



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 a 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. One- and two-story buildings characterize the allowed housing. The major type of new development will be attached and detached single-family residences. 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.
  
2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.
  - A. LU 1 – Citywide Land Use
    - a. LU 1.3 Single-Family Residential Areas – *Protect the character of single-family residential neighborhoods by focusing higher intensity land uses in designated centers and corridors.*
      1. This project proposes to redevelop 3.7 acres into 24 lots. The project is located within the Southgate neighborhood within an existing single family residential area.
      2. The site proposes to develop the buildable area of the lots similar to adjacent developments located near the subject property as allowed by the current zoning.
    - b. LU 1.12 Public Facilities and Services – *Ensure that public facilities and services systems are adequate to accommodate proposed development before permitting development to occur.*
      1. The project proposes using City public water and sewer and will utilize public transportation, fire, police, schools, parks, and libraries.
  - B. LU 4 – Transportation
    - a. LU 4.1 Land Use and Transportation – *Coordinate land use and transportation planning to result in an efficient pattern of development that supports alternative transportation modes consistent with the transportation chapter and makes significant progress toward reducing sprawl, traffic congestion, and air pollution.*
      1. This project proposes a street layout of a single street running to the west terminating in a cul-de-sac at the project near existing developed property.
      2. The Spokane Transit system runs near the site at the intersection of Freya St and 55<sup>th</sup> Ave.
    - b. LU 4.3 Neighborhood Thru-Traffic – *Create boundaries for new neighborhoods through which principal arterials should not pass.*
      1. This project proposes infilling within the City limits with a local access street. Existing development and area street layouts do not support an arterial in this site. Pedestrian and vehicular access to the travel corridors will be via the adjacent Freya St, an arterial.
    - c. LU 4.4 Connections – *Design residential, commercial, and industrial development that takes into consideration the connections, both vehicular and pedestrian, to adjoining sites to reduce personal automobile trips.*
      1. The project is an infill surrounded by developed properties. Due to surrounding development, no other connections are proposed.

- d. LU 4.5 Block Length – *Create a network of streets that is generally laid out in a grid pattern that features more street intersections and shorter block lengths.*
    - 1. Lot layout and surrounding existing land use preclude a grid pattern and there is no need for intersections.
  - C. LU 5 - Development Character
    - a. LU 5.1 Built and Natural Environment – *Ensure that developments are sensitive to and provide adequate impact mitigation so that they maintain and enhance the quality of the built and natural environment.*
      - 1. The project will develop according to all City policies and standards to ensure all quality is maintained.
    - b. LU 5.2 Environmental Quality Enhancement – *Encourage site locations and design features that enhance environmental quality and compatibility with surrounding land uses.*
      - 1. The project will follow all landscaping requirements as directed by City standards.
    - c. LU 5.5 Compatible Development – *Ensure that infill and redevelopment projects are well-designed and compatible with surrounding uses and building types.*
      - 1. This project proposes to develop per the City’s zoning code. The proposed housing will be compatible with surrounding existing development.
  - D. H 2 - Housing Choice and Diversity
    - a. H 2.1 Distribution of Housing Options - *Promote a wide range of housing types and housing diversity to meet the needs of the diverse population and ensure that this housing is available throughout the community for people of all income levels and special needs.*
      - 1. This project proposes single family layouts. Multiple floor plans will be available.
3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010.
- A. The following facilities and services must be evaluated for concurrency:
    - a. **Transportation:** Whipple Consulting Engineers has submitted for review a Trip Generation and Distribution Letter (TGDL).
    - b. **Public water:** The project proposes to connect to City of Spokane water to provide water service to all proposed lots.
    - c. **Fire protection:** This project proposes a street layout per City of Spokane standards, thus offering accessibility to all proposed lots. Fire Station 11 is located approximately 1.7 miles to the northwest and Station 14 is located approximately 2 miles to the north.
    - d. **Police protection:** This project proposes a street layout per City of Spokane standards, thus offering accessibility to all proposed lots for law enforcement purposes.
    - e. **Parks and recreation:** Ben Burr Park, the Southside Sports Complex and Ferris High School sports fields are located approximately 1.0 mile or less to the site.
    - f. **Library:** Moran Prairie library is located 1.0 mile to the southwest of the site.
    - g. **Solid waste disposal and recycling:** City of Spokane offers these services to lots.
    - h. **Schools:** *Hamblen Elementary school is located approximately 1.1 miles to the northwest, Sacajawea Middle School is located 2.5 miles to the northwest, and Ferris High School is located 0.7 miles to the north of the site.*
    - i. **Public wastewater (sewer and storm water):** Public sewer is proposed to serve each parcel. Storm water will be disposed of in swales along streets.
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.
- A. A preliminary site plan is included in this submittal.
    - a. The site is being maximized based on the shape, topography and size of the site.
    - b. The site is located in the Southgate neighborhood. The developable areas of the lots are similar to other development in the area.

- c. The site slopes from the southeast down to the northwest. The street and drainage layout will run approximately parallel with the contours.
  - d. The storm water and road design will be based on the site soils. The type of soils will determine the project layout for ponds, drainage swales, etc.
  - e. There are no known natural ground or surface water areas nor any natural, historic or cultural sites 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.
- A. There are no proposed significant impacts to the environment or the surrounding properties due to this development. The properties to the north and south are existing residential lots. The properties to the west are multifamily developments. The properties to the east are large lot residential or vacate.
6. Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:
- A. public health, safety and welfare  
The project proposes the construction of a public streets ending in a cul-de-sac to act as a turnaround. There will be extensions of public sewer and water to serve the lots. A City fire station serves the site.
  - B. open spaces  
The redevelopment of these parcels will utilize existing City parks.
  - C. drainage ways  
There are no known existing drainage ways on the site.
  - D. streets, roads, alleys and other public ways  
The streets will be built to Spokane public street standards.
  - E. transit stops  
The closest transit route is located about one half mile south on Freya St.
  - F. potable water supplies  
The site will be served by the City of Spokane water system.
  - G. sanitary wastes  
The site will be served by the City of Spokane sewer system.
  - H. parks, recreation and playgrounds  
Ben Burr Park, the Southside Sports Complex and Ferris High School sports fields are located approximately 1.0 mile or less to the site.
  - I. schools and school grounds  
Hamblen Elementary school is located approximately 1.1 miles to the northwest, Sacajawea Middle School is located 2.5 miles to the northwest, and Ferris High School is located 0.7 miles to the north of the site.
  - J. sidewalks, pathways and other features that assure safe walking conditions  
Sidewalks will be constructed along the street per City standards.