



City of Seattle
Edward B. Murray, Mayor

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: 3016815
Applicant Name: Paul Pierce for Greenbuild Development
Address of Proposal: 7758 Delridge Way SW

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one development site into eight unit lots in an environmentally critical area. The construction of residential units is under Project #6133049. This subdivision of property is only for the purpose of allowing sale or lease of the unit lots. Development standards will be applied to the original parcel and not to each of the new unit lots.

The following approval is required:

Unit Lot Subdivision - to create eight unit lots. (Seattle Municipal Code (SMC) Chapter 23.24).

BACKGROUND INFORMATION

Zoning: Lowrise 1 (LR1)

Uses on Site: Vacant.

Site Description

This 15,785 square foot (sq. ft.) project site is in the Delridge neighborhood of West Seattle bounded by Delridge Way Southwest to the west, Southwest Kenyon Street to the south, an alley to the east and residential property to the north. This rectangular-shaped site is vacant and zoned Lowrise 1 (LR1).

Delridge Way Southwest is classified as a Principal Arterial pursuant to SMC Chapter 23.53 and Southwest Kenyon Street is classified as a non-arterial street. Both the existing 16' wide alley and the portion of Southwest Kenyon Street that abuts the project site's boundary lines are unimproved, steeply-sloped and covered with vegetation. Delridge Way Southwest is a paved improved roadway with curbs, sidewalks, gutters and street trees.

The topography of the site slopes downwards from east to west. The eastern third of the site is identified as Environmentally Critical Area (ECA)-Steep Slope.

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

Proposal

The proposal is to subdivide one parcel of land (the "parent lot") to create eight unit lots. Vehicular access from Delridge Way Southwest to an onsite surface parking area would be via a proposed ingress/egress easement.

Permits for the construction of two four-unit townhouse buildings with surface parking for eight vehicles (eight units total) (#6133049) have been reviewed and approved for development at the subject property.

DPD also issued a Master Use Permit (#3007251) which granted the establishment of the townhouse residential development to be built in an ECA. Since the proposal site is located in an ECA, SMC 25.09.180 is applicable. The SEPA review approved under that permit considered the environmental impacts of this application; thus it wasn't necessary to require another SEPA review. The subject of this analysis and decision is restricted to the proposed division of land.

Public Comment:

The public comment period ended on March 12, 2014. DPD received written comments regarding the proposal during the public comment period.

ANALYSIS – 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 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.*

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. For all unit lots proposed without street frontage, this plat has provided an easement or covenant to allow for the proper posting of address signage. 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 as conditioned 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, 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.*
- B. *Except for any lot for which a permit has been issued pursuant to Sections 23.44.041 or 23.45.545 for a detached accessory dwelling unit, lots developed or proposed to be developed with uses described in subsection 23.24.045.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 or private amenity area for each dwelling unit shall be provided on the same unit 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 facts 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 – UNIT LOT SUBDIVISION

None required.

Signature: _____ (signature on file) Date: July 17, 2014
Tami Garrett, Senior Land Use Planner
Department of Planning and Development

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