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PLANNING & DEVELOPMENT

Preliminary Short Plat Application

Rev.20180122

1. List the provisions of the land use code that allows the proposal:
The provisions set forth in 17G.080 allows for single family residential subdivisions with having requirements for lot sizes and setbacks. This proposal adheres to all of these requirements.
2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property;
The proposed short plat aims to provide quality, affordable housing while adding onto an already constructed subdivision to the east.
3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010:
The proposed short plat connects to an existing subdivision. New utilities for the project shall connect to existing infrastructure at the west end of Maxine Road, City & Franchise Utilities. Fire Department requirements have been considered with Road layout
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:
This Property is suitable for Residential Single Family Development as proposed. The existing site characteristics are consistent with the Cheltonham Addition development constructed to the east.
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 adverse impacts are anticipated. This proposal meets the density requirements for Residential Single Family.
6. Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:
 - a. Public health, safety and welfare - *Proposing to add new fire hydrant*
 - b. Open spaces - *Building setbacks will provide yard space*
 - c. Drainage ways - *roadside swales for treatment, conveyance to solid pipe system*
 - d. Streets, roads, alleys and other public ways - *new road to provide access for all lots*
 - e. Transit stops - *Five Mile Park & Ride*
 - f. Potable water supplies - *city of Spokane*
 - g. Sanitary wastes - *city of Spokane*
 - h. Parks, recreation and playgrounds - *Sky Prairie Park & Holmberg Conservation Area*
 - i. Schools and school grounds - *Prairie View Elementary - Future middle school*
 - j. Sidewalks, pathways and other features that assure safe walking conditions
New road section provides sidewalk on both sides of Road.