



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: 3007885
Applicant Name: Brittani Ard for Soleil, LLC
Address of Proposal: 2203 Northwest 60th Street

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into nine (9) unit lots. This subdivision of property is only for the purpose of allowing sale or lease of the unit lots. Development standards will be applied to the original parcel and not to each of the new unit lots. Associated applications for construction of the cottage housing structures include Project Nos. 6148582, 6144012, and 3007199. The subject of this analysis and decision is limited to the unit subdivision of land for ownership.

The following approval is required:

Short Subdivision - to create nine (9) unit lots (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: Lowrise Duplex/Triplex (LDT)
Uses on Site: Construction of cottage housing development approved under Project No. 6144012

Substantive Site Characteristics:

The subject site is located on the southwest corner at the intersection of Northwest 60th Street and 22nd Avenue Northwest, in Seattle’s Ballard neighborhood. The development site consists of three parcels measuring a total of 14,991.92 square feet in area. Site improvements formerly consisted of a single family structure and a circa 1910 single story, partially submerged structure known as the Michael Maier Lodge.

The site is zoned Multifamily Lowrise/Duplex Triplex (LDT), as are properties north, east, and west of the site. South of the site the zoning transitions to more intense categories: Lowrise (L2, L3), Midrise/Residential-Commercial (MR R/C); and Neighborhood Commercial with a 65 foot height limit (NC3 65). Development and uses in the vicinity are consistent with the surrounding zoning and include

primarily single and multi-family structures. Distinguishing landmarks in the area include the Ballard Commons Park and the Ballard Public Library one and two blocks south of the site, respectively.

Northwest 60th Street and 22nd Avenue Northwest are both fully improved residential access streets. Both rights-of-way are 65 feet in width with 30 foot wide roadways. On-street parking exists along both sides of each street. A landscaped traffic circle is located at the point of intersection of Northwest 60th Street and 22nd Avenue Northwest.

Proposal Description

The applicant proposes to subdivide one 14,991.92 square foot parcel, the “parent lot”, into nine unit lots with the following lot areas:

- Unit Lot A: 2,924.4 square feet
- Unit Lot B: 1,499.1 square feet
- Unit Lot C: 1,495.0 square feet
- Unit Lot D: 1,390.1 square feet
- Unit Lot E: 2,597.9 square feet
- Unit Lot F: 1,331.4 square feet
- Unit Lot G: 1,259.3 square feet
- Unit Lot H: 1,259.3 square feet
- Unit Lot I: 1,235.5 square feet

Surface parking for nine vehicles will be provided on-site; three parking pads in the northwest corner of the development site, and six parking pads in the southeast corner of the site. A total of 2,172 square feet of common open space will be provided. Vehicular access to the cottage housing development will be from both residential access streets, Northwest 60th Street and 22nd Avenue Northwest.

Public Comment

The extended public comment period for this proposal ended on October 31, 2007. Two neighboring residents offered comments. Comments were focused on 1) a potential land use conflict regarding a portion of land directly between the subject site and a property immediately south of the site, and on 2) the potential for reduced parking availability with the new development.

Public comments, application documents, and associated materials may be found in the Land Use Application file, which is available for review at DPD’s Public Resource Center (PRC), 700 Fifth Ave, Suite 2000 (<http://www.seattle.gov/dpd/PRC/LocationHours/default.asp>).

ANALYSIS – SHORT SUBDIVISION

Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following (applicable) 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;*
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.*

Summary - Short Subdivision

Based on information provided by the applicant, referral comments from DPD, Water (SPU), Fire Department (SFD), Seattle City Light (SCL), and review by the Land Use Planner, the above cited criteria have been met subject to the conditions imposed at the end of this decision. A more detailed discussion of Criterion No. 7 follows.

The lots to be created by this short subdivision will meet all minimum standards or applicable exceptions 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, and public and private utilities and access (including for 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 development site is not located in an environmentally critical area, nor were environmentally critical areas observed on-site; therefore SMC 25.09.240 is not applicable. Additionally, this regulation does not apply to unit lot subdivisions. Trees and other landscaping requirements were reviewed with the building permit application. The public use and interests are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional owner-occupied housing opportunities in the City.

ANALYSIS –UNIT LOT SUBDIVISION (CRITERION #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.

- A. *The unit lot subdivision provisions of SMC Section 23.24.045 apply exclusively to the unit subdivision of land for townhouses, cottage housing developments, residential cluster developments, and single-family residences in zones where such uses are permitted.*
- B. *Sites developed or proposed to be developed with dwelling units listed in subsection A above, may be subdivided into individual unit lots. The development as a whole shall meet development standards applicable at the time the permit application is vested. As a result of the subdivision, development on individual unit lots may be nonconforming to some or all of the development standards based on analysis of the individual unit lot, except that any private, usable open space for each dwelling unit shall be provided on the same lot as the dwelling unit it serves.*
- C. *Subsequent platting actions, additions or modifications to the structure(s) may not create or increase any nonconformity of the parent lot.*
- D. *Access easements and joint use and maintenance agreements shall be executed for use of common garage or parking areas, common open space (such as common courtyard space for cottage housing), and other similar features, as recorded with the Director of the King County Department of Records and Elections.*
- E. *Within the parent lot, required parking for a dwelling unit may be provided on a different unit lot than the lot with the dwelling unit, as long as the right to use that parking is formalized by an easement on the plat, as recorded with the Director of King County Development of Records and Elections.*
- F. *The fact that the unit lot is not a separate buildable lot, and that additional development of the individual unit lots may be limited as a result of the application of development standards to the*

parent lot shall be noted on the plat, as recorded with the Director of the King County Department of Records and Elections.

Summary - Unit Lot Subdivision

Review of this application shows that the proposed short subdivision would conform to applicable standards of SMC 23.24.045 subject to the conditions imposed at the end of this decision. The proposed development is for nine (9) cottage housing units. The structures, as reviewed under their separate building permits, conform to the development standards at the time the permit applications were vested. Access and utility easements and joint use and maintenance easements have been executed for use of common areas and open space, and shall be recorded with the final plat documents.

To assure that future owners have constructive notice that additional development may be limited the applicant will be required to add a note to the face of the plat that reads as follows: *“The unit lots created by unit subdivision are not separate buildable lots. Additional development on any individual unit lot in this unit lot subdivision may be limited as a result of the application of development standards to the parent lot pursuant to applicable provisions of the Seattle Land Use Code.”* A joint use and maintenance agreement is required.

DECISION – UNIT LOT SUBDIVISION

The proposed Unit Lot Subdivision is CONDITIONALLY GRANTED.

CONDITIONS – UNIT LOT SUBDIVISION

Conditions of Approval Prior to Recording

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

1. On the plat cover sheet, Sheet 1 of 5, add the following Reference Nos.: 6148582, 3007199.
2. Revise the Joint Use/Maintenance Agreement to reflect an agreement for “Cottage Housing” development rather than “Townhome” development. Remove all language that does not apply to cottage housing development.
3. Include the Joint Use/Maintenance Agreement on the final plans which shall include, if needed, the common side sewer and storm drainage facilities that will serve the proposed unit lots.
4. Include the following on the face of the plat: *“The unit lots created by unit lot subdivision are not separate buildable lots. Additional development on any individual unit lot in this unit lot subdivision may be limited as a result of the application of development standards to the parent lot pursuant to applicable provisions of the Seattle Land Use Code.”*
5. 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.
6. Provide an area to allow for the posting of address signage for interior unit lots F, G, H, and I at a location visible from both Northwest 60th Street and 22nd Avenue Northwest, and provide a

covenant and/or an easement to ensure that the address signage will be maintained. The address signage must be located outside of the required site triangle area, or must comply with SMC 23.54.030 G.

7. Add the conditions of approval on the face of the plat or on a separate page. If the conditions are on a separate page, insert on the plat "For conditions of approval after recording see page ___ of ___."
8. Include on the final plat the required Seattle City Light easement for electrical facilities and service to the proposed lots.
9. Submit the final recording forms for approval, and any necessary fees.

For the Life of the Project

10. The owner(s) and/or responsible party(s) shall 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) Date: April 24, 2008
Catherine McCoy, Land Use Planner
Department of Planning and Development