



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: 3007046 (2401003)
Applicant Name: Tom Redding of Baima & Holmberg Engineers
Address of Proposal: 3867 S Rose Street

SUMMARY OF PROPOSED ACTION

Land Use Application to divide one parcel into four parcels of land. Proposed parcel sizes are: 1) 5,603 square feet, 2) 5,377 square feet, 3) 5,298; and 4) 8,689.

The following approval is required:

Short Subdivision - to divide one parcel into four parcels of land.
(SMC Chapter 23.24)

SEPA DETERMINATION: Exempt DNS MDNS EIS
 DNS with conditions
 DNS involving non-exempt grading, or demolition, or another agency with jurisdiction.

BACKGROUND DATA

Site Description

The site is located along the south side of South Rose Street and west of the Seattle Transmission Line right-of-way. The site is currently undeveloped and situated on a gentle southeast facing slope. Maximum elevation difference across the site, from northwest to southeast, is approximately 26 feet. There is heavy invasive brush on the site, grass, and alders. South Rose street improvements are part of the proposal.

Area Development

Zoning in the immediate vicinity is Residential, Single Family (SF5000).

Proposal Description

The applicant proposes to divide one parcel into four parcels of land. Proposed parcel sizes are: 1) 5,603 square feet, 2) 5,377 square feet, 3) 5,298; and 4) 8,689.

Public Comments

No comment letters were received during the official public comment period which ended July 14, 2004.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following facts and conditions are found to exist:

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.54.010;*
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;*
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.*

Based on information provided by the applicant, referral comments from the Land Use 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. The subject property is zoned Single family 5000 (SF 5000). As such, future development of individual lots must comply with the development and use requirements of SMC Chapter 23.44. The proposed parcels provide adequate buildable area to meet applicable setbacks, lot coverage requirements, and other Land Use Code development standards.
2. The proposed parcels will have vehicular access to South Rose Street. The Seattle Fire Department has no objection to the proposed short plat. Seattle City Light reviewed the proposal and does not require an easement to provide for electrical facilities and service to the proposed lots. This short plat is conditioned to provide for adequate access for vehicles, utilities, and fire protection. SDOT has approved access plans for this project.
3. Sanitary Sewer: The existing property is undeveloped. There is no sewerage in this block of S. rose Street. There is a 15-inch public sanitary sewer (PSS) located in 39th Avenue South.
Drainage: There is no drainage infrastructure in this block of S. Rose Street. There is a 12-inch public storm drain (PSD) in 39th Avenue S. This mainline discharges to a Designated Receiving Water. A condition is added below. A Water Availability certificate is issued for 2007-1135.
4. The subdivision of this residential site into four lots will not be out of character with the development pattern, lot sizes, or streetscape pattern in the vicinity and will provide additional lots for development. The public uses and interests are served by permitting

the proposed subdivision of land. The proposal meets all applicable criteria for approval of a short plat as discussed in this analysis.

5. This site is not in an environmentally critical area as defined in SMC 25.09.240.
6. The project is designed to maximize the retention of existing trees.
7. This Short subdivision is not a unit subdivision. Thus, this section is not applicable to this short plat proposal.

DECISION - SHORT SUBDIVISION

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

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

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

1. Sanitary Sewer & Drainage: The total area of the ingress, egress and utilities easement and structures to be constructed upon the proposed Parcels will be in excess of 5000 square feet as a condition of the Director's decision; a Comprehensive Drainage Control Plan shall be prepared for review and approval with this application. This plan should show proposed stormwater treatment (if there will be in excess of 5000 sf of areas subject to vehicular traffic). This plan will be recorded with the King count Assessor's office and a copy of the drainage plan shall accompany all future building permits as a condition of the Short Plat. In accordance with SMC 21.16.080 {E}, a Plan of the proposed sanitary sewer connections, prepared by a licensed civil engineer shall be prepared for review and approval with application for building permit. Refer to DPD DR 2-2006 "Requirements for Design and Construction of Side Sewers – Wastewater Discharge."
2. 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.
3. Submit the recording forms for approval.
4. Add a notation to the final plat that a copy of the comprehensive drainage plan shall accompany all future building permit applications.

Conditions of approval prior to Final Inspection of Construction Permit

5. Street improvements are required to be installed prior to final approval of construction on any of the lots.

Signature: _____ (signature on file) Date: December 03, 2007
Holly J. Godard, Land Use Planner
Department of Planning and Development