



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: 3009431
Applicant Name: Joanna Spaulding
Address of Proposal: 2202 SW Elmgrove Street

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: Parcel A) 2,685 sq. ft. and Parcel B) 6,538 sq. ft. Parcel A is to be further subdivided into two unit lots. The existing single-family residence on Parcel B will remain. The construction of two residential units has been approved under Project #6166 736 for Parcel A. This further subdivision of property on Parcel A is only for the purpose of allowing sale or lease of the two unit lots. Development standards will be applied to Parcel A, and not to each of the new unit lots.

The following approval is required:

Short Subdivision – to subdivide one parcel into two parcels of land and to further unit lot subdivide one of these into two unit lots (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

Site and Vicinity Characteristics:

The subject site is located on the north side of Southwest Elmgrove Street at its intersection with 22nd Avenue SW and west of Delridge Way SW. The site originally contained one single-family house before the planned addition of one duplex townhouse structure. Vehicle access for the site is directly from Elmgrove Street. The surrounding sites extending along the north side of Elmgrove Street and both sides of Delridge Way are similarly zoned L-1. These parcels contain a mix of single-family and multi-family structures. The parcels south of Elmgrove and along both sides of 22nd and 23rd Avenues are zoned Single-Family 5000 (SF 5000) and contain a mix of older single-family structures.

Proposal Description

The applicant proposes to subdivide one parcel with approximately 9,223 square feet into two parcels. Parcel A will have approximately 2,685 square feet of area and Parcel B will have approximately 6,538 square feet of area. Parcel A will be further subdivided into two unit lots, Parcels "Z" and "Y" with 1,332 square feet and 1,350 square feet respectively, for the proposed duplex townhouse on it. The townhouses and existing single-family structures will all have vehicle and pedestrian access directly from Elmgrove Street.

Public Comment

No comment letters were received during or after the comment period that ended November 19, 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 Water (SPU), Fire Department (SFD), Seattle City Light (SCL), the Building Plans Examiner and 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. This short subdivision will provide vehicular access, access for public and private utilities and emergency vehicles.

Adequate provisions for drainage control, water supply, and sanitary sewage disposal is provided for each lot and service is assured, subject to standard conditions governing utility extensions. An easement for the City Light utility is required over the entire area of proposed Unit Lots "Y" and "Z", except beneath under any portion of the proposed building.

The public use and interest are served by this proposal that allows each dwelling unit to be on its own lot for the purpose of individual sale and transfer.

The site is not within a mapped critical area; therefore SMC 25.09.240 is not applicable.

The proposed plat does not affect the status of any trees on any proposed lot.

DECISION - SHORT SUBDIVISION

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

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

1. Clearly note on the plat that parcel A is the parent lot.
2. Submit the final plat for approval along with any required fees.

After Recording and Prior to Issuance of Any Building Permits

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

3. 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: December 18, 2008

Art Pederson, Land Use Planner
Department of Planning and Development

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