

City of  
Spokane

Planning Services  
Department



Gerald Holder  
*Preliminary Short Plat*

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Application

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 Chapter 17D.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 the 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*

**Attachment to Preliminary Short Plat Application: Gerald Holder, Applicant**

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

*Residential uses are allowed under Spokane Municipal Code Chapter 17C.110. The proposed use is single-family residential which is a permitted use in the underlying Residential Single Family (RSF) zone. The proposed lot sizes will be larger than the minimum required in the RSF zone and each lot will have the required frontage on Strong Road. A short plat is permitted under SMC Chapter 17G.080.*

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

*The goals and policies of the City's Comprehensive Plan encourage and promote in-fill development in areas where public services and utilities are available. This is an in-fill parcel with the ability to accommodate one additional residential lot/residence. The subject property is inside the City limits and Urban Growth Area and has been deemed appropriate for urban residential growth.*

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

*Public water and sewer are available to the site from the City of Spokane. A traffic impact fee for the one new residence will be paid if required by City Code. Impacts to fire, police, solid waste, parks, libraries and schools are not anticipated since this project will only create one additional single-family residence which is anticipated growth under the City's Comprehensive Plan and population allocation.*

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 short plat map accompanies the application and demonstrates how the site is suitable for the creation of one new lot and single-family home, based on the size and dimensions of the subject property. There are no unique environmental features or characteristics present on the subject property which would preclude its development for one new residence.*

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.

*None identified. The subject property is zoned for single family residential uses, which is the predominant use in the surrounding area. The proposal will create one new residential lot and single-family residence. Each lot will exceed the minimum lot size of the RSF zone and each will have the required frontage and access to Strong Road.*

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

*a) No impact; b) No impact as a public park is located to the west of the subject property and provides open space: proposed lot sizes contain sufficient open space; c) drainage will be accommodated per Spokane Municipal Code standards; d) there are existing public streets which serve the subject property and no new streets or capacity is required. A traffic impact fee will be paid if required under SMC; e) transit routes are set by STA; f) public water will be provided by City of Spokane; g) public sewer will be provided by City of Spokane; h) a City park is located west and adjacent to the subject property; i) no impacts anticipated on schools because property is zoned and planned for residential use and only one new residence will be created; j) infrastructure is in place on existing public streets.*

-- End of Form --