



February 6, 2024

City of Marysville
Community Development Department
80 Columbia Ave
Marysville, WA 98270

Project Name / File No.: Minor PRD
Applicant: South Lake Ridge, LLC
Project Description: 29-lot BSP PRD
Re: Narrative

Dear Staff:

The purpose of this letter is to provide the City of Marysville with information in support of the Applicant’s request for a 29-lot BSP PRD on the property identified under the Project Description referenced below.

GENERAL PROPERTY INFORMATION

1. Date of Application: February X, 2024
2. Project Name: Minor PRD
3. Tax Parcel No.’s: 00590700017600
4. Addresses: 8512 E Sunnyside School Rd
5. Total Parcel Size: 3.88 +/- acres
6. Property Owners: Mark and Gail Minor
7. Applicant: South Lake Ridge, LLC

CONSULTANTS

Set forth below is a list of the consultants retained by the Applicant to assist in the preparation of documents supporting the Applicants Preliminary PRD/BSP application.

Project Manager	Land Pro Group, Inc	Ryan C. Larsen
Civil Engineer	SGE, Inc	Tom Abbott
Geotechnical Engineer	Terra Associates, Inc.	Carolyn Decker
Wetland Consultant	Wetland Resources Inc	John Laufenberg
Traffic Consultant	Kimley Horn and Associates, Inc.	Brad Lincoln
Landscape Architect	Origin Design Group, LLC	Krystal Lowe

PROJECT DESCRIPTION AND REQUEST

South Lake Ridge is proposing to construct a 29-lot single family residential BSP PRD, that is located on a ~3.88 ac at the southwest corner of E. Sunnyside School Rd and 87th Ave NE.

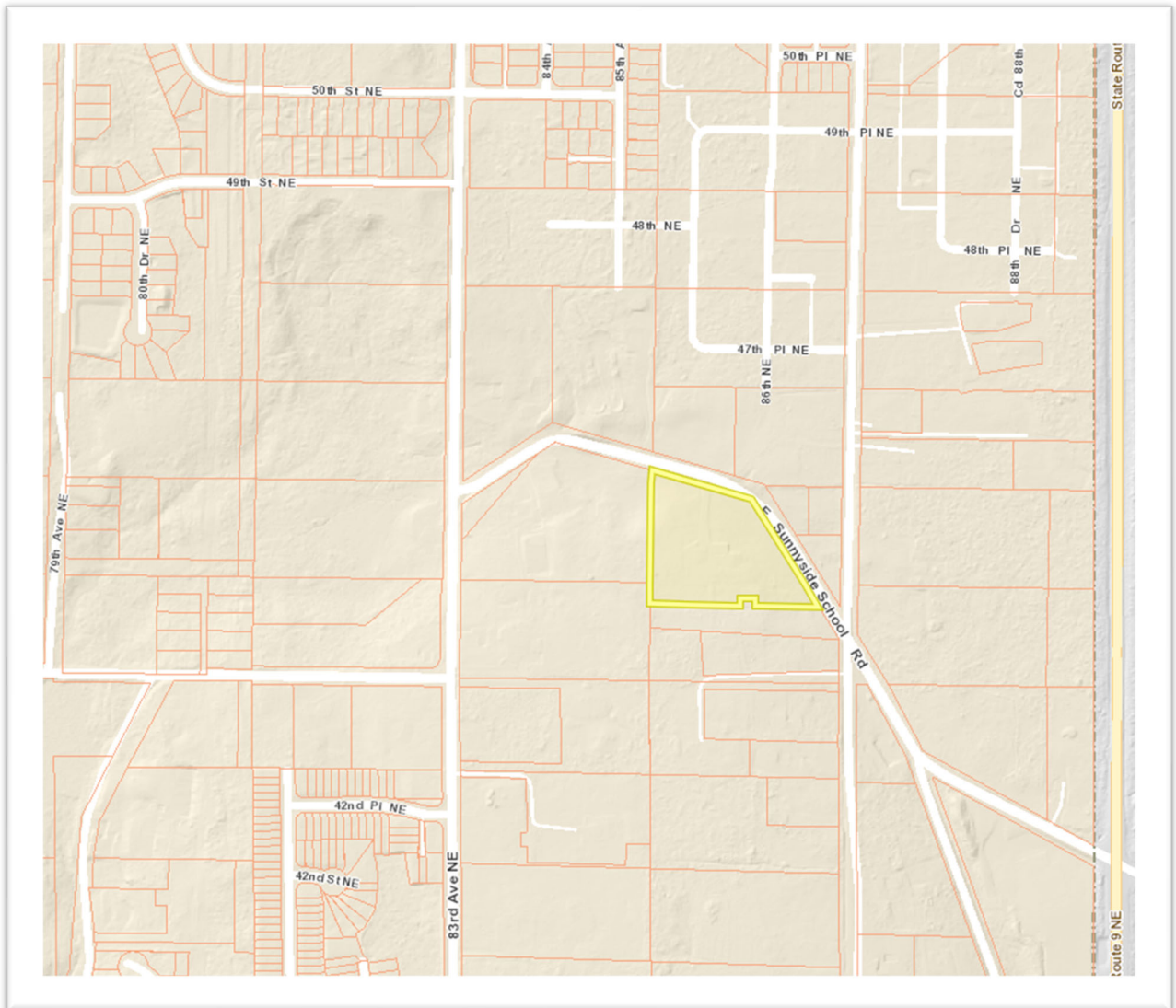
The Applicant has submitted three (3) applications which are identified as follows:

- Preliminary PRD
- BSP
- Preliminary Construction Plan

The information being provided is in support of a preliminary BSP PRD package for a 29-lot PRD zoned WR-R-6-18 Multi-Family Medium and is supported under the Marysville Municipal Code (MMC).

PROJECT LOCATION

The proposed project is located at: 8512 E Sunnyside School Rd, Marysville, WA 98270



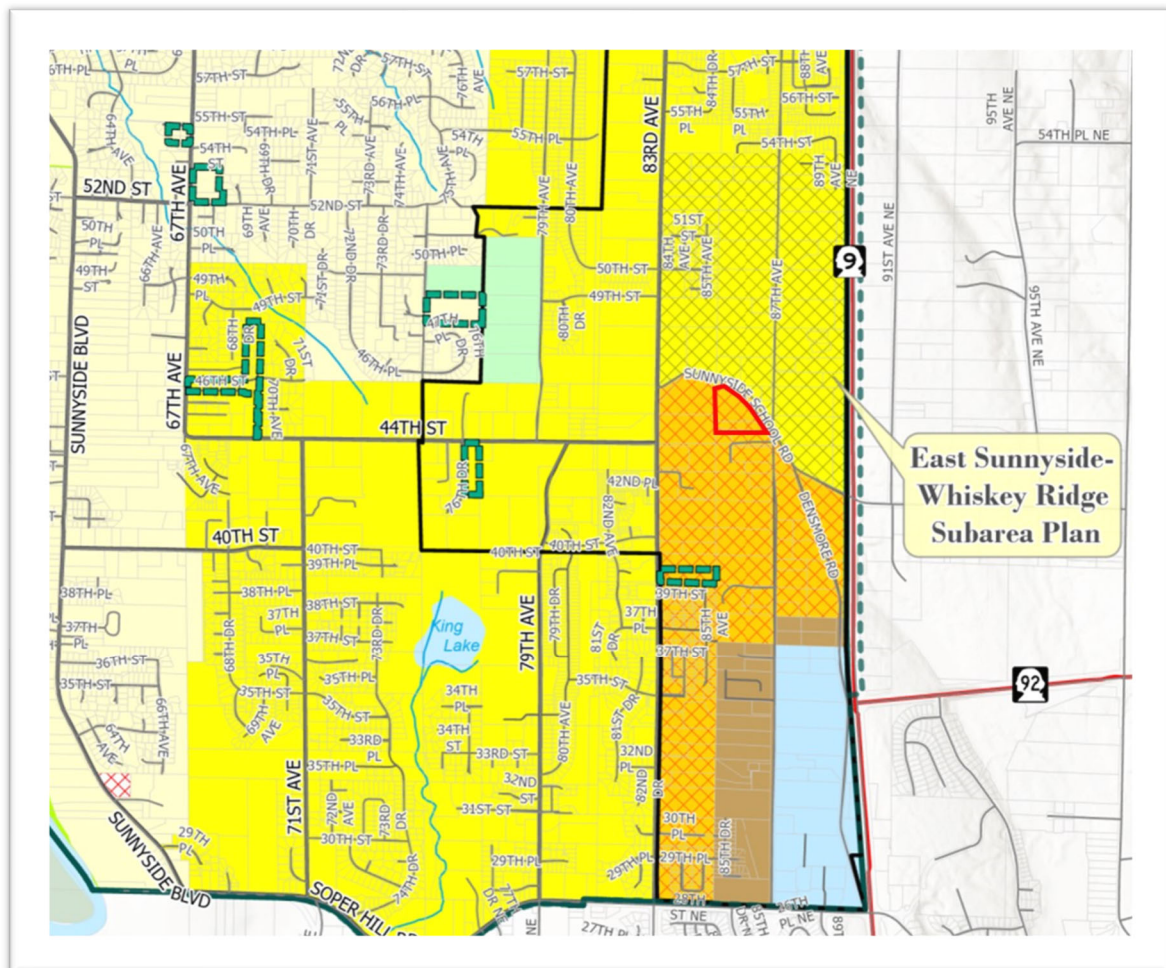
SURROUNDING PROPERTIES

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

AREA	ZONING	Comprehensive Plan
Project Site	WR-R-6-18 Multi-Family Medium	WR-R-6-18 Multi-Family Medium
North	WR-R-6-18 Multi-Family Medium	WR-R-6-18 Multi-Family Medium
South	WR-R-6-18 Multi-Family Medium	WR-R-6-18 Multi-Family Medium
East	WR-R-6-18 Multi-Family Medium	WR-R-6-18 Multi-Family Medium
West	WR-R-6-18 Multi-Family Medium	WR-R-6-18 Multi-Family Medium

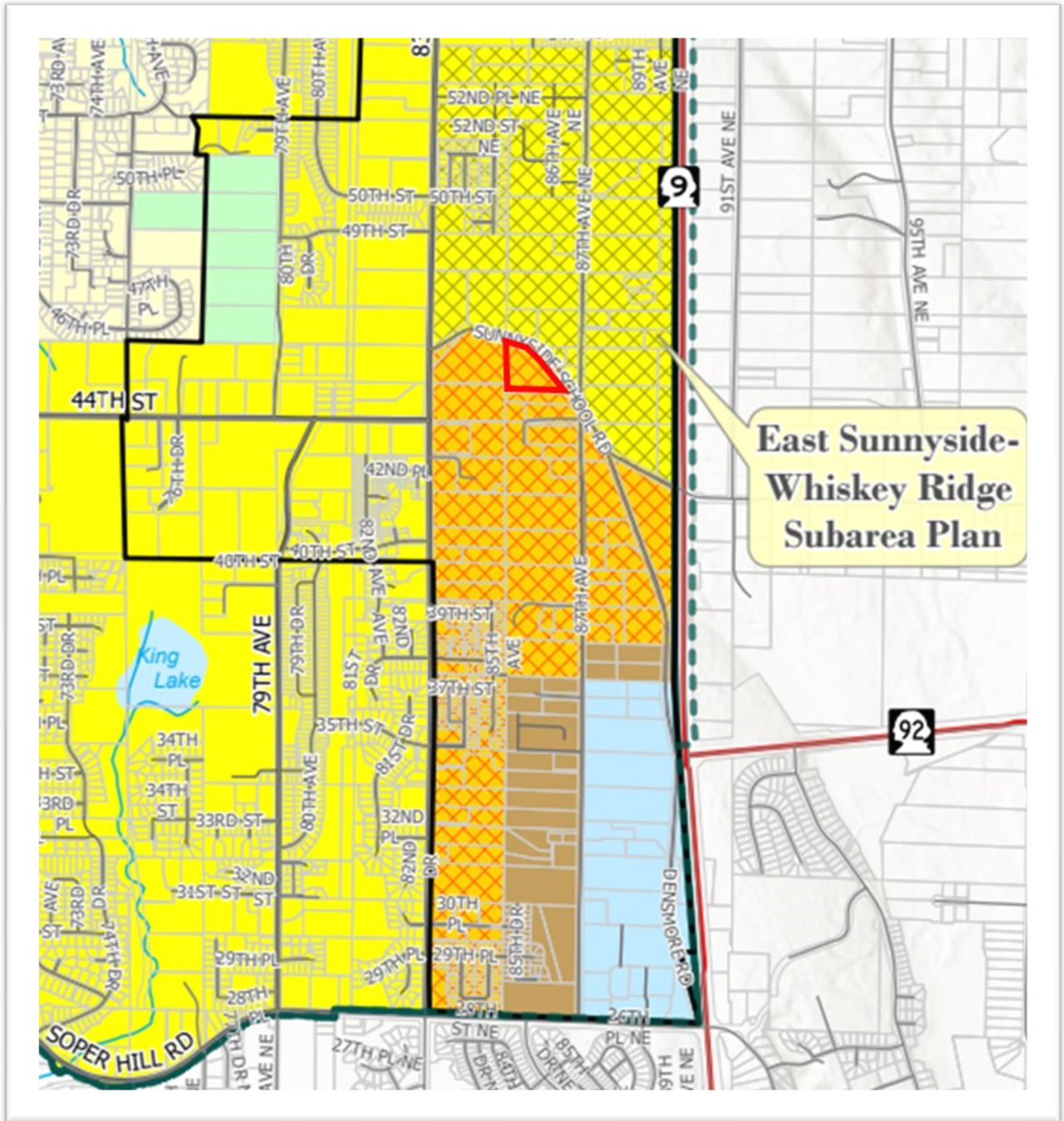
COMPREHENSIVE PLAN

The current Comp Plan designates the property as WR-R-6-18 Multi-Family Medium.



ZONING MAP

The current zoning map designates the property as WR-R-6-18 Multi-Family Medium.



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: WR-R-6-18 Multi-Family Medium

Density and Dimensional Standards:

Per MMC table 22C.020.080, density and dimensional standards are established within the WR-R-6-18 Multi-Family Medium zone and applied to the subject property as follows;

$3.88 \text{ acres} - 0.78 \text{ acres (20\%)} = 3.10 \text{ net acres}$

$3.10 \text{ net acres} \times 6 \text{ du/acre} = 18.6 \text{ dwelling units}$

Base dwelling units allowed = 19

$3.10 \text{ net acres} \times 18 \text{ du/acre} = 55.8 \text{ dwelling units}$

Max dwelling units allowed = 56

Density Proposed: 29 dwelling units are proposed

Setbacks

The Applicant intends to comply with the setback requirements per MMC 22C.010.080 including any footnotes set forth in MMC 22C.010.090 and MMC 22G.080.080 as it applies to PRD developments.

Front Yard: 10-ft (20' for garages)

Rear Yard: 10-ft

Side Yard: 5-ft

Height Limitation: 35 feet

Max Bldg Coverage: N/A

Minimum lot area: 3,500sf

PARKING

Required Parking:

Per MMC 22G.080.080, the minimum parking requirements for Single-family dwellings within a PRD is as follows;

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

Per the submitted PRD Site Plan

$29 \text{ du} \times 2 \text{ per} = 58 \text{ spaces}$

$29 \text{ du} \times 1 \text{ per guest} = 29 \text{ spaces}$

Total spaces required = 87 spaces

Parking Provided:

2 spaces in garage and 2 in driveway = 116 spaces

LANDSCAPING

Landscaping plan is proposed consistent with MMC 22C.120. The project has been designed in accordance with the requirements of this chapter. Landscaping plans will be submitted at time of with the preliminary plan and

a final landscaping plan with civil plans.

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. 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;

Gross Site Area: 169,001 sf
Net Site Area: 135,201 sf
15% × 135,201 SF = 20,280 sf required open space
35% × 20,280 SF = 7,098 sf required active open space

The site is designed to provide 20,913 sf (0.48 ac) of open space and 7,326 sf (0.19 ac) of active open space.

STREETS AND ACCESS

Streets Internal: Units will be accessed via a 50' ROW to be constructed throughout the subject development per the preliminary plans submitted herewith. The proposed ROW has been designed to meet EDDS Standard Plan 3-218-001 and shall be dedicated to the City of Marysville upon final plat recording.

Access: One point of access will be provided from our internal Road A to the west through the future project of Cornelius Lacey. Road A will lead out to 83rd Ave NE to the west. In addition, a future connection is provided to the southern property (abutting parcel (APN 00590700018700)).

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.*

CRITICAL AREAS

There are no critical areas on-site.

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/Ziplay
Garbage:	City of Marysville	Police:	City of Marysville

Storm Water:	City of Marysville	Fire:	Marysville Fire District Rfa
Telephone:	Verizon	School:	Marysville School District 25
Electricity:	Snohomish County PUD	Hospital:	Providence

COMPLIANCE WITH MMC 22G.050.080(2)

This section is to demonstrate the compliance of the proposed PRD / BSP (Minor 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.

APPLICANTS RESPONSE: The proposed PRD / BSD complies with all applicable laws and plans of the City of Marysville, inclusive of the Whiskey Ridge Subarea Plan.

- Quality Design. The development shall include high quality architectural design and well-conceived placement of development elements including the relationship or orientation of structures.

APPLICANTS RESPONSE: The proposed PRD/BAD 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. 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;

APPLICANTS RESPONSE: The proposed PRD/BSD 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 26,815 SF of open space and recreational facilities within the project including a total of 8,520 SF of active open space.
 4. Landscaping is provided throughout the Project. Screening is provided from adjacent developments by a combination of fencing and landscaping; and
 5. Housing to be constructed within the project will employ most recently-adopted energy code efficiencies.
- **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.

APPLICANTS RESPONSE: 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 in terms of design, character, appearance, and value.

- **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.

APPLICANTS RESPONSE: The project provides open space and recreation area by incorporating an active and general open space recreation facility located on top of the storm detention tract in the eastern portion of the site. The site provides the following types of recreational opportunities:

Active Open Space: A total of 7,326 SF of active open space is provided

Open Space: A total of 20,913 SF open space is provided.

- **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.

APPLICANTS RESPONSE: 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 116 on-lot parking spaces. In addition, on-street parking stalls provided within the right-of-way where available.

A minimum of 116 parking stalls are provided, against a minimum required 87 parking spaces. The proposed parking exceeds the requirements of the City's codes.

- 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.

APPLICANTS RESPONSE: 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 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.

APPLICANTS RESPONSE: A homeowner's association will be established and recorded as the result of final BSP 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.

South Lake Ridge, LLC

By: Land Pro Group, Inc., Authorized Representative



By: Ryan C. Larsen, VP Land Development