



# 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 located in the RSF Zone. According to Spokane Municipal Code Section 17c.110.030- Characteristics of Residential Zones, the RSF zone is a low density single family residential zone. It allows a minimum of four and a maximum of ten dwelling units per acre. The RSF zone is applied to areas that are designated residential 4-10 on the land use plan map of the Comprehensive plan.**
  - B. **Section 17c.110.115 states the following uses are allowed: single family residence (attached and detached) traditional housing, zero lot line, accessory dwelling unit and manufactured homes.**
  - C. **Section 17C.110.200 Development Standard Table 17C.110-3 will be met, including density, lot frontage and lot setbacks.**
  - D. **Section 17c.110.208 Lot Dimension standards will be met.**
  - E. **The remaining portions of Section 17c.110 2xx 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**

- **We believe that the continued development of undeveloped lands consistent with the goals of this land use will be accomplished as a part of this proposal by providing additional housing opportunities to all elements of the city, the development while developing property will set aside steep slopes, natural slopes, and utilize the built (or being built) environment to not place an undue burden on City and Urban services**

#### **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.**

#### **LU 4- Transportation**

- **We believe that the proposed long plat will provide a public street and lots that will utilize existing transportation infrastructure and thereby promote the efficient use of the proposed and built environment.**

#### **LU 5- Development character**

- **We believe that the development of this long plat will continue the character of the area by continuing to maintain both the existing and proposed built environments without placing undue burden on the area residents or services.**

#### **LU 7- Implementation**

- **We believe that the development of this long plat will ensure the implementation of the goals and policies of the City's Comprehensive plan.**

#### **LU 8- Urban Growth Area**

- **The development of this long plat within the UGB and within the City's corporate limits meets the goals of this policy.**

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

- **As identified in this section, this project will meet concurrency requirements of SMC Chapter 17D.010 (A to I) listed under 17D.010.010 Applicability.**
- **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 short plat back into conformance such as in payment of Traffic Impact Fees, etc...**

3. 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 modified to be consistent with nearby subdivisions.**
  - B. **Soils, slope and drainage features have been considered as a part of the project.**
  - C. **Public utilities, water and sewer would be installed and extended to these lots as a part of the development project.**
4. 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.

**We believe that the SEPA checklist that was prepared for the proposed subdivision would have contemplated the addition of these lots on the hillside and therefore, these are not anticipated to have any substantial impact to the neighboring properties or the surrounding area as a whole.**

5. Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:
  - a. Public health, safety and welfare  
**This long plat 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.**
  - b. Open spaces  
**This project may provide open space tracts within. The plots proposed will provide satisfactory amounts of personal private open space to fulfill the requirement and not place undue burden on other open spaces in the immediate area.**
  - c. Drainage ways  
**The drainage ways and drainage facilities have been designed to include the stormwater runoff from the proposed long plat and will meet this requirement.**
  - d. Streets, roads, alleys and other public ways  
**The long plat connects into the existing W. Boulder Ridge Dr., therefore the long plat will meet this requirement.**
  - e. Transit stops  
**This project does not occur in an area of direct transit service so concurrency in this regard should not apply.**
  - f. Potable water supplies  
**This long plat will rely on the water system of the nearby Eagle Ridge development along with a proposed booster station and therefore will meet this requirement.**
  - g. Sanitary wastes  
**This long plat will rely on the sewer system of the nearby Eagle Ridge development and therefore will meet this requirement.**
  - h. Parks, recreation and playgrounds  
**This long plat does not have a requirement for parks, recreation or playgrounds. We are considering including a walking trail that connects to a nearby network of trails.**
  - i. Schools and school grounds  
**This long plat should have no exceptional impact on schools or school grounds beyond those services provided by Spokane School District 81's own enrollment standards. We believe concurrency is met for this element.**
  - j. Sidewalks, pathways and other features that assure safe walking conditions  
**We are considering a walking path for this long plat.**