

2-16-398-PUD

# City of Spokane



Planning Services  
Department

# Preliminary Short Plat

## Application

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

*SMC 17A.020.190.AI Short Subdivision  
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.

*Tract X is designated as Residential 4-10 on the January 2012 Land Use Plan Map. This designation allows single family residences with a density minimum of four unit and a maximum of ten unit per acre. The Tract X density will be 6 units per acre.*

A. LU 1 – Citywide Land Use

- a. LU 1.3 Single-Family Residential Areas – Protect the character of single-family residential neighborhoods by focusing higher intensity land uses in designated centers and corridors.
  1. *The site proposes to develop the lots to the same standards and style as the surrounding PUD. As single family lots of similar size to the rest of the PUD, the character of the neighborhood will be protected.*
- b. LU 1.12 Public Facilities and Services – Ensure that public facilities and services systems are adequate to accommodate proposed development before permitting development to occur.
  1. *The project proposes extending private water and sewer which are connected to City public water and sewer and will utilize public transportation, fire, police, schools, parks, and libraries.*

B. LU 3 – Efficient Land Use

- a. LU 3.12 Maximum and Minimum Lot Sizes – Prescribe maximum, as well as minimum, lot size standards to achieve the desired residential density for all areas of the city.
  1. *The addition of four lots to the PUD increases the efficient use of the land by increasing the overall housing density of the PUD.*

C. LU 4 – Transportation

- a. LU 4.1 Land Use and Transportation – Coordinate land use and transportation planning to result in an efficient pattern of development that supports alternative transportation modes consistent with the transportation chapter and makes significant progress toward reducing sprawl, traffic congestion, and air pollution.
  1. *This project proposes extension of an existing private access as opposed to creating new streets. The Spokane Transit system provides transit stops within a mile of the site.*
- b. LU 4.3 Neighborhood Thru-Traffic – Create boundaries for new neighborhoods through which principal arterials should not pass.
  1. *Tract X is not conducive to having an arterial pass through as it is surrounded by residential lots. Pedestrian and vehicular access to the travel corridors (Crestline and 53rd) will be through the adjacent existing PUD.*

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- c. LU 4.4 Connections – Design residential, commercial, and industrial development that takes into consideration the connections, both vehicular and pedestrian, to adjoining sites to reduce personal automobile trips.
    - 1. *Tract X is an infill and due to surrounding developments no other connections are feasible.*
  - d. LU 4.5 Block Length – Create a network of streets that is generally laid out in a grid pattern that features more street intersections and shorter block lengths.
    - 1. *The proposed private access is a grid pattern and there is no need for intersections.*
- D. LU 5 - Development Character
- a. LU 5.1 Built and Natural Environment – Ensure that developments are sensitive to and provide adequate impact mitigation so that they maintain and enhance the quality of the built and natural environment.
    - 1. *The project will develop according to all City policies and standards to ensure all quality is maintained.*
  - b. LU 5.2 Environmental Quality Enhancement – Encourage site locations and design features that enhance environmental quality and compatibility with surrounding land uses.
    - 1. *The project will follow all landscaping requirements as required by City and PUD standards thus providing residential lots compatible with surrounding lots.*
  - c. LU 5.5 Compatible Development – Ensure that infill and redevelopment projects are well-designed and compatible with surrounding uses and building types.
    - 1. *This project proposes to develop per the City's zoning code and existing PUD standards. The proposed housing will be compatible with surrounding existing development.*
- E. H 2 - Housing Choice and Diversity
- a. H 2.1 Distribution of Housing Options - Promote a wide range of housing types and housing diversity to meet the needs of the diverse population and ensure that this housing is available throughout the community for people of all income levels and special needs.
    - 1. *This project proposed single family layouts compatible with the surrounding development. Multiple floor plans will be available.*
3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010.

*The following facilities and services must be evaluated for concurrency:*

- a. *Transportation: Based on ITE standards, the PUD modification will add approximately 38 average daily trips to the transportation system.*
- b. *Public water: The project proposes to extend the current PUD private water system which is connected to City of Spokane water to provide water service to all proposed lots.*
- c. *Fire protection: This project proposes an access layout and fire hydrant locations per City of Spokane standards and proposes fire sprinklers in each unit, thus offering fire protection to all proposed lots. Fire Station 11 is located approximately 1.5 miles to the northwest.*
- d. *Police protection: This project proposes an access layout per City of Spokane standards, thus offering accessibility to all proposed lots.*
- e. *Parks and recreation: Hamblen Park is located approximately 0.9 miles north of the site.*
- f. *Library: Spokane Public library is located 1.3 miles to the northwest of the site.*
- g. *Solid waste disposal and recycling: City of Spokane offers these services to lots.*
- h. *Schools: The site is within School District #81 with Hamblen Elementary 0.7 miles, Sacajawea Middle School 1.8 miles and Ferris High School 1 mile from the site.*
- i. *Public wastewater (sewer and storm water): Private sewer is proposed to extend from public sewer in Stone Crest Lane to serve each lot. Storm water will be disposed of in existing drainage swales located at the east side of Tract X.*

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.

*A preliminary site plan is included in this submittal.*

- a. *Tract X is being maximized based on the shape, topography and size of the site.*
- b. *The developable areas of the lots are similar to others within the PUD.*
- c. *The site slopes from the west to the east. The drainage will run to the existing drainage swales along the east of the tract.*
- d. *There are no known natural surface water areas nor any natural, historic or cultural sites on the property. Due to high ground water the Stone Crest PUD plat contains a prohibition for basements/subsurface habitable 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.

*This modification will not have a significant adverse impact on the environment or the surrounding properties. Tract X is currently approved for a paved storage area for the PUD residents. Allowing the conversion to four single family residential lots will reduce the impervious area and will reduce the heat island effect by having less asphalt.*

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

- a. public health, safety and welfare

*The proposed PUD modifications will provide single family residential housing in an area zoned for single family uses. The private access will provide paved access to the housing. City water and sewer are available to provide service to the housing. Proposed fire sprinklers in each house along with existing hydrants along with the fire department already serving the neighborhood will provide fire protection. The police department currently serves the neighborhood and the City provides refuse service to the PUD as well. All these factors contribute to the health, safety and welfare of the public.*

- b. open spaces

*Existing open spaces within the PUD including two existing landscaped drainage swales within Tract X will be preserved. At the requested 55% lot coverage there will still be open space on each lot.*

- c. drainage ways

*Two existing landscaped drainage swales within Tract X will be preserved. These were designed to handle Tract X as completely impervious and with the conversion to housing there will be an addition of contributing area but the open space on the lots will result in the same or reduced impervious area.*

- d. streets, roads, alleys and other public ways

*A paved private access will be provided from Stone Crest Lane, a private street, to the four lots. The proposal is to maintain the 20 ft width of the hammerhead extended and then provide a 27 ft wide private access at the lot frontages. Although the 20 ft is two ft less than a minimum two-way drive aisle in the RSF zone, there is precedence for a 20 ft minimum two-way drive aisle width in commercial zones and this would serve the same number of parking spaces as would be required for*

*building square footage in that zone. Maintaining the 20 ft private access prevents disturbance of the existing storm drainage swale and will have a traffic calming effect. The 27 ft wide aisle across the lot frontages exceeds minimum drive aisle requires and provides adequate maneuvering space for exiting the lot parking spaces.*

e. transit stops

*There are no transit stops on the private streets within the PUD. PUD modification does not impact any public roads. There are transit stops near 53<sup>rd</sup> Avenue and Regal Street about ¾ of a mile from the site.*

f. potable water supplies

*Existing PUD water system which is connected to the City water system will be extended to serve the four lots.*

g. sanitary wastes

*Existing PUD sewer system which is connected to the City sewer system will be extended to serve the four lots.*

h. parks, recreation and playgrounds

*Existing open spaces within the PUD including two existing landscaped drainage swales within Tract X will be preserved.*

i. schools and school grounds

*There are no provisions for schools within the development. The site is located within Spokane School District #81 with the existing PUD closest to Hamblen Elementary, Sacagawea Middle School and Ferris High School.*

j. sidewalks, pathways and other features that assure safe walking conditions

*There are sidewalks on one side of the private streets throughout the PUD which provide a walking connection to the public street sidewalks on the perimeter of the PUD. Pedestrians to the proposed 4 lots will have access to the sidewalk on the east side of Stone Crest Lane via the paved access similar to using a private access between a parking space and a commercial or office facility. It is the practice of residents in the PUD to walk in the roadway when there is no sidewalk on their side of the street. A 4-lot dead end private access with minimal vehicular use will accommodate such a practice.*