

CURRENT PROJECTS LIST

CATEGORY: SINGLE-FAMILY RESIDENTIAL

Plan Number: LUA16-000022

Plan Name: Merritt Short Plat

Submittal Date: January 14, 2016 **Status:** Approved with Conditions

Acceptance Date: January 28, 2016 **Parcel Number:** 0323059108

Land Use Actions: Land Division (Short Plat)

Location: 2505 LYONS AVE NE

Contact: MICHAEL & CYNTHIA MERRITT
2505 LYONS AVE NE
RENTON, WA 98059
(425) 271-4408

Description: The applicant is requesting preliminary short plat approval for the subdivision of an existing 210,567 square foot (4.83 acre) site into 5 lots and 3 tracts (Tracts A, B, and C). The project site is located within the Residential-1 (R-1) zone and the May Valley Urban Separator. The proposed lots would have areas of: 14,822 sq. ft. (Lot 1), 14,252 sq. ft. (Lot 2), 16,188 sq. ft. (Lot 3), 23,664 sq. ft. (Lot 4), and 27,378 sq. ft. (Lot 5). Tract A is proposed as an open space tract, Tract B is proposed as an irrigation pump house tract, Tract C is proposed as a private street. Access to the proposed lots would be provided via a 26-foot wide private street (Tract C), which terminates in a hammerhead turnaround. An existing single family residence is proposed to remain on Lot 4, the existing asphalt driveway serving Lot 4 would be removed as part of the short plat development, and a new access driveway would be provided off of the proposed private street (Tract C). Sensitive slopes (slopes with grades between 25 and 40 percent) and a high erosion hazard area are mapped on the project site.

Planner: Jill Ding

Dev. Eng. Reviewer: Ann Fowler

Zoning:

SAD8611R	Honey Creek Sewer Interceptor SAD Residential
SAD8611C	Honey Creek Sewer Interceptor SAD Commercial
R-1	Residential - 1 DU/AC
COMP-RLD	Comprehensive Plan - Residential Low Density

CURRENT PROJECTS LIST

CATEGORY: SINGLE-FAMILY RESIDENTIAL

Plan Number: LUA16-000078

Plan Name: Renton 14 Preliminary Plat

Submittal Date:	February 04, 2016	Status:	Approved with Conditions
Acceptance Date:	February 08, 2016	Parcel Number:	1423059064 1423059070
Land Use Actions:	Land Division (Plat)		
Location:	6201 NE 4TH ST 6207 NE 4TH ST		
Applicant:	KENDALL HOMES KEVIN MURRAY 612 S LUCILE ST SEATTLE, WA 98108 (206) 257-5504 KEVINM@KENDALLHOMESNW.COM		
Contact:	OFFE ENGINEERS, PLLC DARRELL OFFE 13932 SE 159TH PL RENTON, WA 98058-7832 (425) 260-3412 DARRELL.OFFE@COMCAST.NET		
Owner:	IRVIN LEIFER 6207 NE 4TH ST RENTON, WA 98059 RANDALL & ROSEMARY LEIFER 6201 NE 4TH ST RENTON, WA 98059		
Description:	<p>The applicant is requesting Preliminary Plat approval and Environmental (SEPA) Review for the subdivision of an existing 210,594 square foot (4.83 acre) project site into 15 lots and 3 tracts (Tract A is a stormwater detention tract, Tract B is a secondary emergency access tract, and Tract C contains a cellular tower and associated facilities). The project site is located within the Residential-4 (R-4) zoning designation. The proposed lots range in area from 8,228 square feet to 15,286 square feet. There are 3 existing single family residences on the project site, two are proposed for removal, one is proposed to remain on Lot 2. Access to the proposed lots is proposed via a new public street extension off of NE 3rd Court, which terminates in a hammerhead turnaround. A secondary emergency access road (Tract B) would provide secondary access to NE 4th Street in the event of an emergency. No critical areas are mapped on the project site.</p>		
Planner:	Jill Ding		
Dev. Eng. Reviewer:	Ann Fowler		

CURRENT PROJECTS LIST

CATEGORY: SINGLE-FAMILY RESIDENTIAL

Zoning:	COMP-RLD	Comprehensive Plan - Residential Low Density
	SAD0002R	East Renton Interceptor SAD Residential
	SAD0034	Central Plateau Interceptor Area SAD
	SAD0002C	East Renton Interceptor SAD Commercial
	R-4	Residential - 4 DU/AC

CURRENT PROJECTS LIST

CATEGORY: SINGLE-FAMILY RESIDENTIAL

Plan Number: LUA16-000124

Plan Name: Boun Short Plat

Submittal Date: February 18, 2016 **Status:** Approved with Conditions

Acceptance Date: February 25, 2016 **Parcel Number:** 1023059139

Land Use Actions: Land Division (Short Plat)

Location: 1012 DUVALL AVE NE

Contact: BARGHAUSEN CONSULTING ENGINEERS, INC.
IVANA HALVORSEN
18215 72ND AVE S
KENT, WA 98032
(425) 251-6222
IHALVORSEN@BARGHAUSEN.COM

Owner: SOCHEAT KHNOR
26721 106TH AVE SE
KENT, WA 98030

Description: The applicant is requesting Preliminary Short Plat approval for the subdivision of an existing 57,676 square foot (1.32 acre) site into 7 lots and one tract (Tract A) for the future construction of single family residences. The project site is located within the Residential-8 (R-8) zone. The proposed lots range in size from 5,002 square feet to 6,453 square feet. Tract A is a park, drainage facility, and access tract and totals 7,253 square feet. Lots 1-4 would have frontage along Duvall Avenue NE and Lots 5-7 would have frontage along Chelan Avenue NE. Vehicular access to each lot would be provided via the extension of Chelan Place NE, a public alley through the site to the northern property boundary. No critical areas are mapped on the project site.

Planner: Jill Ding

Dev. Eng. Reviewer: Ian Fitz-James

Zoning: SAD8611C Honey Creek Sewer Interceptor SAD Commercial
COMP-RMD Comprehensive Plan - Residential Medium Density
R-8 Residential - 8 DU/AC
SAD8611R Honey Creek Sewer Interceptor SAD Residential

CURRENT PROJECTS LIST

CATEGORY: SINGLE-FAMILY RESIDENTIAL

Plan Number: LUA16-000140

Plan Name: Weston Heights North

Submittal Date: February 25, 2016 **Status:** Approved with Conditions

Acceptance Date: March 10, 2016 **Parcel Number:** 1123059002

Land Use Actions: Land Division (Short Plat), Environmental SEPA Review

Location: 702 NILE AVE NE

Applicant: WESTON HEIGHTS, LLC
KEVIN O'BRIEN
15 LAKE BELLEVUE DR, 102
BELLEVUE, WA 98005
(425) 869-1300

Contact: SITE DEVELOPMENT ASSOICATES
SCOTT MESIC
1724 W MARINE DR, 120
EVERETT, WA 98012
(425) 486-6533X103
SMESIC@SDAENGINEERS.COM

Owner: AWESOME YAH CHURCH
DAVID SHENK
702 NILE AVE NE
RENTON, WA 98059

Description: The applicant is requesting Preliminary Short Plat approval, a Modification to the street standards (RMC 4-6-060) for a reduction in the required right-of-way dedication width, and Environmental (SEPA) Review for the subdivision of an existing 107,639 square foot (2.47 acre) site zoned Residential-4 (R-4) into 6 lots for the future construction of single family residences. The applicant is proposing to utilize the small lot cluster provisions, which would allow them to utilize the R-6 development standards in exchange for setting aside 20 percent of site site as open space with a soft surface public trail. The proposed lots would range in area from 7,173 square feet to 32,018 square feet. An existing residence and detached outbuilding are proposed to remain on Lot 1. The proposed short plat would also result in the creation of 3 tracts (Tracts A, B, and C) and a Private Road C. The Private Road is proposed to provide access to the abutting Weston Heights Plat (LUA14-000958) to the south of the project site. Access to the new lots is proposed via residential driveways onto NE 7th Place. A Category 3 wetland is mapped on the project site. A Category 3 wetland requires a 75-foot buffer. This applicant is proposing a 25 percent buffer reduction with enhancement, which would result in a 56.25-foot enhanced buffer.

Planner: Jill Ding

Dev. Eng. Reviewer: Ian Fitz-James

CURRENT PROJECTS LIST

CATEGORY: SINGLE-FAMILY RESIDENTIAL

Zoning:	R-4	Residential - 4 DU/AC
	SAD0002C	East Renton Interceptor SAD Commercial
	COMP-RLD	Comprehensive Plan - Residential Low Density
	SAD0002R	East Renton Interceptor SAD Residential

CURRENT PROJECTS LIST

CATEGORY: SINGLE-FAMILY RESIDENTIAL

Plan Number: LUA16-000173

Plan Name: Greanleaf II

Submittal Date: March 08, 2016 **Status:** Approved with Conditions

Acceptance Date: April 20, 2016 **Parcel Number:** 3223059088

Land Use Actions: Land Division (Short Plat)

Location: 18661 108TH AVE SE

Contact: CONNER HOMES
ALISON CONNER
12600 SE 38TH ST, 250
BELLEVUE, WA 98006
(425) 646-4434
ALISONC@CONNERHOMES.COM

Owner: CHG SF LLC
CHARLES CONNER
12600 SE 38TH ST NE, SUITE 250
BELLEVUE, WA 98006
(425) 455-9280

Description: The applicant is requesting approval of a 3-lot short plat and a street modification. The site is 22,993 square feet (0.58 acres) and is located at 18661 108th Ave SE, (APN: 322305-9088), adjacent to the new Greenleaf subdivision, and would be for the future development of three new single family homes. The property is in the Residential-8 (R-8) zoning district. The proposed residential lots range in size from 6,902 SF to 8,240 SF in area with an average lot size of 7,348 SF. The residential density is 5.9 dwelling units per net acre. Access to the lots would be from SE 188th St. The applicant is also requesting a modification from street improvements to retain the existing half-street frontage improvements along 108th Ave SE. Soil consists of silty sand with gravel in a dense condition underlain by native glacial till soil. The single family home located on the property was recently demolished under Permit #B15006874. The applicant has proposed to remove all six (6) of the significant trees onsite. The applicant has submitted an Arborist Report, Geotechnical Engineering Study and a Preliminary Technical Information Report with the application.

Planner: Clark Close

Dev. Eng. Reviewer: Ann Fowler

Zoning: COMP-RMD Comprehensive Plan - Residential Medium Density
R-8 Residential - 8 DU/AC

CURRENT PROJECTS LIST

CATEGORY: SINGLE-FAMILY RESIDENTIAL

Plan Number: LUA16-000272

Plan Name: Valley Vue

Submittal Date:	April 12, 2016	Status:	In Review
Acceptance Date:		Parcel Number:	3023059028
Land Use Actions:	Land Division (Short Plat)		
Location:	3106 TALBOT RD S 3112 TALBOT RD S		
Applicant:	RORY DEES 1040 W LAKE SAMMAMISH PKWY SE BELLEVUE, WA 98008 (206) 715-4559		
Contact:	LAND DEVELOPMENT ADVISORS, LLC JON NELSON 12865 SE 47TH PL BELLEVUE, WA 98006 (425) 466-5203 LANDDEVADVISORS@COMCAST.NET		
Owner:	RAD HOLDINGS LLC RORY DEES 1040 W LAKE SAMMAMISH PKWY SE BELLEVUE, WA 98008 (206) 715-4559		
Description:	<p>The applicant is requesting approval of a 2-lot short plat and a street modification. The site is 100,188 square feet (2.3 acres) and is located at 3106 and 3112 Talbot Rd S (APN: 302305-9028), adjacent to Winsper Division No. 1 subdivision. The property is in the Residential-8 (R-8) zoning district. There are two (2) single family residences (3106 and 3112) located on this parcel that gain access to the site from Talbot Road S. The proposed short plat would subdivide the parcel into two (2) residential lots, leaving both existing houses undisturbed, and one (1) Native Growth Protection Tract (Tract A). The two proposed residential lots are 41,970 SF (Lot 1) and 40,200 SF (Lot 2) with an average lot size of 41,085 SF. The residential density is 0.96 dwelling units per net acre. Access to the new residential lots is proposed via a 16-foot wide driveway from S 32nd Pl through Winsper Division No. 1 Subdivision (Tract H) via the 24-foot wide dedicated ingress/egress easement area. There are 142 significant trees on the site and the applicant is proposing to retain all of the original trees. The eastern portion of the site is comprised of established forest with a Category III wetland that extends off-site to the east and south. No impacts to critical areas onsite are proposed. The application is also requesting a street modification from the required half-street frontage improvements along S 32nd Pl, along the access tracts, to maintain the existing improvement condition of the neighborhood. The applicant has submitted a Critical Areas Study and a Geotechnical Engineering Study with the application.</p>		

CURRENT PROJECTS LIST

CATEGORY: SINGLE-FAMILY RESIDENTIAL

Planner: Clark Close

Dev. Eng. Reviewer: Ian Fitz-James

Zoning:	R-8	Residential - 8 DU/AC
	SAD8406-F	Hospital & South Talbot Hill Water Fire Flow SAD
	SAD8406+A	Hospital & South Talbot Hill Water Fire Flow SAD
	SAD8406-A	Hospital & South Talbot Hill Water Fire Flow SAD
	SAD8406+F	Hospital & South Talbot Hill Water Fire Flow SAD
	COMP-RMD	Comprehensive Plan - Residential Medium Density

CURRENT PROJECTS LIST

CATEGORY: SINGLE-FAMILY RESIDENTIAL

Plan Number: LUA16-000307

Plan Name: Tran Block Wall

Submittal Date:	April 23, 2016	Status:	Pending
Acceptance Date:	April 29, 2016	Parcel Number:	3342103365
Land Use Actions:	Environmental Review (Project)		
Location:	2816 KENNEWICK PL NE		
Contact:	7K ENVIRONMENTAL KATE KNOX MACHATA 4062 NE 87TH ST SEATTLE, WA 98115 (206) 683-7229 A.KATE.KNOX@GMAIL.COM		
Owner:	TONY LY 2816 KENNEWICK PL NE RENTON, WA 98056		
Description:	Applicant is requesting after-the-fact environmental review of a 27 linear foot concrete block wall installed along a stream channel located at 2816 Kennewick Pl. NE. The City's critical areas map identifies the stream as a tributary to May Creek with a classification of Type Ns (non-fish, seasonal). The project site contains a single-family residence and is zoned R-8. Reference File No. LUA15-000761		
Planner:	Matt Herrera		
Dev. Eng. Reviewer:			
Zoning:	COMP-RMD R-8	Comprehensive Plan - Residential Medium Density Residential - 8 DU/AC	

CURRENT PROJECTS LIST

CATEGORY: SINGLE-FAMILY RESIDENTIAL

Plan Number: LUA16-000316

Plan Name: Joos Family LLC Pier

Submittal Date: April 25, 2016 **Status:** Approved with Conditions
Acceptance Date: May 05, 2016 **Parcel Number:** 3342103953
Land Use Actions: Shoreline Management (Shoreline Substantial Development), Environmental SEPA Review

Location: 2909 MOUNTAIN VIEW AVE N

Contact: MARINE RESTORATION & CONSTRUCTION LLC
BECKY HENDERSON
PO BOX 884
KIRKLAND, WA 98083
(425) 576-8661
INFO@MARINELLC.COM

Owner: JOOS FAMILY LLC
4507 WILLIAMS AVE N
RENTON, WA 98056

Description: The applicant is requesting a Shoreline Substantial Development Permit and Environmental (SEPA) Review for the construction of a 140-foot long pier for the private use of a single family residential property owner. The main walkway will begin with a 3'-11" width for the first 30 feet. The remainder of the walkway is to be 5'-11". The pier will have a 5'-11" by 23'-1" ell and a 1'-11" by 23'-1" finger ell. The proposed pier is to be constructed with galvanized steel piles, galvanized steel caps, ACZA treated stringers, glulam sides, and Thru-Flow plastic grating to allow for light penetration. The proposed pier has two 10" diameter mooring piles. The applicant proposes to install a freestanding boatlift and a freestanding 8-foot by 10-foot grated platform lift. As mitigation for this project, the applicant proposes to create a more natural beach and to implement a planting plan. The proposed shoreline work entails bank stabilization behind the ordinary high water line, the removal of debris and a concrete bulkhead and steps, the placement of 50 cubic yards of 2" minus spawning gravel (1½" minus gravel may be used if 2" minus gravel is unavailable), and installation of native plantings. The project site is located within the Shoreline Residential designation and is within Lake Washington Reach E. The site is zoned Residential-8 (R-8).

Planner: Jill Ding

Dev. Eng. Reviewer: Rohini Nair

Zoning: R-8 Residential - 8 DU/AC
COMP-RMD Comprehensive Plan - Residential Medium Density

CURRENT PROJECTS LIST

CATEGORY: SINGLE-FAMILY RESIDENTIAL

Plan Number: LUA16-000330

Plan Name: Finley Short Plat

Submittal Date: April 29, 2016 **Status:** In Review

Acceptance Date: May 02, 2016 **Parcel Number:** 3343902000
3343902021

Land Use Actions: Land Division (Short Plat)

Location: 2525 ABERDEEN AVE NE

Contact: ENCOMPASS ENGINEERING & SURVEYING
CHAD ALLEN
165 NE JUNIPER ST
ISSAQUAH, WA 98027
(425) 392-0250
CALLEN@ENCOMPASSES.NET

Owner: 2525 ABERDEEN LLC
WILLIAM HEGGER
13110 NE 177TH PL, #202
WOODINVILLE, WA 98072

Description: The applicant is requesting approval of a 4-lot short plat. The site is 26,056 square feet (0.60 acres) and is located at 2525 Aberdeen Ave NE and would be for the future development of three new single family homes. The property is in the Residential-8 (R-8) zoning district. The proposed residential lots range in size from 4,510 SF to 6,329 SF in area with an average lot size of 5,326 SF. The residential density is 8.18 dwelling units per net acre. Access to the lots would be from Aberdeen Ave NE via a 25-foot wide shared access tract. The native soils consist primarily of medium dense poorly graded sand with gravel underlain by recessional outwash deposits (Qvr). The existing single family home located on the property would be retained. The applicant has proposed to retain 30% of the significant trees onsite. The applicant has submitted an Arborist Report, Geotechnical Engineering Study and a Preliminary Technical Information Report with the application.

Planner: Clark Close

Dev. Eng. Reviewer: Ann Fowler

Zoning: SAD0016 East Kennydale Sewer SAD
SAD0021 Aberdeen Ave NE Sewer SAD
R-8 Residential - 8 DU/AC
COMP-RMD Comprehensive Plan - Residential Medium Density

CURRENT PROJECTS LIST

CATEGORY: SINGLE-FAMILY RESIDENTIAL

Plan Number: LUA16-000413

Plan Name: The Pines Preliminary Plat

Submittal Date: June 07, 2016 **Status:** On Hold

Acceptance Date: **Parcel Number:** 0923059116
0923059117

Land Use Actions: Land Division (Plat), Environmental SEPA Review

Location: 850 MONROE AVE NE
870 MONROE AVE NE

Applicant: HARBOUR HOMES, LLC
JAMIE WALTIER
1441 N 34TH ST, 200
SEATTLE, WA 98103
(206) 315-8130
JWALTIER@HARBOURHOMES.COM

Contact: D.R. STRONG CONSULTING ENGINEERS
MAHER JOUDI
620 7TH AVE
KIRKLAND, WA 98033
(425) 827-3063
MAHER.JOUDI@DRSTRONG.COM

Owner: BEVERLY STINDE
19807 SE 300TH ST
KENT, WA 98042

BEVERLY STINDE
19807 SE 300TH ST
KENT, WA 98042

Description: The applicant is requesting Preliminary Plat approval and Environmental Threshold Determination (SEPA) for a proposed 14-lot subdivision. The project site is 108,029 square feet (2.48 acres) and located at 850 and 870 Monroe Avenue NE. The project site is located in the Residential-8 (R-8) zoning designation. The proposed single-family residential lots range in size from 5,001 square feet to 6,696 square feet with an overall proposed density of 7.18 dwellings per acre. Two existing single-family dwellings will be removed. Additional proposed improvements include a tree retention tract and storm drainage tract along the Monroe Ave NE frontage. The proposed lots will be served by a new public residential access street off of Monroe Avenue NE. A hammerhead turnaround is proposed in lieu of the code required cul-de-sac and will require approval of a modification of the City's street standards. Proposed lots will be served by sanitary sewer and water mains that will extend from Monroe Avenue NE along the new street. Construction of the proposed subdivision infrastructure improvements will result in approximately 1,226 cubic yards of cut and 2,207 cubic yards of fill.

CURRENT PROJECTS LIST

CATEGORY: SINGLE-FAMILY RESIDENTIAL

Planner: Matt Herrera

Dev. Eng. Reviewer:

Zoning: COMP-RMD Comprehensive Plan - Residential Medium Density
R-8 Residential - 8 DU/AC

CURRENT PROJECTS LIST

CATEGORY: SINGLE-FAMILY RESIDENTIAL

Plan Number: LUA16-000464

Plan Name: Stewart Short Plat

Submittal Date: June 20, 2016 **Status:** In Review

Acceptance Date: June 30, 2016 **Parcel Number:** 3344500189

Land Use Actions: Land Division (Short Plat), Environmental SEPA Review

Location: 2216 HIGH AVE NE

Contact: ENCOMPASS ENGINEERING & SURVEYING
CHAD ALLEN
165 NE JUNIPER ST
ISSAQUAH, WA 98027
(425) 392-0250
CALLEN@ENCOMPASSES.NET

Owner: HUGH STEWART
8024 255TH AVE NE
REDMOND, WA 98053

SANDJAY LLC
3933 N LAKE WASHINGTON BLVD, 100
KIRKLAND, WA 98033

Description: The applicant is requesting Preliminary Short Plat approval and Environmental (SEPA) Review for the subdivision of an existing 22,574 square foot site, zoned Residential-4 (R-4), into two lots for the future construction of single family residences and one open space tract (Tract A). An existing residence is proposed to be removed to accommodate the subdivision. In addition, the applicant is proposing cluster development, which allows them to utilize the R-6 development standards in exchange for setting aside 30 percent of the total site area as open space. Lot 1 is proposed to have an area of 7,889 square feet and Lot 2 would have an area of 7,778 square feet. Access to both lots would be provided via residential driveways off of High Avenue NE. A protected slope is located on the northeast corner of the site and would be within Tract A. In addition sensitive slopes and a Wellhead Protection Area Zone 2 are mapped on the project site.

Planner: Jill Ding

Dev. Eng. Reviewer: Justin Johnson

Zoning: COMP-RLD Comprehensive Plan - Residential Low Density
SAD9204 West Kennydale Sewer Interceptor SAD
R-4 Residential - 4 DU/AC

CURRENT PROJECTS LIST

CATEGORY: SINGLE-FAMILY RESIDENTIAL

Plan Number: LUA16-000467

Plan Name: Max Drive Short Plat

Submittal Date:	June 21, 2016	Status:	In Review
Acceptance Date:		Parcel Number:	6197200060
Land Use Actions:	Land Division (Short Plat)		
Location:	116th Ave & 181st St		
Contact:	RICHARD PETERSON 9806 196TH ST E GRAHAM, WA 98338 (206) 793-8260 RALLENPETERSON@GMAIL.COM		
Owner:	PETERSON RICH 9806 196TH ST GRAHAM, WA 98338		
Description:	The applicant proposes to subdivide one (1) existing vacant single-family residential lot into two (2) single-family residential lots. The existing lot is 25,577 square feet (0.59 acres) and within the Residential-4 (R-4) zoning district. The proposed short subdivision will result in two (2) single-family residential lots each approximately 9,000 square feet. The applicant has submitted a street modification request to modify the public access street that will be constructed to provide access to 116th Ave SE.		
Planner:	Matt Herrera		
Dev. Eng. Reviewer:	Justin Johnson		
Zoning:	R-4 COMP-RLD	Residential - 4 DU/AC Comprehensive Plan - Residential Low Density	