



Gregory J. Nickels, Mayor
Department of Planning and Development
Diane M. Sugimura, Director

SHORT SUBDIVISION – REVIEW CHECK LIST

Application Number:	2408162
Applicant Name:	Todd Shirley for Eugene & Marilyn Lux
Address of Proposal:	11655 Beacon Avenue South

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide three parcels of land into eight parcels of land. Proposed parcel sizes are: A) 7,222 sq. ft., B) 7,205 sq. ft., C) 7,205 sq. ft., D) 8,536 sq. ft., E) 8,536 sq. ft., F) 14,425 sq. ft., G) 9,681 sq. ft., and H) 12,093 sq. ft. The existing single family structure and four-plex will remain, but two structures will be removed.

The following approval is required:

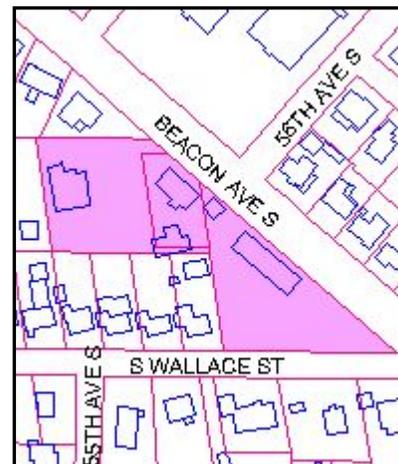
Short Subdivision - to subdivide three existing lots into eight parcels of land.
(Chapter 23.24, Seattle Municipal Code).

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

BACKGROUND DATA

Site & Area Description

The subject site is located on a tract of land that includes three parcels of land fronting Beacon Avenue South, along the northeast property line and South Wallace Street along the south property line in the Rainier View neighborhood of South Seattle. The existing size of the development site is approximately 74,903 square feet located in a Single Family zone with a standard lot size of 9,600 square feet (SF 9600). The site is irregular in shape, with its lengthwise orientation along the north/south axis. The site is currently developed



with one single family structure, two four-plex structures (one is abandoned and will be removed), and an assortment of accessory structures. The site features a number of mature deciduous and coniferous trees on a modestly sloped lot. Also, of significance is a large boulder that anchors the development site's southeast corner. The abutting rights-of-way are improved with asphalt roadway surface, with a sidewalk along the length of Beacon Avenue South.

Zoning in the vicinity is exclusively residential that includes Single Family 9600, 7200, and 5000 zones. The area sits atop a ridge near the city limit's southeast corner. The area is sparsely populated with residential development and vegetation, creating a sense of openness similar to suburban communities. The housing stock in the vicinity is predominantly of post-World War II construction. The Beacon Avenue right-of-way is 66 feet wide with an asphalt paved road surface (approximately 22 feet wide) with grass and gravel shoulders. The South Wallace street right-of-way is 40 feet wide with 20 foot roadway surface. The site is located at the eastern most extreme of a moderately sized SF 9600 zone extending to the west of the Beacon Avenue South centerline. Seattle Public's Rainier View Elementary School is located approximately one block to the northeast. To the east across Beacon the residential density increases to one unit per 5,000 to the north and 7,200 square feet to the east. The mix of housing styles includes one and two-story structures with facades treatments that includes brick and cedar shake. The area is served by Metro commuter bus route number 42, with a southbound bus stop located in front of the subject site.

Proposal

The proposal is to subdivide three parcels of land into eight (8) parcels. Proposed parcel areas are indicated in the summary above. Proposed parcels will have direct and indirect access to Seventh Avenue South. One single family and one four-plex structure will remain and the other structures will be removed.

Public comment:

Date of Notice of Application: June 16, 2005
Date End of Comment Period: June 29, 2005
Letters: 0

Issues: No public comment letters were received by DPD.

PLAN REVIEW – SHORT SUBDIVISION

SMC [23.24.020](#) Content of Application.

Applications for approval of a short subdivision shall include the following:

- A. Plat of the proposed short subdivision containing standard survey data;
- B. Vicinity map on which shall be indicated the property to be subdivided;
- C. Plot plan, as appropriate, showing the location and dimensions of existing buildings in relation to the proposed short subdivision;
- D. Legal descriptions of the property to be subdivided and of all proposed lots or divisions;

- E. Name and address of owner(s) of the tract;
- F. Location of existing roadways, sanitary sewer, storm drain and water mains, if any, together with proposed street improvements; and
- G. Specific location and description of all trees at least six (6) inches in diameter measured four and one-half (4 ½) feet above the ground, with species indicated.

SMC [23.24.030](#) Content of Short Subdivision.

- A. Every short plat of a short subdivision filed for record must contain:
 - 1. A certificate giving a full correct description of the lands divided as they appear on the short plat, including a statement that the short subdivision has been made with the free consent and in accordance with the desires of the owner or owners.
 - 2. If the short plat includes a dedication, the certificate or a separate written instrument of dedication shall contain the dedication of all streets and other areas to the public, an individual or individuals, religious society or societies or to any corporation, public or private, as shown on the short plat and a waiver of all claims for damages against any governmental authority which may be occasioned to the adjacent land by the established construction, drainage and maintenance of the road.
 - 3. Roads not dedicated to the public must be clearly marked on the face of the short plat.
 - 4. All short plats containing a proposed dedication must be accompanied by a title report confirming that the title of the lands as described and shown on the short plat is in the name of the owner signing the certificate or instrument of dedication.
- B. The certificate and instrument of dedication shall be signed and acknowledged before a notary public by all parties having any ownership interest in the land subdivided and shall be recorded as part of the final plat. Any dedication, donation, or grant as shown on the face of the short plat shall be considered to all intents and purposes as a quitclaim deed to the donee or donees, grantee or grantees for his, her or their use for the purpose intended by the donors or grantors.

SMC [23.24.035](#) Access.

- A. Every short plat shall include adequate provision for dedication of drainage ways, streets, alleys, easements, slope rights, parks and other public open spaces for general purposes as may be required to protect the public health, safety and welfare.

- B. Protective improvements and easements to maintain the improvements shall be dedicated at the discretion of the City.
- C. Convenient pedestrian and vehicular access to every lot by way of a dedicated street or permanent appurtenant easement shall be required.
- D. Access to new lots shall be from a dedicated street, unless the Director determines that the following conditions exist, and permits access by a permanent private easement:
 - 1. Access by easement would not compromise the goals of the Land Use Code to provide for adequate light, air and usable open space between structures; and
 - 2. The dedication and improvement of a street is not necessary or desirable to facilitate adequate water supply for domestic water purposes or for fire protection, or to facilitate adequate storm drainage; and
 - 3. The dedication and improvement of a street is not necessary or desirable in order to provide on-street parking for overflow conditions; and
 - 4. No potential safety hazards would result from multiple access points between existing and future developments onto a roadway without curbs and with limited sight lines; and
 - 5. There is identifiable access for the public and for emergency vehicles; and
 - 6. There is no potential for extending the street system.
- E. Dedicated streets and alleys shall meet the requirements of Chapter [23.53](#) and the Street Improvement Manual. Easements shall meet the requirements of Section [23.53.025](#).

CRITERIA REVIEW – SHORT SUBDIVISION

- A. 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 (including street improvement requirements);
 - Zoning review approved.
 - Development standards of underlying zone (including Overlays).
 - Chapter [23.53](#) Streets and Alleys
 - Chapter [23.54](#) Parking and Access

- Zoning review approved with conditions or corrections.
2. Adequacy of access for vehicles, utilities and fire protection, as provided in Section [23.53.005](#);
- Fire Marshal's Office approved.
 - Fire Marshal's Office approved with conditions.
 - Seattle City Light review approved.
 - Seattle City Light requires easement.
3. Adequacy of drainage, water supply, and sanitary sewage disposal;
- Drainage review approved.
 - Drainage review approved with conditions.
 - Seattle Public Utilities Water Availability Certificate (WAC) approved.
 - Seattle Public Utilities requirements for WAC approval.
4. Whether the public use and interests are served by permitting the proposed division of land;
- Department of Parks and Recreation approved.
 - Department of Parks and Recreation approved with conditions.
 - Department of Neighborhoods (landmark sites or Districts) approved.
 - Department of Neighborhoods (landmark sites or Districts) approved with conditions.
 - Building Plans Examiner review and approval.
 - Building Plans Examiner approval with conditions.
 - The proposal meets all applicable criteria for approval of a short plat as discussed in the analysis and decision, therefore meets this criterion.
5. Conformance to the applicable provisions of SMC Section [25.09.240](#) , short subdivision and subdivisions in environmentally critical areas;
- Site not located in a riparian corridor buffer, wetland, wetland buffer or steep slope.
 - Site exempt from ECA Ordinance (SMC [25.09.040](#))
6. Is designed to maximize the retention of existing trees;

- Site does not contain trees at least 6-inches in diameter measured 4-½ feet above the ground.
- Site does not contain Exceptional Trees as defined in Director's Rule [6-2001](#).
- The short subdivision meets the applicable provisions of SMC [25.11](#).
- A tree preservation plan is required.

SMC 23.24.060 Redivision Procedure.

- Within a five (5) year period following the filing of a short subdivision in accordance with the provisions of Chapter [23.22](#), property within that short subdivision may not be further divided through the short subdivision process if it would result in more than a total of nine (9) lots. However, any revision of the lot lines of an approved short subdivision in which the total number of lots is not increased shall not be considered a further division, and shall be approved or disapproved in the manner prescribed in Chapter [23.28](#).

DECISION – SHORT PLAT: CONDITIONALLY APPROVED

CONDITIONS – SHORT PLAT:

Conditions of Approval 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. All existing structures shall be shown on the face of the plat, and their distances to the property lines dimensioned. Lot areas shall be shown on the plat. The short plat drawing shall be stamped by a licensed surveyor.
2. Provide an easement or covenant to allow for the placement of visually accessible address sign at the development site along Beacon Avenue South for the benefit of Parcels F and G, and along South Wallace Street for the benefit of Parcels D and E.
3. Revise access easement serving Parcels F and G to take access from Beacon Avenue South, and provide turn-around area on Parcel E.
4. Revise face of place to clearly illustrate trees to be removed and boulder to be saved.
5. Comply with the requirements outlined in the Fire Department's report dated 4/18/05.
6. Comply with the requirements outlined in the Water Availability Certificate (WAC #2005-11428).

7. Provide a copy of a comprehensive draining control plan, prepared by a licensed civil engineer for DPD drainage review approval.
8. Provide a notarized copy of a No-protest Agreement for each of the proposed Parcels of land.
9. Provide a copy of a Building Grade sheet to confirm the required elevation height of driveway at the property line abutting South Wallace Street and Beacon Avenue South.
10. Add the conditions of approval to the face of the plat, or on an additional 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).
11. Outline on the face of the short plat: the legal existing utility lines on the face of the plat; all ingress and egress and utilities easements. If a utility easement is required by Seattle City Light, then the easement in its entirety (typically referred to as “Easement A”) shall be shown on the face of the plat.
12. Submit the final recording forms and fee.

After Recording and Prior to Issuance of a Building Permit

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

1. Attach a copy of the recorded short plat to all building permit plan sets.
2. Submit a standard drainage control plan for DPD review.

After Recording and Prior to final approval of a Building Permit

1. Remove existing structures straddling proposed Parcels B, D, and E, F, and G.

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

Date: October 24, 2005