



LONG

# Preliminary ~~Short Plat~~ Application

Rev.20180122

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 RSF Zone.
- B. 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.
- C. 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.
- D. Section 17C.110.200 Development Standard Table 17C.110-3 will be met, including density, lot frontage and lot setbacks.
- E. Section 17c.110.208 Lot Dimension standards will be met.
- F. 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 the Short Plat of 6 additional lots will meet goals of this land use and will be accomplished as a part of this proposal by providing additional housing opportunities to all elements of the city, the development will utilize the land to its fullest potential and not place any undue burden on City and Urban services.

## LU 3 – Efficient Land Use

- We believe that the proposed short plat will continue to promote the efficient use of land by following the current zoning codes.

## LU 4 –Transportation

- We believe that the proposed short plat will provide public streets and lots that will utilize the existing plat meeting the current zoning code with transportation infrastructure and thereby promote the efficient use for this land.

## LU 5 – Development Character

- We believe that the development of this short plat will continue the character of the Grapetree subdivision with similar lot sizes as nearby lots without placing undue burden on the area residents or services.

## LU 7 – Implementation

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

**This short plat is being developed in conjunction with the Short Plat and utilizes the drainage ways and drainage facilities developed under previous plats. The drainage ways and drainage facilities have been designed to include the stormwater runoff from the proposed long plat. Therefore, the long plat will meet this requirement.**

d. Streets, roads, alleys and other public ways

**This Short Plat is being developed in conjunction with the Re Plat with proposed roads, therefore the Short Plat will meet this requirement.**

e. Transit stops

**This project is 1/3 of a mile from Southeast Blvd., which STA route 45 runs.**

f. Potable water supplies

**This Short Plat is being developed in conjunction with a Re Plat of 8 lots which by relying on the water system elements of that project and therefore will meet this requirement.**

g. Sanitary wastes

**This Short Plat is being developed in conjunction an 8 lot Re Plat relying on the sewer system and discharge elements of that project and therefore will meet this requirement.**

h. Parks, recreation and playgrounds

**This Short Plat does not have a requirement for parks, recreation and playgrounds as it is not proposed as a PUD and rely's upon those existing services. We do not believe that the implementation of these residential lots will place an undue burden on these existing services and therefore would pass the concurrency test.**

i. Schools and school grounds

**This Short Plat should have no direct impact on schools and school grounds beyond those services provided by Spokane School District 81'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 Short Plat is being developed in conjunction with an 8 lot Re Plat and connects into the existing and proposed sidewalk elements of those projects and therefore will meet this requirement.**

