



Preliminary Short Plat Application

Rev.20180122

1. List the provisions of the land use code that allows the proposal:
See Attached
2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property:
See Attached
3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010:
See Attached
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 existence of natural, historic or cultural features:
See Attached
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:
See Attached
6. Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:
 - a. Public health, safety and welfare
 - b. Open spaces
 - c. Drainage ways
 - d. Streets, roads, alleys and other public ways
 - e. Transit stops
 - f. Potable water supplies
 - g. Sanitary wastes
 - h. Parks, recreation and playgrounds
 - i. Schools and school grounds
 - j. Sidewalks, pathways and other features that assure safe walking conditions

PRELIMINARY SHORT PLAT APPLICATION, CONTINUED

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

Section 17G.080.040 of the City of Spokane Municipal Code details the Short Subdivisions procedures, allowing for entitlement of our proposal.

2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property:

The Land Use Category for the parcel is Residential 4-10. The City Comprehensive Plan states that this land use “allows single-family residences, and attached (zero-lot line) single-family residences. The allowed density is a minimum of four units and a maximum of ten units per acre. Allowed structure types are single-family residences, attached (zero-lot line) single-family residences, or two-family residences in appropriate areas. Other residential structure types may be permitted through approval of a Planned Unit Development or other process identified in the development regulations.” Our proposal is for two lot, short plat to development 2 duplexes. Our project falls perfectly in concert with the comprehensive plan, in terms of land use.

The land use ‘Goals and Policies’ are stated in Section 3.3 of the City’s Comprehensive Plan. The intent of this section, according to the plan itself, is to “indicate desired directions, accomplishments, or aims in relation to the growth and development of Spokane.” It also states that “Much of the future growth will occur within concentrated areas in Neighborhood Centers, District Centers, Employment Centers and Corridors designated on the Land Use Plan Map.” Our project is near the City Center, just northeast of the E 29th Ave and S SE Blvd intersection. The plan also states that “Higher density housing within and around the Centers supports business in the Center and allows for enhanced transit service between Centers, along Corridors and to the downtown area.” Our project proposes a density of 2 dwelling units on each lot (as opposed the typical single family detached home), which aligns with the plan considering the 29th Ave commercial corridor with the various shopping centers along 29th Ave. The Comp Plan also states that “The Neighborhood Center, containing a mix of uses, is the most intensive activity area of the neighborhood. It includes higher density housing mixed with neighborhood-serving retail uses, transit stops, office space, and public or semi-public activities, such as parks, government buildings, and schools. A variety of compatible housing types are allowed in a neighborhood. The housing assortment should include higher density residences developed in the form of small scale apartments, townhouses, **duplexes**, and rental

units that are accessory to single-family homes, as well as detached single-family homes.” Again, our proposal of duplexes near the City Center dovetails perfectly with the Plan.

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

Chapter 17D.010 details Concurrency Certification relating to Stormwater facilities. This section states that development applications that would result in a reduction of a level of service below the minimum level of service standard cannot be approved. The application, if approved, will be accompanied by an on-site stormwater retention plan at the time of permitting, most likely mitigated via grassy swales and/or drywells.

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 existence of natural, historic or cultural features:

See the attached plat detailing the access and layout. The parent parcel is .43 acres, and the minimum lot size in the Single Family Residential zone is 4,350 sf. As such, this parcel, located near the City Center is the perfect candidate for short plat to increase density and develop duplexes. The project is in a BOCA review area, and also complies with those regulations outlined in Section 17C.400.030.A.2.a, 17C.400.030.F, and 17C.400.030.H.2.a, b. We also comply with the updated street design standards for driveways in Section 3.6-1, pg. 30-31 stating that commercial driveway approaches should be at least 30’ from the point of curvature of a public road curb return for local access streets, as well as the total width of driveway approaches not to exceed 40% of the frontage (also in SMC 17H.010.220). The site is relatively flat with an approximate 4% slope; prime for development. There are no known natural or historical features, other than some existing pine trees on site.

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:

As the project application is for a 2-lot short plat, with minimal impact, there are no known adverse impacts that would be generated from this proposal. The use is consistent with the other single family residential units in the area, and is in compliance with the current BOCA standards of the City.

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

a. Public health, safety and welfare

No adverse effects to safety and welfare. The increased density near the 29th street commercial corridor would enhance, and align with the live-work environment that the City is trying to promote in the Comprehensive Plan. This location, and use, would optimize safety for travel with proximity to transit and services along E 29th Ave.

b. Open spaces

As the project is for a Short Plat there will be no designated open space, other than complying with the maximum building lot coverage requiring 50% open area with sufficient setbacks and open space separation, sunlight and ventilation/circulation in rear and side yards, etc. These standards are outlined in Section 17C.110.200 Lot Size.

c. Drainage ways

The project will comply with all on site stormwater requirements at the time of permitting.

d. Streets, roads, alleys and other public ways

The project fronts a public road, Lee Street, and will take access via a shared driveway off Lee Street.

e. Transit stops

There are multiple bus stops traveling east and west along 29th streets, each within one block; 29th and Martin & 29th and southeast Blvd. There are also multiple bus stops traveling north/south on SE Blvd, directly to the east of the subject parcel.

f. Potable water supplies

The project is connected to City water.

g. Sanitary wastes

The project is connected to City sewer.

h. Parks, recreation and playgrounds

As the project is for a Short Plat, there will be no designated open space, other than complying with the minimum lot area and minimum lot coverage area, leaving sufficient setbacks and open space separation, sunlight, yards, etc.

i. Schools and school grounds

As the project is for a Short Plat, there will be no designated open space, other than complying with the minimum lot area and minimum lot coverage area, leaving sufficient setbacks and open space separation, sunlight, yards, etc.

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

As the project is for a Short Plat, there will be no designated open space, other than complying with the minimum lot area and minimum lot coverage area, leaving sufficient setbacks and open space separation, sunlight, yards, etc.