

The lot has approximately 122.74-feet of street frontage along 7th Avenue S. and is approximately 208.40-feet deep. Site vegetation includes grass, shrubs and trees.

Proposal Description

The proposal is to subdivide one parcel of land into four parcels. Proposed parcel areas are indicated in the summary above. Vehicular access will be from 7th Avenue S. The proposal includes a 22-foot wide ingress, egress and utility easement across Lot A and Lot D for access to Lot B and Lot C. The proposal also includes a 10-foot wide ingress, egress and utility easement across Lot B and Lot C.

Public Comments

Notice of the proposed project was published on May 19, 2005. The public comment period ended on June 1, 2005. One written comment letter was received.

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 upon information provided by the applicant; review of access, drainage and zoning within the Department of Planning and Development (DPD); review from Seattle Public Utilities, Seattle Fire Department and Seattle City Light; and, review by the Land Use Planner.

1. *Conformance to the applicable Land Use Code provisions;*

The parcels created by this proposed division of land would conform to all development standards of the SF 5000 zone. Each lot will have adequate buildable lot area to meet applicable parking, yards and lot coverage requirements.

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

Each of the proposed parcels will have adequate access for vehicles, utilities and fire protection from 7th Avenue S., which is a 30-foot wide street that has a paved width of approximately 18-feet. The proposal includes a 22-foot wide ingress, egress and utility easement from 7th Avenue S., across Lot A and Lot D for access to Lot B and Lot C and also includes a 10-foot wide ingress, egress and utility easement across Lot B and Lot C.

Seattle City Light has reviewed this application and requires an overhead/underground easement. (See file for Exhibit "A" P.M. #240432-3-012) The Seattle Fire Department reviewed and approved this proposal.

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

Sanitary Sewer: There is a 8-inch public sanitary sewer (PSS) located in 7th Av. S.

Drainage: The mapped soil type is recessional outwash, comprised of sand & gravel, which should allow for satisfactory infiltration of storm-water runoff.

Seattle Public Utilities reviewed the unit lot subdivision application and approved a Water Availability Certificate, No. 04-0838 on June 10, 2005. All conditions on the certificate must be met prior to receiving water service.

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

The proposed short plat meets the minimum provisions of the Seattle Land Use Code. The proposal meets all applicable criteria for approval of a short plat as discussed in this analysis and decision. 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;*

The site is not mapped as an environmentally critical area.

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

The project is designed to maximize the retention of existing trees.

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.*

Section 23.24.045 is not applicable because the proposed short subdivision is not for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses.

DECISION - SHORT SUBDIVISION

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

CONDITIONS - SHORT SUBDIVISION

Prior to Recording

The owner(s) and 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 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. The boundaries shall be adjusted if necessary to meet the requirements of the Land Use Code.
2. Add the "Conditions of Approval upon Application for Construction Permits," noted below, to the plat. These may be added to the face of the plat, or may be attached as a separate page. If the conditions are on a separate page, insert on the face of the plat "For Conditions of Approval upon Application for Construction Permit, see page ___ of ___."
3. Submit the final recording forms and fee for approval.

After Recording and Prior to Issuance of a Building Permit

4. Attach copy of the recorded short plat with the plan upon application for a construction permits.
5. Provide a standard drainage control plan.
6. Provide an easement for proper posting of address signage that is visible from the street.
7. Install Street Improvements to SDOT standards prior to Final Inspection of all Building Permits.

Signature: (signature on file) Date: November 14, 2005

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Land Use Services