



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: 3009183
Applicant Name: Brittani Ard
Address of Proposal: 2012 E Union St

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into four parcels of land. Proposed parcel sizes are: A) 1,135.1 sq. ft., B) 1,107.9 sq. ft., C) 1,649.5 sq. ft.; and D) 1,637.7 sq. ft.

The following approval is required:

Short Subdivision - To divide one existing parcel into four lots.
(Seattle Municipal Code (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

Site & Area Description

The 5,526 square foot lot is located on the north side of Union Street between 20th and 21st Avenues. The subject site is located in Neighborhood Commercial 1 zone (NC1). The site is rectangular in shape with frontage on E Union Street.

The site is not located within any identified and or designated Environmentally Critical Area. The properties to the east and west are zoned NC1, as well as properties directly south of the subject site. To the north of the subject site, properties are zoned Single Family Residence. Development in the area consists of one and two story single-family houses of varying age and architectural style on a variety of lot sizes consistent with the zoning designation.

Proposal

The proposal is an application to subdivide one parcel into four parcels of land.

Public Comment

During the public comment period which ended June 19, 2008, the City received no written comment.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following facts and conditions are found to exist:

1. *Conformance to the applicable Land Use Policies and 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 (SWD), Fire Department (SFD), Seattle City Light, and Parks 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 of the 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 an environmentally critical area; therefore SMC 25.09.240 is 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 housing opportunities in the City.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED.**

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

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

1. Revise all information on survey to address that the proposal is a Short Plat and not a Unit Lot Subdivision per SMC definitions.
2. 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 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. The boundaries shall be adjusted if necessary to meet the requirements of the Land Use Code.
3. On the face of the plat, provide an easement or covenant to allow for the proper posting of address signage visible from the street for the benefit of any parcel without street frontage.
4. Add the conditions of approval after recording on the face of the plat or on a separate page. If the conditions are on a separate page, insert on the face of the plat "For conditions of approval after recording, see page ___ of ___".
5. Provide final recording forms and fees.

Signature: _____ (signature on file) Date: May 21, 2009
Lisa Rutzick, Land Use Planner
Department of Planning and Development

LR:bg