



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: 3013600
Applicant Name: Bob Winters, Chadwick and Winters
Address of Proposal: 8624 3rd Avenue NW

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into four parcels of land. Proposed parcel sizes are: A) 922 sq. ft., B) 854 sq. ft., C) 1,638 sq. ft and D) 1,564 sq. ft. Existing structures are to remain.

The following approval is required:

Short Subdivision - to subdivide one existing parcel into four parcels of land.
(Seattle Municipal Code Chapter 23.24)

BACKGROUND DATA

Zoning: Commercial 1 – 40 foot height limit.

Uses on Site: Proposed Parcel A and B are developed with mixed use structures. Each parcel contains a retail space at ground level with one residential unit above. Parcels C and D each contain one residential unit. Existing buildings were established by DPD Permit #6305673.

Public Comment: The public comment period ended on July 18, 2012. Two comment letters were received.

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.

1. Conformance to the applicable Land Use Code provisions;

The subject property is zoned Commercial 1. The lots created by this proposed division of land comply with applicable development standards and provisions of the Land Use Code.

The applicant has submitted two post permit revisions under DPD Number 6354184 and 6350731 showing each resulting lot will comply with development standards. The approved post permit revisions relocate amenity space and solid waste and recycling storage space so that each resulting lot meets standards required by code.

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

The Seattle Fire Department has reviewed and approved the proposed short plat for emergency vehicle access. Seattle City Light will require an easement to be provided on the final plat document in order to provide service. All proposed lots will have street frontage. The subdivision will also provide access to the street by a five foot pedestrian easement for adjacent parcel to the south subdivision DPD Number 3013601. To ensure access location is identifiable an easement of covenant shall be provided at street access to post addressing signage for each lot without street frontage. Vehicle access is provided by a shared ingress and egress easement from the alley. As conditioned the proposed lots will have 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. DPD Drainage and SPU have reviewed and approved the short plat application without conditions. A Water Availability Certificate was issued on July 17, 2012.

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

The proposed short subdivision meets all applicable Land Use Code provisions. The proposal has adequate access for vehicles, utilities and fire protection, and has adequate drainage, water supply and sanitary sewage disposal. The public use and interest will be 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;*

The site is not located in a riparian corridor, shoreline habitat, shoreline habitat buffer, wetland, or wetland buffer, as demonstrated through surveys and reports. Therefore the provisions of SMC Section 25.09.240 are not applicable.

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

The subject site is currently developed with structures and surface parking. All proposed parcels are developed with structures. Retention of trees was considered during building permit review for Permit No. 6305673. The current proposed parcel lines maximize the retention of existing trees.

Summary - Short Subdivision

Based on information provided by the applicant, referral comments from DPD, Water (SPU), Fire Department (SFD), Seattle City Light (SCL), and review by the Land Use Planner, the above cited criteria have been met. The lots to be created by this short subdivision will meet all minimum standards set forth in the Land Use Code, and are consistent with applicable development standards. 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 can be provided for each lot and service is assured, subject to standard conditions governing utility extensions. The proposed plat maximizes the retention of existing trees to the extent possible in consideration of existing development. The public use and interest are served by the proposal since all applicable criteria are met.

DECISION - SHORT SUBDIVISION

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

CONDITIONS - SHORT SUBDIVISION

Prior to Recording

1. On the plat show and describe an easement or covenant to allow for the proper posting of an address sign adjacent to NW 87th Street for the benefit of all units which do not have street frontage. Include the intent, who benefits, costs and maintenance of the address sign easement in the Joint Use/Maintenance Agreement.”

Signature: _____ (signature on file) Date: April 22, 2013
Lindsay King, Senior Land Use Planner
Department of Planning and Development

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