



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

Project Number: 3014662
Applicant Name: Dave Biddle for Beau Development Inc.
Address of Proposal: 2651 Northwest 64th Street

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 2,120 sq. ft. and B) 2,575.7 sq. ft. Existing single family residence and detached shed to be demolished.*

*Note – The project description has been revised from the following original notice of application: “Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 2,120 sq. ft. and B) 2,575 sq. ft. Existing structures to be demolished.”

The following approval is required:

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

BACKGROUND INFORMATION

Zoning: Lowrise 1 (LR1).
Uses on Site: One single family residence with attached carport and detached shed.

Site Description

This 4,695.7 square foot (sq. ft.) project site is located in a Lowrise 1 (LR1) zone in the northwest area of the City of Seattle. The parcel is situated on the south side of Northwest 64th Street. An existing single family residence with attached carport and detached shed resides on the site.

Vehicular access to the site is via a curbcut abutting Northwest 64th Street and to the attached carport from the existing 12' wide paved alley. Northwest 64th Street is an improved non-arterial street with a paved roadway, curbs, gutters, street trees and sidewalks.

The topography of the site slopes upwards from the southernmost boundary line abutting the paved alley for a quarter of the property; then levels out towards the northernmost property line. Existing vegetation consists of grass, shrubs and some mature trees. The subject property is not located within any identified or designated Environmentally Critical Areas (ECA).

Surrounding property south, north, east and west of the proposal site is also zoned LR1. Existing development in the vicinity of the proposal consists of homes, townhouses apartments varying in age and architectural style on a variety of lot sizes, consistent with the zoning designation.

Proposal

The proposal is to subdivide one parcel of land into two lots. Proposed parcel sizes are indicated in the summary above. Both proposed Parcels A and B will have direct vehicular and pedestrian access to Northwest 64th Street. Proposed Parcel B will have direct vehicular access to the existing alley. The existing single family residence with attached carport and detached shed will be demolished.

The subject of this analysis and decision is restricted to the proposed division of land.

Public Comment

The required public comment period for this project ended on February 14, 2013. The public comment period was extended from its original date to end on March 6, 2013, by public request. DPD received written comments from one neighbor regarding this proposal. The neighbor requested to be added as party of interest and inquired about future development at the subject property. No permits for development at the site have been submitted to date.

ANALYSIS – SUBDIVISION

General short subdivision standards: 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 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 Section 25.09.240, Short subdivisions 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 townhouse, rowhouse, and cottage housing developments as permitted in Single-Family, Residential Small Lot, and Lowrise zones and for single-family dwelling units in Lowrise zones, or any combination of the above types of residential development, as permitted in the applicable zones; 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 or more lots from one lot with more than one existing single-family dwelling unit.*
9. *Every lot except unit lots and lots proposed to be platted for individual live-work units in zones where live-work units are permitted shall conform to the following standards for lot configuration, unless a special exception is authorized under subsection 23.24.040.B:*
 - a. *If a lot is proposed with street frontage, then one lot line shall abut the street for at least 10 feet; and*
 - b. *No lot shall be less than 10 feet wide for a distance of more than 10 feet as measured at any point; and*
 - c. *No proposed lot shall have more than six separate lot lines. The lot lines shall be straight lines, unless the irregularly shaped lot line is caused by an existing right-of-way or an existing lot line; and*
 - d. *If the property proposed for subdivision is adjacent to an alley, and the adjacent alley is either improved or required to be improved according to the standards of Section 23. 53.030, then no new lot shall be proposed that does not provide alley access, except that access from a street to an existing use or structure is not required to be changed to alley access. Proposed new lots shall have sufficient frontage on the alley to meet access standards for the zone in which the property is located.*

Conclusion

Based on information provided by the applicant, referral comments from DPD and other City Departments, and review and analysis by the Land Use Planner, the above criteria have been met. The short subdivision meets all minimum standards or applicable exceptions set forth in the Land Use Code. This short subdivision will provide pedestrian and vehicular access (including emergency vehicles), and public and private utilities. 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 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.

DECISION –SHORT SUBDIVISION

The proposed Short Subdivision is **GRANTED**.

Signature: _____ (signature on file) Date: March 21, 2013
Tami Garrett, Senior Land Use Planner
Department of Planning and Development

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