



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: 2500188

Applicant Name: Tyler Goodmanson

Site Address: 8647 Delridge Way SW

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into four 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. The construction of townhouses has been approved under project #2407289.

The following Master Use Permit component is required:

Short Subdivision - To create four unit lots.
(Seattle Municipal Code Chapter 23.24)

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

BACKGROUND INFORMATION

Site Description

The subject site is approximately 5,289 sq. ft. and is developed with one single family residence and three townhouse units to the rear currently under construction. It is located in a Multifamily Residential Lowrise 2 (L-2) zone and is designated as part of the Westwood Highland Park Residential Urban Village. Delridge Way SW is a two-lane paved arterial street with curbs, gutters, and sidewalks. Parking is permitted on both sides of Delridge Way SW. A 16'0" asphalt alley abuts the site to the west. The site slopes approximately 10% from east to west. There is no mapped or observed City of Seattle Environmentally Critical Areas (ECA's) on the site.

Development and Zoning in the Vicinity

Properties to the north, south, and across Delridge Way SW to the east are all zoned L-2. To the west across the alley, properties are zoned SF7200 and to the east of the alley abutting the properties across Delridge Way SW, the properties are zoned SF5000. Single family residences and apartments make up the majority of the development along Delridge Way SW. One block east and one block west of the subject property, the lots are predominately improved with older single family residences

Proposal Description

The applicant proposes to subdivide one development site into four unit lots. Proposed unit lots sizes are: A) 2409.7 sq. ft., B) 765.3 sq. ft., C) 598.9 sq. ft.; and D) 1492.9 sq. ft. Project #2407289 to construct three townhouses with surface parking for four spaces off the alley has been reviewed for consistency with the applicable provisions of the Seattle Municipal Code. The existing single family residence will remain. Vehicular access to the four unit lots and the surface parking spaces is provided via the 16' 0" asphalt alley along the west of the parent lot. Pedestrian access to Delridge Way SW will be via a 5'0" pedestrian easement running along the south side of all the unit lots.

This analysis and decision is only for the proposed division of land and not for the construction of the townhouses.

Public Comments

The public comment period for the proposed project ended on February 16, 2004. There were no public comments.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short subdivision shall be approved unless all of the following facts and conditions are found to exist. The findings which follow are based upon information provided by the applicant; review of access, drainage and zoning within the Department of Planning and Development (DPD), review from Seattle Public Utilities, Seattle Fire Department and Seattle City Light, and review by the Land Use Planner.

1. *Conformance to the applicable Land Use Code provisions;*

The existing parent lot conforms to all development standards of the L-2 (Lowrise- 2) zone. The parent lot configuration provides adequate buildable area to meet the applicable density, lot coverage, and setback requirements and other development standards of the Land Use Code. The individual unit lots in this proposal conform to the standards for unit lot subdivisions (SMC 23.24.045). Any new development must conform to the code requirements applicable at the time of application.

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

Vehicular access to each of the unit lots will be provided via a the 16'0" asphalt alley to the west of the parent lot. An easement along the southern 5'0" of the parent lot provides for pedestrian

access and utilities for each of the unit lots. An agreement will be provided on the face of the plat in order to ensure the areas of joint use (common walls, roof, easements) are adequately maintained by all property owners.

The Seattle Fire Department has reviewed and approved this proposal for adequacy of access for emergency vehicles. .

Seattle City Light provides electrical service to the subject property and has indicated that an easement is required. The easement described in Exhibit "A" to City of Seattle Short Subdivision No. 2500188 – P.M. # 240336-1-014 shall be included on the final plat prior to recording.

3. *Adequacy of water supply, sanitary sewage disposal, and drainage;*

The area is served by domestic water, sanitary sewer, and storm drain facilities by the City of Seattle, and availability of service is assured subject to standard conditions of utility extension.

Water: The short plat application was reviewed and approved by Seattle Public Utilities on February 4, 2005 subject to conditions listed on the Water Availability Certificate #2005-0147.

Sanitary Sewer and Drainage: An eight inch public sanitary sewer is located in the alley adjacent to the site. Due to the topography of the surrounding area, there is not access to a public stormwater drainage system. Conformance with the Stormwater, Grading & Drainage Control Code was reviewed in conjunction with the review of the building permit number 2407289.

4. *Whether the public use and interests are served by permitting the proposed division of land;*

The proposed unit lot subdivision is consistent with all relevant Lowrise-2 (L-2) zoning requirements and meets the minimum provisions of the Seattle Land Use Code. Address signage shall be posted such that addresses for all units are visible from Delridge Way SW in accordance with the *2003 Seattle Building Code Section 2003 501.2*. An easement or covenant shall be recorded with the final plat to ensure the address signage is maintained. The proposed development has adequate access for vehicles, utilities and fire protection and has adequate drainage, water supply and sanitary sewage disposal. The proposal meets all applicable criteria for approval as discussed in this analysis and decision. Therefore, the public use and interests are served by permitting the proposed subdivision of land while also maintaining the character of the neighborhood.

5. *Conformance to the applicable provisions of Seattle Municipal Code Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*

The subject property is not located in an environmentally critical area.

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

No trees will be removed as a result of this subdivision.

Development of the subject site was reviewed and approved under Project #2407289. None of the existing trees are proposed to be retained. Seven (7) American Sweetgum trees will be planted along with assorted shrubbery and ground cover on the parent lot.

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.*

Section 23.24.054 of the Seattle Municipal Code provides that in order to unit subdivide, a development as a whole shall meet all the development standards of the zone that are applicable at the time the permit application vested. Through the unit subdivision, nonconformities may be created to development standards except that private, usable open space for each dwelling unit shall be provided on the individual unit lot. Parking for each dwelling unit is required; however it may be provided within the boundaries of the larger parent lot, rather than on the individual unit lot. The following statement will be required on the final short subdivision to place future property owners on notice that future development may be limited due to the nonconformities: "The unit lots shown on this site are not separate buildable lots. Additional development on any individual unit lot in this 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, Chapter 23 of the Seattle Municipal Code."

DECISION - SHORT SUBDIVISION

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

CONDITIONS – SHORT SUBDIVISION

Prior to Recording

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

1. Provide final recording forms and fees. Have the 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 the field and all property corners set in conformance with appropriate state statute. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown, as well as all structures and distances from them to the proposed property lines. All existing structures, principal and accessory, shall be shown on the face of the plat and their distances to the proposed property lines dimensioned. A licensed surveyor shall stamp the short plat drawings.

2. The Seattle City Light easement described in “Exhibit A to City of Seattle Short Subdivision P. M. #240336-1-014 shall be included on the final plat prior to recording.
3. Insert the following on the face of the plat: “The unit lots shown on this site are not separate buildable lots. Additional development on any individual unit lot in this 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, Chapter 23 of the Seattle Municipal Code.”
4. Provide an easement or covenant with the final plat to ensure that address signage for each unit lot is provided and maintained in a location visible from Delridge Way SW.
5. Provide a joint maintenance and responsibility agreement for maintenance and use of shared walls on property lines and all ingress, egress and utility easements.

Signature: (signature on file) Date: May 2, 2005
Cheryl Mosteller, Senior Land Use Planner