

**Date:** March 25, 2019

**To:** East Bellevue Community Council  
**From:** Mark C. Brennan, Associate Planner

**Subject:** **Project Information regarding the Wolter Short Plat, 19-106735-LN**  
**1023 143<sup>rd</sup> Avenue SE**

### What is the project?

The applicant (AP Consulting Engineers) has applied for a Preliminary Short Plat (LN Permit) approval to short plat an existing parcel into two new single-family parcels. The current proposal is the second application for LN Permit approval for the subject property. It is identical to the first LN Permit application (Permit No.15-103397-LN), which was approved on June 11, 2015. However, this approval expired on June 11, 2017 because the applicant failed to apply for a Final Short Plat (LF) Permit or file for an extension of the LN Permit approval within one year of the LN Permit approval date per Land Use Code (LUC) 20.45B.160.A & B. Therefore, the applicant was required, per the Land Use Code, to apply for a new Preliminary Short Plat review and approval.

### Where is the project located?

The project site is located at 1023 143<sup>rd</sup> Avenue SE. (King County parcel No. 0324059051). The zoning designation for this site is single-family residential R-5, and the site is located in the Southeast Bellevue subarea. The 0.44-acre parcel is designated as Single-Family High Density in the Comprehensive Plan.



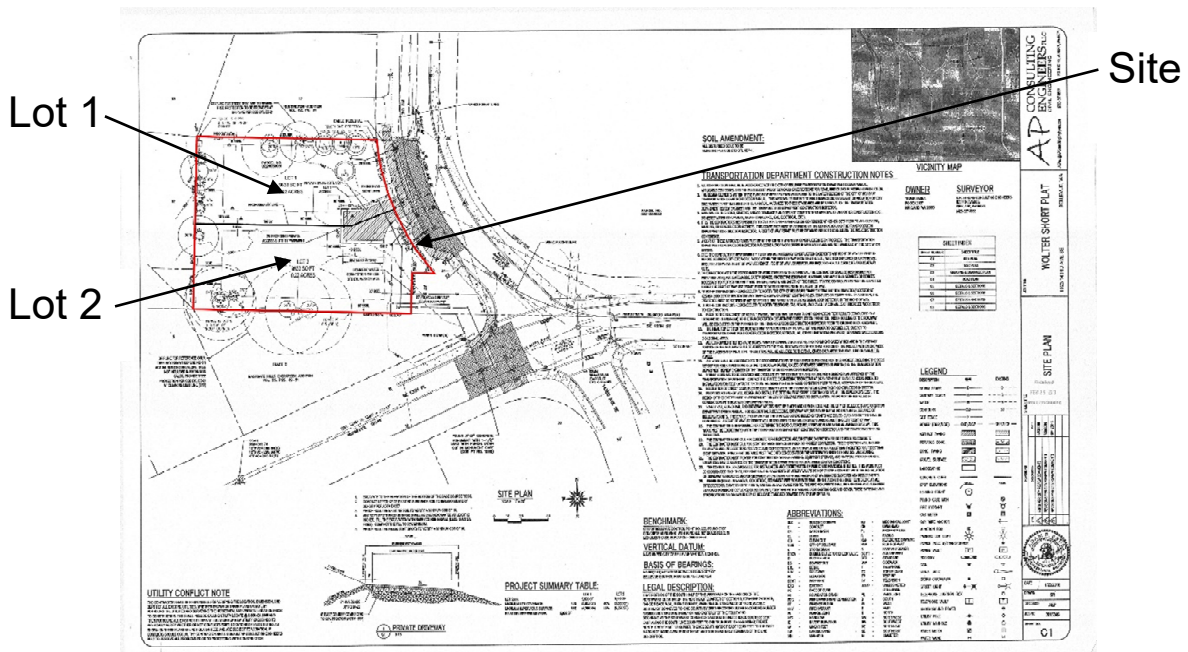
**Site Context Map**



**Site Zoning Map**

**What is the proposed site layout?**

The site is accessed by a driveway from 143<sup>rd</sup> Avenue SE. and is currently developed with an existing single-family house, garage and shed, all of which will be demolished. The applicant is proposing to short plat the existing 19,266 SF (.44 acre) parcel into two lots: Lot 1, with an area of 9,633 SF (.22 acres) and Lot 2, with an area of 9,633 SF (.22 acres), with one access point from 143<sup>rd</sup> SE at the approximate location of the existing driveway.



**Short Plat Map**

**What is the City process for this project?**

A Preliminary Short Plat is a Process II application which is an administrative decision made by the Development Services Department Director. An appeal of any Process II decision is heard and decided upon by the City of Bellevue Hearing Examiner.

**What is the status of review?**

The preliminary Short Plat application was submitted on February 25, 2019, and the project application was deemed complete on March 21, 2019. Notice of the project proposal will be published in the Weekly Permit Bulletin on March 28, 2019. The *minimum* comment period will end on April 11, 2019 and approval of the Preliminary Short Plat is expected in the second quarter of 2019.

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