



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

**Application Number:** 3011861  
**Applicant Name:** Anne Van Dyne  
**Address of Proposal:** 1915 25<sup>th</sup> Avenue S.

**SUMMARY OF PROPOSED ACTION**

Land Use Application to subdivide one parcel into eight parcels of land. Proposed parcel sizes are: A) 615 sq. ft., B) 614 sq. ft., C) 614 sq. ft., D) 614 sq. ft., E) 614 sq. ft., F) 614 sq. ft., G) 614 sq. ft.; and H) 743 sq. ft.

The following approval is required:

**Short Subdivision** – to create eight parcels of land pursuant to Seattle Municipal Code 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: C1-40'

Date of Site Visit: May 26, 2011

Uses on Site: Eight live-work units under construction (associated with Building Permit #6157793 and Post Permit Revision #6271348).

Substantive Site Characteristics:

The subject property is 5,042 square feet in size and is zoned Commercial C1-40 in the South Seattle Reinvestment Area. The existing lot has 42.00 feet of street frontage along 25<sup>th</sup> Avenue S. and a lot depth of 120.06 feet and abuts a 16 feet wide alley to the west with an existing gravel pavement width of approximately 11 feet. 25<sup>th</sup> Avenue S. is developed with street hard surface pavement and concrete sidewalk, but without street curbs. There is no mapped or observed Environmentally Critical Area (ECA) on the site.

Proposal Description

The applicant proposes to short subdivide one parcel into eight lots: A) 615 sq. ft., B) 614 sq. ft., C) 614 sq. ft., D) 614 sq. ft., E) 614 sq. ft., F) 614 sq. ft., G) 614 sq. ft.; and H) 743 sq. ft.

Public Notice and Comment Period

Public notice of the land use application was given on December 16, 2010. The public comment period ended on December 29, 2010 and no comments were received.

**ANALYSIS - SHORT SUBDIVISION**

Pursuant to Seattle Municipal Code (SMC) 23.24.040, the Director shall, after conferring with appropriate officials, use the following criteria (*in italics*) to determine whether to grant, condition, or deny a short plat. Based on information provided by the applicant, referral comments from the Drainage Section, the Fire Department, Seattle Public Utilities (City Light and the Water Department), and review by the Land Use Planner, the following findings are made with respect to the corresponding criteria.

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

The subject property is zoned Commercial 1 (C1)-40 as provided in SMC 23.47A. The Live-Work use established on this zone is allowed per SMC 23.47A. There are no restrictions as to required structure setback as long as the proposal meets the required maximum Floor Area Ratio (FAR). The lots created by this proposed division of land will conform to all development standards of the Commercial 1 zoning designation. The proposed parcels meet the minimum lot size requirement of the zone and provide adequate buildable area to meet applicable Land Use Code development standards.

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

The proposed parcels will have direct pedestrian access from 25<sup>th</sup> Avenue S. Since the Live-Work units are less than 1,500 sq. ft. in area, there is no required vehicle parking per SMC 23.54.015.

The Seattle Fire Department has no objection to the proposed short plat as long as the required access, exterior doors and openings required by the Fire Code or the International Building Code shall be maintained readily accessible for emergency access by the Fire Department. A 5-foot wide easement is provided to meet this requirement.

Seattle City Light provides electrical service to the proposed short plat and may require an easement to provide for electrical facilities and service to the proposed lots.

All private utilities are available in this area. This short plat provides for adequate access for vehicles, utilities, and fire protection.

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

This area is served with domestic water, sanitary sewer, and storm drain facilities by the City of Seattle. Availability of water service is subject to conditions as imposed by Seattle Public Utilities Water Availability Certificate No. 20100711, issued on December 22, 2010.

New construction with discharge to the sanitary sewer requires a side sewer permit. Plan review requirements regarding stormwater will be made at the time of building permit application.

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

One objective of the short subdivision process is to increase opportunities for ownership of commercial land. The proposed short subdivision will meet all the applicable Land Use Code provisions. The proposed development has adequate access for utilities and fire protection, and has adequate drainage, water supply and sanitary sewage disposal. The public use and interest will be served with this proposal because additional opportunities for commercial development would be provided within the City limits as a result of this subdivision.

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

This site is not located in any environmentally critical area as defined in SMC 25.09.240. There are no environmentally critical areas mapped or otherwise observed on the site.

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

Future construction will be subject to the provisions of SMC 23.47A.016 and SMC 25.11 which sets forth tree planting requirements and tree preservation regulations on commercial lots. Based on the applicant's information, there are no significant trees located on the site.

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.*

This short subdivision is not a unit subdivision. Thus, this section is not applicable to this short plat proposal.

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.*

This short subdivision is not a multiple single-family dwelling unit subdivision. Thus, this section is not applicable to this short plat proposal.

### **DECISION - SHORT SUBDIVISION**

The proposed short plat is **CONDITIONALLY GRANTED**.

### **CONDITIONS - SHORT SUBDIVISION**

#### *Prior to Recording*

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 easements, 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.
2. Submit the final recording forms for approval and any necessary fees.

Signature: \_\_\_\_\_ (signature on file) Date: August 4, 2011  
Edgardo R. Manlangit  
Senior Land Use Planner

ERM:rgc

I:\MANLANGIT\3011861DECa.doc