

City of  
Spokane



Planning Services  
Department

PLANNING & DEVELOPMENT  
*Preliminary Short Plat*

Application

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

Spokane Municipal Code 17G.080.020(3)(a), Redivision of platted lots.

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

The property is currently zoned CB (Community Business) and is conforming. No change of use is proposed.

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

The property is currently developed and served. No new development is proposed.

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 property is currently developed and no new development is proposed. No new 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.

No adverse impact on the environment is anticipated. The property is currently developed and no new development is proposed.

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

The property will remain in its current use. Currently, all appropriate provisions are in place.