposed to be served by two hydrants. One at the intersection of E. Walton Ave and Pittsburg St. and the other on the intersection of E. Empire Ave. and N. Pittsburg St. Both are 350 +/- feet from the project area.
 - D. Police Protection: The project will not add any additional densities not considered in the comprehensive plan.
 - E. Parks and Recreation: This project resides in the City Council District 1 and is a three-minute walk away from Hays Park (0.10 miles).
 - F. Library: The project will not add any additional densities not considered in the comprehensive plan.
 - G. Solid Waste Disposal and Recycling: The project will not add any additional densities not considered in the comprehensive plan.
 - H. Schools: The project will not add any additional densities not considered in the comprehensive plan.
 - I. Public Wastewater (Sewer and Stormwater): The project will not add any additional densities not considered in the comprehensive plan.

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, and existence of ground or surface water and existence of natural, historic or cultural features:
 - A copy of the preliminary plat map is attached utilizing topography obtained in the field and the proposed lots comply with required density as proposed. Some grading should be expected to ensure the establishment of proper building pads.
 - This project will generally conform to SMC 17G.080.065 Unit Lot Subdivision standards and requirements.
 - Soils, slope and drainage features have been considered as part of this project.
 - Public utilities already exist on the proposed lot, these include overhead power, sewer, water, and gas.
 - There is no apparent evidence of groundwater.
 - All storm water will be disposed appropriately.

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 density of the proposed use.
 - This project is not anticipated to have any substantial impact to the neighboring properties or the surrounding area as a whole. Street level garages will mitigate street parking and will keep the streets clear of extra parked vehicles.
6. Demonstrate how the proposed subdivision make appropriate (in terms of capacity and concurrence) provisions for:
 - a) Public health, safety and welfare: This short plat will comply with the goals and policies of the City's Comprehensive Plan.
 - b) Open Spaces: Building setbacks as well as Hays Park will provide ample open spaces. This short plat will not place undue burden on other open spaces in the immediate area.
 - c) Drainage Ways: This short plat will utilize on site drainage as well as the catch basin 125 feet to the east on the intersection of N. Pittsburg St. and E. Garland Ave.
 - d) Streets, roads, alleys and other public ways: This short plat has an existing road on the southern property line for both vehicular and pedestrian traffic. This road is in conformance with city standards; therefore, the short plat will meet this requirement.
 - e) Transit Stops: There is a bus stop 0.40 miles from the project area on N. Crestline St., this is an approximately 9-minute walk from the project site.
 - f) Potable Water Supplies: The project site is already connected to the City of Spokane Water District.
 - g) Sanitary Wastes: The project site is already connected to the City of Spokane Sewer System.
 - h) Parks, Recreation and Playgrounds: Hays Park is a 3-minute walk from the project site (0.10 miles).
 - i) Schools and School Grounds: This short plat should not have a direct impact on schools and school grounds beyond those services provided by District #81's own enrollment standards.
 - j) Sidewalks, pathways and other features that assure safe walking conditions: This short plat has existing sidewalks and/or paths and therefore will meet this requirement.