



# City of Redmond Notice of Application

For more information about this project visit [www.redmond.gov/landuseapps](http://www.redmond.gov/landuseapps)

## Project Information

**Application Type:** Conditional Use Permit and Site Plan Entitlement

**Project Name:** Emerald Heights AL & IL Bldg

**File Numbers:** LAND-2018-00586 Conditional Use Permit

LAND-2018-00617 Site Plan Entitlement

**Project Description:** Construction of a new 42-unit Independent Living Building (also referred to as the Courtyard Building), and a new 54-unit Assisted Living building within the existing Emerald Heights retirement

**Project Location:** 10901 176TH CIRCLE NE

**Site Address, If Applicable:** 10901 176TH CIR NE

**Size of Subject Area in Acres:** 38 Sq. Ft. 0

**Applicant:** Adita Nelson

**Process Type:** III (see attached flow chart)

**A Public Hearing is required, however a date has yet to be determined. A Public Hearing notice will be sent in the future.**

### **Required Permits, not a part of this application:**

Building Permits, Conditional Use Permit, Fire Permits, Public Works Permits, Site Plan Entitlement

### **Required Studies:**

Critical Aquifer Recharge Area Report, Parking Analysis, Stormwater Report, Stream Reconnaissance Report, Traffic Study, Tree Health Assessment, Wetland Report, Wildlife Report

### **Existing Environmental Documents, relevant to this application:**

SEPA Checklist

## City Contact Information

**Project Planner Name:** Benjamin Sticka

**Phone Number:** 425-556-2470

**Email:** [bsticka@redmond.gov](mailto:bsticka@redmond.gov)

## Important Dates

**Application & Completeness Date:** June 14, 2018

**Notice of Application Date:** June 21, 2018

**To allow a minimum comment period as specified in RZC, the City will not issue a decision on this project prior to July 13, 2018. If date ends on a weekend or holiday comments are due on the next business day.**

## Regulatory Information

**Zoning:** Residential

**Comprehensive Plan Designation:** Single-Family Urban

**Consistent with Comprehensive Plan:** Yes

**Applicable Development Regulations:** Redmond Municipal Code & Zoning Code

## Public Comment

Although comments are accepted up until close of public hearing, submittal of comments during the comment period required in the RZC will ensure comments are considered prior to issuing a decision and will allow staff and/or the applicant to address comments as early in the process as possible. The Technical Committee shall not issue a recommendation until the end of the minimum comment period. In addition, persons who want to be informed of future actions or would like to become a party of record on this proposal must provide their name and mailing address to the project planner. Submit written comments or name and address to be added as a party of record to the City of Redmond Planning Department, Development Services Center 15670 NE 85th Street, P.O. Box 97010, Mail Stop 2SPL, Redmond, WA 98073-9710, or fax to 425-556-2400. The final decision on this proposal may be appealed according to the City appeal provision specified in RZC Chapter 21.76, Review Procedures.

