



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

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: May 25, 2017

LAND USE NUMBER: LUA17-000289, ECF, MOD, SA-A

PROJECT NAME: Renton Dental Arts

PROJECT DESCRIPTION: The applicant is requesting Administrative Site Plan approval, Environmental (SEPA) Review, and a Parking Modification for the construction of a new 7,796 square foot building proposed to house a dental office. The project site totals 36,927 square feet in area and is located within the Commercial Arterial (CA) zone and Urban Design District D. Access to the site is proposed via one curb cut off of 108th Avenue SE. A surface parking lot with a total of 49 spaces (10 more than the maximum permitted by City code) and associated landscaping is proposed. A 60-foot conservation easement located on the eastern portion of the project site (adjacent to the surrounding single family residentially zoned properties) would not be impacted as a result of the proposed project. An existing Wendy's building would be removed from the project site. No critical areas are mapped on the project site.

PROJECT LOCATION: 17816 108th Ave SE, Renton, WA 98055

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS): 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 process to give notice that a DNS is likely to be issued. Comment periods for the project and the proposed DNS are integrated into a single comment period. There will be no comment period following the issuance of the Threshold Determination of Non-Significance (DNS). 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.

PERMIT APPLICATION DATE: May 15, 2017

NOTICE OF COMPLETE APPLICATION: May 25, 2017

APPLICANT/PROJECT CONTACT PERSON: Mark A. Sandler, Benchmark Development Company/5020 141st Ave SE / Bellevue, WA 98006 / 206-409-0770 / mar_sandler@comcast.net

Permits/Review Requested: Environmental (SEPA) Review

Other Permits which may be required: Building Permit, Construction Permit

Requested Studies: Geotechnical Report, Drainage Report, Arborist Report, 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

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.: Renton Dental Arts / LUA17-000289, ECF, MOD, SA-A

NAME: _____

MAILING ADDRESS: _____ City/State/Zip: _____

TELEPHONE NO.: _____

CONSISTENCY OVERVIEW:

Zoning/Land Use:

The subject site has a designation of **Commercial Mixed Use (CMU)** on the Comprehensive Land Use Map, and **Commercial Arterial (CA)** 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 4-2-120, 4-3-100, 4-4-070, 4-4-080, 4-4-060** and other applicable codes and regulations as appropriate.

Comments on the above application must be submitted in writing to **Jill Ding, Senior Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on June 8, 2017**. 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: Jill Ding, Senior Planner; Tel: (425) 430-6598; Eml: jding@rentonwa.gov

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION

