



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: 3007640
Applicant Name: Ard Consulting for Glover Homes Inc.
Address of Proposal: 12315 14th Ave NE

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 4,151 sq. ft. and B) 4,151 sq. ft. Existing structure to be demolished.

The following approval is required:

Short Subdivision – to create two lots pursuant to Seattle Municipal Code 23.24.

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

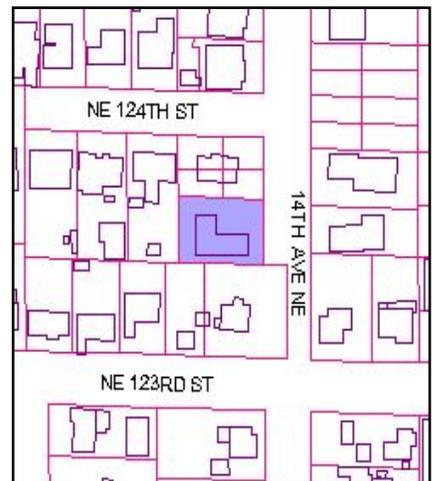
BACKGROUND DATA

Site Description and Area Development

The subject property is 8,302 square feet in size and is zoned Lowrise 1 (L1). The lot has 75.47 feet of street frontage along 14th Ave NE and 110.06 feet of lot depth. Fourteenth Ave NE at this location is developed with curbs, gutters, and sidewalks on the abutting side of the street pavement. There is no mapped or observed City of Seattle designated Environmentally Critical Area (ECA) on the site.

Proposal Description

The applicant proposes to short subdivide one parcel into two lots. Proposed lot parcel sizes are: A) 4,151 square feet and B) 4,151 square feet. Pedestrian and vehicle access for the lots is from 14th Ave NE.



Note that proposed structures will be reviewed for consistency with the applicable provisions of the Seattle Municipal Code under a separate project. The subject of this analysis and decision is only the proposed division of land.

Public Notice and Comment Period

Public notice of the Land Use Application was given on August 9, 2007. The public comment period ended on August 22, 2007. The Land Use Application file is available for review at the Public Resource Center located at 700 Fifth Ave, Suite 2000 (<http://www.seattle.gov/dpd/prc/location.htm>).

ANALYSIS - SHORT SUBDIVISION

Pursuant to Seattle Municipal Code (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 SMC 23.53.005;*
- 3. Adequacy of drainage, water supply, and sanitary sewage disposal;*
- 4. Whether the public use and interests are served by the proposed division of land;*
- 5. Conformance to the applicable provisions of SMC 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 SMC 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 Department of Planning and Development, 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. Because this is a subdivision, development standards apply to each individual lot. There is no minimum lot size requirement in the Lowrise zone. The density standard stated in SMC 23.45.008 is met for each of the individual lots. Hence, the proposal is deemed to comply with applicable Land Use Code requirements. Any new construction would be required to meet development standards of the Land Use Code for each individual lot.
2. The lots are provided vehicular access from 14th Ave NE, consistent with the requirements of the Land Use Code.

Seattle City Light provides electrical service to the subject property and may require an easement for overhead and underground infrastructure. If Seattle City Light requires an easement, it shall be included on the final plat prior to recording.

The Seattle Fire Department has reviewed and approved this proposal for adequacy of access for emergency vehicles.

3. This area is served with domestic water, sanitary sewer, and storm drain facilities by the City of Seattle. Availability of water service is subject to conditions as imposed by Seattle Public Utilities and Water Availability Certificate No. 20071442, issued on August 15, 2007.

New construction with discharge to the sanitary sewer requires a side sewer project. Plan review requirements regarding stormwater will be made at the time of building project application.

4. One objective of the subdivision process is to increase opportunities for new housing development in order to ensure that there will be adequate capacity for future housing need. An equally important objective is to ensure that new development is compatible with neighborhood character. The proposed 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. Therefore, the public use and interests are served by the proposed subdivision of land while also maintaining the character of the neighborhood. The proposal will meet all applicable criteria for approval of a short plat upon completion of the conditions in this analysis and decision.
5. This site is not an environmentally critical area as defined in SMC 25.09.240. There are no environmentally critical areas mapped or otherwise observed on the site.
6. The Screening and Landscaping Requirements of SMC 23.45.015 require trees for new development in Lowrise zones and will be reviewed for consistency under a separate project.

The conformance of the proposed development as a whole with the applicable Land Use Code provisions will be reviewed under a separate project. Access easements and joint use and maintenance agreements shall be executed for parking areas and driveway and pedestrian access. Therefore, the proposed short subdivision conforms to the provisions of SMC 23.24.045 for Unit Lot Subdivisions.

SUMMARY - SHORT SUBDIVISION

The unit lots to be created by this unit subdivision may not be individually consistent with the provisions of SMC 23.24.045 for the Lowrise zoning development standards such as setbacks, density, and structure width and depth. However, the development when considered as a whole meets all standards set forth in the Land Use Code. This unit subdivision is provided with vehicular access, and public and private utilities and access, including emergency vehicles. Adequate provisions for water supply and sanitary sewage disposal have been provided for each unit lot and service is assured, subject to standard conditions governing utility extensions. An adequate provision for drainage control has also been provided.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**. See the conditions at the end of this decision.

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

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

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. If Seattle City Light requires an easement to provide for electrical facilities and service to the proposed lots—the final plat shall include the following statement, “*An easement is granted to Seattle City Light as shown on page ___ of ___.*”

Signature: _____ (signature on file) _____ Date: September 13, 2007
Colin R. Vasquez, Senior Land Use Planner

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