



1. List the provisions of the land use code that allows the proposal.

Per the City of Spokane Zoning Map, the subject parcel is located in Residential 1 (R1) zone.

According to [Section 17C.111.030](#) Characteristics of Residential Zones, the R1 zone is a low-intensity residential zone. The zone allows a range of housing choices built at the general scale and height of detached houses. This includes both detached and attached homes and middle housing types.

Under Section 17C.111.115 multi-unit residential buildings are allowed within R1 zone.

2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives, and policies for the property.

- This project proposes to subdivide the existing parcel into two (2) lots. The project is located within an existing Residential 1 (R1) zone.
- The project proposes to develop each lot with a (4) units townhome building which is allowed under “Development Bonus” since the property is within a ½ mile of a major transit stop.
- The project proposes to use City public sewer and water and will utilize public transportation, fire, schools, and libraries.
- The project proposes infilling within the City limits with a private driveway connecting to S Audubon Street. Pedestrian and vehicular access will be via new driveway and existing S Audubon Street.
- The project will develop according to all City policies and standards to ensure all quality of the built and natural environment is maintained.
- The project will follow all landscaping requirements as directed by City standards.
- The project proposes to develop per the City’s zoning code. The proposed housing will be compatible with surrounding existing development.

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

- **Public Water:** The project proposes to connect to the City of Spokane water to provide water services.
- **Fire Protection:** The project proposes to provide adequate access for fire protection.
- **Police Protection:** The project proposes to provide adequate access to provide accessibility to both lots.
- **Parks and Recreation:** High Bridge Park is located approximately 1 mile north of the project.
- **Solid waste disposal and recycling:** City of Spokane offers these services.
- **Schools:** The site is located within School District 81.
- **Public wastewater (sewer and stormwater):** Public sewer is proposed to serve each lot. Stormwater will be collected and treated onsite.

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 site is being maximized based on the shape, topography and size of the existing parcel.
  - The site slopes west to east. The private driveway and drainage will run parallel with the contours.
  - 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.

There are no proposed significant impacts to the environment or the surrounding properties due to this project. The project is located within an existing residential area.

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 to construct a private driveway to serve the (2) lots. The project will use City of Spokane water and sewer services. A City fire station will serve the project.

- b. open spaces

The project 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

A private driveway off S Audubon Street will be constructed.

- e. transit stops.

A Spokane Transit Authority (STA) bus stop is located less than ½ mile of the site.

- f. potable water supplies

The site will be served by City of Spokane.

- g. sanitary wastes

The site will be served by City of Spokane.

- h. parks, recreation, and playgrounds

High Bridge Park is located approximately 1 mile north of the site.

- i. schools and school grounds

The site is located within School District #81.

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

A private driveway off S Audubon Street will be constructed