



**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: Somerset Short Plat Amendment

Proposal Address: 15016 SE 51st St

Proposal Description: Application for an Amendment to a Final Short Plat to modify the tree preservation plan shown on the face of the short plat (King Co. Rec. #20150127900010). The applicant requests the amendment in order to relocate the required replacement trees within Lot A and Lot B. No change to tree quantities or species is proposed and no other modifications to the short plat have been requested.

File Number: 15-125977-LF

Applicant: Bryan Grusz, SG Land Group

Decisions Included: Administrative Decision for a Modification to an approved Final Short Plat (Process II), Land Use Code 20.45B.240

Planner: Nick Whipple, Assistant Planner

State Environmental Policy Act Threshold Determination: Exempt

Department Decision: Approval with Conditions

Nick Whipple, Assistant Planner
Development Services Department

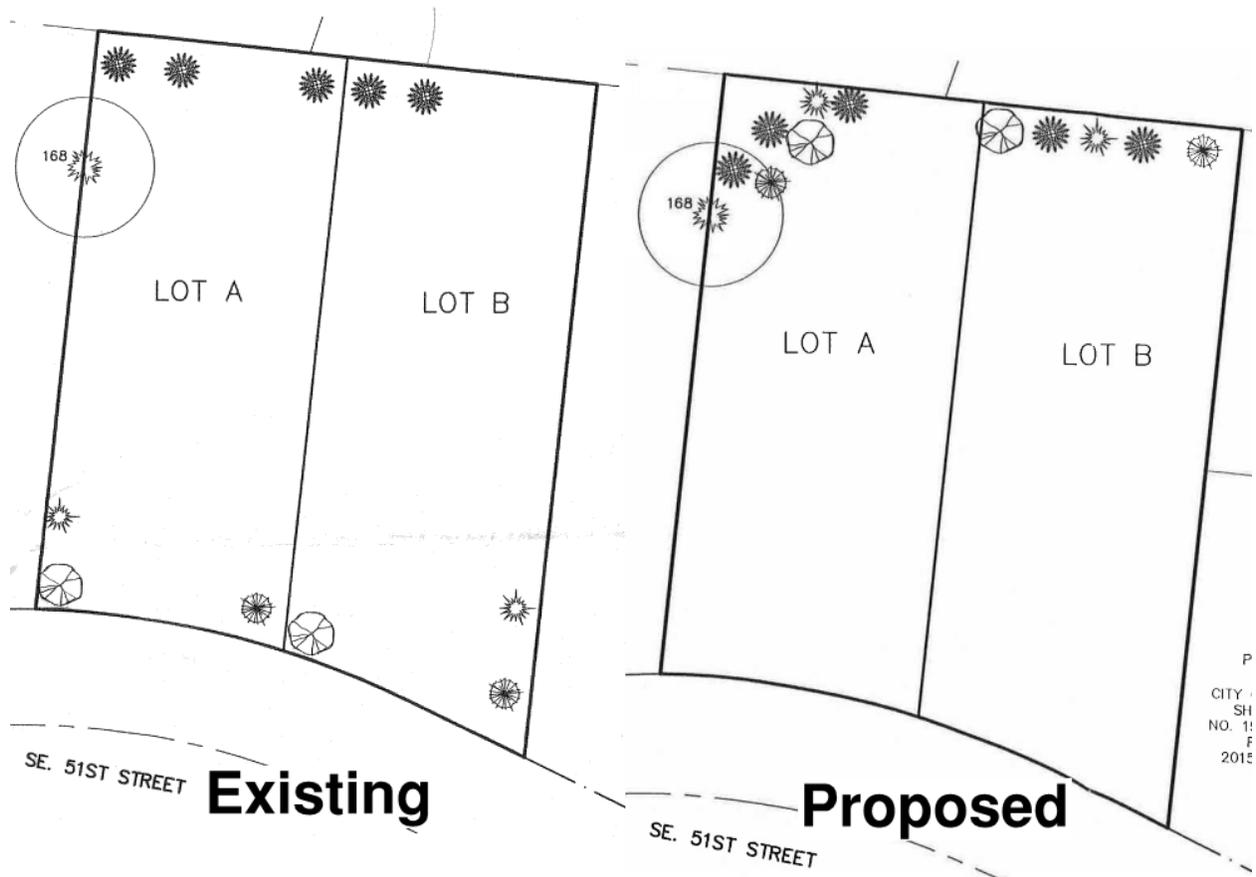
Application Date: October 28, 2015
Notice of Application: November 12, 2015
Minimum Comment Period: November 30, 2015 (18 days due to Thanksgiving holiday)
Decision Publication Date: December 3, 2015
Appeal Deadline: December 17, 2015(14 days)

I. DESCRIPTION OF PROPOSAL

Application for a final short plat amendment to modify the tree preservation plan shown on the face of the short plat (King Co. Rec. #20150127900010). The applicant requests the amendment in order to relocate the required replacement trees within Lot A and Lot B of the short plat. No change to tree quantities or species is proposed and no other modifications to the short plat have been requested. One specific condition of approval placed on the original short plat required the owner to “leave undisturbed all trees as shown on the tree preservation plan”. In order to alter the placement of trees shown on the recorded short plat, a short plat amendment application was filed with the city.

Both lots have been developed with single-family homes. The applicant, SG Land Group, has chosen to alter the location of the required replacement trees to be more representative of existing neighborhood character.

Figure 1 –Tree Preservation Plan Proposed Changes



II. SITE DESCRIPTION AND CONTEXT

The subject property was annexed in the 2012 South Bellevue Annexations. The site is within an existing single-family neighborhood, and is bordered by single-family dwellings to the north, south, east and west. The property was down-zoned in August 2014 from R-3.5 to R-2.5 and has a Comprehensive Plan designation of Single-Family Medium.

The topography of the site slopes gently downward to the north from SE 51st street. One single-family dwelling is on each lot, and each home is accessed via a private driveway off of SE 51st street. There are no sidewalks within the public right-of-way.

Figure 2 – Aerial Photograph



III. CONSISTENCY WITH LAND USE CODE/ZONING REQUIREMENTS

The proposed amendment will not have any effect on the required Land Use Code dimensional or density requirements for the R-2.5 zoning district, as applied to this property.

IV. STATE ENVIRONMENTAL POLICY ACT (SEPA)

There are no critical areas on this proposal site. Short Plats not containing Critical Areas are exempt from SEPA review pursuant to WAC 197-11-800(6)(a), BCC 22.02.032. Thus, the project proposal is Exempt.

V. SUMMARY OF TECHNICAL REVIEWS

No comments were received regarding this application by the Clear and Grade, Fire, Utilities, Transportation and Survey reviewers, as there were no concerns regarding this amendment request.

VI. PUBLIC COMMENT

Application Date:	October 28, 2015
Public Notice (500 feet):	November 12, 2015
Minimum Comment Period:	November 30, 2015 (due to Thanksgiving holiday)

The project was publicly noticed in the City's Weekly Permit Bulletin and Seattle Times on November 12, 2015 with notice mailed to property owners within 500 feet of the project site. A public information sign was installed on the site the same day. No written comments were received regarding the proposal and there are no parties of record besides the applicant.

VII. DECISION CRITERIA:

Land Use Code 20.45B.220 Final Short Plat Decision Criteria: Subject to LUC 20.45B.240, the Development Services Director shall approve a final short plat if it conforms to all conditions and requirements of the preliminary short plat approval. LUC 20.45B.240.B states that short subdivisions may be revised in accordance with the following requirements:

- 1. All affected ownership interests within the originally recorded short subdivision must be a party to the revision application, or must express written agreement to the proposed revision, including written agreement to accept ownership of any property, or to transfer or convey ownership of any property, which may be necessary as a result of the revision.**

Finding: The modification to the originally recorded short plat was requested by the property owner. Both lots in question are currently owned by the applicant. Therefore, this requirement has been satisfied.

- 2. Any features contained in the original short subdivision which have been relied upon in subsequent land development or land use planning decisions and which are still applicable at the time of application shall be incorporated in the short subdivision revision, unless such features are provided by other legal means at the time of short subdivision revision.**

Finding: All features contained in the original Somerset Short Plat approval are required to be incorporated into the final short plat mylar. No change to tree quantities or species are proposed and no other modifications to the short plat have been requested. See Conditions of Approval in Section IX.

- 3. Procedures and requirements established by this chapter for preliminary short subdivision approval shall be applicable to revision requests. Revisions shall comply with applicable conditions and provisions of the original plat or short plat and shall not adversely affect access, easements, or any land use requirements as provided for in the laws of the City.**

Finding: *The Somerset Short Plat Amendment was processed per the requirements of LUC 20.45B.240. The short plat amendment complies with all applicable conditions and provisions of the original short plat. The amendment to relocate the required replacement trees will not adversely affect land use code requirements.*

4. **Approval of any revision shall be filed and recorded as a supplemental declaration of short subdivision which shall contain the adjusted legal description and shall be effective upon being recorded by the Development Services Department with the King County Department of Records and Elections and upon receipt of proof of recording.**

Finding: *The applicant is required to record the amended short plat. The proposed changes will not affect the current legal description. See Conditions of Approval in section IX.*

VIII. CONCLUSION AND DECISION:

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, City Code, and standard compliance reviews, the Development Services Director does hereby **APPROVE** the Somerset Final Short Plat Amendment **with conditions**.

IX. CONDITIONS OF APPROVAL:

The following conditions are imposed under authority referenced:

COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES

The applicant shall comply with all applicable Bellevue City Codes, Standards, and Ordinances including but not limited to:

Applicable Codes, Standards and Ordinances

Fire Code – BCC 23.11
Land Use Code – BCC Title 20
Transportation Development Code – BCC 14.60
Utility Code – BCC Title 24
Clearing and Grading – BCC 23.76

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Don Rust, 425-452-4856
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1. Incorporation of Features in Somerset Short Plat

All features contained in the original preliminary short plat approval shall be incorporated into the final short plat mylar.

AUTHORITY: Land Use Code 20.45B.240
REVIEWER: Nick Whipple, Development Services Department

2. Plat Amendment Language to be added

The final short plat mylar shall contain template language as described by Buck Harrison,

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City of Bellevue Professional Land Surveyor, on **Exhibit A**. See attached Exhibit A.

AUTHORITY: Land Use Code 20.45B.240
REVIEWER: Nick Whipple, Development Services Department

ATTACHMENTS

Exhibit A: Final Short Plat Amendment Template Language

