



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: 3013296
Applicant Name: Julie LeDoux for Audrey R. West
Address of Proposal: 950 Hiawatha Place South

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land. The proposed parcel sizes are: X) 3,320 sq. ft. and Y) 4,426 sq. ft. The existing single family residence will remain.

The following approval is required:

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

BACKGROUND DATA

Zoning: Lowrise 2 (LR2).
Uses on Site: One single family residence.

Substantive Site Characteristics:

This 7,749 square foot lot is located in a LR2 zone near the north end of Rainier Avenue South one block south of the intersection of Hiawatha Place South and South Dearborn Street. The site is located in the 23rd and Union-Jackson Residential Urban Village, a frequent transit corridor, near the Rainier Avenue SEPA scenic route, and within 250 feet of the Black Manufacturing historic structure. Hiawatha Place South is a designated bike path. Proposed Parcels X and Y will have street frontage on Hiawatha Place South. There is a 16 foot wide alley at the rear of the site. The site is developed with one single family residence on the southern portion of the site. There are six trees on the site: a 16 inch and an 18 inch diameter Cherry Prunus, a 17 inch Apple Malus, a 13 inch Plum Prunus, a cluster of Plum Prunus, and a 32 inch Birch Betula (exceptional). Per Director's Rule 16-2008, the 32 inch Birch Betula is the only exceptional tree on the site and is not located within the allowed building footprint for a future house on Parcel Y. No exceptional trees will be impacted by the short plat.

Public Comment:

No comment letters were received from residents of the neighborhood during the comment period which ended May 16, 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 proposed plat maximizes the retention of existing 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.

The proposal site is not located in an environmentally critical area (ECA) and the requirements of SMC 25.09.240 have been met.

DECISION – SHORT SUBDIVISION

The proposed short subdivision is **CONDITIONALLY GRANTED.**

CONDITIONS – SHORT SUBDIVISION

Conditions of Approval Prior to Recording

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

1. Add the conditions of approval after recording on the face of the plat or on a separate page. If the conditions are on a separate page, insert on the plat “For conditions of approval after recording see page ___ of ___.”
2. Have final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. The lot areas of each parcel shall be shown on the recording documents.
3. Submit the recording fee and final recording forms for approval.

Prior to Issuance of any Building Permits for Parcels A and B

4. 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)

Malli Anderson, Land Use Planner
Department of Planning and Development

Date: July 23, 2012