



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: 3017949
Applicant Name: Han Phan
Address of Proposal: 5616 S Avon St

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 7,200 sq. ft. and B) 9,900 sq. ft. Existing structures to remain.

The following approval is required:

Short Subdivision - to create two parcels of land. (Chapter 23.24, Seattle Municipal Code).

BACKGROUND INFORMATION

Zoning: SF 7200

Existing Site Conditions: The existing site has a small single family home built in 1948. The site is characterized by having an un-improved right-of-way with no curbs or sidewalks. Parking for the site has been established in an attached garage off of S Avon Street. In addition, there are a variety of trees in the rear portion of the lot that is proposed to be Parcel B. Most of these trees are fruit trees and one tree is classified as exceptional. This tree is a 48" Douglas Fir that is located directly in the middle of proposed Parcel B. A City of Seattle arborist has visited the site and has confirmed that the tree is healthy but will likely need to be removed for future home development. As part of a short subdivision review, the retention of trees on the site is evaluated. Due to the location of this exceptional tree and the fact that the existing home is to remain, staff was unable to determine a different configuration of Parcel B that would have a more limited impact on this exceptional tree. It is of paramount importance to the City of Seattle that exceptional trees remain but when they may directly impact future development, the Land Use Code and Tree Protection Code does allow for removal in certain instances. As part of the approval process of this short subdivision, a condition is required to be placed on the face of the

plat that provides any future reviewer the ability to ask for further arborist report(s) and/or special studies that may address any future tree removal requests.

Public Comment: None.

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 WITH CONDITIONS**.

CONDITION OF APPROVAL PRIOR TO RECORDING

1. Add following note to the face of the plat: For any future development proposals associated with Parcel B, additional arborist report(s) and/or studies may be required to confirm compliance with applicable land use and tree protection requirements.
2. A recorded No Protest Agreement for S Avon Street shall be required prior to final recording of the proposed short subdivision.

Signature: _____ (signature on file) Date: October 2, 2014
Branin Burdette, AICP, Land Use Planner
Department of Planning and Development

BB:drm

K:\Decisions-Signed\3017949.docx