



City of Seattle

Gregory J. Nickels, Mayor

**Department of Planning and Development**

D. M. Sugimura, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR  
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 3004386  
Applicant Name: Rod Butler  
Address of Proposal: 1843 S King Street

**SUMMARY OF PROPOSED ACTION**

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 2,480 sq. ft. and B) 2,000 sq. ft. The existing single-family residence with attached garage is to remain.

The following approval is required:

**Short Subdivision** – to subdivide one parcel into two lots.  
(Chapter 23.24, Seattle Municipal Code)

**SEPA DETERMINATION:**       Exempt     DNS     MDNS     EIS  
    DNS with conditions  
    DNS involving non-exempt grading or demolition,  
   or involving another agency with jurisdiction.

**BACKGROUND DATA**

Site visit:                    August 11, 2006.  
Zoning:                      Residential Lowrise Duplex Triplex (LDT).  
Uses on Site:                One single-family residence.

**Substantive Site Characteristics:**

This 4,480 square foot subject site is a rectangular corner lot that fronts on S King Street to the north and a concrete alley to the south. The existing single-family residence is located on the northern portion of the lot. The site gradually slopes from the northeast corner down to the southwest corner. There are several fruit trees in the southern portion of the lot. The site is located within an area zoned Residential Lowrise Duplex Triplex (LDT) which extends to the west. The area one-half block to the north is zoned Neighborhood Commercial 3 with a height limit of 40 feet (NC3-40). The area one-half block to the east is zoned Commercial 1 with a height limit of 40 feet (C1-40). The area adjacent to the south is zoned Single Family Residential 5000. The site is not located in any mapped critical areas.

Proposal Description:

The applicant proposes to subdivide one parcel with a total area of 4,480 square foot into two parcels of 2,480 sq. ft. and B) 2,000 sq. ft. Parcel A will be created on the northern portion of the original lot where the existing structure is located. Parcel B will be created on the southern portion of the original lot. Parcel A will have pedestrian and vehicular access due to its frontage on S. King Street which includes a driveway for off-street parking. Pedestrian access for Parcel B is will be provided by a pedestrian easement along the western boundary of the Parcel A. Parcel B fronts on an alley to the south which provides potential vehicular access.

Public Comment:

The comment period for this proposal was initially scheduled to end on July 26, 2006; however, there was a written request submitted which extended it until August 9, 2006. During this period, there was one comment letter received.

**ANALYSIS - SHORT SUBDIVISION**

Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition, or deny a short plat:

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees.*

Summary - Short Subdivision

Based on information provided by the applicant, referral comments from DPD, Water (SWD), Fire Departments (SFD), Seattle City Light, the Building Plans Examiner, the Drainage Section of DPD, and review by the Land Use Planner, the above cited criteria have been met subject to the conditions imposed at the end of this decision.

The lots to be created by this short subdivision will meet all minimum standards or applicable exceptions set forth in the Land Use Code and are consistent with applicable development standards. As conditioned, this short subdivision can be provided with vehicular access, public and private utilities and access (including emergency vehicles). Adequate provisions for drainage control, water supply, and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions. The proposal site is not located in an environmentally critical area; therefore SMC 25.09.240 is not applicable. The proposed plat maximizes the retention of existing trees. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City.

