



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: 3006934
Applicant Name: Karla Winkleman
Address of Proposal: 3109 South Dakota Street

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into three parcels of land. Proposed parcel sizes are: A) 4,323 sq. ft., B) 4,943 sq. ft. and C) 5,000 sq. ft. Existing structures to be demolished.

The following approval is required:

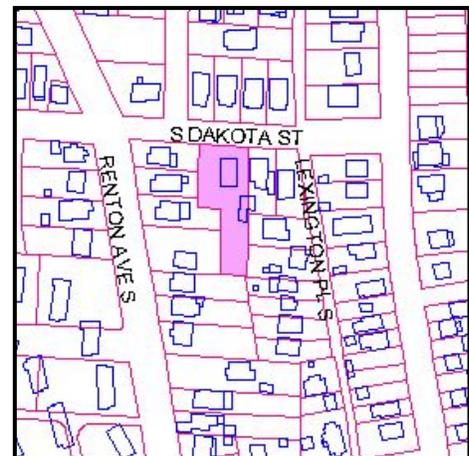
Short Subdivision - to subdivide one existing parcel into three parcels.
(Chapter 23.24, Seattle Municipal Code)

SEPA DETERMINATION: Exempt DNS MDNS EIS
 DNS with conditions
 DNS involving non-exempt grading or demolition or involving another agency with jurisdiction.

BACKGROUND DATA

Site & Area Description

This 14,266 sq. ft. project site is located in a single family residential zone with a minimum lot size of 5,000 square feet (SF5000), located on South Dakota Street midblock between Renton Avenue South to the west and Lexington Place south to the east in the Genesee area of the City of Seattle. There is an existing wood frame single family residence and a shared garage on the site. The subject lot is relatively flat. South Dakota Street is a paved Residential Access street but has no gutters, sidewalks or curbs. The subject site is not located within any identified or designated Environmentally Critical Area. Surrounding properties and blocks are also zoned SF5000. Development in the area consists of a variety modest one and two-story single-family houses of varying age and architectural style on a variety of lot sizes, consistent with the zoning designations.



Proposal

The proposal is to subdivide one parcel of land into three lots. Proposed lot areas are indicated in the summary above. Proposed Parcels A and B will have direct access to South Dakota Street. Proposed Parcel C will have access to South Dakota Street via easement. The existing wood frame single family residence and shared garage will 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

The public comment period for this project ended July 4, 2007. DPD received two written comments regarding this proposal regarding the shared garage and an access easement not shown on the survey.

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;*

Based on information provided by the applicant, referral comments from the Building Plans Examiner, the Drainage Section, the Fire Department, Seattle Public Utilities (City Light and the Water Department), 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 is zoned for single-family residential with a minimum lot size of 5,000 square feet. The allowed use in a single family zone is one dwelling unit per lot, with accessory dwelling units meeting the provisions of SMC 23.44.041 notwithstanding. Maximum lot coverage is 35%. Front setbacks are an average of the neighboring adjacent lots, or twenty (20) feet, whichever is less. The minimum side yard setbacks are five (5) feet. Minimum rear yard setbacks are twenty-five (25) feet or if lot depth is less than one-hundred twenty five feet (125'), 20% of lot depth.

This short subdivision was submitted on the basis of application of the 75% - 80% rule pursuant to SMC 23.44.010.B.1.b. By subdivision, lots in a single family zone may be created which are “[a]t least seventy-five (75) percent of the minimum required lot area and [are] at least eighty (80) percent of the mean lot area of the lots on the same block face within which the lot will be located and within the same zone”. Seventy-five (75) percent of the minimum lot size of the SF5000 zone is 3,750 square feet. Eighty percent of the mean lot size of the lot on the subject block face between Rainier Avenue South and Lexington Place South, exclusive of the subject lot, is 3,964 square feet, according to information submitted in the application. The proposed lot areas of Proposed Parcels A and B, 4,323 sq. ft. and 4,943 sq. ft., respectively, are greater than eighty percent of the mean lot area of the lot on the same block face (3,964 sq. ft.) and greater than seventy-five (75) percent of the minimum required lot area (3,750 sq. ft.). Thus, the proposed lot configuration for Proposed Parcels A and B meets the exception to the minimum lot area as contained in SMC 23.44.010.B.1.b. Proposed Parcel C, which does not abut the block face is not subject to the 75% - 80% rule and must, therefore, be at least 5,000 sq. ft., the minimum required lot area for the zone.

The lots created by this proposed division of land will conform to all applicable development standards of the SF5000 zoning designation. 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;*

Parcels A and B will have direct vehicular access to South Dakota Street and Parcel C will have access to South Dakota Street via easement. The Seattle Fire Department has no objection to the proposed short plat. All private utilities are available in this area. Seattle City Light provides electrical service to the proposed short plat and may require an easement for overhead and underground infrastructure. If Seattle City Light requires an easement, it shall be included on the final plat prior to recording. This short plat provides for adequate access for vehicles, utilities, and fire protection.

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. The short plat application has been reviewed by Seattle Public Utilities and a Water Availability Certificate was issued on May 31, 2007 (WAC ID No. 20070936).

The existing house is connected to sanitary sewer by means of a shared sidesewer, also serving the two properties to the east at 3111 and 3125 South Dakota Street, to an 8-inch public sewer (PSS) located in Lexington Place South. This property is located upon a small ridge, in which there is an 8-inch public combined sewer (PS) located in South Dakota Street which flows to the west and an 8-inch PSS which flows to the east.

The PS referred to above is available for discharge, and there is a 12-inch storm drain to the east in the intersection between South Dakota and Lexington Place South. These mainline discharges to a Designated Receiving Water.

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

The proposed short subdivision will meet all the applicable Land Use Code provisions. The proposed development has adequate access for vehicles, utilities and fire protection, and has adequate drainage, water supply and sanitary sewage disposal. The public use and interest will be served with this proposal because additional opportunities for housing would be provided within the City limits as a result of this subdivision. The proposal will meet all applicable criteria for approval of a short plat upon completion of the conditions in this analysis and decision.

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

This site is not located in any environmentally critical area as defined in SMC 25.09.240. There are no environmentally critical areas mapped or otherwise observed on the site.

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

Future construction will be subject to the provisions of SMC 23.44.008, 25.11.050 and 25.11.060 which sets forth tree planting and exceptional tree protection requirements on single family lots.

DECISION - SHORT SUBDIVISION

The proposed short plat is **CONDITIONALLY GRANTED**.

CONDITIONS - SHORT SUBDIVISION

Prior to Recording

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.
2. Seattle City Light requires an easement to provide for electrical facilities and service to the proposed lots on the portion of the property shown as ingress, egress and utilities easement. The final plat shall include the following statement. *“An easement is granted to Seattle City Light as shown on page ___ of ___.*

3. Add “Structures to be legally removed prior to sale and/or transfer of ownership.” to the face of the plat.
4. Correct the final plat to show Parcel ‘C’ as 5,000 sq. ft.
5. Submit the final recording forms for approval and any necessary fees.
6. Insert the following on the face of the plat; “Tree preservation and planting options and landscaping requirements of Seattle Municipal Code 23.44.008 require trees for new single family development.”

Prior to the Individual Transfer or Sale of Lots

7. A building permit will be required to legally remove one-half of the existing shared garage structure prior to sale, purchase, or other ownership transfer of any of the parcels.

After Recording and Prior to Issuance of a Building Permit

8. Attach a copy of the recorded subdivision to all future building permit application plans.

Signature: (signature on file)
Marti Stave, Land Use Planner
Department of Planning and Development

Date: August 13, 2007