



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:** 3007680  
**Applicant Name:** Mark Knoll, Knoll Development  
**Address of Proposal:** 8111 Stone Avenue N

**SUMMARY OF PROPOSED ACTION**

Land Use Application to subdivide two parcels into eight parcels of land. Existing structures removed under Projects #6105635 and 6105642. The construction of eight live work units has been approved under Project #3003849.

The following approval is required:

**Short Subdivision** – to subdivide two parcels into eight parcels.  
 (SMC Chapter 23.24)

**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 One, 40-foot height limit (NC1-40).

Prior Uses on Site: Two duplexes to be removed.

Substantive Site Characteristics:

The project site is an 8,141.5 square foot corner lot, with approximately 80 feet of street frontage on N 82nd St and 101 feet of street frontage on Stone Ave N. It is located on a triangular shaped block zoned Neighborhood Commercial One (NC1-40) with a 40-foot height limit. The proposal is located just southeast of the Aurora commercial corridor. The



only abutting properties to the south and west are also zoned NC1-40. Abutting the west property line of the site is a two-story medical and dental commercial structure. Directly south of the project is an existing duplex structure, which has vehicle access from Green Lake Dr N. Immediately to the east across Stone Ave N is a Single Family 5000 zone (SF 5000) constructed with single family residences. To the north, across N 82<sup>nd</sup> St, zoning is also SF 5000 developed with single family residences. Zoning across Green Lake Dr N to the west is Lowrise Two – Residential Commercial (L2-RC) and SF 5000.

The project site currently has two existing wood frame residences, one on each parcel. The site is located just north of Green Lake, a large and popular City park. Street improvements are present at the site with sidewalks and planter strips, but no street trees. Green Lake Dr N is located just south of the site and is a designated arterial street connecting Green Lake and Aurora Ave N. The area is mostly residential in character with some commercial zoning to the northwest and southeast. The site is not highly visible from Green Lake Dr N and is oriented towards the Single Family zones to the north and east. The site is not located in any mapped critical areas.

Proposal Description:

The applicant proposes to build two live-work commercial buildings consisting of a total of eight units with rear surface parking. The east building is proposed with five live-work units and the west building with three. The applicant proposes to subdivide the 8,141.5 square foot site into eight lots with the following lot areas:

- Lot A – 609.2 square feet
- Lot B – 677.8 square feet
- Lot C – 584.5 square feet
- Lot D – 569.3 square feet
- Lot E – 569.5 square feet
- Lot F – 569.8 square feet
- Lot G – 1,580.0 square feet
- Lot H – 2,981.3 square feet

Vehicular access for required parking for all proposed lots will be from an Ingress, Egress and Utility Easement which runs west from Stone Avenue along the southern portion of Lot G to a parking area on Lot H. There are two pedestrian easements onto N. 82<sup>nd</sup> Street, one on the western edge of the site and one between the two buildings. A parking covenant will be required for the off-site parking area.

Public Comment:

The comment period for this proposal ended on September 26, 2007. During this period, two written comment letters related to this project were received. One expressed concern about the type of businesses that might locate here and the other dealt with traffic and parking issues. Uses are regulated by SMC 23.47A.004 while parking and traffic were analyzed during the SEPA determination process.

**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; and*
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.*

Conformance with the applicable regulations in the Land Use Code has been reviewed and approved for both this application and the building permit applications. Each lot will be provided with vehicular access (including emergency vehicles), pedestrian access, and public and private utilities either through adjacency to the public right-of-way or through the private ingress/egress easement. The existing property has water and sewer service and additional connections will be made for the new units during the building permit process. Storm drainage is also available. The adequacy of the provisions for drainage control, water supply, and sanitary sewage disposal for each lot have been reviewed and approved by appropriate City staff.

The public use and interest are served by the proposal since all applicable criteria are met by the proposal.

The proposal site is not located in an environmentally critical area; therefore SMC 25.09.240 is not applicable. Tree and other landscaping requirements were considered under the building permit review. The proposal is not for a unit lot subdivision so SMC 23.24.045 is not applicable.

### **CONCLUSIONS - SHORT SUBDIVISION**

The lots to be created by this short subdivision are consistent with applicable development standards set forth in the Land Use Code. As conditioned, this short subdivision can be provided with vehicular access (including emergency vehicles), public and private utilities and pedestrian access. 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 public use and interest are served by the proposal since the zoning use and development standards will be met and the proposal creates the potential for a new owner-occupied commercial node.

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 short subdivision decision criteria have been met subject to the conditions imposed at the end of this decision.

**DECISION – SHORT SUBDIVISION**

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

**CONDITIONS**

*Conditions of Approval Prior to Recording*

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

1. Include any required easement description provided by Seattle City Light on the face of the final plat and in the legal descriptions of the affected Lots.
2. Remove the unit lot subdivision language from Sheet 1 of the recording document.
3. Add the westernmost pedestrian easement to the diagram on Sheet 6 of the recording document.
4. Add the following condition to the face of the plat:

For the life of the project the owner(s) and/or responsible party(s) shall attach a copy of this recorded short subdivision to all permit application plans for any application for a permit to construct, demolish, or change use.
5. Provide an easement, covenant, or other agreement on the final plat for the proper posting of all addresses.
6. Have final recording documents reflecting the above conditions 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.
7. Submit the recording fee and final recording forms for approval.

*For the Life of the Project*

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

8. 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)            
Nora Gierloff, Land Use Planner  
Department of Planning and Development

Date: April 7, 2008