



# Preliminary Short Plat

## Application

1. List the provisions of the land use code that allows the proposal.  
*(RSF) SMC 17C.110 RESIDENTIAL ZONES & TABLES SMC 17B-110-3 DEVELOPMENT STANDARDS*
2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.  
*THE PROPOSAL SEEKS TO CREATE 3 LOTS FROM 1 ALLOWED PER ZONING CODE.*
3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010.  
*THIS SHORT PLAT PROPOSAL WILL CREATE 3 (RSF) LOTS. ALL LOTS WILL BE LARGER IN SIZE THAN THE MIN. ALLOWED PER CODE.*
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 PROPOSED LOTS WILL BE FOR RESIDENTIAL CONSTRUCTION. THE SIZE & SHAPE OF LOTS BLEND INTO SURROUNDING AREA.*
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 ANTICIPATED.*
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  
*SEE ATTACHED*

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

- A. Public health, safety and welfare:** *The housing proposed is consistent with the characteristics present currently in the neighborhood.*
- B. Open spaces:** *The proposed lots will meet the open space development standards of the City of Spokane. The standard allows for a maximum building coverage of 40% of lot area.*
- C. Drainage ways:** *No drainage ways are impacted from this proposal. Minimal drainage associated with new roofs and driveways will adhere to the City of Spokane storm water management plan.*
- D. Streets, roads, alleys and other public ways:** *The proposal lies along an existing road named Crestline Street. No new roads are proposed for this proposal with access being provided by existing road.*
- E. Transit stops:** *Existing transit service is available in the area.*
- F. Potable water supplies:** *Water is supplied by water by North Spokane Irrigation #8. The City of Spokane has a water main east along Lee St. and a water main along Bruce Ave. Discussion with the City of Spokane Water department indicate that the City will extend water to service these lots.*
- G. Sanitary Wastes:** *A 10" sewer main is in the adjacent street and would be tapped for the new lots.*
- H. Parks, recreation and playgrounds:** *Harmon Park is nearest park to the Southeast of proposal and less than 1 mile from proposal. No impacts are anticipated by this proposal.*
- I. Schools and school grounds:** *The proposal is in the City of Spokane School District 81. No impacts are anticipated by this proposal.*
- J. Sidewalks, pathways and other features that assure safe walking conditions:** *The proposal will add driveway approaches to the existing street. A sidewalk currently exists along entire street frontage.*