



City of Seattle

Department of Planning & Development
D. M. Sugimura, Director

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

Application Number: 3012890
Applicant Name: Reynaldo Escarez for Xiwu Zhu
Address of Proposal: 7949 Martin Luther King Jr. Way South

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land. The proposed parcel sizes are: A) 5,244 sq. ft. and B) 5,016 sq. ft. The existing structures will remain.

The following approval is required:

Short Subdivision - to create two parcels of land. (SMC Chapter 23.24)

BACKGROUND DATA

Zoning: SF 5000.

Uses on Site: One single family residence.

Substantive Site Characteristics: This 10,516.77 sq. ft. lot is located on the northwest corner of South Elmgrove Street and Martin Luther King Jr. Way South in Southeast Seattle. Martin Luther King Jr. Way South is a principal arterial, a frequent transit corridor, and light rail is located in the center of the street. Proposed Parcels A and B will both have street frontage on South Elmgrove Street. Parcel B, the corner lot, will also have street frontage on MLK Jr. Way South. The site slopes down from west to east and is developed with one single family residence and a detached garage located on the eastern portion of the site on proposed Parcel B. There are Apple, Fir, Holly, Pine, and deciduous trees on the site. These trees are not exceptional trees per Director's Rule 16-2008.

Public Comment:

No comment letters were received from residents of the neighborhood during the comment period which ended February 22, 2012.

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, 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 circulations;*
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 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 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 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.*

Summary - Short Subdivision

Based on information provided by the applicant, referral comments from Department of Planning and Development, (DPD), Water (SWD), Fire Department (SFD), Seattle City Light, and Parks and review by the Land Use Planner, 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 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 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. The proposal site is not located in an environmentally critical area (ECA) and the requirements of SMC 25.09.240 have been met. The proposed plat maximizes the retention of existing trees.

