



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: 3008576
Applicant Name: Thomas Woldendorp
Address of Proposal: 1535 17th Avenue S

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two unit lots. The construction of residential units has been approved under Project #6110337. 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.

The following approval is required:

Short Subdivision - to create two unit lots. (SMC Chapter 23.24).

SEPA DETERMINATION: EXEMPT DNS EIS
 DNS with conditions
 DNS involving non-exempt grading or demolition
 involving another agency with jurisdiction

BACKGROUND DATA

Site & Area Description

This proposal site is located in the Beacon Hill neighborhood of Seattle. The site is bounded to the north by S. Atlantic Street, to the east by 18th Avenue S., to the south by S. Massachusetts Street, and to the west by Sturgus Avenue S. The subject site is rectangular in shape and is approximately 29.98-foot wide and 99.82-foot deep. The property is currently permitted for development with two 3-story single family residences. Vehicle access will be from 17th Avenue S. (a two lane paved street with sidewalks, curbs and gutters on both sides), and required parking will be located in the attached garages. The access easement will follow along the north property line from the driveway accessed from 17th Ave. S. The rest of the area will be landscaped and utilized as part of the open spaces required for this development.

The project site is zoned Lowrise-two (L-2) and is located in a predominately single-family and multi-family neighborhood. The site is mapped as a potential slide environmentally critical area, triggering SEPA review for platting; such platting was contemplated under the SEPA review for Project No. 3005692.

Development in the Vicinity

To the north, west and east of the site, the area is zoned L-2 and the existing developments are mostly Multi-family structures with duplexes, triplexes and some scattered single family homes. South of the site is zoned Lowrise-One (L-1) and the development directly across the street is Multi-family structures, duplexes, triplexes and single-family structures. The Recovery Center of King County is also located across S. Massachusetts St. from the subject site.

Proposal Description

The proposal is to establish unit lot lines to accommodate “fee simple” ownership.

Public Comment

None.

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, as modified by this chapter;*
2. *Adequacy of access for pedestrians, vehicles, utilities and fire protection, as provided in Section 23.53.005, Access to Lots, and Section 23.53.006, pedestrian access and circulation;*
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 23.24.046, Multiple single-family dwelling units on a single family lot, when the short subdivision is for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing; and*
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 2 or more lots from 1 lot with more than 1 existing single-family dwelling unit.*

Summary

Based on information provided by the applicant, referral comments as appropriate from DPD, Water (SPU), Fire Department (SFD), Seattle City Light, and review by the Land Use Planner, the applicable of the above cited criteria have been met subject to the conditions imposed at the end of this decision. Seattle City Light will require an easement; provision of such easements is a condition of approval. The lots to be created by this short subdivision will meet all minimum standards or applicable exceptions as 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, 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 proposal site is not located in a mapped environmentally critical area; hence, the provisions of SMC 25.09.240 are not applicable. The proposed plat maximizes the retention of existing trees. The public use and interest 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 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. *Except for any site for which a permit has been issued pursuant to Section 23.44.041 for a detached accessory dwelling unit, 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 as 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. For example, a condition is imposed to provide for common use and maintenance of utilities. Additional development on any individual lot in this unit 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 has been provided on the plat. Provisions for addressing have been provided.

DECISION - SHORT (UNIT LOT) SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**. Applicant must meet all standard recording requirements and conditions and/or requirements as attached to approval cover letter. (Conditions of approval prior to recording are to be met, but they are not to be printed onto the plat to be recorded).

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

1. The owner(s) and/or responsible party(s) shall comply with all applicable standard recording requirements and instructions.
2. Maintain the following note to the face of the plat: *“The lots created by this unit subdivision are not separate buildable lots. Additional development on these unit lots in this unit subdivision may be limited as a result of the application of development standards to their parent lot pursuant to applicable provisions of the Seattle Land Use Code.”*
3. Maintain common agreements for maintenance and joint use of shared walls on property lines and all ingress, egress, and utility easements.
4. Provide an easement for electrical facilities and service to the proposed lots as required by Seattle City Light on the final short subdivision.
5. Maintain on the plat the area for the posting of address signage.

