



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: 3006900
Applicant Name: Mark Travers
Address of Proposal: 5134 South Creston Street

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide two parcels into eight parcels of land. Proposed parcel sizes are: A) 7,207 sq. ft., B) 7,207 sq. ft., C) 7,207 sq. ft., D) 7,206.7 sq. ft., E) 7,207 sq. ft., F) 7,207 sq. ft., G) 7,221.7 sq. ft.; and H) 8,855.6 sq. ft. Existing single family residence to remain on proposed Parcel H (5127 South Ruggles Street).

The following approval is required:

Short Subdivision - to subdivide two existing parcels into eight 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 59,319 square foot (sq. ft.) project site is located in a single family residential zone with a minimum lot size of 7,200 sq. ft. (SF 7200), located in the south area of the City of Seattle. Two (2) parcels, addressed as 5134 South Creston Street and 5127 South Ruggles Street are being consolidated to create the project site. One (1) parcel is located on the north side of South Creston Street and the other parcel is located on the south side of South Ruggles Street. An existing single family residence resides at 5127 South Ruggles Street. The other property is vacant. The subject site is not located within any identified or designated Environmentally Critical Area.

Both South Creston Street and South Ruggles Street are unimproved streets with paved roadways and no curbs, gutters and sidewalks. Both streets are classified as Non-arterial streets, pursuant to SMC Chapter 23.53.

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 combine two (2) parcels in order to subdivide the two (2) parcels of land into eight (8) lots. The proposed parcel sizes are indicated in the summary above. Proposed Parcels A and B will have direct vehicular access from South Creston Street. Proposed Parcels C, D, E, F and G will have vehicular access via an ingress/egress easement via South Creston Street. Proposed Parcel H will have vehicular access via an ingress/egress easement via South Ruggles Street. The existing single family residence will remain.

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 originally ended on May 16, 2007 and was later renoticed which resulted in an additional public comment period ending on July 11, 2007. During the public comment period, DPD received four (4) written comments related to this project. The neighbors expressed concerns regarding impacts to existing trees, traffic, infrastructure and views.

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 7,200 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 7200 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 vehicular access from either South Creston Street or South Ruggles Street, 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 July 18, 2007 (WAC ID No. 2007-1254).

The southerly tax lot (Parcel ID 5476200115) is currently undeveloped vacant land. There is an 8" public sanitary sewer (PSS) located in South Creston Street. The existing house located upon the northerly portion of the proposed short plat (5127 South Ruggles Street) is connected by means of a shared sidesewer, also serving the property to the north, to an 8" PSS located in South Ruggles Street.

There is a 30" public storm drain (PSD) to the west in South Creston Street. This mainline discharges to a Designated Receiving Water. The total area of the ingress, egress and utilities easement and structures to be constructed upon the proposed parcels will be in excess of 5,000 sq. ft. of combined new or replaced impervious surface. In accordance with SMC 22.802.020.B.2 and as a condition of the short plat, a comprehensive drainage control plan shall be prepared for review and approval with this application. The plan will be recorded with the King County Assessor's Office and a

copy of the drainage plan shall accompany all future building permits as a condition of the plat.

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 twenty-two (22) 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 October 9, 2007 and recommendations from the City Forester, one (1) tree was identified on Parcel G to be preserved because of its diameter, location and good health; the 41” Western Red Cedar. The arborist (Tony Shoffner) 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 western half of Parcel G and Parcel F. 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 (Western Red Cedar) 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 25.11.05-0.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.
7. Include an easement to provide for electrical facilities and service to the proposed lots as required by Seattle City Light (as described in Exhibit “A,” P.M. # 230402-3-022) on the final short subdivision.
8. Include the following requirement on the face of the plat: Street improvements per 23.53.015.D.2.b.2 shall be required for that portion of Parcel A and B’s property line that fronts on South Creston Street.
9. Include a minimum 5’ wide utility easement as required per Water Availability Certificate (WAC ID No. 2007-1254) on the final short subdivision.
10. In accordance with SMC 22.802.020.B.2, submit a Comprehensive Drainage Control Plan to DPD. The Comprehensive Drainage Control Plan shall show proposed stormwater treatment (if there will be in excess of 5000 sq. ft. of area subject to vehicular traffic) and a discharge to the 30” public storm drain (PSD) in South Creston Street. Approval of the plan must be granted by the DPD Drainage Reviewer prior to the recording of the plat. The approved Comprehensive Drainage Control Plan must be recorded with the final plat.

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

10. Attach a copy of the recorded subdivision to all future building permit application plans.
11. Required street improvements for South Creston Street must be approved by the DPD Zoning Reviewer in consultation with Seattle Department of Transportation (SDOT) prior to the issuance of the Building permit for the first single family residence.
12. Attach a copy of the approved tree protection landscape plan. Plans should meet all requirements per Arborist report. Final design must be reviewed by the City of Seattle Forester prior to final approval.
13. Attach a copy of the approved drainage plan to all copies of future building permit applications.

Signature: _____ (signature on file) Date: December 27, 2007
Tamara Garrett, Land Use Planner
Department of Planning and Development

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