



NOTICE OF PUBLIC HEARING

Publish date:	November 9, 2023
Proposal name:	Allen Townhomes Preliminary Unit Lot Subdivision
Applicant:	JM1 Holdings, LLC
File number:	PLN#1000 Conditional Use Permit
Location:	8927 172 nd Street NE
Documents available at:	City of Arlington website at www.arlingtonwa.gov , under Public Notices
Lead Agency:	City of Arlington
Contact Person:	Amy Rusko, Planning Manager, 360-403-3550, arusko@arlingtonwa.gov
SEPA Responsible Official:	Marc Hayes, Community Development Director
Public hearing body:	Hearing Examiner
Public hearing date/time:	Wednesday, November 29, 2023 at 2:30 pm
Public hearing location:	Online via Zoom Meeting
Written comment deadline:	Tuesday, November 28, 2023 at 5:00 pm

Online Zoom Meeting: To attend the online Zoom Meeting follow the link below.

<https://arlingtonwa.zoom.us/j/81858600030?pwd=bDdGdG5WMW1aVmhvTXNnT2t2djNJdz09>

Meeting ID: 818 5860 0030 Passcode: 912929 Local Number: 1-253-215-8782

Proposal Description: The applicant is proposing a preliminary unit lot subdivision through a conditional use permit for a 36 townhome development on approximately 4.89 acres site, of which 2.2 acres are developable, within the residential high capacity zone. The proposal is for a townhouse style project consisting of three 5-unit buildings, three 4-unit buildings, and three 3-unit buildings. Each unit has its own attached garage for two parking spaces and guest parking will be provided throughout the development. Access to the site includes a new public road to the west and a private drive aisle to the east, both accessed from 172nd Street NE.

The site contains a Category III wetland (Wetland A) that is proposed to remain protected with buffer averaging (no net loss) due to the irregular shape of the wetland. The project includes 13,000 cubic yards of cut and fill across the site. Approximately 55% of the site will remain in a Native Growth Protection Area Tract, however the proposal includes the removal of 13 significant trees and the planting of 95 trees.

Project improvements to the site include frontage improvements along both public and private roads, landscaping, park and open space, critical area protection, and the extension of city water and sewer.

How to View the Project: All materials pertaining to this project may be examined online at www.arlingtonwa.gov/310/Public-Notices-Hearings. The files are also available for viewing at the Community & Economic Development Department, located at 18294 59th Avenue NE, Arlington, WA 98223.

