



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

SHORT SUBDIVISION – REVIEW CHECK LIST AND DECISION

Application Number: 3003574
Applicant Name: Kevin Preston for Preston Development
Address of Proposal: 3510 South Morgan Street

SUMMARY OF PROPOSED ACTION

Master Use Permit (MUP) to subdivide one parcel of land into six unit lots. 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. Construction of single family structures were reviewed and approved under Project #2409248. The associated (MUP) project, Administrative Conditional Use within Environmental Critical Area and SEPA review was conducted under Project #2403113.

The following approval is required:

Short Subdivision - to subdivide one existing parcel into six unit lots.
(Chapter 23.24, Seattle Municipal Code).

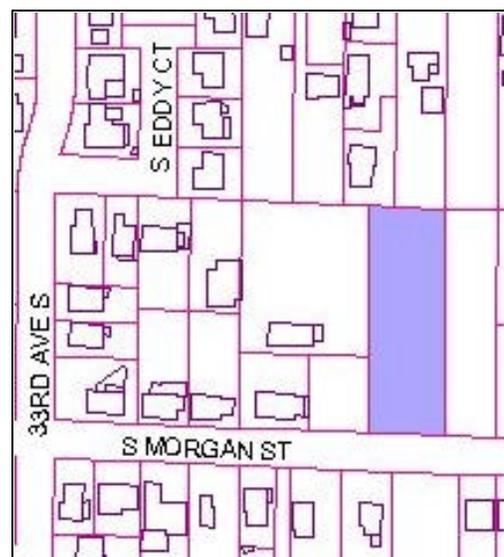
SEPA DETERMINATION: Exempt DNS MDNS EIS
 DNS with conditions
 DNS involving non-exempt grading or demolition or involving another agency with jurisdiction

* A limited ECA exemption (#2401329) was granted on April 22, 2004.
** SEPA was reviewed and approved (#2403113) on March 31, 2005.

BACKGROUND DATA

Site & Area Description

The subject site is located mid-block on the north side of South Morgan Street where the roadway within the right-of-way terminates east of 33rd Avenue South



cross-street. Vehicle access to the development site is limited within this north end Rainier Valley neighborhood. The existing parcel comprises a land area of approximately 30,264 square feet located in a Single Family residential zone with a minimum lot size of 5,000 square feet (SF 5000). The site is rectangular in shape, with its lengthwise orientation running along the north/south axis. The development site has street frontage along South Morgan Street. The site slopes dramatically from west to east and is identified as an Environmentally Critical Areas (ECA) steep slope. The slope currently features a stepped terrace and benches created to provide a driveway that once served a single family residence that was removed years ago. The level portion of the site angles away from the southwest corner to the midpoint along the north property line. A limited ECA exemption, #2401329, was granted prior to the submittal of an Administrative Conditional Use (ACU) to cluster housing in an ECA, #2403113.

The site is currently under development with six residential structures in an L-shaped pattern. The site has undergone significant transformation on the west half of the development site to accommodate construction activity. The remaining densely vegetated area is located along the east property line, containing 40% steep slope, contains mature deciduous trees, English Ivy, and other groundcover has been minimally disturb to install an proved trench for utilities. The street right-of-way immediately fronting the development site is developed with an asphalt roadway, curbs, sidewalks and gutters at the bulb terminus of the roadway. The rest of the right-of-way to the west features only an asphalt roadway surface, which provides the only vehicular access to the development site. To the east adjacent to the dead end (within the right-of-way) are stairs leading to an area where the paved roadway resumes at a lower elevation. The roadway within the right-of-way is not anticipated to be connected as a result of this project or anytime in the future because of the grade change of approximately 30 feet.

The block to the west of the subject site is developed with modest two-story single family structures, with a predominate number constructed between the late 50's through mid 60's. This area is located on the lower eastside of Beacon Hill, slopping dramatically downward from west to east. The development site is located within a SF 5000 zone with moderately sized one and two-story homes in this section of the Rainier Valley. This neighborhood has a suburban-like feel with its limited access, mix of housing stock and moderately sized mature trees and scrubs. To the east, within walking distance is Martin Luther King Jr. Way South, a commercial corridor serving the needs of this south end community. Along this corridor the underlying zone is Commercial One, with height limits of 40 and 65 feet (C1- 40 & C1- 65). This area supports a number business establishments including, general retail, commercial rental, and office uses.

Proposal

The subject property is being developed with the construction of six residential structures in an L-shaped pattern, with the driveway access road running along the west property line at the development (permitted under related Project Number 2409248). The short subdivision, unit lot subdivision, is the subject of this decision, will create six (6) separate unit lots for each of the single family structures on one single parent lot (or development site). Vehicular access will be provided through a 24 foot wide paved driveway. Accessory parking for each structure will be provided within a two-car garage.

Public Comment:

Date of Notice of Application: October 27, 2005
Date End of Comment Period: November 9, 2005
Letters: 0
Issues: No letters were received during or after the public comment period.

PLAN REVIEW – SHORT SUBDIVISION

SMC 23.24.020 Content of application.

Applications for approval of a short subdivision shall include the following:

- A. Plat of the proposed short subdivision containing standard survey data;
- B. Vicinity map on which shall be indicated the property to be subdivided;
- C. Plot plan, as appropriate, showing the location and dimensions of existing buildings in relation to the proposed short subdivision;
- D. Legal descriptions of the property to be subdivided and of all proposed lots or divisions;
- E. Name and address of owner(s) of the tract;
- F. Location of existing roadways, sanitary sewer, storm drain and water main, if any, together with proposed street improvements; and
- G. Specific location and description of all trees at least six (6) inches in diameter measured four and one-half (4 ½) feet above the ground, with species indicated.

SMC 23.24.030 Content of short subdivision.

- A. Every short plat of a short subdivision filed for record must contain:
 - 1. A certificate giving a full correct description of the lands divided as they appear on the short plat, including a statement that the short subdivision has been made with the free consent and in accordance with the desires of the owner or owners.
 - 2. If the short plat includes a dedication, the certificate or a separate written instrument of dedication shall contain the dedication of all streets and other areas to the public, an individual or individuals, religious society or societies or to any corporation, public or private, as shown on the short plat and a waiver of all claims for damages against any governmental authority which may be occasioned to the adjacent land by the established construction, drainage and maintenance of the road.

- 3. Roads not dedicated to the public must be clearly marked on the face of the short plat.
- 4. All short plats containing a proposed dedication must be accompanied by a title report confirming that the title of the lands as described and shown on the short plat is in the name of the owner signing the certificate or instrument of dedication.
- B. The certificate and instrument of dedication shall be signed and acknowledged before a notary public by all parties having any ownership interest in the land subdivided and shall be recorded as part of the final plat. Any dedication, donation, or grant as shown on the face of the short plat shall be considered to all intents and purposes as a quitclaim deed to the donee or donees, grantee or grantees for his, her or their use for the purpose intended by the donors or grantors.

SMC [23.24.035](#) Access.

- A. Every short plat shall include adequate provision for dedication of drainage ways, streets, alleys, easements, slope rights, parks and other public open spaces for general purposes as may be required to protect the public health, safety and welfare.
- B. Protective improvements and easements to maintain the improvements shall be dedicated at the discretion of the City.
- C. Convenient pedestrian and vehicular access to every lot by way of a dedicated street or permanent appurtenant easement shall be required.
- D. Access to new lots shall be from a dedicated street, unless the Director determines that the following conditions exist, and permits access by a permanent private easement:
 - 1. Access by easement would not compromise the goals of the Land Use Code to provide for adequate light, air and usable open space between structures; and
 - 2. The dedication and improvement of a street is not necessary or desirable to facilitate adequate water supply for domestic water purposes or for fire protection, or to facilitate adequate storm drainage; and
 - 3. The dedication and improvement of a street is not necessary or desirable in order to provide on-street parking for overflow conditions; and

- 4. No potential safety hazards would result from multiple access points between existing and future developments onto a roadway without curbs and with limited sight lines; and
- 5. There is identifiable access for the public and for emergency vehicles; and
- 6. There is no potential for extending the street system.
- E. Dedicated streets and alleys shall meet the requirements of Chapter [23.53](#) and the Street Improvement Manual. Easements shall meet the requirements of Section [23.53.025](#).

CRITERIA REVIEW – SHORT SUBDIVISION

- A. 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 (including street improvement requirements);
 - Zoning review approved.
 - Development standards of underlying zone (including Overlays).
 - Chapter [23.53](#) Streets and Alleys
 - Chapter [23.54](#) Parking and Access
 - Zoning review approved with conditions or corrections.
 - 2. Adequacy of access for vehicles, utilities and fire protection, as provided in Section [23.53.005](#);
 - Fire Marshal’s Office approved.
 - Fire Marshal’s Office approved with conditions.
 - Seattle City Light review approved.
 - Seattle City Light requires easement.
 - 3. Adequacy of drainage, water supply, and sanitary sewage disposal;
 - Drainage review approved.
 - Drainage review approved with conditions.
 - Seattle Public Utilities Water Availability Certificate (WAC) approved.
 - Seattle Public Utilities requirements for WAC approval.
 - 4. Whether the public use and interests are served by permitting the proposed division of land;
 - Department of Parks and Recreation approved.
 - Department of Parks and Recreation approved with conditions.

- Department of Neighborhoods (landmark sites or Districts) approved.
 - Department of Neighborhoods (landmark sites or Districts) approved with conditions.
 - Building Plans Examiner review and approval.
 - Building Plans Examiner approval with conditions.
 - The proposal meets all applicable criteria for approval of a short plat as discussed in the analysis and decision, therefore meets this criterion.
5. Conformance to the applicable provisions of SMC Section [25.09.240](#) , short subdivision and subdivisions in environmentally critical areas;
- Site not located in a riparian corridor buffer, wetland, wetland buffer or steep slope.
 - Site exempt from ECA Ordinance (SMC [25.09.040](#))
6. Is designed to maximize the retention of existing trees;
- Site does not contain trees at least 6-inches in diameter measured 4-½ feet above the ground.
 - Site does not contain Exceptional Trees as defined in Director’s Rule [6-2001](#).
 - The short subdivision meets the applicable provisions of SMC [25.11](#).
 - A tree preservation plan is required.

SMC [23.24.045](#) Unit lot subdivision.

- A. Applies exclusively to 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 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.

SMC 23.24.060 Redivision procedure.

Within a five (5) year period following the filing of a short subdivision in accordance with the provisions of Chapter [23.22](#), property within that short subdivision may not be further divided through the short subdivision process if it would result in more than a total of nine (9) lots. However, any revision of the lot lines of an approved short subdivision in which the total number of lots is not increased shall not be considered a further division, and shall be approved or disapproved in the manner prescribed in Chapter [23.28](#).

DECISION – SHORT PLAT: CONDITIONALLY APPROVED

CONDITIONS – SHORT PLAT:

Conditions of Approval Prior to Recording

The owner(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 unit lot, parcel or tract created by the short subdivision (unit 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 setback easements, fences or structures shall be shown. All structures related to building permit (#751890) shall be shown on the face of the plat, and their distances to the property lines dimensioned. Lot areas shall be shown on the plat.
2. Add the conditions of approval to the face of the plat, or on an additional page if needed. If the conditions are on a separate page, insert on the plat:
“For conditions of approval after recording, see Page ___ of ___.” (If necessary, renumber the pages).
3. Provide Joint Use/Maintenance Agreement to include the common sidesewer & storm drainage system that will serve the proposed Unit Lots.
4. Revise ingress, egress, and utility easement to accurately capture easement area.

5. Revise face of plat to incorporate corrections from zoning correction letter dated January 25, 2006.
6. Revise face of plat to document actual DPD project #2403113 in the Note's section under (#3) of said ECA conditions.
7. Revise face of plat to illustrate right-of-way improvements.
8. Revise face of plat to incorporate corrections from addressing.
9. Outline on the face of the short plat: the legal descriptions for the existing and proposed lots; the location of the existing utility lines on the face of the plat; all ingress and egress and utilities easements. If a utility easement is required by Seattle City Light, then the easement in its entirety (typically referred to as "Easement A") shall be shown on the face of the plat.
10. Provide an easement or covenant to allow for the placement of a visually accessible address sign at the development site abutting South Morgan Street for the benefit of Unit Lots A, B, C, D and E.
11. Provide a notation on the face of the short plat to read as follows:

"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, Chapter 23 of the Seattle Municipal Code."
12. Submit the final recording forms and fee.

After Recording and Prior to Issuance of future Building Permit

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

13. Attach a copy of the recorded short plat to all building permit plan sets.

Conditions of Approval Prior to the Individual Transfer or Sale of Lots

Prior to the individual transfer or sale of any one of the lots, the owner(s) and/or responsible party(s) shall:

14. Comply with the requirements outlined in the Water Availability Certificate (WAC #2005-1608).
15. Ensure that private use and maintenance agreements for all ingress/egress and utility easements are created.
16. Ensure that any owner(s) and/or responsible party(s) is/are made aware of the joint use and maintenance responsibilities associated with "common" or shared property/structural features, including common walls.

Signature: (signature on file) Date: April 17, 2006
Bradley Wilburn, Land Use Planner
Department of Planning and Development