



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: 3007604
Applicant Name: Wayne Gilmore
Address of Proposal: 7011 Ravenna Avenue NE

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land. The proposed parcel sizes are: A) 4,215.70 sq. ft. and B) 4,215.90 sq. ft. The existing single family residence on proposed Parcel A will be demolished.

The following approval is required:

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

BACKGROUND DATA

Zoning: SF5000
Uses on Site: Single family residence

Substantive Site Characteristics: This 8,431.6 sq. ft. lot is located in the Ravenna Neighborhood seven blocks east of the Green Lake Reservoir and seven blocks west of Eckstein School. Proposed Parcels A and B will both have street frontage on Ravenna Avenue NE. The two proposed parcels would meet the lot area exception of Section 23.44.101B of the Land Use Code. The site is relatively flat and has vehicle access from a gravel alley at the rear of the site. The site is developed with a single family residence on proposed Parcel A. Permits have been issued to demolish the existing house and to construct a new house on Parcel A. There is a cedar tree in the northeast corner of Parcel A which will be retained. Three trees located along the south property line of proposed Parcel B were cut down after the short plat application was submitted: a pine tree, a magnolia tree, and a cedar tree. The City Arborist inspected the cut trees and identified the pine tree as an exceptional

tree. However, Section 25.11.040A2 states: “Tree removal or topping is prohibited in the following cases...exceptional trees on undeveloped land or on a lot developed with a single family house located in a zone other than Single-family”. The short plat site is located in a Single Family 5000 zone, so tree removal is allowed. The applicant submitted a landscape plan including native landscaping and three replacement trees in the rear yards of Parcels A and B.

Public Comment:

Comment letters were received from six residents of the neighborhood during the comment period which ended September 12, 2007. Concerns were expressed about: cutting and removal of the exceptional pine tree, cedar tree, and magnolia tree and the habitat the trees provide, additional curb cuts along the street, increased housing density, increased height, bulk, and scale, a change of neighborhood character, increased noise, increased demand for onstreet parking, increased traffic on a dead-end alley which could trap vehicles, reduction of air quality during construction and other construction impacts, replacement of the fence which contains the dog on the adjoining property to the north, and the need for replacement landscaping. One letter requested all vehicle access from the alley, reduced lot coverage, a certified arborist assessment to preserve trees, and a requirement that the new houses go through the Design Review process.

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 Departments (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 ___.”
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. The lot areas of each parcel shall be shown on the recording documents.
3. Submit the recording fee and final recording forms for approval.

Prior to Issuance of any Building Permit for Parcel B

4. 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.
5. The owner(s) and/or responsible party(s) shall submit the landscape plan approved with this short plat with the building permit plans.

Prior to Final Inspection of Houses on Parcels A and B

6. The owner(s) and/or responsible party(s) shall install native plants and trees in the rear yards of Parcels A and B per the approved landscape plan.

Signature: _____ (signature on file) Date: December 20, 2007

Malli Anderson, Land Use Planner
Department of Planning and Development