



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: 3005674
Applicant Name: Brittani Ard
Address of Proposal: 1110 Martin Luther King Jr S

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 1,490 sq. ft. and B) 5,860 sq. ft. Existing structure to be demolished.

The following approval is required:

Short Subdivision – To subdivide one parcel into two lots.
(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 visit: 8/1/07
Zoning: Residential Multifamily, Lowrise 2 (L-2)
Uses on Site: One single-family residence
Substantive Site Characteristics:

This 7,350 square foot subject site is an L-shaped lot that fronts on Martin Luther King Jr S to the west. Its general location is south of S Norman Street and N of S Elmwood Place. The existing single-family residence is located in the southeast portion of the lot. The site is generally level, with a slight slope up to the east and down to the south. There are small trees and lawn on the western portion of the lot, with brambles on the eastern portion of the lot. There is a street tree to the northwest of the existing single-family residence and another street tree near the southern boundary of the lot. The site is within an area zoned Residential Multifamily, Lowrise 2 (L-2) which continues to the north, east, and west. The area adjacent to the south is zoned Residential Multifamily, Lowrise Duplex Triplex (LDT). The site is not located in any mapped critical area.

Proposal Description:

The applicant proposes to subdivide one parcel with a total area of 7,350 square feet into two parcels of: A) 1,490 sq. ft and B) 5,860 sq. ft. Parcel A will be created on the northern portion of the original lot. Parcel B will be created in the southern portion of the original lot, where the existing single-family residence is located. The existing single-family residence will be removed. Both parcels have street frontage on Martin Luther King Jr S for pedestrian and vehicular access.

Public Comment:

The comment period for this proposal ended on August 8, 2007. During this period, there was no 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;*
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; and*
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.*

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 not within a mapped 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. Include on the survey for the final plat the existing vegetation on the site which shall also include the two existing adjacent and nearby street trees. This shall include: a) the street tree that is northwest of the existing single-family residence and b) the street tree just south of the southern property line.
2. Include on the final plat the following notation for the existing single-family residence: “To be legally removed prior to the sale and/or transfer of ownership of these lots.”
3. Include any required easement description by Seattle City Light on the face of the final plat and in the legal descriptions of the affected lots.
4. Add the conditions of approval after recording on the face of the plat or on a separate page. If the conditions are on a separate page, insert on the plat “For conditions of approval after recording see page ___ of ___.”

5. 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. The lot areas of each parcel shall be shown on the recording documents.

6. Submit the recording fee and final recording forms for approval.

For the life of the project

7. The owner(s) and/or responsible party(s) shall attach a copy of the recorded short subdivision to all permit application plans for any application for a permit to construct, demolish, or change use.

Signature: _____ (signature on file) Date: October 29, 2007
Janet L. Wright, Land Use Planner
Department of Planning and Development

JLW:bg