



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

Spokane Municipal Code 17C.130.100 - Light Industrial Zoning
Spokane Municipal Code 17G.080.020 (D)(3)(a) - Redivision of Platted lots

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

The Comprehensive plan designates the property as light-industrial. 2 of the 3 lots of the proposed land division will be used for future light-industrial development.

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

The property will utilize existing utilities installed by the City of Spokane. All services in 17D.010 are available to the property.

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 development and site plan accounts for the characteristics of the property and does not significantly alter current conditions.

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.

There are no anticipated adverse impacts on the environment as a result of the proposed development.

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

- a. public health, safety and welfare - No impact
- b. open spaces - no open spaces planned
- c. drainage ways - offsite drainage will not be impacted, onsite drainage will be addressed at development
- d. streets, roads, alleys and other public ways - Proposed lots served by City streets.
- e. transit stops - No STA routes in immediate vicinity.
- f. potable water supplies - Public water provided by City of Spokane.
- g. sanitary wastes - Public sewer provided by City of Spokane.
- h. parks, recreation and playgrounds - Loren Kondo Park located south of proposed development
- i. schools and school grounds - Served by Spokane School District 81
- j. sidewalks, pathways and other features that assure safe walking conditions - Sidewalks provided on East side of Havana St.