



MEMORANDUM

DATE: September 29, 2008
TO: East Bellevue Community Council
FROM: Leah Hyatt, Assistant Planner
SUBJECT: Cairnes Short Plat #08-111883 LN

An application was submitted to the City of Bellevue by Marty Shultz to short plat two properties located at 14540 and 14538 SE 26th Street into 7 lots. This preliminary short plat application is a Process II administrative decision made by the Director pursuant to LUC 20.35.200. This property is located within the jurisdiction of the East Bellevue Community Council; therefore, notice of this application is provided as a courtesy to the Community Council.

The properties are 51,579 sq. ft. and contain two single family homes. The lot are located just west of 148th Avenue SE. The applicant is proposing to demolish the existing residences, all proposed lots will be accessed from a new private road.

The property is zoned R-5 and is designated as single-family high density within the Southeast Bellevue Subarea Comprehensive Plan.

Lot Area	7,200 square feet
Width	60 feet
Depth	80 feet
Front Yard Setback	20 feet
Rear Yard Setback	20 feet
Side Yard Setback	5 feet; 2 side yards 15 feet combined
Lot Coverage	40 percent
Impervious	55percent