



City of Seattle

Gregory J. Nickels, Mayor

Department of Planning & Development

D. M. Sugimura, Director

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

Application Number: 3003141

Applicant Name: Brittani Ard

Address of Proposal: 2324 Franklin Avenue East

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into three unit lots (Unit Lot Subdivision). The construction of townhouses has been approved under Project No. 2409736 / Permit No. 751219. 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 subdivide one parcel into three 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.

BACKGROUND DATA

Zoning: Lowrise 3

Uses on Site: One single family residence and one 3-story duplex townhouse.

Substantive Site Characteristics:

This 4,950 square foot subject site (the “parent lot”) is a rectangular lot that fronts on Franklin Avenue East and backs to an alley. Construction of a 3-story duplex townhouse building has been approved on the subject property (Project No. 2409736 / Permit No. 751219). In addition, there is an existing single family residence on the site. The site is not located in any mapped critical areas.

Proposal Description:

The applicant proposes to subdivide one 4,950 square foot parcel (the “parent lot”) into three unit lots with the following lot areas: Unit Lot A – 2,792.6 square feet, Unit Lot B – 1,064.3 square feet, Unit Lot C – 1,088.4 square feet. Unit Lot A will contain the existing house on the western portion of the parent lot, and Unit Lots B and C will contain the townhouse units on the eastern portion of the parent lot. Vehicular access for required parking for all proposed unit lots will be via the alley in the back of the parent lot. Three parking pads will be provided adjacent to the alley. The parking pads for Unit Lots B and C will be within their respective lots, and there will be a parking pad easement on Unit Lot C to provide parking for Unit Lot A. Pedestrian access from Franklin Avenue East is available all unit lots via a 5-foot pedestrian easement that runs along the northern side of the parent lot and connects with a 3-foot pedestrian easement that runs along the eastern side of the parent lot. This easement will also provide access from the parking pad for Unit Lot A to Unit Lot A. There is also a 3-foot emergency access and maintenance easement running along the eastern side of the lot line between Unit Lot A and Unit Lots B and C.

A Master Use Permit for the establishment of a townhouse (2-unit) use, and construction of a 3-story duplex townhouse structure has been reviewed and approved (Project No. 2409736 / Permit No. 751219). The subject of this analysis and decision is limited to the subdivision of land.

Public Comment:

The comment period for this proposal ended on August 31, 2005. During this period, four written comment letters related to this project 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 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; and*
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.*

Summary - Short Subdivision

Based on information provided by the applicant, referral comments from DPD, Water (SWD), Fire Department (SFD), Seattle City Light, the Building Plans Examiner, the Drainage Section of DPD, 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. Detailed discussion of Criterion #7 follows below.

The lots to be created by this short subdivision will meet all minimum standards or applicable exceptions 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 an environmentally critical area; therefore SMC 25.09.240 is not applicable. The proposed plat maximizes the retention of existing trees. 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 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.*

Summary - Unit Lot Subdivision

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 developments are townhouses. The structures, as reviewed under their separate building permits, conform to the development standards for 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 add 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 will be required as conditioned at the end of this decision.

DECISION – UNIT LOT SUBDIVISION

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

CONDITIONS – UNIT LOT SUBDIVISION

Conditions of Approval Prior to Recording

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

1. The Joint Use/Maintenance Agreement should be revised to include the common sidesewer and storm drainage system that will serve the proposed Unit Lots.

2. Include the Joint Use/Maintenance Agreement on the final plat.
3. Provide on the plat the required Seattle City Light easement for electrical facilities to provide power to the proposed lots (as described in P.M. 250420-2-014).
4. Provide an easement, covenant, or other agreement on the final plat for the proper posting of all unit lot addresses visible from Franklin Avenue East.
5. Have final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel, 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 yard easements, fences, or structures shall be shown. Lot areas shall be shown on the plat. The lot areas of each parcel shall be shown on the recording documents.
6. Include the following on the face of the plat: *“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.”*
7. Add the conditions of approval after recording on the face of the plat or on a separate page. If the conditions are on a separate page, insert on the plat “For conditions of approval after recording see page ___ of ___.”
8. Submit the recording fee and final recording forms for approval.

Prior to Issuance of any Building Permit

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

1. 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.

Signature: (signature on file) Date: December 15, 2005
Jennifer Witzgall
Land Use Planner