



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: 3010959
Applicant Name: John Parks
Address of Proposal: 2142 North 128th Street

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 9,255 sq. ft. and B) 9,525 sq. ft. Existing single family structure to remain.

*Note – The project description has been revised from the following original notice of application: Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 9,205 sq. ft. and B) 9,575 sq. ft. Existing single family structure to remain and existing shed to be demolished.

The following approval is required:

Short Subdivision - to subdivide one existing parcel into two parcels of land.
(Seattle Municipal Code (SMC) Chapter 23.24)

BACKGROUND INFORMATION

Zoning: Single Family 7200 (SF 7200) in the Northgate Overlay (NG) District.

Uses on Site: One single family residence.

Site Description

This 18,780 square foot (sq. ft.) project site is located in Single Family 7200 (SF 7200) zone in the Haller Lake area of the City of Seattle. The parcel is situated on the north side of North 128th Street. An existing single family residence resides on the site. A detached shed was recently removed from the site.

Vehicular access to an unenclosed parking space is via North 128th Street. The segment of North 128th Street that abuts the project site is partially improved collector arterial pursuant to SMC 23.53. This street is partially improved with a paved roadway and no sidewalks, curbs or gutters.

The topography of the site relatively flat. Existing vegetation consists of grass, shrubs and mature trees. The subject property is not located within any identified or designated Environmentally Critical Areas (ECA).

Surrounding property north, south, east and west of the proposal site is also zoned SF 7200 NG. Existing development in the vicinity of the proposal consists of homes varying in age and architectural style on a variety of lot sizes, consistent with the zoning designation.

Proposal

The proposal is to subdivide one parcel of land into two lots. Proposed parcel sizes are indicated in the summary above. Both proposed parcels will abut North 128th Street and have direct pedestrian access to this street. Vehicular access to both proposed Parcels A and B is planned to occur via an ingress, egress, and utility easement. The existing single family residence structure and recently established unenclosed accessory parking space (#6339572) will remain.

The subject of this analysis and decision is restricted to the proposed division of land.

Public Comment

The required public comment period for this project ended on December 19, 2012. DPD received one written comment from a neighbor regarding this proposal. The neighbor cited concerns about negative impacts associated with the removal of existing mature trees as part of any future application for new construction on proposed vacant parcel (Parcel B). Future development is beyond the scope of this review.

ANALYSIS – SUBDIVISION

General short subdivision standards: 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, as modified by this chapter;*
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 Section 25.09.240, Short subdivisions and subdivisions, in environmentally critical areas;*
6. *Whether the proposed division of land 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 townhouse, rowhouse, and cottage housing developments as permitted in*

Single-Family, Residential Small Lot, and Lowrise zones and for single-family dwelling units in Lowrise zones, or any combination of the above types of residential development, as permitted in the applicable zones; 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 or more lots from one lot with more than one existing single-family dwelling unit.*
9. *Every lot except unit lots and lots proposed to be platted for individual live-work units in zones where live-work units are permitted shall conform to the following standards for lot configuration, unless a special exception is authorized under subsection 23.24.040.B:*
 - a. *If a lot is proposed with street frontage, then one lot line shall abut the street for at least 10 feet; and*
 - b. *No lot shall be less than 10 feet wide for a distance of more than 10 feet as measured at any point; and*
 - c. *No proposed lot shall have more than six separate lot lines. The lot lines shall be straight lines, unless the irregularly shaped lot line is caused by an existing right-of-way or an existing lot line; and*
 - d. *If the property proposed for subdivision is adjacent to an alley, and the adjacent alley is either improved or required to be improved according to the standards of Section 23.53.030, then no new lot shall be proposed that does not provide alley access, except that access from a street to an existing use or structure is not required to be changed to alley access. Proposed new lots shall have sufficient frontage on the alley to meet access standards for the zone in which the property is located.*

Conclusion

Based on information provided by the applicant, referral comments from DPD and other City Departments, and review and analysis by the Land Use Planner, the above criteria have been met. The short subdivision meets all minimum standards or applicable exceptions set forth in the Land Use Code. The subject property is zoned for single-family residential uses with a minimum lot size of 7,200 sq. ft. The lots created by this proposed division of land would conform to all applicable development standards of the SF 7200 zone designation. The proposed parcels would provide adequate buildable area to meet applicable yards, lot coverage requirements, and other appropriate Land Use Code development standards.

This short subdivision will provide pedestrian and vehicular access (including emergency vehicles), and public and private utilities. The proposed lots will have vehicular access from North 128th Street via an ingress/egress easement situated partially on both proposed lots. The Seattle Fire Department (SFD) has no objection to the proposed short plat, so long as, no portions of future buildings constructed on Parcel B exceed a distance of 150' by an approved foot route from North 128th Street. SFD comments that if future development doesn't comply with this requirement, future applicants will be required to provide an approved fire department vehicle access road meeting provisions or shall obtain an authorization from the fire official to increase the distance allowed to the nearest fire department vehicle access road as per the exception in Seattle Fire Code (SFC), Section 503.1.1.

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 short plat application has been reviewed by Seattle Public Utilities and a Water Availability Certificate (WAC) was issued on September 27, 2013 (WAC ID No. 20131369).

The proposed plat maximizes the retention of existing trees. The public use and interest are served by the proposal since all applicable criteria as conditioned are met and the proposal creates the potential for additional housing opportunities in the City.

DECISION –SHORT SUBDIVISION

The proposed Short Subdivision is **GRANTED**.

Signature: (signature on file) Date: December 2, 2013

Tami Garrett, Senior Land Use Planner
Department of Planning and Development