



City of Seattle

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**

Project Number: 3004939
Applicant Name: Hsin Min Lung
Address of Proposal: 5238 21st Avenue Southwest

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 5,246 sq. ft. and B) 5,204 sq. ft. Existing single family residence to remain and existing shed and garage to be demolished.

The following approval is required:

Short Subdivision - to subdivide one existing parcel into two parcels of land.
(Seattle Municipal Code (SMC) Chapter 23.24)

BACKGROUND INFORMATION

This 10,450 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 southwest area of the City of Seattle. The parcel is situated on the east side of 21st Avenue Southwest. An existing single family residence, detached shed and detached garage resides on the site.

Vehicular access to the detached garage is via a driveway abutting. 21st Avenue Southwest is an unimproved paved roadway with no curbs, gutters and sidewalks. The portion of this street that abuts the subject site is classified as a non-arterial street, pursuant to SMC Chapter 23.53.

The topography of the site slopes gradually downwards from the west to east. The subject property is not located within any identified or designated Environmentally Critical Areas (ECA).

Surrounding properties are also zoned SF 5000. 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.

Proposal

The proposal is to subdivide one parcel of land into two lots. Proposed parcel sizes are indicated in the summary above. Proposed Parcel A will have direct vehicular access from 21st Avenue Southwest. Proposed vehicular access to Parcel B will occur via an ingress/egress easement via 21st Avenue Southwest. The existing single family residence will remain. The existing detached garage and storage shed 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 required public comment period for this project ended on May 6, 2009. DPD received one written comment from two neighbors regarding this proposal. The neighbors concerns were focused on increased water runoff, drainage and noise associated with the construction of a future residential development; and, negative impacts to property values.

ANALYSIS – SHORT SUBDIVISION

General short subdivision standards: 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, as modified by this chapter;*
2. *Adequacy of access for pedestrians, vehicles, utilities and fire protection as provided in Section 23.53.005, Access to lots, and Section 23.53.006, Pedestrian access and circulation;*
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 Section 25.09.240, Short subdivisions and subdivisions, in environmentally critical areas;*
6. *Whether the proposed division of land 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 (the Water Department), Seattle City Light, 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 uses with a minimum lot size of 5,000 square feet. The proposal has been reviewed for conformance with the applicable Land Use Code provisions. The lots created by this proposed division of land would conform to all applicable development standards of the SF 5000 zone designation. 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;*

The proposed lots will have vehicular access from 21st Avenue Southwest, 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 will 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 January 15, 2013 (WAC ID No. 2013-0030).

The existing house currently discharges its sanitary waste to the public sanitary-only sewer (PSS) in 21st Avenue Southwest. New construction may use this sidesewer for sanitary discharge with the approval of all users of the sidesewer.

There are no records of the current method of stormwater control, if any. New construction will control stormwater runoff onsite. 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.

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;*

The proposed plat maximizes the retention of existing trees. One tree, identified on the plat drawings, is planned to be preserved. This tree can be preserved, depending upon the location of any future construction, the extent of the root systems and the overall health of the tree. 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.

