



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

**SMC 17G.080.040 Short Subdivisions**

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

**The subject property is designated Institutional and is implemented with the RHD-55 zone for high density land use of apartments. Accordingly, the property will be developed with apartments upon each lot subject to the applicable development standards of the zone.**

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

**The streets and utilities of water, sewer and power, will be installed at developer expense. No impacts to planned public improvement programs are expected.**

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.

**See short plat design submitted herewith.**

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.

**The subject property is 65 acres and surrounded by the Spokane River on the South, East and North. Ft. George Wight Dr. fronts the west boundary. The river frontage of 29 acres outside of the plat will become Conservation Land and left in its natural condition. The remainder of 7 platted lots will be used for residential purposes of apartments and or other allowed residential uses. No impacts are expected based upon the above.**

6. Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:
  - a. public health, safety and welfare: **Development to applicable development standards.**
  - b. open spaces: **29 acres along the river frontage will become part of Conservation Lands.**

- c. drainage ways: **Drainage for street improvements will be subject to review and approval as part of the street and utility plan submittal and review and construction by the developer.**
- d. streets, roads, alleys and other public ways: **Street plan and profiles will be reviewed and approved prior to construction by the developer.**
- e. transit stops **None proposed**
- f. potable water supplies: **Water services will be installed by the developer upon review and approval of proposed plans by City of Spokane.**
- g. sanitary wastes: **Same as "f" above.**
- h. parks, recreation and playgrounds: **Lot 7 of the proposed plat is slated to become park.**
- i. schools and school grounds: **N/A**
- j. sidewalks, pathways and other features that assure safe walking conditions: **Streets will be improved with sidewalk improvements.**

**The above stated improvements are subject to design review and approval to ensure construction to applicable design standards. Moreover, the improvements will be constructed via private sector dollars without impacts to general taxpayer expenses. Accordingly, the proposed project has no impacts upon concurrency.**