



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: 3005363
Applicant Name: Ryan Schofield
Address of Proposal: 163 18th Avenue

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into four unit lots. The construction of townhouses is being reviewed under Project No. 6092567. 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 create four-unit lots. (SMC Chapter 23.24).

BACKGROUND DATA

Zoning: L1

Date of Site Visit: N/A

Uses on Site: House and shed, to be demolished to accommodate construction of units under review pursuant to the related building permit.

Substantive Site Characteristics:

Midblock property, located between E. Spruce and Fir streets and 17th and 18th Avenues, in the Squire Park neighborhood, and in the 23rd/Jackson hub urban village. The entire area is zoned L1. The street has a curb, sidewalk and planting strip. Area development consists of vacant lots (two adjacent to the site), and a mixture of multifamily and single family residences. There is an 8-inch madrona on the site, out of the proposed construction area.

Public Comment

One comment letter, requesting clarification regarding density calculations (addressed).

ANALYSIS – SHORT SUBDIVISION - Pursuant to SMC 23.24.040

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.*

Summary

Based on information provided by the applicant, referral comments as received from DPD, Water (SPU), Fire Department (SFD), Seattle City Light (SCL), 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. Conditions ensure compliance with SPU, SCL, Fire and zoning requirements (if any). The lots to be created by this short subdivision will meet all minimum standards or applicable exceptions as 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 a mapped environmentally critical area nor were any environmentally critical areas observed on site; therefore SMC 25.09.240 is not applicable. The City arborist has indicated that the 8-inch madrona on site, if it is in good health, should probably be designated an exceptional tree. The tree is located in proposed open space for one of the rear units, and appears to be well outside any necessary construction disturbance area. Under Criterion #6, a credible plan for preservation of this tree should be submitted for DPD approval. Conformity with this condition will maximize the retention of existing trees. 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. *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 Department of Records and Elections.*
- F. *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. 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 has been provided on the plat. Provisions for addressing must be provided per condition.

DECISION - SHORT (UNIT LOT) SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**. Applicant must meet all standard recording requirements and conditions and/or requirements as attached to approval cover letter. (Conditions of approval prior to recording are to be met, but they are not to be printed onto the plat to be recorded).

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

1. The owner(s) and/or responsible party(s) shall comply with all applicable standard recording requirements and instructions.

2. Maintain the following note to the face of the plat: “The lots created by this unit subdivision are not separate buildable lots. Additional development on these unit lots in this unit subdivision may be limited as a result of the application of development standards to their parent lot pursuant to applicable provisions of the Seattle Land Use Code.”
3. Maintain the joint maintenance and responsibility agreement for maintenance and use of shared walls on property lines and all ingress, egress, and utility easements.
4. Provide an easement to provide for electrical facilities and service to the proposed lots as required by Seattle City Light (if any) on the final short subdivision.
5. Provide an area to allow for the posting of address signage for the benefit of Unit Lots C and D at a location visible from 18th Avenue and provide a covenant and/or an easement to ensure that address signage can be maintained.
6. Provide for DPD approval a credible plan for preservation of the 8-inch madrona tree, prepared by a certified tree professional. The plan should include a statement that the tree (if healthy) must be maintained for the life of the project.

Prior to Issuance of any Building Permit

7. The owner(s) and/or responsible party(s) shall attach a copy of the recorded short subdivision to all permit application plans for any application for a permit to construct, demolish, or change use.

Non-Appealable Requirement of Approval:

Per email from William Mills dated 12/4/2006, applicant shall submit a revised short plat satisfying all zoning requirements prior to recording.

Signature: (signature on file)
Paul M. Janos, Land Use Planner
Department of Planning and Development

Date: December 21, 2006