

NOTICE OF APPLICATION

Application Name: Cedar Springs Apartments Commercial Site Development Application

File No: LU13-0018/0006

Primary Contact: Brett Jacobsen
Where's Walter LLC
2711 West Valley Highway N. #200
Auburn, WA 98001
253-333-7007

Application Submitted: October 28, 2013

Date of Incomplete Application: November 13, 2013

Date of Complete Application: November 26, 2013

Notice of Application: December 13, 2013

Project Location: The property is located at 18205 SE 272nd St and is situated in the SE Section 24, Township 22N and Range 5E in the City of Covington, King County, WA. The development includes King County Parcel Nos. 312206-9018, 9020 and 9021.

Project Description: The Developer is proposing to construct a 172 unit residential apartment, with associated parking, carports, garages, office/lounge and associated site improvements on 15.8 acres in the Downtown Mixed Commercial (MC) zone. Water service will be provided by Covington Water District and sewer service will be provided by Soos Creek Water and Sewer District. Emergency Services will be provided by the City of Covington and the Kent Fire Department, Regional Fire Authority. The site contains environmentally critical areas.

Comp Plan/Zoning Designation: Downtown Zone, Mixed Commercial (MC) district.

Consistency with Applicable City Plans and Regulations: This proposal will be reviewed for compliance with all applicable City of Covington ordinances; including Title 18-Zoning, Title 12-Design and Construction Standards, Title 14-SEPA Environmental Review, Title 13-Surface Water regulations, and applicable design requirements.

Other known permits not included in this Application: Engineering Phase Review, Clearing and Grading Permit, Building Permit(s) (compliance with the International Building, Fire, Mechanical and Plumbing Codes); Certificates of Water and Sewer Availability; applicable Right-of-Way Permits from the City; issuance of other permits required by separate jurisdictions (i.e. Qwest, Puget Sound Energy, etc.); and any other permits as deemed necessary.

Comment Period: December 13, 2013 – January 3, 2014

This is a Type 2 Application in accordance with CMC 14.30.040, whereas the City of Covington Community Development Director issues the final decision for the applications, which is appealable to the Hearing Examiner. To make written comments, please mail, email or hand-deliver specific comments to City Hall, Community Development Department, 16720 SE 271st Street, Covington, WA 98042, no later than January 3, 2014. Please contact Permit Services at 253-480-2400, or via email at permitservices@covingtonwa.gov should you have any questions or comments pertaining to this proposal