



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: 3008699
Applicant Name: Donna and Taryn Koerker
Address of Proposal: 6545 21st Avenue SW

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 5,145 sq. ft. and B) 5,707 sq. ft. Existing structures are to remain. The following approval is required:

Short Subdivision - to subdivide one existing parcel into two parcels.
(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

Zoning: Site: SF5000; midblock.
North: SF5000
West: SF5000
South: SF5000

Streets: 21st Avenue SW. no curb, gutter, sidewalk, or planting strip.

Surrounding Development: Typical for zone consisting of single family homes on individual lots.
No ECAs. No significant trees.

Existing structures on site to be retained.

Public Comment:

None.

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 pedestrians, vehicles, utilities and fire protection, as provided in Section 23.53.005, Access to Lots, and Section 23.53.006, pedestrian access and circulation;*
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. *Comports with unit lot subdivision criteria (SMC Section 23.24.045);*
8. *Comports with Section 23.24.046, multiple single family dwelling units on one lot (as applicable).*

Summary

Based on information provided by the applicant, referral comments as appropriate from DPD, City Light, Water (SPU), Fire Departments (SFD), and review by the Land Use Planner, the above cited criteria are met or will be met subject to the conditions imposed at the end of this decision. As conditioned, the lots to be created by this short subdivision will meet all minimum standards or applicable exceptions as 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 (per condition), water supply and sanitary sewage disposal will be provided for each lot and service is assured, subject to standard conditions governing utility extensions. The proposal site is not located in a mapped environmentally critical area nor were any environmentally critical areas observed on site; 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**. Applicant must meet all standard recording requirements and conditions and/or requirements as attached to approval cover letter. (Please do not show conditions of approval prior to recording on the plat to be recorded).

CONDITIONS – SHORT SUBDIVISION

Prior to Recording

1. The owner(s) and/or responsible party(s) shall secure the final approval of the DPD drainage reviewer AND of the DPD zoning review for the proposal.
2. The easement required by City Light shall be added to the plat.

Prior to Application of any Building Permit (or with building permit application)

3. The owner(s) and/or responsible party(s) shall provide a Drainage Control Plan, consistent with the provisions of the 19 December 2008 PanGeo Limited Geotechnical Engineering Evaluation.

Prior to Issuance of any Building Permit

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: January 15, 2009

Paul M. Janos, Land Use Planner
Department of Planning and Development
Land Use Services

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