



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: 2408501
Applicant Name: Kathy Anderson for Powell Home Builders
Address of Proposal: 10247 39th Ave SW

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into two parcels of land. Proposed parcel sizes are as follows: Parcel A) 5,710 square feet and Parcel B) 6,355 square feet. Existing detached garage to be removed.

The following approval is required:

Short Subdivision - To subdivide one existing parcel into two parcels.
(Seattle Municipal Code Chapter 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 12,066-square foot site is located mid-block between Southwest 102nd Street and Southwest 104th Street. The site has approximately 80 feet of street frontage along 39th Avenue Southwest. 39th Avenue SW has a 60-foot right-of-way with paved roadways approximately 20 feet wide. This street does not have curb, gutter, or sidewalk along the site frontage.

The site is zoned Residential, Single-family 5,000 (SF 5000). The site is developed with a single-family residence on proposed Parcel A and a detached garage located on proposed Parcel B. The detached garage will be demolished.

The subject site is relatively flat and is not located within any mapped or observed Environmentally Critical Area (ECA).

Properties to the north, south, east, and west are zoned SF 5000. Development in the area consists primarily of single-family residences of varying age and architectural style. Arbor Heights Elementary School is located approximately one block to the southwest of the subject site on the south side of Southwest 104th Street.

Proposal

The applicant proposes to subdivide one parcel of land into two (2) lots. Proposed lot sizes would be as follows: Parcel A) 5,710 square feet and Parcel B) 6,355 square feet. The detached garage on proposed Parcel B will be removed. Proposed Parcels A and B both have street frontage on 39th Avenue Southwest.

No development or construction activities are associated with the current proposal; the subject of this analysis and decision is restricted to the proposed division of land.

Public Comment

The comment period for this proposal ended on January 5, 2005. No written comments were received during the public comment period.

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:

Based on information provided by the applicant, referral comments from the Drainage Section, Fire Department, Seattle Public Utilities, City Light, 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's zone (SF 5000) is intended for single-family residential uses with a minimum lot size of 5,000 square feet. The lots created by this proposed division of land would conform to all applicable development standards of the SF 5000 zoning district. The proposed parcels would provide adequate buildable area to meet applicable yards, lot coverage requirements, and other applicable Land Use Code development standards.

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

Both parcels would have direct vehicular access to 39th Avenue Southwest. The Seattle Fire Department has reviewed and approved the proposed short plat for emergency vehicle access with the following conditions:

1. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. The fire code is authorized to increase the dimension of 150 feet where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1, or 903.3.1.3. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet except for approved security gate in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 14 feet.

All private utilities are available in this area. Seattle City Light (SCL) would provide electrical service to the proposed short plat. SCL reviewed the proposal and does not require any easements to provide for electrical facilities and service to the proposed lots.

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

This area is served with domestic water, sanitary sewer, and stormdrain facilities by the City of Seattle. Availability of service is assured subject to standard conditions of utility extension.

Seattle Public Utilities reviewed the short plat application, and Water Availability Certificate #2004-1911 was issued on December 15, 2004.

The proposed parcels would be served by an existing 8-inch public sanitary sewer (PSS) located in 39th Avenue Southwest.

There is no conveyance system for stormwater runoff in the near vicinity of the subject site. Due to the inadequate utilities found in this vicinity, stormwater will need to be managed on-site. The mapped soil type is Vashon Till, which is not conducive to infiltration. A soils report, to include a percolation test and a drainage plan should be submitted for review and approval with this application. The plan will be recorded with the King County's Assessor's office and a copy of the drainage plan shall accompany all future building permits as a condition of the Short Plat.

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

An objective of the short subdivision process is to increase opportunities for new housing development to ensure adequate capacity for future housing needs. The proposed short subdivision would meet applicable Land Use Code provisions: the proposal has adequate access for vehicles, utilities and fire protection, and has adequate drainage, water supply and sanitary sewage disposal.

The public use and interest would be served by this proposal because additional opportunities for owner-occupied housing would be provided within the City limits as a result of this subdivision. Furthermore, upon completion of the conditions in this decision, the proposal would meet all applicable criteria for approval of a short plat.

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

The site is not located in any mapped or observed environmentally critical area as defined in SMC Chapter 25.09. Therefore, this section is not applicable to the short plat application.

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

One 12" Maple tree is located on Parcel A, the parcel with the existing residential structure. The tree is to remain in tact; therefore the site is designed to maximize the retention of 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.*

This criterion is not applicable to the proposed short subdivision because no unit lots are proposed.

DECISION - SHORT SUBDIVISION

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

CONDITIONS - SHORT SUBDIVISION

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

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. Add the conditions of approval to the face of the plat.

2. Submit the final recording forms for approval and remit any applicable fees.
3. Access to proposed Parcel B is to be taken from the alley.
4. The Drainage Plan shall be recorded with King County Records and Elections office and a copy of the drainage plan shall accompany all future building permits as a condition of the Short Plat.
5. Add all conditions of approval to the face of the plat.

Prior to Issuance of Any Building Permits

6. Attach a copy of the recorded short subdivision to all sets of building permit application plans.

Signature: (signature on file) Date: May 2, 2005
Lisa C. Rutzick
Land Use Planner