



**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 3011651
Applicant Name: Brittani Ard
Address of Proposal: 2206 32nd Avenue West

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into three parcels of land. Proposed parcel sizes are: A) 5,003.4 sq. ft., B) 5,251 sq. ft.; and C) 5,003.5 sq. ft.

The following approval is required:

Short Subdivision - to divide one parcel into three parcels of land.
(Seattle Municipal Code Chapter 23.24.040)

SEPA DETERMINATION: Exempt DNS MDNS EIS
 DNS with conditions
 DNS involving non-exempt grading or demolition, or
involving another agency with jurisdiction.

BACKGROUND DATA

Site Description and Area Development

The site is located on the east side of 32nd Avenue West, north of West Crockett Street and south of West McGraw Street and is zoned Single Family 5000 (SF5000). The site is not improved with any structures. The applicant proposes to subdivide one parcel into three parcels of land. Zoning in the immediate vicinity is SF 5000 and NC2-40 (Neighborhood Commercial with a 40 foot height limit). The NC2-40 zone is located to the north of the site. 32nd Avenue West is fully improved with asphalt streets, concrete curbs, gutters, and sidewalks.

Proposal Description

Proposed parcel sizes are: A) 5,003.4 sq. ft., B) 5,251 sq. ft.; and C) 5,003.5 sq. ft.

Public Comments

Three comment letters were received during the official public comment period which ended November 10, 2010.

ANALYSIS - SHORT SUBDIVISION

SMC Section 23.24.040 provides that the director shall use the following criteria to determine whether to grant, condition, or deny a short plat application:

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. *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 Subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing; 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 (2) or more lots from one (1) lot with more than one (1) existing single-family dwelling unit.*

Based upon information provided by the applicant; review and approval of access, drainage and zoning within the Department of Planning and Development (DPD), the review and approval from the Seattle Public Utilities (SPU), Seattle Fire Department (SFD), and Seattle City Light; and review by the Land Use Planner, the following findings are made with respect to the criteria cited above:

1. The intent of the land use code is to provide additional housing opportunities in neighborhoods where it is desirable to limit development to infill projects. The proposed parcels meet the minimum lot size requirement of the zone and provide adequate buildable area to meet applicable yards, lot coverage requirements, and other Land Use Code development standards.
2. Vehicular access to the proposed lots is from either the abutting right of way, 32nd Avenue West, or the Ingress and Egress Easement located on the property to the north. The Seattle Fire Department has approved this proposed short plat with conditions. If portions of buildings hereafter constructed on Parcel B exceed a distance of 150 feet by an approved foot route from 32nd Ave. W, the following corrections apply:

Applicant will provide an approved fire department vehicle access road meeting the provisions noted below 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 Section 503.1.1 This will be included as a condition of the final short plat.

Seattle City Light requires that the owner or applicant relocate the electrical service to the existing building at 2200 32nd Avenue West (Parcel Y of Lot Boundary Adjustment 3011561) to avoid crossing proposed Parcel B of this Short Plat or a City Light Easement be provided. This will be included as a condition of the final short plat.

3. This area is served with domestic water, sanitary sewer, and storm drain facilities by the City of Seattle and availability of service is assured subject to standard conditions of utility extension. The project has received a Water Availability Certificate 20100616 issued October 22, 2010. There is a 30" diameter sanitary sewer main and an 18" diameter public storm drain in 32nd Avenue West adjacent to the site. A standard drainage control plan will be required for the new development. Storm water will be discharged to the public storm drain. Since proposed Parcel B does not abut the 32nd Avenue West right of way, development of this parcel will require a sewer and storm drain connection to the mains in 32nd Avenue West. A 6' wide sewer easement (or utility easement) must be provided from Parcel B to the 32nd Avenue West right of way. This will be included as a condition of the final short plat.
4. The public use and interests are served by permitting the proposed division of land. The proposal meets all applicable criteria for approval of a short plat as discussed under Criteria 1, 2, and 3 of this analysis.
5. This site is not an environmentally critical area as defined in SMC 25.09.100; therefore, criterion #5 is not applicable to this application.
6. The proposed division of land is designed to maximize the retention of trees. The applicant provided examples of alternative lot configuration. It is not obvious that any of the alternatives would better maximize the retention of trees.
7. The provisions of SMC Section 23.24.045, address development standards and provisions for Unit Subdivisions. The project is not a unit lot subdivision proposal.
8. The lot is not developed; therefore, criterion #8 is not applicable to this application.

Summary

The lots to be created by this short subdivision will meet all minimum standards of the zone set forth in the Land Use Code, and are consistent with applicable policy guidelines. 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.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision and Unit Lot subdivision is **CONDITIONALLY GRANTED.**

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Unless otherwise approved by City Light, provide evidence that the electrical service to the existing building at 2200 32nd Avenue West (Parcel Y of Lot Boundary Adjustment 3011561) has been relocated to avoid crossing proposed Parcel B of this Short Plat or a City Light Easement approved by City Light will be included on the face of the plat.
2. Unless otherwise approved by DPD Drainage, provide a 6' wide sewer easement (or utility easement) from Parcel B to the 32nd Avenue West right-of-way.
3. Add the following to the face of the plat: Unless as alternative is approved by the Seattle Fire Department, if portions of a building constructed on Parcel B exceed a distance of 150 feet by an approved foot route from 32nd Ave. W, the applicant will provide an approved fire department vehicle access road meeting the provisions noted in this decision 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 Section 503.1.1
4. Update the site plan provided in the arborist's report and make any changes/corrections to the survey as necessary.

Signature: _____ (signature on file) Date: January 31, 2011
Darlene Edwards, Senior Land Use Planner
Department of Planning and Development
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