



City of Seattle
Mike McGinn, 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: 3010925
Applicant Name: Brittani Ard
Address of Proposal: 9117 2nd Ave NE

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 6,261.1 sq. ft. and B) 5,913.7 sq. ft. Existing single family to remain, shed to be demolished.

The following approval is required:

Short Subdivision - to subdivide one existing parcel into two parcels.
(Seattle Municipal Code 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: SF 7200
Date of Site Visit: January 7, 2010
Uses on Site: One existing single family residence

Substantive Site Characteristics:

The 12,174.8 square foot site is located on a lot fronting 2nd Ave NE, between NE 91st St and NE 92nd St. The lot has 90 feet of street frontage along 2nd Ave NE. 2nd Ave NE has 60' of right of way width.

The site is zoned Single Family Residential with a 7,200 square foot minimum lot size (SF 7200) and is located within the Northgate Overlay. Nearby zoning includes SF 5000 to the east. Nearby development consists primarily of single family residential development. Interstate 5 is located one block to the west.

The subject site slopes approximately 18 feet from east property line down to the west property line. It is not located in any Environmentally Critical Area (ECA).

Public Comment:

Notice of the proposal was issued on December 31, 2009. Four public comments were offered, listing concerns regarding future residential vehicle access, drainage, construction impacts to adjacent property structures, and impacts to privacy.

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;

The subject property's zone (SF 7200) is intended for single family residential development. The lots created by this proposed division of land would conform to this requirement and all applicable development standards of the SF 7200 zoning district. The proposed lots meet the requirement for at least 75% of the minimum 7,200 square foot lot area (5,400 square feet) and at least 80% of the mean lot size of the lots on the same block face as this property (5,913 square feet). The proposed parcels (6,261.1 sq. ft. and 5,913.7 sq. ft.) would provide adequate buildable area to meet applicable Land Use Code development standards.

2. Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;

The Seattle Fire Department has reviewed and approved the proposed short plat for emergency vehicle access, subject to future development meeting Seattle Fire Code requirements.

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

This area is served with domestic water, sanitary sewer, and storm drain facilities by the City of Seattle. Availability of service is assured subject to standard conditions of utility extension.

Seattle Public Utilities reviewed the short plat application, and Water Availability Certificate # 20100012 was issued on January 8, 2010.

The applicant may contact DPD Sidesewer and Drainage Counter for sidesewer permit requirements.

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

An objective of the short subdivision process is to increase opportunities for new housing development to ensure adequate capacity for future housing needs. The proposed short subdivision would meet applicable Land Use Code provisions: the proposal has adequate access for vehicles, utilities and fire protection, and has adequate drainage, water supply and sanitary sewage disposal.

The public use and interest would be served by this proposal because additional opportunities for single family residences would be provided within the City limits as a result of this subdivision. Furthermore, upon completion of the conditions in this decision, the proposal would meet all applicable criteria for approval of a short plat.

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 any mapped or observed environmentally critical area applicable to 25.09.240. Therefore, this section is not applicable to the short plat application.

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

The survey indicates that there are several trees on site, mostly located near the north, south, and east property lines. A few trees are located near the east property lines. The proposed property line would divide the lot with a new east-west property line, so the front yard would remain facing 2nd Ave NE for both new lots.

The configuration of the proposed parcels could allow retention of most of the trees on the north, south, and east property lines, and trees in the required front yards for the two lots near the property line at 2nd Ave NE. An alternative configuration would not necessarily better maximize retention of existing trees. There are no proposed building pads or construction at this time on Parcels A or B that would necessitate removal of any existing trees.

Summary - Short Subdivision

Based on information provided by the applicant, referral comments from DPD, Water (SWD), Fire Department (SFD), Seattle City Light, and Parks and review by the Land Use Planners, 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 of the set forth in the Land Use Code, and are consistent with applicable development standards. 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 proposal site is not located in an environmentally critical area; therefore SMC 25.09.240 is not applicable. The proposed plat maximizes the retention of existing trees. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City.

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. 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. Add the conditions of approval to the face of the plat.
2. Submit the final recording forms for approval and remit any applicable fees.
3. Add all conditions of approval to the face of the plat.
4. Provide the required Seattle City Light easement on the final plat documents.

Prior to Issuance of any Building Permit

5. Attach a copy of the recorded short subdivision to any sets of building permit application plans, if applicable.

Signature: _____ (signature on file) Date: February 11, 2010
Shelley Bolser AICP, Land Use Planner
Department of Planning and Development

SB:lc

I:\BolserS\DOC\Short Plats\3010925.Ard.Soleil.docx