



Preliminary Short Plat Application

Planning Services Department

1. List the provisions of the land use code that allows the proposal.
 - *SMC 17C.111*
 - ~~*SMC 17C.110.200*~~ *17C.111.200*
 - *SMC 17G.080.040*
2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.
 - *This proposal meets the requirements for the City of Spokane comprehensive plan by increasing the density from 1 residential lot to 2 residential lots. This will add to currently available housing in an R1 zoned area.*
3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010.
 - *All of the facilities and services required under SMC 17D.010 are currently available at this property. Adding one lot will not significantly impact service capacity.*
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.
 - *The proposed site plan will conform to the minimum lot sizes as established in the City of Spokane Land Development Code. The proposed development will blend with existing neighborhood development.*
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 development project will not impact the local environment or surrounding properties as the proposed development will be designed to fit with the existing neighborhood construction style.*
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 improve public health, safety and welfare as the proposed structures will be replacing a condemned house and garage that will be removed from the site. New homes built on the site will encourage local property improvement.*
 - b. open spaces

- *Project is a modification to a small (0.40 acres) site and will not include new open spaces.*
- c. drainage ways
 - *Not applicable*
- d. streets, roads, alleys and other public ways
 - *No changes to existing public ways is proposed*
- e. transit stops
 - *No changes to current conditions*
- f. potable water supplies
 - *City water*
- g. sanitary wastes City
 - *Spokane ~~County~~ sewer*
- h. parks, recreation and playgrounds
 - *Existing nearby parks and playgrounds are currently available*
- i. schools and school grounds
 - *City of Spokane District 81 services this site*
- j. sidewalks, pathways and other features that assure safe walking conditions
 - *Paved sidewalks currently exist along the North side of West Queen Avenue.*