# 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**: 3015020

**Applicant Name**: Dave Biddle, Blueprint Services

**Address of Proposal**: 8911 Roosevelt Way NE

## SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into three parcels of land. Proposed parcel sizes are: A) 907.8 sq. ft., B) 1,352.4sq. ft. and C) 2,783.2 sq. ft. Project also includes unit lot subdivision of Parcel C into two unit lots. The construction of residential units on Parcel C has been approved under Project #6321574. The subdivision of Parcel C is only for the purpose of allowing sale or lease of the unit lots. Development standards for Parcel C will be applied to Parcel C as a whole and not to each of the new unit lots.

The following approval is required:

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

**Short Subdivision** - to create two unit lots. (Chapter 23.24, Seattle Municipal Code).

## BACKGROUND INFORMATION

Zoning: Neighborhood Commercial Two (NC2-40). The property is also located within the Northgate Overlay District.

Uses on Site: Proposed Parcel A and B are developed with mixed use structures. Each parcel contains an office space at ground level with one residential unit above. Parcels C contains two townhouse units.
Existing buildings were established by DPD Permit #6321574.

Public Comment: The public comment period ended on June 12, 2013. Seven 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 provision;*

The lots created by this proposed subdivision of land conform to the requirements of the Land Use Code.

2. *Adequacy of access for pedestrians, vehicles, utilities and fire protection, as provided in Section 23.53.005 Access to lots, and 23.53.006, Pedestrian access and circulation;*

The pedestrian is provided to the site by existing sidewalks along Roosevelt Way NE. The Seattle Fire Department access has reviewed and approved the proposed short plat for emergency vehicle access. Seattle City Light has required an easement in order to provide service. The proposal does not impact any public or private sewers or storm drains on record.

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.

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 pedestrians, 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;*

This section does not apply. The site proposed for short plat does not contain any 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;*

See the unit lot subsection following this short subdivision section.

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.*

   This section does not apply.

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*

   The proposed parcels A and B are lots platted for individual live work units. Parcel C does not have a lot line along the street and will be accessed by easement. This standard does not apply to the platted lots A, B and C.

   b. *No lot shall be less than 10 feet wide for a distance of more than 10 feet as measured at any point; and*

   This standard is being met.

   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*

   This standard is being met.

   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.*

   This standard does not apply.

**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 pedestrian and vehicular access, public and private utilities and emergency vehicles access. 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 **GRANTED.**

## ANALYSIS – UNIT LOT SUBDIVISION

This unit lot subdivision is a type of short subdivision, and is subject both to the general approval criteria for short subdivisions and also specific requirements for unit lot subdivisions.

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 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 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 unit lot subdivision meets all minimum standards or applicable exceptions set forth in the Land Use Code. This unit lot subdivision will provide pedestrian and vehicular access (including emergency vehicles), and public and private utilities. 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. Unit lot Subdivisions are not subject to SMC 25.09.240. Tree and other landscaping requirements were considered under the building permit review. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional owner-occupied housing opportunities in the City.

Unit lot subdivision standards: The unit lot subdivision must conform 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.

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 dwelling units in zones where such uses are permitted.*

*B. Except for any site for which a permit has been issued pursuant to Section 23.44.041 for a detached accessory dwelling unit, 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 unit lots may be nonconforming as to some or all of the development standards based on analysis of the individual unit lot, except that any private, usable open space for each dwelling unit shall be provided on the same lot as the dwelling unit it serves.*

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

*D. Access easements and joint use and maintenance agreements shall be executed for use of common garage or parking areas, common open space (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.*

*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.*

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

The unit lot subdivision conforms to applicable standards of SMC 23.24.045. Structures reviewed under a separate building permit, conform to the development standards at the time the permit application was vested *to Code.*

## DECISION – UNIT LOT SUBDIVISION

The proposed Unit Lot Subdivision is **GRANTED**.

## CONDITIONS

None

Signature: (signature on file) Date: February 3, 2014
Lindsay King, Senior Land Use Planner
Department of Planning and Development

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