



City of Seattle

Gregory J. Nickels, Mayor

Department of Planning and Development

Diane M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT PLANNING AND DEVELOPMENT**

Application Number: 3002959
Applicant Name: Brittani Ard
Address of Proposal: 9102 Sand Point Way NE

SUMMARY OF PROPOSED ACTION

Land Use Permit to subdivide one parcel into three parcels of land. Proposed parcel sizes are: A) 4,298 square feet, B) 4,699.8 square feet, and C) 5,113.4 square feet. Existing structures to be removed.

The following approval is required:

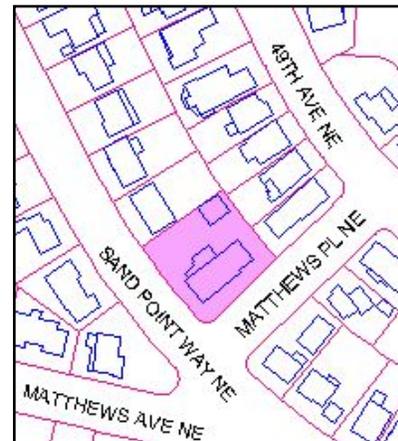
Short Subdivision - to create three parcels of land pursuant to Seattle Municipal Code (SMC) 23.24.

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 & Area Description

The approximately 14,111.2 square foot rectangular shaped site is located in a Single Family Residential zone with a minimum lot size of 5,000 square feet (SF 5000), in the Northeast Seattle area. The parcel is currently configured as one lot, developed with single family residence and a detached garage addressed as 9102 Sand Point Way NE. The property is located on the northeast corner of Sand Point Way NE and Matthews Pl NE. Parcel A will have



street frontage on Sand Point Way NE and Matthews Pl NE. Parcels B and C will have street frontage on Matthew Pl NE. Both streets are not improved with to current standards (no curbs or sidewalks are present). The proposed lots will have pedestrian and vehicle access to Matthews Pl NE.

Surrounding properties and blocks are also zoned SF 5000. Development in the area consists of a variety of one- and two-story single-family houses of varying age and architectural style on a variety of lot sizes.

Proposal

The proposal is to subdivide one parcel of land into three parcels. Proposed parcel sizes are: A) 4,298 square feet, B) 4,699.8 square feet, and C) 5,113.4 square feet. Pedestrian and vehicle access for parcels A, B, and C is from Matthews Pl NE. The existing structures to be removed.

The subject of this analysis and decision is only the proposed division of land.

Public Comment

During the public comment period that ended February 1, 2006, DPD received no comments regarding the proposed subdivision.

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;*
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.*
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.*

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

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

The subject property is zoned for single family residential use with a minimum lot size of 5,000 square feet (SF 5000) or as provided in SMC 23.44.010B.1.b. The allowed use in a single family zone is one dwelling unit per lot, with accessory dwellings permitted within the principal structure in accordance with SMC 23.44.041. Maximum lot coverage is 35% or 1,750 square feet, whichever is greater. Front setbacks are an average of the neighboring adjacent lots, or 20 feet, whichever is less. The minimum side yard setback is five feet. Minimum required rear yard is 25 feet or 20 percent of the lot depth and in no case less than 10 feet. The lots created by this proposed division of land will conform to all development standards of the SF 5000 zoning designation. The proposed parcels meet the minimum lot size requirement of the zone and provide adequate buildable area to meet applicable yards, lot coverage requirements, and other Land Use Code development standards.

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

Proposed parcels A, B, and C will have direct vehicle and pedestrian access from Matthews Pl NE. The Seattle Fire Department has no objection to the proposed short plat. All private utilities are available in this area. Seattle City Light provides electrical service to the proposed short plat. City Light does not require an easement to provide for electrical facilities and service to the proposed lots. This short plat provides for adequate access for vehicles, utilities, and fire protection.

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

This area is served with domestic water and sanitary sewer facilities by the City of Seattle. Availability of service is assured subject to standard conditions of utility extension. The short plat application has been reviewed by Seattle Public Utilities and a Water Availability Certificate was issued on January 24, 2006 (WAC ID No. 20060083).

SANITARY SEWER: The existing house discharges its sanitary waste to a public sanitary-only sewer (PSS) in Sand Point Way NE. New construction on the proposed parcels may reuse this sidesewer or connect anew to the PSS in Matthews Pl NE.

DRAINAGE: DPD has no records regarding existing methods of stormwater control and discharge. An existing ditch and culvert system across Matthews Pl NE will be the discharge point for stormwater runoff from new construction. Pumping may be necessary.

RECOMMENDED SHORT PLAT CONDITIONS: If new construction on any of the proposed parcels includes less than 2000 sq. ft. of new or replaced impervious surfacing then the stormwater runoff from the new construction shall be discharged to a detention with controlled release system shared with one or more other parcels¹.

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

¹ By Kevin Donnelly, Sewer and Drainage Reviewer, January 30, 2006.

One objective of the short subdivision process is to increase opportunities for new housing development in order to ensure that there will be adequate capacity for future housing need. The proposed short subdivision will meet all the applicable Land Use Code provisions. The proposed development has adequate access for vehicles, utilities and fire protection, and has adequate drainage, water supply and sanitary sewage disposal. The public use and interest will be served with this proposal because additional opportunities for housing would be provided within the City limits as a result of this subdivision.

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

This site is not located in any environmentally critical area as defined in SMC 25.09.240. There are no environmentally critical areas mapped or otherwise observed on the site.

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

There are three (3) trees located on proposed parcels A, B and C. A twenty-four (24) inch diameter Willow tree is located approximately six feet from the front lot line and a twelve (12) inch diameter Pear tree is located approximately fifteen (15) feet from the rear lot line of proposed Parcel A; and a twelve (12) inch Pear tree is located approximately seventeen (17) feet from the rear lot line of proposed Parcel B. The subdivision could not be designed or changed in a way that would retain more trees than the proposed design. Thus, the proposal has been designed to maximize the retention of existing trees on the property. Future construction will be subject to the provisions of SMC 23.44.008 and SMC 25.11 which sets forth tree planting requirements and tree preservation regulations on single family lots. Based on the applicant's information, there are no significant trees located on the site.

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.*

This Short Subdivision is not a unit subdivision. Thus, this section is not applicable to this short plat proposal.

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.*

This Short Subdivision is not a multiple single-family dwelling unit subdivision. Thus, this section is not applicable to this short plat proposal.

DECISION - SHORT SUBDIVISION

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

CONDITIONS - SHORT SUBDIVISION

Prior to Recording

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 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.
2. Submit the final recording forms for approval and any necessary fees.

Prior to Building Permit Application

3. A copy of this short subdivision shall be attached to all related building permit applications or revisions.
4. If new construction on any of the proposed parcels includes less than 2,000 sq. ft. of new or replaced impervious surfacing then the stormwater runoff from the new construction shall be discharged to a detention with controlled release system shared with on or more other parcels².

Signature: (signature on file)
Colin R. Vasquez, Senior Land Use Planner
Department of Planning and Development

Date: July 17, 2006

² By Kevin Donnelly, Sewer and Drainage Reviewer, January 30, 2006.