



City of Seattle

Gregory J. Nickels, Mayor

Department of Planning & Development

D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 3004019
Applicant Name: Bob Winters for David Chaplin
Address of Proposal: 2121 North 122nd Street

SUMMARY OF PROPOSED ACTION

Land Use Permit to subdivide one parcel into three parcels of land. Proposed parcel sizes are: A) 17,657 sq. ft., B) 7,205 sq. ft., and C) 7,231 sq. ft. The existing structures will remain.

The following approval is required:

Short Subdivision - to create three parcels of land. (SMC Chapter 23.24)

BACKGROUND DATA

Zoning: SF 7200

Uses on Site: Single family residence

Substantive Site Characteristics

This 32,093 sq. ft. lot is located one block south of Haller Lake, two blocks west of Interstate 5, and one block northwest of Northgate Elementary School. A church is located on the corner across the street from the site. Development in the vicinity consists primarily of single family residences on varying sized lots. Parcels A and B will have street frontage on North 122nd Street. Parcel C will obtain vehicle access from a 12 foot wide easement off of North 122nd Street. The site is developed with a single family residence on proposed Parcel A. There are trees on each of the proposed parcels including apple, plum, birch, cedar, elm, Douglas Fir, leyland cypress, Colorado blue spruce, western white pine, dogwood, and poplar trees. The trees on proposed Parcel A will not be impacted because the existing house and detached garage will remain. The trees on Parcel C are along the property line and will not impact the building site.

There is a 12 inch diameter Colorado blue spruce at the center of Parcel B which will need to be removed, but the other trees are along the property lines. The trees on the site are not listed as exceptional trees and the short plat proposal maximizes the retention of trees on the site.

Public Comment:

Three comment letters were received during the comment period which ended March 1, 2006. Concerns were expressed about: retention of trees, impacts to the underground water system, and increasing existing surface water runoff problems.

ANALYSIS - SHORT SUBDIVISION

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;*
2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*
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 SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees;*

Summary - Short Subdivision

Based on information provided by the applicant, referral comments from DPD, Water (SWD), Fire Departments (SFD), Seattle City Light, and Parks and review by the Land Use Planner, the above cited criteria have been met subject to the conditions imposed at the end of this decision. The lots to be created by this short subdivision will meet all minimum standards or applicable exceptions set forth in the Land Use Code, and are consistent with applicable development standards. As conditioned, this short subdivision can be provided with vehicular access, public and private utilities and access (including emergency vehicles). Adequate provisions for drainage control, water supply and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions. The proposal site is located in an environmentally critical area and the requirements of SMC 25.09.240 have been met. 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 PLAT

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

CONDITIONS – SHORT PLAT

Conditions of Approval Prior to Recording

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

1. Provide on the plat a joint use and maintenance agreement.
2. Add the conditions of approval after recording on the face of the plat or on a separate page. If the conditions are on a separate page, insert on the plat “For conditions of approval after recording see page ___ of ___.”
3. Provide on the plat the required Seattle City Light easement.
4. 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. The lot areas of each parcel shall be shown on the recording documents.
5. Submit the recording fee and final recording forms for approval.
6. Comply with 2003 Seattle Fire Code Sections 503.1.1 Buildings and Facilities, 503.2.1 Dimensions, Appendix D, D 103.34 Dead Ends, and 503.2.3 Surface or the allowed exceptions.

Prior to Issuance of any Building Permit

7. The owner(s) and/or responsible party(s) shall attach a copy of the recorded short subdivision to all permit application plans for any application for a permit to construct, demolish, or change use.
8. If new construction on either proposed parcel includes less than 2,000 square feet of new or replaced impervious surfacing then the stormwater runoff from the new construction shall be discharged to a detention with controlled release system shared with one or more other parcels. If new construction is more than 2,000 sq. ft., then the Grading and Drainage Ordinance requirements would apply.

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

Date: May 11, 2006