



Preliminary Short Plat

Application

- Please see attached.*
1. List the provisions of the land use code that allows the proposal.
 2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.
 3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010.
 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.
 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.
 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

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JAN 06 2016

PLANNING & DEVELOPMENT

Preliminary Short Plat

Application

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

This proposal meets all applicable requirements of SMC 17C.110 Residential Zones. In particular 17C 110.010 supports this proposal through its intent to provide housing opportunities for individual households and to create and maintain 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 RSF. The subdivision of this property creates Lot 1, 33,727 sf, 0.774 acres and Lot 2, 33,461 sf 0.768 acres both of which are in conformance with the goals of the land use plan.

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

Public sewer and water are available to the site. The proposed two lot short plat should have minimal effect on the public transportation system, emergency and other public services. Area parks, libraries and schools are adequate to serve the proposal.

4. *If approval of the site plan is required, demonstrate how the is suitable for the proposed use and site plan. Consider the following: physical characteristics of the property, including but not limited to size shape and location, topography, soils, slope, drainage characteristics, the existence of ground or surface water and the existence of natural, historic or cultural features.*

Not applicable to this 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 the neighboring property or surrounding area, considering the design and intensity of the proposed use.*

No adverse impacts are anticipated as a result of this proposal. The design of the proposal creates lots that are in conformance with the zoning code and will allow for adequate setbacks and space for the planned development of the property.

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*

- a. There is no significant impact to public health, safety and welfare.
- b. Building setback requirements will be followed during development.
- c. Drainage considerations will be addressed at building construction plan review.
- d. Both lots front on a developed public right of way. Access to lot 2 will be determined at building construction plan review.
- e. STA bus stop is located a distance of two block from the site at the corner of Rosamond Avenue and F Street.
- f. City water service is available in “lower” Rosamond and will be extended approximately 300 feet to the site during development.
- g. Public sewer is available along Rosamond Avenue adjacent the lots on the site side of the street right of way.
- h. Witter Park is located on F Street 5 blocks from the site. The City of Spokane Arboretum is located a similar distance from the site across the Sunset Highway.
- i. The site is located within the Spokane School District and is served by bus to Hutton Elementary School, Sacajawea Middle School and Lewis and Clark High School.
- j. Rosamond Avenue extending from F Street to Azalea Drive, a distance of 0.6 miles is paved with no curbs or sidewalks. The site is approximately .02 miles from the corner of Rosamond and F Street. Vehicular traffic is minimal. This portion of Rosamond Avenue serves 10 houses.