



April 14, 2025

Project No. 23001

**CITY OF MERCER ISLAND
PROJECT NARRATIVE
SHORT SUBDIVISION PRELIMINARY APPROVAL FOR 74TH AVE SE SP**

The project is a proposed single-family residential development of 0.485 acres, known as Tax Parcel 5315100455 into **2 single-family residential lots**. The project is located at 2436 74th Avenue SE in the City of Mercer Island, Washington. A single-family residence is proposed for construction on the north side of this lot (future lot 1) under permit number 2310-009.

Project Contact Information:

Developer: **LNL Builds
317 4th Street
Kirkland, WA 98033
(206) 499-1277**

Engineer/Surveyor: **D. R. STRONG Consulting Engineers
620 7th Avenue
Kirkland, Washington 98033
(425) 827-3063
Maher A. Joudi, P.E.**

Land Use Permits Required:

- Preliminary Plat Approval
- Final Plat Approval
- Environmental Review
- Grading Permit
- Building Permit
- Construction Permit

Zoning and Density:

The property and adjacent properties are zoned SR-9.6.

Current use of Site and existing improvements:

The parcel is currently undeveloped, but is under permit review for one single-family residence. The existing Site is wooded with scattered trees. All existing improvements shall be removed.

Potential Critical Areas:

Erosion hazard area exists within the parcel; see geotechnical report.

620 7th Ave.
Kirkland, WA 98033-5565
Phone: (425) 827-3063
Fax: (425) 827-2423
Toll Free: (800) 962-1402

Soil Type and Drainage Conditions:

Per the USDA Web Soil Survey, onsite soil consists of KpD, Kitsap silt loam, with 15-30% slopes. The Site drains primarily to the east and leaves the Site via sheet flow entering a drainage collection system of the adjacent property, Aegis Living.

Proposed Use of Property:

The Project is proposing to subdivide the existing parcel zoned SR-9.6 (.485 ac. total) into 2 single-family residential lots, per the City of Mercer Island's subdivision process. Both proposed lots meet the geometric requirements of the zoning code.

Access, Traffic, and Circulation:

Both lots will access directly from 74th Avenue.