



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: 3004896
Applicant Name: Brittani Ard
Address of Proposal: 6526 34th Ave NE

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into six unit lots (Unit Lot Subdivision). The construction of townhouses has been approved under Project No. 6067721. 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 following approval is required:

Short Subdivision – to subdivide one parcel into six unit lots.
(Chapter 23.24, Seattle Municipal Code)

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

BACKGROUND DATA

Zoning: Residential, Multifamily, Lowrise 2 (L2).

Uses on Site: One single-family residence

Substantive Site Characteristics:

This 7,886.6 square foot subject site (the “parent lot”) is a rectangular lot that fronts on 34th Avenue Northeast to the west and a concrete alley to the east. The subject site is located within a Residential, Multifamily, Lowrise 2 (L2) zone that continues to the east and west. The area to the northwest of the subject site, on the block adjacent to the west, is zoned Single-family 5000 (SF 5000). On the western half of the block to the north, the area is also zoned SF 5000. At the southern end of the block on which the subject site is located, the zoning changes to Neighborhood Commercial 1 (NC1-30). The site is not located in any mapped critical areas.

Proposal Description:

The applicant proposes to subdivide one 7,886.6 square foot parcel, the “parent lot,” into six unit lots with the following lot areas: Unit Lot A – 1,448.9 square feet, Unit Lot B – 1,046.9 square feet, Unit Lot C – 1,388.2 square feet, Unit Lot D – 1,479.3 square feet, Unit Lot E – 1,079.0 square feet, and Unit Lot F – 1,444.3 square feet. Pedestrian access to Unit Lots A and B will be provided by a shared pedestrian easement which runs east from 34th Avenue Northeast to the proposed building. Pedestrian access to Unit Lot C will be provided by its frontage with 34th Avenue Northeast. Pedestrian access to Unit Lots D, E, and F will be provided by a pedestrian easement which runs east from 34th Avenue Northeast along the northern portion of Unit Lot A and connects with the ingress and egress easement. Vehicular access to required parking for all proposed unit lots will be from an ingress and egress easement which runs west from the alley along the northern portion of Unit Lot F, then turns south to an area between the proposed buildings. Parking for each unit lot will be provided within the proposed buildings.

A Master Use Permit to demolish an existing single-family residence, establish a townhouse use, and construct two, three-unit townhouses has been reviewed and approved under Project No. 6067721. The subject of this analysis and decision is limited to the subdivision of land.

Public Comment:

The comment period for this proposal ended on May 31, 2006. During this period, two written comment letters related to this project were received.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition, or deny a short plat:

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*
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; and*
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.*

Summary - Short Subdivision

Based on information provided by the applicant, referral comments from DPD, Water (SWD), Fire Departments (SFD), Seattle City Light, the Building Plans Examiner, the Drainage Section of DPD, and review by the Land Use Planner, the above cited criteria have been met subject to the conditions imposed at the end of this decision. Detailed discussion of Criterion #7 follows below.

The lots to be created by this short subdivision will meet all minimum standards or applicable exceptions of the set forth in the Land Use Code and are consistent with applicable development standards. As conditioned, this short subdivision can be provided with vehicular access, public and private utilities and access (including emergency vehicles). Adequate provisions for drainage control, water supply, and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions. The proposal site is not located in an environmentally critical area; therefore SMC 25.09.240 is not applicable, and additionally this regulation does not apply to unit lot subdivisions. Tree and other landscaping requirements were considered under the building permit review. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City.

ANALYSIS –UNIT LOT SUBDIVISION (CRITERION #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.

- A. *The unit subdivision provisions of SMC Section 23.24.045 apply exclusively to the unit subdivision of land for townhouses, cottage housing developments, residential cluster developments, and single-family residences in zones where such uses are permitted.*
- B. *Sites developed or proposed to be developed with dwelling units listed in subsection A above, may be subdivided into individual unit lots. The development as a whole shall meet development standards applicable at the time the permit application is vested. As a result of the subdivision, development on individual unit lots may be nonconforming as to some or all of the development standards based on analysis of the individual unit lot, except that any private, usable open space for each dwelling unit shall be provided on the same lot as the dwelling unit it serves.*
- C. *Subsequent platting actions, additions or modifications to the structure(s) may not create or increase any nonconformity of the parent lot.*
- D. *Access easements and joint use and maintenance agreements shall be executed for use of common garage or parking areas, common open space (such as common courtyard space for cottage housing), and other similar features, as recorded with the Director of the King County Department of Records and Elections.*

- E. *A joint use and maintenance agreement has been included on the short plat documents and should also be included on the final documents for recording.*
- F. *Within the parent lot, required parking for a dwelling unit may be provided on a different unit lot than the lot with the dwelling unit, as long as the right to use that parking is formalized by an easement on the plat, as recorded with the Director of King County Development of Records and Elections.*
- G. *The facts that the unit lot is not a separate buildable lot, and that additional development of the individual unit lots may be limited as a result of the application of development standards to the parent lot shall be noted on the plat, as recorded with the Director of the King County Department of Records and Elections.*

Summary - Unit Lot Subdivision

Review of this application shows that the proposed short subdivision would conform to applicable standards of SMC 23.24.045 subject to the conditions imposed at the end of this decision. The proposed developments are townhouses. The structures, as reviewed under their separate building permits, conform to the development standards for the time the permit application was vested. To assure that future owners have constructive notice that additional development may be limited; the applicant will be required to add a note to the face of the plat that reads as follows: *“The lots created by unit subdivision are not separate building lots. Additional development on any individual lot in this unit 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.”* A joint use and maintenance agreement will be required as conditioned at the end of this decision.

DECISION – UNIT LOT SUBDIVISION

The proposed Unit Lot Subdivision is **CONDITIONALLY GRANTED.**

CONDITIONS – UNIT LOT SUBDIVISION

Conditions of Approval Prior to Recording

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

1. Include the Joint Use/Maintenance Agreement on the final plat which shall include, if needed, the common side sewer and storm drainage that will serve the proposed unit lots.
2. Include the 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.

