



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: 3008471
Applicant Name: Jeffrey Donahue
Address of Proposal: 4900 S Thistle Street

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: Parcel A) 5,513 sq. ft. and Parcel B) 5,072 sq. ft. The existing single-family residence will remain.

The following approval is required:

Short Subdivision – to create two parcels of land (SMC Chapter 23.24).

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

BACKGROUND DATA

Zoning: SF 5000

Date of Site Visit: March 21, 2008

Uses on Site: Single-Family Residence

Site and Vicinity Characteristics:

The subject site is located on the north side of South Thistle Street at this street's intersection with 50th Avenue South. Vehicular and pedestrian access is from South Thistle Street. The northwest corner of the site has frontage on 49th Avenue South, which ends at a line extended west from the site's north property boundary. The site is a roughly square shape (approximately 105 feet in length north to south and 100 feet in length east to west).

The site abuts a Lowrise 3 (L-3) zone to the east that runs north to south along this side of the property and other single-family zoned lots to the north and south. The L-3 lots largely contain multi-family structures. To the west of the L-3 zone this site and surrounding sites to the north, south and west are zoned Single-Family 5000 (SF 5000) and largely contain single family structures.

Proposal Description

The applicant proposes to subdivide one parcel with a total area of 10,540 square feet into two parcels of 5,513 sq. ft (Parcel A) and 5,027 sq. ft. (Parcel B). Parcel A will contain the existing single-family structure. Parcel B will be roughly the eastern half of the parent parcel. Pedestrian and vehicular access to both parcels will be provided from the existing 20-foot curb cut (that will remain but be on proposed Parcel B) and through a proposed shared access easement extending from South Thistle Street.

Public Comment

No comment letters were received during or after the comment period that ended February 27, 2008.

ANALYSIS - SHORT SUBDIVISION

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

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;*

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 can be provided for each lot and service is assured, subject to standard conditions governing utility extensions. The existing side sewer extends from approximately the southeast corner of proposed Parcel B to the middle of proposed Parcel A for service to the site's existing structure. An easement for the sewer line is a **Condition** of approval and must be included on the face of the plat and described in the legal descriptions of both proposed parcels prior to recording. Per comments from the Drainage Section of DPD, a "Side Sewer Easement, Connection, and Hold Harmless and Indemnification Agreement" shall be required prior to permitting additional units to be connected.

Review comments from Seattle City Light indicate that no property rights (i.e. easement[s]) are required at this time

The proposed 10-foot driveway access for proposed Parcel A at the ROW will be entirely on proposed Parcel B. It is proposed to curve to the northwest for a distance of approximately 18-feet where one-half (5-feet) of its width would be on each side of the proposed mutual property lines of each proposed parcel. The proposed easement language describing the shared access easement does not, however, include a description of the southern curved portion or include a description and dimensions of the proposed northern curved portion shown on the preliminary plat and necessary to give complete access from the driveway to the proposed parking area on the north side of proposed Parcel A. The approval of this short plat is *Conditioned* upon the correction and inclusion of the above information.

Curb-cuts for lots with less than 80-feet of street frontage in this zone are limited to 10-feet in width unless the two adjoining share a common driveway, such as proposed. If a future re-development on proposed Parcel A proposes a driveway on that parcel, the shared 20-foot curb cut can not remain. This short plat is therefore *Conditioned* to include a note on the face of the plat indicating that should any future development on proposed Parcel A include a driveway accessing directly from the South Thistle Street ROW, the 20-foot curb cut on proposed Parcel B shall be reduced to 10 feet and in accordance with SDOT curb cut standard plans.

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.

Based on the above response to the applicable criteria and *Conditions*, the public use and interest (the creation of additional building sites within the City) are served by the proposal to create additional lots.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**.

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

1. Submit the final recording forms for approval along with any required fees
2. Include side-sewer line easements in the legal descriptions and on the face of the plat.
3. Correct the driveway easement legal description to accurately reflect the easement shown on the face of the plat.
4. Include a note on the face of the plat indicating that should any future development on proposed Parcel A include a driveway accessing directly from the South Thistle Street ROW, the 20-foot curb cut on proposed Parcel B shall be reduced to 10 feet and in accordance with SDOT curb cut standard plans.

After Recording and Prior to Issuance of Any Building Permits

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

5. Attach a copy of recorded short subdivision to all copies of future building permit application plans for both Parcels A and B.

Signature: _____ (signature on file) Date: April 17, 2008
Art Pederson, Land Use Planner
Department of Planning and Development

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