



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: 3008042
Applicant Name: Terry Wilson
Address of Proposal: 5241 16th Avenue SW

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 7,295.67 sq. ft. and B) 6,282.66 sq. ft. Existing structures to remain on proposed Parcel A. The initial application submitted was to subdivide one parcel into three lots, but it was subsequently revised by the applicant for a short subdivision to result in only two lots

The following approval is required:

Short Subdivision – To subdivide one parcel into two lots.
(Chapter 23.24, Seattle Municipal Code).

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 visit: 10/26/07
Zoning: Residential, Single-Family 5000 (SF5000)
Uses on Site: One single-family residence, detached accessory building (workshop) and shed

Substantive Site Characteristics:

This 13,578.33 square foot subject site is a rectangular lot that fronts on 16th Avenue SW to the east and 17th Avenue SW to the west. Its general location is just south of SW Dawson Street. The existing single-family residence is located within the eastern portion of the lot and is approximately twenty-two feet east of 16th Avenue SW. There is a detached accessory building (workshop) and shed located to the west of the single family residence. The site is relatively level on the eastern portion, with a moderate slope down to the western boundary. There is approximately a 42 foot elevation change from the eastern boundary down to the western boundary. There are a few deciduous and evergreen trees on the western portion, and the eastern portion is heavily vegetated, with several deciduous and evergreen trees which range in size from 7" to 12" diameter at breast height (dbh). The site is located within an area zoned Residential, Single-Family 5000 (SF5000) and the area adjacent to the east is zoned Residential, Single-Family 7200 (SF7200). The site is not located in any mapped critical area.

Proposal Description:

The applicant proposes to subdivide one parcel with a total area of 13,578.33 square feet into two parcels of: A.) 7,295.67 sq. ft and B.) 6,282.66 sq. ft. Parcel A will be created on the eastern portion of the original lot, where the existing single family residence, workshop, and shed are located which are proposed to be retained. Parcel B will be created in the western portion of the original lot. Vehicular access to Parcel A will be provided by its street frontage on 16th Avenue SW and Parcel B will have vehicular access from its street frontage on 17th Avenue SW.

Public Comment:

The comment period for this proposal ended on November 14, 2007. During this period, there were six comment letters received which addressed concerns regarding the width of the proposed lots and potential impact upon the on-street parking on 17th Avenue SW which is an underimproved right-of-way.

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;

The lots created by the proposed subdivision will conform to all development standards for areas zoned Residential, Single-Family 5000 (SF5000) The lot configurations provide adequate buildable area to meet applicable density, 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;

Each of the proposed parcels will have adequate access for vehicles, utilities and fire protection. Proposed parcel A will have 60ft of street frontage on 16th Avenue SW. Proposed Parcel B will have 60 ft of street frontage on 17th Avenue SW.

The Seattle Fire Department has reviewed and approved this short subdivision application with respect to access for emergency vehicles.

3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*

1. Seattle Public Utilities reviewed the short subdivision application and approved a Water Availability Certificate. All conditions on the certificate must be met prior to receiving water service. The stormwater drainage for this site has been reviewed and approved.

4. *Whether the public use and interests are served by permitting the proposed division of land;*

The public use and interests are served by permitting the proposed division of land which will provide additional housing opportunities in the City.

1. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*

Not applicable

2. *Is designed to maximize the retention of existing trees;*

There are several fruit trees located within the eastern portion of the lot. The eastern portion is heavily vegetated, with several deciduous and evergreen trees which range in size from 7" to 12" diameter at breast height (dbh). The proposed lot boundaries maximize the retention of the 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; and*

Not applicable

8. *Conformance to the provisions of Section 23.24.046, Multiple single-family dwelling units on a single-family lot, when the short subdivision is for the purpose of creating two (2) or more lots from one (1) lot with more than one (1) existing single-family dwelling unit.*

Not applicable

Summary - Short Subdivision

Based on information provided by the applicant, referral comments from DPD, Water (SWD), Fire Department (SFD), Seattle City Light, the Building Plans Examiner, the Drainage Section of DPD, 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 site is not within a mapped critical area; therefore, SMC 25.09.240 is not applicable. 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.

For the life of the project

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.

Signature: _____ (signature on file) _____ Date: February 18, 2008
Janet L. Wright, Land Use Planner
Department of Planning and Development

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