



City of Seattle

Gregory J. Nickels, Mayor

Department of Planning & Development

D. M. Sugimura, Director

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

Application Number: 3007144
Applicant Name: Brittani Ard
Address of Proposal: 13004 8th Avenue NW

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land. The proposed parcel sizes are: A) 7,573 sq. ft. and B) 7,858 sq. ft. The existing structures will be removed.

The following approval is required:

Short Subdivision - to create two parcels of land. (SMC Chapter 23.24)

BACKGROUND DATA

Zoning: SF7200.

Uses on Site: Single family residence.

Substantive Site Characteristics: This 15,431 sq. ft. lot is located on the northeast corner of 8th Avenue NW and NW 130th Street in the Broadview Neighborhood. There is a 16 foot wide alley at the rear of the site. Parcels A and B will have street frontage on 8th Avenue NW. Vehicle access for both lots will be from the alley. The site is developed with a single family residence and a detached garage which will both be removed. There are 16 trees on proposed Parcel A including Hemlock, Fir, and deciduous trees. The trees are located on the north portion of Parcel A. However, the trees on the site are not listed as exceptional trees and the short plat proposal maximizes the retention of trees on the site.

Public Comment: One comment letter supporting the short plat was received from a neighbor during the comment period which ended October 31, 2006. Concerns were expressed about the condition of trees on the lot due to past history and whether the trees are a hazard.

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.*

Summary - Short Subdivision

Based on information provided by the applicant, referral comments from DPD, Water (SWD), Fire Department (SFD), Seattle City Light, and Parks 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 proposal site is located in an environmentally critical area and the requirements of SMC 25.09.240 have been met. 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. 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 ___.”

