



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 in the 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 17G.070.xxx allows for Planned Unit Developments.**
2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.

LU 3 – Efficient Land Use

- **We believe that the proposed PUD will continue to promote the efficient use of land by placing these lots adjacent to existing development and public services. This development as proposed will implement the following policies:**
- *LU 3.1 Coordinated and efficient land use*
 - **This project is located along 55th Avenue and Freya Street, where existing services and facilities are in place and can be reasonably extended into the development.**

LU 4 –Transportation

- **We believe that the proposed PUD will provide public streets and lots that will utilize existing transportation infrastructure and thereby promote the efficient use of the proposed and built environment. This development as proposed will implement the following policy:**
- *LU 4.1 Land use and transportation*
 - **This project includes a trip generation and distribution letter, which forecasts the future transportation needs of the project. This project as required will participate in the city's impact fee ordinance to mitigate transportation impacts from this development.**

LU 5 – Development Character

- **We believe that the development of this PUD will continue to utilize geographic areas that will maintain both the existing and proposed built environments without placing undue burden on the area residents or services. This development as proposed will implement the following policy:**
- *LU 5.5 Compatible development*
 - **As a single-family attached infill development, this project is compatible with the single-family residences to the south and RSF zoning to the north. The PUD overlay assures compatibility with the adjacent CC zoned land to the east and the RMF zone to the west by allowing for higher-intensity development while remaining within the RSF zone.**

LU 7 – Implementation

- **We believe that the development of this PUD will ensure the implementation of the goals and policies of the City’s Comprehensive Plan by promoting infill development, thereby limiting sprawl opportunities.**

LU 8 – Urban Growth Area

- **The development of this PUD within the UGA and within the City’s corporate limits meets the goals of this policy. This development as proposed will implement the following policy:**
- *LU 8.1 Role of Urban Growth Areas*
 - **This project is located within the UGA and the City of Spokane, where public facilities exist adjacent to or in the nearby vicinity.**

3. Please explain how the proposal meets the concurrency requirements of SMC 17D.010. Are the existing transportation systems, public facilities and services in the area adequate to support the proposed development? Are any of the improvements to transportation systems, public facilities and services necessary as a result of the proposed use funded in the City’s capital improvement programs?

A. As identified in this section, this project will meet concurrency as defined for all elements (A to I) listed under 17D.010.010 Applicability and will not affect overall levels of service.

- i. **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 Fees associated with the region.**
- ii. **Public Water: the additional water services will be reviewed by The City of Spokane Public Works and is in the Retail Water Service Area. Comments from City of Spokane Water Department staff in the pre-development conference notes indicate that water is anticipated to be approximately 67-73 psi at surrounding hydrants, which will meet city requirements of 45 psi for fire flow and potable water.**
- iii. **Fire Protection: The City of Spokane Capital Facilities Plan (Appendix C of the comprehensive plan) references the Washington Survey and Rating Bureau and states that areas greater than five road miles from a fire station receive a 9A rating and typically an increase of insurance rates. The project site is located 0.8 road miles from Station 81 at 6117 S. Palouse Hwy. The project will not add any additional densities not considered in the comprehensive plan.**
- iv. **Police Protection: The City of Spokane Capital Facilities Plan identifies that the city has funding to support an adequate level of service for police through 2023. The project will not add any additional densities not considered in the comprehensive plan.**
- v. **Parks and Recreation: This project will supply at minimum 10 percent publicly available open space as required by SMC 17G.070.030.E.1.a.**
- vi. **Library: the project will not add any additional densities not considered in the comprehensive plan.**
- vii. **Solid Waste disposal and recycling: the project will not add any additional densities not considered in the comprehensive plan. Comments from City of Spokane Solid Waste staff in the pre-development meeting notes indicate that the plans would be approved as shown.**
- viii. **Schools: The project site is currently served by Mullan Road Elementary, Sacajawea Middle School, and Ferris High School. The capital facilities plan identifies that Sacajawea is slated to be replaced in the future. The project will not add any additional densities not considered in the comprehensive plan.**

- ix. **Public wastewater (sewer and stormwater):** Sewer and storm sewer for the vicinity of the project, with stormwater leading to drywells for infiltration. The project will not add any additional densities not considered in the comprehensive plan.
- B. **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 plat back into level of service conformance such as the 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, these changes may affect existing water and sewer facilities.**
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.
 - 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 to ensure the establishment of proper building pads, roads and utility extensions.**
 - B. **The lots proposed in the PUD are single-family attached residences on small lots, with CC zoned land to the east and multifamily to the west. As each residence will be a single-family unit, this project is proposed to be generally consistent with the single-family residences to the north and south.**
 - 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.**
 - E. **A Geotechnical report has been or will be prepared for this proposal.**
 - F. **There is no apparent evidence of historic or cultural features on site and a cultural resource survey has been ordered to verify that no historic or cultural features are onsite.**
 - G. **As required by the SRSM, all storm water will be treated and disposed on site or as allowed.**
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.
 - A. **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 or the surrounding area as whole; however, traffic impacts will be mitigated to maintain levels of service as necessary.**
6. Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:
 - a. **Public health, safety and welfare****This long plat and PUD will successfully implement the goals and policies of the City's Comprehensive Plan and declared housing emergency 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.

b. Open spaces

As part of the PUD application process, WCE has included a landscape plan to provide for front door privacy of the residents, walking paths and associated open spaces on the front yards of interior-facing townhomes to provide aesthetics similar to cottage developments and additional parking for visitors. As proposed, the project will have approximately 21% open space.

c. Drainage ways

This long plat is being developed in accordance with the Spokane Regional Stormwater Manual. 53rd Avenue has a 12-inch stormwater gravity main in 53rd Avenue with a manhole depth of 7 feet at the termination of 53rd Avenue. This stormwater system is anticipated to be continued into the development. The project proposes to capture, treat, detain and discharge to the Hazel's Creek stormwater plan.

d. Streets, roads, alleys and other public ways

This project will create one public north-south road (Thor Street) with full improvements to connect from the existing Ferrall Street to the north to 55th Avenue to the south and one public east-west road (53rd Avenue) with half-street improvements from the existing 53rd Avenue to the east to the proposed Thor Street to the west. One private east-west lane (53rd Lane) will be built that will connect Thor Street to the west and Palouse Highway to the east. Paths and sidewalks will be installed onsite for recreation and pedestrian travel. Frontage improvements are required along Freya Street, 55th Avenue, and Palouse Highway, with a 12' separated sidewalk required by the City of Spokane predevelopment meeting notes. Finally, an alley system will be built on the rear side of the townhouses to allow for vehicular access.

e. Transit stops

The site is approximately 0.2 miles from the nearest transit stop, 57th @ Ferrall on bus route #4.

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 per the city comprehensive plan level of service standard pg 37. By existing policy, the City of Spokane Water Department requires that the water system provide the Specified LOS at a minimum pressure of 45 psi. Comments from City of Spokane Water Department staff in the pre-development conference notes indicate that water is anticipated to be approximately 67-73 psi at surrounding hydrants; therefore, we believe that the standard of LOS will be met. There is an 18-inch transmission main along Freya Street and a 12-inch distribution main along 55th Avenue. within Grandview Avenue near the intersection of H Street. While water is available to the project, the final route and connection points are still being determined and will be finalized during the design phase of the project.

g. Sanitary wastes

The proposal intends to connect into the existing system with the use of a gravity sewer system. There is a 15-inch sewer line located along Freya Street with a 14-foot-deep manhole halfway

between Palouse Highway and 55th Avenue. Additionally, there is an 8-inch sewer main in 53rd Avenue with an 11-foot manhole where the built road terminates.

h. Parks, recreation and playgrounds

WCE has included a landscape plan to provide for front door privacy of the residents, walking paths and associated open spaces on the front yards of interior-facing townhomes to provide aesthetics similar to cottage developments and additional parking for visitors, generally in accordance with City of Spokane PUD guidelines.

Additionally, if a clubhouse is constructed as part of this PUD, it will contain amenities such as a pool, pickleball court, general purpose room, and other amenities for the enjoyment of residents. The clubhouse is intended to be a recreational facility for residents that will mitigate any impacts to recreational facilities caused by the increase in population for the area.

i. Schools and school grounds

The project site is currently served by Mullan Road Elementary, Sacajawea Middle School, and Ferris High School. The capital facilities plan identifies that Sacajawea is slated to be replaced in the future. The project will not add any additional densities not considered in the comprehensive plan.

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. If sidewalks are broken, heaved, or otherwise damaged, they will be replaced per city code.