



City of Seattle

---

**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:** 3009671  
**Applicant Name:** Laurey Tobiason  
**Address of Proposal:** 1228 NE 117<sup>th</sup> Street

**SUMMARY OF PROPOSED ACTION**

Land Use Application to subdivide four parcels into seven lots. The existing structures will be demolished.

The following approval is required:

**Subdivision** - to create seven lots. (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 (SF7200).

Uses on Site: Two single family structures.

**Site and Vicinity Characteristics**

The 1.85 acre subject site, composed of four existing parcels, is located on the north side of NE 117<sup>th</sup> Street between 12<sup>th</sup> Ave NE (to the west) and Pinehurst Way NE (to the east). The development site is zoned Single Family zone (SF 7200). All existing structures on the site including two single family structures, a detached garage and a small shed, will be removed. The right-of-way, 12<sup>th</sup> Ave NE, has 117 has 22 feet of asphalt paving however there are no additional improvements (such as curb gutters or sidewalks). Pinehurst Way NE is a class one arterial and is fully improved with curb, gutter, sidewalks and street trees.

The property to be subdivided is located north and east of Northgate Mall and Pinehurst Elementary is located across from the subject site on the south side of NE 117<sup>th</sup> Street. The area surrounding the subject site is developed with single family structures however properties fronting on 15<sup>th</sup> Ave NE both north and south of the subject site are zoned multifamily (low-rise, L-3RC). There is a 58 unit apartment building on the east of Pinehurst Way. There is neighborhood commercial (NC2-40) zoning along the east side of Pinehurst Way NE and 15<sup>th</sup> Ave NE and there is a commercial component to the multi-family zoning (L-3 RC) in the area immediately north and east of the subject site, along 15<sup>th</sup> Ave NE.

Recreational amenities in the area include a 10,829 sq. ft. lot devoted to a p-patch, west of the elementary school and Pinehurst Park one block to the northwest. Victory Creek, a tributary to Thornton Creek, is mapped 690 feet to the west of the site.

### Proposal

The proposal is to subdivide four platted parcels into seven lots with the following lot areas: Lot A) 7,223 square feet; Lot B) 7,204 square feet; Lot C 7,243; Lot D 7,299; Lot E 7,221; Lot F 7,256 and; Lot G 7,200. Vehicular access to the lots will be via an access easement off of 117<sup>th</sup> Ave NE along the east property line.

### Public Comment

Two public comment letters were received during the comment period, which ended February 11, 2009. Concerns about increased street parking due to recent multifamily development and the impact to quality of life, property values and ecosystems were raised. As were concerns about traffic flow, right-of-way capacity and speed limits.

## **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. *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; and*

8. *Conformance to the provisions of Section 23.24.046, Multiple single-family dwelling units on a single-family lot, when the short subdivision is for the purpose of creating two (2) or more lots from one (1) lot with more than one (1) existing single-family dwelling unit.*

Summary - Short Subdivision

The proposed plat was routed to Seattle Public Utilities (SPU), Fire Department (SFD), and Seattle City Light (SCL) for review and comment. The above cited criteria for approval have been met, subject to the conditions imposed at the end of this decision. The applicant will be required to provide a drainage plan for the entire site, provide approximately 150 feet of new storm drain pipe in the right-of-way NE 117<sup>th</sup> Street, west of manhole D226-142 and extend the water main line 358 feet in order to meet the Seattle Public Utilities requirements for potable water prior to issuance of (any) construction permits. An easement for the benefit of Parcel B, across Parcel A, for use of an existing drainage pipe has been recorded.

The lots 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, the lots created by this short subdivision can be provided with vehicular and pedestrian access, public and private utilities (including emergency vehicles access). Adequate provisions for drainage control, 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 was mapped as an environmentally critical area, wetland (within 100 feet) on the City's reference map. A Wetland Delineation Report was prepared by Wetland Resources, Inc. (October 1, 2008) and reviewed by the City's Wetland Biologist. A determination was made (January 20, 2009) that no wetland exists on the site or within 100 feet of the site and a SEPA review under SMC 25.09.240 does not apply. The proposed plat is designed to allow preservation of at least half of the existing trees on the site. There are no exceptional or significant trees on the site and code requirements for tree preservation (SMC25.11) or new trees (SMC 23.44.008.I) will be considered under any subsequent building permit application reviews.

The purpose of this platting action does not involve the creation of a new lot where two separate principal single family structures have occupied a single lot. The public use and interest are served by the proposal, as conditioned, as all applicable criteria will be met and the proposal creates the potential for additional housing opportunities in the City.

**DECISION - SHORT SUBDIVISION**

The proposed short plat is **CONDITIONALLY GRANTED.**

