

City of
Spokane



Planning Services
Department

MAY 30 2014

Preliminary Short Plat
PLANNING & DEVELOPMENT SERVICES

Application

RANGER RIDGE S.P.

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

The proposed use will be single-family residential, compatible with the RSF zone. The proposed lot sizes will be larger and have greater frontage than the minimum sizes specified within the RSF zone. All structures will meet all applicable development standards. The proposal will comply with the city's Critical Areas Ordinance.

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

The proposed single-family use is consistent with the C.P., The new lots will be in-fill. Utilities are now available to the site. The shoreline will remain protected and undisturbed.

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

There is an existing roadway serving the site. Utilities are available in Shelby Ridge/Summerwood St. This proposal only adds nine more dwelling units, having limited impact to public services such as schools, parks, fire, emergency services.

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.

No site plan is required.

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.

The proposed lots will be developed consistent with the existing, adjacent residential lots.

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

Utilities and services exist or will be constructed to serve the new lots. There is sufficient capacity to serve the lots.