



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

Table with 2 columns: Field Name and Value. Fields include Application Number (3003724), Applicant Name (Jill Burdeen of NK Architects for Delbyrne, LLC), and Address of Proposal (2411 Harbor Avenue SW).

SUMMARY OF PROPOSED ACTION

Land Use Application to divide one parcel into seven parcels of land. Proposed parcel sizes are: A) 748.8 square feet and B) 684.8 square feet, C) 735.2 square feet, D) 756 square feet, E) 776.7 square feet, F) 797.4 square feet and G) 8,360.4 square feet. (The development proposal for this site was reviewed under Master Use Permit 3003911 and is on file at DPD).

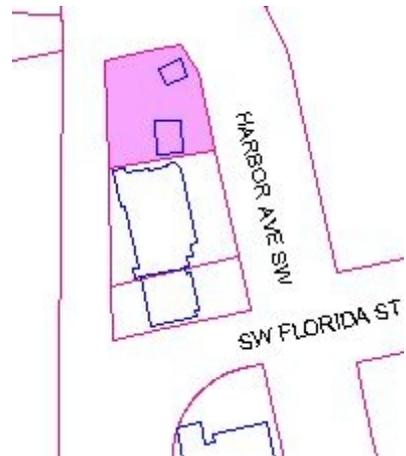
The following approval is required:

Short Subdivision - to divide one parcel into seven parcels of land. (SMC Chapter 23.24)

SEPA DETERMINATION: [X] Exempt [ ] DNS [ ] MDNS [ ] EIS
[ ] DNS with conditions
[ ] DNS involving non-exempt grading, or demolition, or another agency with jurisdiction.

BACKGROUND INFORMATION

The site is located at 2411 Harbor Avenue SW and Fauntleroy Avenue SW. It is an irregular shaped corner lot. There is no alley in this block. The site is a somewhat wedged shaped site. Currently there is a single family house and garage on the site. The site drops about six feet west to east. The west and north property lines border unopened and partially improved right of way (Fauntleroy Avenue SW). The property is zoned Commercial 1 with a 40 foot height limit. Across Harbor Avenue SW is the Alki Trail and beyond is Port of Seattle property. The zoning to the south is Commercial 1-40. Zoning to the north and east is General Industrial (IG2 U/85). To the west and up the hill is single family zoning (SF 7200).



## **AREA DEVELOPMENT**

There is a multifamily development and a multi-purpose convenience store directly to the south of this project site. There are houses up the hill, to the west from the site whose residents will see over the site and see the rooftops of this new development. Commercial and Industrial activities dominate the landscape on the east side of Harbor Avenue SW.

### Proposal Description

The applicant proposes to subdivide the subject parcel into 7 lots. Proposed parcel sizes are: A) 748.8 square feet and B) 684.8 square feet, C) 735.2 square feet, D) 756 square feet, E) 776.7 square feet, F) 797.4 square feet and G) 8,360.4 square feet.

### Public Comments

Two comment letters were received during the official public comment period which ended May 17, 2006. The letters pointed out concerns over hillside stability and roadway design elements to be considered for optimum visibility. The letter also suggested pedestrian friendly elements and concern over the rentable aspects of the proposed commercial spaces.

## **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:

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.54.010;*
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.*

Based on information provided by the applicant, referral comments from the Land Use Plans Examiner, 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. The subject property is zoned Commercial (C1). As such, future development of individual lots must comply with the development and use requirements of SMC Chapter 23.47. The proposed parcels provide adequate buildable area to meet applicable Land Use Code development standards.

