



Preliminary Short Plat Application

Rev.20180102

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 in the 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. 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.**
 - D. **Section 17C.110.200 Development Standard Table 17C.110-3 will be met, including density, lot frontage and lot setbacks.**
 - E. **Section 17C.110.208 Lot Dimension standards will be met.**
 - F. **The remaining portions of Section 17C.110 2xx are or will be met as appropriate**
2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.

LU 1 –Citywide Land Use

- **The continued development of underdeveloped lands such as the subject property is consistent with the intent of this land use goal. The project will provide additional housing opportunities to all elements of the city, natural slopes, and utilize the built (or being built) environment to minimize any undue burden on city and urban services that had not been previously considered. This development as proposed will implement the following policy:**
- *LU 1.3 Single-Family Residential Areas*
 - **This project does not propose direct access to high-intensity land uses and is located away from designated Centers and Corridors. The closest Center or Corridor zone is Cleveland Avenue and Monroe Street located approximately 1.25 miles to the east.**

LU 3 – Efficient Land Use

- **We believe that the proposed short plat will continue to promote the efficient use of land by placing this lot adjacent to existing development and existing public services. This development as proposed will implement the following policies:**
- *LU 3.1 Coordinated and efficient land use*
 - **This project is located along Riverview Drive and Grace Avenue, where existing services and facilities are in place or can be reasonably extended into the development. The Sewer main will need to be extended for proposed services in Riverview Drive.**
- *LU 3.7 Maximum and minimum lot sizes*
 - **This project as proposed will follow maximum and minimum lot size standards. Per SVMC Table 17C.110-3, minimum lot sizes for detached single-family residences in the RSF zone are 4,350 square feet with a minimum net density of 4 du/ac and a maximum net density of 10 du/ac.**

LU 4 –Transportation

- We believe that the proposed short plat will provide the lots that will utilize existing transportation infrastructure and thereby promote the efficient use of the built environment. This development as proposed will implement the following policy:
- *LU 4.1 Land use and transportation*
 - This project has no trip generation and distribution letter, as we are under 10 pm peak hour trips. This project agrees to pay impact fees for the additional lot.

LU 5 – Development Character

- We believe that the development of this short plat will continue the character of the developing area by continuing to utilize geographic areas that will maintain both the existing and proposed built environments without placing undue burden on the area residents or services. This development as proposed will implement the following policy:
- *LU 5.5 Compatible development*
 - This infill development is compatible with the surrounding single-family residences and will meet all RSF elements during implementation.

LU 7 – Implementation

- We believe that the development of this short plat will ensure the successful implementation of the goals and policies of the City’s Comprehensive Plan.

LU 8 – Urban Growth Area

- The development of this short plat within the UGA, and within the City’s corporate limits meets the goals of this policy. This development as proposed will implement the following policy:
- *LU 8.1 Role of Urban Growth Areas*
 - This project is located within the UGA and the City of Spokane, where public facilities exist in the nearby vicinity and is therefore an ‘infill’ development project.

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

A. As identified in this section, this project will meet concurrency as defined for all elements (A to I) listed under 17D.010.010 Applicability.

- i. **Transportation:** the project will not add any additional densities not considered in the comprehensive plan and is agreeable to pay the City of Spokane Traffic Impact Fees or participate as conditioned to other area-wide projects.
- ii. **Public Water:** an additional water service will be reviewed by the water department and is in the Retail Water Service Area.
- iii. **Fire Protection:** this project is proposed to be served by two hydrants: one at the intersection of Grace Avenue and Lindeke Street 100 +/- feet east, and a second hydrant 200+/- feet east on Riverview Drive. The project will not add any additional densities not considered in the comprehensive plan.
- iv. **Police Protection:** the project will not add any additional densities not considered in the comprehensive plan.
- v. **Parks and Recreation:** as this project does not use a PUD overlay, there are no requirements for this project regarding parks and recreation. The nearest publicly owned parks are Downriver Park Conservation south of the site, Audubon Park northwest of the site and Down River Golf Course to the west.
- vi. **Library:** the project will not add any additional densities not considered in the comprehensive plan.

- vii. **Solid Waste disposal and recycling: the project will not add any additional densities not considered in the comprehensive plan. Comments from City of Spokane Solid Waste staff in the pre-development meeting notes indicate that the plans would be approved as shown.**
 - viii. **Schools: the project will not add any additional densities not considered in the city's comprehensive plan, nor within the appropriate school district's plans.**
 - ix. **Public wastewater (sewer and stormwater): the project will not add any additional densities not considered in the comprehensive plan.**
- B. As required, it is understood that further concurrency tests will be made by Staff and other affected agencies. If a concurrency test were to be marginal, appropriate provisions would be implemented to bring this plat back into conformance such as the payment of traffic impact fees or other modifications that may be required to meet the appropriate and identified levels of services for the noted facilities and services and as allowed by 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.
 - A. A copy of the preliminary plat is attached utilizing topography obtained in the field and supplemented by Washington State Lidar and the proposed lots are adequate for required density as proposed. Some grading should be expected to ensure the establishment of proper building pads and utility extensions.**
 - B. The lots proposed in the short plat are generally consistent with those previously developed in the adjacent lots, however all lots will be developed in accordance with section 17c.110 et. Al, including 17c.110.200 lot sizes per table 17c.110-3 and 17c.110.205 density of the SMC.**
 - C. Soils, slope and drainage features have been considered as a part of this project.**
 - D. Public utilities including water and sewer are available to this project. This project will be required to provide water and sewer extensions for service. Generally, this project will be required to install onsite water and sewer systems that will connect to existing sewer and water service lines, pump stations, force mains, transmission mains, pressure reducing stations, etc.**
 - E. There is no apparent evidence of groundwater.**
 - F. As required by the SRSM, all storm water will be treated and disposed on site or as allowed.**
 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. The zoning and comprehensive plan designation of the project site indicates that the city via their planning activities has contemplated the addition of the proposed lots on this property. Additionally, therefore, this project is not anticipated to have any substantial impact to the neighboring property or the surrounding area as whole. Traffic impacts will be mitigated, via impact fees, to maintain levels of service as necessary.**
 6. Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:

a. Public health, safety and welfare

This short plat will successfully implement the goals and policies of the City's Comprehensive Plan and therefore as noted in the plan will provide for the public's health, safety and welfare, by providing housing in an area where little to no new or affordable (market rate) housing is available.

b. Open spaces

Per the definition of open space as areas of open tracts, as city code requires 200 sf of open space on each lot, the lots as proposed will provide satisfactory amounts of private open space to fulfill the requirement and not place undue burden on other open spaces in the immediate area. No specific public recreational or open space tracts have been proposed at this time.

This property is a vacant small lot and there is no legal recreational use available to the public. Per the definition of open space as publicly available recreational space, no open spaces are currently provided, and no open space is proposed; therefore, no changes in open space are anticipated.

c. Drainage ways

This short plat is being developed in accordance with the Spokane Regional Stormwater Manual. The existing drainage ways and existing drainage facilities are designed to include the stormwater runoff from the proposed short; therefore, the short plat will meet this requirement.

d. Streets, roads, alleys and other public ways

This short plat has existing roads on the northern and southern property lines for both vehicular and pedestrian connectivity. These roads are in conformance with the current city standards; therefore, the short plat will meet this requirement.

e. Transit stops

This project has transit service 0.25 miles away on Northwest Blvd, so concurrency in this regard applies.

f. Potable water supplies

This short plat is located within the city's water service boundary and will be served by city water, extensions will be required per the city comprehensive plan level of service standard pg 37. By existing policy, the City of Spokane Water Department requires that the water system provide the Specified LOS at a minimum pressure of 45 psi. We believe that the standard of LOS will be met. This project is in the Retail Water Service Area with a 6-inch ductile iron water main in Grace Avenue that is proposed to serve the development.

g. Sanitary wastes

This project proposes to connect 1 additional unit to the public water and 2 additional units to public sewer. These additional connections fit within the comprehensive plan designation of RSF. The site has no building on it with no sewer services. The sewer main anticipated to extend east to the site with a 6-inch gravity PVC pipe in Riverview Dr with 2 services for this short plat.

h. Parks, recreation and playgrounds

This short plat does not have a requirement for parks, recreation, and playgrounds as it is not proposed as a PUD and relies upon those existing services. The Downriver Park

Conservation is south across Riverview Drive, Audubon Park is 0.25+/- miles to the south and Down River Golf Course is 0.5+/- miles to the west of the site.

- i. Schools and school grounds

This short plat should not have a direct impact on schools and school grounds beyond those services provided by District #81's own enrollment standards, therefore, as no concurrency test exists at this time based on a level of service impact, we believe concurrency is met for this element.

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

This short plat has existing sidewalks and/or paths and therefore will meet this requirement. If sidewalks are broken, heaved, or otherwise damaged, they will be replaced per city code.