



City of Seattle

Gregory J. Nickels, Mayor

**Department of Planning & Development**

D. M. Sugimura, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR  
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Application Number:** 3007503  
**Applicant Name:** Jennifer McCully  
**Address of Proposal:** 8415 8<sup>th</sup> Avenue NW

**SUMMARY OF PROPOSED ACTION**

Land Use Application to subdivide one parcel into six parcels of land. Proposed parcel sizes are: A) 1,010 sq. ft. B) 895 sq. ft. C) 923 sq. ft. D) 971 sq. ft. E) 861 sq. ft. and F) 888 sq. ft. Previously existing structures on-site structures were removed under Permit # 6097324.

The following approval is required:

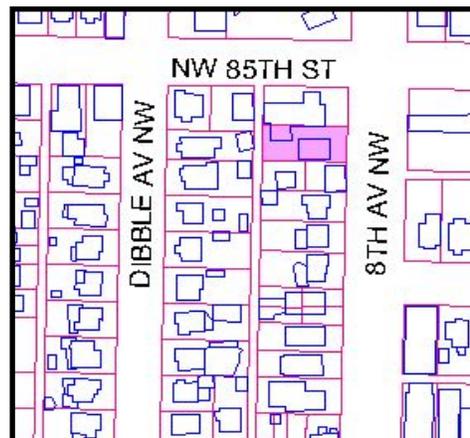
**Short Subdivision** - to subdivide one existing parcel into six lots as a short subdivision.  
(Chapter 23.24 Short Plats, Seattle Municipal Code)

**SEPA DETERMINATION:**  Exempt  DNS  MDNS  EIS  
 DNS with conditions  
 DNS involving non-exempt grading, or demolition, or involving another agency with jurisdiction.

**BACKGROUND DATA**

Substantive Site Description

The subject site exists as one property located at 8415 8<sup>th</sup> Avenue NW. The property has approximately 50 feet of street frontage to the east along 8<sup>th</sup> Avenue NW and to the west along an existing improved alley. 8<sup>th</sup> Avenue NW is developed with curbs, gutters, and sidewalks at both sides of the street at this location.



The site is zoned Neighborhood Commercial 1 with a 40-foot height limit (NC1-40), as are the properties along the north and south sides of NW 85<sup>th</sup> Street. Properties to the south along 8<sup>th</sup> Avenue NW are zoned Lowrise 2 Residential Commercial (L2 RC) while properties west of the existing alley are zoned Single Family with a minimum lot size of 5,000 square feet (SF 5000).

The property is currently vacant as previously existing structures have been removed under Permit #6105546. The site is located entirely outside of mapped Environmentally Critical Areas (ECAs).

### Proposal Description

The applicant proposes to short subdivide one subject parcel into six lots. The proposed parcel sizes are A) 1,010 sq. ft. B) 895 sq. ft. C) 923 sq. ft. D) 971 sq. ft. E) 861 sq. ft. and F) 888 sq. ft. Previously existing structures on-site structures were removed under Permit # 6105546.

### Public Comment:

The comment period for this proposal ended on February 27, 2008. During this period, no written comment letters related to this project were 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;*
2. *Adequacy of access for pedestrians, vehicles, utilities and fire protection, as provided in Section 23.53.005 and 23.53.006;*
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;*
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.*
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.*

Based on the information provided by the applicant, referral comments from the Drainage Section, 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 subject site is zoned for Neighborhood Commercial use, with a maximum height limit of 40 feet as provided in SMC 23.47A.012. Permitted and prohibited uses in Neighborhood Commercial zones are detailed in Chart A in SMC 23.47A.004. The maximum Floor Area Ratio (FAR) for residential or nonresidential structures shall be 3 and shall be 3.25 for structures containing both residential and nonresidential uses. Exemptions from FAR calculations are provided in SMC 23.47A.013.D.

As detailed in SMC 23.53.015, when new lots are created or any type of development is proposed in neighborhood commercial zone, existing streets abutting the lot(s) shall be required to be improved in accordance with the code. One or more of the following types of improvements may be required: pavement, curb and sidewalk installation, pedestrian walkways, drainage, grading to future ROW grade, design of structures to accommodate future ROW grade, no-protest agreements, planting of street trees and other landscaping. Setbacks may be required in order to meet the provisions of SMC 23.53.015, improvement requirements for existing streets in neighborhood commercial zones, and SMC 23.53.030, alley improvements in all zones.

The Seattle Right-of-Way (ROW) Improvements Manual identifies that the existing portion of 8<sup>th</sup> Avenue NW adjacent to the subject site (between NW 85<sup>th</sup> Street and NW 87<sup>th</sup> Street) is 60 feet, with a pavement width of 40 feet. The ROW Improvements Manual requires ROW improvements to 60 feet for this portion of 8<sup>th</sup> Avenue NW. No additional ROW dedication or improvements shall be required under this proposal.

2. *Adequacy of access for pedestrians, vehicles, utilities and fire protection, as provided in Section 23.53.005 and 23.53.006;*

All parcels proposed as part of this subdivision will achieve vehicular access from an existing alley adjacent to the west, while pedestrian access will be provided from the alley and 8<sup>th</sup> Avenue NW. Since access is from the alley, curbcuts are not required. However, per SMC 23.53.025.F, a 5' wide pedestrian easement is required to be provided to benefit Parcels D, E and F. A condition of approval has been added to address this issue and will be required prior to recording.

Seattle City Light provides electrical service to the properties and has indicated that an easement will be required for overhead and/or underground infrastructure. The easement shall be included on the Final Plat prior to recording.

The Seattle Fire Department has reviewed and approved this proposal for adequacy of access for emergency vehicles.

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

The site area is served with domestic water, sanitary sewer, and storm drain facilities by the City of Seattle. Seattle Public Utilities reviewed this short subdivision application and issued Water Availability Certificate #20080195 on February 11, 2008.

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

The proposed short subdivision will meet all the applicable Land Use Code provisions. The proposed development has adequate access for vehicles, utilities, and fire protection, and will provide for adequate drainage, water supply, and sanitary sewage disposal. The public use and interest will be served with this proposal because additional opportunities for residential uses are provided within the City limits as a result of this subdivision. The proposal will meet all applicable criteria for approval of a short plat upon meeting the conditions of approval found at the end of this report and decision.

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

The subject 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 subject site did not contain any trees or vegetation; thus, the retention of existing trees is not applicable to this application. Supplemental landscaping was required as part of the construction permit. This landscaping will be maintained by the new owners of the lots.

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.*

This short subdivision is not a unit lot subdivision. As such, this section is not applicable to this proposal.

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.*

This short subdivision is not a multiple single-family dwelling unit subdivision. As such, this section is not applicable to this proposal.

## **DECISION – SHORT SUBDIVISION**

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

