

Pulte 5 Degrees Townhomes Preliminary Formal Subdivision PLN20-0139

Hearing Examiner Public Hearing
January 18, 2022



Property Information

Exhibit 24

- Addresses: 2105, 2117, and 2123 N 148th St; 2116, 2122, 2132, 2142, and 2150 N 147th St; 14704, and 14710 Meridian Ave N
- Parcel #s: 7771300055, 7771300065, 7771300070, 7771300140, 7771300135, 7771300125, 7771300115, 7771300110, 7771300150, 7771300145 and 7771300060
- Combined Lot Size: 106,291 square feet (2.44 acres)

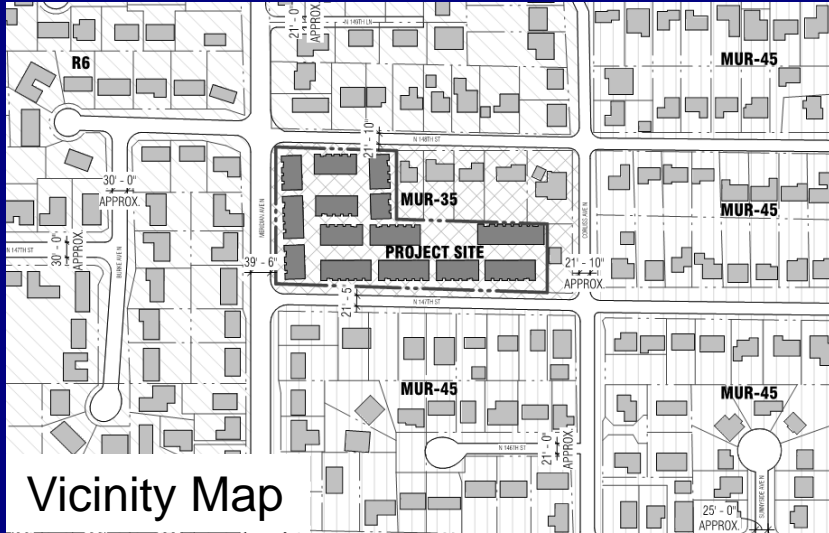
Property Information

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- Zone: Mixed-Use Residential 35' (MUR-35')
- Comprehensive Plan Designation: Station Area 3
- Neighborhood: Parkwood

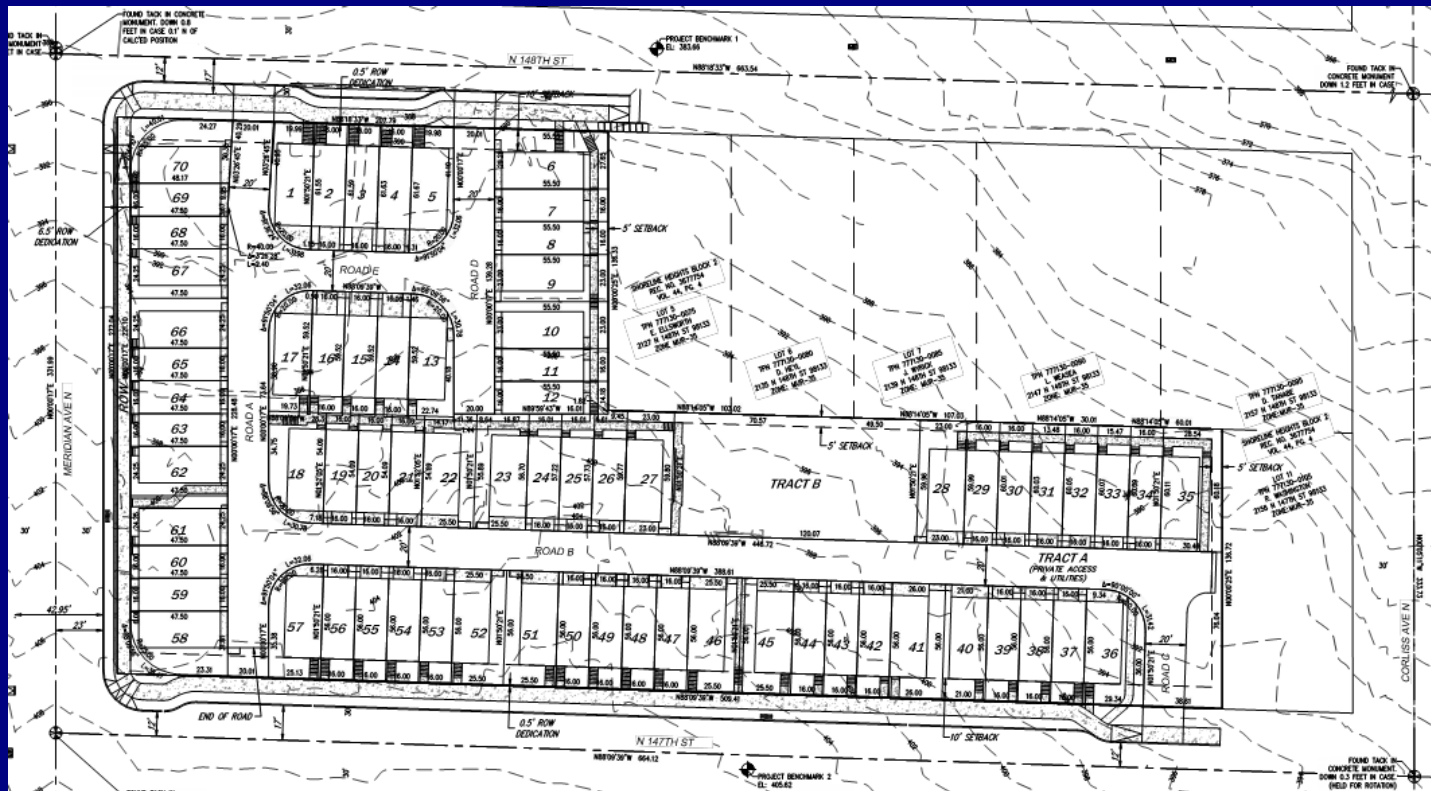
Property

Exhibit 24



Proposal

Exhibit 24



Process History

- Pre-Application Meeting: March 10, 2020
- Neighborhood Meeting: April 1, 2020
- Application Submitted: September 23, 2020
- Complete Application: October 19, 2020
- Notice of Application: October 22, November 23 and December 7, 2020
- SEPA Determination of Nonsignificance (DNS): November 22, 2021
- Notice of January 18 Public Hearing: January 3, 2022



Public Comment

- Increase in density
- Tree removal and protections
- Parking and traffic

Agency Comment

- Comment stated that any project involving demolition is subject to PSCAA regulations and outlined applicable regulations with a website link
- Demolition permits have been issued and a copy of the PSCAA Asbestos/Demolition Notification was provided for each property

Decision Criteria

Exhibit 24

Environmental (20.30.410(B)(1))

- a) *The property does not contain critical areas. Subdivision will comply with tree clearing/site development standards.*
- b) *Significant amount of earth removal proposed for construction. All lots are served by common vehicle access drives.*
- c) *No hazardous conditions on site or in vicinity.*
- d) *LID techniques employed, as required under 2014 Dept. of Ecology Manual and 2020 Engineering Development Manual.*



Decision Criteria

Exhibit 24

Lot and Street Layout (20.30.410(B)(2))

- a) *Unit lot boundaries will contain the necessary footprint for an attached single-family home and a portion of landscaping, walkways and driveways into private garages.*
- b) *Fire/Public Works approved access configuration.*
- c) *No lot width/area standards in MUR-35. Footnote 2 allows for modifications for unit lot subdivisions.*
- d) *Frontage improvements required along Meridian Ave N and N 147th and 148th Streets*



Decision Criteria

Dedications and Improvements (20.30.410(B)(3))

a) *Right-of-way dedication easement required:*

- *Meridian Ave N: 6.5 feet*
- *147th St: 0.5 feet*
- *148th St: 0.5 feet*

b) *No dedication of park land is required.*

c) *Frontage improvements required along Meridian Ave N and N
147th and 148th Streets*

Decision Criteria

Exhibit 24

Unit Lot Subdivision (20.30.410(B)(4))

- b) *All applicable standards at time of vesting (10/19/20) are being met as proposed.*
- c) *Individual unit lots have modified hardscape coverage and setback requirements – some lots will have 97% hardscape and all will have 0’ setbacks on at least one side.*
 - *Site overall meeting development standards for MUR-35.*
- d) *Shared access and utilities easements will be established as part of this subdivision.*
 - *All covenants, restrictions, responsibilities shall be recorded prior to final plat OR noted on face of plat*
- e) *All parking located within each unit lot (proposed townhome garages).*
- f) *A note on the final plat will indicate development limitations of unit lot subdivision.*
- g) *Declaration of Binding Covenant for ULS shall be recorded prior to final plat.*

Conclusions

Exhibit 24

- The proposed subdivision:
 - Has met applicable requirements of the SMC, specifically Title 20 (Development Code).
 - Will make appropriate provisions for public health, safety, and welfare.
 - Will serve the public use and interest.

Recommendation

The Shoreline Planning & Community Development Department recommends **APPROVAL** of the Preliminary Formal Subdivision application PLN20-0139, subject to conditions.

