



November 23<sup>rd</sup>, 2022

City of Marysville  
Attn: Emily Morgan  
Community Development  
80 Columbia Ave  
Marysville, WA 98270

Project Name / File No.: Brodie / TBD  
Applicant: JM1 Holdings, LLC  
Project Description: 44 Lot PRD-Subdivision  
Re: PRD Narrative

Dear Emily Morgan,

The purpose of this narrative is to provide The City of Marysville with information in support of the Applicant's formal submittal for the property identified below.

**GENERAL PROPERTY INFORMATION**

1. Date of Application: June 29, 2022
2. Project Name: Brodie
3. Project Location: 8703 60<sup>th</sup> St NE and two other parcels, Marysville, WA 98270
4. Tax Parcel Numbers: 300525-003-039-00, 300525-003-038-00 and 300525-003-023-00  
Total Parcel Size: 10.01 +/- (435,992 +/- square feet)
5. Property Owners: Ralph and Sharon Brodie
6. Applicant: JM1 Holdings, LLC
7. Contact: Land Pro Group, Inc., Rochelle Smith, PM

**CONSULTANTS**

Set forth below is a list of the consultants retained by the Applicant to assist in the preparation of documents supporting the applicant's Preliminary PRD-Subdivision application.

Project Manager	Land Pro Group, Inc	Rochelle Smith
Civil Engineer	LDC, Inc	Tom Abbott
Geotechnical Engineer	Colbalt GeoSciences, LLC	Phil Haberman
Wetland Consultant	Wetland Resources, LLC.	John Laughenberg
Traffic Consultant	Kimley-Horn, Inc.	Brad Lincoln
Landscape Architect	Origins, Inc,	Krystal Lowe

## PROJECT DESCRIPTION AND REQUEST

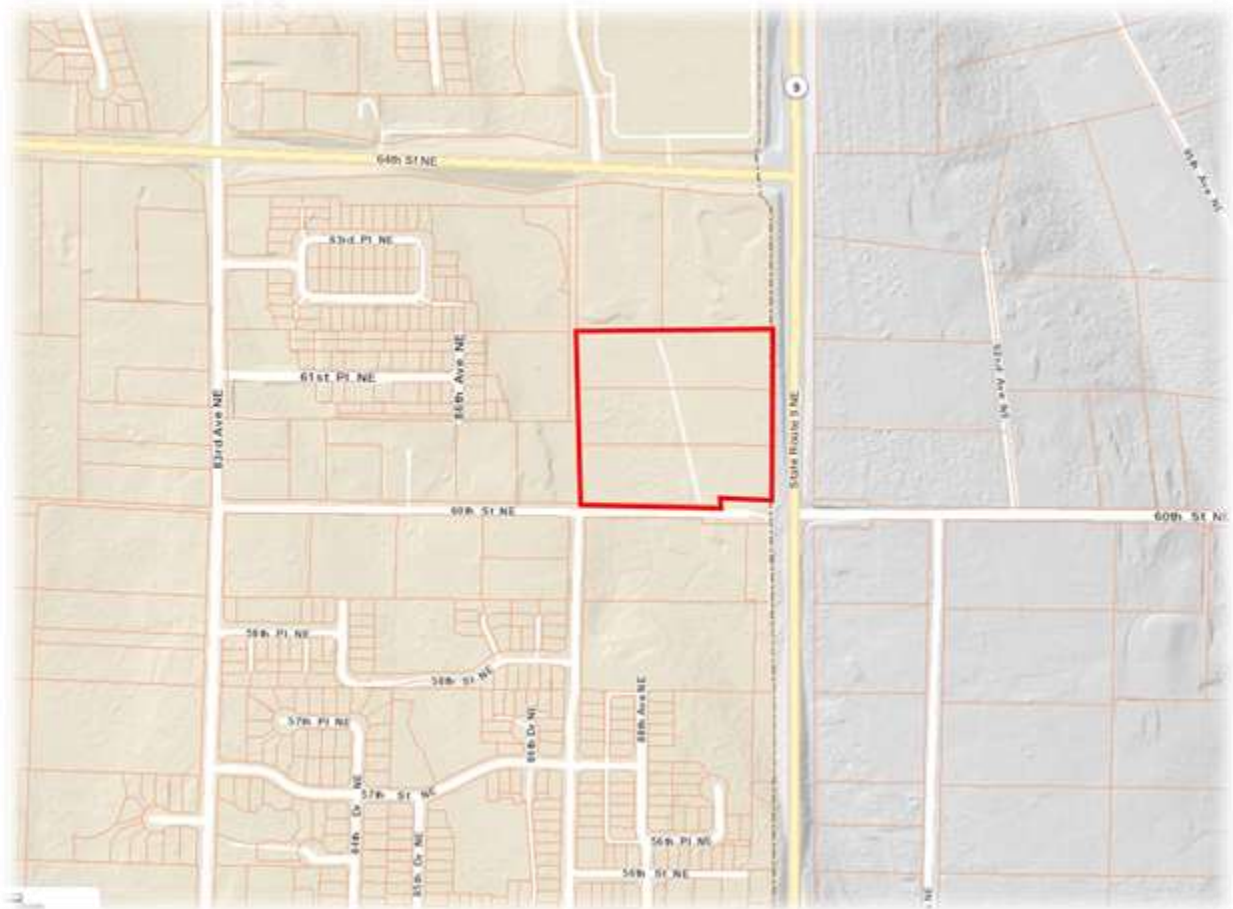
The Applicant is proposing a 44-lot Subdivision, on property currently zoned as CB-WR within the Whiskey Ridge Master Plan. The Applicant intends to rezone the site to R-6.5 to match the adjacent zoning to the south and proposes a PRD. A separate rezone narrative and material will be provided.

The Applicant has submitted three (3) applications which are identified as follows:

- PRD-Subdivision
- Rezone
- Preliminary Construction Plan

## PROJECT LOCATION

The proposed development is located at 8703 60<sup>th</sup> St NE and two other parcels, Marysville, WA 98270.





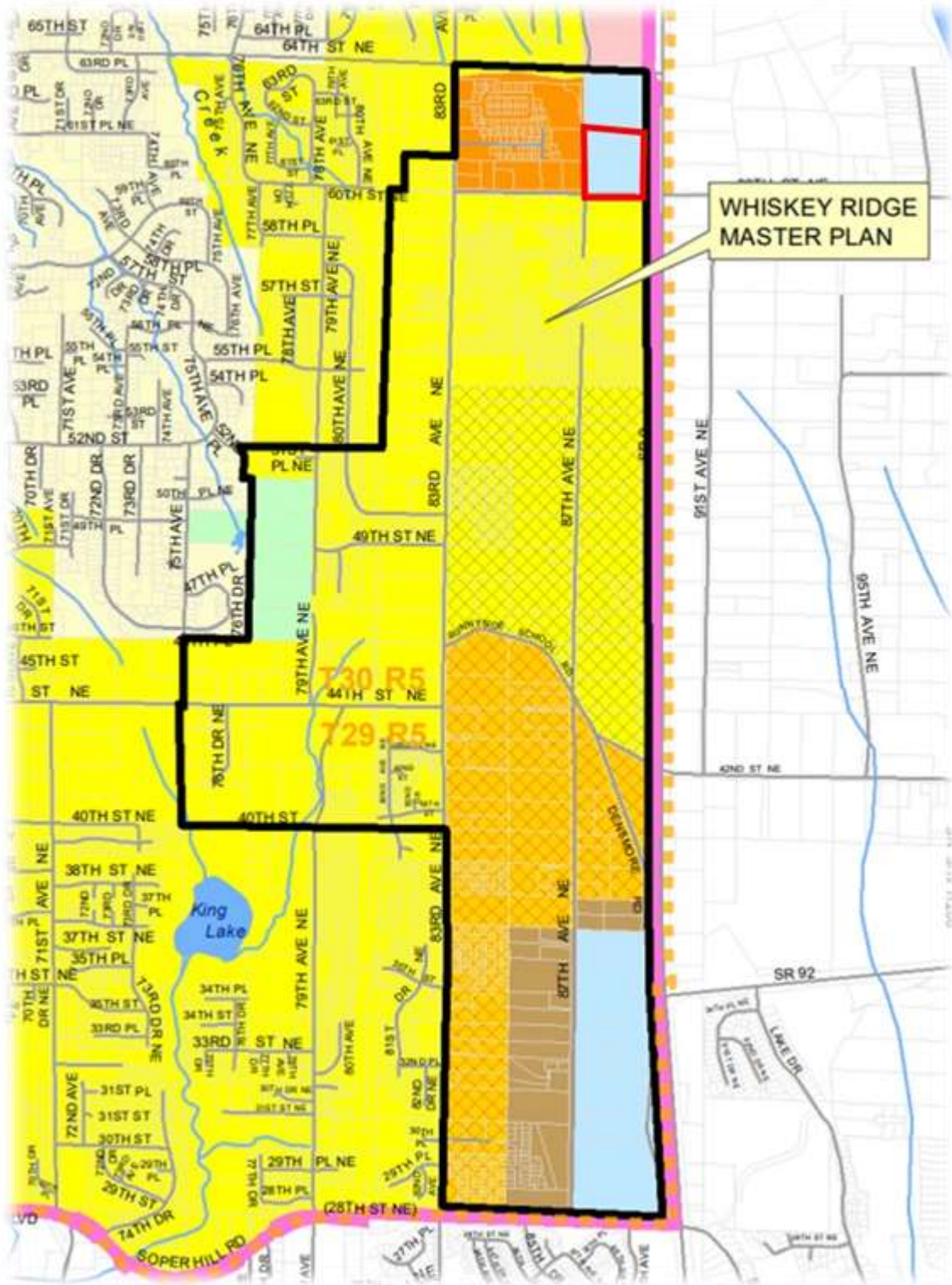
**SURROUNDING PROPERTIES**

The properties to the North, South, East and West are zoned as shown in the table below along with the existing use.

AREA	ZONING	EXISTING USE
Project Site	CB-WR	Undeveloped Land
North	CB-WR	Church & City water tower
South	R-6.5	Single Family Residence
East	N/A	SR-9 ROW
West	R-18	Single Family Residence & Wetlands

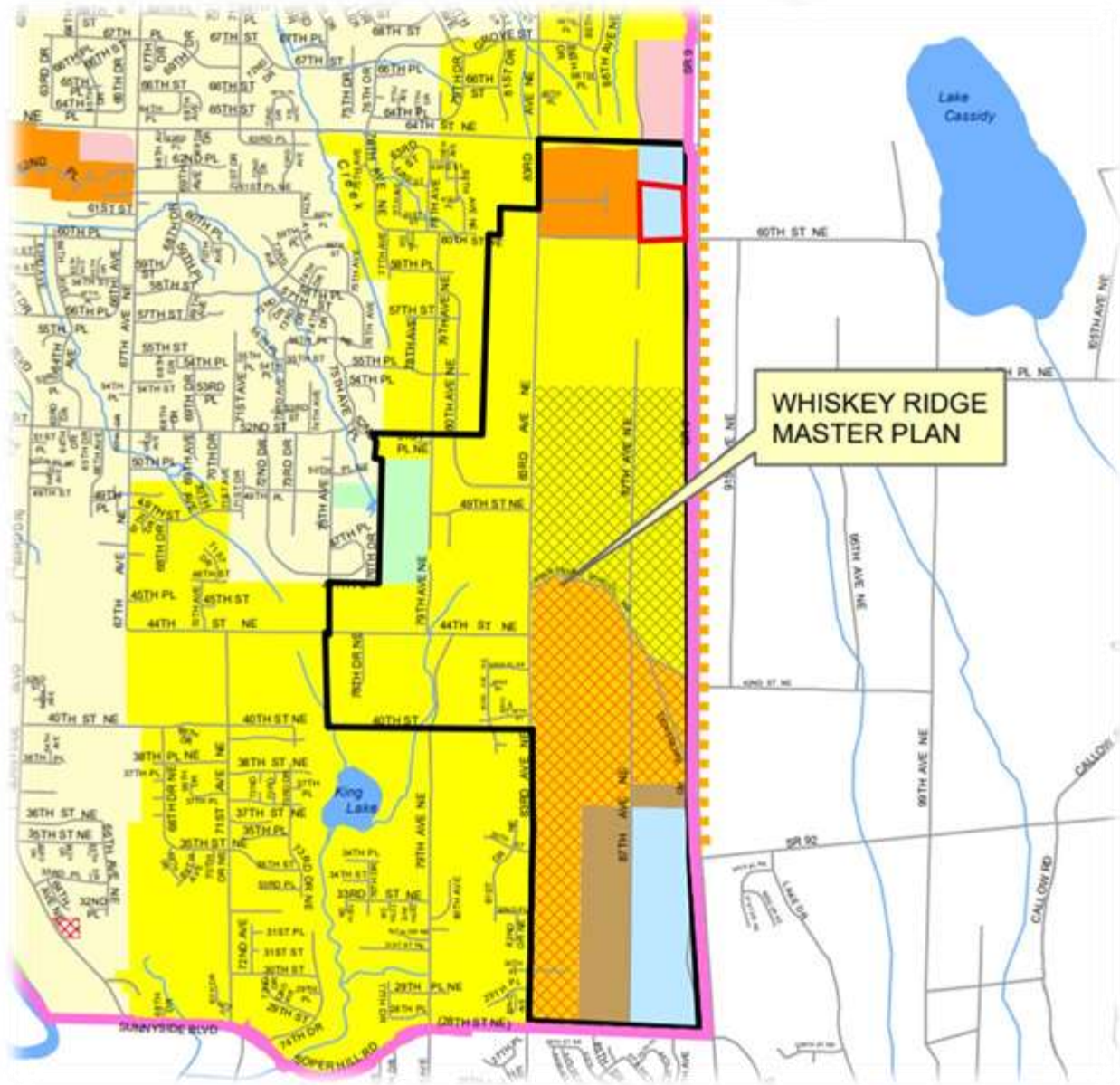
COMPREHENSIVE PLAN

The current Comp Plan designates the property as part of the Community Business – Whiskey Ridge within the Whiskey Ridge Master Plan.



ZONING MAP

The Current Zoning map designates the property as CB-WR.



## REZONE NARRATIVE

A separate application and materials will be submitted for the proposed rezone from CB-WR to R-6.5.

## PROPOSED PLAT DESIGN

The proposed site design was prepared in accordance with the MMC Title 22C as follows:

### LAND USE:

Zoning:

The subject property is currently zoned CB-WR. Applicant is proposing a rezone to R-6.5. Analysis below is based on the proposed rezone being approved.

Allowed Density:

Per MMC 22C.010.080(2), the base density for the Whiskey Ridge R-6.5 zone is 6.5 dwelling units per acre.

The site area is 10.01 acres +/- (435,992 +/- square feet). As part of this project, ROW dedication of 8-feet will occur on 60<sup>th</sup> St NE. Therefore, an approximate density calculation is as follows:

### NET DENSITY CALCULATIONS

GROSS SITE = 435,992 SF (10.01 AC)

NET = 290,176 SF (6.66 AC)

REZONE: R-6.5 (6.5 DU/AC)

**DENSITY = 6.66 NET ACRES X 6.5 DU/AC = 43.30  
BASED DWELLING UNITS ALLOWED = 43 DU**

Per MMC 22C.010.090(1)(b) PRD developments may increase the maximum net density by up to 20 percent through the application of residential density incentive provisions outlined in Chapter 22C.090 MMC. As such the bonus density allowed is calculated as follows:

**120% OF 43 DU = 51.6 DU**

**BONUS DENSITY ALLOWED = 52 DU**

Density Proposed:

**44 lots are proposed.** Applicant has utilized RDI per MMC 22C.090 for the 1 bonus unit. Please see preliminary plat map for RDI calculations.

Setbacks:

Applicant is proposing a PRD as part of this application and is required to meet the dimensional requirements established in 22G.080.080(1)

Front Yard: 10-ft

Rear Yard: 10-ft

Side-Street Yard: 5-ft

## CRITICAL AREAS

Critical Area: Per the Critical Area Report prepared by Wetland Resources, Inc., there are critical areas onsite. Critical Areas are summarized as follows. Three on-site wetlands (Wetlands A, B, and C) and one off-site wetland (Wetland D) were observed during the site investigation. Wetlands "A" is a Category II and Wetlands "B" and "C" are a Category III. The off-site wetland "D" is a Category II. See Critical Area Report for further information.

**PARKING**

Parking Required: Per MMC 22C.130.030, the minimum parking requirements for Single-family dwellings is as follows;

Single-family dwellings = 2 per du plus 1 per guest

Per the submitted PRD Site Plan

44 du × 2 per = 88 spaces

44 du × 1 per guest = 44 spaces

**Total spaces required = 132 spaces**

Parking Provided: 176 spaces will be provided (two in garage and two in driveway).

**LANDSCAPING**

Landscaping & Screening: Per MMC 22C.120, Landscaping and Screening - The project has been designed in accordance with the requirements of this chapter. Please review submitted landscaping plans with this application.

Landscape Maintenance: Per MMC 22C.120.180, the landscape plans have outlined all requirements for the maintenance of site landscaping. The applicant acknowledges these requirements.

**OPEN SPACE**

Open Space: Per MMC 22G.080.100, 15% of the net project area shall be established as open space. Critical areas and buffers may be used to satisfy a maximum of 65 percent of the required open space. Thirty-five (35%) of the required open space shall be active open space as outlined in subsection (4)(e). Per the landscape plans, the calculations are as follows;

Net Project Area = 290,176 sf

15% × 286,707 SF = 43,526 sf required open space

65% × 43,526 SF = 28,292 sf critical are and buffer

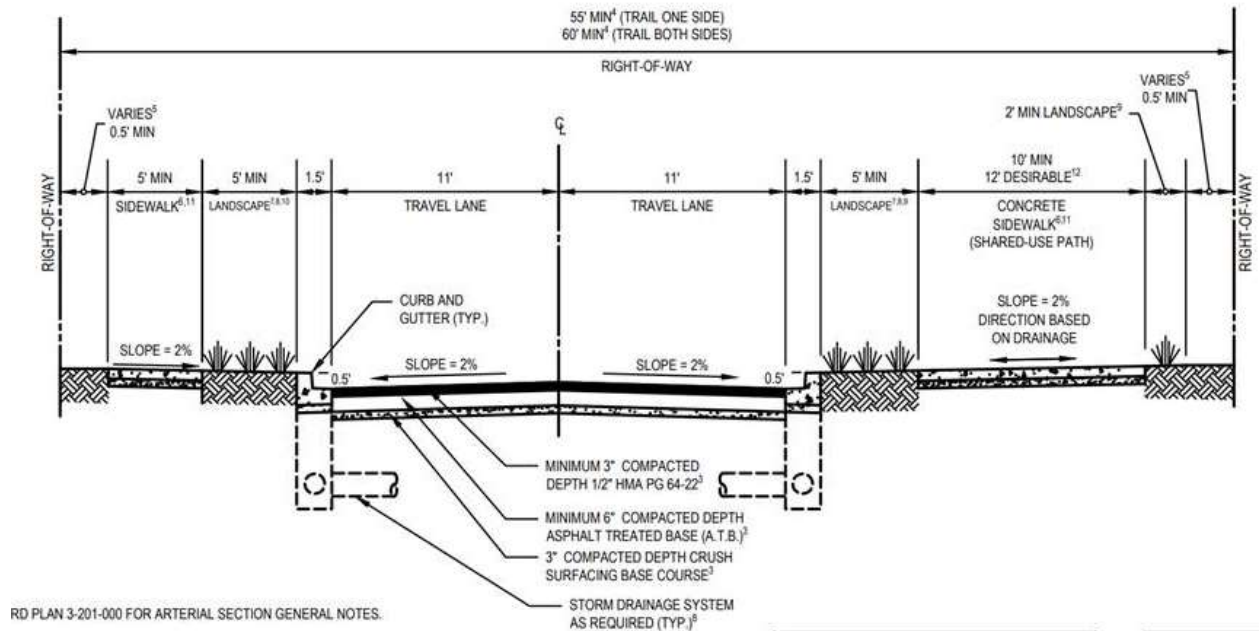
35% × 43,526 SF = 15,323 sf active open space

The site is designed to provide 43,615 sf (1.00 ac) of open space; 28,292 sf (0.66 ac) of critical area (Tract 999); and 15,323 sf (0.35 ac) of active open space (Tract 998)

**STREETS AND ACCESS**

Streets Internal:

The project has been designed to have two newly constructed access road. One road heading north/south through the site and stubbing to the property to the north and one looping through the site. The north/south road will be design with 57-feet with trail section on one side. Road section below:



Access:

One point of access will be provided from 60<sup>th</sup> Street NE to the south. The new north/sought road has been extended to the property to the north, which would be required to connect to our proposed public road.

**DESIGN REVIEW**

Per MMC 22C.070.020(1)(a), *The design guidelines set forth in the East Sunnyside/Whiskey Ridge master plan, as adopted by Ordinance No. 2762, shall apply to all new construction in the East Sunnyside/Whiskey Ridge MPA.*

**PUBLIC UTILITIES**

All public utilities and services are available to the subject parcels. The utilities and services along with the provider are identified in the table below.

Water:	City of Marysville	Gas:	Puget Sound Energy
Sewer:	City of Marysville	Cable TV:	Comcast
Garbage:	Allied Waste/Waste Management	Fire:	Marysville Fire District RFA
Electricity:	Snohomish County PUD	School:	Marysville School District No 25

**COMPLIANCE WITH MMC 22G.050.080(2)**

This section is to demonstrate the compliance of the proposed PRD - Subdivision (Brodie PRD) with the City’s requirements, as required pursuant to MMC 22G.050.080.(2).



MMC 22G.050.080.(2). requires a written narrative that described how the project addresses the following criteria:

- Consistency with Applicable Plans and Laws.
- Quality Design. The development shall include high quality architectural design and well-conceived placement of development elements including the relationship or orientation of structures.
- Design Criteria. Design of the proposed development shall achieve two or more of the following results above the minimum requirements of this title and Chapters 22G.090 and 22G.100 MMC; provided, that such design elements may also be used to qualify for residential density incentives as provided in Chapter 22C.090 MMC.
  - (i) Improving circulation patterns or the screening of parking facilities;
  - (ii) Minimizing the use of impervious surface materials
  - (iii) Increasing open space or recreational facilities on-site;
  - (iv) Landscaping, buffering or screening in or around the proposed PRD;
  - (v) Providing public facilities;
  - (vi) Preserving, enhancing or rehabilitating natural features of the subject property such as significant woodlands, wildlife habitats or streams;
  - (vii) Incorporating energy-efficient site design or building features;
  - (viii) Incorporating a historic structure(s) or a historic landmark in such a manner as preserves its history integrity and encourages adaptive reuse;
- Perimeter Design. The perimeter of the PRD shall be compatible in design, character and appearance with the existing or intended character of development adjacent to the subject property and with the physical characteristics of the subject property.
- Open Space and Recreation. Open space and recreation facilities shall be provided and effectively integrated into the overall development of a PRD and surrounding uses.
- Streets, Sidewalks and Parking. Existing and proposed streets and sidewalks within a PRD shall be suitable and adequate to carry anticipated motorized and pedestrian traffic within the proposed project and in the vicinity of the subject property. A safe walking path to schools shall be provided if the development is within one-quarter mile of a school (measured via existing or proposed streets or pedestrian corridors) or if circumstances warrant. Adequate parking shall be provided to meet or exceed the requirements of the MMC.
- Landscaping. Landscaping shall be provided for public and semi-public spaces and integrate them with private spaces. Landscaping shall create a pleasant streetscape and provide connectivity between homes and common areas, using trees, shrubs and groundcover throughout the development and providing for shade and visual relief while maintaining a clear line of sight through the public and semi-public spaces

- Maintenance Provisions. A means of maintaining all common areas, such as a homeowner's association, shall be established, and legal instruments shall be executed to provide maintenance funds and enforcement provisions.

The Applicant provides the following narrative response to demonstrate how the proposed PRD – Subdivision is in compliance with the above-referenced criteria:

- Consistency with applicable laws and plans:

The proposed PRD – Subdivision complies with all applicable laws and plans of the City of Marysville, inclusive of the Whiskey Ridge Subarea Plan.

- Quality Design:

The proposed PRD – Subdivision will meet the requirements for quality design by providing residential structures of quality architectural design with a variety of quality street-front facades and building elevations. The building lots are located in such a manner as to provide for compatibility in the orientation of residential structures to each other.

- Design Criteria:

The proposed PRD – Subdivision meets the following Design Criteria:

1. The project provides for an improved vehicular and pedestrian circulation pattern by providing road and pedestrian connections which support the development of adjacent properties in an orderly manner.
  2. The project has been designed to minimize the use of impervious surface materials to the greatest degree feasible, by incorporating pervious surface materials into the private vehicular access tracts and by locating the recreational facilities over the top of the storm detention facility.
  3. The Project provides for the provision of a total of 43,615 SF of open space and recreational facilities within the project, with a total of 15,323 SF of active open space has been provided.
  4. Landscaping is provided throughout the Project. Screening is provided from adjacent developments by fencing; and
  5. Housing to be constructed within the project will employ most recently-adopted energy code efficiencies.
- Perimeter Design: The perimeter design of the Project meets with the City's adopted design guidelines for the Whiskey Ridge Subarea. The site plan and internal design for the Project provides for logical and appropriate locations for extension of future roads to adjacent properties to facilitate orderly future development. As the result of these factors, the approved and developed project will result in substantively similar housing quality to

the adjacent developments and other approved project in the general vicinity in terms of design, character, appearance, and value.

- Open Space and Recreation: The project provides open space and recreation area by incorporating an active and passive open space recreation facility located on top of the storm detention tract in the northwestern portion of the site. The site provides the following types of recreational opportunities:
  - Active Open Space: A total of 15,323 SF of active open space is provided
  - Critical Area Open Space: A total of 28,292 SF of critical area/buffer open space provided in separate tract.
    - NOTE – Tract 999 NGPA totals 140,077 SF
  - Total Open Space: A total of 43,615 SF of passive open space is provided.
- Streets, Sidewalks and Parking: The streets within the proposed development provide for a safe walking path to the closest school bus stop. The streets within the project provide adequate capacity for both vehicular and pedestrian traffic created by the post-development housing uses.

Each building lot within the Project provides for (2) parking spaces within the garage and 2 guest parking stalls on the private driveway prism, for a total of 176 on-lot parking spaces. In addition, on-street parking stalls provided within the right-of-way where available.

A total of 176 parking stalls is provided, against a minimum required of 132 parking spaces. The proposed parking exceeds the requirements of the City's codes.

- Landscaping: The landscaping plans submitted with the Project demonstrates consistency with the streetscape landscaping plan.

The landscaping plan provides for connectivity between and integration of the open space / recreation tract into the subdivision. The landscaping provides for a combination of trees, shrubs and groundcover throughout the project that creates a pleasant and inviting streetscape, while at the same time providing shade and visual relief to the streetscape.

- Maintenance Provisions: A homeowner's association will be established and recorded as the result of final plat approval that provides for the maintenance of all common areas within the PRD, together with funding of maintenance and enforcement of such requirements by the owners of the building lots.

Thank you for giving us the opportunity to provide this written narrative. If you have any questions, please contact me at (360) 631-1820.

Respectfully,  
JM1 Holdings, LLC  
By: Land Pro Group, Inc., Applicant's Representative

*Rochelle Smith*

By: Rochelle Smith, PM