

CURRENT PROJECTS LIST

CATEGORY: SINGLE-FAMILY RESIDENTIAL

Plan Number: LUA13-000151

Plan Name: N 26th Street Short Plat

Submittal Date:	February 06, 2013	Status:	Recorded
Acceptance Date:	March 12, 2013	Parcel Number:	0523059023
Land Use Actions:	Land Division (Short Plat)		
Location:	1311 N 26TH ST		
Applicant:	CONNER HOMES GROUP, LLC ROB RISINGER 846 108TH AVE, 200 BELLEVUE, WA 98004 (425) 646-4435		
Owner:	CONNER HOMES GROUP 846 108TH AVE NE, 200 BELLEVUE, WA 98004		
Description:	The project proponent has submitted an application to subdivide a 23,100 square foot property, located at 1311 North 26th Street, into 3 lots suitable for construction of three single-family houses. The subdivision requires administrative approval of a short plat. The property is within Aquifer Protection Zone 2 and sensitive and protected slopes are in the area, therefore, State Environmental Protection Act (SEPA) environmental and geotechnical reviews are required. The property is in the Residential 8 zone, which requires new development at a minimum of 4 dwelling units per net acre (du) and allows development up to 8 du.		
Planner:	Elizabeth Higgins		
Dev. Eng. Reviewer:	Jan Illian		
Zoning:	COMP-RSF R-8	Comprehensive Plan - Residential Single Family Residential - 8 DU/AC	

CURRENT PROJECTS LIST

CATEGORY: SINGLE-FAMILY RESIDENTIAL

Plan Number: LUA13-000303

Plan Name: May Valley Meadows Short Plat

Submittal Date: March 15, 2013 **Status:** Approved with Conditions

Acceptance Date: April 11, 2013 **Parcel Number:** 3424059099
3424059162
3424059163

Land Use Actions: Land Division (Short Plat)

Location: 13815 SE MAY VALLEY RD
13821 SE MAY VALLEY RD
13829 SE MAY VALLEY RD

Contact: GOLDSMITH LAND INVESTMENTS, LLC
KEVIN CLEARY
1215 114TH AVE SE
BELLEVUE, WA 98004
(425) 462-1080
KCLEARY@GOLDSMITHENGINEERING.COM

Owner: MAY VALLEY MEADOWS, LLC
1215 114TH AVE SE
BELLEVUE, WA 98004
(425) 462-1080

Description: The proposed project is a 3-lot short plat subdivision of a 3.90 acre property located at 13815 SE May Valley Road. The site is within the May Valley Urban Separator and includes critical areas. State Environmental Policy Act review of the proposed project will occur. A requested waiver from street improvements will be included in the project review as will compliance with Residential Low Density Comprehensive Plan policies and Residential 1 zoning code requirements.

Planner: Elizabeth Higgins

Dev. Eng. Reviewer: Jan Illian

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

CURRENT PROJECTS LIST

CATEGORY: SINGLE-FAMILY RESIDENTIAL

Plan Number: LUA13-000496

Plan Name: NE 7th West Short Plat

Submittal Date: April 23, 2013 **Status:** Approved with Conditions

Acceptance Date: May 14, 2013 **Parcel Number:** 8011100120

Land Use Actions: Land Division (Short Plat)

Location: 3513 NE 7TH ST

Applicant: KRRV DEVELOPMENT LLC
KYLE MILLER
PO BOX 908
RAVENSDALE, WA 98051
(425) 432-5932
KYLEMILLER@ADMRE.COM

Contact: OFFE ENGINEERS, PLLC
DARRELL OFFE
13932 SE 159TH PL
RENTON, WA 98058-7832
(425) 260-3412
DARRELL.OFFE@COMCAST.NET

Owner: SCOTT DONOGH HOMES INC
1745 NILE AVE NE
RENTON, WA 98059
(206) 793-9424
JOYANDSCOTT@COMCAST.NET

Description: Proposed 4-lot short plat subdivision of a 28,657 sf (0.66 a) parcel of land located at 3513 NE 7th Street. The area is zoned Residential 8 and has a Comprehensive Plan Land Use designation of Residential Single Family. The action is administrative. There are no known critical areas on or near the site, therefore, the proposed project is exempt from environmental review.

Planner: Elizabeth Higgins

Dev. Eng. Reviewer: Rohini Nair

Zoning: COMP-RSF Comprehensive Plan - Residential Single Family
R-8 Residential - 8 DU/AC
SAD0002C East Renton Interceptor SAD Commercial
SAD0002R East Renton Interceptor SAD Residential

CURRENT PROJECTS LIST

CATEGORY: SINGLE-FAMILY RESIDENTIAL

Plan Number: LUA13-000514

Plan Name: NE 7th Street Middle Short Plat

Submittal Date:	April 25, 2013	Status: Approved with Conditions
Acceptance Date:	May 16, 2013	Parcel Number: 8011100125
Land Use Actions:	Land Division (Short Plat)	
Location:	3517 NE 7TH ST	
Applicant:	KRRV DEVELOPMENT LLC KYLE MILLER PO BOX 908 RAVENSDALE, WA 98051 (425) 432-5932 KYLEMILLER@ADMRE.COM	
Contact:	OFFE ENGINEERS, PLLC DARRELL OFFE 13932 SE 159TH PL RENTON, WA 98058-7832 (425) 260-3412 DARRELL.OFFE@COMCAST.NET	
Owner:	ENDURE INVESTMENTS LLC 5603 SE 2ND CT RENTON, WA 98059 (425) 793-5407	
Description:	An application has been submitted to subdivide a 28,657 sf (0.66 acre) property into 4 lots suitable for development for single-family residential use. The Comprehensive Land Use Plan designation is Single-Family Residential and the zoning is Residential 8. The process is an Administrative Short plat.	
Planner:	Elizabeth Higgins	
Dev. Eng. Reviewer:	Rohini Nair	
Zoning:	R-8	Residential - 8 DU/AC
	SAD0002C	East Renton Interceptor SAD Commercial
	SAD0002R	East Renton Interceptor SAD Residential
	COMP-RSF	Comprehensive Plan - Residential Single Family

CURRENT PROJECTS LIST

CATEGORY: SINGLE-FAMILY RESIDENTIAL

Plan Number: LUA13-000536

Plan Name: Leisure Estates

Submittal Date:	May 02, 2013	Status:	Approved
Acceptance Date:	May 10, 2013	Parcel Number:	1623059015
Land Use Actions:	Environmental Review (Project)		
Location:	201 UNION AVE SE		
Applicant:	LEISURE ESTATES ROBERT MILLARD 201 UNION AVE SE, MANAGEMENT OFFICE RENTON, WA 98059-5184 (425) 235-4545 LEISUREESTATES@YAHOO.COM		
Contact:	RUSS MILLARD 201 UNION AVE SE, MANAGEMENT OFFICE RENTON, WA 98059 (206) 941-3000 RUSSMILLARD@YAHOO.COM		
Owner:	PARK PRESERVATIONS L L C 21145 212TH AVE SE MAPLE VALLEY, WA 98038		
Description:	<p>The applicant has submitted for SEPA Environmental Review for the grading of approximately 800 cubic yards of soil. The applicant exceeded the SEPA threshold of 500 cubic yards of grading during construction of the approved addition to the existing manufactured home park, LUA09-157. Therefore the applicant has submitted for this SEPA environmental review. The 43.4 acre site is located at 201 Union Ave. SE and is zoned Residential Manufactured Homes (RMH). The project area impacts 2.75 acres of the overall site. Twenty eight trees are proposed to be removed. The site is located in the Aquifer Protection Zone 2, no other critical areas located on the site. No other aspects of the original project have changes as a result of this application.</p>		
Planner:	Vanessa Dolbee		
Dev. Eng. Reviewer:	Kayren Kittrick		
Zoning:	SAD0002C	East Renton Interceptor SAD Commercial	
	SAD0002R	East Renton Interceptor SAD Residential	
	COMP-RSF	Comprehensive Plan - Residential Single Family	
	RMH	Residential Manufactured Home Park	

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CATEGORY: SINGLE-FAMILY RESIDENTIAL

Plan Number: LUA13-000576

Plan Name: Siev Short Plat

Submittal Date:	May 08, 2013	Status:	Approved with Conditions
Acceptance Date:	May 16, 2013	Parcel Number:	0088000240
Land Use Actions:	Land Division (Short Plat)		
Location:	11461 SE 162ND ST		
Owner:	POHENG SIEV 14230 26TH LN S SEATAC, WA 98168 (206) 617-5298		
Description:	<p>The applicant is requesting review and approval of a two-lot Administrative Short Plat on a 17,912 square foot parcel in the Residential - 8 dwelling units per acre (R-8) zone. Proposed Lot 1 would be 8,925 square feet and would contain the existing single family residence. Proposed Lot 2 would be 7,387 square feet (the existing garage on this proposed lot would be removed). Access to proposed Lot 1 would be via an existing driveway from SE 162nd Street; access to proposed Lot 2 would be via an existing driveway from 116th Avenue SE. The site is generally flat and there are no critical areas onsite.</p>		
Planner:	Gerald Wasser		
Dev. Eng. Reviewer:	Jan Illian		
Zoning:	R-8 COMP-RSF	Residential - 8 DU/AC Comprehensive Plan - Residential Single Family	

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CATEGORY: SINGLE-FAMILY RESIDENTIAL

Plan Number: LUA13-000642

Plan Name: Vuecrest Estates Preliminary Plat

Submittal Date: May 21, 2013 **Status:** On Hold

Acceptance Date: June 07, 2013 **Parcel Number:** 3123059048

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

Location: 4800 Block of Smithers Avenue S

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 ENG.
MAHER JOUDI
10604 NE 38TH PL, SUITE 232
KIRKLAND, WA 98033
(425) 827-3063
MAHER.JOUDI@DRSTRONG.COM

Owner: SCHNEIDER HOMES I LLC
6510 SOUTHCENTER BLVD, SUITE 1
TUKWILA, WA 98188
(206) 248-2471

Description: The applicant is requesting SEPA Environmental Review and Preliminary Plat approval for a 21-lot subdivision with two category two wetlands and a class 4 stream. The site contains three different zones, Residential 1 dwelling units per acre (R-1), Residential 8 dwelling units per acre (R-8) and Residential 14 dwelling units per acre (R-14). Additionally, the area zoned R-1 is located within the Urban Separator overlay. The subject property is located near the dead end of Smithers Ave. S, parcel number 3123059048. The site is 9.03 acres in size, of which 6.04 acres of is located in the R-8 zone. The applicant has proposed to limit development to the R-8 portion of the site. The 21 lots would result in a density of 4.28 dwelling units per acre. Lot sizes would range from 4,532 square feet to 7,246 square feet. In addition to the 21 lots 6 tracts are proposed for sensitive areas, tree retention, storm drainage, and access. The site is proposed to be accessed via an extension of Smithers Ave. S. The site is currently vacant with 401 trees. 3,396 c.y. of cut and 10,035 c.y. of fill is proposed for project completion. The applicant has proposed to retain 42 trees. A stormwater detention vault is proposed which would discharge into the existing wetland on the site. The applicant has submitted a Critical Areas Report, Supplement Stream Study, Traffic Impact Analysis, Slope Analysis, Geotechnical Engineering study, and a stormwater report with the application.

Planner: Elizabeth Higgins

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CATEGORY: SINGLE-FAMILY RESIDENTIAL

Dev. Eng. Reviewer: Rohini Nair

Zoning:	SAD8406+F R-1	Hospital & South Talbot Hill Water Fire Flow SAD Residential - 1 DU/AC
	SAD8406+A COMP-RSF	Hospital & South Talbot Hill Water Fire Flow SAD Comprehensive Plan - Residential Single Family
	SAD8406-A R-8	Hospital & South Talbot Hill Water Fire Flow SAD Residential - 8 DU/AC
	SAD8406-F COMP-RMD	Hospital & South Talbot Hill Water Fire Flow SAD Comprehensive Plan - Residential Medium Density
	COMP-RLD R-14	Comprehensive Plan - Residential Low Density Residential - 14 DU/AC

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CATEGORY: SINGLE-FAMILY RESIDENTIAL

Plan Number: LUA13-000795

Plan Name: Roman Short Plat

Submittal Date: June 19, 2013 **Status:** Approved with Conditions

Acceptance Date: June 27, 2013 **Parcel Number:** 3343903203

Land Use Actions: Land Division (Short Plat)

Location: 2120 JONES AVE NE

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

Owner: DIMITRU & ADRIANA ROMAN
2120 JONES AVE N
RENTON, WA 98056
(206) 816-2124

Description: Revised Description: January 27, 2014
The applicant is requesting Environmental (SEPA) Review and Administrative Short Plat approval for the subdivision of a 98,936 square foot (2.27 acres) parcel in the Residential – 4 dwelling units per acre (R-4) zone. The current proposal is to subdivide the property into two lots and a Native Growth Protection Area tract using small lot cluster development. Using the small-lot cluster provision allowed to cluster away from environmentally critical areas, proposed Lot 1 would be 5,729 square feet; proposed Lot 2 would be 8,324 square feet and contains an existing house to remain; and the native Growth Protection Area Tract would be 84,883 square feet. Previously, the applicant had requested the subdivision of the property into two lots. Three Category 3 wetlands and Kennydale Creek are located on the proposed project site. As a result of public comment on the original project proposal, a secondary review of the stream study for Kennydale Creek was conducted. That secondary review indicated that Kennydale Creek is a Class 3 stream (on this site) and not a Class 4 stream as currently shown on City of Renton maps. The applicant will be using wetland buffer averaging (to 37.5 feet on a portion of the west side of the creek), enhancement, and replacement to accommodate the proposed project. Access to Proposed Lot 1 would be via a new driveway from Jones Avenue NE; access to Proposed Lot 2 would be via the existing driveway from Jones Avenue NE.

Original Description:

The applicant is requesting Environmental (SEPA) Review and Administrative Short Plat approval for the subdivision of a 98,936 square foot (2.27 acres) parcel in the Residential - 4 dwelling units per acre (R-4) zone. Proposed Lot 1 would be 16,603 square feet and Proposed Lot 2 would be 82,333 square feet and would contain the

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existing single-family house. Three Category 3 wetlands and Kennydale Creek, a Class 4 stream, are located on the project site. Access to Proposed Lot 1 would be via a new driveway from Jones Avenue N; access to Proposed Lot 2 would be via the existing driveway from Jones Avenue N.

Planner: Jennifer Henning

Dev. Eng. Reviewer: Jan Illian

Zoning:

SAD8402	NE 20th St & Jones Ave NE Sewer SAD
COMP-RLD	Comprehensive Plan - Residential Low Density
SAD9204	West Kennydale Sewer Interceptor SAD
R-4	Residential - 4 DU/AC

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CATEGORY: SINGLE-FAMILY RESIDENTIAL

Plan Number: LUA13-000867

Plan Name: NE 7th Street East Short Plat

Submittal Date:	July 02, 2013	Status: Approved with Conditions
Acceptance Date:	July 15, 2013	Parcel Number: 8011100130
Land Use Actions:	Land Division (Short Plat)	
Location:	3603 NE 7TH ST	
Applicant:	KRRV DEVELOPMENT LLC KYLE MILLER PO BOX 908 RAVENSDALE, WA 98051 (425) 432-5932 KYLEMILLER@ADMRE.COM	
Contact:	OFFE ENGINEERS, PLLC DARRELL OFFE 13932 SE 159TH PL RENTON, WA 98058-7832 (425) 260-3412 DARRELL.OFFE@COMCAST.NET	
Owner:	SCOTT DONOGH HOMES INC 1745 NILE AVE NE RENTON, WA 98059 (206) 793-9424 JOYANDSCOTT@COMCAST.NET	
Description:	The proposed land use action is a 4-lot short plat subdivision. The site has the Residential Single-Family Comprehensive Plan designation and is in the Residential 8 zone. An existing residential structure would be removed. There are mature trees on the site, but no known critical areas.	
Planner:	Elizabeth Higgins	
Dev. Eng. Reviewer:	Rohini Nair	
Zoning:	R-8	Residential - 8 DU/AC
	SAD0002C	East Renton Interceptor SAD Commercial
	SAD0002R	East Renton Interceptor SAD Residential
	COMP-RSF	Comprehensive Plan - Residential Single Family

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CATEGORY: SINGLE-FAMILY RESIDENTIAL

Plan Number: LUA13-000924

Plan Name: Victoria Crest Short Plat

Submittal Date:	July 16, 2013	Status:	Recorded
Acceptance Date:	July 22, 2013	Parcel Number:	3342700371 3342700372
Land Use Actions:	Land Division (Short Plat)		
Location:	1023 N 37TH ST 3627 WELLS AVE N		
Applicant:	WILLIAM HINES 10407 8TH ST E EDGEWOOD, WA 98372 (253) 606-2944 BHINES@SIGNATURECUSTOMHOMES.NET		
Contact:	OFFE ENGINEERS, PLLC DARRELL OFFE 13932 SE 159TH PL RENTON, WA 98058-7832 (425) 260-3412 DARRELL.OFFE@COMCAST.NET		
Owner:	ROBIN NG SHAPLAND ANGELA TURLEY 28933 11TH PL S FEDERAL WAY, WA 98003		
Description:	The proposed project is a 2-lot short plat. The site is within an area designated as Residential Single-family in the Comprehensive Plan and is zoned Residential 8 du/ac. An existing house may be retained.		
Planner:	Elizabeth Higgins		
Dev. Eng. Reviewer:	Jan Illian		
Zoning:	COMP-RSF R-8	Comprehensive Plan - Residential Single Family Residential - 8 DU/AC	

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CATEGORY: SINGLE-FAMILY RESIDENTIAL

Plan Number: LUA13-001067

Plan Name: Brewis Short Plat

Submittal Date:	August 09, 2013	Status:	Recorded
Acceptance Date:	August 19, 2013	Parcel Number:	3342700464 3342700466
Land Use Actions:	Land Division (Short Plat)		
Location:	1410 N 36TH ST 1414 N 36TH ST		
Owner:	DANIEL BREWIS 2621 PARK AVE N RENTON, WA 98056 (425) 766-3091		
Description:	<p>The applicant is requesting approval of a 2-lot short plat on an 11,100 square foot (0.25 acre) parcel in the Residential - 8 dwelling units per acre (R-8) zone. Proposed Lot 1 would have 6,011 square feet and Proposed Lot 2 would have 5,089 square feet. Proposed Lot 2 has an existing 3,599 square foot single-family house which will remain. There are no critical areas on the relatively flat project site. Access for Proposed Lot 1 would be via a new driveway from NE 36th Street and access for Proposed Lot 2 will remain via an existing driveway from NE 36th Street. The project density is 8.3 dwelling units per net acre which is within the R-8 zone density when using the Code density rounding provision.</p>		
Planner:	Gerald Wasser		
Dev. Eng. Reviewer:	Jan Illian		
Zoning:	COMP-RSF R-8	Comprehensive Plan - Residential Single Family Residential - 8 DU/AC	

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CATEGORY: SINGLE-FAMILY RESIDENTIAL

Plan Number: LUA13-001131

Plan Name: NE 7th Street North Short Plat

Submittal Date:	August 22, 2013	Status:	Approved
Acceptance Date:	September 05, 2013	Parcel Number:	8011100045
Land Use Actions:	Land Division (Short Plat)		
Location:	3506 NE 7TH ST		
Applicant:	KRRV DEVELOPMENT LLC KYLE MILLER PO BOX 908 RAVENSDALE, WA 98051 (425) 432-5932 KYLEMILLER@ADMRE.COM		
Contact:	OFFE ENGINEERS, PLLC DARRELL OFFE 13932 SE 159TH PL RENTON, WA 98058-7832 (425) 260-3412 DARRELL.OFFE@COMCAST.NET		
Owner:	KEVIN & RANDY JOHNSON 12624 177TH PL SE RENTON, WA 98059 (425) 228-5782		
Description:	The proposed project is a 4 lot short plat subdivision located in the R-8 zone on 0.66 acres in the Highlands Planning Area.		
Planner:	Elizabeth Higgins		
Dev. Eng. Reviewer:	Rohini Nair		
Zoning:	R-8	Residential - 8 DU/AC	
	COMP-RSF	Comprehensive Plan - Residential Single Family	
	SAD0002C	East Renton Interceptor SAD Commercial	
	SAD0002R	East Renton Interceptor SAD Residential	

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CATEGORY: SINGLE-FAMILY RESIDENTIAL

Plan Number: LUA13-001160

Plan Name: Stewart Temporary Use Permit

Submittal Date: August 27, 2013 **Status:** Approved with Conditions

Acceptance Date: August 29, 2013 **Parcel Number:** 3343901403

Land Use Actions: Temporary Use (Tier 2)

Location: 2125 NE 28TH ST

Applicant: CHARLES STEWART
13112 NE 195TH PL SE
ISSAQUAH, WA 98027
((20) 6) -419-X7427

Contact: J. HANSON CONSULTING LLC
JIM HANSON
17446 MALLARD COVE LN
MT. VERNON, WA 98274
(360) 422-5056
JCHANSON@FRONTIER.COM

Owner: CHARLES STEWART
13112 NE 195TH PL SE
ISSAQUAH, WA 98027
((20) 6) -419-X7427

Description: The applicant is requesting a Tier 2 Temporary Use Permit to retain two existing single-family residences on parcel number 3343901403 until such time as the construction of a new residence is completed on Lot 1 of the Stewart Short Plat (LUA08-099, SHPL-A). The residential dwelling unit located closest to the southern property line on Lot 2 would then be demolished when the new residence is constructed. The subject property is within the Residential - 8 dwelling unit per acre (R-8) zone which allows only one detached single-family home per lot. The Stewart Short Plat is currently being processed to determine its adequacy for recording.

Analysis: A temporary use permit (LUA08-115, TP) was issued for this use on November 14, 2008; subsequently, that temporary use permit expired on November 14, 2010. The Stewart Short Plat (LUA08-099, SHPL-A) is currently being processed for recording. The applicant would like to continue the use on the subject property until such time as a house is constructed on Lot 1.

Two single-family residences currently exist on one single-family lot on the subject property. This condition would not change if the temporary use permit request is approved. However, when a house is constructed on Proposed Lot 1, one of the houses on Proposed Lot 2 would be removed and consistency with the R-8 zone would be achieved.

Staff believes that it is reasonable to grant this temporary use permit for a period of

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CATEGORY: SINGLE-FAMILY RESIDENTIAL

two years. Such time frame would give the applicant or his successor in interest two construction seasons to construct a new house on Proposed Lot 1 or adequate time to apply for a Conditional Use Permit for an accessory dwelling unit for the southerly residence on Lot 2. The only other option to retain the additional house would require that a conditional use is obtained/granted for an accessory dwelling unit.

Staff supports the applicant's request with two conditions: that two single-family residences are allowed to remain on Lot 2 of the Stewart Short Plat during the term of this temporary use permit; and that the temporary use permit expires two years from the date of issuance (September 21, 2015), or at such time as a building permit has been issued for construction of a new single-family house on Lot 1 of the Stewart Short Plat (LUA08-099, SHPL-A), or at such time as a Conditional Use Permit for an accessory dwelling unit on lot 2 has been applied for and approved, whichever comes first.

Planner: Gerald Wasser

Dev. Eng. Reviewer: Kayren Kittrick

Zoning: COMP-RSF Comprehensive Plan - Residential Single Family
R-8 Residential - 8 DU/AC

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CATEGORY: SINGLE-FAMILY RESIDENTIAL

Plan Number: LUA13-001214

Plan Name: Renton 7 Short Plat

Submittal Date: September 06, 2013 **Status:** Approved with Conditions

Acceptance Date: September 12, 2013 **Parcel Number:** 0847100041

Land Use Actions: Land Division (Short Plat)

Location: Nile Ave NE btw NE 2nd & 3rd Streets

Applicant: JAYMARC HOMES
7683 SE 27TH AVE, #487
MERCER ISLAND, WA 98040

Contact: OFFE ENGINEERS, PLLC
DARRELL OFFE
13932 SE 159TH PL
RENTON, WA 98058-7832
(425) 260-3412
DARRELL.OFFE@COMCAST.NET

Owner: BLAKE FAMILY TRUST
SHIRLEY & LAWRENCE BLAKE
730 ROYAL CREST CIR, #455
LAS VEGAS, NV 89169

Description: The applicant is requesting Administrative Short Plat approval for the subdivision of a 1.77 acre parcel into 7 lots for the future construction of single family residences. The project site is currently vacant and located within the Residential - 4 (R-4) dwelling units per acre zoning classification. The proposed lots would range in size from 8,002 square feet in area to 9,030 square feet. Access to the site would be provided via a new public road extended from Nile Ave NE. There are no critical areas located on site.

Planner: Rocale Timmons

Dev. Eng. Reviewer: Rohini Nair

Zoning:

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

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CATEGORY: SINGLE-FAMILY RESIDENTIAL

Plan Number: LUA13-001408

Plan Name: Foster Short Plat

Submittal Date: October 10, 2013 **Status:** Approved with Conditions

Acceptance Date: October 21, 2013 **Parcel Number:** 7229300635

Land Use Actions: Land Division (Short Plat)

Location: 51 LOGAN AVE S

Contact: TOUMA ENGINEERS
TOM TOUMA
255 SW 41ST ST
RENTON, WA 98057

Owner: EDDIE AND LUIDA FOSTER
51 LOGAN AVE S
RENTON, WA 98055
(206) 687-8391

Description: An application has been submitted to subdivide a 4,280 sq ft (0.10 acre) property into 2 lots. This short plat is an administrative process and does not require additional environmental review. The property is located in the Center Downtown Zone, which allows residential development to be multi-family only (no new single-family development), up to and including 100 dwelling units per net acre. No development proposal other than the requested subdivision has been submitted at the present time. An existing single-family house would remain.

Planner: Elizabeth Higgins

Dev. Eng. Reviewer: Rohini Nair

Zoning:

CD	Center Downtown
COMP-RSF	Comprehensive Plan - Residential Single Family
COMP-UC-D	Comprehensive Plan - Urban Center Downtown
DESIGN-A	Overlay - Urban Design District A
COMP-CC	Comprehensive Plan - Commercial Corridor

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CATEGORY: SINGLE-FAMILY RESIDENTIAL

Plan Number: LUA13-001455

Plan Name: Rylee's Place Preliminary Plat

Submittal Date: October 17, 2013 **Status:** Approved with Conditions

Acceptance Date: October 31, 2013 **Parcel Number:** 6198400241
6198400247
6198400260
6198400280

Land Use Actions: Land Division (Plat)

Location: 18842 118TH AVE SE
18851 120TH AVE SE
19003 120TH AVE SE

Applicant: WESPAC DEVELOPMENT LLC
PETER O'KANE
7449 W MERCER WAY
MERCER ISLAND, WA 98040
(206) 619-2992
PETER@WESTPACDEVELOPMENT.COM

Contact: ESM CONSULTING ENGINEERS
EVAN MANN
33400 8TH AVE S, SUITE 205
FEDERAL WAY, WA 98003
(253) 878-5125
EVAN.MANN@ESMCIVIL.COM

Owner: GREG ZEMANEK
19003 120TH AVE SE
RENTON, WA 98058

JOYCE EAGLESON
18842 118TH AVE SE
RENTON, WA 98058

RANDOLPH EAGLESON
PO BOX 4156
RENTON, WA 98057

Description: The project proponent submitted a land use application that would result in subdivision of a 215,445 sf property into 17 lots suitable for single-family development. There would be a tract dedicated for stormwater control. The property is located in the Residential 4 (R-4) zone. The proposed density is 4.01 dwelling units per net acre. There are 4 underlying tax parcels: APN 6198400241, 6198400247, 6198400260, and 6198400280. Currently, the site contains 3 single family homes with several detached garages and other small outbuildings. Two of the existing homes would be retained while the

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home in the northeast corner of the site would be removed. The majority of the 142 existing significant trees would be removed. The site would be served by a proposed local residential access street with a cul-de-sac that extends approximately 500 feet from 120th Ave SE west into the center of the site. Frontage improvements would be required.

Grading to create the plat is anticipated to require 9,850 cubic yards of fill, 5,760 cubic yards of cut, and 3,500 cubic yards of stripped topsoil.

The site is served by Soos Creek Water and Sewer District.

Planner: Elizabeth Higgins

Dev. Eng. Reviewer: Rohini Nair

Zoning: COMP-RLD Comprehensive Plan - Residential Low Density
R-4 Residential - 4 DU/AC

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CATEGORY: SINGLE-FAMILY RESIDENTIAL

Plan Number: LUA13-001464

Plan Name: May Creek Court Short Plat

Submittal Date: October 22, 2013 **Status:** Approved with Conditions

Acceptance Date: October 24, 2013 **Parcel Number:** 0323059005

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

Location:
2508 DUVALL AVE NE
2530 DUVALL AVE NE
9830 DUVALL AVE NE

Applicant:
VINEYARDS CONSTRUCTION, LLC
ROBERT WENZL
P.O. BOX 6127
BELLEVUE, WA 98008
(206) 714-6707

Contact:
DEVELOPMENT MANAGEMENT ENGINEERS LLC
CLIFF WILLIAMS
5326 SW MANNING ST
SEATTLE, WA 98116
(206) 714-7161
CLIFF@SITEDME.COM

Owner:
ANDREW MICHAEL CONSTRUCTION
4713 125TH AVE NE
BELLEVUE, WA 98006

Description: A application has been submitted for subdivision of a 251,661 square foot property located on Duvall Ave NE. The proposed short plat would create 6 lots suitable for residential development. The property is designated Low Density Residential and is zoned Residential 1. It is also designated an "Urban Separator." The site contains protected slopes, therefore, an environmental review is required.

Planner: Elizabeth Higgins

Dev. Eng. Reviewer: Jan Illian

Zoning:	SAD8611R	Honey Creek Sewer Interceptor SAD Residential
	R-4	Residential - 4 DU/AC
	COMP-RLD	Comprehensive Plan - Residential Low Density
	R-1	Residential - 1 DU/AC
	SAD8611C	Honey Creek Sewer Interceptor SAD Commercial

CURRENT PROJECTS LIST

CATEGORY: SINGLE-FAMILY RESIDENTIAL

Plan Number: LUA13-001537

Plan Name: Rosa Meadows Preliminary Plat

Submittal Date: November 05, 2013 **Status:** Approved with Conditions

Acceptance Date: November 07, 2013 **Parcel Number:** 0087000070
0087000075
0087000080
0087000081

Land Use Actions: Land Division (Plat)

Location: 16424 BENSON RD S
2724 BENSON RD S

Applicant: CONNER HOMES GROUP, LLC
ROB RISINGER
846 108TH AVE, 200
BELLEVUE, WA 98004
(425) 646-4435

Contact: ESM CONSULTING ENGINEERS
EVAN MANN
33400 8TH AVE S, SUITE 205
FEDERAL WAY, WA 98003
(253) 878-5125
EVAN.MANN@ESMCIVIL.COM

Owner: DAVID AND CATHY ROSA
17407 161ST AVE SE
RENTON, WA 98058

DAVID AND PAMELA ROSA
32130 115TH AVE SE
AUBURN

JAMES ROSA
32130 115TH AVE SE
AUBURN, WA 98092

Description: An application has been submitted requesting approval of a proposed land subdivision at 2724 and 16424 Benson Road S. The Preliminary Plat would consist of 21 lots and 1 tract. The property is designated Residential Single-Family in the Comprehensive Land Use Plan and zoned Residential 8 (density of 8 dwelling units per net acre). The property is 180,562 sf feet in size. Access would be from Benson Road S and an extended S 28th Street.

Planner: Elizabeth Higgins

Dev. Eng. Reviewer: Jan Illian

CURRENT PROJECTS LIST

CATEGORY: SINGLE-FAMILY RESIDENTIAL

Zoning:

COMP-RSF

Comprehensive Plan - Residential Single Family

R-8

Residential - 8 DU/AC

CURRENT PROJECTS LIST

CATEGORY: SINGLE-FAMILY RESIDENTIAL

Plan Number: LUA13-001550

Plan Name: Shattuck West Short Plat

Submittal Date:	November 08, 2013	Status: Approved with Conditions
Acceptance Date:	November 13, 2013	Parcel Number: 7222000422
Land Use Actions:	Land Division (Short Plat)	
Location:	331 S 20TH PL	
Applicant:	VINEYARDS CONSTRUCTION, LLC ROBERT WENZL P.O. BOX 6127 BELLEVUE, WA 98008 (206) 714-6707	
Contact:	DEVELOPMENT MANAGEMENT ENGINEERS LLC CLIFF WILLIAMS 5326 SW MANNING ST SEATTLE, WA 98116 (206) 714-7161 CLIFF@SITEDME.COM	
Owner:	ANDREW MICHAEL CONSTRUCTION PO BOX 6127 BELLEVUE, WA 98008	
Description:	Applicant proposes a 2-lot subdivision of an existing 15,202 sf parcel, retaining an existing house on one of the new lots (Lot A). Lot A would be 9,174 sf and Lot B would be 5,428 sf. Access would be provided from South 20th Place for Lot A and from Shattuck Avenue South for Lot B. The short plat requires dedication of 7.5 feet in width on Shattuck Ave South plus the curb radius at Shattuck Ave South and South 20th Place. The site is zoned R-8. Density is calculated at 6.0 du/acre.	
Planner:	Kris Sorensen	
Dev. Eng. Reviewer:	Jan Illian	
Zoning:	COMP-RSF R-8	Comprehensive Plan - Residential Single Family Residential - 8 DU/AC

CURRENT PROJECTS LIST

CATEGORY: SINGLE-FAMILY RESIDENTIAL

Plan Number: LUA13-001564

Plan Name: ZK Short Plat

Submittal Date: November 12, 2013 **Status:** Approved with Conditions

Acceptance Date: November 14, 2013 **Parcel Number:** 8011100025

Land Use Actions: Land Division (Short Plat)

Location: 3402 NE 7TH ST

Applicant: CHRIS AND BEVERLY PRESSEY
PO BOX 40173
BELLEVUE, WA 98015

Contact: C. THOMAS FOSTER

(206) 499-8491

Description: A land use master application has been submitted requesting approval of a 4-lot short plat subdivision. The 28,661 square foot property is within an area designated Residential Single-family (RSF) in the Comprehensive Land Use Plan. The policies of the RSF are implemented by Residential 8 zoning, which allows residential density of up to 8 dwelling units per net acre.

Planner: Elizabeth Higgins

Dev. Eng. Reviewer: Rohini Nair

Zoning:

SAD0002C	East Renton Interceptor SAD Commercial
R-8	Residential - 8 DU/AC
COMP-RSF	Comprehensive Plan - Residential Single Family
SAD0002R	East Renton Interceptor SAD Residential

CURRENT PROJECTS LIST

CATEGORY: SINGLE-FAMILY RESIDENTIAL

Plan Number: LUA13-001565

Plan Name: Kline/Stromberg Short Plat

Submittal Date:	November 12, 2013	Status:	In Review
Acceptance Date:	November 14, 2013	Parcel Number:	3343901802 3343901803
Land Use Actions:	Land Division (Short Plat)		
Location:	1401 ABERDEEN AVE NE 1409 ABERDEEN AVE NE		
Contact:	J. HANSON CONSULTING LLC JIM HANSON 17446 MALLARD COVE LN MT. VERNON, WA 98274 (360) 422-5056 JCHANSON@FRONTIER.COM		
Owner:	DOUGLAS KLINE 1409 ABERDEEN AVE NE RENTON, WA 98056 (425) 466-1626 DOUGLKLINE@GMAIL.COM FAYE STROMBERG 1401 ABERDEEN AVE NE RENTON, WA 98056		
Description:	A land use master application has been submitted requesting approval of subdivision of two lots totalling 30,280 square feet into a 4 lot short plat. Two existing residential structures, at 1401 and 1409 Aberdeen Ave NE, would remain. The land is designated Residential Single-family in the Comprehensive Land Use Plan. The policies of the RSF are implemented by Residential 8 zoning, which allows residential density of up to 8 dwelling units per net acre.		
Planner:	Elizabeth Higgins		
Dev. Eng. Reviewer:	Rohini Nair		
Zoning:	COMP-RSF SAD0021 R-8	Comprehensive Plan - Residential Single Family Aberdeen Ave NE Sewer SAD Residential - 8 DU/AC	

CURRENT PROJECTS LIST

CATEGORY: SINGLE-FAMILY RESIDENTIAL

Plan Number: LUA13-001568

Plan Name: Piper's Bluff Critical Area Variance

Submittal Date: November 12, 2013 **Status:** On Hold
Acceptance Date: December 17, 2013 **Parcel Number:** 1023059367
Land Use Actions: Variance (Administrative)

Location:

Applicant: CONNER HOMES GROUP, LLC
ROB RISINGER
846 108TH AVE, 200
BELLEVUE, WA 98004
(425) 646-4435

Description: The applicant is requesting a Critical Areas Variance and an addendum to an existing SEPA to place water utility line within a stream, wetland, and their associated buffers. Preliminary Plat approval and Environmental (SEPA) Review was received for the subdivision of the 5 acre parcel into 28 lots for the future construction of single family residences and three additional tracts; for an access, drainage, and a Native Growth Protection Easement (NGPE) (LUA12-076). The project site is located within the Residential - 8 (R-8) dwelling units per acre zoning classification. Access to the plat is proposed via Hoquiam Ave NE via two new curb cuts, which is proposed to be improved as part of the plat improvements. Internal access is proposed via a new loop road (Road A). The applicant constructed the water line under and across Honey Creek, a Class 4 stream, and through a Category 2 wetland and its associated buffer during construction without approval from the City of Renton. Per RMC4-3-050 is located on the northeastern portion of the site. The applicant is proposing buffer averaging, for the wetland, in order to accommodate the storm drainage improvements adjacent to the critical area.
1/13/14 - On Hold Notice sent requesting supplemental SEPA checklist and Secondary Review of wetland Assessment.

Planner: Rocale Timmons

Dev. Eng. Reviewer: Jan Illian

Zoning: R-8 Residential - 8 DU/AC
COMP-RSF Comprehensive Plan - Residential Single Family
SAD8611R Honey Creek Sewer Interceptor SAD Residential
SAD8611C Honey Creek Sewer Interceptor SAD Commercial

CURRENT PROJECTS LIST

CATEGORY: SINGLE-FAMILY RESIDENTIAL

Plan Number: LUA13-001572

Plan Name: Reserve at Tiffany Park

Submittal Date:	November 14, 2013	Status:	On Hold
Acceptance Date:	November 26, 2013	Parcel Number:	2123059044 2123059051 2123059054 2123059061

Land Use Actions: Land Division (Plat)

Location: SW of Pierce Ave SE and E of end of SE 18th St

Applicant: HENLEY USA LLC
11100 MAIN ST, 100
BELLEVUE, WA 98032
(425) 646-4022

Contact: NOVASTAR
WAYNE POTTER
18215 72ND AVE S
KENT, WA 98032
(425) 251-6110
WPOTTER@NOVASTARDEV.COM

Owner: RENTON SCHOOL DIST 403
300 SW 7TH ST
RENTON, WA 98055

Description: The applicant is requesting SEPA Environmental Review and Preliminary Plat approval for a 98-lot subdivision. The 21.7 acre site is located within the Residential-8 dwelling units per acre (R-8) zoning classification. A small portion of the site located within the R-4 zoning classification. All proposed lots would be located within the R-8 zoning classification. The subject property is located at the dead end of SE 18th St bordered by the Cedar River Pipeline along the southern property line and Mercer Island Pipeline along the eastern property line. The 98 lots would result in a density of 5.86 dwelling units per acre. Lot sizes would range from 4,500 square feet to 8,693 square feet with an average lot size of 5,215. In addition to the 98 lots 10 tracts are proposed for sensitive areas, tree retention, storm drainage, access, and pedestrian connections. Access to the site would be gained from SE 18th St with secondary access extended from 124th Pl SE. The site is currently vacant with 1,305 significant trees and the applicant is proposing to retain the applicant has proposed to retain 102 trees. A stormwater detention vault is proposed which would discharge into the existing wetland on the site. The applicant has submitted a Wetland Report, Drainage Report, Traffic Impact Analysis, Geotechnical Engineering study, and an Arborist Report with the application. Access to the site would be gained from SE 18th St with secondary access extended from 124th Pl SE. Internal residential access streets are proposed to provide access to each lot. The site contains three Category 2 wetlands (Wetlands A, C, and, D) and

CURRENT PROJECTS LIST

CATEGORY: SINGLE-FAMILY RESIDENTIAL

one Category 3 wetland (Wetland B). The applicant is proposing wetland buffer reductions in the amount 5,155 square feet to be mitigated with buffer additions in the amount of 55,849 square feet.

December 16, 2013 - Project placed on hold pending receipt of supplemental information to be provided by the applicant.

Planner: Rocale Timmons

Dev. Eng. Reviewer: Jan Illian

Zoning:

R-4	Residential - 4 DU/AC
COMP-RSF	Comprehensive Plan - Residential Single Family
R-8	Residential - 8 DU/AC

CURRENT PROJECTS LIST

CATEGORY: SINGLE-FAMILY RESIDENTIAL

Zoning:

R-10

Residential - 10 DU/AC

COMP-RMD

Comprehensive Plan - Residential Medium Density

CURRENT PROJECTS LIST

CATEGORY: SINGLE-FAMILY RESIDENTIAL

Plan Number: LUA13-001694

Plan Name: Sierra Homes Variance

Submittal Date: December 16, 2013 **Status:** Approved with Conditions

Acceptance Date: December 19, 2013 **Parcel Number:** 1023059364

Land Use Actions: Variance (Administrative), Environmental SEPA Review

Location: 5400 block of NE 10th St

Contact: SIERRA HOMES INC
DAN FINKBEINER
PO BOX 3069
ISSAQUAH, WA 98027-0139
(425) 471-3472
DANFINKBEINER@COMCAST.NET

Owner: GEORGE SCHAUT
10119 SE 206TH ST
KENT, WA 98031

Description: The applicant is requesting approval an Administrative Variance from RMC 4-2-110A regulating front yard setbacks for primary and attached accessory structures in the Residential - 4 dwelling units per acre (R-4) zone. The applicant is proposing a 20 foot front yard setback where a 30 foot front yard setback is required to accommodate a future house to be constructed on the site. A Category 2 Wetland is located on the project site. A portion of the proposed house would encroach into the wetland buffer. Wetland buffer averaging for a portion of the site is proposed with a 2:1 buffer enhancement ratio. The applicant is also requesting Environmental (SEPA) Review.

Planner: Kris Sorensen

Dev. Eng. Reviewer: Jan Illian

Zoning: SAD8611R Honey Creek Sewer Interceptor SAD Residential
SAD8611C Honey Creek Sewer Interceptor SAD Commercial
COMP-RLD Comprehensive Plan - Residential Low Density
R-4 Residential - 4 DU/AC

CURRENT PROJECTS LIST

CATEGORY: SINGLE-FAMILY RESIDENTIAL

Plan Number: LUA13-001728

Plan Name: Shelden Property Short Plat

Submittal Date: December 23, 2013 **Status:** In Review
Acceptance Date: May 23, 2014 **Parcel Number:** 3343902563
3343902564
3343903365

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

Location: 1316 LINCOLN PL NE
1318 KENNEWICK AVE NE

Applicant: KRRV DEVELOPMENT LLC
KYLE MILLER
PO BOX 908
RAVENSDALE, WA 98051
(425) 432-5932
KYLEMILLER@ADMRE.COM

Contact: OFFE ENGINEERS, PLLC
DARRELL OFFE
13932 SE 159TH PL
RENTON, WA 98058-7832
(425) 260-3412
DARRELL.OFFE@COMCAST.NET

Owner: ANDY AND TRAM NGUYEN
1318 KENNEWICK AVE NE
RENTON, WA 98056

HOLLIE SHELDEN
1316 LINCOLN PL NE
RENTON, WA 98056

Description: The applicant has revised the previous short plat layout with a new street location and subtracted one building lot. The applicant is now requesting approval of a 6-lot short plat of three parcels (APN 3343903366, 3343902563, and 3343902564) totaling 48,054 square feet (1.1 acres) for the future development of 6 single-family houses. The subject property is located east of Kennewick Avenue NE and north of NE 12th Street within the Residential - 8 dwelling units per acre (R-8) zone. The proposed lots range in size from 4,766 to 8,686 square feet. Density would be 6.8 dwelling units per net acre. No critical areas are located on the proposed project site which slopes downward from northeast to southwest. Access to proposed lots 1 through 4 would be via a new public street which would take access from Kennewick Avenue NE. Access to lots 5 and 6 would be through a private driveway extending from the public street. Two existing houses and a shed would be removed to accommodate the proposed project.

Planner: Kris Sorensen

CURRENT PROJECTS LIST

CATEGORY: SINGLE-FAMILY RESIDENTIAL

Dev. Eng. Reviewer: Rohini Nair

Zoning: R-8 Residential - 8 DU/AC