LYNNWOOD WASHINGTON

NOTICE OF **APPLICATION**

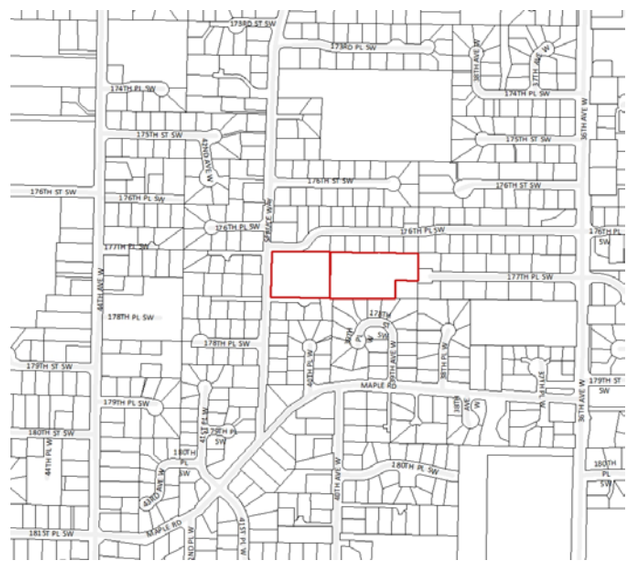
ARIANNA PLACE PRELIMINARY SUBDIVISION WITH PUD OVERLAY (RZN-004033-2016/PLT-004043-2016)

Application and Project Description:
On July 14, 2016, an application for subdivision review was filed with the City of Lynnwood. The application was determined to be complete on July 20, 2016.

The applicant proposes to subdivide a 2.5 acre site into 11 lots on which new single-family residences will be constructed. The lots will be accessed off 177th Pl. SW. The proposal includes a recreational tract with public amenities, including a neighborhood playground structure, benches, and landscaping. The site is zoned "Residential 8,400 sq. ft. (RS-8).

Location: No site address, at the terminus of 177th Pl SW **Parcel:** 00372700301202.

Preliminary Plat Subdivision Approval:
The proposal will be reviewed for compliance with City of Lynnwood and Washington State requirements for preliminary subdivisions with a Planned Unit Development (PUD) overlay. A public hearing on this application before the Hearing Examiner will be scheduled at a future date. The notice for the public hearing will be distributed to property owners within 600 feet, posted at the site, published in the Everett Herald, and posted at each official posting place in the city. Contact the City of Lynnwood Community Development Department at (425) 670-5411 for the date and time of the hearing.



Other Permits: The applicant will be required to obtain additional permit approvals for the following: Grading Permits, Building Permits (mechanical and electrical), Stormwater Permits and Tree Removal Permits.

Applicable Regulations: Subdivision (Title 19 LMC Subdivisions), Environmental Review (Chapter 17 LMC Environment), Storm Drainage Detention and Water Quality (Chapter 13.40 LMC), Noise (Chapter 12.10 LMC), Comprehensive Plan - Environment Element - Policies (water, grading), Comprehensive Plan, Capital Facilities & Utilities Element - Policies (storm water, etc.), Building Permits, Public Works Construction Permits, Clean Air District Permitting. A SEPA Checklist was submitted for this proposal.

Comments:
Comments concerning this project should be mailed to the City of Lynnwood, Community Development Department, PO Box 5008, Lynnwood, WA 98046 or delivered to the Community Development Department office at 4114 198th St SW, Ste. 7. Please make reference to the above listed project file numbers when making contact.

Contact:
The file on this project is maintained in the Community Development Department office and is available for review at the address listed above. If you have questions, please contact Chanda Emery, AICP, Senior Planner, at (425) 670-5411 or cemery@lynnwoodwa.gov.

Project Contact: Lee Michaelis, AICP, Puget Sound Planning, 20353 Fremont Ave. N. Shoreline, WA 98133 (425) 830-1046 or email lee.michaelis@pugetsoundplanning.com.

Date of this Notice: July 20, 2016

COMMENT PERIOD ENDS: August 4, 2016

(425) 670-5411

THIS NOTICE IS NOT TO BE REMOVED, MUTILATED OR CONCEALED BY ANY UNAUTHORIZED PERSON