



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**

Project Number: 3014078
Applicant Name: John Benavente for Blue City LLC
Address of Proposal: 3412 Northwest Market Street

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 4,632.3 sq. ft. and B) 2,568.7 sq. ft. Existing structure to remain.

The following approval is required:

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

BACKGROUND INFORMATION

Zoning: Lowrise 1 (LR1).
Uses on Site: One triplex apartment building.

Site Description

This 7,201 square foot (sq. ft.) project site is located in a Lowrise 1 (LR1) zone in the northwest area of the City of Seattle. The parcel is situated on the north side of Northwest Market Street. An existing triplex apartment building with accessory gravel parking area resides on the site.

Vehicular access to the existing gravel parking area is via an existing 16' paved alley. Northwest Market Street is an improved street with a paved roadway, curbs, gutters and sidewalks. This street terminates near the neighboring property just west of the subject site.

The topography of the site slopes upwards from the paved sidewalk edge, levels out in the middle and then gently upwards to a concrete retaining wall then level out towards the northernmost property line. Existing vegetation consists of grass, shrubs and mature trees. The subject property is not located within any identified or designated Environmentally Critical Areas (ECA).

Surrounding property south, east and west of the proposal site is also zoned LR1. Single Family 5000 (SF 5000) zoning is north of the subject property. Existing development in the vicinity of the proposal consists of homes, townhouses and apartments varying in age and architectural style on a variety of lot sizes, consistent with the zoning designation.

Proposal

The proposal is to subdivide one parcel of land into two lots. Proposed parcel sizes are indicated in the summary above. Proposed Parcel A will have direct vehicular and pedestrian access to Northwest Market Street. Proposed vehicular access to Parcel B will occur from the existing alley. Both proposed parcels are subject to and together with a proposed pedestrian easement that extends from Northwest Market Street to the alley. The existing triplex apartment building will remain.

DPD is currently reviewing the following proposals associated with this property:

- A building application to establish and construct a two-unit townhouse building with accessory surface parking accessed via the existing alley on proposed Parcel B (Permit No. 6306324).
- A building application to establish off-site parking for the existing triplex addressed as 3412 Northwest Market Street to be located on proposed Parcel B (Permit No. 6344630).
- A land use application to unit lot subdivides the new proposed townhouse development on proposed Parcel B (Permit No. 3013015).

The subject of this analysis and decision is restricted to the proposed division of land.

Public Comment

The required public comment period for this project ended on October 24, 2012. At the request of a constituent, the public comment period was extended from its original date to end on November 7, 2012. DPD received written comments from five neighbors regarding this proposal. The neighbors cited concerns about negative impacts to existing views, increase vehicular traffic in the alley, increased impervious surfaces and parking all associated with the construction of the future residential development; and, impacts to property values.

ANALYSIS – SUBDIVISION

General short subdivision standards: 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, 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 Section 25.09.240, Short subdivisions 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 townhouse, rowhouse, and cottage housing developments as permitted in Single-Family, Residential Small Lot, and Lowrise zones and for single-family dwelling units in Lowrise zones, or any combination of the above types of residential development, as permitted in the applicable zones; 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 or more lots from one lot with more than one existing single-family dwelling unit.*
9. *Every lot except unit lots and lots proposed to be platted for individual live-work units in zones where live-work units are permitted shall conform to the following standards for lot configuration, unless a special exception is authorized under subsection 23.24.040.B:*
 - a. *If a lot is proposed with street frontage, then one lot line shall abut the street for at least 10 feet; and*
 - b. *No lot shall be less than 10 feet wide for a distance of more than 10 feet as measured at any point; and*
 - c. *No proposed lot shall have more than six separate lot lines. The lot lines shall be straight lines, unless the irregularly shaped lot line is caused by an existing right-of-way or an existing lot line; and*
 - d. *If the property proposed for subdivision is adjacent to an alley, and the adjacent alley is either improved or required to be improved according to the standards of Section 23. 53.030, then no new lot shall be proposed that does not provide alley access, except that access from a street to an existing use or structure is not required to be changed to alley access. Proposed new lots shall have sufficient frontage on the alley to meet access standards for the zone in which the property is located.*

Conclusion

Based on information provided by the applicant, referral comments from DPD and other City Departments, and review and analysis by the Land Use Planner, the above criteria have been met. The short subdivision meets all minimum standards or applicable exceptions set forth in the Land Use Code. In regards to parking, the applicant is required to provide accessory parking for the existing three-unit apartment building situated on Parcel A. Per SMC 23.45.536.B, this residential accessory parking may be located on a lot within 800' of the lot where the residential use that requires parking is located (Parcel A)-provided that the lot is not located in a single-family zone and the requirements of 23.45.025 (Off-site parking) are met. The applicant has illustrated on plans for building applications #6306324 and #6344630 that the accessory parking requirement (one parking space) can be located on Parcel B. DPD has reviewed the aforementioned applications and agrees that the parking requirement can be achieved on Parcel B. However, these building applications will not be finalized prior to this short plat determination. Therefore, in order to address this code requirement, a condition will be added to require the applicant to obtain final approval of the building applications associated with the establishment of residential use and accessory parking inclusive of an off-site parking covenant prior to the individual transfer or sale of lots.

This short subdivision will provide pedestrian and vehicular access (including emergency vehicles), and public and private utilities. This plat will be required to provide an easement or covenant to allow for the proper posting of address signage for Parcel B. The Seattle Fire Department (SFD) has no objection to the proposed short plat, so long as, no portions of future buildings constructed on Parcel B exceed a distance of 150' by an approved foot route from Northwest Market Street. SFD comments that if future development doesn't comply with this requirement, future applicants will be required to, "*provide an approved fire department vehicle access road meeting the provisions noted below or shall obtain an authorization from the fire official to increase the distance allowed to the nearest fire department vehicle access road as per the exception in Section 503.1.1*".

Adequate provisions for drainage control, water supply and sanitary sewage disposal will be provided for each lot and service is assured, subject to standard conditions governing utility extensions. The short plat application has been reviewed by Seattle Public Utilities and a Water Availability Certificate (WAC) was issued on October 8, 2012 (WAC ID No. 20121093).

The proposed plat maximizes the retention of existing trees. The public use and interest are served by the proposal since all applicable criteria as conditioned are met and the proposal creates the potential for additional housing opportunities in the City.

DECISION –SHORT SUBDIVISION

The proposed Short Subdivision is **GRANTED with Conditions.**

CONDITION OF APPROVAL PRIOR TO RECORDING

1. Add an easement or covenant to allow for the proper posting of address signage on Parcel A for Parcel B visible from Northwest Market Street.
2. Insert the following on the face of the plat: "Required parking accessory to the existing triplex residential building on Parcel A must comply with the off-site parking requirements per SMC 23.54.025."

NON-APPEALABLE CONDITION OF APPROVAL

3. The owner(s) and/or responsible party(s) are required to obtain final approval of the building applications associated with the establishment of a residential use on Parcel B and the establishment of off-site parking for the existing triplex located on Parcel A inclusive of an off-site parking covenant prior to the individual transfer or sale of lots.

Signature: _____ (signature on file)
Tami Garrett, Senior Land Use Planner
Department of Planning and Development

Date: December 10, 2012