



# Preliminary Short Plat Application

Rev.20180122

1. List the provisions of the land use code that allows the proposal:  
Spokane Municipal Code 17G.080.020(3)(a), Redivision of platted lots.
2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property:  
The property is currently zoned O-35 (Office-35) and RTF (Residential Two Family) and is conforming. One (1) 38 unit apartment building, with one (1) community center and five (5) duplexes are planned.
3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010:  
The site is currently served by City of Spokane for Sanitary Sewer and Water.
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:  
See short plat design submitted herewith.
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.
6. Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:
  - a. Public health, safety and welfare. No Impact.
  - b. Open spaces. No Impact, a public park is located southeast of the property and provides open space. Proposed lot sizes contain open space & a common area playground and community garden are planned.
  - c. Drainage ways. Drainage will be accommodated per Spokane Municipal Code.
  - d. Streets, roads, alleys and other public ways. Existing public streets serve the subject property and no new streets are required.
  - e. Transit stops. Transit routes are set by STA.
  - f. Potable water supplies. Public water will be provided by City of Spokane.
  - g. Sanitary wastes. Public sanitary sewer will be provided by City of Spokane.
  - h. Parks, recreation and playgrounds. A public park is located southeast of the property.
  - i. Schools and school grounds. No impacts on schools anticipated, property is zoned and planned for proposed use.
  - j. Sidewalks, pathways and other features that assure safe walking conditions. Existing sidewalks are available on Francis Avenue and Regal Street, no sidewalks on Lacey Street.