



City of Seattle

Gregory J. Nickels, 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: 3003509
Applicant Name: Rob Mohn
Address of Proposal: 3829 S. Edmunds St.

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into eight parcels of land in an environmentally critical area. Proposed parcel sizes range from 936 sq.ft. to 1,624 sq.ft. Environmental review conducted under project #2307350. Construction is being reviewed under project #2505094. The following approval is required:

Short Subdivision – to subdivide one parcel of land into eight parcels
(Chapter 23.24, Seattle Municipal Code)

SEPA DETERMINATION: Exempt DNS MDNS EIS

DNS with conditions

DNS involving non-exempt grading or demolition or involving another agency with jurisdiction.

BACKGROUND DATA

Site and Area Description

The subject property of 9,349 square feet lot area is a mid-block parcel bounded to the north by South Edmunds St, to the south by an alley, and to the west and east by adjacent properties. The site has approximately 85 feet of street frontage along South Edmunds St, which has a 60-foot right-of-way with a paved roadway approximately 40 feet wide. This street has a sidewalk, curb and gutter along the site frontage.

The site is zoned Neighborhood Commercial 2 (NC2/R40) and is currently in use as a surface parking lot.

The subject site slopes is relatively flat and does not contain critical slopes, wetlands, or riparian corridors. The site is mapped as an Environmentally Critical Area due to the presence of a landfill.

Properties to the south and west are also zoned NC2/R40. Properties to the north and east are zoned L3. Development in the area consists of commercial, multi-family and single family structures.

Proposal Description

The subject application is to subdivide one parcel of land into a total of eight (8) parcels. The proposed parcel sizes are: A) 1,624 square feet, B) 953 square feet, C) 953 square feet; D) 1,144 square feet, E) 1,595 square feet, F) 936 square feet, G) 936 square feet, and H) 1,122 square feet.

- **Lots A through D** would front on S. Edmunds St. Each lot would include an ingress/egress, utility, pedestrian, and parking easement for the benefit of the other 7 lots. Parcel A includes the primary vehicular access to S. Edmunds St.
- **Lots E through H** would be directly adjacent to the alley on the south side of the current parcel. Each lot would include an ingress/egress, utility, pedestrian, and parking easement for the benefit of the other 7 lots. Parcel E includes the primary vehicular access to the alley.

Public Comments

Notice of the proposal was issued on November 3, 2005. Two public comment letters were received.

ANALYSIS – SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following facts and conditions are found to exist:

The findings which follow are based upon the information provided by the applicant; review of access, drainage and zoning within the Department of Planning and Development (DPD), review from Seattle Public Utilities (SPU), Seattle Fire Department, Seattle City Light, and the review by the Land Use Planner.

1. Conformance to the applicable Land Use Code provisions.

The parcels proposed by this subdivision conform to the standards for subdivision and Land Use Code provisions applicable to lot subdivisions. Any and all new development must conform to Land Use and Zoning Code requirements at the time of application.

2. Adequacy for access for vehicles, utilities, and fire protection as provided in Sections 23.53.005

Parcels A through H are accessed from S. Edmunds St or the alley via a 12-foot wide vehicular access easement over other parcels in the plat. The vehicular access easement connects S. Edmunds St through the properties to the alley. The Seattle Fire Department has reviewed and approved the proposed short plat for emergency vehicle access, subject to future development meeting Seattle Fire Code requirements.

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 service is assured subject to standard conditions of utility extension.

Seattle Public Utilities reviewed the short plat application, and Water Availability Certificate #20051678 was issued on October 24, 2005.

The existing parking lot is connected to an 8-inch public sanitary sewer (PSS) located in S. Edmunds St. A 30-inch public storm drain (PDS) is located in the downslope intersection between S. Edmunds St and Rainier Ave S.

If the project is greater than 5,000 square feet of new or replaced impervious surface, a comprehensive drainage control plan, prepared in accordance with SMC 22.802.015D and 22.802.020, may be required. The applicant may contact DPD Sidesewer and Drainage Counter at (206) 684-5362 for sidesewer permit requirements.

4. Whether public use and interest are served by permitting the proposed division of land.

An objective of the short subdivision process is to increase opportunities for new housing development to ensure adequate capacity for future housing needs. The proposed short subdivision would meet 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 would be served by this proposal because additional opportunities for owner-occupied housing would be provided within the City limits as a result of this subdivision. Furthermore, upon completion of the conditions in this decision, the proposal would meet all applicable criteria for approval of a short plat.

5. Conformance to the applicable provision of SMC Section 25.09.240, short subdivision and subdivision in environmentally critical areas.

The proposal site is located in an environmentally critical area due to an existing landfill. There are no riparian corridors, wetlands, steep slopes, or associated buffers on the subject property, and therefore this section does not apply.

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

Tree removal, planting, and replacement have been reviewed under the associated construction permit. The proposed division of land would meet this criterion.

DECISION-SHORT SUBDIVISION

The short plat is **CONDITIONALLY GRANTED.**

CONDITIONS – SHORT SUBDIVISION

Prior to Recording

The owners(s) and/or responsible party(s) shall:

1. Have final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each parcel, lot, 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 side yards easements, fences or structures shall be shown.
2. Provide on the plat the required Seattle City Light easement.
3. The Joint Use/Maintenance Agreement should be revised to include the common sidesewer & storm drainage system that will serve the proposed Unit Lots.
4. A Sidesewer Easement, Connection, Hold Harmless & Indemnification Agreement shall be required for the separate properties using the common sanitary sidesewer and service drain.
5. Submit final recording forms for approval and any necessary fees.
6. Add all conditions of approval to the face of the plat.
7. Provide an easement or covenant to allow for the proper posting of address signage visible from S. Edmunds St.

Prior to Issuance of any Building Permit

1. Attach a copy of the recorded short subdivision to any sets of building permit application plans, if applicable.

Signature: (signature on file)
Shelley Bolser, Land Use Planner
Department of Planning and Development

Date: February 23, 2006