



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

THE PROPOSAL IS ZONED RTF, THE PROPOSAL WILL MEET ALL OF THE DEVELOPMENT STANDARDS FOR THIS ZONE WITH REGARD TO LOT WIDTH, DEPTH, FRONTAGE, AND ANY FUTURE STRUCTURES.

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

THE PROPOSAL IS DESIGNATED AS RESIDENTIAL 4-10 ACCORDING TO THE COMPREHENSIVE LAND USE MAP. THIS PROPOSAL WILL MEET ALL OF THE OBJECTIVE & POLICIES FOR THIS DESIGNATION.

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

THE PROPOSAL IS LOCATED IN A ESTABLISHED NEIGHBORHOOD AND ALL SERVICES TO BE EVALUATED FOR CONCURRENCY ARE IN PLACE AND THE PROPOSAL SHOULD HAVE LITTLE TO NO ADDITIONAL IMPACT ON THOSE SERVICES.

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.

N/A

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.

None.

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
- Subdivision is currently in a developed area & will have no impact
No impact
Little to no impact
No changes to be made to current traveled ways
No impact
No impact
Infrastructure already in place little to no impact
No impact
No impact
No impact

NARRATIVE FOR PRELIMINARY SHORT PLAT APPLICATION

716 S LAURA ST AND 715 S ARTHUR ST

THE PURPOSE OF THIS PROPOSED SHORT PLAT IS TO DIVIDE TWO LOTS, CURRENTLY ZONED RTF (RESIDENTIAL TWO-FAMILY), INTO 3 LOTS WITH THE SAME DESIGNATION. POCKET RESIDENTIAL DEVELOPMENT.

THE PROPOSED SHORT PLAT WILL HAVE LITTLE TO NO ADDITIONAL IMPACT ON THE SURROUNDING AREA WITH REGARDS TO TRAFFIC, SEWAGE, WATER, AND PUBLIC SAFETY. THERE ARE NO PROPOSED CHANGES IN ZONING OR LAND USE.

THE PROPOSED SHORT PLAT WILL COMPLY WITH ALL DEVELOPMENT STANDARDS SET FORTH BY THE SPOKANE MUNICIPAL CODES FOR THE CURRENT ZONING DESIGNATION OF RSF.