



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: February 2, 2017

LAND USE NUMBER: LUA17-000023, ECF, SA-A, CU-H

PROJECT NAME: Cottages Special Care Community

PROJECT DESCRIPTION: The applicant is requesting Hearing Examiner Conditional Use Permit Review, Environmental (SEPA) Review, and Site Plan Review for the construction of a 60 bed memory care facility with three 4,747 square foot residential cottages (each with 20 beds) and one 2,778 square foot cottage for administrative/service uses. The project site is comprised of two lots totaling 65,761 square feet and is zoned Residential-14 (R-14). All proposed buildings are one story with a maximum height of 22 feet 2 inches. There are two driveway access points, one off of 108th Ave SE and the other off SE 172nd Street, which connect via a driveway along the north and west property lines. The applicant is proposing 26 surface parking space and associated landscaping along the north and west property lines (abutting existing residential development) as well as within the site. Frontage improvements are proposed along the site's SE 172nd Street and 180th Ave SE frontages. No critical areas are mapped on the project site.

PROJECT LOCATION: 17033 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: January 19, 2017

NOTICE OF COMPLETE APPLICATION: February 2, 2017

APPLICANT/PROJECT CONTACT PERSON: Kevin Carl / Magnet Design & Development/ 1631 15th Ave Suite #211/ Seattle, WA 98119/ 206-778-4726/ kevin@magnet-dd.com

Permits/Review Requested: Environmental (SEPA) Review, Conditional Use Permit, Site Plan Review

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

Requested Studies: Drainage Report, Geotechnical Report, Landscape Analysis, Parking Analysis

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.: Cottages Special Care Community / LUA17-000023, ECF, SA-A, CU-H

NAME: _____

MAILING ADDRESS: _____ City/State/Zip: _____

TELEPHONE NO.: _____

PUBLIC HEARING:

Public hearing is tentatively scheduled for, **April 18, 2017** before the Renton Hearing Examiner in Renton Council Chambers at 11:00 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 **RHD** on the City of Renton Comprehensive Land Use Map and **R-14** 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 Residential Development Standards**, **RMC 4-4-070 Landscaping Regulations**, **RMC 4-4-080 Parking Regulations**, **RMC 4-9-030 Conditional Use Permit** and **RMC 4-9-200 Master Plan and Site Plan Review** 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 February 17, 2017. This matter is also tentatively scheduled for a public hearing on April 18, 2017, at 11:00 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. Following the issuance of the SEPA Determination, you may still appear at the hearing and present your comments regarding 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: Jill Ding, Senior Planner; Tel: (425) 430-6598; Eml: jdjing@rentonwa.gov

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION

