



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: 3014876
Applicant: Moon Zhang
Address: 11707 5th Avenue NE

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 7,205 sq. ft. and B) 7,231 sq. ft. Existing structures on the property 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: Single Family 7200 (SF 7200).

Uses on Site: One single family residence.

Site Description This 14,436 square foot (sq. ft.) project site is located in a single family residential zone with a minimum lot size of 7,200 sq. ft. (SF 7200), located in the northeast area of the City of Seattle. The parcel is a rectangular corner lot located on the northwest corner of 5th Avenue Northeast and north side of Northeast 117th Street. Existing structures on the property are proposed to be demolished.

Existing vegetation consists of grass, shrubs and several mature trees along the west and north property lines. During the review of this application, the DPD tree expert affirmed that the existing trees will be affected by this land use action. However, during building permit application applicant will be required to provide additional tree preservation plan. The subject site is not located within any identified or designated Environmentally Critical Areas.

Northeast 117th Street is improved street with a paved roadway and no curbs, gutters or sidewalks. 5th Avenue Northeast is a minor arterial street, improved with paved roadway, curbs, gutters and sidewalks, pursuant to SMC Chapter 23.53.

Surrounding properties and blocks are also zoned SF 7200. Development in the area consists of a variety of one and two-story houses of varying age and architectural style on a variety of lot sizes, consistent with the zoning designations.

Public Comment

The required public comment period ended on January 30, 2013. No comments were received during the comment period.

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 WITH CONDITIONS.

CONDITION OF APPROVAL PRIOR TO RECORDING

1. Add a note on the face of the plat that: Existing structures on the property are to be legally demolished.

NON-APPEALABLE CONDITION OF APPROVAL

Prior to Construction

2. The owner(s) and/or responsible party(s) are required to obtain final approval of the building applications associated with the establishment of a residential use on Parcel A and Parcel B.
3. Tree preservation plan will be required during building permit application on Parcel A and B.

Signature: _____ (signature on file) Date: April 25, 2013
Onum Esonu, Land Use Planner, Supervisor
Department of Planning and Development

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