

NOTICE OF DESIGN REVIEW MEETING

Before the City's Planning Commission

DESIGN REVIEW INFORMATION

Meeting Date: November 10, 2021

Meeting Time: 7:00 p.m.

Meeting Location: Due to the COVID-19 outbreak, social distancing and other safety protocols will apply during the meeting. Please contact staff for public comment procedures. The meeting will be held via Zoom. You can call in at 253.215.8782 (Meeting ID: 882 6283 2666) or go to this link: <https://us06web.zoom.us/j/88262832666> (Passcode: 279602). If you need additional accommodations, contact the Project Planner.

Meeting Attendees: Any interested person or party may attend the Planning Commission meeting.

APPLICANT

Sabrina Johnson
5511 ½ Airport Way S
Seattle, WA 98108
206.276.7526
sabrina@hingestudio.net

PROJECT INFORMATION

Name: Duvall Veterinary Hospital

File Numbers: SPR21-001 & VAR21-013

Location: 26415 NE Valley St. Duvall, WA 98019 (TPN 213170-0260)

Proposal: The Applicant is seeking a site plan review for approval of expansion of an existing Veterinary Hospital. The project proposes to build a 524-sf addition which will connect the existing two buildings, and to convert the entire square footage to veterinary use. The western building will be raised approximately 14" such that both buildings have the same finish floor level. The project will also rebuild and slightly expand the entry porch (600 sf proposed) and modify the roof form over the porch and entry. The interior of the building will be remodeled to fit expanded use. The parking lot will be regraded to reduce the side slope. Landscaping, site lighting, and right of way improvements will also be included. The Applicant has submitted a variance requesting a reduction in the required width of the required landscape buffer on the east and west sides of the property from 10 feet to 5 feet.

Documents: The Planning Commission packet with staff report and design review exhibits will be uploaded to the City's Document Center (<https://www.duvallwa.gov/DocumentCenter/Index/525> > Boards & Commissions > Planning Commission > Meeting Materials > 2021 Meeting Materials > 2021.11.10 PC Packet) the week prior to the meeting for public review.

DESIGN REVIEW

The following occurs during design review: 1) an introduction is provided by City staff 2) a presentation is provided by the applicant about the proposal 3) an opportunity for comments from the public is provided 4) Planning Commissioners offer comment 5) staff and/or applicant provides responses to questions raised by public and planning commissioners.

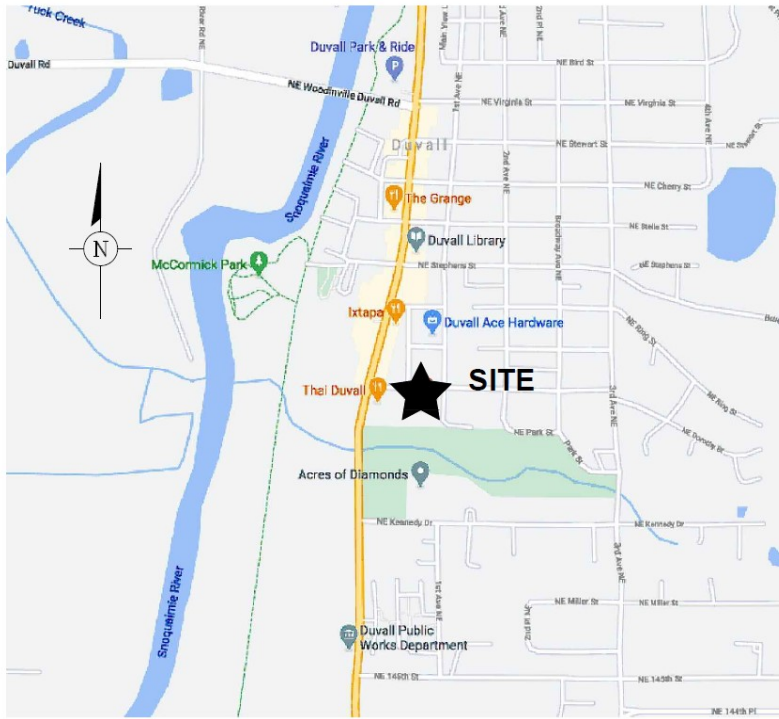
CITY CONTACT

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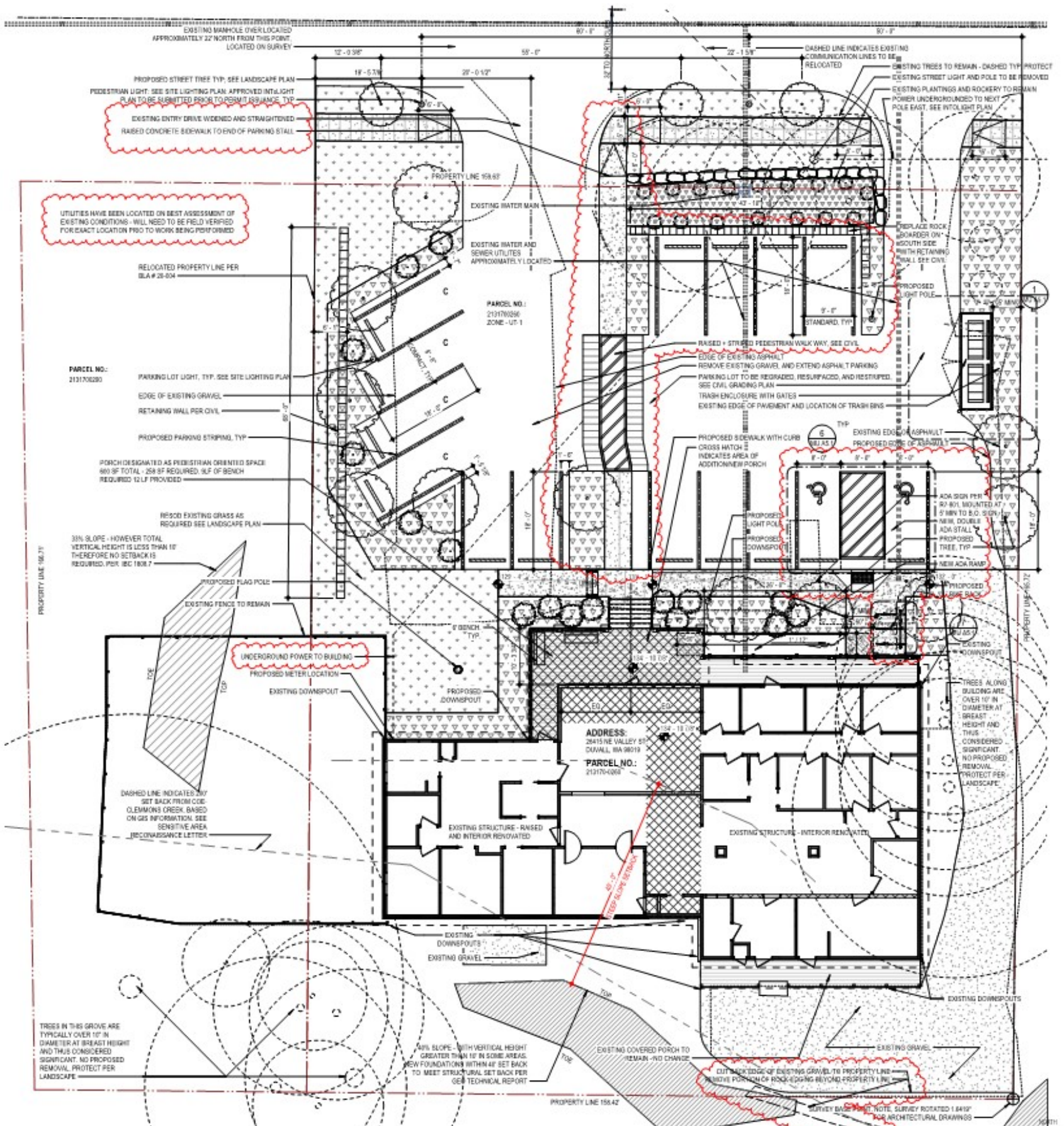
MORE INFORMATION

The application materials will be available for public review seven days prior to the meeting via the City's Planning web page at <http://duvallwa.gov/134/Planning-Department>. A hard copy of the application materials is also available for review at City Hall by appointment (contact project planner). Written comments regarding this proposal will be accepted up to and at the meeting. Comments should be addressed to the Planning Department at the address shown above. Contact the Planning Department for appeal procedures. If you have any questions, please call the Project Planner.

MAPS



VICINITY MAP
NO SCALE



1 PROPOSED SITE PLAN
1" = 10'-0"