



# MEMORANDUM

DATE: July 18, 2016  
TO: East Bellevue Community Council  
FROM: Mark C. Brennan LEED AP, Associate Land Use Planner  
SUBJECT: Arias-Hunt Preliminary Short Plat  
153443 NE 6<sup>th</sup> Street  
16-135005-LN

Development Services is bringing to your attention an application for a Preliminary Short Plat approval sought by Harbour Homes, LLC to divide the existing property at 15443 NE 6<sup>th</sup> Street into five new lots. This property is located in the Crossroads Subarea of the Lake Hills Neighborhood, and is in a SF-H District of the Comprehensive Plan. The property is bounded by NE 6<sup>th</sup> Street to the north and 156<sup>th</sup> Avenue NE to the east. To the south and west the property adjoins the parking lot for the Cross of Christ Lutheran Church.

The subject property is within an R-5 Zoning District, which has a minimum lot area of 7,200 SF. The proposed five lots range in area from 8,224 SF to 9,223 SF, all of the lots exceed the R-5 minimum lot dimensions for width, depth and street frontage. The proposed lots will be accessed from a new 20 foot wide easement access from NE 6<sup>th</sup> Street.

There is an existing house on the property which will be demolished prior to site preparation for the short plat. Topographically the property gains 30 feet of elevation from west to east, with over half of that total occurring within the east 50 feet of the site boundary adjoining 156<sup>th</sup> Ave NE. Harbour Homes proposes retaining existing trees primarily along the site's south boundary as it adjoins the Cross of Christ Lutheran Church parking lot.

This Preliminary Short Plat is in the early review stage and will be noticed to the public on July 21, 2016 through the City's Weekly Permit Bulletin, mailings to all property owners within 500 feet of the proposed short plat, and signage on the site. Short plats are Process II Administrative decisions made by the Director of Development Services and appealable to Hearing Examiner. This information is provided as a courtesy notice to the East Bellevue Community Council (EBCC) as the project is within the boundaries of the EBCC.