



City of Seattle

Edward B. Murray, Mayor

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

Application Number: 3016919

Applicant Name: Bob Winters

Address of Proposal: 6556 32nd Avenue NE

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide six parcels into seven parcels of land. Proposed parcel sizes are: A) 4,464 sq. ft., B) 4,464 sq. ft., C) 4,464 sq. ft., D) 4,465 sq. ft., E) 4,465 sq. ft., F) 4,465 sq. ft.; and, G) 4,786 sq. ft. Existing structures to be demolished.

The following approval is required:

Short Subdivision - to create seven lots.
(Chapter 23.24, Seattle Municipal Code)

BACKGROUND INFORMATION

Zoning: SF 5000

Existing Site Conditions: The property to be subdivided has historically been used by a single family home and structures associated with the Children's Home Society of Washington. The site is characterized by being bordered to the north by NE 69th Street, to the west by 32nd Ave NE, to the east by a currently un-improved 16-foot wide alley and to the south by LR2 zoning and other structures constructed in association with the Children's Home Society of Washington. All existing structures on the site obtains access via the un-improved alley. There are six historical lots that make up the area associated with this short subdivision. Each of these historical lots are approximately 5150 square feet in size. The applicant has submitted documentation showing that a seventh parcel can be created on the site by incorporating the 75/80 exception outlined in SMC 23.44.010(B)(1)(a).

Historical evidence and an arborist report seems to suggest that during the course of the last 42 years, since the buildings associated with the Children's Home Society of Washington were constructed (if not before), numerous trees were planted throughout the overall development site. These trees have since matured and many of them have been classified as exceptional per Director's Rule 16-2008. One exceptional tree and two exceptional groves of trees have been identified on this project site.

Public Comment: Substantial amounts of public comment were received for this project, as well as project #3016901 which is the adjoining short subdivision to the east of the existing un-improved alley. These comments expressed a concern about tree retention, parking, architectural design and future construction compatibility with the neighborhood.

An arborist report for the overall block has been provided to the DPD. Based on the information provided in that report and a site visit conducted by Seth Amrhein, DPD's Senior Environmental Analyst, it has been concluded that one exceptional tree and two exceptional groves exist on the site associated with this short subdivision. In addition, there is one exceptional tree in that location of the existing alley right-of-way which falls under the jurisdiction of the SDOT Urban Forestry Division. For those existing exceptional trees and all trees over 6" in diameter, the ability to remove, modify or alter those trees will be dependent on individual development proposals and their compliance with SMC 25.11 (Tree Protection) and SMC 23.44.008(I). It has been determined that the configuration of the lots, along with the conditions placed on the short subdivision, can provide for the maximum retention of existing trees.

Architectural design and the design "fit" into the neighborhood is not evaluated during the short subdivision review. Each of the future single family home developments will be evaluated against their compliance with relevant sections of the Land Use Code.

Lastly, there was a concern expressed about access. When new single family home building permits are submitted to the DPD, each single family home will be required to provide access and parking off of the alley which will be improved to a 16-foot wide paved surface. As there are some exceptional trees adjacent to the alley, yet on private property associated with this short subdivision, staff may allow direct access and parking off of 32nd Ave NE in order to protect those trees. Each lot will be required at the time of single family home building permit submittal to provide at least one legal parking space.

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 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: September 15, 2014
Branin Burdette, AICP
Land Use Planner

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