

October 29, 2021

Melissa Owen, Planner
City of Spokane
808 W. Spokane Falls Blvd.
Spokane, WA 99201

RE: Ash Place 2-Lot Residential Subdivision

Dear Ms. Owen,

This summary is included as a required part of a Preliminary Short Plat Application for a 2-lot residential subdivision. The intent of this summary is to identify project consistency with applicable policies, regulations, and criteria for approvals of the plat.

Background

On May 21, 2021 we requested a Pre-Development Conference with City of Spokane staff for a Pre-Development Conference for a 2-lot residential subdivision with construction of two single-family homes on Spokane County Assessor's Parcel No. 25014.4205. Because of the relatively small scale of this proposal, it was determined a conference was not needed, but agencies and departments would be asked to provide comments. By Jun 22, 2021 we had received comments from City Planning, Building, and Engineering Departments. Most of these comments were directed toward future construction and will be addressed as required.

On October 28, 2021 City staff confirmed the project to be exempt from SEPA and an Environmental Checklist was not required as a part of this application.

Project Information

The proposed project is a 2-lot residential short-plat subdivision of 0.26 acres in the RSF Zone in the City of Spokane, Washington.

Please see attached Preliminary plat exhibit for more information.

Project Data Consistent with Applicable Policies, Regulations, and Criteria for Plat Approval

PARCEL NO. 25014.4205

ADDRESS: 3230 N ASH PL
PROPERTY SIZE: 0.26 ACRES
PROPOSED USE: 2-LOT SINGLE FAMILY SHORT PLAT
FIRE DISTRICT: SPOKANE FIRE DEPT
SCHOOL DISTRICT: SPOKANE #81
WATER PURVEYOR: CITY OF SPOKANE - STATIC PRESSURE AT SITE: 63 P.S.I.
SEWER PURVEYOR: CITY OF SPOKANE
OWNER: RESIDENTIAL SINGLE-FAMILY (RSF)
COMPREHENSIVE PLAN DESIGNATION: SINGLE FAMILY RESIDENTIAL
ZONING: RSF
SETBACKS: 15' FRONT (20' GARAGE) / 25' REAR / 5' SIDE/FLANKING YARD
DENSITY: 7.69 DWELLING UNITS PER ACRE

NOTES:

1. LANDSCAPING, FIRE ACCESS, PARKING, DRIVEWAYS, ACCESS/UTILITY EASEMENTS TO BE MADE WHERE NECESSARY PER FINAL DESIGN OF THE SHORT PLAT AND SITE IMPROVEMENTS. ALL IMPROVEMENTS WILL FOLLOW SPOKANE COUNTY CODES.
2. STORM DRAINAGE TO BE ADDRESSED AT THE TIME OF BUILDING PERMIT.

Consistency with Comprehensive Plan Goals and Policies

LU1 CITYWIDE LAND USE

Goal: Offer a harmonious blend of opportunities for living, working, recreation, education, shopping, and cultural activities by protecting natural amenities, providing coordinated, efficient, and cost-effective public facilities and utility services, carefully managing both residential and non-residential development and design, and proactively reinforcing downtown Spokane's role as a vibrant urban center.

- **The project expands single-family living options in the City.**
- **The project will utilize and improve upon existing public infrastructure.**

LU 1.3 Single-Family Residential Areas

Protect the character of single-family residential neighborhoods by focusing higher intensity land uses in designated Centers and Corridors.

- **The project protects and improves upon the character of this neighborhood by replacing vacant land with single-family residential housing that reflects the existing neighborhood aesthetic.**

LU 3 EFFICIENT LAND USE

Goal: Promote the efficient use of land by the use of incentives, density and mixed-use development in proximity to retail businesses, public services, places of work, and transportation systems.

- **The project has a net density near the maximum allowed in the Residential Single-Family Zone and is approximately a half-mile businesses on Northwest Blvd.**

LU 3.1 Coordinated and Efficient Land Use

Encourage coordinated and efficient growth and development through infrastructure financing and construction programs, tax and regulatory incentives, and by focusing growth in areas where adequate services and facilities exist or can be economically extended.

- **The project will use existing utility infrastructure within the Urban Growth Area.**

LU 5 DEVELOPMENT CHARACTER

Goal: Promote development in a manner that is attractive, complementary, and compatible with other land uses.

- **The proposed project replaces vacant land with development more complimentary with the existing neighborhood character.**

H 1 HOUSING CHOICE AND DIVERSITY

Goal: Provide opportunities for a variety of housing types that is safe and affordable for all income levels to meet the diverse housing needs of current and future residents.

- **The project represents increased middle-income housing opportunities in the City of Spokane.**

Respectfully submitted,

William Sinclair, P.L.A., MURP
Storhaug Engineering

CC: Dave Kelly, File