



City of Seattle

Gregory J. Nickels, Mayor

Department of Planning and Development

Diane M. Sugimura, Director

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

Application Number: 3005175
Applicant Name: Brooke Stabbert
Address of Proposal: 2300 W Commodore Way

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into four parcels of land. Proposed parcel sizes are: A) 17,330 square feet, B) 30,633 square feet, C) 14,548 square feet, and D) 34,724 square feet.

The following approval is required:

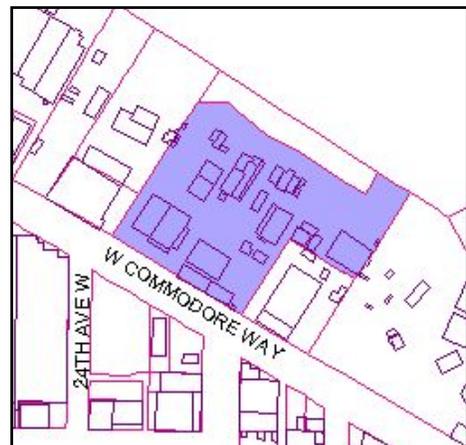
Short Subdivision - to subdivide one existing parcel into four parcels pursuant to Seattle Municipal Code 23.24.

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

BACKGROUND DATA

Site Location and Zoning Designations

Salmon Bay Marina Center Development is located on the southern shore of Salmon Bay Waterway. Using the street grid as a reference, the site is north of the intersection of 23rd Ave W and W Commodore Way. The property is within an Urban Maritime (UM) shoreline environment and an underlying General Industrial zone with a 45-ft height limit (IG1 U/45’).



Proposal

The applicant proposes to subdivide one parcel of land into four parcels of land. Proposed parcel sizes are: A) 17,330 square feet, B) 30,633 square feet, C) 14,548 square feet, and D) 34,724 square feet. No development or construction activities are associated with the current proposal; the subject of this analysis and decision is restricted to the proposed division of land.

Public Comment

Public notice of the Land Use Application was given on June 29, 2006. The public comment period ended on July 12, 2006. DPD received no comments on this proposal. The Land Use Application file is available for review at the Public Resource Center located at 700 Fifth Ave, Suite 2000 (<http://www.seattle.gov/dpd/prc/location.htm>).

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. 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 subject property's zone is intended for industrial/commercial uses without a minimum lot size. The lots created by this proposed division of land would conform to all applicable development standards of the zoning district. The proposed parcels would provide adequate buildable area to meet applicable Land Use Code development standards.

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

Two of the parcels have direct vehicular access to W Commodore Way and two of the parcels are providing an easement for vehicular access to W Commodore Way.

The Seattle Fire Department has reviewed and approved the proposed short plat for emergency vehicle access.

All private utilities are available in this area. Seattle City Light provides electrical service to the proposed short plat. City Light may require an electrical service easement for the proposed lots prior to providing services.

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

This area is served with domestic water, sanitary sewer, and storm drain facilities by the City of Seattle. Availability of service is assured subject to standard conditions of utility extension.

Seattle Public Utilities reviewed the short plat application, and Water Availability Certificate #20061270 was issued on July 7, 2006.

Sanitary Sewer: Existing and necessary easements are listed on the first page of the proposed plat.

Drainage: Existing and future drainage is subject to and existing Stormwater Management and Easement Agreement listed on the first page of the proposed plat.

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

An objective of the short subdivision process is to increase opportunities for new industrial/commercial development and to ensure adequate capacity for future industrial/commercial needs. The proposed short subdivision would meet applicable Land Use Code provisions: the proposal has adequate access for vehicles, utilities and fire protection, and has adequate drainage, water supply and sanitary sewage disposal.

The public use and interest would be served by this proposal because additional opportunities for industrial/commercial uses would be provided within the City limits as a result of this subdivision. Furthermore, upon completion of the conditions in this decision, the proposal would meet all applicable criteria for approval of a short plat.

5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas;*

The site is not located in any mapped or observed environmentally critical area as defined in SMC Chapter 25.09. Therefore, this section is not applicable to the short plat application.

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

This criterion is not applicable to the proposed short subdivision because no development or construction activities are associated with the current proposal. Future development is subject to the Screening and Landscaping Requirements of SMC 23.50.038.

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.*

This criterion is not applicable to the proposed short subdivision because no unit lots are proposed.

DECISION - SHORT SUBDIVISION

The proposed short plat is **CONDITIONALLY GRANTED**.

CONDITIONS - SHORT SUBDIVISION

Prior to Recording

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

1. Have 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 accordance with appropriate State statutes. The property corners set shall be identified on the plat, lot areas shall be shown on the plat, all easements and existing structures shall be shown, and their distances to the proposed property lines dimensioned.
2. Submit the final recording forms for approval and remit any applicable fees.

Prior to Issuance of Any Building Permits

3. Attach a copy of the recorded short subdivision to all sets of building permit application plans.

Signature: (signature on file)
Colin R. Vasquez, Senior Land Use Planner
Department of Planning and Development

Date: September 18, 2006