

N 185th St Formal Plat Preliminary Formal Subdivision PLN23-0078

Hearing Examiner Public Hearing
August 28, 2024



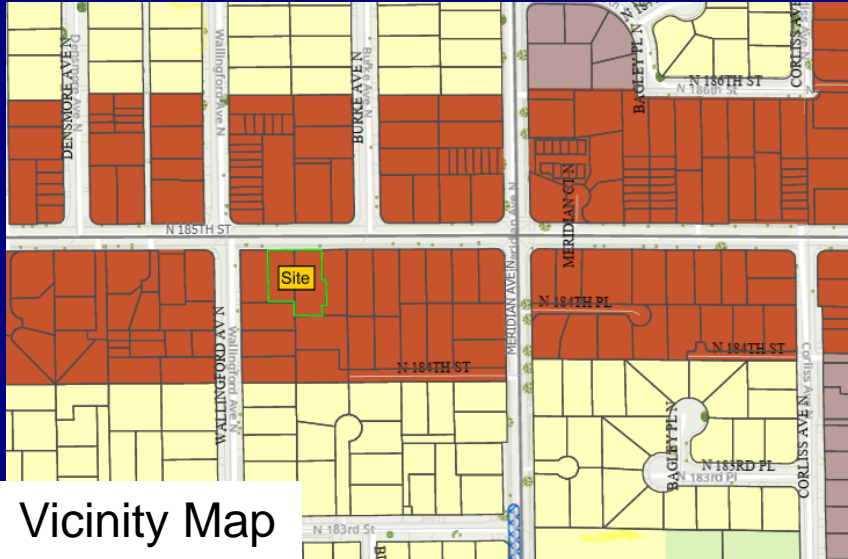
Property Information

- Addresses: 1809 and 1815 N 185th St
- Parcel #s: 370590-0025 and 370590-0021
- Combined Lot Size: 17,035 square feet (0.39 acres)

Property Information

- Zone: Mixed-Use Residential 45' (MUR-45')
- Comprehensive Plan Designation: Station Area 2
- Neighborhood: Meridian Park

Property



Vicinity Map



Aerial Map

Process History

- Pre-Application Meeting: February 15, 2022
- Neighborhood Meeting: June 8, 2022
- Application Submitted: June 21, 2023
- Complete Application: July 3, 2023
- Notice of Application: October 10, 2023
- Notice of August 28 Public Hearing: August 13, 2024



Decision Criteria

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 2019 Dept. of Ecology Manual and 2023 Engineering Development Manual.*



Decision Criteria

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, in some cases, a portion of landscaping abutting the unit, and walkways into units.*
- b) *Fire/Public Works approved access configuration.*
- c) *No lot width/area standards in MUR-45'.*
- d) *Frontage improvements required along N 185th Street, including a new sidewalk*

Decision Criteria

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

- a) *Right-of-way dedication required of 10.25-feet on N 185th Street*
- b) *No dedication of park land is required*
- c) *Frontage improvements required along N 185th Street*

Decision Criteria

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

- a) *The proposed subdivision is a unit lot development or zero lot line development.*
- b) *The development meets the applicable development standards in place on July 3, 2023.*
- c) *Individual unit lots have modified hardscape coverage and setback requirements – some lots will have 100% hardscape and all will have 0' setbacks on at least one side.*
 - *Site overall meeting development standards for MUR-45.*
- 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.*

Conclusions

- 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 PLN23-0078, subject to conditions.

