



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: 3003336
Applicant Name: Brittani Ard
Address of Proposal: 12545 Phinney Ave N

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into two parcels of land. Proposed parcel sizes are:
A) 7,399.7 square feet and B) 9,399.9 square feet. The existing structure will remain.

The following approval is required:

Short Subdivision – To create 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

Zoning: Single Family Residential 7200
Date of Site Visit: November 20, 2005
Uses on Site: One single-family residence

Substantive Site Characteristics:

This 16,799.6 square foot subject site is located on the west side Phinney Avenue North between N 125th and N 127th St. The surrounding parcels to the north, south and east are also zoned Single Family Residential 7200 and are developed with single family residences. To the west along Greenwood Avenue the properties are zoned L-3 (Lowrise 3, multifamily residential). There is an existing single family residence located on the north portion of the parcel. This residence will remain. Vegetation on this parcel is that of typical residential landscaping. There is a drainage ditch located on Phinney Avenue North.

Proposal Description:

The applicant proposes to subdivide into two parcels with the following areas: Parcel A – 7,399.7 square feet and B) 9,399.9 square feet. Vehicular and pedestrian access to the proposed parcels will be from frontage on Phinney Avenue North.

The subject of this analysis and decision is limited to the subdivision of land.

Public Comment:

The comment period for this proposal ended on November 23, 2005. During this period, no written comments were received.

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

Summary - Short Subdivision

Based on information provided by the applicant, referral comments from DPD, Water (SWD), Fire Departments (SFD), Seattle City Light, the Building Plans Examiner, the Drainage Section of DPD, 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

Conditions of Approval Prior to Recording

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

1. 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 ___.”
2. 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. The lot areas of each parcel shall be shown on the recording documents.
3. “Add notation to the final plat: The Western Red Cedar tree at the northwest corner of new Parcel A shall remain on the property. The tree will be identified in the final approved plat.”
4. Submit the recording fee and final recording forms for approval.
5. Add notation to the final plat: “File apparatus access road shall be provided for every facility, building or portion of a building, hereafter constructed or moved into or within the site per the Seattle Fire Code.”
6. Add notation to the final plat: “The existing garage on Parcel B shall be legally removed or demolished prior to separate sale of Parcel A or B.”

