



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: 3011530
Applicant Name: Katie Baumley
Address of Proposal: 8529 Dallas Avenue South

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 5,161 sq. ft. and B) 5,229 sq. ft. Existing structures are to remain.

The following approval is required:

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

BACKGROUND DATA

Zoning: Commercial 1 – 40 foot height limit.
Uses on Site: Proposed Parcel A is developed with an existing single family residence and recently constructed 2,500 sq. ft. storage building.
Public Comment: The public comment period ended on September 28, 2011. No written comments were received.

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 is zoned Commercial 1. The lots created by this proposed division of land comply with applicable development standards and provisions of the Land Use Code. The applicant has provided a No Protest Agreement, consenting to formation of a local improvement district to satisfy code requirements.

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. Seattle City Light does not require an easement in order to provide service.

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. DPD Drainage and SPU have reviewed and approved the short plat application without conditions. A Water Availability Certificate was issued on September 22, 2011. Because the existing residence on Parcel A is served by a water main in South Cloverdale Street, a utility (water) easement across Parcel B for the benefit of Parcel A will be required prior to recording.

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

The proposed short subdivision meets all 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. As conditioned, the public use and interest will be 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;*

The site is not located in a riparian corridor, shoreline habitat, shoreline habitat buffer, wetland, or wetland buffer, as demonstrated through surveys and reports. Therefore the provisions of SMC Section 25.09.240 are not applicable.

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

The subject site is currently developed with structures and surface parking. Parcel A and Parcel B both are developed with structures. Retention of trees was considered during building permit review for Permit No. 6248279. The current proposed parcel lines maximize the retention of existing trees.

Summary - Short Subdivision

Based on information provided by the applicant, referral comments from DPD, Water (SPU), Fire Department (SFD), Seattle City Light (SCL), and review by the Land Use Planner, the above cited criteria have been met. The lots to be created by this short subdivision will meet all minimum standards set forth in the Land Use Code, and are consistent with applicable development standards. 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 can be provided for each lot and service is assured, subject to standard conditions governing utility extensions. The proposed plat maximizes the retention of existing trees to the extent possible in consideration of existing development. The public use and interest are served by the proposal since all applicable criteria are met.

DECISION - SHORT SUBDIVISION

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

CONDITIONS - SHORT SUBDIVISION

Prior to Recording

1. A utility (water) easement across Parcel B for the benefit of Parcel A will be required prior to recording.
2. Remove reference to prior sewer location from final survey documents.
3. Update final recording documents with changes shown on plans submitted March 6, 2012.

Signature: _____ (signature on file) Date: April 9, 2012
Molly Hurley, Senior Land Use Planner
Department of Planning and Development

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