



June 30, 2022

City of Marysville  
Community Development Department  
Attn: Chris Holland  
80 Columbia Ave  
Marysville, WA 98270

Project Name / File No.: White Barn – Convenience Store / Gas Station  
Applicant: Soper Hill Station, LLC – Rashpal Singh Thind  
Project Description: Site Plan & Design Review ~10,000 sf convenience store/gas station  
Re: Narrative

Dear Chris Holland:

The purpose of this letter is to provide the City of Marysville with information in support of the Applicant's request for site plan approval of a 2-story (10,000 sf) convenience store/gas station on the property identified under the Project Description referenced below.

#### **GENERAL PROPERTY INFORMATION**

1. Date of Application: June XX, 2022
2. Project Name: White Barn – Convenience Store / Gas Station
3. Tax Parcel No.'s & Addresses: 00590700031805 – 8907 Soper Hill Rd
4. Total Parcel Size: 1.26 +/- acres (54,767 +/- square feet)
5. Property Owners: Soper Hill Station, LLC – Rashpal Singh Thind – Member
6. Applicant: Soper Hill Station, LLC – Rashpal Singh Thind – Member
7. Contact: Land Pro Group, Inc., Ryan C. Larsen, VP Land Pro Group, Inc.

#### **PROJECT DESCRIPTION AND REQUEST**

The Applicant is proposing a 2-story convenience store/gas station, comprised of approximately 10,000 square feet and 6 gas islands (twelve gas pumps), on property zoned Commercial Business under the Whiskey Ridge Master Plan. The site will be accessed from 87<sup>th</sup> Ave NE and/or Soper Hill Rd via the proposed internal road system to serve the future commercial complex.

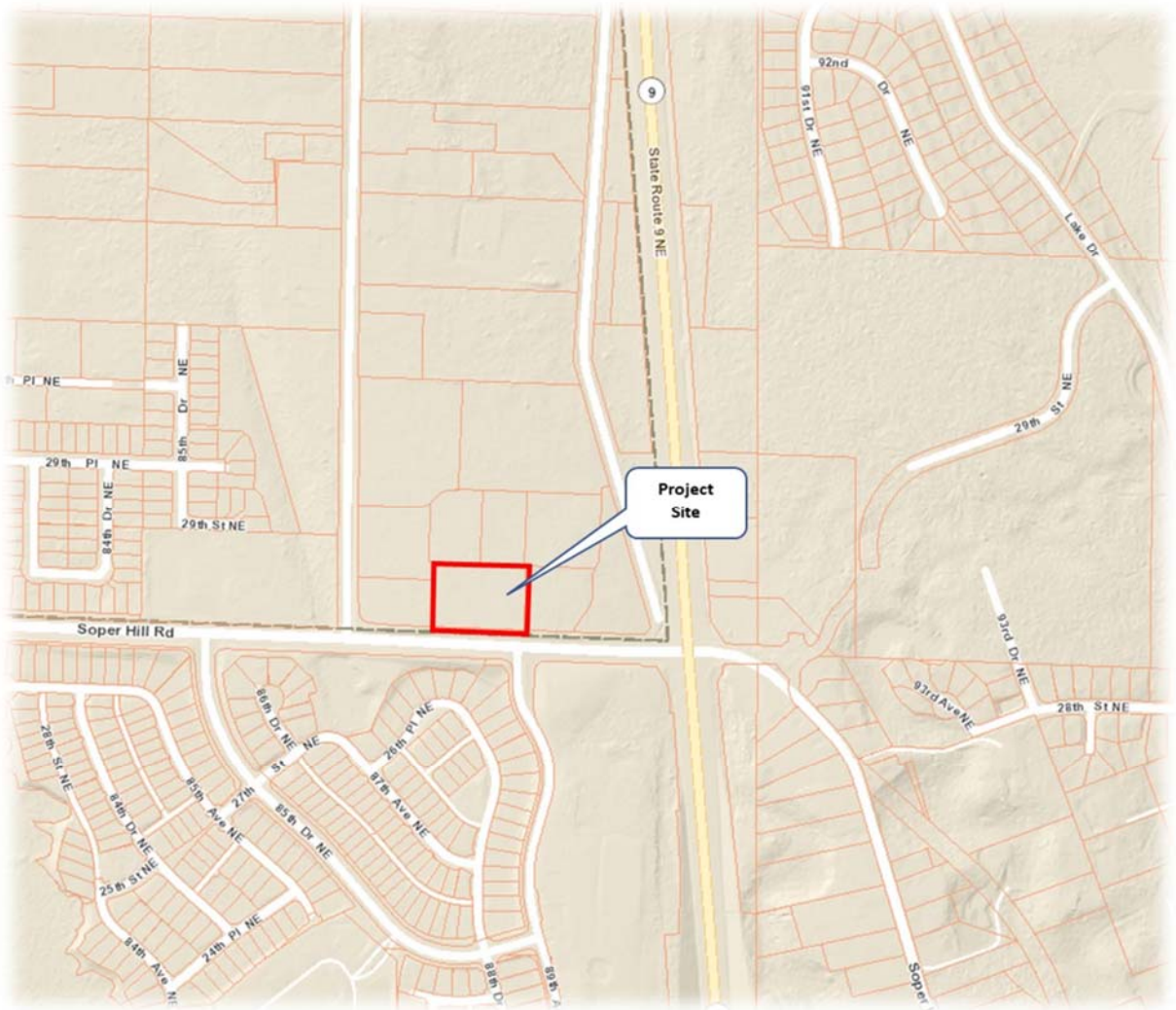
The Applicant has submitted two (2) applications which are identified as follows:

- Commercial Site Plan
- Design Review

The information being provided is to demonstrate that the application for a Commercial Site Plan within the Whiskey Ridge Master Plan, zoned Commercial Business, is supported under the Marysville Municipal Code (MMC).

## PROJECT LOCATION

The proposed project is located at 8907 Soper Hill Rd, Marysville, WA 98270





**SURROUNDING PROPERTIES**

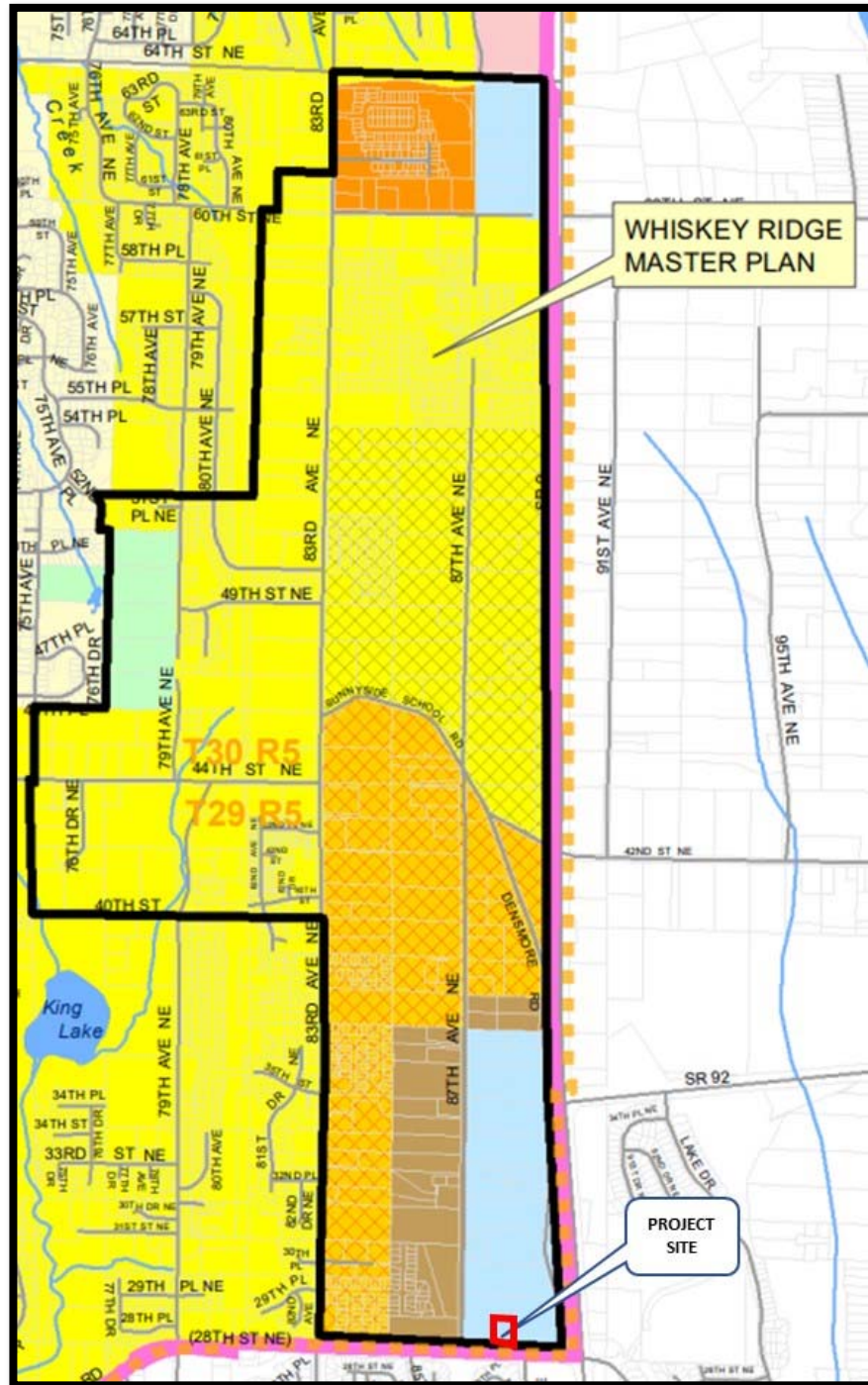
The properties to the North, South, East and West are identified as shown in the table below.

AREA	ZONING	Comprehensive Plan
Project Site	Commercial Business	Whiskey Ridge Master Plan
North	Commercial Business	Whiskey Ridge Master Plan
South	Commercial Business	Whiskey Ridge Master Plan
East	Commercial Business	Whiskey Ridge Master Plan
West	Mixed Use	Whiskey Ridge Master Plan



COMPREHENSIVE PLAN

The current Comp Plan designates the property Commercial Business as part of the Whiskey Ridge Master Plan.





**PROPOSED SITE PLAN DESIGN**

The proposed site plan design as shown below was prepared in accordance with the Marysville Municipal Code (MMC) Title 22.

**LAND USE:**

Zoning: The medical (dental) building will be developed on the identified parcel zoned as Commercial Business-Whiskey Ridge (CB-WR) within the Whiskey Ridge Subarea.

Density and Dimensional Standards:

Per MMC table 22C.020.080, density and dimensional standards are established within CB-WR zone and applied to the subject property as follows:

- Front Setback: 0 feet
- Height Limitation: 55 feet
- Max Lot Coverage: 85%

Per the East Sunnyside/Whiskey Ridge Design Guidelines, building side and rear setbacks are established as follows:

*0 feet for window-less fire walls up to 20 feet in height, and 15 feet for all other buildings up to 35 feet in height. One foot of additional setback is required for each foot of height over 35 feet.*

These additional standards have not been applied to the subject proposal.

**PARKING**

Required Parking: Per MMC 22C.130.030 Table 1, gasoline/service station require 1 parking space per 200 SF of gross floor area and the office requires 1 per 400 SF gross floor area. Given the above standard, the required parking is calculated as follows:

$$7,000 \text{ sf} / 200 \text{ sf} = 35 \text{ spaces} + 3 \text{ for employee} = 38 \text{ stalls}$$

$$3,000 \text{ sf} / 400 \text{ sf} = 8 \text{ stalls}$$

$$\text{Required parking} = 46 \text{ spaces}$$

Provided Parking: Per the site plan submitted here with, the amount of parking being provided is 44 spaces.

The parking is broken down as follows:

Standard Stalls:	42
Accessible Stalls	2
Reduction for bike spaces:	2

Parking Reduction: Provide additional 5 bicycle spaces to reduce vehicle parking by 1 Space

Bicycle Spaces Required: 3 Spaces (5% of required parking spaces)  
Bicycle Spaces Provided: 13 Spaces (3 Required + 10 additional spaces for Parking reduction)

Loading Spaces: Less than 20,000 sf GFA – None required

**LANDSCAPING**

The planting consists of a multiple landscape types and screens to enhance building designs, screen unwanted views and enhance views and vistas. 10' Type L3 Landscaping (Broken Screen) shall be provided on the north, east and south lot lines to provide intermittent visual obstructions from the ground to a height of at least 20 feet. The broken screen is intended to create the impression of a separation of spaces without necessarily eliminating visual contact between the spaces. Street facing elevations shall have foundation planting. The landscaped area will be minimum 3 feet wide and one 3 gallon shrub for every 3 lineal feet of foundation. Groundcover plants must fully cover the remainder of the landscaped area. Type L4 landscaping (Parking Area Landscaping (22C.120.110(5)) provides shade and visual relief while maintaining clear sight lines through use of deciduous trees, low shrubs and ground cover. Combinations of evergreen and deciduous shrubs and grasses are used to provide variety to the landscape and minimize long unbroken straight rows of a single plant. A fence and 5' Type L2 landscape Screen shall be provided around the perimeter of garbage collection and recycling areas. This screen shall create a strong impression of the separation of spaces.

**CRITICAL AREAS**

No critical areas are located on the subject property.

**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.*

As part of this submittal package, please find a design review narrative which outlines each applicable design standard and demonstrates compliance to each.

**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 Maysville	Gas:	Puget Sound Energy
Sewer:	City of Marysville	Cable TV:	Comcast/Astound
Garbage:	Allied Waste/Waste Management	Police:	City of Marysville
Storm Water:	City of Marysville	Fire:	Marysville Fire District Rfa
Telephone:	Verizon	School:	Lake Stevens School District 4
Electricity:	Snohomish County PUD	Hospital:	Providence

The Applicant believes that it has submitted all documents required for review by the city for processing the applications submitted.

We appreciate the opportunity to provide this narrative.

Respectfully,

Titanium Office, LLC

By: Land Pro Group, Inc., Applicant's Representative



By: Ryan C. Larsen, VP Land Development