



Preliminary Short Plat Application

Rev.20180122

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

Pocket residential development is permitted with the RSF zone. The provisions set forth in Section 17C.110.030R allows a minimum of 4 and a maximum of ten dwelling units per acre.

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

This proposal provides greater efficiency of land use by allowing compact infill development on aggregate sites. It will also promote high-quality housing of a character compatible with existing neighborhoods and expand opportunities for affordable housing.

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

This proposed short plat has been approved by the concurrency departments that will provide connections to city infrastructure and utilities.

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 suitable for low-density, single-family residential development and harbors enough space and appropriate shape to configure 8 lots that meet all criteria. The existing site characteristics are consistent with surrounding properties.

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 are anticipated on the environment or surrounding properties.

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

- a. Public health, safety and welfare provide a quiet neighborhood without a through street, however, meeting fire department access requirements.
- b. Open spaces open space is provided within each individual single family lot per applicable zoning code coverage percentage
- c. Drainage ways road drainage will be directed to a swale and designed to applicable development codes
- d. Streets, roads, alleys and other public ways new private drive will be constructed for ease of access
- e. Transit stops a new transit stop is not anticipated
- f. Potable water supplies potable water will be supplied from city water
- g. Sanitary wastes sanitary will be routed to existing city sanitary sewer mains
- h. Parks, recreation and playgrounds no new parks or playgrounds will be developed with this project
- i. Schools and school grounds Ferris High School, Chase Middle School, Sheridan Elementary
- j. Sidewalks, pathways and other features that assure safe walking conditions
sidewalk to be added along Hartson and Havana for pedestrian safety