



City of Seattle

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: 3009305
Applicant Name: Kelly Foster
Address of Proposal: 615 Aloha Street

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into six parcels of land. Proposed parcel sizes are: A) 952.4 sq. ft.; B) 479.7 sq. ft.; C) 840.0 sq. ft.; D) 840.0 sq. ft.; E) 840.0 sq. ft. and F) 849.7 sq. ft. Construction of six live/work units previously permitted under A/P #6162699. The existing structure is to be removed.

The following approval is required:

Short Subdivision - to create six parcels of land. (SMC Chapter 23.24).

BACKGROUND DATA

Zoning: C1-65.

Uses on Site: Live/work structure.

Substantive Site Characteristics

This 4,801.92 square foot project site is located in the Queen Anne Hill Neighborhood of the City of Seattle. There is an existing commercial building on-site that is to be removed. This site is located on Aloha Street between Aurora Avenue North and 6th Avenue North, also between Ward Street and Valley Street. Aloha Street is a 60 foot wide paved street with sidewalks, curbs and gutters on either side of the street.

This project site is in a Commercial One zone with a maximum height limit of 65-feet (C1-65') and the surrounding zoning to the north and south is also Commercial with a 65-foot height limit. The area to the west is zoned Lowrise 3 (L3) and the area to the east is zoned Seattle Mixed (SM-65'). There is a mixture of multifamily, single family, and commercial development in the immediate area.

Public Comment

Two written comment letters were received during the comment period that ended on April 15th, 2009.

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, 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. *Whether the proposed division of land 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, 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 two (2) or more lots from one (1) lot with more than one (1) existing single-family dwelling unit.*

Summary - Short Subdivision

Based on information provided by the applicant, referral comments from DPD, Water (SWD), Fire Department (SFD), and 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 created by this short subdivision will meet all minimum standards or applicable exceptions set forth in the Land Use Code, and will be consistent with applicable development standards. As conditioned, this short subdivision can be provided with public and private utilities and pedestrian and utility access. No parking is required for this short plat so no driveway will be provided. 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 nor were any environmentally critical areas observed on site; therefore SMC 25.09.240 is not applicable. Tree and other landscaping requirements were considered under the building permit review. 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.

1. Conformance to the applicable Land Use Code provisions;

The parcels created by this proposed division of land would conform to all development standards of the C1-65' zone. The lot configurations provide adequate buildable area, for the Live/Work structure, to meet applicable density, setbacks, lot coverage requirements and other land use code development standards for the Commercial zone. Each new parcel will have direct pedestrian access to the street.

2. Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;

Each of the proposed parcels will have adequate access for pedestrians, utilities and fire protection through use of pedestrian and utilities easements. Seattle City Light has reviewed and approved this application. The Seattle Fire Department reviewed and approved this proposal. No parking is required for this short plat so no driveway will be provided.

3. Adequacy of drainage, water supply, and sanitary sewage disposal;

Sanitary Sewer

At the time of the building permit application review, the DPD Site Development staff confirmed that a public sanitary sewer is available and is of adequate capacity for sanitary discharge from new construction on this ULS site. A Side Sewer Permit has been issued, or will be issued, for connection of the project's side sewer to the public sewer. The Side Sewer Permit includes, or will include, the necessary easement and connection agreement documents.

Drainage

At the time of the building permit application review, we determined the discharge point for the project storm-water runoff and designated, or approved, the project storm-water control method. A Side Sewer Permit has been issued, or will be issued, for the connection of the project's service drains to an approved discharge point. The necessary easement and connection documents will be included with the Side Sewer Permit.

Seattle Public Utilities reviewed the unit lot subdivision application and approved a Water Availability Certificate, **No. 20090164 on April 3rd, 2009**. All conditions on the certificate must be met prior to receiving water service.

4. Whether the public use and interests are served by permitting the proposed division of land;

The proposed short plat meets the minimum provisions of the Seattle Land Use Code. The proposal meets all applicable criteria for approval of a short plat as discussed in this analysis and decision. 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;*

This site is not mapped environmentally critical areas.

6. *Is designed to maximize the retention of existing trees;*

Tree and other landscaping requirements were considered under the building permit review.

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; and*

Section 23.24.045 is not applicable because the proposed short subdivision is not for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses.

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. Provide on the plat any required Seattle City Light easement.
2. Prior to recording, a sidesewer easement “along the line as-constructed” shall be provided for the existing sidesewer.
3. For sanitary sewer and drainage, if joint use of utilities is proposed, please include joint use and maintenance language. Private easement would be necessary, if private services cross property lines. Please revise the plat accordingly.
4. Prior to recording remove from covenant and plat any reference to parking, parking pads, vehicular access and driveways.
5. Provide on the plat an easement or covenant to allow for proper posting of addresses for each lot visible from Aloha Street.

