



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

Chapter 17C.110 allows for lots this size within the R2 zone. The requirements for Chapter 17G.080.040 have been fulfilled within this application.

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

This proposal helps infill areas within the R2 zone.

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

This proposal will separate the property into three individual lots. Attached homes are proposed on each lot. We do not anticipate that this will significantly impact utility services. Impacts to emergency and transportation services are expected to be minimal.

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.

N/A

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.

The only impact anticipated is the additional driveway access within the alley. Alley improvement are also proposed. Additional roads are not proposed. The drainage system in place within streets is believed to be sufficient. Improvements to the alley are proposed under a separate application.

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

This proposal will create three Single-Family Residences. We do not anticipate that this will significantly impact stated services.