



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: 3004947
Applicant Name: John Girtman
Address of Proposal: 8221 7th Avenue S

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide two parcels into three parcels of land. Proposed parcel sizes are: A) 19,536 sq. ft., B) 21,947 sq. ft.; and C) 15,360 sq. ft. Existing structures are to remain.

The following approval is required:

Short Subdivision – To subdivide two parcels into three 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

Site visit: January 3, 2007
Zoning: Industrial General 2 (IG2 U/65)/ Industrial Buffer (IB U/45)
Uses on Site: Three existing steel buildings.

Substantive Site Characteristics:

This 56,843 square foot subject site is two irregular shaped lots that are adjacent to SR 99 on the west. The access to these lots is from their street frontage on S Southern Street to the north and 7th Avenue S to the east. There is no existing vehicle access to SR 99 from the two lots. Two of the three existing steel buildings are located within the eastern area of the larger lot and one steel building is located within the northwest portion of the site. The topography of the site is flat. There is little vegetation on the site, with brambles and a few small trees along the western boundary adjacent to the state highway. There is on-street parking adjacent to the frontage on 7th Avenue S, with approximately 12 perpendicular parking stalls.

The site is split zoned with Industrial General 2 (IG2 U/65) on the western area which continues to the north and south. The eastern area of the site is zoned Industrial Buffer (IB U/45) which also continues to the north and south. The area one-half block to the east and southeast is zoned Single Family Residential 5000. The site is located in a mapped critical area due to being flood prone, landfill, and potential liquefaction.

Proposal Description:

The applicant proposes to subdivide two parcels with a total area of 56,843 square foot into the following three parcels of A) 19,536 sq. ft., B) 21,947 sq. ft.; and C) 15,360 sq. ft. Parcel A will be created on the northern area with street frontage on S Southern Street to the north, and adjacent to SR 99 to the west. Parcel B will be created on the northern portion of the lot with frontage on 7th Avenue S, and Parcel C will be created on the southern portion. Parcel A will have pedestrian and vehicular access from S. Southern Street. Parcel B and C will have pedestrian and vehicular access from 7th Avenue S. The existing steel building in the northwestern area will be on proposed Parcel A and each of the two buildings in the southern area will be located on proposed Parcels B & C.

Public Comment:

The comment period for this proposal ended on October 25, 2006. During this period, there were no comment letters 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;

The lots created by the proposed subdivision will conform to all development standards for areas zoned Industrial Buffer and Industrial General. The lot configurations provide adequate buildable area to meet applicable density, setbacks, lot coverage requirements and other land use code development standards.

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

Each of the proposed parcels will have adequate access for vehicles, utilities and fire protection. Proposed Parcel A will have approximately 170.53 lineal feet of frontage on S Southern Street to the north. The other two parcels will have street frontage on 7th Avenue S to the west: Proposed Parcel B will have 90.88 lineal feet of frontage and Proposed Parcel C will have 59.29 lineal feet of frontage. There is no existing vehicular access to SR 99 from these lots and this will not change.

The Seattle Fire Department has reviewed and approved this short subdivision application with respect to access for emergency vehicles.

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

Seattle Public Utilities reviewed the short subdivision application and approved a revised Water Availability Certificate. All conditions on the certificate must be met prior to receiving water service. The stormwater drainage for this site has been reviewed and approved.

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

The public use and interests are served by permitting the proposed division of land which will provide additional industrial use opportunities in the City.

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

The site is located within a mapped critical area due to being flood prone, landfill, and potential liquefaction. The proposed Lots are configured to preserve the environmentally critical areas and thus comply with SMC 25.09.240.

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

There is limited vegetation on this site, and the existing few trees and brambles on the western boundary of the site will remain.

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; and

Not applicable

8. *Conformance to the provisions of Section 23.24.046, Multiple single-family dwelling units on a single-family lot, when the short subdivision is for the purpose of creating two (2) or more lots from one (1) lot with more than one (1) existing single-family dwelling unit.*

Not applicable

Summary - Short Subdivision

Based on information provided by the applicant, referral comments from DPD, Water (SWD), Fire Department (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.

The lots to be created by this short subdivision will meet all minimum standards or applicable exceptions 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 located in an environmentally critical area; therefore SMC 25.09.240 is applicable. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional industrial use opportunities in the City.

DECISION –SHORT SUBDIVISION

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

CONDITIONS – SHORT SUBDIVISION

Conditions of Approval Prior to Recording

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

1. Include on the final plat the corrections noted in the Land Use Plans Correction Notice dated July 20, 2007.
2. Include on the final plat the corrections noted in the Land Use Plans Correction Notices dated October 4, 2006 and August 28, 2007 which require adequate fire separation between the property line and existing structures.
3. Include the easement description if required by Seattle City Light on the face of the final plat and in the legal descriptions of the affected lots.

4. Add the conditions of approval after recording on the face of the plat or on a separate page. If the conditions are on a separate page, insert on the plat "For conditions of approval after recording see page ___ of ___."
5. 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 and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. The lot areas of each parcel shall be shown on the recording documents.
6. Submit the recording fee and final recording forms for approval.

For the life of the project

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.

Signature: _____ (signature on file) Date: December 24, 2007
Janet Wright, Land Use Planner
Department of Planning and Development

JW:bg