



Proposal Description:

The applicant proposes to subdivide one parcel with a total area of 4,800 square feet into two parcels: Parcel A) 1,824.5 sq. ft. and Parcel B) 2,975.5 sq. ft. Parcel A will be created on the western portion and Parcel B will be created on the eastern portion of the original lot, with a narrow extension along the southern boundary for street frontage on Delridge Way SW. Vehicular access to the parking space located on Parcel A will be via the existing curb cut on Delridge Way SW. Vehicular access to the parking space located on Parcel B will be via a new curb cut on SW Edmunds St. Pedestrian access to Parcel A will be provided by its frontage on Delridge Way SW and SW Edmunds St. Pedestrian access to Parcel B will be provided by its frontage on SW Edmunds St.

Public Comment:

The comment period for this proposal was extended an additional two weeks by written request, and ended on August 9, 2006. During this period, one comment letter was 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; and*

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.

