



Preliminary Long Plat Application

Rev.20180102

1. List the provisions of the land use code that allows the proposal.
 - A. Per the City of Spokane Zoning map, the subject parcel is in the R1 Zone.
 - B. According to Spokane Municipal Code Section 17C.111.030- Characteristics of Residential Zones, the R1 zone is a low-intensity residential zone built at the general scale and height of detached houses. It allows a minimum of four and a maximum of ten dwelling units per acre. Because this site is under 2 acres, there is no maximum density requirement. The R1 zone is applied to areas that are designated Residential Low on the land use plan map of the Comprehensive Plan.
 - C. Section 17C.111.115 states the following uses are allowed: single-unit residential building, middle housing, accessory dwelling unit, manufactured homes and multi-unit residential building.
 - D. Section 17C.111.205 Development Standard Tables 17C.205-1 through 3 will be met where applicable, including density and lot setbacks. The unit lot subdivision code under SMC 17G.080.065(D) allows for deviations in setbacks, building coverage, street frontage and density requirements from child lots, so long as the parent lot meets setbacks, building coverage, design standards, street frontage and density.
 - E. Section 17G.080.065 allows for unit lot subdivisions.
 - F. The remaining portions of Chapter 17C.111 are or will be met as appropriate.
2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.

LU 1 –Citywide Land Use

- The Citywide Land Use Goal promotes the development of undeveloped or under-developed lands with additional housing opportunities to all elements of the city. While developing the property, the owner will utilize the built environment to avoid placing undue burden on city or urban services that have not been previously considered. Any additional impacts will be mitigated or avoided as required by city, state or federal code.
- This development as proposed will implement the following policy:
 - *LU 1.3 Lower Intensity Residential Areas*
 - This project does not propose direct access to high-intensity land uses and is located away from designated Centers and Corridors. The closest Center or Corridor is the North Indian Trail Road CC2 zone located approximately 1.9 miles to the west.

LU 3 – Efficient Land Use

- We believe that the proposed long plat will continue to promote the efficient use of land by placing these lots adjacent to existing development and public services. This development as proposed will implement the following policies:
 - *LU 3.1 Coordinated and efficient land use*
 - This project is located along the Strong Road ROW, where existing services and facilities are in place and can be feasibly extended into the development during construction of the proposed private access.
 - *LU 3.7 Maximum and minimum lot sizes*

- This project as proposed will follow maximum and minimum lot size standards. Per SMC Table 17C.111.205-1, minimum lot sizes for detached single-family residences in the R1 zone are 1,200 square feet with a minimum net density of 4 du/ac and a maximum net density of 10 du/ac.

LU 4 –Transportation

- We believe that the proposed project will provide public streets and lots that will utilize existing transportation infrastructure and thereby promote the efficient use of the proposed and built environment. This development as proposed will implement the following policy:
- *LU 4.1 Land use and transportation*
 - This project includes a trip generation and distribution letter, which forecasts the future transportation needs of the project. This project as required will participate in the city's impact fee ordinance to mitigate transportation impacts from this development.

LU 5 – Development Character

- We believe that the development of this long plat will continue to utilize geographic areas that will maintain both the existing and proposed built environments without placing undue burden on the area residents or services. This development as proposed will implement the following policy:
- *LU 5.5 Compatible development*
 - This infill development is compatible with the surrounding single-family residences.

LU 7 – Implementation

- We believe that the development of this project will ensure the implementation of the goals and policies of the City's Comprehensive Plan by promoting infill development, thereby limiting sprawl opportunities.

LU 8 – Urban Growth Area

- The development of this project within the UGA and within the City's corporate limits meets the goals of this policy. This development as proposed will implement the following policy:
- *LU 8.1 Role of Urban Growth Areas*
 - This project is located within the UGA and the City of Spokane, where public facilities exist adjacent to or in the nearby vicinity.

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

- A. As identified in this section, this project will meet concurrency as defined for all elements (A to I) listed under 17D.010.010 Applicability and will not affect overall levels of service.
- i. **Transportation:** the project will not add any additional densities not considered in the comprehensive plan and is agreeable to pay the City of Spokane Traffic Impact Fees associated with the region.
 - ii. **Public Water:** the additional water services will be reviewed by The City of Spokane Public Works and is in the Retail Water Service Area. A hydraulic model is included with this application as required by Spokane Water Department staff in the pre-development conference notes. Based upon preliminary calculations, the project expects to generate an average daily demand for water of 7,830.0 GPD (5.44 GPM), with a max day demand of 20,358.0 GPD (14.14 GPM) and peak hour demand of 34,608.6 GPD (24.03 GPM).

- iii. **Fire Protection:** The City of Spokane Capital Facilities Plan (Appendix C of the comprehensive plan) references the Washington Survey and Rating Bureau and states that areas greater than five road miles from a fire station receive a 9A rating and typically an increase of insurance rates. The project site is located 4.4 road miles from the nearest fire station, Station 16 at 5225 N Assembly St. The project will not add any additional densities not considered in the comprehensive plan.
 - iv. **Police Protection:** The City of Spokane 2024-2029 Adopted Citywide Capital Improvement Program indicates that 43% of the capital improvements until 2029 have been funded. This project will not add any additional densities that were not considered in the Comprehensive Plan.
 - v. **Parks and Recreation:** The nearest publicly owned park is Sky Prairie Park which is approximately 0.2 miles away from this development.
 - vi. **Library:** the project will not add any additional densities not considered in the comprehensive plan. The City of Spokane Capital Facilities Plan acknowledges that Library Levels of Service are currently inadequately maintained; however, the lack of library services is an existing condition that will not be impacted by this project. There are currently no avenues of funding, nor rational nexus, that this project could be reasonably expected to provide that would increase Library Levels of Service.
 - vii. **Solid Waste disposal and recycling:** the project will not add any additional densities not considered in the comprehensive plan.
 - viii. **Schools:** The project site is currently served by Prairie View Elementary, Highland Middle School, and Mead High School.
 - ix. **Public wastewater (sewer and stormwater):** Sewer and storm sewer for the vicinity of the project, with stormwater being handled via the SRSW water budget method with limited infiltration. The project will not add any additional densities not considered in the comprehensive plan. Based upon preliminary calculations, the project expects to generate a sewer capita flow (without peaking factor) of 3,000 GPD (2.08 GPM) and a peak flow of 10,500 GPD (7.29 GPM).
- B. As required, it is understood that further concurrency tests will be made by staff and other affected agencies. If a concurrency test were to be marginal, appropriate provisions would be implemented to bring this plat back into level of service conformance such as the payment of traffic impact fees or other modifications that may be required to meet the appropriate and identified levels of services for the noted facilities and services, these changes may affect existing water and sewer facilities.**
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. A copy of the preliminary plat is attached utilizing topography obtained in the field and supplemented by Washington State LIDAR and the proposed lots are adequate for required density as proposed. Some grading should be expected to ensure the establishment of proper building pads, roads and utility extensions.**
 - B. The lots proposed in the project are generally consistent with those existing homes in the Five Mile Prairie neighborhood. All lots will be developed in accordance with section 17C.111, including lot sizes and density per table 17C.111.205-3.**
 - C. Soils, slope and drainage features have been considered as a part of this project.**

- D. Public utilities including water and sewer are available to this project. This project will be required to provide extensive water and sewer extensions for service. Preliminary design reports for water and sewer have been prepared and are a part of this application. Generally, this project will be required to install onsite water and sewer systems.
 - E. There is no apparent evidence of surface water or groundwater. Nearby well logs indicate that groundwater varies from approximately 18 feet below grade to approximately 80 feet below grade.
 - F. There is no apparent evidence of historic or cultural features on site and a cultural resource survey has been ordered to verify that no historic or cultural features are onsite.
 - G. As required by the SRSM, all storm water will be treated and disposed on site or as allowed.
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 existing zoning and inclusion within the city limits would have contemplated the addition of these lots on this property and therefore, this project is not anticipated to have any substantial impact to neighboring properties or the surrounding area as whole; however, traffic impacts will be mitigated to maintain levels of service as necessary. Other areas that may require some mitigation, although unknown at this time, might be water and sewer.

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

a. Public health, safety and welfare

This project will successfully implement the goals and policies of the City's Comprehensive Plan and therefore, as noted in the plan, will provide for the public's health, safety and welfare, by providing housing in an area where little to no new housing is available during a time of documented housing shortage and a declared housing emergency. The project has access to public roads with sufficient capacity for the proposed development, water and sewer services with sufficient capacity to serve the proposed lots, and will follow all standards as required for development in the City of Spokane.

b. Open spaces

Private open spaces will be provided to all residences. The provided open space is intended to be passive.

c. Drainage ways

This project is being developed in accordance with the Spokane Regional Stormwater Manual. The drainage ways and drainage facilities will be designed to include the stormwater runoff from the proposed project; therefore, the project will meet this requirement.

d. Streets, roads, alleys and other public ways

This project as proposed will provide both vehicular and pedestrian connectivity to the west, north and south of the property. All internal accesses will be constructed in conformance with the current City standards; therefore, the project will meet this requirement.

e. Transit stops

This project does not occur in an area of direct transit service at this time; however, coordination with STA is included via City comment distribution.

f. Potable water supplies

This project is located within the City's water service boundary and will be served by City water, extensions and by looping water through the project streets. By existing policy, the City of Spokane Water Department requires that the water system provide the Specified LOS at a minimum pressure of 59-63 psi. We believe that the standard of LOS will be met. This project is in the Retail Water Service Area with a 18-inch ductile iron water transmission main in Strong Road that may be tapped to serve the development.

g. Sanitary wastes

This project proposes to connect 12 units to public sewer. These connections fit within the comprehensive plan designation of R1. The gravity sewer main is proposed to be extended from Strong Road and through the proposed private access.

h. Parks, recreation and playgrounds

Each single-family dwelling unit will have at minimum 250 square feet of open space, which is required under SMC Table 17C.111.205-2. The project is not a PUD, so no public open spaces are required.

i. Schools and school grounds

This project should not have a direct impact on schools and school grounds beyond those services provided by Mead School District #354's own enrollment standards, therefore, as no concurrency test exists at this time based on a level of service impact, we believe concurrency is met for this element.

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

This project proposes sidewalks and/or paths and therefore will meet this requirement. If sidewalks are broken, heaved, or otherwise damaged prior to platting on adjacent streets, they will be replaced per city code.