



Whipple Consulting Engineers, Inc.

WCE No. 21-2882

June 9, 2021

City of Spokane, Development Services
808 W Spokane Falls Boulevard
Spokane, WA 99201

Re: Type II Application Short plat
Attached supplemental information and development narrative.

To Whom it May Concern:

This letter is intended to provide a development narrative and provide supplemental information that is requested in the applications.

The project proposes to develop approximately 0.87 ac +/- into two single-family residential lots in the Residential 4-10 zone. The project site is located on N Lee Street, north of E Francis Avenue on Parcel # 36284.0703. The subject property is located north of the Sylvan Place Apartments, east of a commercial building, and south and west of large-lot single-family residences. The property is currently a single-family residence with three outbuildings, one of which would be repurposed into a single-family residence. The remaining outbuildings are to remain. This project will be a Pocket Residential Development according to SMC Section 17C.110.360 to allow for a reduced sized frontage along Lee Street.

Legal Description (Spokane County SCOUT)

Parcel No. 36284.0703
Sylvan Home Acre Tracts Block 12

Preliminary Short Plat Application

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

The City of Spokane land use code section 17G.080.040 allows for the creation of Short Subdivisions. Additionally, SMC 17C.110.360 allows for Pocket Residential Developments within the RSF zone.

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

The project proposes to follow the City of Spokane Comprehensive Plan goals for the property by utilizing detached single-family housing within the RSF zone.

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

For Concurrency Certification,

- a. Transportation: the project will not add any additional densities not considered in the comprehensive plan and is agreeable to pay the City of Spokane Traffic Impact Fee.
- b. Public Water: the additional water service will be reviewed by hydro services and does not extend the existing public water system.
- c. Fire Protection: there is an existing fire hydrant at the northeast corner of the intersection of Lee Street and Francis Avenue to the south of the project. The project will not add any additional densities not considered in the comprehensive plan.
- d. Police Protection: the project will not add any additional densities not considered in the comprehensive plan.
- e. Parks and Recreation: the project will not add any additional densities not considered in the comprehensive plan.
- f. Library: the project will not add any additional densities not considered in the comprehensive plan.
- g. Solid Waste disposal and recycling: the project will not add any additional densities not considered in the comprehensive plan.
- h. Schools: the project will not add any additional densities not considered in the comprehensive plan.
- i. Public wastewater (sewer and stormwater): the project will not add any additional densities not considered in the comprehensive plan.

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:*

The project site is generally flat and in a rectangular shape as shown on the preliminary short plat. The property includes soil types 7120–Urban land-Marble, disturbed complex, 0 to 3 percent slopes. There is no surface water present on the property.

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.*

There are no significant adverse impacts on the environment or on the surrounding properties anticipated as a result of this proposal as the design utilizes existing facilities.

6. *Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:*

The project provisions for the following are:

- a. *Public Health, safety and welfare*

No impacts are anticipated for Public Health, safety and welfare.

b. Open Spaces

As the property is currently one single-family residence on privately owned land, no increase or decrease to public open space is anticipated with this project.

c. Drainage way

As the property is currently developed, there is no anticipated impact to drainage in the immediate area.

d. Streets, roads, alleys, and other public ways

A detached sidewalk on the east side of Lee Street would be continued through the project to assure safe walking conditions for pedestrians. Additionally, this project will pay the required traffic impact fees.

e. Transit stops

No impact is anticipated to transit stops with this project.

f. Potable water supplies

This project does not anticipate impact to potable water supplies.

g. Sanitary wastes

This project does not anticipate impact to sanitary wastes.

h. Parks, recreation and playgrounds

This project does not anticipate impact to parks, recreation and playgrounds.

i. Schools and school grounds

This project does not anticipate impact to schools and school grounds.

j. Sidewalks, pathways and other features that assure safe walking conditions.

A detached sidewalk on the east side of Lee Street would be continued through the project to ensure safe walking conditions for pedestrians.

If you have any questions or comments in regard to this letter please feel free to contact us at (509) 893-2617

Thank you



Austin Fuller, Assistant Planner

Encl: General Application, Notification Map Application, Preliminary Site Plans