



NOTICE OF APPLICATION AND NOTICE OF NEIGHBORHOOD MEETING

File Name: Amber Grove Preliminary Unit Lot Subdivision
File Number: PLN #1018
Applicant: Land Technologies
Location: 8927 172nd Street NE
Parcel No.: 31051400101800
Date of Application: December 9, 2022
Date of Completeness: January 5, 2023
Date Notice of Application: January 12, 2023
Date of Neighborhood Meeting: February 7, 2023 at 5:00 PM

PROJECT DESCRIPTION: The applicant is proposing a preliminary unit lot subdivision and conditional use permit to divide the subject 14.56 acre parcel into 84 separate lots. The proposal is for townhouse style buildings-unit townhome project consisting of 21 buildings. Each building will contain four (4) units. Each unit has its own attached garage for two (2) parking spaces and guest parking will be provided throughout the development. Access to the site includes three (3) drive aisles from an existing City of Arlington unopen right-of-way to 74th Ave NE. The site contains two (2) streams and two (2) Category III wetlands. There will be no direct wetland impacts as a result of this project. Construction of the access point will require some temporary impacts at the stream crossing due to a large box culvert or multi-plate structure installation. City water and sewer will be extended into the site. The site grading includes 25,000 cubic yards of cut and fill. About 10,000 cubic yards of this volume will be existing surface soils that will be stripped and conditioned to be replaced in landscape areas of the site. The proposal includes the removal of approximately 150 significant trees on the site. Approximately 450 trees will be replanted throughout the site.

APPROVALS REQUIRED: City of Arlington: Preliminary Major Plat, Final Minor Plat, Conditional Use Permit, SEPA Review, Civil Permit, Utility Permit, Complete Streets, and Building Permits. Department of Ecology: Stormwater General Permit.

Notice of Application Public Comment Period: Any person may comment on this application by writing to the mailing or email address below. Comments on this application must be received by **5:00 PM on Wednesday, January 26, 2023.**

Notice of Neighborhood Meeting: A neighborhood meeting will be held at **5:00 PM on Tuesday, February 7, 2023,** via Zoom virtual meeting. To participate in the neighborhood meeting you may email the staff contact or log/call in to the Zoom meeting.

Meeting ID: 879 1310 5565 Passcode: 028429

Phone Number: 1-253-215-8782 (if calling in)

Link: <https://arlingtonwa.zoom.us/j/87913105565?pwd=dGdWaVAwTDIiUUpKaUlackNlUkhndz09>

Staff Contact: Robby Eckroth, Planner II, reckroth@arlingtonwa.gov, 360-403-3434

Mailing Address: 59th Avenue NE, Arlington, WA 98223

Proposed Preliminary Unit Lot Subdivision Layout

