

LATTA ENGINEERING, PLLC

Consulting Civil Engineers

May 6, 2022

Ms. Amy Hess - Senior Planner
City of Marysville – Community Development Department
80 Columbia Avenue
Marysville, WA 98270

**Re: Preliminary Plat Application – Project Narrative
Groundhog Planned Residential Development
5110 83 Avenue NE, Marysville, WA**

Dear Ms. Hess,

The 4.635 acre subject property, addressed 5110 83rd Avenue NE, is located in Marysville, Washington (Tax Parcel Number: 005907000-15000). The subject property zoning is R-6.5. A project vicinity map is enclosed which illustrates the subject property location and surrounding area.

Project Description

The preliminary plat application is proposing a 25 lot planned residential subdivision development (single family detached dwellings) on the 4.635 acre site complete with new public roads, urban civil utilities, storm water management facilities, open space recreation areas and landscaping. The project will be served by urban utilities including City water and sewer that is available adjacent to the site.

The project build-out is proposed to be constructed over a single phase. The “net project area” used for lot density calculations is 3.707 acres (i.e. 4.635 acre gross subject area less the flat 20% deduction for public right of way and private access road tracts per MMC 22A.020.150(6)).

The proposed lot density of 6.7 dwelling units per acre for the R-6.5 zoned net project area (6.5 base density increased utilizing a PRD bonus density) equates to 25 lots in total for the planned residential subdivision development.

Residential density incentives are proposed in accordance with MMC 22C.090 to achieve the proposed 25 lot density. A detailed summary of the proposed lot density and residential density incentives is provided on Sheet C-1 of the plat site plan application drawing set.

Open space and recreation facilities are proposed that are effectively integrated into the development to serve the proposed future PRD residents. A total of 43% of the net project area (1.580 acres) is proposed to be set aside as open space tracts with a combination of active and passive recreation elements in accordance with MMC 22G.080.100.

Project Concurrency Summary

The following information is provided to summary the overall project concurrency for the PRD application:

Date of Plat Submittal:	05-06-2022
Project name:	Groundhog Planned Residential Development
Project development schedule:	Anticipate construction to commence in the spring of 2023

Acreage of the Subject Property:	4.635 Ac
Legal description of the Subject Property:	See attached information (Civil Sheet C-1, and property title report)
Tax Parcel ID No. of the Subject Property:	005907000-15000
Existing use of the Subject Property:	Single Family Residence
Proposed use:	High Density Residential (Single-Family Detached)
Proposed site design information:	See attached preliminary plat civil plans.
Phasing information:	Single Phase (25 lots)
Transportation concurrency:	See attached Traffic Analysis report by Kimley-Horn and Associates, Inc. with required traffic mitigation fees per City of Marysville requirements.
Open Space Recreation:	Open space tracts proposed with active and passive recreation in accordance with MMC 22G.080.100 per City of Marysville requirements.
Potable Water and Fire Flow:	Information provided by City Public Works staff indicate there is adequate water and available fire flow at the site to serve the proposed 25 single family residential lots.
Sewer:	Information provided by City Public Works staff indicate there is adequate sewer capacity to serve the proposed 25 single family residential lots.

If you have any questions or require additional information about this project, please do not hesitate to call the undersigned at (360) 671-7002.

Sincerely,

Latta Engineering, PLLC



Neil Latta, P.E.
Attachments