



City of Seattle

Gregory J. Nickels, Mayor

**Department of Planning and Development**

D. M. Sugimura, Director

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

**Application Number:** 3007949  
**Applicant Name:** Brittani Ard  
**Address of Proposal:** 7901 9<sup>th</sup> Avenue SW

**SUMMARY OF PROPOSED ACTIONS**

Land Use Application to subdivide one parcel into seven parcels of land. Proposed parcel sizes are: A) 1,175 sq. ft., B) 967 sq. ft., C) 638 sq. ft., D) 962 sq. ft., E) 1,055 sq. ft., F) 1,063 sq. ft. and G) 1,154 sq. ft. Existing structures to be demolished.

The following approvals are required:

**Short Subdivision** – Chapter [23.24](#) Seattle Municipal Code.

**PROJECT DESCRIPTION**

The applicant proposes to subdivide Lot 1 and Lot 2 comprising 7,014 square feet into seven lots. The existing structures are proposed for demolition pending building permit issuance.

**Vicinity and Site**

The site is located in the Westwood neighborhood of South Seattle, at the southwest corner of 9<sup>th</sup> Avenue SW and SW Kenyon Street. 9<sup>th</sup> Avenue is a minor arterial, and SW Kenyon is a non-arterial street. The area is hilly, and the property is on the westward slope of the hill overlooking the Duwamish River. The property is not located in an Urban Village.

The site is zoned Neighborhood Commercial 1 with a 30-foot base height limit (NC1-30). The greatest length of commercial zone is on SW Kenyon Street. Further north and south of the intersection along 9<sup>th</sup> Avenue SW (Highland Park Way SW) is the higher density zones of L-1 and LDT. Further west and east of the intersection are single family zones. Due south and across SW Kenyon Street (NC-30) is a 30 foot high townhouse duplex built in 1996. Redevelopment per current zoning appears scattered through this neighborhood.

The site measures 55.83' by 122.53'. At this location both streets are paved with curb, gutter and sidewalk. The site is relatively flat and has the gentlest slope to the southwest. SW Kenyon is the top of the grade so it appears property to the north slopes northeastwardly. The site is currently occupied by a single family structure. Current access is from SW Kenyon Street. There appears to be a curbcut on 9<sup>th</sup>. Within 8' of this possible access is the curb cut for the property to the south which is zoned LDT.

The Assessor's records show the building was constructed in 1920. Demolition may be proposed as part of the building permit issuance.

### Public Comment

The public comment period was November 29<sup>th</sup> through December 13, 2007. One neighbor does not approve of the project proposed as the streets are already crowded because of lack of parking. Noted is a preference for individual homes. Another neighbor addresses the impact of this short platting of the corner lot into seven individual properties. Requested is future building proposals be available for public input- to address issues of scale, bulk, design and construction materials.

### ANALYSIS – 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 (NC-30) is intended for neighborhood commercial uses with no minimum lot size. The lots created by this proposed division of land must conform to all applicable development standards of the NC-30 zoning district. The proposed parcels must provide adequate buildable area to meet applicable yards, lot coverage requirements, and other applicable Land Use Code development standards.

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

- a. The combined parcels have the required access for vehicles as Parcel C, D, E, F, G and A have necessary street frontage and parking access from 9<sup>th</sup> Avenue SW while Parcel B has access to SW Kenyon Street.
- b. Seattle City Light has reviewed and approved the proposed short plat. SCL requires an OH/UG power easement on the South 22.82 feet of proposed parcel G as of 10-15-07. (Exhibit "A")
- c. Captain S. Galt of the Fire Department has approved the proposed subdivision with no conditions as of October 22, 2007.

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.

- a. This Water Availability Certificate #20071828 is approved as of 10-16-07. Property owner may order water service after meeting all service requirements. No change to the water distribution system is required. (see Water Service Requirements) The site is served by a water main located in 9<sup>th</sup> Avenue SW (existing service, Parcel G). The new meter location is the existing 24" steel main 20 foot north of south margin on SW Kenyon Street (Parcels A-F).
- b. Drainage Review: Approved 11-16-07
  1. Sanitary Sewer: The existing house located upon the proposed Short Plat is connected by means of a single sidesewer to an 18-inch public sanitary sewer (PSS) located in 9<sup>th</sup> Avenue SW. This mainline was originally constructed as a combined sewer, and as such, there are likely to be downspouts and area drains still connected to what is now considered to, for purposes of new construction, a sanitary only sewer.
  2. Drainage: As noted above, this area has been "separated" with the construction of a 12-inch public storm drain (PSD) in SW Kenyon Street and a 30-inch PSD in 9<sup>th</sup> Avenue SW. Both of these mainlines discharge to a Designated Receiving Water.

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 commercial development to ensure adequate capacity for future neighborhood commercial 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 neighborhood commercial uses 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.

