



City of Seattle

Gregory J. Nickels, Mayor

Department of Planning & Development

D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 3004657
Applicant Name: Kelly Foster for Howland Homes
Address of Proposal: 2715 W Jameson St

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel of land into nine unit lots. This subdivision of property is only for the purpose of allowing sale or lease of the unit lots. Development standards will be applied to the original parcel and not to each of the new unit lots. The construction of four of the townhouse units was approved under Project #2500116. The additional five units are being reviewed under Project #6065275.

The following approval is required:

Short Subdivision - to divide one parcel of land into nine unit lots.
(Seattle Municipal Code Chapter 23.24)

*Environmental Review for the nine lots occurred under Project 3004878.

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

BACKGROUND DATA

Site Description

The proposal site is approximately 11,556 square feet and is in a Multi-Family Lowrise Two (L-2) zone located at the southeast corner of W. Jameson St. and Williams Ave. W. Both streets are fully improved with two-lane paved roadways, sidewalks, curbs, and gutters on both sides. The lot has

approximately 110-feet of street frontage on W Jameson St and 105-feet on Williams Ave W. A 12-foot gravel alley abuts the site to the east and a 15-foot unimproved alley abuts it to the south.

The site is characterized by a sloped topography, sloping downward slightly from southwest to northeast and is mapped as a potential slide critical area.

Area Development

Zoning in the vicinity is a mix of single-family and multi-family. The subject site along with sites to the north, east, and southeast are zoned L-2. Sites directly to the south, west, and northwest are zoned SF5000. The area is characterized by single family homes with some apartments existing to the north, east, and southeast of the subject side.

Proposal Description

The applicant proposes to subdivide one parcel of land into nine unit lots. Proposed unit lot sizes are: A) 1,311.3 square feet, B) 1,358.2 square feet, C) 1,333.7 square feet; and D) 1,554.6 square feet, E) 1,091.8 square feet, F) 817.6 square feet, G) 1,090 square feet, H) 1,389.6 square feet; and I) 1,609 square feet. Parking for each of the nine units will be provided within each structure. Access to parking for unit lots C, D, E, F and G will be via an ingress/egress easement from a 12'0 crushed rock alley. Vehicular access to the remaining four unit lots: A, B, H, and I will occur via an ingress/egress easement running along the east side of unit lot B from West Jameson St.

The original public notice erroneously stated "to subdivide *two* parcels in to nine unit lots."

Public Comments

No comment letters were received during the comment period that ended on November 8, 2006.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following (applicable) criteria to determine whether to grant, condition or deny a short plat. The findings which follow are based upon information provided by the applicant; review of access, drainage and zoning within the Department of Planning and Development (DPD), review from Seattle Public Utilities, Seattle Fire Department and Seattle City Light, and review by the Land Use Planner.

1. Conformance to the applicable Land Use Code provisions;

The existing parent lot conforms to all development standards of the L-2 (Lowrise- 2) zone. The parent lot configuration provides adequate buildable area to meet the applicable density, lot coverage, and setback requirements and other development standards of the Land Use Code. The construction of four of the townhouse units was approved under #2500116. The additional five units are being reviewed under # 6065275. The individual unit lots in this proposal conform to the standards for unit lot subdivisions (SMC 23.24.045). Any new development must conform to the code requirements applicable at the time of application.

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

Access to parking for unit lots C, D, E, F and G will be via an ingress/egress easement from a 12'0 crushed rock alley. Vehicular access to the remaining four unit lots: A, B, H, and I, will occur via and ingress/egress easement running along the east side of unit lot B from West Jameson St. Pedestrian access easements are provided in several locations to provide access from the individual unit lots to the street where necessary.

An agreement will be provided on the face of the plat in order to ensure the areas of joint use (common walls, roof, easements) are adequately maintained by all property owners.

The Seattle Fire Department has reviewed and approved this proposal for adequacy of access for emergency vehicles. .

Seattle City Light provides electrical service to the subject property. The project will be conditioned to provide any required easements required by Seattle City Light.

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

Sanitary Sewer: At the time of the building permit application review, DPD Site Development staff confirmed that a public sanitary sewer is available and is of adequate capacity for sanitary discharge from new construction associated with this unit lot subdivision. A side sewer permit has been issued, or will be issued for connection of the project's side sewer to the public sewer. The side sewer permit includes, or will include, the necessary easement and connection agreement documents.

Drainage: At the time of the building permit application review, a discharge point for the stormwater runoff was determined and the project stormwater control method was designated and/or approved. A side sewer permit has been or will be issued for the connection of the project's serve drains to an approved discharge point. The necessary easement and connection documents will be included with the side sewer permit.

Seattle Public Utilities reviewed the unit lot subdivision application and approved a **Water Availability Certificate, No. 200610225 on June 2, 2006**. All conditions on the certificate must be met prior to receiving water service.

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

The proposed unit lot subdivision meets the minimum provisions of the Seattle Land Use Code. The proposal meets all applicable criteria for approval of a short plat as discussed in this analysis and decision. 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;

The proposal site is located in an environmentally critical area; however, SMC 25.09.240 is not applicable to unit lot subdivisions. Potential impacts associated with the construction of the townhouses were reviewed under the associated SEPA reviews 2500116 and 3004878.

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

Not applicable, as the development of the subject site is permitted by approval of the associated building permits. No trees are expected to be removed as a result of this short subdivision.

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.

Section 23.24.045 of the Seattle Municipal Code provides that under certain circumstances some types of parcels may be created that do not individually meet the zoning requirements for lot size, setbacks, density, and structure width and depth. These are called unit lot subdivisions and may be permitted as long as the development as a whole meets development standards. However, as a result of this subdivision, development on the individual lots may be non-conforming. To assure that future owners have constructive notice that additional development may be limited due to non-conformities; the following statement shall be required to be included as a note on the final short subdivision: "The unit lots shown on this site are not separate buildable lots. Additional development on any individual unit lot in this subdivision may be limited as a result of the application of development standards to the parent lot pursuant to applicable provisions of the Seattle Land Use Code, Chapter 23 of the Seattle Municipal Code."

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**.

CONDITIONS - SHORT SUBDIVISION

Prior to Recording

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

1. Provide final recording forms and fees. Have the 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 the field and all property corners set in conformance with appropriate state statute. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown, as well as all structures and distances from them to the proposed property lines. All existing structures, principal and accessory, shall be shown on the face of the plat and their distances to the proposed property lines dimensioned. A licensed surveyor shall stamp the short plat drawings.

2. Insert the following on the face of the plat: “The unit lots shown on this site are not separate buildable lots. Additional development on any individual unit lot in this subdivision may be limited as a result of the application of development standards to the parent lot pursuant to applicable provisions of the Seattle Land Use Code, Chapter 23 of the Seattle Municipal Code.”
3. Provide a joint maintenance and responsibility agreement for maintenance and use of shared walls on property lines and all ingress, egress and utility easements.
4. Include any required easement description provided by Seattle City Light on the face of the final plat and in the legal descriptions of the affected Unit Lots.
5. Provide easements for proper posting of address signage that is visible from Williams Ave W and/or West Jameson St.

For the Life of the Project

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

6. Attach a copy of the recorded unit lot subdivision to building permit applications.

Signature: _____ (signature on file) Date: February 1, 2007
Cheryl Mosteller Planner III
Department of Planning and Development

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