



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:** 3004945  
**Applicant Name:** Monica Van  
**Address of Proposal:** 2990 South Dakota Street

**SUMMARY OF PROPOSED ACTION**

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are as follows: Parcel A) 5,435 square feet; and Parcel B) 6,049 square feet. The existing residence to remain; the existing attached garage to be removed.

The following approval is required:

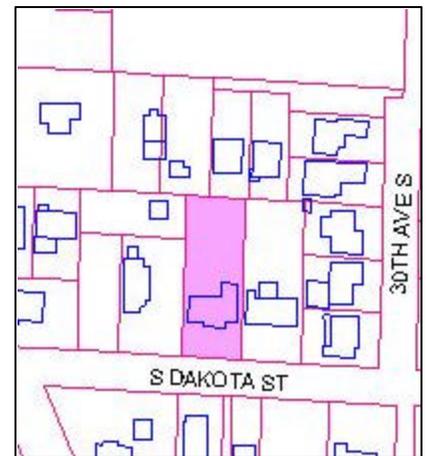
**Short Subdivision** - To subdivide one existing parcel into two parcels.  
(Seattle Municipal Code Chapter 23.24)

**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 & Area Description

The 11,484 square foot site is located mid-block between Martin Luther King Jr. Way South and 30<sup>th</sup> Avenue South. The site has approximately 65 feet of street frontage along South Dakota Street which is not improved with curb, gutter, or sidewalk along the site frontage. The site is zoned Residential, Single-family 5,000 (SF 5000) and is developed with a single-family residence on proposed Parcel A, which will remain. There is a garage attached to this residence which will be removed. The subject site is relatively flat and is not located within any mapped or observed Environmentally Critical Area (ECA).



Properties to the north, south, and east are also zoned SF 5000. Zoning changes to Lowrise 3 at the west end of the subject block on Martin Luther King Way South where the Light Rail system

is under construction. Development in the area consists primarily of single-family residences of varying age and architectural styles.

### Proposal

The applicant proposes to subdivide one parcel of land into two lots. Proposed parcel sizes are as follows: Parcel A) 5,435 square feet, and Parcel B) 6,049 square feet. The existing residential structure is to remain on proposed Parcel A. The existing attached garage structure is to be removed.

No development or construction activities are associated with the current proposal; the subject of this analysis and decision is restricted to the proposed division of land.

### Public Comment

No written comments were received during the public comment period, which ended December 20, 2006.

## **ANALYSIS - SHORT SUBDIVISION**

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following facts and conditions are found to exist:

Based on information provided by the applicant, referral comments from the Drainage Section, Fire Department, Seattle Public Utilities, City Light, and review by the Land Use Planner, the following findings are made with respect to the above-cited criteria:

1. *Conformance to the applicable Land Use Code provisions;*

The subject property's zone (SF 5000) is intended for single-family residential uses with a minimum lot size of 5,000 square feet. The lots created by this proposed division of land would conform to all applicable development standards of the SF 5000 zoning district. The proposed parcels would provide adequate buildable area to meet applicable yards, lot coverage requirements, and other applicable Land Use Code development standards.

2. *Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.53.005;*

Both parcels will have vehicular access from South Dakota Street. Proposed Parcel B will access across an easement on Proposed Parcel A. Proposed Parcel A will access parking to the rear of the lot across an easement on Proposed Parcel B. The access easement, which runs along the east property line, is 13.92 feet in width. All private utilities are available in this area. Seattle City Light (SCL) would provide electrical service to the proposed short plat. SCL has reviewed and approved the proposal short plat and the SCL easement as it appears on the face of the plat. The Seattle Fire Department has reviewed and approved the proposed short plat for emergency vehicle access with the following conditions:

“Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior

walls of the first story of the building as measured by an approved route around the exterior of the building or facility. The fire code is authorized to increase the dimension of 150 feet where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1, or 903.3.1.3. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet except for approved security gate in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 14 feet. Access roads serving not more than two Group R-3 occupancies shall have an unobstructed width of not less than 12 feet.”

3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*

This area is served with domestic water, sanitary sewer, and storm drain facilities by the City of Seattle. Availability of service is assured subject to standard conditions of utility extension.

Seattle Public Utilities reviewed the short plat application, and Water Availability Certificate #20062336 was issued on December 5, 2006.

The existing house on proposed Parcel A is connected by an existing single sidesewer to an 8-inch public combined sewer (PS) located in South Dakota Street. The PS will be the appropriate point for stormwater discharge. A portion of the sidesewer serving the existing house located upon proposed Parcel A will be located upon proposed Parcel B. A sidesewer easement “along the line as-constructed” to the benefit of the proposed Parcel A and across proposed Parcel B should be included on the face of the plat.

4. *Whether the public use and interests are served by permitting the proposed division of land;*

An objective of the short subdivision process is to increase opportunities for new housing development to ensure adequate capacity for future housing needs. The proposed short subdivision would meet applicable Land Use Code provisions: the proposal has adequate access for vehicles, utilities and fire protection as conditioned, and has adequate drainage, water supply and sanitary sewage disposal.

The public use and interest would be served by this proposal because additional opportunities for owner-occupied housing would be provided within the City limits as a result of this subdivision. Furthermore, upon completion of the conditions in this decision, the proposal would meet all applicable criteria for approval of a short plat.

5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas;*

The site is not located in any mapped or observed environmentally critical area as defined in SMC Chapter 25.09. Therefore, this section is not applicable to the short plat application.

6. *Is designed to maximize the retention of existing trees;*

No existing trees will be affected by this proposal.

