



# SITE PLAN MINOR MODIFICATION APPROVAL - Mack Townhomes

Community Development Department ♦ 501 Delta Avenue ♦ Marysville, WA 98270  
 (360) 363-8000 ♦ Office Hours: Mon - Fri 8:00 AM - 4:30

PROJECT INFORMATION									
<b>Project Title</b>	Mack Townhomes			<b>Date of Report</b>	September 11, 2023				
<b>File Number</b>	PA22-027			<b>Attachments</b>	Minor Modification Application (Exhibit 025), Minor Mod Narrative (Exhibit 026), Revised Site Plan (Exhibit 029)				
<b>Administrative Recommendation</b>	Approve the preliminary multi-family site plan minor modification, subject to the conditions of approval contained in Section 2.0.								
BACKGROUND SUMMARY									
<b>Applicant</b>	TEC Holdings 123, LLC								
<b>Request</b>	Administrative Site Plan Minor Modification Approval in order to amend the site plan to eliminate one resident parking space to accommodate a PUD easement. The modification would provide six non-required bicycle parking spaces in place of the eliminated vehicle parking space.								
<b>SEPA Status</b>	Exempt pursuant to MMC 22E.030.090(1)(b)								
<b>Site Address</b>	11115 Smokey Point Blvd.			<b>APN(s)</b>	30050900400300				
<b>Acreage (SF)</b>	1.18 acres (51,053 SF)			<b>Section</b>	09	<b>Township</b>	30	<b>Range</b>	05
<b>Comprehensive Plan</b>	MU	<b>Zoning</b>	MU	<b>Shoreline Environment</b>			N/A		
<b>Water Supply</b>	<b>Current</b>	<b>Proposed</b>		<b>Sewer Supply</b>	<b>Current</b>		<b>Proposed</b>		
	Marysville	Marysville			Marysville	Marysville			
<b>Present Use of Property</b>	Site is developed with a single-family residence and associated improvements.								
REVIEWING AGENCIES									
<b>Marysville</b>	<b>Local Agencies &amp; Districts</b>		<b>State &amp; Federal</b>		<b>County</b>		<b>Other</b>		
<input type="checkbox"/> Building <input type="checkbox"/> Fire District <input type="checkbox"/> Land Development <input type="checkbox"/> Parks <input type="checkbox"/> Planning <input type="checkbox"/> Police <input type="checkbox"/> Public Works <input type="checkbox"/>	<input type="checkbox"/> Arlington (city) <input type="checkbox"/> Arlington Airport <input type="checkbox"/> Community Transit <input type="checkbox"/> Everett (city) <input type="checkbox"/> Frontier <input type="checkbox"/> Lake Stevens (city) <input type="checkbox"/> Lake Stevens SD 4 <input type="checkbox"/> Lakewood SD 306 <input type="checkbox"/> Marysville SD 25 <input type="checkbox"/> PUD No. 1		<input type="checkbox"/> US Army Corps of Engineers <input type="checkbox"/> BNSF <input type="checkbox"/> DOE <input type="checkbox"/> WDFW <input type="checkbox"/> WSDOT <input type="checkbox"/> WUTC		<input type="checkbox"/> Health District <input type="checkbox"/> Planning <input type="checkbox"/> Public Works - Land Development <input type="checkbox"/> Public Works		<input type="checkbox"/> Tulalip Tribes <input type="checkbox"/> Stillaguamish Tribe		
ACTION									
<input checked="" type="checkbox"/> Administrative	<input type="checkbox"/> City Council	<input type="checkbox"/> Quasi-Judicial	<input type="checkbox"/> Planning Commission						
<b>Date of Action</b>	<input checked="" type="checkbox"/> Approved		<input type="checkbox"/> Denied		<input type="checkbox"/> Continued				
STAFF CONTACT									
<b>Name</b> Amy Hess	<b>Title</b> Senior Planner	<b>Phone</b> 360-363-8215	<b>E-mail</b> ahess@marysvillewa.gov						

**SURROUNDING USES**

	<b>Comprehensive Plan</b>	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	Mixed Use	MU	Vacant land
<b>North</b>	Multi-family Low Density	R-12	Single-family residence
<b>East</b>	Mixed Use	MU	Townhomes
<b>South</b>	Mixed Use	MU	Vacant (pending Compass Invesco Townhomes project PA20-053)
<b>West</b>	Mixed Use	MU	Furniture Store

**Vicinity Map**



- |                       |                         |                                 |                           |
|-----------------------|-------------------------|---------------------------------|---------------------------|
| General Commercial    | 88 - Mixed Use          | R12 Multi-Family Low            | R4.5 Single Family Medium |
| Downtown Commercial   | General Industrial      | R6-18 Multi-Family Low          | Public-Institutional      |
| Community Business    | Light Industrial        | R8 Single Family High Small Lot | Recreation                |
| Neighborhood Business | R28 Multi-Family High   | R6.5 Single Family High         | Open                      |
| Mixed Use             | R18 Multi-Family Medium | R4-8 Single Family High         |                           |

**1.0 FINDINGS AND CONCLUSIONS**

**1. Description of Proposal**

The applicant is requesting Administrative Site Plan Minor Modification Approval in order to eliminate one resident parking space consistent with MMC [22C.130.030\(1\)\(e\)](#). MMC [22C.130.030\(1\)\(e\)](#) allows bicycle parking to substitute for up to 10 percent of required parking. For every five non-required bicycle parking spaces that meet the bicycle parking standards in MMC [22C.130.060](#), the motor vehicle parking requirement may be reduced by one space. The applicant is proposing to provide six (6) non-required bicycle parking spaces (that meet the criteria of MMC [22C.130.060](#)) allowing a reduction of one vehicle parking space.

**2. Project History**

A formal land use application was filed on June 28, 2022, and deemed complete on June 29, 2022. Administrative Site Plan approval was issued on November 3, 2022. A request for a minor modification was submitted on September 1, 2023.

**3. Project Location**

The subject property is located at 11115 State Avenue NE and is identified as Assessor’s Parcel Number (APN) 30050900400300.

**4. Site Description**

The project site is approximately 1.18 acres in size. The site is nearly level to slightly sloping downward to the east.

The site is bordered by single-family residences to the north, a furniture store to the west, a townhome development to the east, and vacant land to the south, which has approval for 29-unit townhome development.

The subject property is zoned Mixed Use, as are surrounding properties to the east, south and west. Property to the north is zoned R-12 Multi-family Low Density.

**5. Critical Areas**

There are no critical areas located on the subject property or within 650 feet of the subject property.

**6. Utilities**

No changes to the preliminarily approved utilities are proposed as part of the minor modification.

**7. Access and Circulation**

Access to the development will be private in nature, as there is no existing frontage on public roadways along site boundaries. Access will be provided via a 31-foot access easement from adjacent property to the south, with a 31-foot wide access road including 20-feet of pavement, two feet of rolled curb, and five feet of sidewalk on both sides. Turnaround provisions will be provided using a ‘hammerhead’ located between units 17 and 18. The hammerhead shall meet the Standard Plan specifications in the Engineering Development and Design Standards (EDDS). This area shall be clearly delineated as a Fire turnaround area and marked for no parking.

Overall access and circulation for the proposal will not be changed due to the minor modification.

**8. Traffic Impacts and Mitigation**

Traffic mitigation is required to be paid to the City of Marysville in accordance with MMC Chapter 22D.030, *Traffic impact fees and mitigation*, for any traffic impacts generated by the proposal. The proposal is an amendment to an administratively approved Multi-family Site Plan. No additional units are proposed; therefore, no additional traffic impacts are anticipated and no traffic impact fees are required for the minor modification.

9. **Park Impacts**

Pursuant to MMC Chapter [22D.020](#), the applicant shall mitigate City of Marysville parks impacts through payment of the park impact fee. No additional units are proposed; therefore, no additional park impacts are anticipated and no park impact fees are required for the minor modification.

10. **School Impacts**

Pursuant to MMC Chapter [22D.040](#), the applicant shall mitigate school impacts through the payment of the school impact fee in effect at the time of building permit issuance. No additional units are proposed; therefore, no additional school impacts are anticipated and no school impact fees are required for the minor modification.

11. **Application Review**

MMC 22G.010.260 allows an administrative review process for minor revisions to approved development applications.

Pursuant to MMC 22G.010.260(1), A minor revision to an approved residential development application is limited to the following when compared to the original development application; provided, that there shall be no change in the proposed type of development or use:

- (a) Short subdivisions shall be limited to no more than one additional lot, provided the maximum number of lots allowed in a short subdivision is not exceeded.

Staff Comment: Not applicable, the proposal is not for a short subdivision.

- (b) Subdivisions, single-family detached unit developments, cottage housing, townhomes and multiple-family developments shall be limited to the lesser of:

(i) A 10 percent increase in the number of lots or units; or

(ii) An additional 10 lots or units, provided the additional/lots units will not cause the project to exceed the maximum categorical exemption threshold level established in MMC [22E.030.090](#).

Staff Comment: No additional lots or units are proposed.

- (c) A reduction in the number of lots or units.

Staff Comment: No reduction in lots or units would result if the minor modification is approved.

- (d) A change in access points may be allowed when combined with subsection (1)(a) or (b) of this section or as a standalone minor revision; provided, that it does not change the trip distribution. No change in access points that changes the trip distribution can be approved as a minor revision.

Staff Comment: No change in access points is proposed.

- (e) A change to the project boundaries required to address surveying errors or other issues with the boundaries of the approved development application; provided, that the number of lots or units cannot be increased above the number that could be approved as a minor revision to the original approved development application on the original project site before any boundary changes.

Staff Comment: Approval of the minor modification will not result in any change to the project boundaries.

- (f) A change to the internal lot lines that does not increase lot or unit count beyond the amount allowed for a minor revision.

Staff Comment: Approval of the minor modification will not result in any change to the number of units.

- (g) A change in the aggregate area of designated open space that does not decrease the amount of designated open space by more than 10 percent. Under no circumstances shall the quality or amount of designated open space be decreased to an amount that is less than that required by code.

Staff Comment: Approval of the minor modification will not change with amount of open space provided.

- (h) A change not addressed by the criteria in subsections (1)(a) through (g) of this section which does not substantially alter the character of the approved development application or site plan and prior approval.

Staff Comment: Site plan approval was issued on November 3, 2022. The approval of the minor modification would reduce the total number of vehicle parking spaces by one and add six (6) non-required bicycle parking spaces. The proposed minor modification does not substantially alter the character of the approved site plan.

## 12. Conclusion

The proposed minor modification is consistent with the provisions outlined in MMC 22G.010.260. After review of the submittal documents and other supporting documents on record, staff has determined that the minor modification does not substantially alter the previous approval of the development, associated conditions of approval, or the public health, safety, and welfare.

## 2.0 DECISION

Based on the foregoing findings and conclusions, and review of the City's regulatory authority to implement the policies, standards, and regulations of the Comprehensive Plan and MMC, the Community Development Director hereby grants preliminary **Administrative Site Plan Minor Modification Approval** for the Mack Townhomes Site Plan subject to the following conditions:

1. The site plan dated August 17, 2023 (Exhibit 029) is the approved site layout.
2. Revised Civil Construction Plans including bicycle parking/rack details consistent with MMC [22C.130.060](#) shall be submitted and approved.
3. The proposal is subject to Administrative Site Plan Approval conditions 1-11.

**Prepared by:** Amy

**Reviewed by:** Angela

This **Administrative Site Plan Minor Modification Approval** is issued under MMC Section [22G.010.150](#)(h). Administrative decisions may be appealed to the Hearing Examiner in accordance with MMC 22G.010, Article VIII, Appeals. Appeals must be filed within fourteen (14) calendar days of the date of administrative site plan approval.

**Signature:**   
Haylie Miller, CD Director

**Date:** 9/12/23

The above recommendation, including conditions of preliminary approval, are subject to change if the proposed phasing parameters, land uses or any other information provided by the applicant or their authorized representative proves inaccurate.