



# 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 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.400 allows for the Interim Housing Regulations (BOCA).**
2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.

## 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 Ash Place, where existing services and facilities are in place and can be reasonably extended into the development.**

## LU 4 –Transportation

- **We believe that the proposed long plat 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 application 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*
  - **As a single-family attached infill development, this project is compatible with the surrounding single-family residences and RSF zoning.**

**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 by promoting infill development, thereby limiting sprawl opportunities.**

**LU 8 – Urban Growth Area**

- **The development of this long plat 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 of the project site.**

3. Please explain how the proposal meets the concurrency requirements of SMC 17D.010. Are the existing transportation systems, public facilities and services in the area adequate to support the proposed development? Are any of the improvements to transportation systems, public facilities and services necessary as a result of the proposed use funded in the City’s capital improvement programs?

**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.**

- Transportation: the project will not add any additional densities not considered in the City comprehensive plan and is agreeable to pay the City of Spokane Traffic Impact Fees associated with the Northwest region at the time of building permit.**
- Public Water: the additional water services will be reviewed by The City of Spokane Public Works and is in the Retail Water Service Area. Comments from City of Spokane Water Department staff in the pre-development conference notes indicate that water is anticipated to be approximately 63 psi at surrounding hydrants, which will meet city requirements of 45 psi for fire flow and potable water.**
- 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 1.4 road miles from Station 3 at 1713 W Indiana Avenue. The project will not add any additional densities not considered in the City comprehensive plan.**
- Police Protection: The City of Spokane Capital Facilities Plan identifies that the City has funding to support an adequate level of service for police through 2023. The project will not add any additional densities not considered in the comprehensive plan.**
- Parks and Recreation: This project has no requirements for park or recreation spaces. The Drumheller Springs Historical Park is located across the street from the project site, and Audubon Park is approximately 0.8 miles to the west of the via existing roadways.**
- Library: the project will not add any additional densities not considered in the City comprehensive plan.**
- Solid Waste disposal and recycling: the project will not add any additional densities not considered in the City comprehensive plan. Comments from City of Spokane Solid Waste staff in the pre-development meeting notes indicate that the plans would be approved as shown.**

- viii. **Schools:** The project site is currently served by Audubon Elementary, Glover Middle School, and North Central High School. The City capital facilities plan identifies that North Central High School was or is planned to receive modernization improvements and increase capacity with a completion date set of 2017. Also, Glover Middle School is slated to be replaced in the future. The project will not add any additional densities not considered in the comprehensive plan.
  - ix. **Public wastewater (sewer and stormwater):** Sewer and storm sewer for the vicinity of the project, with stormwater leading to drywells or galleries for infiltration in accordance with the SRSM. The project will not add any additional densities not considered in the comprehensive plan.
- 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 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 long plat are single-family attached residences on small lots with single-family residences to the north, east and south. To the west is vacant land on small platted lots. As each residence will be a single-family unit, this project is proposed to be generally consistent with the single-family residences to the north and south.**
  - 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.**
  - E. A Geotechnical report has been or will be prepared for this proposal.**
  - 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.
- A. We believe that the SEPA checklist that was prepared for this project as well as 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 the neighboring property or the surrounding area as whole; however, traffic impacts will be mitigated to maintain levels of service as the City deems necessary.**

6. 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 declared housing emergency 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 or affordable (market rate) housing is available.**

b. Open spaces

**No open spaces are required for this development as it is not a Planned Unit Development; however, approximately 2,736 square feet of open space/stormwater tracts will be provided. Please note that there will be private open space for the townhomes at the front and rear of each lot.**

c. Drainage ways

**This long plat is being developed in accordance with the Spokane Regional Stormwater Manual. This proposal, laying in the high susceptibility area, will use stormwater disposal methods consistent with the Spokane Regional Stormwater Manual (SRSM), which may include grassed percolation areas, evaporation ponds, L.I.D. Ponds, drywells, detention and/or retention ponds and gravel galleries depending upon soil types at the locations of the proposed facilities.**

d. Streets, roads, alleys and other public ways

**This project will create one public alley to access the proposed lots. Frontage improvements are already present along both Ash Place and Ash Street. Finally, an alley system will be built on the rear side of the townhouses to allow for vehicular access.**

e. Transit stops

**The site is approximately 0.3 miles from the nearest transit stop, Ash & Glass for bus routes #23 and #223.**

f. Potable water supplies

**This long plat is located within the city's water service boundary and will be served by city water, extensions will be required per the city comprehensive plan level of service standard pg 37. By existing policy, the City of Spokane Water Department requires that the water system provide the Specified LOS at a minimum pressure of 45 psi. Comments from City of Spokane Water Department staff in the pre-development conference notes indicate that water is anticipated to be approximately 63 psi at surrounding hydrants; therefore, we believe that the standard of LOS will be met. There is a 6-inch distribution main within Ash Place with a 4-inch stub into the property that this project anticipates connecting into; however, specifics regarding water services will be finalized in the design phase of the plat.**

g. Sanitary wastes

**The proposal intends to connect into the existing gravity sewer system. There is an 8-inch sewer line located within Ash Place that is proposed to serve the development.**

h. Parks, recreation and playgrounds

**As a preliminary plat without a PUD overlay, there are no parks, recreation services or playgrounds proposed. Please note that the Drumheller Springs Park is located to the south and west of the project site.**

i. Schools and school grounds

**The project site is currently served by Audubon Elementary, Glover Middle School, and North Central High School. The capital facilities plan identifies that North Central High School was planned to receive modernization improvements and increase capacity with a completion date set of 2017. Also, Glover Middle School is slated to be replaced in the future. The project will not add any additional densities not considered in the comprehensive plan.**

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

**This long plat proposes sidewalks and/or paths and therefore will meet this requirement. If sidewalks are broken, heaved, or otherwise damaged within the frontage, they will be replaced per city code.**