



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: 3003824
Applicant Name: Chris Pickering
Address of Proposal: 13018 12th Ave NW.

SUMMARY OF PROPOSED ACTIONS

Master Use Permit to subdivide one parcel into two lots. Proposed lot sizes are: A) 11,212 sq. ft. and B) 9,618 sq. ft.

The following approval is required:

Short Subdivision to divide one parcel of land into two lots.
(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

Zoning: SF 9600
Date of Site Visit: February 2, 2006
Uses on Site: Single family home

Substantive Site Characteristics: The site is located on the east side of 12th Ave NW, midblock between NW 130th and NW 132nd Streets. Single family homes surround the site. To the south of NW 130th St. and east of 12th Ave, the zoning transitions to Single Family with a minimum lot size of 7200 sq.ft.

Public Comment: DPD received no letters from the public.

ANALYSIS - SHORT SUBDIVISION

SMC [23.24.040](#) Criteria for approval.

- 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, as modified by this chapter;
 - 2. Adequacy of access for vehicles, utilities and fire protection as provided in Section [23.53.005](#), Access to lots;
 - 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 Section [25.09.240](#), Short subdivisions and subdivisions, in environmentally critical areas;

The City's Geographic Information System (GIS) indicates that the western edge of the property is categorized as an Environmentally Critical Area (ECA), due to steep slopes. A DPD site inspector has determined that the site neither contains nor is in proximity to any steep slopes, and that this categorization is therefore a mapping error. DPD Land Use staff has also visited the site and concurs with this determination. The criterion does not apply.

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

The proposed property line creates required yards and sufficient buildable area conducive to preserving existing trees. One tree in particular, a redwood measuring 60" dbh, is of particular interest. DPD staff has reviewed a proposed plot plan for the future single family home, and has consulted with the City Arborist, who also visited the site. DPD concludes that the proposed footprint and area of construction are adequately removed from the tree's critical root zone.

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; and

N/A.

8. Conformance to the provisions of Section [23.24.046](#), Multiple single-family dwelling units on a single-family lot, when the short subdivision is for the purpose of creating two (2) or more lots from one (1) lot with more than one (1) existing single-family dwelling unit.

N/A.

- B. If the short subdivision contains a proposed dedication, the Director shall refer the matter to the Director of Transportation for report and recommendation. The short plat or dedication instrument shall be transmitted to the City Council for acceptance of the dedication by ordinance.

N/A.

Summary - Short Subdivision

Based on information provided by the applicant, referral comments from DPD, Water (SPU), Fire Department (SFD), Seattle City Light, 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 not located in an environmentally critical area; therefore SMC [25.09.240](#) is not applicable. 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 SUBDIVISION

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

CONDITIONS - SHORT SUBDIVISION

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

Conditions of Approval Prior to Recording

1. Have the 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.
2. Submit the final recording forms for approval.

Prior to Issuance of any Building Permit

None.

Prior to Final Approval or Certificate of Occupancy

None.

Signature: _____ (signature on file) Date: April 6, 2006
Scott A. Ringgold, Land Use Planner
Department of Planning and Development