



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:** 3005894  
**Applicant Name:** Anne Van Dyne for Keith Hammer, Meridian-Greenfield, LLC  
**Address of Proposal:** 7756 15<sup>th</sup> Avenue Northeast

**SUMMARY OF PROPOSED ACTION**

Land Use Application to subdivide one parcel into three parcels of land. Proposed parcel sizes are: A) 760.5 sq. ft.; B) 760.4 sq. ft. and; C) 1315.5 sq. ft. Existing structures to be removed.

The following approval is required:

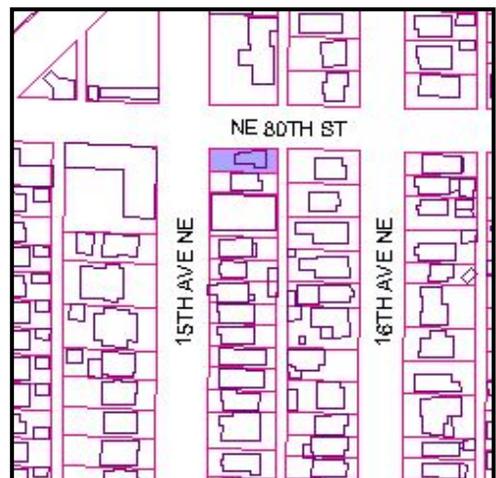
**Short Subdivision** - to subdivide one (1) existing parcel into three (3) parcels.  
(Chapter 23.24, Seattle Municipal Code).

**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 and Area Description

The 2,869 square foot site is located in a Neighborhood Commercial 2 zone with a 40 foot height limit (NC2-40) in the Ravenna neighborhood. The property is located on the southeast corner of Northeast 80<sup>th</sup> Street and 15th Avenue Northeast. A small commercial building occupies the site. The subject site is relatively flat and is not located within any identified Environmentally Critical Area. Both NE 80<sup>th</sup>



St. and 15<sup>th</sup> Ave. NE are designated Minor Arterials and are paved roadways with curbs, gutters and sidewalks. Properties to the north across NE 80<sup>th</sup> St. are also zoned NC2-40 while across 15<sup>th</sup> Ave. NE to the west, the zoning is Commercial 1 with a 40 foot height limit (C1-40). The subject property is bounded on the east by a 14 foot alley and the zoning changes to Single Family 5000 across the alley. Development in the area consists of a variety of commercial and multifamily uses.

### Proposal

The proposal is to subdivide one (1) parcel of land into three (3) lots. Proposed lot areas are indicated in the summary above. Vehicular access will be from the alley. The existing commercial building will be removed. The subject of this analysis and decision is restricted to the proposed division of land.

### Public Comment

The public comment period for this project ended July 18, 2007. DPD received no written comments regarding this proposal.

### **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;*

Based on information provided by the applicant, referral comments from the Building Plans Examiner, the Drainage Section, the Fire Department, Seattle Public Utilities (City Light and the Water Department), and review by the Land Use Planner, the following findings are made with respect to the above-cited criteria:

1. *Conformance to the applicable Land Use Code provisions.*

The lots created by the proposed subdivision will need to conform to all development standards of the NC2-40 zone. The lot configurations provide adequate buildable area to meet applicable density, setbacks, lot coverage requirements and other land use code development standards. Each new parcel will have direct pedestrian access to the street. Required parking will be accommodated by easement accessed from the alley.

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 through use of an ingress, egress and utilities easements. Seattle City Light provides electrical service to the proposed short plat. City Light may require an electrical service easement for services to the proposed lots. The Seattle Fire Department reviewed and approved this proposal on August 7, 2007.

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

The DPD Site Development staff will confirm that there is adequate sanitary sewer and drainage facilities at the time of Building Permit Application review. A Side Sewer permit will be issued for connection of the project to the public sewer and to an approved drainage point.

Seattle Public Utilities reviewed the unit lot subdivision application and approved a Water Availability Certificate (20071221) on July 10, 2007. 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 subdivision is consistent with relevant NC2 zone land use policies and 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;*

There are no environmentally critical areas mapped or observed on the site.

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

Future development of these parcels will be required to comply with the landscaping and screening provisions of SMC 23.50.034.

**DECISION - SHORT SUBDIVISION**

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

**CONDITIONS - SHORT SUBDIVISION**

*Prior to Recording*

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 and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. All existing structures, principal and accessory, shall be shown on the face of the plat, and their distances to the proposed property lines dimensioned.
2. If Seattle City Light requires an easement for electrical facilities and service to the proposed parcels, the final plat shall include the following statement: “*An easement is granted to Seattle City Light as shown on page \_ of \_*”.
3. The existing structure shown on the face of the plat shall be annotated as follows: “To be demolished legally prior to sale and/or transfer of ownership.”
4. Submit the final recording forms for approval and any necessary fees.

*After Recording and Prior to Issuance of a Building Permit*

5. Attach a copy of the recorded subdivision to all future building permit application.

Signature: \_\_\_\_\_ Date: September 6, 2007

Marti Stave, Land Use Planner  
Department of Planning and Development

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