



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

This Proposal meets the requirements of SMC-17C.110, Residential Zones. The Proposal's intent is to provide housing opportunities for individual households and to create single-family neighborhoods.

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

The Comprehensive Plan designation for this property is Residential; Single Family, which allows 4-10 units per acre. We are proposing 7.7 units per acre.

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

Public sewer and water are available to the site from Hargreaves Court. The proposed Short Plat will have no adverse effect on public transportation or any other public services. Area schools, parks, and libraries are adequate.

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.

N/A

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 areas, considering the design and intensity of the proposed use.

There are no adverse impacts anticipated as a result of this Proposal. This Proposal creates lots that are in conformance with the Zoning Code and will allow for development of this property.

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

- a. public health, safety and welfare – there is no significant impact
- b. open spaces – no open spaces are planned for this development
- c. drainage way – drainage easements will be determined at time of permitting
- d. streets, roads, alleys and other public ways – all lots front on public right-of-way
- e. transit stops – STA is available on 25<sup>th</sup> Avenue
- f. potable water supplies – public water is available in Hargreaves Court
- g. sanitary wastes – sewer is available in Hargreaves Court
- h. parks, recreation and playgrounds – Thornton Murphy Park is two blocks to the east
- i. schools and school grounds – this proposed Short Plat is in District 81: Lincoln Heights Elementary, All Saints Middle School, and Joel E. Ferris High School
- j. sidewalks, pathways and other features that assure safe walking conditions – existing sidewalks are existing on both Hargreaves Court and 25<sup>th</sup> Avenue