



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: 3005957
Applicant Name: Brittani Ard
Address of Proposal: 423 NE 60th St

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide two parcels into three parcels of land. Proposed parcel sizes are: A) 3,795.5 sq. ft. B) 4,275.6 sq. ft. and C) 4,139.2 sq. ft. Existing structures on proposed parcel A and C to remain.

The following approval is required:

Short Subdivision - to subdivide two existing parcels into three parcels.
(Seattle Municipal Code Chapter 23.24)

BACKGROUND DATA

Zoning: SF 5000.
Date of Site Visit: December 4, 2006.
Uses on Site: Two existing single family residences and two detached carports.

Substantive Site Characteristics:

The 12,210 square foot site occupies two mid-block lots with a shared property line between them. The north lot is located on NE 60th St and the south lot is located on NE 59th St, both of which are between 5th Ave NE and Latona Ave NE. The north lot has 62 feet of street frontage along NE 60th St, which has a 60 foot right-of-way with paved roadways approximately 25 feet wide. This street has a sidewalk along the site frontage with curb and gutter. The south lot has 60 feet of street frontage along NE 59th St, which also has a 60-foot right-of-way with paved roadways approximately 25 feet wide. This street also has a sidewalk along the site frontage with curb and gutter.

The site is zoned Residential, Single-Family 5,000 (SF 5000). The site is developed with two single-family residences and two carports, which will remain.

The subject site slopes slightly from west to east and is not located within any mapped or observed Environmentally Critical Area (ECA).

Properties to the north, south, east, and west are also zoned SF 5000. Development in the area consists primarily of single-family residences of varying age and architectural styles.

Public Comment:

Notice of the proposal was issued on December 20, 2006. Three comment letters were 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;

The subject property's zone (SF 5,000) is intended for single-family residential uses with a minimum lot size of 5,000 square feet. Section SMC 23.44.010.B.1 of the SF 5000 zoning district requirements permits lots smaller than 5,000 square feet if they meet a minimum of 75% of the minimum zoned lot size and are at least the mean lot size of 80% of the lots on that block face. The lots created by this proposed division of land would conform to this requirement and all applicable development standards of the SF 5,000 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;

Parcel A maintains 52 feet of street frontage providing vehicular access to NE 60th St, and is also granted an access easement over the west 10 feet of Parcel B. Parcel B maintains 10 feet of street frontage at NE 60th St, over which is granted the access easement to Parcel A. Parcel C maintains street frontage for vehicular access to NE 59th St. The Seattle Fire Department has reviewed and approved the proposed short plat for emergency vehicle access, subject to future development meeting Seattle Fire Code requirements.

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 #20062306 was issued on December 4, 2006.

The existing residence on Parcel A currently discharges its sanitary waste to the public sanitary-only sewer (PSS) in 36th Ave NE by way of a sidesewer shared with the house immediately adjacent to the east (427 NE 60th St). The existing residence on Parcel C discharges its sanitary waste to the PSS in NE 59th St. New construction may use either sidesewer for sanitary discharge. The approval of the owner of 427 NE 60th St is required if more than one house is proposed to be connected to the shared sidesewer.

DPD has no records of the current method of stormwater control of either existing residence. New construction will be required to provide detention with controlled release of stormwater runoff. The discharge of stormwater runoff may be to either of the sidesewers.

The applicant may contact DPD Sidesewer and Drainage Counter for sidesewer permit requirements.

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, 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 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;*

The survey indicates that the site contains several trees, ranging from 8” to 24” in size. Proposed vehicular access for Parcel B would likely necessitate removal of two trees at the west property line; however the location of existing structures doesn’t allow for alternative lot configurations and vehicular access points. Four of the largest trees on the site are located on Parcel C. There are no proposed building pads or construction at this time on Parcels A, B, or C that would necessitate removal of any other existing trees.

Summary - Short Subdivision

Based on information provided by the applicant, referral comments from DPD, Water (SWD), Fire Departments (SFD), Seattle City Light, and Parks and review by the Land Use Planners, 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 of the 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. 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. All existing structures, principal and accessory, shall be shown on the face of the plat, and their distances to the proposed property lines dimensioned. Add the conditions of approval to the face of the plat.
2. Provide on the plat any required Seattle City Light easement.

