

July 18, 2023

City of Marysville  
Community Development Department  
80 Columbia Avenue  
Marysville, WA 98270

**RE: 53rd Ave NE Short Plat  
Project Narrative**

The project site is addressed at 7312 53rd Ave NE, parcel 00593300000300, in the City of Marysville. The site is zoned R 6.5 Single Family High zone with an area of approximately 0.99 acres. The applicant is proposing to subdivide the project site into 4 lots which will contain single-family and duplex lots. The project also proposes that each lot will contain 1 ADU unit. Development will include driveways, frontage improvements, utilities, stormwater facilities, and landscaping. The proposed development is summarized by the following characteristics and narrative:

Site Address:	7312 53rd Ave NE, Marysville WA 98270
Tax Parcel Number:	00593300000300
Zoning:	R 6.5 Single Family High
Area:	.99 acres (~43,124 square-feet)
Housing Types:	Single Family Detached Homes/ Duplex
Proposed Lots:	4 Lots
Proposed Units:	10 Units (2 Single-Family Units, 2 Duplex Units, 4 ADU's)
Density:	6 DU/AC

**Site Description**

The site currently contains one single-family residence with an ADU on site, which will be retained. The project is proposing to subdivide the property into 4 lots which will contain 2 single-family lots and 2 duplex lots. Each of the proposed new lots will contain an ADU. Access and utilities are currently provided through existing infrastructure located in the 53rd Ave NE right-of-way area in Marysville. All properties adjacent to the parcel are designated R 6.5 Single Family High.

**Project Elements**

Access, Roads, and Parking

The existing single-family residence and ADU will be accessed from 53<sup>rd</sup> Ave NE. Future development is planned to be accessed from 53rd Ave NE via a proposed private access drive along the southern side of the property. A fire turnaround will be provided in front of Lot 1. Each home will provide garage and driveway parking to include a total of 4 stalls. 24 parking stalls have been proposed for development. This exceeds the minimum required parking requirements of the City of Marysville Code Section 22C130.030 requirements of 19 parking stalls.

Density:

The project site is currently zoned R-6.5 which allows for single-family residences at a density of 6.5 dwelling units per acre, which would provide the project site with a maximum density of 6 du/acres (6.5\*0.99 acres). Duplexes are permitted outright on 7,200 sqft lots with a maximum density of eight dwelling units per acre in the R-6.5 zone. The project proposes a total of 10 dwelling units (2 single family residences, 2 duplexes, and 4 ADU's). Per code section 22C.180.020, detached accessory structures will not exceed 15% percent of the total lot area.

Frontage Improvements

Frontage improvements will be required where the project fronts 53rd Ave NE. Improvements will consist of widening of the 53rd Ave NE ROW, sidewalk, landscaping, curb and gutter.

Water & Sewer:

Water and sewer are available by the City of Marysville to the project site via existing infrastructure located in the 53rd Ave NE right-of-way area.

Stormwater

Stormwater runoff from the site will infiltrate entirely into the onsite soils. Please see the drainage report for the characteristics of the infiltration system proposed.

Critical/Hazard Areas

There are no known critical areas or associated buffers that affect the site.

We look forward to working with you and appreciate your review, input, and assistance.

Sincerely,  
**LDC, Inc.**



Tom Abbott  
Project Manager  
HQ Office