



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: 2407401
Applicant Name: Mark Travers
Address of Proposal: 6605 38th Avenue South

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into nine parcels of land. Proposed parcel sizes are: A) 5,982.7 sq. ft., B) 7,224.3 sq. ft., C) 5,181.3 sq. ft., D) 5,390.9 sq. ft., and E - I) 5,000 sq. ft. each. Existing structures to be removed.

The following approval is required:

Short Subdivision – to create nine parcels of land from one existing parcel (SMC Chapter 23.24).

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

BACKGROUND DATA

Zoning: SF 5000

Date of Site Visit: December 29, 2004

Uses on Site: Vacant

Site Characteristics: The subject site is located on the west side of 38th Avenue South by the intersection of this street with South Warsaw Street, one block west of Martin Luther King Way South. The site has a slight down slope from west to east and is currently vacant. There are no known or mapped Environmentally Critical Areas (ECA's).

Public Comment

One comment letters was received during the comment period which ended December 1, 2004 expressing support for the site's proposed vehicular access from 38th Avenue South across from the commercial areas to the east.

ANALYSIS - SHORT SUBDIVISION

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

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 the drainage section of DPD, Seattle Public Utilities (SPU) for water availability, Fire Department (SFD), Seattle City Light (SCL), 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 and applicable exceptions set forth in the Land Use Code, and are consistent with applicable development standards.

This short subdivision provides access for vehicles and public and private utilities. Adequate access for emergency personal and vehicles will be provided by following the recommendation of the Fire Marshall and listed in *Conditions of Approval* at the end of this document. Vehicular access for all proposed parcels will be through an access easement driveway from 38th Avenue South at proposed Parcel B and extending to all other proposed parcels. Proposed Parcel A also has the option of direct street access. Pedestrian access for all lots is the same as vehicular access.

Proposed Parcels C through I do not have street frontage, hence posting of their addresses visible from 38th Avenue South will be required on either proposed Parcels A or B. Such signage shall not be in the required twenty foot driveway width or, unless less than 32 inches in height, in the required sight triangles.

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 storm water control, utility extensions, and the provision of required easements.

- A Drainage Control Plan has been submitted to the DPD drainage reviewer, as required. An approved plan will be required before construction on any proposed parcel is permitted.
- Seattle Public Utilities has issued a Water Availability Certificate as a result of applicant initiation of a contract for a 4-inch water main extension.
- City Light requires a utility access easement that shall be included on the face of the plat in the legal description.

The public use and interest are served by this proposal. The additional parcels created by this short plat create buildable lots for the future construction of additional housing in the City.

This site is not located in an environmentally critical area; therefore SMC 25.09.240 is not applicable.

The parent site contains twelve trees. No trees are of a size or variety to be classified as *exceptional*. It is likely that nine of the trees will be removed because of their location in the buildable area of various proposed parcels. This is unavoidable due to the natural constraints of the overall lot shape and limited options for access. However, for any new construction the planting of new trees is required (SMC 23.44.008). These require the planting of 2 caliper inches of tree per each 1,000 square feet of lot area. In aggregate, this will require almost 100 caliper inches of new trees to be planted.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**.

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

1. Submit the final recording forms for approval along with any required fees

2. Assure the fire apparatus access road extends at least 70 feet past the provided turn-out lane (review comment of July 14, 2005). Please consult with Captain Brian Shearer of the Seattle Fire Marshall's Office, 386-1449.
3. Include the City Light easement in the legal descriptions and on the face of the plat.
4. Include an easement or covenant for the location of address signage on either Parcels A or B by the driveway access easement entry (but not in the required twenty foot driveway area) for Parcels C through I. This signage should be clearly identifiable from 38th Avenue South.

After Recording and Prior to Issuance of Any Building Permits

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

1. Attach a copy of recorded short subdivision to all copies of future building permit application plans.

Signature: (signature on file) Date: September 22, 2005
Art Pederson, Land Use Planner