



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:** 3001942  
**Applicant Name:** Stephen Jeffries Jr.  
**Address of Proposal:** 6555 51<sup>st</sup> Avenue South

**SUMMARY OF PROPOSED ACTION**

Land Use Application to subdivide one parcel into three parcels of land. Proposed parcel sizes are: A) 5,096 sq. ft., B) 5,096 sq. ft.; and C) 5,096 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 15,288 square foot (sq. ft.) project site is located in a single family residential zone with a minimum lot size of 5,000 sq. ft. (SF 5000), located in the south area of the City of Seattle. The parcel is a corner lot located on the northwest side at the intersection of South Holly Street and 51<sup>st</sup> Avenue South. An existing single family residence and detached garage resides on the subject site. The subject site is not located within any identified or designated Environmentally Critical Area.

Both South Holly Street and 51<sup>st</sup> Avenue South are improved streets with paved roadways, gutters, curbs and sidewalks. Both streets are classified as Non-arterial streets, pursuant to SMC Chapter 23.53.

Surrounding properties to the west, north and south are also zoned SF 5000. The properties east of the subject site are zoned Single Family 7200 (SF 7200). Development in the area consists of a variety of one and two-story houses of varying age and architectural style on a variety of lot sizes, consistent with the zoning designations. A church (Brighton Presbyterian Church) is directly across the street (south) from the project site.

### Proposal

The proposal is to subdivide one parcel of land into three lots. Proposed lot areas are indicated in the summary above. Proposed Parcels B and C will have direct pedestrian and vehicular access to 51<sup>st</sup> Avenue South. Proposed Parcel A will have pedestrian access and vehicular access to both 51<sup>st</sup> Avenue South and South Holly Street. The existing single family residence and detached 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 comment period for this proposal ended on May 9, 2007. During the public comment period, DPD received seven (7) written comments related to this project. The neighbors expressed concerns regarding impacts to an existing exceptional tree (Oregon White Oak). Additionally, Arthur Lee Jacobson, author of the book "Trees of Seattle (2<sup>nd</sup> edition)", explained that this specific tree was cited in his book and he provided further commentary regarding the tree's significance.

## **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 (1) dwelling unit per lot. Maximum lot coverage is 35%. Front yards are an average of the neighboring adjacent lots, or twenty (20) feet, whichever is less. The minimum side yard setback is five (5) feet. Minimum rear yard setback is twenty-five (25) feet or 20% of the lot depth, whichever is less. The lots created by this proposed division of land will conform to all development standards of the SF 5000 zoning district. 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;*

The proposed lots will have direct vehicular access to 51<sup>st</sup> Avenue South, consistent with the provisions of the Code. 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. City Light has reviewed the proposal and does not require an easement to provide for electrical facilities and service to the proposed lots. 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 July 26, 2007 (WAC ID No. 2007-1292).

The existing house located upon the proposed short plat is connected by means of a single sidesewer to an 8" public sanitary sewer (PSS) located in South Holly Street. This mainline was originally constructed as a combined sewer, and as such, there are likely to be downspouts and area drains still connected to what is now considered to be, for purposes of new construction, a sanitary only sewer.

This area has been "separated" with the construction of a 15" public storm drain (PSD) on the far side of 51<sup>st</sup> Avenue South. This mainline discharges to a Designated Receiving Water. Drainage plan review requirements will be made at the time of building permit application in accordance with any applicable stormwater ordinances in effect at that time. If the project is greater than 5,000 sq. ft. of new or replaced impervious surface, a comprehensive drainage control plan, prepared in accordance with SMC 22.802.015D and 22.808.020, may be required.

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;*

There are eight (8) trees located on the project site. Some of the trees can be preserved, depending upon the location of any future construction, the extent of the root systems and the overall health of the trees. Per the arborist report submitted dated June 27, 2007 and recommendations from the City Forester, one (1) tree was identified on Parcel A as exceptional-a Oregon White Oak. The 48" diameter Oregon White Oak located near the western end of Parcel A is recommended to be preserved because of its diameter, good health and location. The arborist (Robert W. Williams) advises that in order to guarantee the preservation of the tree, restrictions on the site will be necessary-those restrictions being limiting access, excavation and construction to the eastern half of Parcel A and Parcel B. As a result, a tree protection landscape plan including precise measurements of the root protection zone and identification of specific measures to assist in protecting the identified exceptional tree will be required prior to the recording of the plat.

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. Submit the final recording forms for approval and any necessary fees.
3. 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.”
4. Specify the location, description and removal of all trees at least 6” in diameter measured 4.5’ above the ground, with correct species per the Arborist report on the face of the plat.
5. Identify all trees (Oregon White Oak) that require tree protection per the Arborist report and the City of Seattle Forester’s recommendation on the face of the plat.
6. Submit a tree protection landscape plan and report by a tree professional that meets requirements per 25.11.050.B, C and D. The tree protection landscape plan must include precise measurements of the root protection zone and identify specific measures to assist in protecting the identified exceptional tree(s). Preliminary approval of the plan must be granted by the City of Seattle Forester prior to the recording of the plat.

*Prior to the Individual Transfer or Sale of Lots*

7. Legally remove the existing structures (single family residence and detached garage) prior to sale, purchase, or other ownership transfer of any of the parcels.

*After Recording and Prior to Issuance of a Demolition and/or Building Permit*

8. Attach a copy of the recorded subdivision to all future building permit application plans.
9. Attach a copy of the approved tree protection landscape plan. Plans should meet all requirements per Arborist report. Final design must be reviewed by City of Seattle Forester prior to final approval.

Signature: \_\_\_\_\_ (signature on file) Date: October 01, 2007  
Tamara Garrett, Land Use Planner  
Department of Planning and Development

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