

NOTICE OF APPLICATION

ISSUED NOVEMBER 6, 2020

APPLICANT

Ji Jun Chen, Bright Future Enterprise LLC
500 106th Ave NE #1907
Bellevue, WA 98004
510.853.1906
jennychen0322@gmail.com

APPLICATION TYPE

This is an application for Preliminary Long Subdivision, a Type III Action pursuant to DMC Chapter 14.08.

Submittal Date: June 8, 2020

Application Complete: October 8, 2020

File Number: SU20-001

City Regulations: 2015 City of Duvall Comprehensive Plan, Duvall Municipal Code, and Public Works Design Standards

Environmental Reports: SEPA Checklist, Sensitive Area Study

DECISION MAKER

A final decision on this application will be made by the City's Hearing Examiner following an open-record public hearing. Notice of the public hearing will be issued at least 10 days in advance.

PROJECT and PROPERTY INFORMATION

Name: 145th Street Village

Location: 16519 NE 145th Street, Duvall, WA 98019 (TPN 2426069002)

Area: 6.78 Acres

Future Land Use: Commercial (CO) & Residential 12 Units per Acre (R12)

Zoning: Commercial (CO) & Residential 12 Units per Acre (R12)

Description: The Applicant is proposing to subdivide a 6.78-acre lot into one (1) commercial lot and 31 residential lots. Seventeen of the lots are proposed for attached single-family dwelling units and fourteen of the lots are proposed detached single-family dwelling units for a total of 48 dwelling units. Development on the commercial lot is not proposed at this time and will be reviewed under a separate land use permit prior to development of the lot. The subdivision will include the extension of 1st Ave NE from NE 145th Street to the southern extent of the original lot separating the commercial lot from the residential lots which will be served by an internal loop road off 1st Ave NE. Two private open spaces are proposed for use by residents within the subdivision. The subject property is located at and is split-zoned, with the western third zoned commercial and the eastern two-thirds zoned Residential 12 Units per Acre as reflected on both the City's Future Land Use Map and Official Zoning Map.

PUBLIC COMMENT

Any interested person may submit written comments. Comments on this application will be accepted until **4:30 PM on November 20, 2020**. Please submit comments to the City Contact listed below.

CITY CONTACT

Troy Davis, Senior Planner
15535 Main Street NE (PO Box 1300)
Duvall, WA 98019
425-939-8078
troy.davis@duvallwa.gov

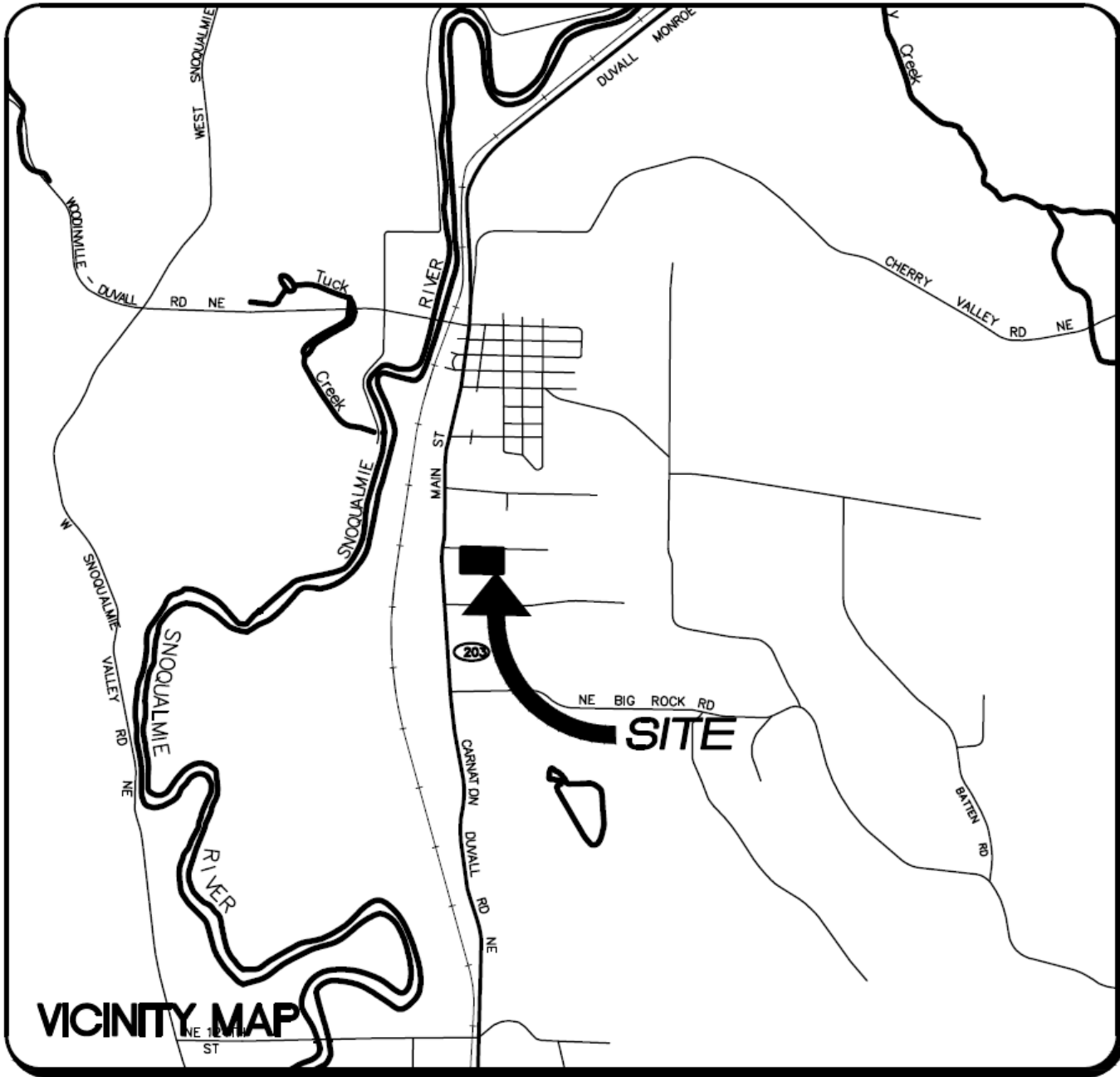
OTHER CITY APPROVALS REQUIRED

Final Plat Approval, Construction Drawing Approval, Building Permits

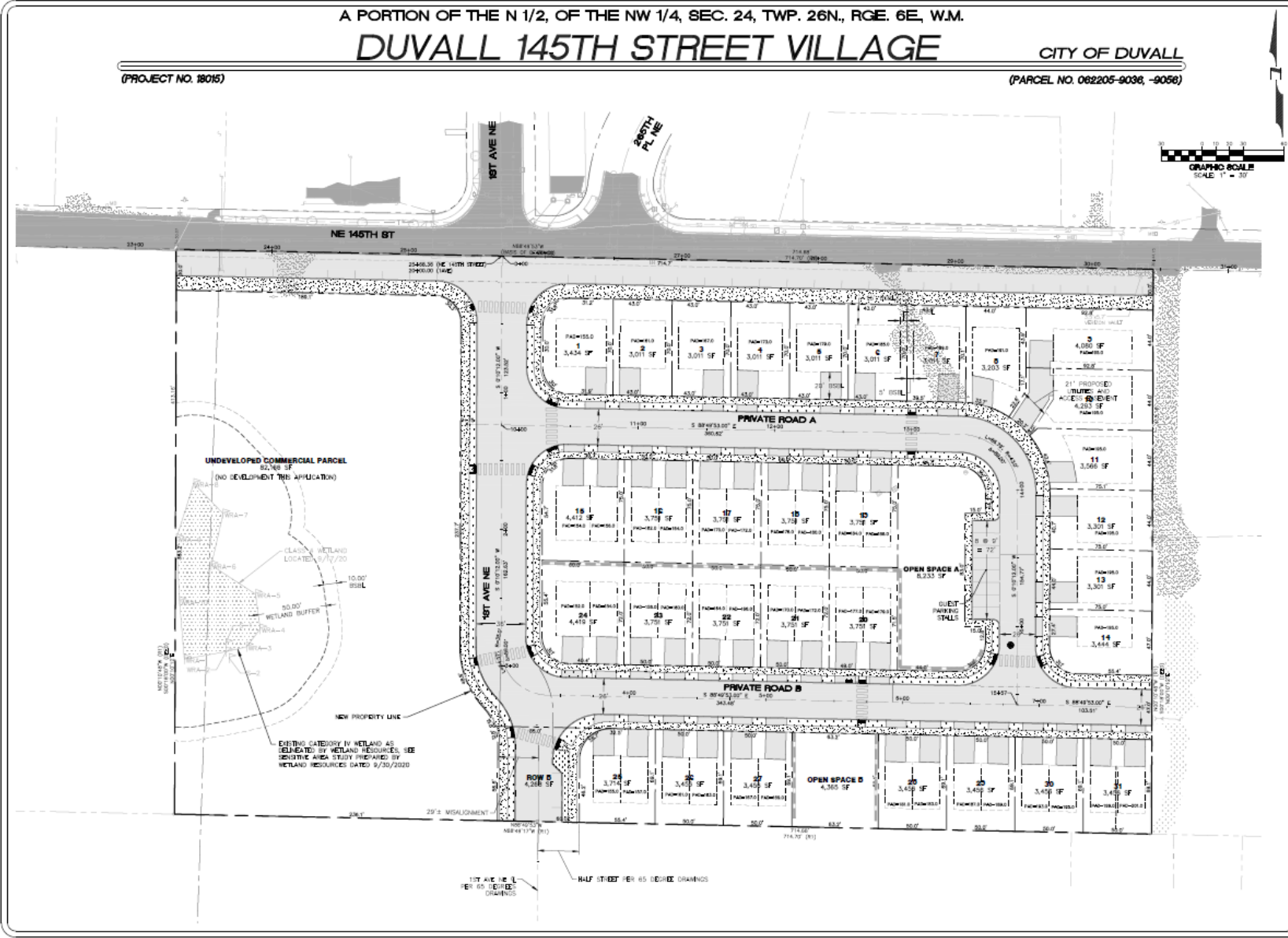
FILE REVIEW and APPEALS


Anyone may view the contents of the application file by first filing a public records request with the City Clerk at (425) 939-8088. The application file for this project is available at City Hall, located at 15535 Main Street NE in Duvall. You may request a copy of any decision, information on hearings, and your appeal rights by calling the Planning Department at (425) 788-2779.

MAPS



VICINITY MAP
NE 145TH ST





101851222

Pacific Engineering Design, LLC
Civil Engineering and Planning Consultants

18445 56RD AVE. S.
SEATTLE, WA 98148
(206) 241-7870
FAX (206) 444-1648
WEB SITE
FACEBOOK

DUVALL 145TH STREET VILLAGE
CITY OF DUVALL

PROJECT NO. 18015
DRAWN BY: ENM/PJP
DATE: 06-05-2020
SHEET NO.: 10-06-2020

HORIZONTAL CONTROL PLAN

P02
SHEET 02 OF 10