



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: January 26, 2015

LAND USE NUMBER: LUA15-000026, ECF, SHPL-A, MOD

PROJECT NAME: Vuecrest II Short Plat

PROJECT DESCRIPTION: The applicant is requesting approval of an 8-lot short plat of 4909 Main Ave S (APN 3223059097) totaling 106,680 square feet (2.45 acres) for the future development of 8 single-family houses. The subject property is located near the intersection of Main Ave S (102nd Ave SE) and SE 186th St within the Residential-8 dwelling units per acre (R-8) zone. The proposed lots range in size from 7,678 to 17,789 square feet in area with an average lot size of 9,124 square feet. The site will also contain a single critical area tract (Tract A) that is 8,404 square feet. The residential density is 4.35 dwelling units per net acre. Access to the site is from 102nd Ave SE from SE 192nd St. The proposed roadway will be extended to the west property line for future extension by the proposed Plat of Vuecrest Estates (LUA13-000642). Half street frontage improvements will be completed along Main Ave S and along the proposed Road A (primarily located along the north boundary line). The applicant is also requesting a modification from street improvements in an effort to provide secondary access for the adjacent plat to the west, provide additional on-street parking, and preserve existing trees. The site includes a 0.19 acre of onsite critical area (Category 2 wetland), in the northwest corner of the property, requiring a 50-foot buffer. The applicant is proposing to retain 11 of the 117 onsite trees. The existing single-family home and associated building will be removed. The project development will utilize and extend existing public utilities through the site along with storm drainage and dry utilities. Sewer will be extended from the Plat of Vuecrest Estates. Stormwater runoff will be conveyed off-site to the drainage facility for Vuecrest Estates. Approximately 2.05 acres will be cleared with 7,600 cubic yards of structural soil will be cut for grading the roads and lots. The applicant has submitted a Critical Areas Study, Tree Protection Plan, Geotechnical Engineering Study, and a Preliminary Technical Information Report with the application.

PROJECT LOCATION: 4909 Main Ave S (APN 3223059097)

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). This may be the only opportunity to comment on the environmental impacts of the proposal. A 14-day appeal period will follow the issuance of the DNS-M.

PERMIT APPLICATION DATE: January 20, 2015

NOTICE OF COMPLETE APPLICATION: January 26, 2015

APPLICANT/PROJECT CONTACT PERSON: Wayne Potter, Novastar Development / 18215 72nd Ave S / Kent, WA 98032 / 425-251-6110 / wpotter@novastardev.com

Permits/Review Requested: Environmental (SEPA) Review, Short Plat Approval, Street Modification

Other Permits which may be required: Building Permit, 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.: Vuecrest II Short Plat/LUA15-000026, ECF, SHPL-A, MOD

NAME: _____

MAILING ADDRESS: _____ CITY/STATE/ZIP: _____

TELEPHONE NO.: _____

Requested Studies:

Critical Areas Report, Drainage Report, Geotechnical Engineering Study, Tree Protection Plan

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

CONSISTENCY OVERVIEW:

Zoning/Land Use:

The subject site is designated **Residential Single Family (RS)** on the City of Renton Comprehensive Land Use Map and **Residential-8 (R-8)** 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, **RMC 4-2-110A; 4-4-030; 4-4-060; 4-6-070; 4-6-030; 4-6-060; 4-7-070; 4-7-170;** 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 shall comply with the recommendations included in the Geotechnical Engineering Report, prepared by Earth Solutions NW, LLC dated December 15, 2014 or an updated report submitted at a later date.*

Comments on the above application must be submitted in writing to **Clark H. Close, Associate Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on February 9, 2015.** If you have questions about this proposal, or wish to be made a party of record and receive additional notification by mail, 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. A copy of the subsequent threshold determination is available upon request.

CONTACT PERSON: Clark H. Close, Associate Planner; Tel: (425) 430-7289; Email: cclose@rentonwa.gov

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION

