

KT West Short Subdivision  
10/13/23

KT West is proposing to short subdivide parcel number 50383 (612 CC Street) into four residential building lots of between 6,000sqft and 7,000sqft each. Each of the lots would utilize City water and sewer.

There are currently three single-family residences on the single parcel; all in poor condition. The owner has an approved demolition permit and has begun to remove these dilapidated houses in preparation for future redevelopment of this parcel. Once subdivision is complete, each lot would be developed with a modest, yet quality single-family residence. The property is generally flat, with CC street forming the Southern boundary.

In order to create four lots, the short subdivision will require variance approval for the lot widths of two of the proposed lots. The current standard identified in WMC 17.16.070(B) requires a 60' minimum lot width, however in order to reach the highest and best use for the property, two of the lots would be approximately 52.5 feet wide. This is similar to the lots widths of several existing lots in the immediate neighborhood. This is also wider than the minimum identified in WMC 17.16.090, the optional "Traditional Neighborhood" design standards. Despite being narrower than the minimum under WMC 17.16.070(B), the building envelopes would still be 42.5 feet wide and 75 feet deep (taking setbacks into consideration) and be large enough to accommodate a three-bedroom home. Further explanation of the variance request can be found in the narrative variance attached to this application.

Access will be provided via three driveways, one of them shared between two lots. Lots 2 and 4 will utilize existing road approaches to CC street. Lots 1 and 3 will share a driveway approximately 95' long, extending north from CC street. This proposed driveway would be paved 20' wide, and constructed to meet all applicable CCFR access requirements. A shared easement would be provided across the pole portions of Lots 1 and 3. This approach to access may be somewhat unusual but is necessary to satisfy other dimensional requirements in City code and still maximize density to 4 lots. This approach to access is similar to that used on a recently approved short subdivision nearby, SPL20-001 (438 CC St).

We also understand that frontage improvements, including the construction of sidewalks and half-width street improvements will be required. Those items are currently in design with our engineering firm, RB Engineering, and will be provided for City review and permitting upon their completion.

Thank you for your consideration,

Nick Little  
Chilton Development Services