



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: 3007422
Applicant Name: Moira Haughian
Address of Proposal: 5412 6th Ave NW

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into four parcels of land. Proposed parcel sizes are: Parcel A) 1,503 sq. ft., Parcel B) 746 sq. ft., Parcel C) 739 sq. ft.; and Parcel D) 762 sq. ft.

A structure consisting four apartments is being constructed under issued construction permit #6121938 (revision #6152457). The previously existing single family residence was demolished under a related permit.



The following approval is required:

Short Subdivision – to subdivide one existing parcel of land into four 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

Zoning: Neighborhood Commercial 1 (NC1-30).

Uses on Site: Under Construction – A structure consisting of 1 live-work unit and 3 residential units.

Public Comment: The comment period for this proposal ended on August 29, 2007. Three public comments were received, expressing concern about structure size, parking, and timing of the short plat notice relative to the grading and construction on the site. (Note that the proposal for the construction was below the environmental review threshold in the Neighborhood Commercial zone, and thus did not result in public notification, while an application for a short plat requires public notice. The analysis regarding the short subdivision is limited to whether the proposal meets the criteria for a short subdivision as discussed on the following page).

Site Description: The site is approximately 3,750 square feet. There are no Environmentally Critical Areas (ECA) on the site.

Surrounding Area: Properties along NW Market Street are zoned NC1-30, while properties to the south of this site are zoned SF5000. The area contains mostly single family residential structures, with some commercial development along NW Market Street.

Proposal Description: The structure will have vehicular access from a shared ten foot driveway on 6th Avenue NW, leading to an access easement along the south side of the property. Parking is provided within each structure.

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, review from Seattle Public Utilities, Seattle Fire Department, Seattle City Light, and review by the Land Use Planner.

1. Conformance to the applicable Land Use Code provisions.

The construction application 6121938 (and post permit revision 6152457) was reviewed for compliance with the land use code and approved as meeting the code. The proposal for short subdivision conforms to the applicable standards of the Land Use Code.

2. *Adequacy for access for vehicles, utilities, and fire protection as provided in Sections 23.53.005.*

The proposed driveway from 6th Avenue NW and associated access easement provide adequate access for vehicles and utilities. For purposes of fire protection, the Seattle Fire Department has reviewed and approved the proposed configuration of the parcels in relation to the street system. 6th Avenue NW is improved with curb, gutter, and sidewalks. Common usage and maintenance agreements are provided in the short plat document.

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

A 12-inch water main is available to serve the property in 6th Avenue NW. Separate water meters are required to serve each parcel that is being created.

A public sanitary sewer is also available to serve the site. A side sewer permit has been issued for connection of the projects' side sewer to the public sewer. The side sewer permit includes the necessary easement and connection agreement documents.

At the time of the building permit application review, the drainage reviewer determined that the discharge point for the project stormwater runoff and approved the project stormwater control method.

Common usage and maintenance agreements are provided in the short plat document.

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

The proposed short subdivision is consistent with the relevant NC-1 zone, and meets the minimum provision of the Seattle Land Use Code. Short subdivision of the property allows each unit to be owner-occupied, which provides for long-term investment in the property. Allowing a mixture of commercial and residential, as well as promoting density of residential development are land use goals in areas such as this where full urban services and infrastructure are provided. The public use and interest are served by permitting the proposed division of land.

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

The proposal site is not located in an environmentally critical area.

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

The building permit was reviewed for conformance to the City's requirements regarding tree provision. Trees are provided in the planting strip. The short subdivision itself does not change the number of trees on the site.

