



Preliminary Long Plat

Application
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PLANNING & DEVELOPMENT SERVICES

1. List the provisions of the land use code that allows the proposal.
17G.080.050 and 17G.080.070
2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property. **The plat is located within an area designated Residential 4-10 and Office. The proposed plat reflects the separation of these two categories and allows for the appropriate lot sizes for each use. The proposed plat is therefore consistent with the comprehensive plan.**
3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010. **This proposed plat is a replat of the recorded plat of McCarroll Addition which includes the existing road system and utility infrastructure of Barnes Rd and Indian Trail on the South and West. Access is also provided from the north from existing local access streets, namely Woodridge Dr. to Shawnee Avenue. The plat design eliminates the Woodridge Connection to Barnes Rd, thus eliminating an intersection design issue at Indian Trail. The plat reduces the number of residential lots from 13 s/f lots and 3 duplex lots to 13 s/f lots, one office lot and one enlargement of an adjacent s/f use, through a pre-arranged lot sale. Clearly, this reduction of lots and conversion to office is within the realm of adequate 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.
(see the preliminary plat of record and site plan of the proposed veterinary hospital on file with this application). The subject property had been approved for a similar residential configuration and all of the property is suitable for the proposed uses.
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. **The subject property is located between existing s/f uses to the east and vacant office zoning to the west. A church is located across Barnes Rd to the south and additional office zoned properties adjoin the church out to Indian Trail Rd. The revised plat is either consistent with the original recorded plat with back to back residential land use, or the office lot adjoins the existing residential uses. In that instance, the applicant has secured the signature of those land owners acknowledging the proposed plat and intended landscape-fencing buffer. In addition, a Development Agreement is being prepared for review by the North Indian Trail Neighborhood Council**

and approval of the City Council pertaining to the office use limitations to further ensure land use compatibility.

6. Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:
 - a. public health, safety and welfare
The revised design eliminates an existing intersection design issue of Woodridge and Barnes in close proximity to the controlled intersection of Indian Trail and Barnes RD. It also eliminates the potential of neighborhood thru traffic attempting to reach the aforementioned intersection.
 - b. open spaces
No open space was provided in the existing plat and none will be provided now.
 - c. drainage ways
Drainage will be accommodated within the plat boundary with appropriate designed and approved storm water containment.
 - d. streets, roads, alleys and other public ways
See item "a" above.
 - e. transit stops
No new stops are needed.
 - f. potable water supplies
Public water is provided to the property and will be extended within the plat.
 - g. sanitary wastes
Sewer is provided to the property
 - h. parks, recreation and playgrounds
Parks and playgrounds are located within 1/2 mile of the subject lots at the existing school grounds.
 - i. schools and school grounds
See "h" above.
 - j. sidewalks, pathways and other features that assure safe walking conditions
The plat will have sidewalks and the new road is a dead end without additional local traffic.