



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

The proposed residential development includes 4-plex construction in RSF zoned lots which is acceptable per the Building Opportunities and Choices for All (BOCA) Standards that the city released in 2022.

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

This development aims to provide quality, affordable housing based on City's BOCA Standards.

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

The proposed development will replace an existing residential single family development which was compliant with 17D.010 as well as being adjacent to other residential properties. City Public Sewer and Irrigation District #8 Water are available to the project.

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 is located at an area that was previously a single family residential area, already being used for the proposed use. The characteristic of soils, drainage, and slopes are able to accommodate the additional development.

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 to the site or surrounding environment are anticipated. This proposal meets the density requirements for BOCA Standards.

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 *Building Setbacks will provide front, rear and side yard space.*
- c. drainage ways *no impact*
- d. streets, roads, alleys and other public ways *this project will include buildout of Lyons Avenue*
- e. transit stops *no impact*
- f. potable water supplies *Irrigation District #8 will serve*
- g. sanitary wastes *City of Spokane Sewer in Lyons Avenue*
- h. parks, recreation and playgrounds *no impact*
- i. schools and school grounds *no impact*
- j. sidewalks, pathways and other features that assure safe walking conditions
sidewalk will be installed along the north side of Lyons Avenue