



Preliminary Long Plat Application

Rev.20180102

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 Spokane Municipal Code Section 17c.110.030- Characteristics of Residential Zones, the RSF zone is a low-density single-family residential zone. It 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.110.115 states the following uses are allowed: single family residence (attached and detached) traditional housing, zero lot line, accessory dwelling unit and manufactured homes.**
 - D. **Section 17C.110.200 Development Standard Table 17C.110-3 will be met, including density, lot frontage and lot setbacks.**
 - E. **Section 17C.110.205 (F) land within a critical area may be subtracted from the calculation of density. The project area includes slopes greater than 30%**
 - F. **Section 17C.110.208 Lot Dimension standards will be met.**
 - G. **The remaining portions of Section 17C.110 2xx are or will be met as appropriate**
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

- **The continued development of underdeveloped lands such as the subject property is consistent with the intent of this land use goal. The project will provide additional housing opportunities to all elements of the city and will set aside steep slopes, natural slopes, and utilize the built (or being built) environment to minimize any undue burden on city and urban services that had not been previously considered. This development as proposed will implement the following policy:**
- *LU 1.3 Single-Family Residential Areas*
 - **This project does not propose direct access to high-intensity land uses and is located away from designated Centers and Corridors. The closest Center or Corridor is the Downtown General zone located approximately 4 miles to the north.**

LU 3 – Efficient Land Use

- **We believe that the proposed long plat will continue to promote the efficient use of land by placing these lots adjacent to existing development and existing public services. This development as proposed will implement the following policies:**
- *LU 3.1 Coordinated and efficient land use*
 - **This project is located along S. Meadow Lane Road, where existing services and facilities are in place or can be reasonably extended into the development.**
- *LU 3.7 Maximum and minimum lot sizes*
 - **This project as proposed will follow maximum and minimum lot size standards. Per SVMC Table 17C.110-3, minimum lot sizes for detached single-family residences in the RSF zone are 4,350 square feet with a minimum net density of 4 du/ac and a maximum net density of 10 du/ac.**

LU 4 –Transportation

- We believe that the proposed long plat will provide public streets and lots that will utilize existing transportation infrastructure and thereby promote the efficient use of the built environment. This development as proposed will implement the following policy:
- *LU 4.1 Land use and transportation*
 - This project includes a trip generation and distribution letter, which forecasts the future transportation needs of the project and will either further the goals of the City by developing impact fees or construct necessary elements that may be conditioned.

LU 5 – Development Character

- We believe that the development of this long plat will continue the character of the developing area by continuing to utilize geographic areas that will maintain both the existing and proposed built environments without placing undue burden on the area residents or services. This development as proposed will implement the following policy:
- *LU 5.5 Compatible development*
 - This infill development is compatible with the surrounding single-family residences and will meet all RSF elements during implementation.

LU 7 – Implementation

- We believe that the development of this long plat will ensure the successful implementation of the goals and policies of the City’s Comprehensive Plan.

LU 8 – Urban Growth Area

- The development of this long plat within the UGA, and within the City’s corporate limits meets the goals of this policy. This development as proposed will implement the following policy:
- *LU 8.1 Role of Urban Growth Areas*
 - This project is located within the UGA and the City of Spokane, where public facilities exist in the nearby vicinity and is therefore an ‘infill’ development project.

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

A. As identified in this section, this project will meet concurrency as defined for all elements (A to I) listed under 17D.010.010 Applicability.

- i. **Transportation:** the project will not add any additional densities not considered in the comprehensive plan and is agreeable to pay the City of Spokane Traffic Impact Fees or participate as conditioned to other area-wide projects.
- ii. **Public Water:** additional water services will be reviewed by the water department and is in the Retail Water Service Area. Comments from City of Spokane Water Department Staff in the pre-development conference notes indicate that water is anticipated to be approximately 97-104 psi at surrounding hydrants, which will meet city requirements of 45 psi for fire flow and potable water. Finally, the existing private well is proposed to be decommissioned with this development.
- iii. **Fire Protection:** this project is proposed to be served by three hydrants: one at the intersection of Pheasant Bluff Avenue and Bernard Street, a second at the western side of Pheasant Bluff Ave. and one at the northern end of Bernard Street at the hammerhead. The project will not add any additional densities not considered in the comprehensive plan.

- iv. **Police Protection:** the project will not add any additional densities not considered in the comprehensive plan.
 - v. **Parks and Recreation:** as this project does not use a PUD overlay, there are no requirements for this project regarding parks and recreation. The nearest publicly owned parks are the unimproved Campion Park to the south and unimproved park lands (Qualchan Hills Park) to the north, south of Inland Empire Way and north of W. Qualchan Drive. Additionally, there are Homeowner's Association parks to the west and south including the Splash Pad Water, Eagle Ridge Whispering Pines and Forest Ridge Parks. Finally, the Creek at Qualchan Golf Course is directly to the northeast of the site.
 - vi. **Library:** the project will not add any additional densities not considered in the comprehensive plan. The City of Spokane Capital Facilities Plan (Appendix C of the Comprehensive Plan) acknowledges that Library Levels of Service are currently inadequately maintained and further indicates that new facilities in the Qualchan area may be required, while noted there is no means or impact fees for this project to participate in this deficiency.
 - vii. **Solid Waste disposal and recycling:** the project will not add any additional densities not considered in the comprehensive plan. Comments from City of Spokane Solid Waste staff in the pre-development meeting notes indicate that the plans would be approved as shown.
 - viii. **Schools:** the project will not add any additional densities not considered in the city's comprehensive plan, nor within the appropriate school district's plans.
 - ix. **Public wastewater (sewer and stormwater):** the project will not add any additional densities not considered in the comprehensive plan.
- B. As required, it is understood that further concurrency tests will be made by Staff and other affected agencies. If a concurrency test were to be marginal, appropriate provisions would be implemented to bring this plat back into conformance such as the payment of traffic impact fees or other modifications that may be required to meet the appropriate and identified levels of services for the noted facilities and services and as allowed by code.**
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.
- A. A copy of the preliminary plat is attached utilizing topography obtained in the field and supplemented by Washington State Lidar and the proposed lots are adequate for required density as proposed. Some grading should be expected to ensure the establishment of proper building pads, roads and utility extensions.**
 - B. The lots proposed in the long plat are generally consistent with those previously developed in the nearby Eagle Ridge Subdivision, however all lots will be developed in accordance with section 17c.110 et. Al, including 17c.110.200 lot sizes per table 17c.110-3 and 17c.110.205 density of the SMC.**
 - C. Soils, slope and drainage features have been considered as a part of this project.**
 - D. Public utilities including water and sewer are available to this project. This project will be required to provide extensive water and sewer extensions for service. Preliminary design reports for water and sewer have been prepared or will be prepared and are a part of this application. Generally, this project will be required to install onsite water and sewer systems**

that will connect to existing sewer and water service lines, pump stations, force mains, transmission mains, pressure reducing stations, etc.

- E. There is no apparent evidence of groundwater.
- F. Per the attached Cultural Resource Study report (DAHP Project no. 2020-11-06887), there is no apparent evidence of historic or cultural features on site.
- G. As required by the SRSM, all storm water will be treated and disposed on site or as allowed.

- 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.

- A. **The zoning and comprehensive plan designation of the project site indicates that the city via their planning activities has contemplated the addition of the proposed lots on this property. Additionally, the SEPA checklist prepared for this project further identifies the environmental concerns of the site; therefore, this project is not anticipated to have any substantial impact to the neighboring property or the surrounding area as whole. Traffic impacts will be mitigated to maintain levels of service as necessary.**

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

- a. Public health, safety and welfare

This long plat will successfully implement the goals and policies of the City's Comprehensive Plan and therefore as noted in the plan will provide for the public's health, safety and welfare, by providing housing in an area where little to no new or affordable (market rate) housing is available.

- b. Open spaces

This project provides a number of stormwater tracts along the road system which will be owned by the city. Per the definition of open space as areas of open tracts, as city code requires 200 sf of open space on each lot, the lots as proposed will provide satisfactory amounts of private open space to fulfill the requirement and not place undue burden on other open spaces in the immediate area. No specific public recreational or open space tracts have been proposed at this time.

This property is currently a privately-owned single-family residence on a large lot and there is no legal recreational use available to the public. Per the definition of open space as publicly available recreational space, no open spaces are currently provided, and no open space is proposed; therefore, no changes in open space are anticipated.

- c. Drainage ways

This long plat is being developed in accordance with the Spokane Regional Stormwater Manual. The drainage ways and drainage facilities will be designed to include the stormwater runoff from the proposed long plat as well as evaluate any drainage ways as may be found on the property; therefore, the long plat will meet this requirement.

- d. Streets, roads, alleys and other public ways

This long plat as proposed will provide both vehicular and pedestrian connectivity to the east with the proposed roadways. To the south is a platted subdivision that made no

accommodation for connection, to the north is a church with no accommodation for connectivity and to the west are steep slopes that are difficult to traverse with a public route. All internal roadways will be constructed in conformance with the current city standards; therefore, the long plat will meet this requirement.

e. Transit stops

This project does not occur in an area of direct transit service so concurrency in this regard should not apply. There are no bus stops south of interstate 90 within the SR 195 corridor. The creation of an STA park and ride stop or other facilities is an STA prerogative in consultation with SRTC/City and WSDOT.

f. Potable water supplies

This long plat is located within the city's water service boundary and will be served by city water, extensions will be required per the city comprehensive plan level of service standard pg 37. By existing policy, the City of Spokane Water Department requires that the water system provide the Specified LOS at a minimum pressure of 45 psi. We believe that the standard of LOS will be met. This project is in the Retail Water Service Area with an 8-inch ductile iron water main in S Meadow Lane Road that is proposed to serve the development. A private well is on the site that will be removed during the project. As noted previously, the pressure at the site is in excess of 90 PSI.

g. Sanitary wastes

This project proposes to connect 27 additional units to public water and sewer. These additional connections fit within the comprehensive plan designation of RSF. The site is currently served by septic, which will be disconnected and replaced with a connection to public sewer. The sewer main anticipated to serve the development is a 12-inch gravity PVC pipe in S Meadow Lane Road.

h. Parks, recreation and playgrounds

This long plat does not have a requirement for parks, recreation and playgrounds as it is not proposed as a PUD and relies upon those existing services. The addition of 26 new residential homes may put a burden on the system; however, the city at this time does not have an immediate opportunity to participate in park funding in this corridor via impact fees.

i. Schools and school grounds

This long plat should not have a direct impact on schools and school grounds beyond those services provided by District #81's own enrollment standards, therefore, as no concurrency test exists at this time based on a level of service impact, we believe concurrency is met for this element.

j. Sidewalks, pathways and other features that assure safe walking conditions

This long plat proposes sidewalks and/or paths and therefore will meet this requirement. If sidewalks are broken, heaved, or otherwise damaged, they will be replaced per city code.