

Proposal Description:

The applicant proposes to subdivide one parcel with a total area of 11,520 square feet into two parcels of 5,760 sq. ft. each. Parcel A will be created on the northern portion of the original lot and Parcel B will be created on the southern portion of the original lot. The lots created by this short subdivision are being granted an exception to the minimum lot area of the SF 7200 zone because they meet the criteria for applying the “75/80 rule” contained in SMC 23.44.010.B.1.b. Both parcels will have frontage on 57th Avenue S, which will provide both vehicular and pedestrian access.

Public Comment:

The comment period for this proposal ended on January 24, 2007. 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 Department (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.

DECISION –SHORT SUBDIVISION

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

CONDITIONS – SHORT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Label all structures “to be removed legally prior to sale and/or transfer of ownership” on the final plat.
2. The proposed ingress/egress and utilities easement shall meet the standards contained in Sections 503.1.1, 503.2.1 and 503.2.3 of the Seattle Fire Code as noted on the memo dated 12/12/06 from Lt. Kenneth Mitchell.
3. Include the easement description if required by Seattle City Light on the face of the final plat and in the legal descriptions of the affected lots.
4. Add the conditions of approval after recording on the face of the plat or on a separate page. If the conditions are on a separate page, insert on the plat “For conditions of approval after recording see page ___ of ___.”
5. Have final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. The lot areas of each parcel shall be shown on the recording documents.
6. Submit the recording fee and final recording forms for approval.

For the Life of the Project

7. The owner(s) and/or responsible party(s) shall attach a copy of the recorded short subdivision to all permit application plans for any application for a permit to construct, demolish, or change use.

Signature: _____ (signature on file)
Geoff Appel, Land Use Planner
Department of Planning and Development

Date: July 5, 2007