



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: 3010835
Applicant Name: Nasser Ahmadnia
Address of Proposal: 5518 Roosevelt Way NE

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into nine parcels of land. Proposed parcel sizes range from 709 sq. ft. to 810 sq. ft.

The following approval is required:

Short Subdivision – to subdivide one existing parcel of land into nine parcels.
(Chapter 23.24, Seattle Municipal Code)

SEPA DETERMINATION: Exempt DNS MDNS EIS
 DNS with conditions
 DNS involving non-exempt grading or demolition.

BACKGROUND DATA

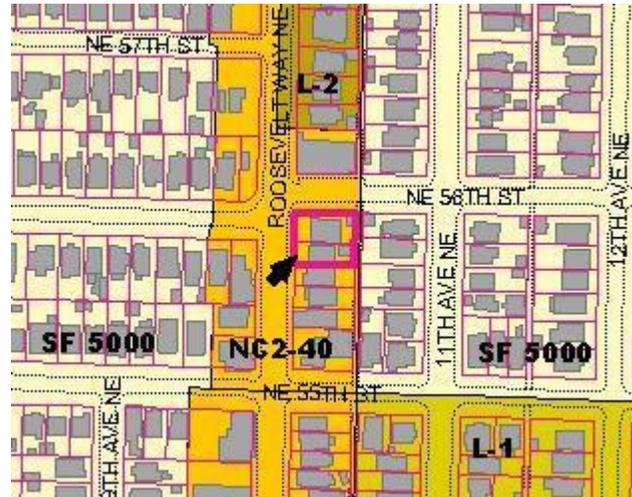
Zoning: Neighborhood Commercial (NC2-40).

Site Description: The 7,675 square foot project site is located in a Neighborhood Commercial 2 zone with a 40 foot height limits. (NC2-40). The parcel is at the north end of the University District and on an arterial (Roosevelt Way NE). The property has approximately 95.41' of street frontage on NE 56th Street and 80.48 feet of street frontage on Roosevelt Way NE. Opposite Roosevelt, the property is bounded by an alley. The site is vacant except for a concrete pad with fallen down garage. The site is drops ten feet from the NW corner to the SE corner. There is a five foot high rockery near the southern edge of the property, and a 3' high retaining wall

running north to south mid-lot near the garage. The site does not contain any environmentally critical areas; there is little vegetation on the site. Roosevelt Way NE and NE 6th Street each curb, gutter and a 6' concrete sidewalk. The concrete alley is 10' wide. There are required 3' setbacks for potential future ROW use on both Roosevelt Way NE and the alley.

Surrounding Area:

Adjacent properties along Roosevelt are zoned NC2-40; further north the zoning is Lowrise-2 (L-2) multi-family. Moving away from Roosevelt Way NE, the zoning changes to Single Family (SF-5000). Development in the area consists of older single-family homes with occasional new townhouses along Roosevelt.



Proposal Description:

The proposal is to subdivide one parcel of land into nine lots. Development has been proposed for the site under Project #3009254, which went through the City's Design Review process, and which allows 5 townhouse units on the easterly portion of the site, and 5 commercial units with residential living spaces above on the western portion of the site. There is a common underground parking garage accessed from NE 56th Street and a common pedestrian plaza between the buildings at the second level. The ground floor of the eastern building contains the commercial spaces, which are accessed from Roosevelt; the ground floor of the western building contains the parking garage. The purpose of the division of land is to allow sale of each of the commercial and residential spaces. The plat details easements and mutual maintenance agreements for common use areas; a covenant has also been signed by the owner outlining details regarding common elements, easements, and maintenance.

Public Comment:

The comment period for this proposal ended on 12/16/09. No public comments were received regarding the proposal.

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. The findings which follow are based upon information provided by the applicant; review of access, drainage and zoning within the Department of Planning and Development, review from Seattle Public Utilities, Seattle Fire Department, Seattle City Light, and review by the Land Use Planner.

1. Conformance to the applicable Land Use Code provisions;

The proposal for short subdivision conforms to the applicable standards of the Land Use Code.

2. Adequacy of access for pedestrians, vehicles, utilities, and fire protection as provided in Sections 23.53.005 and 23.53.006;

Vehicular and emergency access is provided from NE 56th Street, Roosevelt Way NE. and the alley. The configuration of lots has been approved by the fire department.

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

Drainage and Sanitary Sewer. There is a 10” combined sewer main located in Roosevelt Way NE available to serve the property. Review of drainage and sewer service for the proposed project has been conducted under the related building permit.

Water. A 36” water main is located in Roosevelt Way NE. The water availability certificate has been approved for the project, conditioned upon the applicant installing about 110 feet of 12” water main to the site. The applicant plans for each unit to have a separate water meter.

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

The creation of new urban lots that are served by City services (water, sewer, garbage, fire and emergency services) is in the public interest.

5. Conformance to the applicable provision of SMC Section 25.09.240, short subdivision and subdivision in environmentally critical areas;

The proposal site is not located in an environmentally critical area.

6. Whether the proposed division of land is designed to maximize the retention of existing trees;

The proposed lot does not contain any existing trees. The criteria is not applicable.

7. Conformance to the provision 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.

Not applicable.

DECISION-SHORT SUBDIVISION

The short plat is **CONDITIONALLY GRANTED.**

CONDITIONS – SHORT SUBDIVISION

Prior to Recording

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

1. Add the conditions of approval, “For the Life of the Permit” on the face of the plat. If the conditions are on a separate page, insert on the plat “For conditions of approval for the life of the permit, see page ___ of ___.”
2. Have final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each parcel, lot, 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 yards easements, fences or structures shall be shown.

For the Life of the Project

3. Include a copy of the recorded short subdivision with an application for future development on the site.

Signature: _____ (signature on file)
Onum Esonu, Land Use Planner
Department of Planning & Development

Date: March 7, 2011