



City of Seattle

Gregory J. Nickels, Mayor
Department of Design, Construction and Land Use
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

Application Number: 2304670
Applicant Name: Russel Coffelt for Roy Long
Address of Proposal: 9406 Leroy Place South

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 7,201 sq. ft., and B) 10,331 sq. ft.

The following approval is required:

Short Subdivision - To subdivide one existing parcel into two parcels of land.
(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

Site Description

This 18,200 sq. ft. site is zoned Single Family 7200 (SF 7200) and slopes down toward the west at a fairly even slope. The site is located approximately one block east of Interstate 5 and one block west of 37th Avenue South. The lot is currently undeveloped. The street is unimproved with a curb, sidewalk, and planting strip.

Area Development

Development in the vicinity consists primarily of single family residences on lots of mostly long, narrow rectangular lots. Interstate 5 is located one block to the west of the site, down a wooded hillside and King County Airport land is located on the west side of the freeway.

Proposal

The proposal is to short subdivide one platted lot into two lots. Each lot would have the following lot areas: Parcel A – 7,201sq. ft. and Parcel B – 10,331 sq. ft. Vehicular access to Parcels A would be directly off of Leroy Place South. Vehicular access to Parcel B would be from Leroy Place South through an access easement over proposed Parcel A.

Comment

One comment letter was received during the comment period which ended December 31, 2003. The comment requested clarification as to whether development of this site would include improving Leroy Place South by widening the right-of-way and adding an emergency turnaround at the end of the street.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following 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;
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.

Based on information provided by the applicant, referral comments from the Access and Drainage Section, Water, and Fire Departments, Seattle City Light, and review by the Land Use Planner, the following findings are made with respect to the above-cited criteria:

1. The proposed parcels would meet minimum lot size requirements, with both parcels having more than the minimum required 7200 sq. ft. per lot. Each parcel would provide adequate buildable lot area to meet applicable setbacks, lot coverage requirements, and other Land Use Code development standards.
2. Parcels A would have vehicular access off Leroy Place South. Parcels B would have vehicular access from a 20 foot wide easement from Leroy Place South over Parcel A. The street in front of the site is unimproved to the standards of the SF 7200 zone. The Fire Department has indicated that approval of the proposal will be predicated on satisfying Administrative Rule 9.1, Item 2 regarding fire hydrants. City Light indicated that the proposed parcels will have adequate access to electrical utilities with the provision of an easement (P.M. #240434-3-008).
3. Drainage, water supply and sanitary sewage disposal issues are as follows:

There is no publicly maintained drainage infrastructure in the vicinity of the proposed short plat. The mapped soil type in this area is Vashon Till which would indicate the limited feasibility of using infiltration as a means of stormwater management. Due to the proximity of steep slope critical areas, a comprehensive Drainage Control Plan, prepared by a licensed civil engineer, and accompanied with a Statement of Minimum Risk indicating that the means of stormwater management is not likely to adversely impacts the stability of the surrounding grades.

There is an existing eight inch public sanitary sewer (PSS) located in Leroy Place S. by means of a single sidesewer. The proposed short plat does not have a permitted record of any sidesewer service. The applicant should contact the Sidesewer and Drainage Desk for sidesewer permit information. Seattle Public Utilities reviewed the short plat application, and Water Availability Certificate #2003-1347 was issued on December 12, 2003.

4. The purpose of the Single Family 7200 zoning is to preserve and maintain the physical character of the single family residential areas in a way that encourages rehabilitation and provides housing opportunities throughout the City for all residents. Provided the plat is conditioned to require easements or covenants to allow for the proper posting of addresses for parcels proposed without street frontage, the proposed short subdivision will meet all minimum Land Use Code provisions and will have adequate access for vehicles, utilities and fire protection, as well as adequate drainage, water supply and sanitary sewage disposal. Therefore, the public use and interests are served by permitting the proposed subdivision of land while also maintaining the character of the neighborhood.

5. The proposed subdivision is not mapped as an environmentally critical area. However, the topographic survey indicates that a portion of the site lies within a steep slope buffer.
6. There does not appear to be a plat configuration that would better maximize the retention of trees, so the short plat has been designed to maximize the retention of trees.
7. A unit lot subdivision is not proposed so the criterion relating to unit lot subdivisions is not applicable to this short plat.

DECISION - SHORT SUBDIVISION

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

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

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

1. Submit the recording fee and final recording forms for approval.
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 ___." If necessary, renumber the pages.
3. 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. All existing structures, principal and accessory, shall be shown on the face of the plat, and their distances to the proposed property lines dimensioned.
4. Provide an easement for electrical facilities to the satisfaction of Seattle City Light. Added to the plat shall be the following statement: "An easement is granted to Seattle City Light as shown on page ___ of ___".
5. Note on the face of the plat that for any future building permits that a comprehensive Drainage Control Plan is required along with a Statement of Minimum Risk.
6. Provide easements or covenants to allow for the proper display of addresses for proposed parcel B without street frontage.

Conditions of Approval upon Application for Construction Permits

7. The owner(s) and/or responsible party(s) shall attach a copy of the recorded short plat to the construction permit plans.
8. All residential structures shall satisfy Administrative Rule 9.1, Item 2 regarding fire hydrants.

Signature: (signature on file)
Lisa Rutzick, Land Use Planner
Department of Planning & Development

Date: March 9, 2006

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