

# NOTICE OF APPLICATION

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:** March 1, 2016

**PROJECT NAME/NUMBER:** Mead Short Plat / LUA16-000138, SHPL-A

**PROJECT DESCRIPTION:** The applicant is requesting approval of a 7-lot short plat of a vacant parcel (APN 1023059230) totaling 58,591 square feet (1.35 acres) for the future development of 7 single-family houses. The subject property is located near the intersection of Ilwaco Ave NE and NE 5th Pl in the Renton Highlands. The parcel is located within the Residential-8 dwelling units per acre (R-8) zone. The proposed lots range in size from 5,186 to 6,051 square feet in area with an average lot size of 5,449 square feet. The site will also contain a single stormwater vault tract (Tract A) that is 5,122 square feet. The residential density is 7.05 dwelling units per net acre. The property is bordered to the south by NE 5th Pl, to the east by Ilwaco Pl NE and to the north by NE 6th St. An 18-foot wide access easement is proposed over the northern most portion of the private tract for access to Lot 3. The abutting roads would be widened and improved with half street frontage improvements. The applicant is also requesting a modification from street improvements within the pipestem portion of the existing lot along NE 6th St in an effort to defer construction of most right-of-way improvements until development along Hoquiam Ave NE occurs to allow for alignment to match the existing NE 6th St on the west side of Hoquiam Ave NE. A 5-foot wide sidewalk within the pipestem portion has been proposed by the applicant. No critical areas were identified on the subject property. The applicant is proposing to retain 2 of the 53 existing onsite trees. The project development would utilize and extend existing public utilities through the site. Approximately 465 cubic yards would be cut and placed over the stormwater vault tract for landscaping. The applicant has submitted a Wetland and Stream Assessment, Tree Protection Plan, Geotechnical Engineering Study, and a Preliminary Technical Information Report with the application.

**PROJECT LOCATION:** NE 6<sup>th</sup> St / Ilwaco Ave NE

**PERMITS/REVIEW REQUESTED:** Short Plat

**APPLICANT/PROJECT CONTACT PERSON:** Darrell Offe, Offe Engineers/ 13932 SE 159<sup>th</sup> Pl/ Renton, WA 98058/ 425-260-3412/ darrell.offe@comcast.net

**Comments on the above application must be submitted in writing to Clark H. Close, Senior Planner, Department of Community & Economic Development, 1055 South Grady Way, Renton, WA 98057, by 5:00 p.m. on March 15, 2016.** 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 at (425) 430-7289. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project.

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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 South Grady Way, Renton, WA 98057.

File Name / No.: Mead Short Plat / LUA16-000138, SHPL-A

NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_

TELEPHONE NO.: \_\_\_\_\_

**PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION**

DATE OF APPLICATION:                      FEBRUARY 23, 2016

NOTICE OF COMPLETE APPLICATION:    MARCH 1, 2016



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