



Notice of Application

Application Name: Lakepointe Urban Village Development Agreement, Boundary Line Adjustment and Zoning Map Amendment

Application File Number: LU16-0026/0028, LU16-0025/0028 & LU16-0024/0028

Primary Contact: Colin Lund
Oakpointe LLC
10220 NE Points Drive, Suite 310
Kirkland, WA 98033
425-898-2100

Application Submitted: November 21, 2016

Date of Complete Application: December 16, 2016

Notice of Application: December 30, 2016

Project Location: The Lakepointe Urban Village Subarea is located southeast of State Route 18 and its intersection with SE 256th Street, on the north side of Covington and consists of Parcel No. 1922069041, 3022069001, 2022069152, 2922069162, 2022069012 and 3022069090 in Covington, King County, WA.

Project Description: The developer is requesting approval of a Development Agreement consistent with Covington Municipal Code (CMC 18.114) in association with a Boundary Line Adjustment and a request to rezone property from Mineral and R-6 to Regional Commercial Mixed Use (RCMU), Mixed Residential (MR), R-12 and R-6. The developer has also submitted a SEPA Addendum to the Hawk Property Planned Action EIS (SEPA 13-01), and a Planned Action checklist consistent with Ordinance No. 04-14, which includes a form for a determination of consistency, considered a Type 1 permit. The three primary applications and the SEPA document will be reviewed concurrently in accordance with the highest numbered procedure required for any part of the application. Links to the application material can be found online at www.covingtonwa.gov/Lakepointe and a hard copy is available for review at City Hall.

Future land use actions in the Lakepointe Urban Village Subarea will be reviewed under separate and individual land use applications. At that time, the specific land use action will be reviewed in accordance with the requirements of the underlying zone, planned action ordinance, the final development agreement, environmental regulations, requirements for public utilities, and fire, life and safety requirements.

Comp Plan/Zoning Designation: The current Comprehensive Plan Future Land Use Map designation is Lakepointe Urban Village Subarea. Parcels 3022069090, 1922069041, 3022069001, 2922069162 are currently zoned Mineral and parcels 2022069152 and 2022069012 are zoned R-6.

Consistency with Applicable City Plans and Regulations: This proposal will be reviewed for compliance with all applicable City of Covington plans and ordinances; including, but not limited to, the Comprehensive Plan 2015-2035, the Hawk Property Subarea Plan, Hawk Property Planned Action Ordinance, Hawk Property Planned Action EIS, CMC Title 18-Zoning, Title 16-SEPA Environmental Review, Title 13-Surface Water regulations, and other applicable code and design requirements.

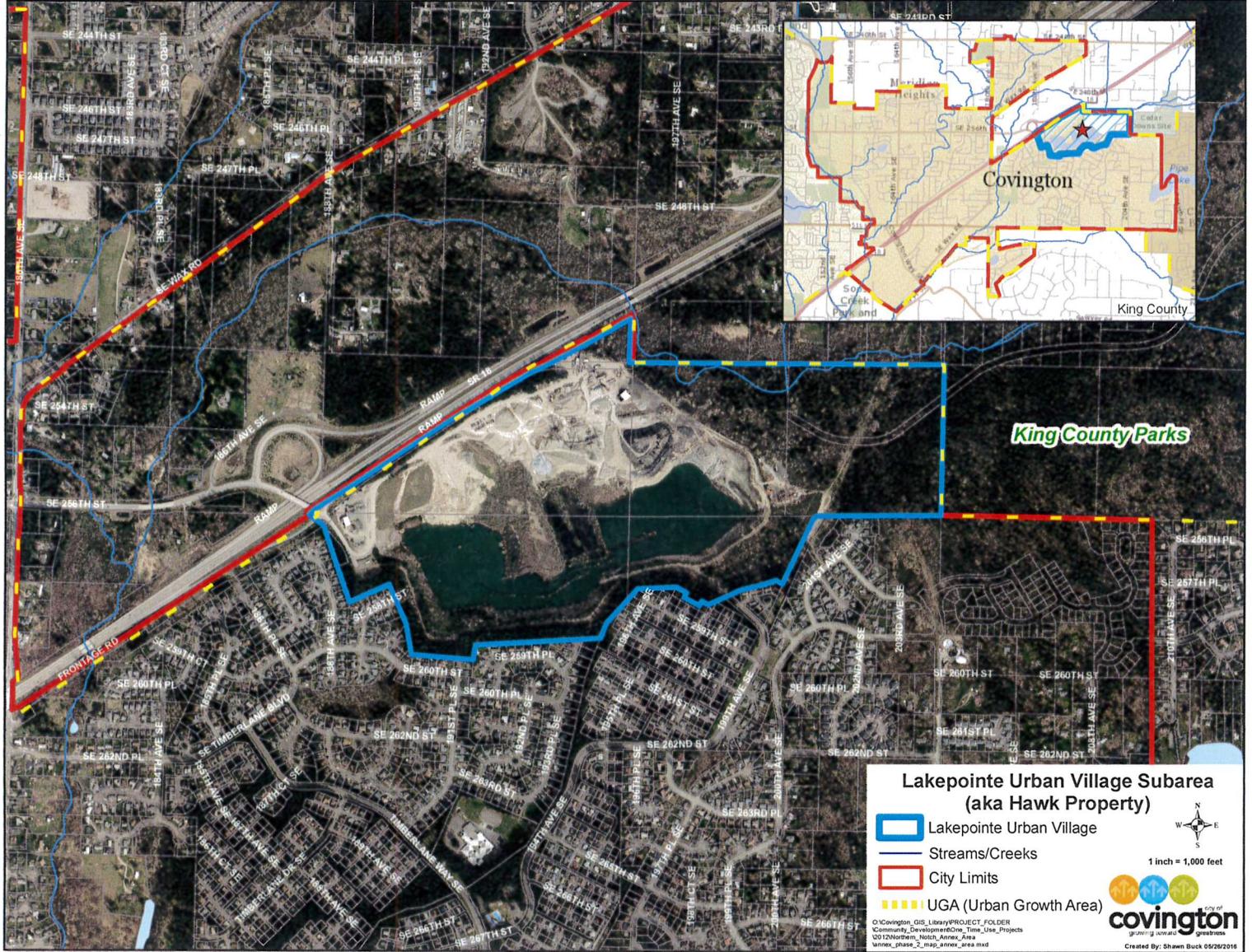
Other known permits not included in this Notice of Application: Building Permit for Existing Asphalt Plant (B16-0082), DNR Surface Mining Reclamation Permit #70-011068 (Black River S&G), Corps Approved Jurisdictional Determination Request for NWS-2016-951 and issuance of other permits required by separate jurisdictions (i.e. Washington State Department of Transportation (WSDOT), Washington State Department of Natural Resources (DNR), U.S. Army Corps of Engineers (Corps); CenturyLink, Puget Sound Energy, etc.); and any other permits as deemed necessary.

21-day Comment Period: December 30, 2016 – January 20, 2017

In accordance with CMC 18.114.040, the Development Agreement is being processed in conjunction with the Boundary Line Adjustment (a Type 1 Application) and a Zoning Map Amendment (a legislative decision). The Community Development Director issues the final decision for the Boundary Line Adjustment and the City Council issues the final decision for the Development Agreement and Zoning Map Amendment. The Community Development Director is the SEPA Official for this Project.

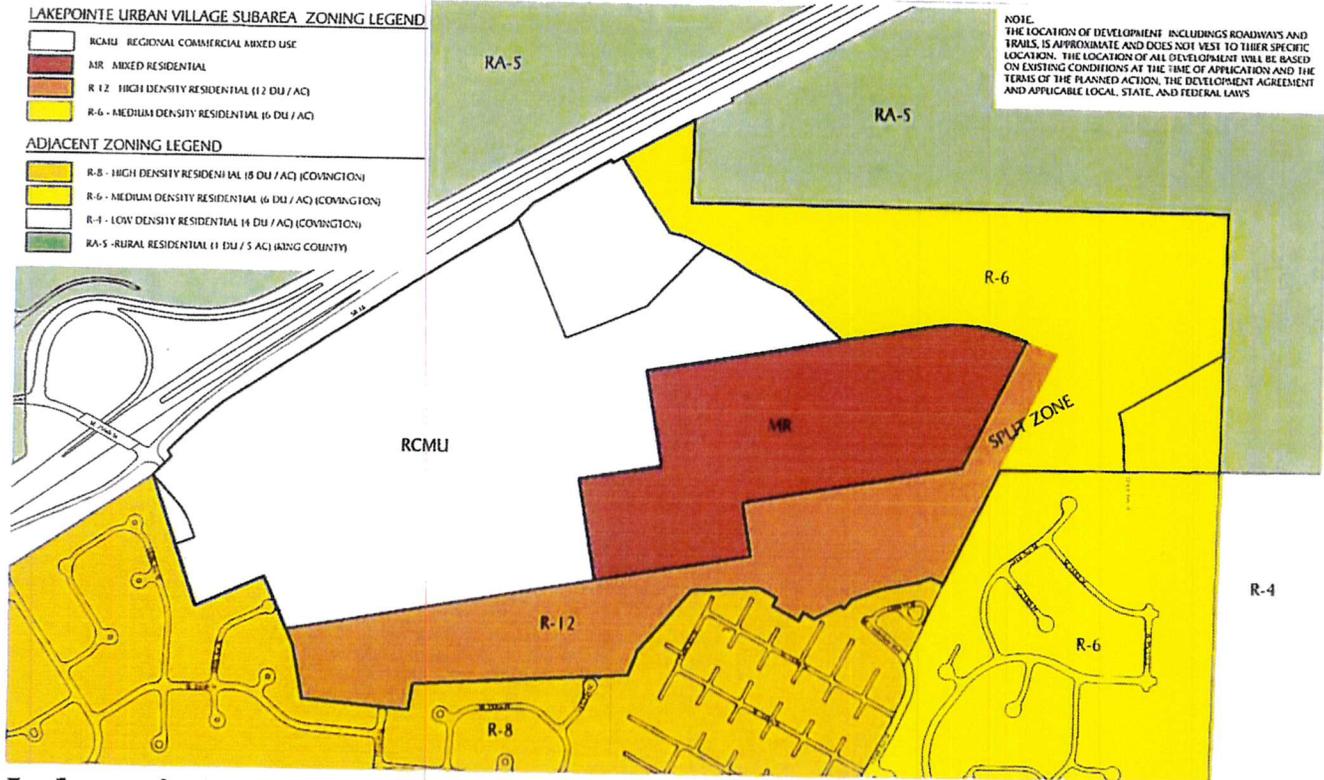
*To make written comments, relating to the Lakepointe Urban Village Development Agreement, Boundary Line Adjustment and Zoning Map Amendment please mail or hand-deliver specific comments, with your name and mailing address, to Covington City Hall, Community Development Department, 16720 SE 271st Street, Covington, WA 98042, no later than **January 20, 2017**. The city does not respond to any comment letters received for the project. You will become a Party of Record and your comments will be included in the staff report for City council consideration.*

Please contact Permit Services at 253-480-2400 or via email at permitservices@covingtonwa.gov should you have any questions.



LAKEPOINTE URBAN VILLAGE SUBAREA ZONING LEGEND

- RCARU REGIONAL COMMERCIAL MIXED USE
 - MR MIXED RESIDENTIAL
 - R-12 HIGH DENSITY RESIDENTIAL (12 DU / AC)
 - R-6 MEDIUM DENSITY RESIDENTIAL (6 DU / AC)
- ADJACENT ZONING LEGEND**
- R-8 HIGH DENSITY RESIDENTIAL (8 DU / AC) (COVINGTON)
 - R-6 MEDIUM DENSITY RESIDENTIAL (6 DU / AC) (COVINGTON)
 - R-4 LOW DENSITY RESIDENTIAL (4 DU / AC) (COVINGTON)
 - RA-5 RURAL RESIDENTIAL (1 DU / 5 AC) (KING COUNTY)



NOTE: THE LOCATION OF DEVELOPMENT INCLUDING ROADS AND TRAILS, IS APPROXIMATE AND DOES NOT VEST TO THEIR SPECIFIC LOCATION. THE LOCATION OF ALL DEVELOPMENT WILL BE BASED ON EXISTING CONDITIONS AT THE TIME OF APPLICATION AND THE TERMS OF THE PLANNED ACTION, THE DEVELOPMENT AGREEMENT AND APPLICABLE LOCAL, STATE, AND FEDERAL LAWS

Lakepointe Urban Village

LAKEPOINTE

Zoning Map November 17, 2016

RECEIVED
 NOV 21 2016
 CITY OF COVINGTON