

Written Responses to Rezone Criteria set forth in MMC Section 22G.010.440

The applicant is requesting a rezone of a portion of development area, approximately 6.69 acres/291,407 square feet of the total project area, from CB (Community Business) to R-12 MFL (Low Density Multiple Family).

(1) A zone reclassification shall be granted only if the applicant demonstrates that the proposal is consistent with the comprehensive plan and applicable functional plans and complies with the following criteria:

(a) There is a demonstrated need for additional zoning as the type proposed;

Applicant response: There is a clear and defined need for the rezone from CB to R-12, as additional housing and housing type are needed in the City of Marysville. Several sources, both regionally and locally, have fully documented this need for more units and a variety of types of housing. These include:

- a. **City of Marysville Comprehensive Plan – Land Use Element. Planning Area 11: Lakewood Neighborhood.**
- b. **City of Marysville Comprehensive Plan – Housing Element. Goal 1. HO-4, HO-8, HO-12, HO-24, HO-28.**
- c. **Lakewood Neighborhood Master Plan**
- d. **Snohomish Countywide Planning Policies. Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock. Also Objective HO 1.B and 1.D.**
- e. **Housing Affordability Regional Taskforce (HART) Report and Five-Year Action Plan.**
- f. **PSRC VISION 2050. Housing. A range of housing types ensures that healthy, safe, and affordable housing choices are available and accessible for all people throughout the region.**

It is anticipated that almost 2 million people will be moving to the four-county metropolitan region by 2050. Many Snohomish County UGAs have already exceeded their anticipated 2035 growth targets and are expected to continue to grow at a similar pace. There is also a housing affordability crisis and Snohomish County is an attractive area to those who are unable to live in King County. Large employers, including those in the high-tech industry, are expected to continuing adding thousands of jobs in the central business districts. And with the Cascade Industrial Center located across I-5 to the east of this area, which will stand to bring thousands of jobs to the area, there is an even greater need.

Therefore, in order to address and accommodate this growth, the applicant is seeking to rezone approximately 6.69 acres of CB-zoned land within the total project area (45.99 acres) to accommodate additional residential development.

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

Applicant response: Yes, the proposed rezone would be compatible with uses and zoning of the surrounding properties. Properties directly to the north of the proposal are already R-12 zoning, a portion of which is included in the overall development proposal. The rezone would allow the proposal to be developed with varying types of housing units using the Planned Residential Development (PRD) code (MMC 22G.080). Additionally, there is a clearly defined boundary on one side of the proposal, that being the BNR rail line and the city limit boundary which follows the rail line.

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

Applicant response: There are no known significant changes to the property. However, the project proposal includes parcels that are entirely zoned R-12 while a small portion (6.69 acres of the 45.99 total acreage) is zoned CB. In order to provide for a consistent PRD that includes single-family and townhome development, the rezone is necessary to change the zoning from CB to R-12.

It is also worth noting that the project proposal is considered to be located within Planning Area 11: Lakewood Neighborhood, as defined in the Marysville Comprehensive Plan. The Lakewood Neighborhood is designated as an area to accommodate a variety of housing types, including those proposed as part of this development (single-family and townhomes). While the rezone would change the defined area from commercially-zoned properties to residential, the proposed change is very small and consists of only 6.69 acres of the 740 buildable acres in the Lakewood Neighborhood (Table 4-68. Lakewood Neighborhood Land Capacity, 2011-2035).

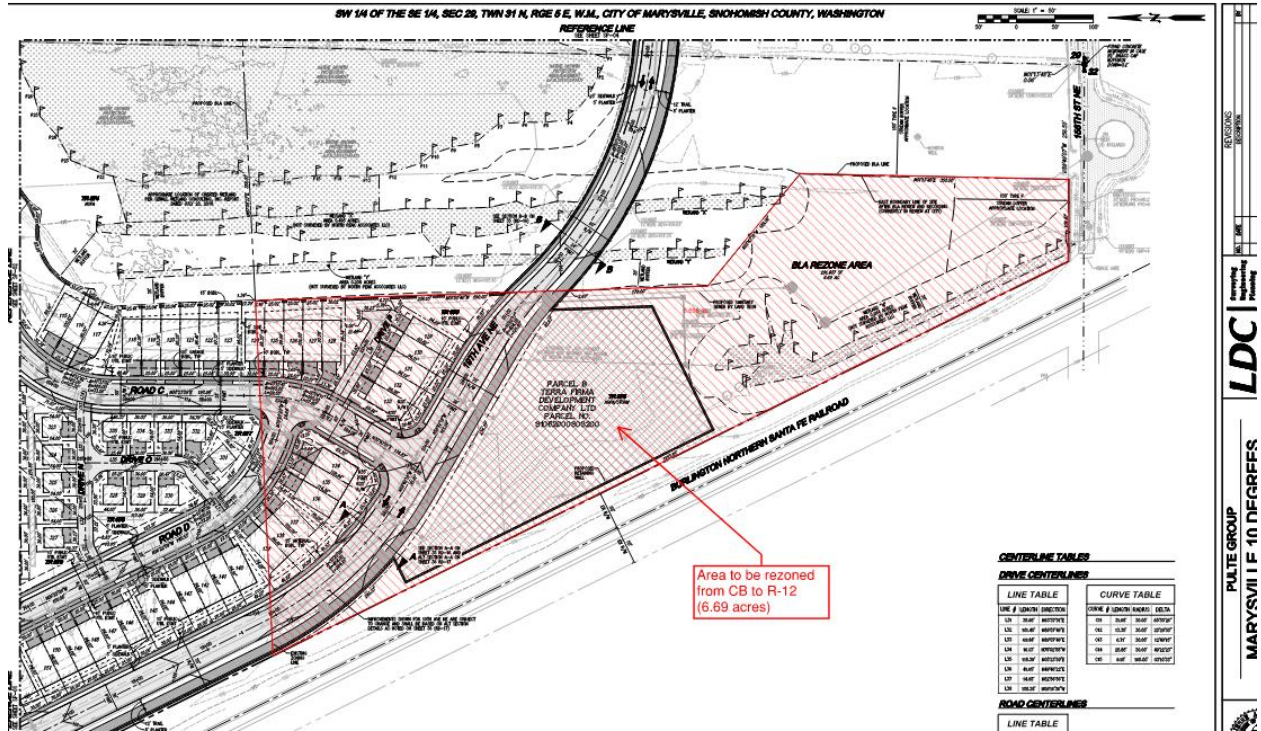
(d) The property is practically and physically suited for the uses allowed in the proposed zone reclassification.

Applicant response: As demonstrated in the narratives above, the property to be rezoned is both practically and physically suited for uses allowed in the proposed zone, which is low-density multiple family. As part of the PRD proposal, there will be 170 attached townhome units and 165 detached single-family units. The proposal will be consistent with the City of Marysville's Subdivision Code (MMC 22G.090) and Planned Residential Development Code (MMC 22G.080). All proposed uses are permitted in the R-12 zoning.

(2) Property at the edges of land use districts can make application to rezone property to the bordering zone without applying for a comprehensive plan map amendment if the proponent can demonstrate:

(a) The proposed land use district will provide a more effective transition point and edge for the proposed land use district than strict application of the comprehensive plan map would provide due to neighboring land uses, topography, access, parcel lines or other property characteristics;

Applicant response: The zoning and comprehensive plan map district boundary lines, as currently shown, do not follow any existing property boundary. Instead, they follow the same latitude line southernmost property line of Gissberg Twin Lakes Park, extending westward to the BNRR line. The rezone, as proposed, would change the boundary to extend southward and reach the southernmost existing property line that parallels the 156th St NE alignment.



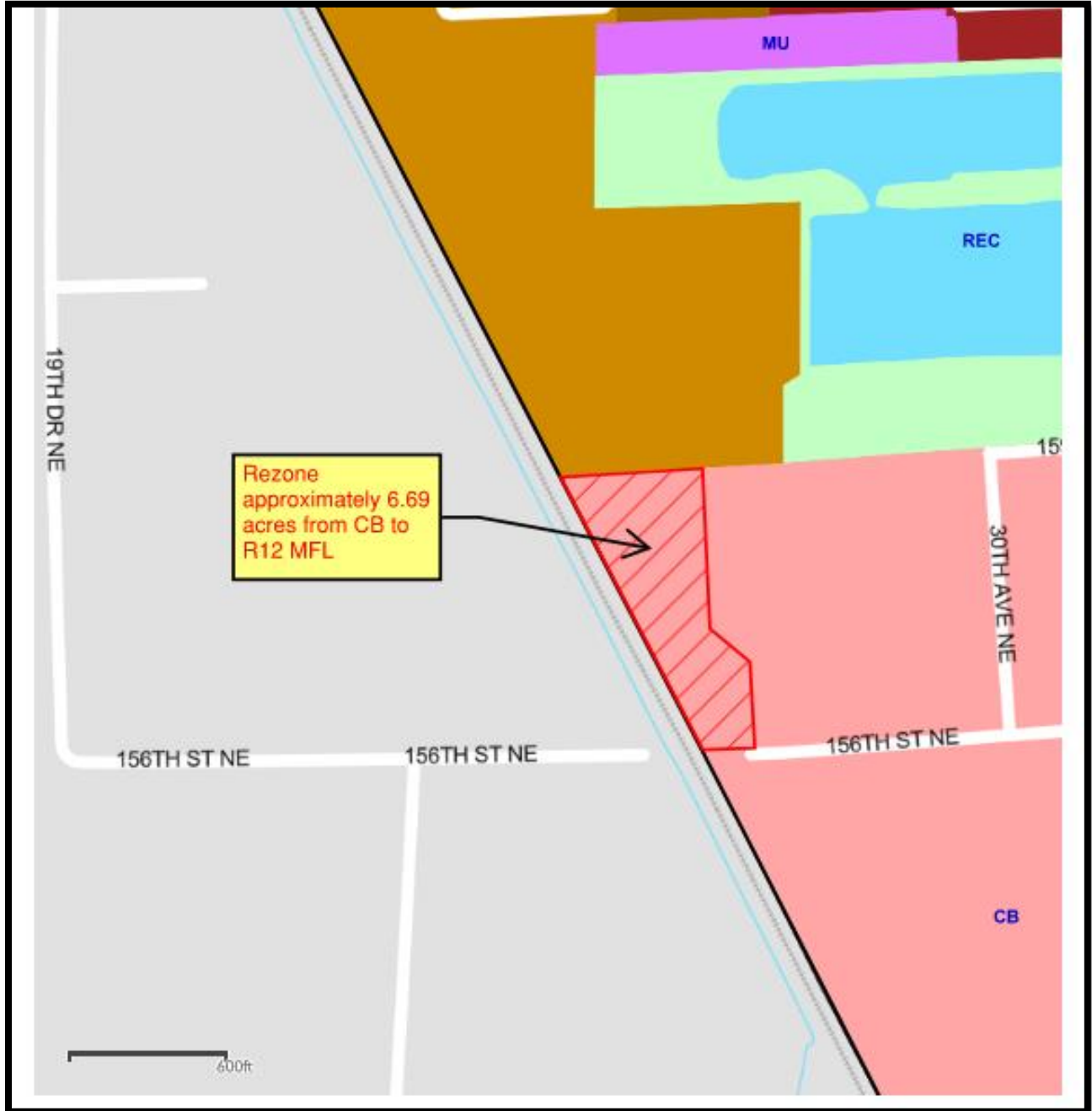
(b) The proposed land use district supports and implements the goals, objectives, policies and text of the comprehensive plan more effectively than strict application of the comprehensive plan map; and

Applicant response: As previously noted in earlier responses, the proposed land use district, R-12, would support the development of the proposed PRD, which includes 170 attached townhomes and 165 detached single-family units. It would also support the vision of the Lakewood Neighborhood Master Plan, which promotes a variety of housing options, enhanced wetland and stream buffers, natural and neighborhood-oriented open spaces, and improved multi-modal connectivity, eventually allowing for connections between 156th St NE and 172nd St NE.

(c) The proposed land use change will not affect an area greater than 10 acres, exclusive of critical areas.

Applicant response: As previously noted, the proposed land use change will only include 6.69 acres and is therefore under the 10 acre threshold.

VICINITY/REZONE MAP



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