



Preliminary Short Plat Application

Rev.20180122

1. List the provisions of the land use code that allows the proposal:
 - Section 17C.111.115 TABLE 17C.111.115-1
 - Section 17C.111.205 Development Standards Tables MINIMUM LOT DIMENSIONS FOR UNIT LOT SUBDIVISIONS
 - Section 17G.080.065 Unit Lot Subdivisions

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

It meets these them because it is proposing development on the landward side of a public street ensuring no restricted public access to the shoreline, achieves the minimum density of the underlying zone to meet the development pattern envisioned by the land use designation, and provides the extra front yard to deliver the Visual Access Setback required.

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

Concurrency review will begin to be met when agencies are notified of application. No level of service standard will be reduced below the minimum for the proposed development.

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:

Approval of a site plan is required, and as shown in the application exhibits the site is served with utilities, has access, is zoned for the use, meets shoreline requirements, and code standards for land division. It is flat, the proposed division meets minimum density and required setbacks. It is on the landward side of the existing improved public street parallel to the river/shoreline.

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:

No significant adverse impacts on the environment or surrounding properties anticipated nor planned. Impacts will be minor and typical of development in the area as the site will be developed with minimum density.

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
- Elements proposed that demonstrate proposal is appropriate:
- a. Sanitary sewer, water, fire access, new hydrant
 - b. Yards meeting and exceeding minimum setbacks, minimum outdoor area per unit met and exceeded in most cases
 - c. Stormwater management proposed on-site, no existing drainage ways.
 - d. Driveway provided from existing public street
 - e. Transit stops are nearby, thus no on-site parking is proposed for lot 5.
 - f. Water is proposed from new services on Marshal Ave via easement to site
 - g. Sanitary was is proposed from a new shared sewer line from Fiske
 - h. Parks are located directly across the street (South Riverton)
 - i. Schools are located nearby
 - j. Sidewalks are located along the site's frontage and walk ways are proposed internally