



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: 3008903
Applicant Name: Andrew Novion, AN Consulting
Address of Proposal: 1760 N Northgate Way

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into six unit lots (Unit Lot Subdivision). The construction of residential units has been approved under Project #6110944. 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 subdivide one parcel into six 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: Multifamily Residential Lowrise 3 (L-3).

Prior Uses on Site: One single family house to be demolished.

Substantive Site Characteristics:

This 6,992.5 square foot subject site (the “parent lot”) is an irregularly shaped lot that fronts on North Northgate Way to the southeast. The lot is located within a Residential, Multifamily, Lowrise 3 (L-3) zone that continues to the north and across Northgate Way to the east. Directly south of the site is an area of Single-Family 7200 zoning. The site is not located in any mapped critical areas.

The property directly north of the subject site is developed with townhouses built in 2001. Directly east is a large, three story apartment complex. Single family residences predominate to the south and west.



North Northgate Way is a principal arterial with two lanes in each direction. On-street parking is not permitted.

Proposal Description:

The applicant proposes to subdivide one 6,992.5 square foot parcel, the “parent lot,” into six unit lots with the following lot areas:

- Unit Lot A – 1,679.8 square feet.
- Unit Lot B – 1,488.2 square feet.
- Unit Lot C – 854.9 square feet.
- Unit Lot D – 894.8 square feet.
- Unit Lot E – 980.0 square feet.
- Unit Lot F – 1,094.8 square feet.

Vehicular access for required parking for all proposed Unit Lots will be from a central Ingress, Egress and Utility Easement which runs west from Northgate Way through the center of the site. Each unit lot will have an attached garage for its required parking space.

Public Comment:

The comment period for this proposal ended on June 4, 2008. During this period, one written comment letters related to this project were received. The letter was from an owner in the townhouse development to the north asking about the location of the northern property line of the site in relation to the driveway serving the townhouses.

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;*
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; and*
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.*

Conformance with the applicable regulations in the Land Use Code was determined at the time the building permit applications were approved. Each lot will be provided with vehicular access (including emergency vehicles), pedestrian access, and public and private utilities through the private ingress/egress easement. The existing property has water and sewer service and additional connections will be made for the new units during the building permit process. The adequacy of the provisions for drainage control, water supply, and sanitary sewage disposal for each lot have been reviewed and approved by appropriate City staff.

The public interest is expressed by the zoning designation of the site and compliance by the application with applicable development regulations. The L-3 zone is intended for multi-family development at a density of one unit per 800 square feet of lot area. At 6,992.5 sq. ft. the proposal site could accommodate up to nine residential units. This project would expand the number of housing units on the site from one to six, provide a housing type (townhouses) that is generally more affordable than single family dwellings and the unit lot subdivision would allow for individual unit ownership. The proposal meets all criteria for a short plat/unit lot subdivision, therefore the public use and interests are served by granting the proposal.

The proposal site is not located in an environmentally critical area; therefore SMC 25.09.240 is not applicable; additionally, this regulation does not apply to unit lot subdivisions. Tree and other landscaping requirements were considered under the building permit review.

CONCLUSIONS - SHORT SUBDIVISION

The lots to be created by this short subdivision are consistent with applicable development standards set forth in the Land Use Code. As conditioned, this short subdivision can be provided with vehicular access (including emergency vehicles), public and private utilities and pedestrian access. 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 public use and interest are served by the proposal since the zoning use and density standards will be met and the proposal creates the potential for additional owner-occupied housing opportunities in the City.

Based on information provided by the applicant, referral comments from DPD, Water (SWD), Fire Department (SFD), Seattle City Light, the Building Plans Examiner, the Drainage Section of DPD, and review by the Land Use Planner, the short subdivision/unit lot subdivision decision criteria have been met subject to the conditions imposed at the end of this decision. Detailed discussion of Criterion #7 follows below.

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.

SMC 23.24.045 Unit Lot Subdivisions

- A. Provisions of this section 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 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 Department 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.*

This application involves the creation of unit lots for a townhouse development. The parent lot for the project was reviewed for compliance with development standards at the time of permit issuance. The approval of the building permits demonstrates that the development as a whole meets all applicable development standards.

For ground related development, L3 zoning requires an average of three hundred (300) square feet per unit of private, usable open space, at ground level and directly accessible to each unit. No unit shall have less than two hundred (200) square feet of private, usable open space (SMC 23.45.016 A3a1). The proposed plat delineates the following amounts of qualifying open space:

- Unit Lot A – 842.2 square feet.
- Unit Lot B – 539.5 square feet.
- Unit Lot C – 267.0 square feet.
- Unit Lot D – 254.0 square feet.
- Unit Lot E – 265.0 square feet.
- Unit Lot F – 512.5 square feet.

The average size of the above open spaces is 446.7 square feet.

An access easement as well as a joint use and maintenance agreement has been provided as part of the recording documents. Each unit has a space in the attached garage for its required parking space. A note explaining the limitations on unit lots has been included on the recording document.

CONCLUSIONS – 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 new structures, as reviewed under their separate building permits, conform to the development standards for the time the permit application was vested. Constructive notice that additional development may be limited is provided to future owners through a note on the face of the plat.

DECISION – UNIT LOT SUBDIVISION

The proposed Unit Lot Subdivision is **CONDITIONALLY GRANTED.**

CONDITIONS

Conditions of Approval Prior to Recording

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

1. Include any required easement description provided by Seattle City Light on the face of the final plat and in the legal descriptions of the affected Unit Lots.

2. Include the Memorandum of Drainage Control and Connection Agreement on the final plans and in the legal descriptions of the proposed unit lots.
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. The lot areas of each parcel shall be shown on the recording documents.
4. Add the conditions of approval after recording (i.e. "For the life of the project") on the face of the plat.
5. Post an address sign to benefit all units at a location visible from N Northgate Way and provide an easement, covenant, or other legal agreement to ensure that the address signage is maintained.
6. Submit the recording fee and final recording forms for approval.

For the Life of the Project

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

7. 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)
Nora Gierloff, Land Use Planner
Department of Planning and Development

Date: July 3, 2008