

## **PROJECT NARRATIVE**

### **Proposed Land Use Action:**

Preliminary Short Plat

### **Site Description:**

The proposed Short Plat is located at 8247 E Mercer Way in King County. The single parcel total approximately 0.41 Acres (17,500sqft). This site contains critical areas, steep slope on the north side of the parcel.

The parcel currently has one single family residence with a driveway accessing E Mercer Way. There are scattered trees mostly along the North half of the parcel. Single-family residences border the lot as well as a community tract.

### **Project Description:**

The proposed Land Use project is a Short Plat to separate the parcel into two lots that allow for a new single-family residence to be built, and the existing home to remain. The proposed Short Plat will create a 9,243sf and 8,427sf lot. Access to the lot to the North will run along the West side of the parcel fronting E Mercer Way.

### **Code Compliance:**

This parcel is in Zone Type R-8.4, minimum lot size is 8,400sf. The proposed lot layout conforms to this zoning rule. Existing shed will be removed to allow for access to North lot. The proposed lot layout allows for both lots with existing buildings and proposed access to fall within the setback limits.