



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: 3009947
Applicant Name: Kwai Ho
Address of Proposal: 3050 South Dakota Street

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide two parcels into four parcels of land. Proposed parcel sizes are: A) 6,434 sq. ft., B) 3,752 sq. ft., C) 3,752 sq. ft.; and D) 5,001 sq. ft. The existing structure on proposed Parcel "A" is to remain.

The following approval is required:

Short Subdivision to subdivide two existing parcels into four 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

Site & Area Description

This 18,939 square foot project site is located in a single family residential zone with minimum lot size of 5,000 sq. ft. (SF 5000), located in the Genesee Neighborhood of the City of Seattle. The parcel is a trapezoid shape lot located on three streets. An existing single family residence is to remain. The subject site is not located within any identified or designated Environmentally Critical Area.

The three streets adjacent to the parcel are South Dakota Street, Renton Avenue South and 31st Avenue South. South Dakota Street is a partially improved street with paved roadway, without gutters, curbs and sidewalks. This street is classified as a Non-arterial street, pursuant to SMC Chapter 23.53. Renton Avenue South is an improved street with sidewalks, curbs and gutters on both sides of the street. 31st Avenue South is a 40-foot wide paved street without sidewalks, curbs and gutters on both sides of the street.

Surrounding properties are also zoned SF5000. Development in the area consists of a variety of one and two-story houses of varying age and architectural style with lot sizes, consistent with the zoning designations. Less than a block away is the new Holly Park Subdivision which has a zoning designation of Lowrise One (L-1).

Proposal

The proposal is to subdivide two parcels of land into four parcels of land. Proposed parcel sizes are indicated in the summary above. Proposed Parcel A will have direct pedestrian and vehicular access to South Dakota Street. Proposed Parcels B and C will have direct vehicular access to 31st Avenue South. Proposed Parcel D will have direct vehicular access to Renton Avenue South. The existing single family residence on Parcel A will remain.

Public Comment

No comment letters were received during the comment period that ended on May 27th, 2009.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following (applicable) 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 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;*

Based on information provided by the applicant, referral comments from the Building Plans Examiner, 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 above-cited criteria:

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

The subject property is zoned for single-family residential with a minimum lot size of 5,000 square feet. Maximum lot coverage is 35%. Front yards are an average of the neighboring adjacent lots, or twenty (20) feet, which ever is less. The minimum side yard setback is five (5) feet. Minimum rear yard setback is twenty-five (25) feet or 20% of the lot depth, whichever is less. The parcels created by this proposed division of land would conform to

all development standards of the SF 5000 zone. Each lot will have adequate buildable lot area to meet applicable parking, yards and lot coverage requirements.

This short subdivision was submitted on the basis of application of the 75% - 80% rule pursuant to SMC 23.44.010.B.1.b. By subdivision, lots in a single family zone may be created which is "[at] least 75 percent of the minimum required lot area and [are] at least 80 percent of the mean lot area of the lots on the same block face within which the lot will be located and within the same zone". Thus, the proposed lot configuration meets the exception to the minimum lot area as contained in SMC 23.44.010.B.1.b.

The proposed parcels 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 of the proposed parcels will have adequate access for vehicles, utilities and fire protection. Proposed Parcel A will have direct pedestrian and vehicular access to South Dakota Street. Proposed Parcels B and C will have direct vehicular access to 31st Avenue South. Proposed Parcel D will have direct vehicular access to Renton Avenue South.

Seattle City Light has reviewed this application and requires no new property rights for this short plat. The Seattle Fire Department reviewed and approved this proposal. This short Plat provides for adequate access for vehicles, utilities, and fire protection.

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

Sanitary Sewer: The existing house currently discharges its sanitary waste to the public combined sewer (PS) in Renton Ave, S. New construction will discharge waste water to the PS.

Drainage: The existing house currently discharges its storm-water runoff to the public combined sewer (PS) in Renton Ave S. New construction will do the same but will be required to provide detention with controlled release.

Seattle Public Utilities reviewed the short subdivision application and approved a Water Availability Certificate ID, No. 20090247 on May 22nd, 2009. All conditions on the certificate must be met prior to receiving water service.

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

The proposed short subdivision will meet all the applicable Land Use Code provisions. The proposed development has adequate access for vehicles, utilities and fire protection, and has adequate drainage, water supply and sanitary sewage disposal. The public use and interest will be served with this proposal because additional opportunities for housing would be provided within the City limits as a result of this subdivision. The proposal will meet all applicable criteria for approval of a short plat upon completion of the conditions in this analysis and decision.

5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas;*

This site is not located in any environmentally critical area as defined in SMC 25.09.240. There are no environmentally critical areas mapped or otherwise observed on the site.

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

There are three, 8-inch in diameter Cottonwood trees along the east property line of Parcel "B" near a utility pole located near the northeast corner of the site. There is no plan at this time for the removal of any of the three trees on the property. This proposal allows for minimal removal of trees, considering, there does not appear to be any alternate plat design which would better minimize retention of trees. Therefore, this proposal is designed to maximize the retention of existing trees.

DECISION - SHORT SUBDIVISION

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

CONDITIONS - SHORT SUBDIVISION

Prior to Recording

1. 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. All existing structures, principal and accessory, shall be shown on the face of the plat, and their distances to the proposed property lines dimensioned.
2. Submit the final recording forms and any necessary fees for approval.
3. Include the required easement language provided by Seattle City Light on the face of the final plat and in the legal description of the affected parcels.

After Recording and Prior to Issuance of a Building Permit

4. Attach a copy of the recorded short plat with the building plan upon application for a construction permit.

Signature: _____ (signature on file) Date: April 12, 2010
Jerry Suder, Land Use Planner
Department of Planning and Development