



SHORT SUBDIVISION – REVIEW CHECK LIST AND DECISION

Application Number: 3011088
Applicant Name: Thomas Woldendorp
Address of Proposal: 2607 NW 60th Street

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 4,000 sq. ft. and B) 3,033 sq. ft. Existing structure to remain on Parcel A.

The following approval is required:

Short Subdivision - to subdivide one existing parcel into two 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

Zoning: **Site:** LDT. One existing house to be retained. Three substantial trees, none exceptional. SW corner of NW 60th Street and 26th Avenue NW. NW Brygger Place to south.
North: LDT. Ballard playfield.
West: LDT. Immediately adjacent SFRs.
East: LDT. SFRs across street.
South: L2. Multifamily buildings.

Public Comment:

Four comment letters were received, one opposing the proposed division of land because the resulting lots would be too small, and because traffic visibility at the corner could be impeded by a structure on the vacant parcel; a problem with increased density across from the community center in vicinity of poorly designed townhouses was also noted. Two other letters lovingly described the vegetation on the site, and expressed concern at its removal. One additional letter also expressed concern about impacts to the trees on site.

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. *Comports with unit lot subdivision criteria (SMC Section 23.24.045);*
8. *Comports with Section 23.24.046, multiple single family dwelling units on one lot (as applicable).*

Summary

Based on information provided by the applicant, referral comments as appropriate from DPD, City Light, Water (SPU), Fire Departments (SFD), and review by the Land Use Planner, the above cited criteria are met or will be met subject to the conditions imposed at the end of this decision. As conditioned, the lots to be 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, 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 will be provided for each lot and service is assured, subject to standard conditions governing utility extensions. The proposal site is not located in a mapped environmentally critical area nor were any environmentally critical areas observed on site; therefore SMC 25.09.240 is not applicable. The proposed plat maximizes the retention of existing trees, in that it does not require them to be cut, and indeed allows for a building footprint that would not adversely impact 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**. Applicant must meet all standard recording requirements and conditions and/or requirements as attached to approval cover letter. (Please do not show conditions of approval prior to recording on the plat to be recorded).

CONDITIONS – SHORT SUBDIVISION

Prior to Issuance of any Building Permit

1. The owner(s) and/or responsible party(s) shall attach a copy of the recorded short subdivision to all permit application plans for any application for a permit to construct, demolish, or change use.

Signature: _____ (Signature on file) Date: August 30, 2010
Paul M. Janos, Land Use Planner
Department of Planning and Development

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