

NOTICE OF LAND USE APPLICATION

Project Name: Ohashi Short Plat

Project Description: Proposed short subdivision of one single-family lot into two single-family lots. Subject property is zoned Single Family Residential (RS 15.0).

Agent: Mazen Haidar, Pacific Land Engineering
SE 189th Street, Bellevue, WA 98005, 425.615.6160

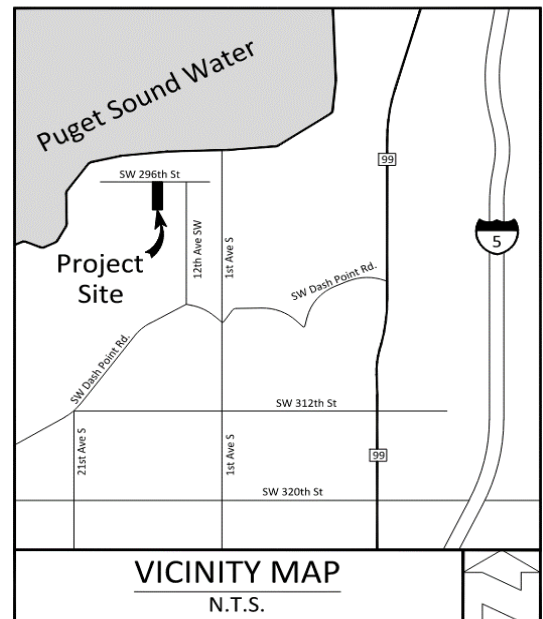
Project Location: 1225 SW 296th Street; Parcel 515320-0015

Date of Application: December 14, 2023

Date Determined Complete: January 10, 2024

Date of Notice of Application: January 19, 2024

Public Comments Due: February 5, 2024



Requested Decision and Other Permits Included with this Application: The applicant requests a Short Subdivision decision (file #23-105817-SU) issued by the Director of Community Development pursuant to *Federal Way Revised Code* (FWRC) Chapter 18.30. Additional permits and/or approvals in conjunction with the short subdivision decision includes transportation concurrency (file #23-105933-CN) and right-of-way modification/waiver request (file# 23-105934-SM).

Environmental Documents: Drainage Report prepared by Pacific land Engineering (6/15/23), Geotechnical Report prepared by GeoResources (3/30/23), & Arborist Report prepared by Cascara Tree Consulting (6/14/23).

Development Regulations to Be Used for Project Mitigation: FWRC Title 16 “Surface Water Management,” Title 18 “Subdivisions,” and Title 19 “Zoning and Development Code.”

Consistency with Applicable City Plans and Regulations: The project will be reviewed for consistency with all applicable policies and regulations, including but not limited to: *Federal Way Comprehensive Plan*; *FWRC*; *King County Surface Water Design Manual as amended by the City of Federal Way*; *Public Works Development Standards*; *Lakehaven Water & Sewer System Design and Construction Standards*; and *South King Fire & Rescue Administrative Policies*.

Public Comment & Appeals: Any person may submit written comments on the short subdivision application to the Director of Community Development by **February 5, 2024**. Only the applicant, persons who submit written comments to the director, or persons who specifically request a copy of the original decision may appeal the director’s decision. Comments can be submitted to the Department of Community Development (33325 8th Avenue South, Federal Way, WA, 98003 or planning@cityoffederalway.com).

Availability of File and Environmental Documents: The official project file and referenced environmental documents are available for public review at:
<https://www.cityoffederalway.com/node/1962>.

Staff Contact: Senior Planner Becky Chapin, 253-835-2641, becky.chapin@cityoffederalway.com

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