



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:** 3008034  
**Applicant Name:** Brittani Ard for Cobb Construction, Inc.  
**Address of Proposal:** 1406 Northwest 59<sup>th</sup> Street

**SUMMARY OF PROPOSED ACTION**

Land Use Application to subdivide one parcel into four (4) 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 two, two-unit townhouse structures include Project Nos. 1012319, 6143358 and 6111904. 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 four (4) 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 3 (L3)

Uses on Site: Construction of townhouse development approved under Project No. 6111904

**Substantive Site Characteristics:**

The subject site, the “parent lot”, is a 5,011 square foot lot zoned Multi-family Lowrise 3 (L3). It is located on Northwest 59<sup>th</sup> Street between 14<sup>th</sup> Avenue Northwest and 15<sup>th</sup> Avenue Northwest, in Seattle’s Ballard neighborhood. The rectangular site includes approximately 50 feet of frontage along Northwest 59<sup>th</sup> Street, and extends approximately 100 feet in depth. There is no alley abutting the site.

Several zoning designations exist in the area, including Lowrise 2 (L2), Lowrise 1 (L1), and Single Family (SF5000) to the east of the subject site. West of the site zoning intensifies to Neighborhood Commercial with a height limit of forty feet (NC3-40). Development in the immediate vicinity corresponds with established zoning designations; the site is surrounded by single and multi-family residential development, with commercial development further west of the site along 15<sup>th</sup> Avenue Northwest.

The area is undergoing redevelopment and is characterized by modest single family residences, older multifamily structures, newer townhouse developments, and a few townhouse development sites under construction. Local area landmarks include Saint Alphonsus School and Saint Alphonsus Church immediately south of the site. The site is not located in any mapped or observed environmentally critical areas.

### Proposal Description

The applicant proposes to subdivide one 5,011 square foot parcel, the “parent lot”, into four unit lots with the following lot areas:

- Unit Lot A: 1,318.1 square feet
- Unit Lot B: 1,212.0 square feet
- Unit Lot C: 1,237.9 square feet
- Unit Lot D: 1,243.3 square feet

Parking for each unit lot will be provided within the proposed buildings, for a total of four surface parking spaces on-site. Vehicular access to all units will be from Northwest 59<sup>th</sup> Street via a 15 foot wide ingress, egress easement. The existing structure was removed (Permit No. 6143358).

### Public Comment

The public comment period for this proposal ended on November 11, 2007. DPD received one comment letter regarding this land use application. The comment letter, 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 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 any 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 two, two-unit townhouse structures. 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. 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.
2. 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.”*
3. 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.

4. Provide an area to allow for the posting of address signage for interior unit lots C and D at a location visible from Northwest 59<sup>th</sup> Street, and provide a covenant and/or an easement to ensure that the address signage will be maintained. The address sign must be located outside of the required site triangle area, or must comply with SMC 23.54.030 G.
5. And 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 \_\_\_."
6. Include on the final plat the required Seattle City Light easement for electrical facilities and service to the proposed lots.
7. Submit the final recording forms for approval, and any necessary fees.

For the Life of the Project

8. 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: February 14, 2008

Catherine McCoy, Land Use Planner  
Department of Planning and Development

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