



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: 3009059
Applicant Name: Missy Everson
Address of Proposal: 734 N 127th Street

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are A) 7,240.5 sq. ft. and B) 7,240.5 sq. ft. Existing structures to be demolished.

The following approval is required:

Short Subdivision – to subdivide one parcel into two parcels (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

Zoning: Single Family with a 7,200 sq. ft. minimum lot size (SF7200)

Prior Uses on Site: One single family house to be demolished

Substantive Site Characteristics:

This 14,481 square foot subject site is a rectangular corner lot that fronts on North 127th Street to the south and the unopened Linden Avenue North right-of-way to the east. North 127th Street is not fully improved, lacking curbs, gutters sidewalks and street trees. The lot is located within an area of Single Family zoning with a 7,200 sq. ft. minimum lot size (SF7200). Across the Linden Avenue right-of-way to the east is an area of Commercial zoning with a 40



foot height limit (C1-40). The site is not located in any mapped critical areas.

Proposal Description:

The applicant proposes to subdivide one 14,481 square foot parcel into two parcels with the following areas:

- Parcel A – 7,240.5 square feet
- Parcel B – 7,240.5 square feet

The new property line will run north-south, dividing the land into two narrower rectangular lots, each with frontage on North 127th Street. Vehicular access for both proposed parcels will be from that street as there is no alley on the block. The applicant has recorded no-protest agreements for future street improvements for both lots.

Public Comment:

The comment period for this proposal ended on June 4, 2008. During this period one request for a notice of decision was submitted, but no written comments on the project were received.

ANALYSIS - SHORT SUBDIVISION

The Director shall, after conferring with appropriate officials, use the criteria at SMC 23.24.040 to determine whether to grant, condition, or deny a short plat. The applicable criteria are listed below in italics. Based on information provided by the applicant, referral comments from the Drainage Section, the Fire Department, Seattle Public Utilities (City Light and the Water Department), and review by the Land Use Planner, the following findings are made with respect to the criteria.

1. *Conformance to the applicable Land Use Code provisions;*

The subject property is zoned for single family residential use with a minimum lot size of 7,200 square feet (SF 7200). The allowed use in a single family zone is one dwelling unit per lot, with accessory dwellings permitted within the principal structure in accordance with SMC 23.44.041. Each lot will be 44.85' wide and 148.52' deep. At 7,240.5 sq. ft. the proposed parcels meet the minimum lot size requirement of the zone and provide adequate buildable area to meet applicable yards, 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 lot will be provided with vehicular access (including emergency vehicles), pedestrian access, and public and private utilities through adjacency to the North 127th Street right-of-way. The Seattle Fire Department has no objection to the proposed short plat. Seattle City Light provides electrical service to the proposed short plat and may require an easement to provide for electrical facilities and service to the proposed lots.

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

The adequacy of the provisions for drainage control, water supply, and sanitary sewage disposal for each lot have been reviewed and approved by appropriate City staff. The existing property has water and sewer service and additional connections will be made for new construction during the building permit process. Water Availability Certificate number 20080613 has been issued for the project. New construction with discharge to the sanitary sewer requires a side sewer permit. The existing house is not connected to a storm drainage system and the new construction may either discharge stormwater into the ditch at the easterly property line or provide infiltration. Plan review requirements regarding stormwater will be made at the time of building permit application.

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

The public interest is expressed by the zoning designation of the site and compliance by the application with applicable development regulations. The SF7200 zone is intended for single family development, allowing one single family residence on a lot with 7,200 sq. ft. of lot area, not withstanding exceptions to minimum lot area. This project will result in two lots that are larger than the minimum size in the zone. This project would increase the number of single family houses on the site from one to two. The proposal meets the platting criteria and will provide for additional housing opportunities; thus, the public use and interest are served.

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 an environmentally critical area; therefore SMC 25.09.240 is not applicable.

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

Future construction will be subject to the provisions of SMC 23.44.008 and SMC 25.11 which sets forth tree planting requirements and tree preservation regulations on single family lots. Each new house will be required to plant or preserve two caliper inches of tree per 1000 square feet of lot area, for a total of approximately 14 caliper inches of tree per lot. The applicant has indicated that they intend to preserve one of the three trees onsite, the 34" fir on lot A, and plant new trees on lot B to meet this requirement.

CONCLUSIONS - SHORT SUBDIVISION

The lots to be created by this short subdivision are consistent with applicable development standards set forth in the Land Use Code. 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 public use and interest are served by the proposal since the zoning use and density standards will be met and the proposal creates the potential for additional single family housing opportunities in the City.

Based on information provided by the applicant, referral comments from DPD, Water (SWD), Fire Department (SFD), the Building Plans Examiner, the Drainage Section of DPD, and review by the Land Use Planner, the short subdivision decision criteria have been met subject to the conditions imposed at the end of this decision.

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. Include any required easement description provided by Seattle City Light on the face of the final plat and in the legal descriptions of the affected parcels.
2. Include the Joint Use/Maintenance Agreement on the final plans which shall include, if needed, the common side sewer and storm drainage that will serve the proposed parcels. A “Side Sewer Easement, Connection, Hold Harmless and Indemnification Agreement” is required if the facilities will be shared.
3. 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.
4. Add the conditions of approval after recording (i.e. “For the life of the project”) on the face of the plat.
5. Submit the recording fee and final recording forms for approval.

For the Life of the Project

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

6. 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: July 03, 2008
Nora Gierloff, Land Use Planner
Department of Planning and Development

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