



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:** 3008763  
**Applicant Name:** Chris Pardo  
**Address of Proposal:** 716 23<sup>rd</sup> Avenue South

**SUMMARY OF PROPOSED ACTION**

Land Use Application to subdivide one parcel into three parcels of land. Proposed parcel sizes are: A) 2,192 sq. ft., B) 1,685 sq. ft.; and C) 1,123 sq. ft. New structures are issued under Project #6090852.

The following approval is required:

**Short Subdivision** - to create three parcels from one. (SMC Chapter 23.24).

**BACKGROUND DATA**

**Site & Area Description**

The subject site is located on the 23<sup>rd</sup> Avenue South between South Lane and Dearborn Streets, the 2<sup>nd</sup> parcel north of Dearborn. There is a steep slope ECA mapped on the site. However, it has been determined by the DPD's Geotechnical experts that the site was mis-mapped, and that no ECA area actually exists on the site.

The site is zoned NC1 with a 30-foot height limit. There is a small node of NC1 at the corner of 23<sup>rd</sup> and Dearborn, with one warehouse and one mini-mart constituting the entire commercial presence as documented by the County Assessor's website. The subject parcel, two parcels across the street designating as Shiloh Missionary Church, and two parcels that the Assessor represents as vacant constitute the remainder of the zone. (DPD's 2005 aerial photos show a substantial structure across the last two parcels). The adjacent street appears to lack curb and planting strip.

The site backs onto LDT-zoned properties to the east. The property to the east and the two properties kitty-corner to the northeast and southeast are all developed with single family residences.

### Proposal

The proposal is to subdivide the one parcel into three. Access would be taken from 23<sup>rd</sup> Avenue S across the north 22 feet of 50-foot wide property. There would be one unit of a duplex building on each of two parcels, and a live-work unit in a separate building on the third parcel. These have been permitted under the building permit number cited above.

### 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 above cited criteria have been met subject to the conditions imposed at the end of this decision. 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). As conditioned, adequate provisions for drainage control, water supply and sanitary sewage disposal for each lot

