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: 3008004

Applicant Name: Chris Pickering

Address of Proposal: 11020 1st Avenue Northwest

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 6,214 sq. ft. and B) 7,649.5 sq. ft. Existing structure to remain.

The following approval is required:

Short Subdivision - to subdivide one (1) existing parcel into two (2) parcels. (Chapter 23.24, Seattle Municipal Code).

SEPA DETERMINATION: [X] 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 13,863.5 square foot (sq. ft.) project site is located in a single family residential zone with a minimum lot size of 7,200 square feet (SF7200), located in the Broadview area of the City of Seattle. The parcel is located on the east side of 1st Avenue Northwest between North 110th Street and North 112th Street. There is an existing wood frame single family residence on the site which will remain. The subject lot is relatively flat. 1st Avenue Northwest is a paved non-arterial street but without gutters, sidewalks and curbs. The subject site is not located within any identified or designated Environmentally Critical Area. Surrounding properties and blocks are also zoned SF7200 with the exception of Greenwood Avenue North, two blocks to the east which is zoned Lowrise 3. Development in the area consists of a variety modest one and two-story single-family houses of varying age and architectural style on a variety of lot sizes, consistent with the zoning designations.

Proposal

The proposal is to subdivide one (1) parcel of land into two (2) lots. Proposed lot areas are indicated in the summary above. Proposed Parcel A will have direct access to 1st Avenue Northwest. Proposed Parcel B will have direct access from the alley between 1st Avenue Northwest and Palatine Avenue North to the east. The existing wood frame 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 public comment period for this project originally ended November 28, 2007. DPD received six comment letters regarding this proposal. All were opposed to the project and cited concerns with increased density and loss of neighborhood character.

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 dwelling unit per lot, with accessory dwelling units meeting the provisions of SMC 23.44.041 notwithstanding. Maximum lot coverage is 35%. Front setbacks are an average of the neighboring adjacent lots, or twenty (20) feet, whichever is less. The minimum side yard setbacks are five (5) feet. Minimum rear yard setbacks are twenty-five (25) feet or if lot depth is less than one-hundred twenty five feet (125'), 20% of lot depth.

   This short subdivision was submitted on the basis of application of the 75% - 80% rule pursuant to SMC 23.44.010.B.1.b. By subdivision, lots in a single family zone may be created which are "[a]t least seventy-five (75) percent of the minimum required lot area and [are] at least eighty (80) percent of the mean lot area of the lots on the same block

face within which the lot will be located and within the same zone". Seventy-five (75) percent of the minimum lot size of the SF7200 zone is 5,400 square feet. Eighty percent of the mean lot size of the lot on the subject block face between 110th Avenue North and 112th Avenue North, exclusive of the subject lot, is 6,193.9 square feet, according to information submitted in the application. The proposed lot areas of Lots A and B, 6,214 and 7,649.5 square feet respectively, are greater than eighty percent of the mean lot area of the lot on the same block face (6,193.9 sq. ft.) and greater than seventy-five (75) percent of the minimum required lot area (5,400 sq. ft.). Thus, the proposed lot configuration meets the exception to the minimum lot area as contained in SMC 23.44.010.B.1.b.

The lots created by this proposed division of land will conform to all applicable development standards of the SF7200 zoning designation. 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;*

Parcel A will have direct vehicular access to 1st Avenue Northwest. Proposed Parcel B will have direct access from the alley between 1st Avenue Northwest and Palatine Avenue North to the east. 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 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. 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 November 16, 2007 (WAC ID No. 20072023).

The existing house is connected with a side sewer to an 8-inch public sanitary sewer main and a public storm drainage system located in 1st Avenue Northwest. No drainage or sewer conditions are required prior to recording. A standard drainage control plan will be required prior to issuance of any related building permits.

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 three (3) trees located on the site designated by the applicant for retention: a 12" Hemlock at the southeast corner of Proposed Parcel A and two large Birch (20" and 24") near the rear property line of Proposed Parcel A. These 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. 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. 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 __*
3. Submit the final recording forms for approval and any necessary fees.
4. 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."
5. Specify the location, description and removal of all trees at least 6" in diameter measured 4.5' above the ground, with correct species on the face of the plat.

After Recording and Prior to Issuance of a Building Permit

6. Attach a copy of the recorded subdivision to all future building permit application plans.
7. Submit a tree protection plan to the City Arborist for approval for all trees designated for retention.

Signature: (signature on file) Date February 28, 2008
Marti Stave, Land Use Planner

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