



City of Seattle

Gregory J. Nickels, 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: 2305110
Applicant Name: Hai Bach
Address of Proposal: 6727 16th Avenue Southwest

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into three parcels of land in an Environmentally Critical Area (ECA) – Wetland Areas. Proposed parcel sizes are: A) 6,986 square feet, B) 7,116 square feet, and B) 6,299 square feet.

The following approvals are required:

Short Subdivision - to subdivide one existing parcel into three parcels.
(Chapter 23.24, Seattle Municipal Code).

SEPA Threshold Determination (Chapter 25.05 SMC)

SEPA DETERMINATION: Exempt DNS MDNS EIS
 DNS with conditions
 DNS involving non-exempt grading or demolition or
 involving another agency with jurisdiction

* ACU permit to recover development credit and permit clustered development on-site in single-family zone was conditionally granted on October 31, 2005 (#2500774)

** SEPA DNS was reviewed and approved on October 31, 2005 (#2500774)

BACKGROUND DATA

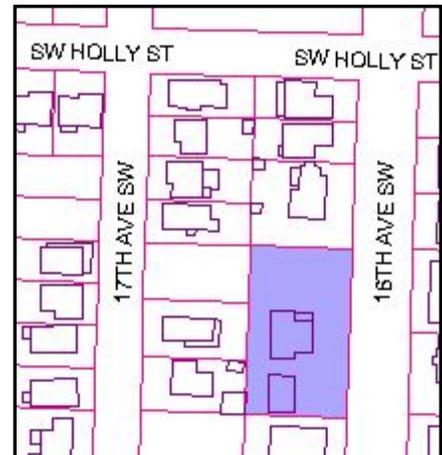
Site & Area Description

The subject site is located near mid-block on the west side of 16th Avenue Southwest between Southwest Holly Street to the north and Southwest Myrtle Street to the south in West Seattle. The existing lot area is approximately 20,401 square feet located in a Single Family residential zone with a standard lot size of 5,000 square feet (SF 5000). The site is rectangular in shape that subtly slopes downward from the southeast corner to its northwest corner. The site features an existing one-story single family structure with daylight basement and detached garage located on the south three thirds of the lot surrounded by an expansive lawn. The site is sparsely vegetated

with shrubs and immature trees located throughout the subject lot. A narrow portion of the subject lot contains a wetland and wetland buffer area located along the lot's rear north half.

The site abuts and has approximately 184 lineal feet of street frontage along the west side of 16th Avenue Southwest, a 60-foot wide right-of-way with curbs, sidewalks, and gutters. Access to the site is provided through a 60 foot deep U-shaped driveway.

The development site contains a mapped Wetland Area near the southwest corner. The applicant placed this project on hold (on October 10, 2004) to submit an Environmental Critical Areas Administrative Conditional Use permit to recover development credit and permit clustered development on the subject site in a single-family zone. On October 31, 2005 the applicant was granted a Conditional Use permit to recover development credit with a number of conditions. DPD concluded that the design and siting of the homes would minimize potential negative effects on the wetland and wetland buffer. The full width of wetland buffer for the new development will be provided and a fence will be erected to delineate the buffer. The existing home currently encroaches into the wetland buffer and no fence or other barrier protects the wetland. A condition was imposed that requires a fence around the existing home so that the remaining buffer will be protected. Additionally, the applicant was required to record an ECA covenant disclosing the wetland and buffer. This covenant shall run with the land.



Area Development

The surrounding residential structures along the block front are setback a distance from the right-of-way, creating a suburban-like feel to the streetscape. This particular area in West Seattle has a number of deciduous trees and under brush that has a significant visual impact in this particular area, giving it a less dense feel. The 16th Avenue roadway appears to be less than moderately traveled connecting to Southwest Myrtle Street and then onto Delridge Way Southwest, a primary arterial. To the southwest across 18th Avenue Southwest, Sanislo Elementary School anchors this residential neighborhood. Also, of significant presence in this neighborhood is Puget Ridge Cohousing Condominium located to the south, between 18th Avenue Southwest and 17th Avenue Southwest adjacent to Southwest Myrtle Street. The condominium development is not typical of SF5000 zones but was successfully designed to integrate into this neighborhood. The rest of the area is characteristic of low density residential zones, quiet streets during mid-afternoon with little pedestrian activity within the right-of-way.

Proposal

The proposal is to subdivide one parcel of land into three parcels of land. Proposed parcel areas are indicated in the summary above. Proposed parcels will have direct access to 16th Avenue Southwest.

Public Comment:

Date of Notice of Application:	July 22, 2004
Date End of Comment Period:	August 4, 2004
# Letters	1
Issues:	

Concern centered on a natural creek run-off area on the subject lot's rear yard and the potential impact to it when development occurs. The applicant submitted a Wetland's Delineation Report to enable DPD to evaluate and mitigate impacts at and around the development site.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short subdivision shall be approved unless all of the following facts and conditions are found to exist. The findings which follow are based on information provided by the applicant, referral comments from the Land Use Plans Examiner, the Drainage Section, the Fire Department, Seattle Public Utilities (City Light and the Water Department), and review by the Land Use Planner, the following findings are made with respect to the above-cited criteria:

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following facts and conditions are found to exist:

1. Conformance to the applicable Land Use Code provisions;

The subject property is zoned for single-family residential with a minimum lot size of 5,000 square feet. The allowed use in a single family zone is one dwelling per lot. Maximum lot coverage is 35 percent. Front setbacks are an average of the neighboring adjacent lots, or twenty (20) feet, which ever is less. The minimum side yard setback is five feet. Minimum rear yard setback is twenty-five (25) feet or 20% of lot depth. The configuration of the proposed parcels created by this proposed division of land will conform to all development standards applicable to the SF 5000 zoning district. With the creation of proposed Parcels "B" & "C" the front yard will be along the east property line to maximize available development potential. Proposed Parcel "C" will establish a front yard depth requirement of 15 feet approved by the Director under project number 2500774, to prevent development encroachment into the wetland buffer. A 15 foot front yard setback will allow a 5 foot setback from the buffer to the wall of the home. This will provide an area between the home and buffer for construction staging and over excavation for the foundation of the home. Other than Proposed Parcel "C's" reduced front yard any future development must conform to land use code requirements at the time of application.

2. Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.53.005;

The proposed lots will have vehicular access to 16th Avenue Southwest, consistent with the provisions of the Code. The Seattle Fire Department has no objection to the proposed short plat. All private utilities are available in this area. Seattle City Light provides electrical service to the proposed short plat. City Light has reviewed the proposal and will not require an easement to provide for electrical facilities and service to the proposed parcels. This short plat provides for adequate access for vehicles, utilities, and fire protection.

3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*

This area is served with domestic water and sanitary sewer facilities by the City of Seattle. Availability of service is assured subject to standard conditions of utility extension. The Short Plat application has been reviewed by Seattle Public Utilities and a Water Availability Certificate (#2004-1022) was approved and issued on July 14, 2004. The development site, proposed for short plat, has adequate water service, including an 18-inch public sanitary sewer (PSS) and water main located in 16th Avenue Southwest to support future development.

New construction with discharge to the sanitary sewer will require a side-sewer permit. There is public infrastructure to convey stormwater into a 15-inch diameter Public Storm Drain (PSD) on the near side of 16th Avenue Southwest. A stormwater detention, with controlled release to the PSD in 16th Avenue Southwest, is likely to be required for construction in excess of 2,000 square feet of development coverage. If the project includes greater than 5,000 square feet of new or replaced impervious surface, a comprehensive drainage control plan prepared in accordance with SMC 22.802.015D and 22.802.020{B}2 may be required. Plan review requirements regarding storm water are made at time of building permit application.

4. *Whether the public use and interests are served by permitting the proposed division of land;*

One objective of the short subdivision process is to increase opportunities for new housing development in order to ensure that there will be adequate capacity for future housing needs. An equally important objective is to ensure that new development is compatible with neighborhood character. The proposed short subdivision will meet all the applicable Land Use Code provisions. The proposed development has adequate access for vehicles, utilities and fire protection, and has adequate drainage, water supply and sanitary sewage disposal. The public use and interest will be served with this proposal because additional opportunities for housing would be provided within the City limits as a result of this subdivision. The proposal will meet all applicable criteria for approval of a short plat upon completion of the conditions in this analysis and decision.

5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas;*

The development site contains mapped Steep Slope Environmentally Critical Areas as defined in Seattle Municipal Code Chapter 25.09. The applicant sought and was granted an ECA Administrative Conditional Use permit to recover development credit in a single-family zone (project #2500774). It was determined that a protective fence would be placed along the wetland buffers perimeters, and Proposed Parcel "C" would have a 15 foot front yard subject to a number of conditions. The environmentally critical areas general and submittal standards, as well as the specific standards for wetland areas and other related development standards are still applicable.

New construction on the parcels containing the Wetland Areas will also be subject to the provisions SMC Chapter 25.09, Regulations for Environmentally Critical Areas. Grading and construction of any future structures will be reviewed during the building permitting stage and will be examined for conformance with all applicable requirements of the Land Use Code and Policies pertaining to Environmentally Critical Areas Ordinance. Therefore, this proposed short

subdivision is in conformance with City of Seattle Policies and Regulations for development in Environmentally Critical Areas.

6. *Is designed to maximize the retention of existing trees;*

As referenced previously the site is sparsely vegetated with trees and shrubbery. There are approximately twelve (12) deciduous trees located outside the wetland non-disturbance area at the development site, and each tree will be retained. The platting action will have no additional impact on vegetation. Thus, the proposal has demonstrated conformance to retention of existing trees. Future construction will be subject to the provisions of SMC 23.44.008 which sets forth tree planting requirements on single family lots.

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.*

This Short subdivision is not a unit subdivision. Thus, this section is not applicable to this short plat proposal.

DECISION - SHORT SUBDIVISION

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

CONDITIONS - SHORT SUBDIVISION

Prior to Recording

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

1. 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. All existing structures, principal and accessory, shall be shown on the face of the plat, and their distances to the proposed property lines dimensioned.
2. Submit the final recording forms for approval and any necessary fees.
3. Submit revise survey to include wetland with wetland buffer delineation and location of protective fence associated with MUP 2500774.
4. Add the conditions of approval to the face of the short plat, or on a separate page if needed. If the conditions are on a separate page, insert on the plat:
“For conditions of approval after recording, see Page ___ of ___.” (If necessary, renumber the pages).

After Recording and Prior to Issuance of future Building Permit

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

5. Attach a copy of the recorded short plat to all building permit plan sets.
6. Submit a standard drainage control plan for all initial building permits on proposed parcels.

Signature: (signature on file)
Bradley Wilburn, Land Use Planner
Department of Planning and Development

Date: October 31, 2005