



City of Seattle

Gregory J. Nickels, Mayor

Department of Planning and Development

Diane M. Sugimura, Director

CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT

Application Number: 3005760
Applicant Name: Bonnie Babcock for Christopher Osborn
Address of Proposal: 2127 North 128th Street

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into three parcels of land. Proposed parcel sizes are as follows: A) 8,175 square feet; B) 10,982 square feet and C) 8,985 square feet. The existing structure to remain. Review includes related short plat under Project 3005759.

The following approval is required:

Short Subdivision - To subdivide one existing parcel into three parcels pursuant to Seattle Municipal Code Chapter 23.24.

SEPA DETERMINATION: [X] 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

The 28,142 square foot site is located on the south side of North 128th Street, between Corliss Avenue North and Meridian Avenue North, just north of Haller Lake. The site has approximately 125 feet of street frontage along North 128th St, which has a 60-foot right-of-way with paved roadways approximately 20 feet wide. This street has no curb, gutter, or sidewalk along the site frontage.

The site is zoned Residential, Single-Family 7,200 (SF 7200). The site is developed with a single-family residence and an attached garage which will remain. There are several mature native and non-native trees on the site as well.



The subject site slopes approximately twelve feet from the northeast to the southwest and is not located within any mapped or observed Environmentally Critical Area (ECA).

Properties to the north, south, east, and west are also zoned SF 7200. Development in the area consists primarily of single-family residences of varying age and architectural styles.

### Proposal

The applicant proposes to subdivide one parcel of land into three parcels of land. Proposed parcel sizes are as follows: A) 8,175 square feet; B) 10,982 square feet and C) 8,985 square feet. 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

Public notice of the Land Use Application was given on April 26, 2007. The public comment period was extended to May 23, 2007 at the request of a neighbor. DPD received two written comments during the public comment period. One comment expressed concern about increased traffic to the additional lots which would pass by her home. The second comment provided information about an existing easement to the property immediately adjacent to the site to the south. As a result of this comment, the plat was revised to reflect this easement.

## **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. The findings which follow are based upon information provided by the applicant; review of access, drainage and zoning within the Department of Planning and Development (DPD); review from Seattle Public Utilities, Seattle Fire Department and Seattle City Light; and, review by the Land Use Planner.

### *1. Conformance to the applicable Land Use Code provisions;*

The subject property's zone (SF 7,200) is intended for single-family residential uses with a minimum lot size of 7,200 square feet. The lots created by this proposed division of land would conform to all applicable development standards of the SF 7,200 zoning district. 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;*

Proposed Parcel A will have direct vehicular access to North 128<sup>th</sup> St and Proposed Parcels B and C will be accessed by easement.

The Seattle Fire Department has reviewed and approved the proposed short plat for emergency vehicle access.

All private utilities are available in this area. Seattle City Light provides electrical service to the proposed short plat. City Light may require an electrical service easement for services to the proposed lots.

*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.

Seattle Public Utilities reviewed the short plat application, and Water Availability Certificate #20070757 was issued on May 2, 2007.

**Sanitary Sewer;** The existing property currently discharges its sanitary waste to the public sanitary-only sewer (PSS) near the Haller Lake shoreline. New construction may use this sidesewer for sanitary discharge.

**Drainage:** Seattle Public Utilities has no records of the current method of stormwater control or discharge. There is a 12-inch storm culvert running north to south, a few feet west of the easterly property line, from North 128<sup>th</sup> to Haller Lake. New construction will be required to provide flow control of stormwater runoff. The discharge point for stormwater runoff might be the 12-inch culvert with discharge to Haller Lake.

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

An objective of the short subdivision process is to increase opportunities for new housing development to ensure adequate capacity for future housing needs. The proposed short subdivision would meet applicable Land Use Code provisions: the proposal has adequate access for vehicles, utilities and fire protection, and has adequate drainage, water supply and sanitary sewage disposal.

The public use and interest would be served by this proposal because additional opportunities for owner-occupied housing would be provided within the City limits as a result of this subdivision. Furthermore, upon completion of the conditions in this decision, the proposal would meet all applicable criteria for approval of a short plat.

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

The site is not located in any mapped or observed environmentally critical area as defined in SMC Chapter 25.09. Therefore, this section is not applicable to the short plat application.

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

The subject site contains two, side-by-side 50-inch Western Red Cedar, a 12-inch Sitka Spruce and a 41-inch Douglas Fir, all of which are considered to be Exceptional Trees, per SMC 25.11 and will require tree protection plans prior to issuance of any building permits for the new lots. As configured, the proposed plat is designed to retain the maximum number of existing trees.

*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.*

This criterion is not applicable to the proposed short subdivision because no unit lots are proposed.

### **DECISION - SHORT SUBDIVISION**

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

### **CONDITIONS - SHORT SUBDIVISION**

The owner(s) and/or responsible party(s) shall:

#### *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. Add the conditions of approval to the face of the plat.
2. Provide a stormwater control plan, stamped and signed by a civil engineer. The discharge point may be either the 12-inch storm culvert which runs north to south from North 128<sup>th</sup> to Haller Lake in which case detention with controlled release will be necessary; or on-site infiltration which will require soils analysis and infiltration system design.
3. Show the location of the 12-inch culvert noted above on the plat.
4. Provide sufficient easement and connection agreements necessary to allow for stormwater discharge to the culvert from both this short and the adjacent concurrent short plat to the east (MUP 3005759).
5. Show the location and protection zones of the identified Exceptional Trees on Proposed Parcels A, B and C.
6. Submit the final recording forms for approval and remit any applicable fees.

#### *Prior to Issuance of Any Building Permits*

7. Attach a copy of the recorded short subdivision and engineered stormwater plan to all sets of building permit application plans.
8. Provide a Tree Protection Plan, approved by the City's Arborist, for trees identified on the plat as Exceptional Trees.
9. Improve the recorded common access easement to City standards and restore the adjacent areas with appropriate vegetation.

Prior to Construction

10. Implement Tree Protection Plan, placing temporary chain link fencing around Feeder Root Zones, per DR-6-2001, and to remain until all construction activities are complete.

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

Date: November 15, 2007