

Notice of Application



CITY OF
ISSAQUAH
WASHINGTON

Development Services Department
1775 12th Ave. NW, P.O. Box 1307
Issaquah, WA 98027
425-837-3100 DSD@issaquahwa.gov

Project Name: Madison Pointe

Application: April 6, 2016

Application Complete: April 6, 2016

Notice of Application: April 20, 2016

Notice of Application Public Comment Period:

April 20, 2016 to May 4, 2016

(See Public Comment below for more information)

PUBLIC HEARING: Date, Time and Location TBD. Separate Notice to be provided.

PROJECT INFORMATION

File Number(s): PP16-00002

Project Description: A preliminary plat for the subdivision of appx. 40.8 acres, (presently three tax parcels) into +/- 141 single family residential lots. Primary access to the site is proposed from 228th Ave SE, generally in the vicinity of the existing northern driveway to the City Church property. Secondary emergency access will be provided at the existing southern access to the Church. Infrastructure improvements include roads, water, sewer and frontage improvements along 228th AVE SE. The project is located at the site of the City Church. **(See attached plan)**

Project Location: 4221 228th Ave SE **(See attached Vicinity Map)**

Size of Subject Area in Acres: 40.8 **Sq. Ft.:** 1,777,248

Applicant: Brixton Homes, LLC, 14410 Bel-Red Road, Bellevue, WA 98007 Phone: 425-649-8110; Email: todd1@murrayfranklyn.com

Decision Maker: Hearing Examiner

Required City Permits: Short Plat and SEPA

Required City Permits, Not Part of this Application: SEPA, Preliminary Plat, Final Plat, Building, Site Work, Landscape

Required Studies: Technical Information Report (TIR), Traffic, Wetlands, Geotechnical

REGULATORY INFORMATION

Zoning: Single Family – Small Lot (SF-SL)

Comprehensive Plan Designation: Low Density Residential

Consistent With Comprehensive Plan: Yes

Preliminary Determination of the Development Regulations that will be used for Project Mitigation and Consistency: **Issaquah Municipal Code (IMC)** (Online at: issaquahwa.gov/codes_and_plans)

PUBLIC COMMENT

The application, with full size plans, is available for review at the Permit Center, City Hall Northwest, 1775 12th Avenue NW (next to Holiday Inn and behind Lowe's), 9 am – 5 pm. Please make an appointment with the Project Planner.

Although comments may be accepted up until the final decision is issued, submittal of comments during the Notice of Application Comment Period will ensure comments are considered prior to issuing a decision and will allow staff and/or the applicant to address comments as early in the process as possible.

Written comments are due by 5:00 pm on the Public Comment Period date noted above to:

Development Services Department
P.O. Box 1307, Issaquah, WA 98027

Or by e-mail to the Project Planner noted below.

To receive further public notices on this project please provide your name, address, and e-mail to the Project Planner and request to become a Party of Record.

Notice, when required, is required to be provided to property owners within 300 feet of the site and to Parties of Record. Please share this notice with others in your neighborhood who may be interested in this project. Property owner, Mortgagee, Lien Holder, Vendor, Seller, etc., please share this notice with tenants and others who may be interested in this project.

SEPA: Washington State Environmental Policy Act

CITY CONTACT INFORMATION

Project Planner: Mike Martin, Associate Planner

Phone Number: 425-837-3103

E-Mail: mikem@Issaquahwa.gov

Development Services Department:

Phone Number:

425-837-3100

E-Mail:

DSD@issaquahwa.gov