



Preliminary Short Plat Application

Rev.20180122

1. List the provisions of the land use code that allows the proposal:
SMC17C.110 - Residential Zones and Tables
SMC17G.080 - Subdivisions
2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property:
The underlying base zone is RSF4-10 which means a minimum 4 units per acre is desired. The existing neighborhood fails to meet the minimum. This development would increase density within the block and move toward meeting the desired minimum density.
3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010:
The proposal seeks to create infill development and provide additional property tax revenue for items A through I, while decreasing sprawl and roadway congestion
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 property is relatively flat, with an existing single family home. There are a few mature pines trees and Fir trees. The additional parcel would be for an additional single family home and would seek to retain as many of the existing trees as possible.
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:
The project seeks to increase density inside the city limits, increasing infill housing and reducing sprawl to the outlying areas.
6. Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:
 - a. Public health, safety and welfare **Increased density/single family 'ownership' of the neighborhood**
 - b. Open spaces **This project preserves open spaces by NOT building on virgin land outside city limits**
 - c. Drainage ways
 - d. Streets, roads, alleys and other public ways **Additional property tax revenue for road maintenance**
 - e. Transit stops **The property is near an arterial and bus stops**
 - f. Potable water supplies **The project makes use of existing infrastructure rather than installing new water and sewer lines**
 - g. Sanitary wastes
 - h. Parks, recreation and playgrounds **The project is close to existing parks and schools**
 - i. Schools and school grounds
 - j. Sidewalks, pathways and other features that assure safe walking conditions
The project takes advantage of existing sidewalks and roadways rather than creating new, impervious hardscape