



PLANNING & DEVELOPMENT

1. List the provisions of the land use code that allows the proposal.
SMC 17C.110.020 Residential Single Family, SMC 17C.110.115 Single Family Residence Permitted, SMC 17C.110.200 Lot Size 4,350-11,000 SQ.FT., SMC 17C.110.205 Density 4-10 units per acres, SMC 17C.110.208 Lot Dimension Standards, SMC 17C.110.220 Setback Requirements
2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.
The proposed preliminary short plat is consistent with the comprehensive plan single family residential category while encouraging infill development in existing neighborhoods.
3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010.
Adequate capacity for public water, public wastewater (sewer and stormwater), solid waste disposal and recycling is available. Adequate capacity is available or is planned to be available for transportation, police protection, fire protection, schools, parks and recreation and libraries.
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.
Site is suitable for single family residential housing units along the moderate sloping bench between the existing houses on the south and the steep slope to the north. Appropriate single family home designs will be encouraged to fit the existing terrain.
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 significant impacts on the environment or surrounding property.
6. Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:
 - a. public health, safety and welfare
 - b. open spaces
 - c. drainage ways
 - d. streets, roads, alleys and other public ways
 - e. transit stops
 - f. potable water supplies
 - g. sanitary wastes
 - h. parks, recreation and playgrounds
 - i. schools and school grounds
 - j. sidewalks, pathways and other features that assure safe walking conditions

The proposed development provides adequate provisions for public health, safety and welfare. A large tract of open space is provided. A drainage tract is provided as well as a storm water management system will be installed. Sewer, Water, and Streets will be constructed in accordance with City of Spokane Design Standards. Adequate public schools, parks and playgrounds are available.