



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: March 10, 2014

LAND USE NUMBER: LUA14-000241, ECF, PP

PROJECT NAME: The Enclave at Bridle Ridge

PROJECT DESCRIPTION: Proposed subdivision of a 8.8 acre project site located within the R-4 (Residential 4 dwelling units per acre) zoning designation. The proposal would result in the creation of 31 lots and 2 tracts (Tracts A and B) and a new public street. The proposed lots would range in size from 8,050 square feet to 12,566 square feet. Access to the new lots would be provided via a new public street off of 156th Avenue SE. A lot line adjustment (LUA14-000250) is proposed between tax parcels 1423059057 and 1423059122 which will result in 30,175 square feet of parcel 1423059057 being removed from the proposed subdivision. No critical areas are present on the project site.

PROJECT LOCATION: 14038 156th Ave SE

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: February 27, 2014

NOTICE OF COMPLETE APPLICATION: March 10, 2014

APPLICANT/PROJECT CONTACT PERSON: Justin Lagers / PNW Holdings, LLC / 9675 SE 36th Street Suite 105, Mercer Island, WA 98040 / EML: justin@americanclassichomes.com

Permits/Review Requested: Environmental (SEPA) Review, Preliminary Plat Review

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

Requested Studies: Drainage Report, Geotechnical 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

PUBLIC HEARING: Public hearing is tentatively scheduled for April 22, 2014 before the Renton Hearing Examiner in Renton Council Chambers at 10:00 AM on the 7th floor of Renton City Hall located at 1055 South Grady Way.

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.: The Enclave at Bridle Ridge/LUA14-000241, ECF, PP

NAME: _____

MAILING ADDRESS: _____ City/State/Zip: _____

TELEPHONE NO.: _____



CONSISTENCY OVERVIEW:

Zoning/Land Use: The subject site is designated **Residential Low Density (COMP-RLD)** on the City of Renton Comprehensive Land Use Map and R4 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 4-2-110 Residential Development** 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.

- *Project construction shall be required to comply with the submitted geotechnical report.*
- *Project construction shall be required to comply with the submitted traffic study.*

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 March 24, 2014.** This matter is also tentatively scheduled for a public hearing on **April 22, 2014, at 10:00 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: Jill Ding, Senior Planner; Tel: (425) 430-6598; Eml: jdining@rentonwa.gov



PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION

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.: The Enclave at Bridle Ridge/LUA14-000241, ECF, PP

NAME: _____

MAILING ADDRESS: _____ City/State/Zip: _____

TELEPHONE NO.: _____