



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: 3008343
Applicant Name: Brittani Ard
Address of Proposal: 4523 36th Ave NE

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into parcels two of land. Proposed Parcel sizes are: A) 3,750 sq. ft. and B) 3,985.8 sq. ft. Existing structures on proposed Parcel B to be demolished. Existing single family residence on Parcel A to remain.

The following approval is required:

Short Subdivision - to subdivide one existing parcel into two parcels.
(Seattle Municipal Code Chapter 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

Zoning: SF 5000
Date of Site Visit: February 4, 2008
Uses on Site: One existing single family residence

Substantive Site Characteristics:

The 7,735 square foot site is located on a through lot fronting 35th Ave NE and 36th Ave NE, between NE Blakely St and NE 47th St. The lot has 43 feet of street frontage along 36th Ave NE and 25.01 feet of street frontage along 35th Ave NE. 36th Ave NE has 50' of right of way width and 35th Ave NE has 30' of right of way width.

The site is zoned Single Family Residential with a 5,000 square foot minimum lot size (SF 5000). Nearby zoning includes SF 5000 to the north, east, and west, and Neighborhood Commercial (NC2-30 and NC2-40) zoning to the south. Nearby development consists primarily of single

family residential development, with some commercial development to the south. University Village is located approximately three blocks to the west.

The subject site slopes approximately 12 feet from northeast corner down to southwest corner. It is not located in an Environmentally Critical Area (ECA) mapped as within 1000 ft. of an abandoned landfill.

Public Comment:

Notice of the proposal was issued on December 27, 2007. Two public comments were offered.

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 subject property's zone (SF 5000) is intended for single family residential development. The lots created by this proposed division of land would conform to this requirement and all applicable development standards of the SF 5000 zoning district. The proposed lots meet the requirement for at least 75% of the minimum 5,000 square foot lot area (3,750 square feet) and at least 80% of the mean lot size of the lots on the same block face as this property (3,631 square feet). The proposed parcels (3,750 sq. ft. and 3,985.8 sq. ft.) would provide adequate buildable area to meet applicable Land Use Code development standards.

2. Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;

The Seattle Fire Department has reviewed and approved the proposed short plat for emergency vehicle access, subject to future development meeting Seattle Fire Code requirements.

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.

Seattle Public Utilities reviewed the short plat application, and Water Availability Certificate # 20072242 was issued on December 21, 2007.

The applicant may contact DPD Sidesewer and Drainage Counter for sidesewer permit requirements.

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

An objective of the short subdivision process is to increase opportunities for new housing development to ensure adequate capacity for future housing needs. The proposed short subdivision would meet applicable Land Use Code provisions: the proposal has adequate

access for vehicles, utilities and fire protection, and has adequate drainage, water supply and sanitary sewage disposal.

The public use and interest would be served by this proposal because additional opportunities for single family residences would be provided within the City limits as a result of this subdivision. Furthermore, upon completion of the conditions in this decision, the proposal would meet all applicable criteria for approval of a short plat.

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

The site is not located in any mapped or observed environmentally critical area applicable to 25.09.240. Therefore, this section is not applicable to the short plat application.

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

The survey indicates that there is one existing 18-inch diameter Monkeypuzzle Tree on site, located near the north property line of proposed Parcel B. The configuration of the proposed parcels could allow retention of this tree. An alternative configuration would not necessarily better maximize retention of existing trees. There are no proposed building pads or construction at this time on Parcels A or B that would necessitate removal of any 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 Planners, 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 of the 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 not located in an environmentally 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. 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. Add the conditions of approval to the face of the plat.
2. Submit the final recording forms for approval and remit any applicable fees.
3. Add all conditions of approval to the face of the plat.
4. Provide any Seattle City Light required easements on the final plat documents.

Prior to Issuance of any Building Permit

5. Attach a copy of the recorded short subdivision to any sets of building permit application plans, if applicable.

Prior to Final Approval or Certificate of Occupancy

None.

Signature: _____ (signature on file) Date: May 12, 2008

Shelley Bolser AICP, Land Use Planner
Department of Planning and Development

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