



## CITY OF KIRKLAND

Planning and Community Development Department

123 Fifth Avenue, Kirkland, WA 98033

425.587.3225 - [www.kirklandwa.gov](http://www.kirklandwa.gov)

### CITY OF KIRKLAND NOTICE OF APPLICATION CEDARBROOK SHORT PLAT, CASE NO. SUB13-00456

**PROPOSAL:** Matt Hough, the applicant, is requesting a Process IIA Short Plat Permit to subdivide one 1.58 acre parcel into 9 separate lots in a RSX 7.2 Zone. Access to the lots will be provided via a new private access road off of NE 100th Street. The project also involves a wetland buffer modification through enhancement and the utilization of the Low Impact Development Zoning Code provisions to reduce the minimum lot size and increase the allowed density by 1 lot in exchange for increased open space on the site. The application was received by the City on March 26, 2013 and was deemed complete on April 24, 2013.

**LOCATION:** 9757 124<sup>th</sup> Avenue NE

**NEIGHBORHOOD:** North Rose Hill

**REVIEW PROCESS:** The decision on this application will be made by the City's Hearing Examiner. The process involves an opportunity for public comment in writing or at a public hearing to be held by the Hearing Examiner. Prior to the hearing, the Planning Department will prepare a staff report making a recommendation on the application. Following the hearing, the Hearing Examiner will make a decision to approve, modify or deny the application. The decision will be based on whether the application complies with Kirkland's Zoning Code and other applicable codes. **A hearing date has not yet been set. Notice of the hearing will be given at least 14 days before the hearing.**

**PUBLIC COMMENT:** Written comments received prior to 5 p.m. on May 23, 2013 will be considered by the Planning Department in preparing its recommendation and staff report to the Hearing Examiner. Written comments may be submitted to the Hearing Examiner at any time before the close of the public hearing. Oral comments may be provided at the hearing. Those who provide written or oral comments before the close of the public hearing, will receive a copy of the Hearing Examiner's decision for a IIA Permit. Others may obtain copies from the Planning Department. ***Send written comments to project planner Tony Leavitt 123 5<sup>th</sup> Avenue, Kirkland, WA 98033 or to email address tleavitt@kirklandwa.gov. Please indicate your name, mailing address and e-mail address and refer to permit number SUB13-00456.***

**APPEALS:** *The Hearing Examiner's decision may be appealed to the City Council only by the applicant or those who submitted written or oral comments to the Hearing Examiner before the close of the public hearing.* Additional information about how to appeal will appear in the staff report and Hearing Examiner's decision.

**FOR MORE INFORMATION:** For more information about this application, please contact project planner, Tony Leavitt, City of Kirkland Planning Department at 425.587.3253 or tleavitt@kirklandwa.gov. (Additional information is available at [www.kirklandpermits.net](http://www.kirklandpermits.net)). Application materials are contained in the official file available in the Planning Department, 123 5<sup>th</sup> Avenue, Kirkland, 8 a.m.–5 p.m. Mon.–Fri. Existing environmental documents that evaluate the proposal include: Wetland Report and Geotechnical Report.

Publishing Date: May 2, 2013

