



# Preliminary Long Plat Application

Rev.20180102

1. List the provisions of the land use code that allows the proposal.
  - A. Per the City of Spokane Zoning map, the subject parcel is located in RSF Zone.
  - B. According to Spokane Municipal Code Section 17c.110.030- Characteristics of Residential Zones, the RSF zone is a low density single family residential zone. It allows a minimum of four and a maximum of ten dwelling units per acre. The RSF zone is applied to areas that are designated residential 4-10 on the land use plan map of the Comprehensive plan.
  - C. Section 17c.110.115 states the following uses are allowed: single family residence (attached and detached) traditional housing, zero lot line, accessory dwelling unit and manufactured homes.
  - D. Section 17C.110.200 Development Standard Table 17C.110-3 will be met, including density, lot frontage and lot setbacks.
  - E. Section 17c.110.208 Lot Dimension standards will be met.
  - F. The remaining portions of Section 17c.110 2xx are or will be met as appropriate
2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.

## **LU 1 –Citywide Land Use**

- We believe that the continued development of undeveloped lands consistent with the goals of this land use will be accomplished as a part of this proposal by providing additional housing opportunities to all elements of the city, the development while developing property will set aside steep slopes, natural slopes, and utilize the built (or being built) environment to not place any undue burden on City and Urban services.

## **LU 3 – Efficient Land Use**

- We believe that the proposed long plat will continue to promote the efficient use of land by placing these lots adjacent to existing development and public services.

## **LU 4 –Transportation**

- We believe that the proposed long plat will provide public streets and lots that will utilize existing transportation infrastructure and thereby promote the efficient use of the proposed and built environment.

## **LU 5 – Development Character**

- We believe that the development of this long plat will continue the character of the developing Latah Creek and Eagle Ridge project areas by continuing to utilize geographic areas on this hillside that will maintain both the existing and proposed built environments without placing non-mitigatable undue burden on the area residents or services.

## **LU 7 – Implementation**

- We believe that the development of this long plat will ensure the implementation of the goals and policies of the City's Comprehensive Plan.

**LU 8 – Urban Growth Area**

- **The development of this long plat within the UGB, and within the City’s corporate limits meets the goals of this policy.**

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

- **As identified in this section, this project will meet concurrency as defined for all of the elements (A to I) listed under 17D.010.010 Applicability.**
  - **As required, it is understood that further concurrency tests will be made by Staff and other affected agencies. If a concurrency test were to be marginal, appropriate provisions would be implemented to bring this short plat back into conformance such as in payment of Traffic Impact Fees or other modifications that may be required to meet the appropriate and identified levels of services for the noted facilities and services.**
3. 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.
    - A. **A copy of the preliminary plat is attached utilizing topography obtained in the field and supplemented by Washington State Lidar and the proposed lots are adequate for required density as proposed. Some grading should be expected so as to ensure the establishment of proper building pads, roads and utility extensions.**
    - B. **The lots proposed in the long plat are generally consistent with those being developed in the nearby Eagle Ridge Subdivision, however all lots will be developed in accordance with section 17c.110 et. Al, including 17c.110.200 lot sizes per table 17c.110-3 and 17c.110.205 density.**
    - C. **Soils, slope and drainage features have been considered as a part of this project.**
    - D. **Public utilities including water and sewer are available to this project. This project will be required to provide extensive water and sewer extensions for service. Preliminary design reports for water and sewer have been prepared and are a part of this application. Generally this project will be required to install onsite water and sewer systems that will connect to sewer and water pump stations, force mains, transmission mains, pressure reducing stations and perhaps a reservoir.**
    - E. **There is no apparent evidence of groundwater.**
    - F. **There is no apparent evidence of historic or cultural features on site, a cultural resource study has been performed.**
    - G. **As required by the SRSM all storm water will be treated and disposed on site or as allowed.**
  4. 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.
    - **We believe that the SEPA checklist that was prepared for this project as well as the existing zoning and inclusion within the city limits would have contemplated the addition of these lots on this property and therefore, this project is not anticipated to have any substantial impact to the neighboring property, services, traffic or the surrounding area as whole that cannot be adequately mitigated to maintain levels of service as necessary.**

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

a. Public health, safety and welfare

**This long plat will successfully implement the goals and policies of the City's Comprehensive Plan and therefore as noted in the plan will provide for the public's health, safety and welfare, by providing housing in an area where little to no new or affordable (market rate) housing is available, and where a scarcity of housing options exists.**

b. Open spaces

**This project provides a number of stormwater tracts along the road system which will be owned by the City. The lots as proposed, while small, will provide satisfactory amounts of open space to fulfill the requirement and not place undue burden on other open spaces in the immediate area. No specific recreational or open space tracts have been proposed at this time, however as the plat proceeds they may be added. Generally, the topography of the site will require large cuts and fills and to meet zoning and density requirements available open space is generally made up of the large cut and fill areas which will be planted back consistent with the native flora, however they will have little to no passive or active use.**

c. Drainage ways

**This Long plat is being developed in accordance with the Spokane Regional Stormwater Manual. The drainage ways and drainage facilities will be designed to include the stormwater runoff from the proposed long plat. Therefore, the long plat will meet this requirement. See the attached concept stormwater report.**

d. Streets, roads, alleys and other public ways

**This long plat is being developed in such a way that it provides both vehicular and pedestrian connectivity to the north, south east and west with the proposed roadways. All internal roadways will be constructed in conformance with the current City standards, therefore the long plat will meet this requirement.**

e. Transit stops

**This project does not occur in an area of direct transit service so concurrency in this regard should not apply. There are no bus stops south of interstate 90 within the SR 195 corridor.**

f. Potable water supplies

**This long plat is located within the City's water service boundary and will be served by City water, extensions will be required and additional storage may be required. A City Water Department evaluation of the existing water system serving the Eagle Ridge I and Eagle Ridge II service area indicated that there is an existing deficiency in the system that must be remedied prior to additional service extensions. Those remedies may include additional storage, construction of a new booster pump station, and/or construction of a new transmission main. With the completion of the improvements required to remedy the existing system deficiencies, the system will be able to supply water to the subdivision and therefore will meet this requirement with no loss of level of service to the surrounding community. A preliminary water system design report is a part of this application.**

g. Sanitary wastes

**Public/City sewer service is available. A sewer pump station and force main will be required to serve the lots, and upon construction of that lift station to current standards, the**

requirement for adequate sewer service will be satisfied with no loss of level of service to the surrounding community. A sewer design report is a part of this application.

h. Parks, recreation and playgrounds

**This long plat does not have a requirement for parks, recreation and playgrounds as it is not proposed as a PUD and relies upon those existing services. The addition of 425 new residential homes may put a burden on the system. However, the City at this time does not have an immediate opportunity to participate in public park funding in this corridor. We will work with the park system as available to work on a corridor connectivity issues. As necessary and in conversations with Parks we will work to not overtly lower the level of service of availability in this area. The impact and remedy are unknown at this time, however, as this project moves forward, parks or other passive uses of the various open spaces will be considered.**

i. Schools and school grounds

**This long plat should not have a direct impact on schools and school grounds beyond those services provided by Cheney School District 360's own enrollment standards, therefore, as no concurrency test exists at this time based on a level of service impact, we believe concurrency is met for this element.**

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

**This long plat proposes sidewalks and/or paths and therefore will meet this requirement.**