

Mavis/Undi Comprehensive Plan Land Use Designation change and associated Rezone



Prepared by:



20210 142nd Ave NE
Woodinville, WA 98072
(425) 806-1869

January 27, 2023

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

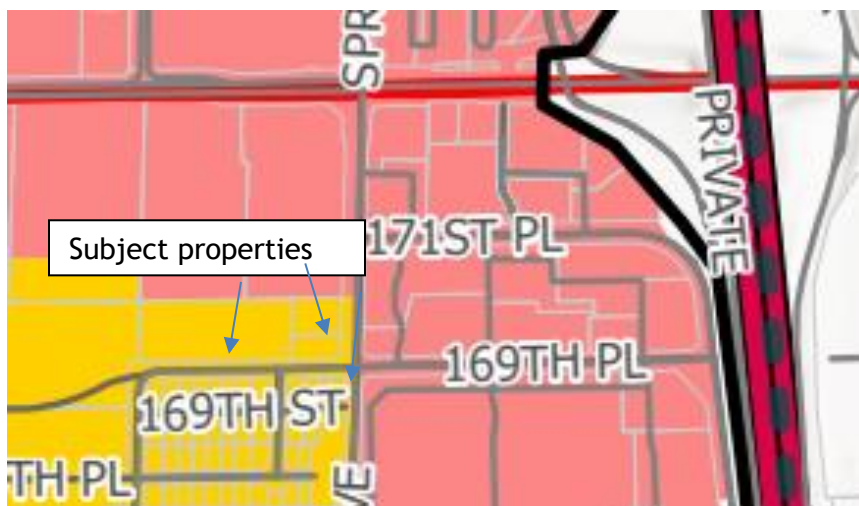
RE: Mavis/Undi Property Comprehensive Plan Land Use Designation change and associated Rezone

Project overview and Site Description

The Mavis/Undi properties are proposing a Comprehensive Plan land use designation change and associated rezone on 2.64 acres located within the City of Marysville. The proposal would move the properties from a residential to commercial land use and zoning designation, which is further described in this narrative.

The purpose behind this request is very simple. The current land use and zoning for the properties is not compatible with surround land uses especially the commercial property to the north. The change to a commercial designation will increase compatibility between neighboring properties and provide a natural break point between zones. This is an opportunity to make a small, but proactive adjustment to the land use and zoning map before incompatible development occurs. The current and proposed land use designation and zoning is as follows:

Current Comprehensive Plan Land Use Designation	Proposed Comprehensive Plan Land Use Designation	Current zoning	Proposed zoning
R12 Multi-Family Low	General Commercial	R12 Multi-Family Low	General Commercial



The request includes three separate parcels under two separate ownerships. Two of the parcels are currently vacant and the third currently has one single family residence on the site.

Tax Parcel Number	Current use	Address	Owner	Acres
31052900200700	One single family home	2517 169TH PL NE	Kevin Marvis	1.94 ac
31052900202000	Vacant	16924 27TH AVE NE	Undi Development LLC	.43 ac
31052900202100	Vacant	2621 169TH PL NE	Undi Development LLC	.27 ac

The following Comprehensive Plan Land Use designation and zoning for parcels surrounding the site:

	North	East	South	West
Comp Plan Designation	GC – General Commercial	GC – General Commercial	R12 Multi-Family Low	R12 Multi-Family Low
Zoning Designation	GC – General Commercial	GC – General Commercial	R12 Multi-Family Low	R12 Multi-Family Low
Current Use	Vacant	Commercial	Single-family residential	Vacant

Response to rezone and supplemental questions

The following provides written responses to the rezone criteria set forth in MMC 22G.010.440 and demonstrates that the proposal is consistent with the comprehensive plan and applicable functional plans.

Section B - Rezone criteria

- a. There is a demonstrated need for additional zoning as the type proposed;

Response: The Mavis/Undi properties are located approximately 600ft from State Route 531 and 1000ft (based on road distance) from the entrance to Interstate-5 in the heart of the Lakewood Neighborhood. The site is surrounded by General Commercial properties on the north and east and is currently separated from existing residential developments by 169th Place NE.

As residential development continues to occur within the city, additional General Commercial lands are necessary. This is particularly important for properties located immediately adjacent to the state highways and freeways and adjacent to residential areas where people can walk to neighboring services. According to the Office of Financial Management (OFM), the City of Marysville added over 3,400 new homes between 2010-2020. There are several new residential developments south of this site which are currently in permitting and development or which have recently come online.

Additional commercial services will be necessary to serve those developments. In addition, the currently zoning land use and zoning is inconsistent with surrounding uses.

The properties just north of the site are zoned General Commercial and front SR 531. This site will eventually develop with commercial uses, like Costco and Target, which are adjacent to these properties. Having Multi-family low density zoning backing up to General Commercial zoning which fronts a state highway does not provide compatibility of uses. This proposal would provide that.

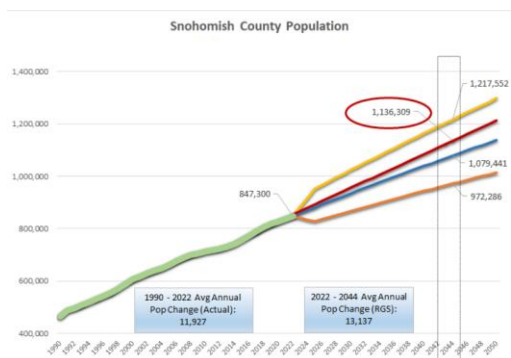
- b. The zone reclassification is consistent and compatible with uses and zoning of the surrounding properties;

Response: Surrounding uses include Best Buy, Target, Hobby Lobby, Dicks Sporting Goods, Buffalo Wild Wings, Starbucks, Chipotle, Mor Furniture, just to name a few. In addition, this site directly abuts General Commercial property which front SR 531. This site will develop similarly to the other commercial sites in the area. Building new residential which backs up to very urban commercial uses and/or a parking lot does not make any sense for this area. This proposal would provide a natural break between uses with 169th Place.



- c. There have been significant changes in the circumstances of the property to be rezoned or surrounding properties to warrant a change in classification;

Response: There are significant changes which have and will occur in the City of Marysville and Snohomish County over the next 20 years. According to information provided by Snohomish County and OFM, Snohomish County growth will exceed 230,000 people by 2044.



The City of Marysville population increased by 31.7% between 2010-2020 per OFM and 23.7% on the employment side during the same time. Circumstances have changed. The city will be planning for nearly 30,000 new residents between 2020-2044. To support that growth, the city will be planning for nearly 18,000 new jobs during the same period of time. The city has and is currently seeing substantial residential growth south of the Mavis/Undi site. Providing opportunities for jobs and services within walking distance to residential areas makes great sense. This small adjustment of land from residential to commercial will recognize and show the city is adjusting as growth is occurring.

- d. The property is practically and physically suited for the uses allowed in the proposed zone reclassification.

Response: As noted under question B, the site is located immediately adjacent to existing commercial uses and directly abuts commercial property which will be developed in the future and create incompatibilities with residential uses. The site has great access, there are no critical areas, and this change provides a natural road buffer between zones which currently does not exist.

Section C – Supplemental questions

- a. Does the proposed land use designation promote a more desirable land use pattern for the community as a whole? Will the proposed land use designation be in the long-term best interest of the community?

Response: The proposed land use designation will promote a more desirable land use pattern for the community as a whole and be in the long-term best interest of the community. The following outlines responses to both questions:

- a. This proposed land use change and rezone will provide a better natural break between zoning designations.
- b. This proposed land use change and rezone will avoid incompatible/undesirable uses from being placed immediately adjacent from each other.
- c. The proposed land use change and rezone will avoid underdevelopment of a site located within 600ft of SR 531 and 1000ft from I-5.

- d. This proposed land use change and rezone will provide opportunities for commercial uses which are separated from residential uses but located within walking distance from a large amount of residential growth occurring within a 1/2 mile of these properties. While General Commercial is focused on auto-oriented uses, this has changed with the amount of nearby residential development. This proposal strikes the correct balance and needs for the community.
- b. What impacts would the proposed land use designation have on the current use of other properties in the vicinity, and what measures should be taken to ensure compatibility between the subject property and surrounding properties and uses?

Response: The proposed land use change and rezone would avoid undesirable impacts to adjacent properties and help enhance compatibility between uses in the area. This site is small but could provide an opportunity to provide neighborhood businesses that could serve the surrounding community. As noted above, there is already substantial new residential growth south of the site. Having a 169th as a natural zoning break between uses will help ensure that there is use compatibility and the proposed zoning is a value add to the city and Lakewood Neighborhood.

- c. Would the proposed land use designation create the need for, or cause direct or indirect pressure for, a change in the land use designations of surrounding properties? If so, would the change in the land use designations for surrounding properties be in the long-term best interests of the community?

Response: The proposed land use designation would not create the need for, or cause direct or indirect pressure for, a change in the land use designations of surrounding properties. Most of the surrounding properties are already developed or zoned General Commercial. This change is being proposed to increase compatibility and create zoning that fits the community to a greater extent than the current zoning.

- d. Describe the proposal's overall consistency with the 2015 Marysville Comprehensive Plan policies.

Response: This proposal is consistent with the 2015 Comprehensive Plan policies. The site directly abuts General Commercial zoning which in total exceeds the Land Use Element focus on sites with 5+ acres. This proposal assists with job/housing balance, recognizes the needs for services for new residential development, reduces land use conflicts, and helps to promote a healthy economy for the city.

This change provides consistency with:

- Land Use Goal 3. Promote a healthy economy by improving the jobs to housing ratio.
- Land Use Goal 8. Foster pedestrian accessibility and urban planning approaches that promote physical activity.
- LU-4 - Encourage growth that will transform Marysville from a residentially dominated community to one that provides a balanced, though not equal, proportion of both residences and employment. This will include the Marysville-

Arlington Manufacturing Industrial Center (MIC) and the Smokey Point Master Plan Area as a major employment center.

- LU-11 - Reduce reliance on the private automobile and promote physical activity, and encourage suitable combinations and locations of land uses, such as employment, retail, and residences, including mixed use development.
- Land Use Goal 23. Provide for adequate commercial development to serve increased population in the Marysville area by enhancing the function of the area as a vital and major community business, trade, and living center, and by providing opportunities for highway, auto-oriented and pedestrian-oriented commercial development, and neighborhood convenience shopping facilities.
- LU-59 - Allocate sufficient commercial land to meet projected demand and need.
- LU-60 - The pattern and scale of commercial developments should be suitable to their location and the population they will serve.
- LU-69 Minimize land use conflicts through proper location and appropriate design.