



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:** 3007097  
**Applicant Name:** Mark Knoll  
**Address of Proposal:** 2767 NW 85<sup>th</sup> St

**SUMMARY OF PROPOSED ACTION**

Land Use Application to subdivide one parcels into five parcels of land. Proposed parcel sizes are: Parcel A)571.9 sq ft, B) 435.4 sq. ft., C) 597.3 sq. ft., D) 627.3 sq. ft., and E) 1,720.5 sq. ft.

The following approval is required:

**Short Subdivision** - to subdivide one existing parcel into five parcels.  
(Seattle Municipal Code Chapter 23.24)

**BACKGROUND DATA**

Zoning: NC1-30

Date of Site Visit: February 4, 2008

Uses on Site: Five live-work units under construction (associated with MUP #3003694 and building permit #6103316)

**Substantive Site Characteristics:**

The 3,952 square foot site is located on the southeast corner of 28<sup>th</sup> Ave NW and NW 85<sup>th</sup> St. , between Loyal Way NW and NW 80<sup>th</sup> St. The lot has 40 feet of street frontage along 28<sup>th</sup> Ave NW and 98.79 feet of street frontage along NW 85<sup>th</sup> St. 28<sup>th</sup> Ave NW has 66 feet of right of way width and NW 85<sup>th</sup> has 60 feet of right of way width. A 16' wide platted alley with approximately 11' of paved width borders the east side of the site.

The site is zoned Neighborhood Commercial 1 with a 30' height limit (NC1-30). Five live-work units are under construction at the site.

The subject site slopes approximately seven feet from southeast corner down to northwest corner, and is not located within any mapped or observed Environmentally Critical Area (ECA).

Properties to the north and east are also zoned NC1-30. A Lowrise Multi-family Residential (L-2) zone is located to the west, and a Single Family Residential (SF 5000) zone is located further to the south. Development in the area consists primarily of single-family residences of varying age and architectural styles.

Public Comment:

Notice of the proposal was issued on May 10, 2007. No public comments were offered.

**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 subject property's zone (NC1-30) is intended for neighborhood commercial residential uses such as live-work units. The lots created by this proposed division of land would conform to this requirement and all applicable development standards of the NC1-30 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;*

The Seattle Fire Department has reviewed and approved the proposed short plat for emergency vehicle access, subject to future development meeting Seattle Fire Code requirements.

*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 # 20070805 was issued on May 8, 2007.

The applicant may contact DPD Sidesewer and Drainage Counter for sidesewer permit requirements.

*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 housing development to ensure adequate capacity for future housing 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 live-work units 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;*

The survey indicates that there were no existing trees on site, even prior to the construction currently under way. Proposed landscape plans were reviewed under 3003694, the Master Use Permit that included design review.

### Summary - Short Subdivision

Based on information provided by the applicant, referral comments from DPD, Water (SWD), Fire Department (SFD), Seattle City Light, and Parks and review by the Land Use Planners, 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 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. The proposed plat maximizes 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.

### 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. 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. Add the conditions of approval to the face of the plat.
2. Submit the final recording forms for approval and remit any applicable fees.
3. Add all conditions of approval to the face of the plat.

Prior to Issuance of any Building Permit

4. Attach a copy of the recorded short subdivision to any sets of building permit application plans, if applicable.

Prior to Final Approval or Certificate of Occupancy

None.

Signature: \_\_\_\_\_ (signature on file) \_\_\_\_\_ Date: March 27, 2008  
Shelley Bolser AICP, Land Use Planner  
Department of Planning and Development

SB:lc

I:\BolserS\DOC\Short Plats\3007097.Knoll.DOC