



City of Seattle

Gregory J. Nickels, Mayor

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**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:** 3008373  
**Applicant Name:** Lisa Sidlauskas  
**Address of Proposal:** 1830 Broadmoor Dr. E

**SUMMARY OF PROPOSED ACTION**

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 7,200 sq. ft. and B) 10,739 sq. ft. The existing structures are proposed to be removed.

The following approval is required:

**Short Subdivision** - To divide one existing parcel into three parcels of land.  
(Seattle Municipal Code (SMC) 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**

**Site & Area Description**

The 17,933 square foot site is located in a Single Family residential zone with a minimum lot size of 7,200 square feet (SF 7200). The subject site is located on Broadmoor Dr. E along side Broadmoor Golf Course.

The subject site is located in a Single Family residential zone with a minimum lot size of 7,200 square feet (SF 7200). The subject site is located on the eastern side of Broadmoor Dr E, adjacent to Broadmoor Golf course. The site is rectangular in shape with 150.05 feet of frontage on Broadmoor Dr E.

The site is not located within any identified and or designated Environmentally Critical Area.

Properties surrounding the site are also zoned SF7200. Development in the area consists of one and two-story single-family houses of varying age and architectural style on a variety of lot sizes consistent with the zoning designation.

### Proposal

The proposal is to subdivide one parcel into two parcels of land. The proposed parcel sizes are 7,200 sq. ft and 10,739 sq. ft. Existing structures are proposed to be removed.

### Public Comment

During the public comment period which ended December 19, 2008, the City received one written comment declaring that they take no position on the application to subdivide the property.

### **ANALYSIS - SHORT SUBDIVISION**

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following facts and conditions are found to exist:

1. *Conformance to the applicable Land Use Policies and 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;*
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.*

### 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 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 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.

