

NOTICE OF APPLICATION AND PROPOSED DETERMINATION OF NON-SIGNIFICANCE-MITIGATED (DNS-M)

A Master Application has been filed and accepted with the Department of Community & Economic Development (CED) – Planning Division of the City of Renton. The following briefly describes the application and the necessary Public Approvals.

DATE OF NOTICE OF APPLICATION: June 11, 2014

LAND USE NUMBER: LUA14-000550, PP, ECF, MOD

PROJECT NAME: Copperwood Preliminary Plat

PROJECT DESCRIPTION: The applicant is requesting SEPA Environmental Review, Preliminary Plat approval, and a street modification for a 47 lot subdivision. The subject property is a collection of eight parcels located on the south side of SE 2nd Place between Field Place SE and 143rd Ave SE. The applicant is requesting a concurrent Lot Line Adjustment (LUA14-000730) to three of the subject parcels, and an abutting parcel, in order to define the Preliminary Plat boundaries. The resulting 12.68-acre site is located within the Residential-4 dwelling units per acre (R-4) zoning classification. The 47 lots would result in a density of 4.44 dwelling units per acre. The applicant is proposing a small lot cluster due to critical areas on site whereby R-8 development standards would be applied. Lot sizes would range from 4,996 square feet to 8,278 square feet. In addition to the 47 lots, 5 tracts are proposed for sensitive areas, storm drainage, open space and access. Access to the plat would be gained from SE 2nd Place via a new looped public street. Two dead end shared driveways would be extended from the new looped road to provide access to proposed Lots 11, 12, 38, 44, and Tract B. The site currently contains six single family residences and several detached structures all of which all would be removed with the exception of one residence to be relocated to the proposed Lot 44. There are 272 significant trees on the site of which the applicant is proposing to retain 34 trees. The applicant has submitted a Wetland Fish and Wildlife Habitat Report, Drainage Report, Tree Protection Report, Traffic Impact Analysis, and a Geotechnical Engineering study with the application. The site contains a Class 3 stream (Maplewood Creek) and critical slopes (exceeding 40%). A stormwater pond is proposed within Tract B which would discharge into Maplewood Creek. No impacts to critical areas on site are proposed. The applicant is requesting a street modification, from RMC 4-6-060, in order to eliminate the requirement for frontage improvements along 143rd Ave SE and the rearrangement of required improvements for portions of SE 2nd Place.

PROJECT LOCATION: 4905 SE 2nd P./355 Field Pl SE/14021 SE 136th St./312 Field Pl SE/5001 SE 2nd Pl./5013 SE 2nd Pl./14217 SE 136th St.

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE, MITIGATED (DNS-M): As the Lead Agency, the City of Renton has determined that significant environmental impacts are unlikely to result from the proposed project. Therefore, as permitted under the RCW 43.21C.110, the City of Renton is using the Optional DNS-M process to give notice that a DNS-M is likely to be issued. Comment periods for the project and the proposed DNS-M are integrated into a single comment period. There will be no comment period following the issuance of the Threshold Determination of Non-Significance-Mitigated (DNS-M). A 14-day appeal period will follow the issuance of the DNS-M.

PERMIT APPLICATION DATE: June 5, 2014

NOTICE OF COMPLETE APPLICATION: June 11, 2014

APPLICANT/PROJECT CONTACT PERSON: Wayne Potter/Novastar Development Inc./18215 72nd Ave S./Kent, WA 98032

Permits/Review Requested: Environmental (SEPA) Review, MOD, PP

Other Permits which may be required: Construction Permit

If you would like to be made a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED – Planning Division, 1055 So. Grady Way, Renton, WA 98057.

Name/File No.: Copperwood Preliminary Plat/LUA14-000550

NAME: _____

MAILING ADDRESS: _____ City/State/Zip: _____

TELEPHONE NO.: _____

Requested Studies:

Drainage Report, Geotechnical Report, Stream/Lake Study, Traffic Impact Statement/Traffic Study

Location where application may be reviewed:

Department of Community & Economic Development (CED) – Planning Division, Sixth Floor Renton City Hall, 1055 South Grady Way, Renton, WA 98057

PUBLIC HEARING:

Public hearing is tentatively scheduled for **August 12, 2014** before the Renton Hearing Examiner in Renton Council Chambers at 9:00 AM on the 7th floor of Renton City Hall located at 1055 South Grady Way.

CONSISTENCY OVERVIEW:

Zoning/Land Use:

The subject site is designated **Residential Low Density** on the City of Renton Comprehensive Land Use Map and **Residential- 4 DU/AC** on the City’s Zoning Map.

Environmental Documents that Evaluate the Proposed Project:

Environmental (SEPA) Checklist

Development Regulations Used For Project Mitigation:

The project will be subject to the City’s SEPA ordinance, **RMC4-2-110A, RMC 4-3-050, RMC 4-4** and other applicable codes and regulations as appropriate.

Proposed Mitigation Measures:

The following Mitigation Measures will likely be imposed on the proposed project. These recommended Mitigation Measures address project impacts not covered by existing codes and regulations as cited above.

- *The applicant would be required to comply with all recommendations found in the geotechnical report.*

Comments on the above application must be submitted in writing to **Rocale Timmons, Senior Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on June 25, 2014.** This matter is also tentatively scheduled for a public hearing on **August 12, 2014, at 9:00 AM**, Council Chambers, Seventh Floor, Renton City Hall, 1055 South Grady Way, Renton. If you are interested in attending the hearing, please contact the Planning Division to ensure that the hearing has not been rescheduled at (425) 430-6578. If comments cannot be submitted in writing by the date indicated above, you may still appear at the hearing and present your comments on the proposal before the Hearing Examiner. If you have questions about this proposal, or wish to be made a party of record and receive additional information by mail, please contact the project manager. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project.

CONTACT PERSON: Rocale Timmons, Senior Planner; Tel: (425) 430-7219; Eml: rtimmons@rentonwa.gov

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION

