



City of Seattle

Gregory J. Nickels, Mayor

Department of Planning and Development

Diane M. Sugimura, Director

CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT

Application Number: 3004091

Applicant Name: Anne Van Dyne

Address of Proposal: 3416 SW Cambridge Street



SUMMARY OF PROPOSED ACTION

Land Use Permit to subdivide one parcel into three unit lots. The construction of townhouses is being reviewed under Project #6077012. 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:

Short Subdivision - To create three unit lots pursuant to Seattle Municipal Code 23.24.045.

SEPA DETERMINATION:

- [X] Exempt [] DNS [] MDNS [] EIS
[] DNS with conditions
[] DNS involving non-exempt grading or demolition or involving another agency with jurisdiction

BACKGROUND DATA

Site Description

The subject site is a rectangular shaped lot with a lot area of 4,715.8 square feet. Proposed unit lot areas are; A) 2,496 sf. ft., B) 1,121 sq. ft. and C) 1,098.8 sq. ft. The site gradually slopes down from east to west and is located in a Lowrise 2 Residential-Commercial zone (L-2 RC). The existing home located towards the westerly portion of the site will be on proposed Unit Lot "A". The site is a corner lot and has street frontage off of 35th Avenue SW and SW Cambridge Street. 35th Avenue SW and SW Cambridge Street are both improved with sidewalk, curb and gutter along the site frontage.

Surrounding Area Description

The surrounding properties directly abutting 35th Avenue SW on both sides to the south and only on the northeast side are zoned L-2RC and developed primarily with multi-family uses with limited commercial. The properties abutting on the west side of 35th Avenue SW to the northwest of the site are zoned Lowrise 2 (L-2) and developed primarily with multi-family uses. The properties to the east across the alley and west across 35th Avenue SW and then across the alley are zoned Single-Family 5000 (SF 5000). These areas are primarily developed with a variety of single-family structures. The L-2 and L-2RC zones creates a corridor along 35th Avenue SW which aids in transitioning to and buffering the single family uses from the higher traffic volumes associated with arterials.

Public Comments

The application was deemed to be complete on January 19, 2006 and notice of application was sent on January 30, 2006. The 14 day public comment period ended on February 13, 2006. No public comments were received through the public notice process.

City Departments and Government Agencies Comments

Information and documentation from each review agency is available in the DPD project file.

A. *Fire Department*

The Fire Department has approved the proposed subdivision with no conditions.

B. *Seattle City Light (SCL)*

SCL requires an overhead/underground easement for this unit lot subdivision.

C. *Seattle Public Utilities Department (SPU)*

SPU issued Water Availability Certificate (WAC) #20060507 on March 21, 2006 approving this project with requirements.

D. *Structural / Ordinance Review*

The Structural/Ordinance Reviewer has approved the proposed subdivision with no conditions.

E. *Drainage / Sewer Review*

The Drainage/Sewer Reviewer approved the short plat with no conditions.

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

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 SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees.*

Analysis

Based on information provided by the applicant, referral comments as appropriate from DPD, Fire Departments (SFD), and review by the Land Use Planner, the above cited criteria have been met subject to the conditions imposed at the end of this decision. Seattle City Light has reviewed the proposal and will require an easement to provide for electrical facilities and service to the proposed parcels. The lots to be created by this short subdivision will meet all minimum standards or applicable exceptions as set forth in the Land Use Code, and are consistent with applicable development standards. As conditioned, 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 have been provided for each lot and service is assured, subject to standard conditions governing utility extensions. The proposal site is not located in a mapped environmentally critical area nor were any environmentally critical areas observed on site; therefore SMC 25.09.240 is not applicable. The development of the subject site (including the removal of trees) is permitted by approval of the associated building permit. No trees are to be removed as a result of this short subdivision. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City.

ANALYSIS –UNIT LOT SUBDIVISION (CRITERION #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.

- A. *The unit subdivision provisions of SMC Section 23.24.045 apply exclusively to the unit subdivision of land for townhouses, cottage housing developments, residential cluster developments, and single-family residences in zones where such uses are permitted.*
- B. *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 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 King County Development 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.*

Analysis

Review of this application shows that the proposed short subdivision would conform to applicable standards of SMC 23.24.045 subject to the conditions imposed at the end of this decision. The proposed development is townhouses and an existing single-family structure. The structures, as reviewed under their separate building permit, conform to the development standards of the time the permit application was vested. To assure that future owners have constructive notice that additional development may be limited; the applicant will be required to maintain a note to the face of the plat that reads as follows: “The lots created by unit subdivision are not separate building lots. Additional development on any individual lot in this unit subdivision may be limited as a result of the application of development standards to the parent lot pursuant to applicable provisions of the Seattle Land Use Code.” A joint use and maintenance agreement on the plat must also be maintained. An easement to allow for proper addressing of rear parcels will be required as a condition of approval.

DECISION - SHORT SUBDIVISION

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

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

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

1. Comply with all applicable standard recording requirements and instructions.
2. Maintain the following note on the face of the plat: “*The lots created by this unit subdivision are not separate buildable lots. Additional development on these unit lots in this unit subdivision may be limited as a result of the application of development standards to their parent lot pursuant to applicable provisions of the Seattle Land Use Code.*”
3. Maintain the joint maintenance and responsibility agreement for maintenance and use of shared walls on property lines and all ingress, egress, and utility easements.

Revise Short Plat to show the following:

4. An easement providing for address signs on one of the street-facing parcels to benefit the rear parcel (Unit Lot "C").
5. Provide an overhead/underground easement for this unit lot subdivision as required by Seattle City Light on the final short subdivision.
6. Extend the existing three foot emergency access easement across Unit Lot "C" and "B" to SW Cambridge Street and make revisions to legal description.

Prior to Issuance of any Building Permit

7. The owner(s) and/or responsible party(s) shall attach a copy of the recorded short subdivision to all permit application plans for any application for a permit to construct, demolish, or change use.

Non-Appealable Zoning Requirement

Prior to recording, the owner(s) and/or responsible party(s) shall meet all zoning requirements as determined by the zoning reviewer, and revise legals as requested by DPD's addressing reviewer.

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

Date: April 20, 2006