



1. List the provisions of the land use code that allows the proposal.
SMC 17C.110 Residential Zones and Tables, SMC 17C.110.360 Pocket Residential Development, SMC 17G.40.3 Development Standards, SMC 17G.080.040 Short Subdivisions, SMC 17G.080.065 Alternative Residential Subdivisions.

2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property. **This project meets the goals of the comprehensive plan by increasing urban density in this area by adding 3 lots to the existing one parcel.**

3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.OIO.
All facility and services are currently available to this property. The addition of 3 lots will minimally impact the capacity of these services and was allowed for by the current zoning of RSF.

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.
This short plat will conform to all rules related to zoning, short plats and pocket residential development standards. This 4 lot short plat almost doubles the minimum lot size allowed. This was done to maintain the character of the existing developed area.

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 effects are expected as a result of this project. This is an expected infill and densification project.

6. Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:
 - a. public health, safety and welfare **No significant impact**
 - b. open spaces **None planned**
 - c. drainage ways **NA**
 - d. streets, roads, alleys and other public ways **As shown**
 - e. transit stops **Existing services**
 - f. potable water supplies **City of Spokane**
 - g. sanitary wastes **City of Spokane**
 - h. parks, recreation and playgrounds **Sky Prairie Park +/- 400' away**
 - i. schools and school grounds **Existing Spokane School District 81**
 - l.j. sidewalks, pathways and other features that assure safe walking conditions **Street and sidewalk construction requirement on Panorama Drive**