



**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 3010774
Applicant Name: Matthew and Juli Ciotta
Address of Proposal: 1311 16th Avenue South

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one development site into four unit lots. The construction of residential units has been approved under Project # 6146516. 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:

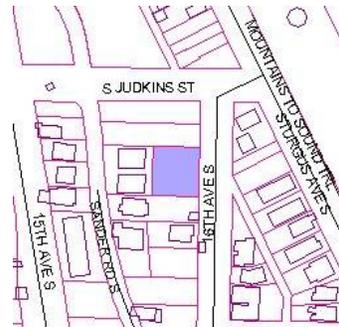
Short Subdivision - to divide one parcel into four parcels of land (unit lot subdivision). (Seattle Municipal Code Chapter 23.24)

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 Description

The site is located in a Lowrise 2 (L2) zone on 16th Avenue South between S Judkins Street and S Atlantic Street. Vehicle and pedestrian access to the site is via 16th Avenue South. There is no alley in this block.



Area Development

Zoning in the immediate vicinity is a Residential, Multi-family, Lowrise 2, (L2). The area is built with a mix of multifamily structures and single family homes. There are several vacant lots in this block. Lewis Park and Taejon park are one block away north and east..

Proposal Description

The applicant proposes to subdivide the subject parcel into four (4) unit lots (unit lot subdivision). Proposed unit lot areas are: A) 1,990.5 square feet, B) 1,480.4 square feet and C) 1,480.4 square feet and D) 2,621.8 An ingress, egress, utility, and pedestrian easement will run on the property. Vehicle access is off of 16th Avenue South.

Public Comments

One comment letter was received during the official public comment period which ended December 23, 2009. The commenter suggested that 16th Avenue South paving improvements are warranted.

ANALYSIS - SHORT SUBDIVISION

SMC Section 23.24.040 provides that the director shall use the following criteria to determine whether to grant, condition, or deny a short plat application:

1. *Conformance to the applicable Land Use Code provisions;*
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 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.*

Based upon information provided by the applicant; review and approval of access, drainage and zoning within the Department of Planning and Development (DPD), the review and approval from the Seattle Water Department (SWD), Seattle Fire Department (SFD), and Seattle City Light; and review by the Land Use Planner, the following findings are made with respect to the criteria cited above:

1. The intent of the Lowrise 2 zone is to provide additional housing opportunities in multi-family neighborhoods where it is desirable to limit development to infill projects and conversion compatible with the existing mix of houses and small-to-moderate scale apartment buildings. The proposed short plat conforms to the applicable zoning and land use code. The parent lot will conform to all development standards of the L2 zoning district. The configuration of the unit lots will permit construction of new townhouses in accordance with applicable development standards of the L2 zone.
2. Vehicular access to the building site will be from the street. Parcels located on private access easements should place an address identification sign near the intersection of the access easement with the public road for ease of identification of the property, especially in the event of an emergency. In order to assure that the maintenance responsibility of the private access is clear, the applicant/responsible party will be required to attach an easement maintenance agreement to the final short plat. Seattle City Light requires an overhead/underground easement on the portion of the property described as ingress, egress and utility easement. These requirements will be included as a condition of the final short plat to assure continued access for vehicles, utilities and fire protection.
3. This area is served with domestic water, sanitary sewer, and storm drain facilities by the City of Seattle and availability of service is assured subject to standard conditions of utility extension. The project has received a Water Availability Certificate 2009-0578. The storm water drainage system to be incorporated into the new building sites will be reviewed for compliance with the applicable provision of the Storm water, Grading and Drainage control code by the DPD Access and Drainage Review Section upon application for building permits. There are no recommended drainage or sewer conditions prior to recording of the short plat. There is a 12-inch public storm drain in 16th Avenue South. New construction will discharge directly to this storm drain. A standard drainage control plan will be required at time of building permit application using standard plans and methods.
4. The public use and interests are served by permitting the proposed division of land. The proposal meets all applicable criteria for approval of a short plat as discussed under Criteria 1, 2, and 3 of this analysis.
5. This site is in an environmentally critical area as defined in SMC 25.09.020; but the proposal is for a unit lot subdivision not short platting, and is excluded from criteria found in SMC 25.09.240, therefore, criterion #5 is not applicable to this application.
6. This unit lot subdivision is designed to maximize the retention of existing trees.
7. The provisions of SMC Section 23.24.045, Unit Subdivisions, are as follows:
 - A. *The 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.*

The subject proposal would establish separate unit lots for four residential structures in an L2 zone; thus, falling within the purview of SMC Section 23.24.045.
 - 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 lots may be non-*

conforming as to some or all of the development standards based on analysis of the individual unit lot, except that private, useable open space for each dwelling unit shall be provided on the same lot as the dwelling unit it serves.

The open space as required above is provided on the survey.

- C. *Subsequent platting actions, additions or modifications to the structure(s) may not create or increase any non-conformity of the parent lot.*

The condition added pursuant to Criterion F below should assure proper control of future platting actions, additions or modifications to the structure(s).

- D. *Access easements and joint use and maintenance shall be executed for use of common garage or parking areas, common open spaces (such as common courtyard open space for cottage housing), and other similar features, as recorded with the Director of the King County Department of Records and Elections.*

Joint use and maintenance agreements for pedestrian and vehicular easements and all common areas must be provided with the final recording documents and is a condition of this decision. A maintenance easement or agreement is required if maintenance access on another property is desirable or required to maintain any portion of a building.

- 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 the King County Department of Records and Elections.*

Required parking will be provided.

- F. *The fact that the unit lot is not a separate building 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.*

Review of this site plan shows that the proposed short subdivision conforms to applicable standards of SMC 23.24.045 for unit lot subdivisions. As conditioned below, the future owners shall have constructive notice that additional development may be limited.

8 The lot is not a single-family zoned lot. The lot is zoned Lowrise 2 (L2).

Summary

The lots to be created by this short subdivision will meet all minimum standards of the L2 zone set forth in the Land Use Code, and are consistent with applicable L2 policy guidelines. 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.

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. 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.
2. Add the City Light Easement language to the plat.
3. Enlarge the typeface, use boldface type, underline or otherwise highlight the following on the face of the plat: *“The unit lot is not a separate buildable lot. Additional development of the individual unit lots may be limited as a result of the application of development standards to the parent lot.”*
4. Submit the recording fee and final recording forms for approval.

Prior to Issuance of any Building Permit

5. The owner(s) and/or responsible party(s) shall attach a copy of the recorded short plat to any future building plans.

Signature: _____ (signature on file) Date: April 01, 2010
Holly J. Godard, Land Use Planner
Department of Planning and Development

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