

Project Narrative for Ogden Short Plat

Site Location – 3675 West Mercer Way Mercer Island, WA

Zoning – R-15

This project consists of three existing parcels #3623500275, 362300274, 3623500273 (which per MICC19.01.050.G.5 the parcels are deemed to be consolidated to one lot). The application proposes to short plat the one lot into two single family residential lots pursuant to MICC19.08. The earlier proposed Short Plat Alteration has been withdrawn and is no longer applicable to this application.

A pre-application (PRE18-064) meeting was held January 8, 2019 with the City of Mercer Island and the Pre-application meeting notes are included.

The existing lot is currently occupied by one single family residence which is currently seeking a permit to partially demolish part of the single family residence in order to not present any non-conforming structures with the new short plat configuration.

The proposed application for a short plat to subdivide one lot into two lots with gross Lot areas of; lot 1 30,815 s/f and lot 2 20,334 s/f. This short plat application does not propose any site grading or utility improvements (water, sewer storm) to be constructed under this application. An access and utility easement is shown on the plans to provide adequate access to the new lot.

A Critical Area Determination is requested and the application package includes a Geotechnical Engineering Study prepared by Geotech Consultants, Inc. dated January 31, 2019 indicating compliance with MICC 19.07.060. An Arborist Report prepared by American Forest Management is enclosed and based on field examinations in August 2016, November 2017, January 2018 and January 2019 gives a full written report on present tree conditions. No trees are proposed to be removed for the short plat but a tree plan has been included and is intended to show the building pad compliance with tree retention requirements.

A Transportation Concurrency Application is included with this packet. Per MICC19.20 the proposed short plat development will result in the creation of one net new vehicle trip during peak hours. A Traffic Impact Analysis is not required as the proposed project does not generate 10 or more peak hour trips.

This City determined through the completeness review of our initial application that the shoreline substantial development permit is required with this short plat application and that the project is no longer exempt from SEPA. The applicant submitted a SEPA application with the initial Preliminary Short Plat and Critical Areas Determination.