



The buffer area on the eastern portion of the lot is vegetated with brambles and small trees. There are approximately five mature trees located on the subject property. The surrounding zoning is Residential, Single-Family 5000 (SF5000). The site is located within a mapped critical area due to the presence of a wetland.

Proposal Description:

The applicant proposes to subdivide one parcel with a total area of 19,176 square feet into two parcels of A) 8,103 sq. ft. and B) 11,073 sq. ft. Parcel A will be created on the western portion of the original lot, where the existing single-family residence is located. Parcel B will be created on the eastern portion of the original lot, with the wetland buffer along the eastern boundary.

Public Comment:

The comment period for this proposal ended on August 8, 2007. During this period, there were three comment letters 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 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;

*The proposed parcels have vehicular access to 18<sup>th</sup> Avenue SW. Pedestrian and vehicular access to Parcel B will be provided by a shared easement which runs east from 18<sup>th</sup> Avenue SW along the existing gravel driveway and then turns north along the northern boundary of the lot east of the existing cedar trees. Parking for proposed parcel A will be located east of the existing single family residence and can be accessed via the shared driveway easement. The Seattle Fire Department has approved the proposed short plat. Private utilities are available in this area. Seattle City Light provides electrical service to the proposed lots, and may require an easement to provide for electrical facilities and services.*

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

*The Department of Planning and Development (DPD) has reviewed the existing drainage infrastructure for this short subdivision and has given its approval without any conditions. For any future building permit application, DPD will review the proposed drainage and stormwater control plan. Seattle Public Utilities has reviewed this short plat proposal and has issued a Water Availability Certificate.*

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

*An objective of the short subdivision 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 additional housing would be provided within the City limits as a result of this subdivision.*

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

*The proposed lots will conform to the regulations for environmental critical areas. There was a wetland delineation report submitted with this short subdivision proposal, prepared by Blue Heron Service on July 6, 2007. Any future development will be required to be located outside of the designated 60 foot wide wetland buffer. The wetland report was reviewed by the environmental biologist at DPD who concurred with the findings.*

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

*There are about five large trees on the site, which include: 2 cedar trees, with 20" and 24" diameter at breast height (dbh) located on the northern boundary; a 24" dbh black pine and 36" dbh Douglas Fir in the front yard on the western portion of the lot; and a 20" dbh Hickory tree in the rear yard, southeast of the existing single-family residence. The two trees within the western portion will be retained. The driveway easement is being located south of the two trees within the northern portion of the lot so that they can be retained.*

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.

*Not applicable.*

#### 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 site is within a mapped critical area, therefore, SMC 25.09.240 is 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.

