



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: 3010379
Applicant Name: Terry Wilson
Address of Proposal: 1547 South Ferdinand Street

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: Parcel A) 9,931 sq. ft. and Parcel B) 7,201 sq. ft. The existing single family residence will remain.

The following approval is required:

Short Subdivision – to create two parcels of land.
(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

Zoning: SF 7200
Date of Site Visit: August 25, 2009
Uses on Site: Single-Family Residence

Site and Vicinity Characteristics:

The 17,155 square foot site is located on the south side of South Ferdinand Street between 15th and 17th Avenues South. The vehicular and pedestrian access for the existing residence is from South Ferdinand Street. The site is rectangular and approximately 235 feet in length north to south and 73 feet in length east to west.

The surrounding zoning is also SF 7200. The surrounding uses are a variety of sizes and ages of single-family structures.

Proposal Description

The applicant proposes to subdivide one parcel with a total area of 17,155 square feet into two parcels of approximately 9,931 sq. ft. (Parcel A) and 7,201 sq. ft. (Parcel B). Parcel A will contain the existing single-family structure. Parcel B will be the southern portion of the parent parcel. Pedestrian and vehicular access for proposed Parcel A will remain from South Ferdinand Street. Pedestrian and vehicular access for proposed Parcel B will be from South Shelton Street, as described below.

Public Comment

One comment letter was received during or after the comment period that ended August 26, 2009 expressing a concern a loss of value to the surrounding properties from increased traffic through the proposed access easement from South Shelton Street and the possible loss of views from any new construction.

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 DPD, Water (SWD), Fire Department (SFD), Seattle City Light, the Building Plans Examiner, the Drainage Section of DPD, and review by the Land Use Planner, the above cited criteria have been met subject to any 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.

Vehicle and pedestrian access for Proposed Parcel B will be provided by easement across a portion of Parcel A of City of Seattle Short Plat 2005562 and addressed as 1546 S Shelton Street, and across a 10-foot to 12-foot portion of Parcel B of the same short plat and that extends from S

Shelton Street to Proposed Parcel B of this short plat. Consequently, Proposed Parcel B of this short plat will be addressed as 1650 South Shelton Street.

Utility access will be assured through the above vehicle easement.

Adequate provisions for drainage control, water supply, and sanitary sewage disposal can be provided for each lot and service is assured, subject to standard conditions governing utility extensions. A connection to the combined sewer main in South Shelton Street is available through the provided easement.

The site is not within a mapped critical area; therefore SMC 25.09.240 is not applicable. The proposed plat as configured maximizes the retention of existing trees.

Based on the above response to the applicable criteria, the public use and interest (the creation of additional building sites within the City) are served by the proposal to create additional lots.

DECISION - SHORT SUBDIVISION

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

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

1. Submit the final recording forms for approval along with any required fees.
2. Provide on the final plat an easement or covenant allowing for the proper placement of address signage visible from S. Shelton Street.

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 proposed Parcel B.

Signature: _____ (signature on file) Date: November 5, 2009
Art Pederson, Land Use Planner
Department of Planning and Development

AP:bg