



City of Seattle

Gregory J. Nickels, Mayor

**Department of Planning & Development**

D. M. Sugimura, Director

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

**Application Number:** 3005273  
**Applicant Name:** Brittani Ard for Jeffrey Morgan  
**Address of Proposal:** 9004 12<sup>th</sup> Ave NW

**SUMMARY OF PROPOSED ACTIONS**

Land Use Application to subdivide one parcel into three lots. Proposed lot sizes are: A) 5,655 sq. ft., B) 5,783 sq. ft., and C) 6,998 sq. ft.

The following approval is required:

**Short Subdivision** to divide one parcel of land into three 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**

Zoning SF 5000.  
Date of Site Visit December 28, 2006.  
Uses on Site Single family home, to be demolished.

### Substantive Site Characteristics

The site is located in the Crown Hill neighborhood on the northeast corner of 12<sup>th</sup> Ave NW and NW 90<sup>th</sup> St. Single family homes surround the site to the north, east, and west. To the south across NW 90<sup>th</sup> St is the Crown Hill cemetery. To the west across 12<sup>th</sup> Ave NW is a youth housing facility administered by the United Indians of All Tribes.

The site measures about 162' long (E-W) by about 115' wide (N-S). The site is essentially flat, and the City's Geographic Information System (GIS) identifies no portion of the site as Environmentally Critical Area (ECA).

### Proposal

The proposal is to subdivide one parcel of land into three parcels. Proposed lot sizes are as indicated in the summary above. Parcels A and B will have direct access to 12<sup>th</sup> Ave NW, and parcels B and C will have direct access to NW 90<sup>th</sup> St. The subject of this analysis and decision is the proposed division of land. Any building permits are subject to separate review, and no development or construction activities are associated with the subject proposal.

### Public Comment

DPD received two letters from the public. Neighbors expressed concern about future development on the site. One neighbor critiqued the design of townhouses built in the vicinity – in a single family zone, townhouse development is not permitted on this site. Another neighbor suggested limits on construction hours, development of sidewalks and bicycle lanes, and requiring onsite security against arson – all conditions beyond the scope of this subdivision review.

## **ANALYSIS - SHORT SUBDIVISION**

### **SMC 23.24.040** Criteria for approval.

- A. 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, as modified by this chapter;

*The lots created by this proposed division of land will conform to all development standards of the SF 5000 zone. The proposed parcels provide adequate buildable area to meet applicable setbacks, lot coverage requirements, and other Land Use Code development standards.*

2. Adequacy of access for vehicles, utilities and fire protection as provided in Section [23.53.005](#), Access to lots;

*The proposed parcels have vehicular access to 12<sup>th</sup> Ave NW and/or NW 90<sup>th</sup> St. The Seattle Fire Department has approved the proposed short plat. All private utilities are available in this area. Seattle City Light provides electrical service to the proposed short plat. City Light will review the proposal and could require an easement to provide for electrical facilities and service to the proposed lots (see condition #0). As conditioned, this short plat provides for adequate access for vehicles, utilities, and fire protection.*

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

*DPD reviewed the existing, proximate public sanitary sewer system with the building permit application, and determined that there are no issues regarding sanitary sewage discharge from this project.*

*DPD reviewed the existing drainage infrastructure as part of the building permit application, and approved the proposed project stormwater control. Necessary easements and connection documents are included with a Side Sewer Permit.*

*The drainage reviewer has no recommended requirements to be required prior to publishing the unit lot subdivision decision.*

*Seattle Public Utilities has reviewed the proposal and issued Water Availability Certificate [20070105](#). All SPU conditions of approval must be met.*

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 public use and interest would be served by this proposal because additional opportunities for single family housing would be provided within the City limits as a result of this subdivision.*

*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 Section [25.09.240](#), Short subdivisions and subdivisions, in environmentally critical areas;

*N/A.*

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

*The Applicant provided an updated survey documenting existing trees on the site. Trees appear to be located in required yards and outside of the buildable areas created by the short plat. There also appears to be adequate space for future driveway improvements without critically impacting root zones of existing trees. While there is no guarantee of tree preservation during construction, the short plat does appear to be appropriately configured to maximize the retention of existing trees.*

7. Conformance to the provisions of Section [23.24.045](#), Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing; and

N/A.

8. Conformance to the provisions of Section [23.24.046](#), Multiple single-family dwelling units on a single-family lot, when the short subdivision is for the purpose of creating two (2) or more lots from one (1) lot with more than one (1) existing single-family dwelling unit.

N/A.

- B. If the short subdivision contains a proposed dedication, the Director shall refer the matter to the Director of Transportation for report and recommendation. The short plat or dedication instrument shall be transmitted to the City Council for acceptance of the dedication by ordinance.

N/A.

#### Summary - Short Subdivision

Based on information provided by the applicant, referral comments from DPD, Water (SPU), Fire Department (SFD), Seattle City Light (SCL), 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, and the requirements of SMC [25.09.240](#) do not apply. 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.

#### **DECISION - SHORT SUBDIVISION**

The proposed Short Subdivision is **CONDITIONALLY GRANTED.**

