



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: 3001249
Applicant Name: Robert Livingston
Address of Proposal: 6349 21st Ave SW

SUMMARY OF PROPOSED ACTION

Land Use Permit to subdivide one parcel into three parcels of land. Proposed parcel sizes are: A) 5,001 sq. ft., B) 5,090 sq. ft. and C) 5,001 sq. ft. Existing single family residence to remain.

The following approval is required:

Short Subdivision - To subdivide one existing parcels into two parcels.
(Seattle Municipal Code Chapter 23.24)

BACKGROUND DATA

Zoning: SF 5000
Date of Site Visit: N/A
Uses on Site: One existing single family residence.

Substantive Site Characteristics:

The 15,092 square-foot site is located mid-block between SW. Graham St and SW. Holly St, along 21st Ave SW. The site has 100.61 feet of street frontage along 21st Ave SW, which has a 50-foot right-of-way with paved roadways approximately 20 feet wide. This street has no sidewalk, curb, or gutter. Gravel and dirt shoulders provide limited on-street parking.

The site is zoned Residential, Single-Family 5,000 (SF 5000). The site is developed with a single-family residence, which will remain.

The subject site slopes down from east to west and is not located within any mapped or observed Environmentally Critical Area (ECA).

Properties to the north, south, east, and west are also zoned SF 5000. Development in the area consists primarily of single-family residences of varying age and architectural styles.

Public Comment:

Notice of the proposal was issued on March 2, 2006. No public comment letters were received.

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;

The subject property's zone (SF 5,000) is intended for single-family residential uses with a minimum lot size of 5,000 square feet. The lots created by this proposed division of land would conform to all applicable development standards of the SF 5,000 zoning district. The proposed parcels would provide adequate buildable area to meet applicable yards, lot coverage requirements, and other applicable Land Use Code development standards.

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

Parcels A, B, and C maintain street frontage providing direct vehicular access to 21st Ave SW. The Seattle Fire Department has reviewed and approved the proposed short plat for emergency vehicle access, subject to future development meeting Seattle Fire Code requirements.

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

This area is served with domestic water, sanitary sewer, and storm drain facilities by the City of Seattle. Availability of service is assured subject to standard conditions of utility extension.

Seattle Public Utilities reviewed the short plat application, and Water Availability Certificate #20060293 was issued on February 21, 2006.

Seattle DPD has examined the proposal for compliance with drainage and sanitary sewer provisions and found it to be adequate for the purpose of this short plat. The applicant may contact DPD Sidesewer and Drainage Counter for sidesewer permit requirements.

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

An objective of the short subdivision process is to increase opportunities for new housing development to ensure adequate capacity for future housing needs. The proposed short subdivision would meet applicable Land Use Code provisions: the proposal has adequate access for vehicles, utilities and fire protection, and has adequate drainage, water supply and sanitary sewage disposal.

The public use and interest would be served by this proposal because additional opportunities for owner-occupied housing would be provided within the City limits as a result of this subdivision. Furthermore, upon completion of the conditions in this decision, the proposal would meet all applicable criteria for approval of a short plat.

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

The site is not located in any mapped or observed environmentally critical area as defined in SMC Chapter 25.09. Therefore, this section is not applicable to the short plat application.

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

The survey indicates that the site contains several (6"-30" diameter) deciduous and evergreen trees located throughout proposed Parcels A, B, and C. There are no proposed building pads at this time that would necessitate removal of any 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 Planners, 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 of the 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 not located in an environmentally critical area; therefore SMC 25.09.240 is not applicable. 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 **CONDITIONALLY GRANTED**.

