



# 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:** January 26, 2015

**PROJECT NAME/NUMBER:** Skagen 5-Lot Short Plat / LUA15-000024, SHPL-A

**PROJECT DESCRIPTION:** The applicant is requesting approval of a 5-lot short plat of 197XX Talbot Road South (APN 793100-0058) totaling 50,398 square feet (1.16 acres) for the future development of 5 single-family houses. The subject property is located on Talbot Rd S, between S 196th Pl and S 199th St within the Residential-4 dwelling units per acre (R-4) zone. The applicant is requesting the clustering of 5 lots with two open space tracts, Tracts A and B, to be used to satisfy the 30% open space requirements. The proposed lots range in size from 7,005 gross square feet in area to 7,020 gross square feet. The residential density is 4.42 dwelling units per net acre. Access to the Lots 1 & 2 and Lots 3 & 4 would be provided via shared driveways extended from Tabot Rd S. Lot 5 would be accessed via a single driveway also extended from Talbot Rd S. Half street frontage improvements will be completed along Talbot Rd S. The applicant is requesting to extend the previously approved street modification for the normal code required street improvements of the undeveloped S 198th Pl right-of-way (Street Modification Request was approved by City of Renton on June 7, 2011; LUA11-089). There are areas meeting wetland criteria found on the site. Off-site to the north, is the south edge of a forested, slope-type Category 2 wetland. The 50' wetland buffer extends a short distance onto the site and is located in Open Space Tract A. Eighteen trees are proposed to be retained. A Geotechnical Report was prepared by Soil & Environmental Engineers, Inc. on October 14, 2011, May 5, 2014, indicating that infiltration to the native sand is feasible. A Technical Information Report was conducted by Tuttle Engineering and Management on November 14, 2014 and a Critical Areas Report was prepared by Sewall Wetland Consulting, Inc. on October 21, 2011.

**PROJECT LOCATION:** 197XX Talbot Road South (APN 793100-0058)

**PERMITS/REVIEW REQUESTED:** Administrative Short Plat

**APPLICANT/PROJECT CONTACT PERSON:** Phillip Kitzes / PK Enterprises / 23055 SE 263<sup>rd</sup> St / Maple Valley, WA 98038 / 206-227-7445 / pkenterprises\_mv@comcast.net

**Comments on the above application must be submitted in writing to Clark H. Close, Associate Planner, Department of Community & Economic Development, 1055 South Grady Way, Renton, WA 98057, by 5:00 p.m. on February 9, 2015.** 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.: Skagen 5-Lot Short Plat / LUA15-000024, SHPL-A

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

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

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



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

DATE OF APPLICATION: JANUARY 20, 2015

NOTICE OF COMPLETE APPLICATION: JANUARY 26, 2015



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