



June 18, 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: 45 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., Ryan C. Larsen, VP Land Development

#### **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	Ryan C. Larsen
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

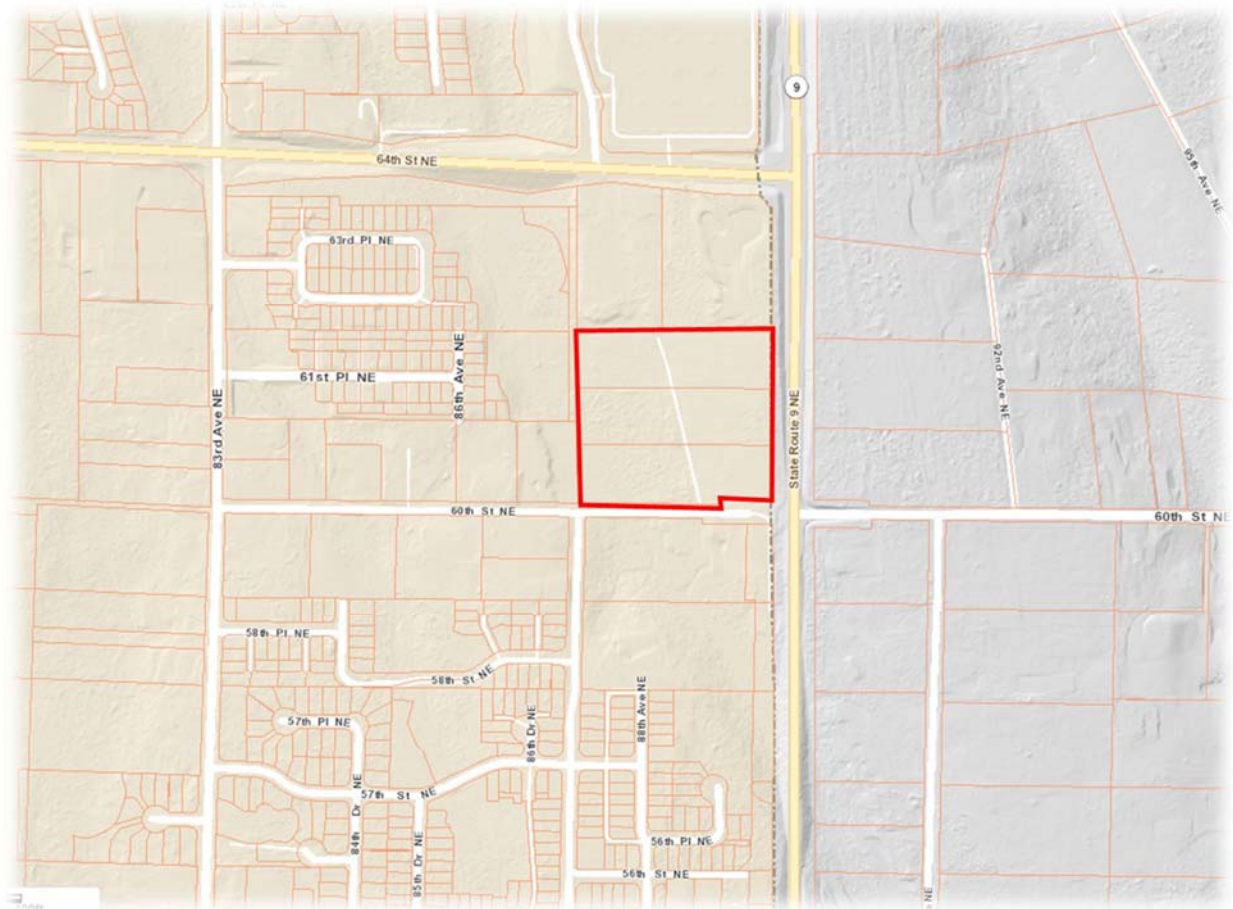
The Applicant is proposing a 45-lot Subdivision, on property currently zoned as CB-WR within the Whiskey Ridge Master Plan. The Applicant intends to rezone the site to R-18 to match the adjacent zoning to the west and propose a PRD. A separate rezone narrative and material will be provided.

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.





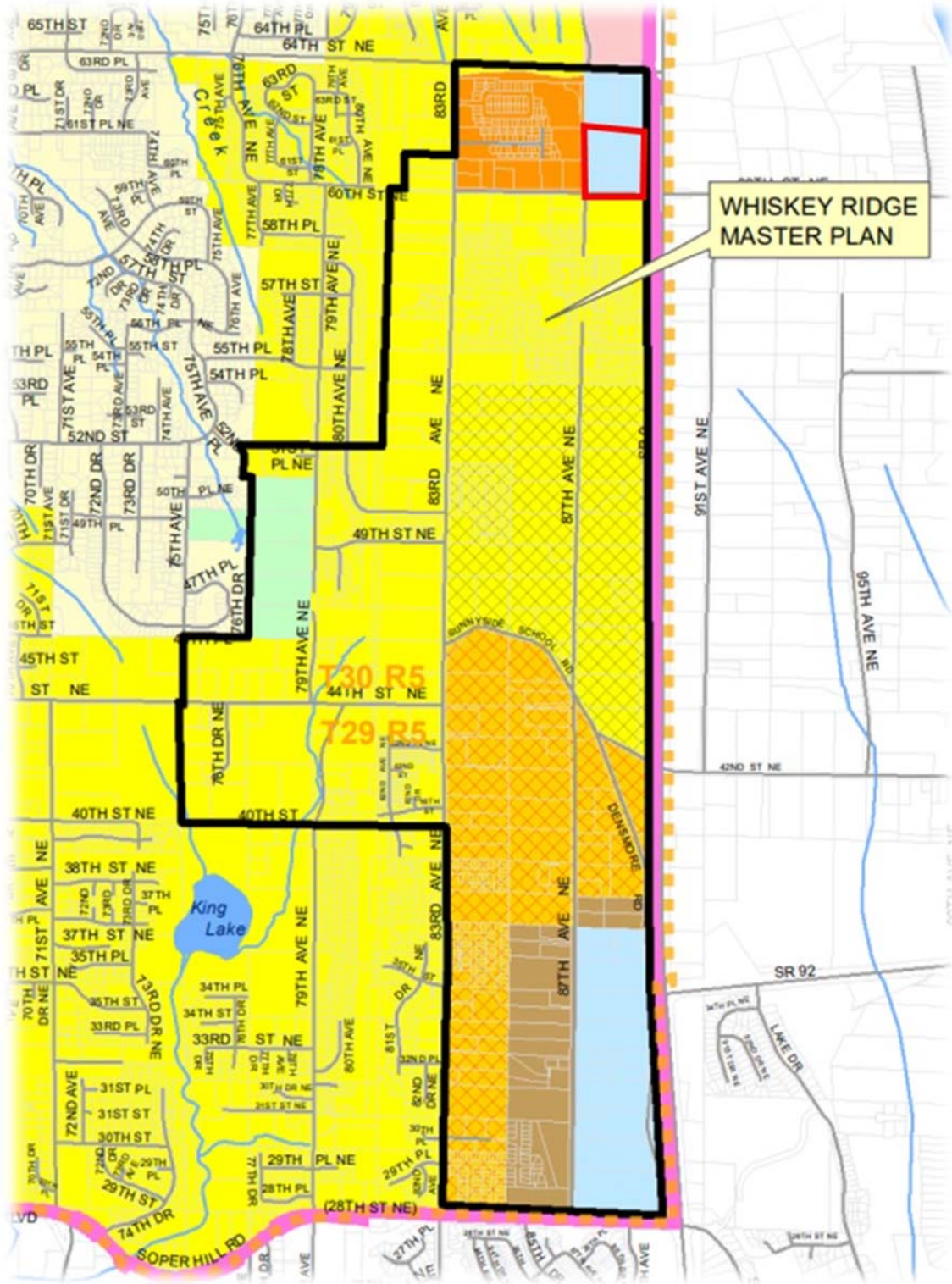
**SURROUNDING PROPERTIES**

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-5 w/ R/UTA	Single Family Residence
East	WR-R-6-18 WRMFM	SR-9 ROW
West	R-18	Single Family Residence & Wetlands

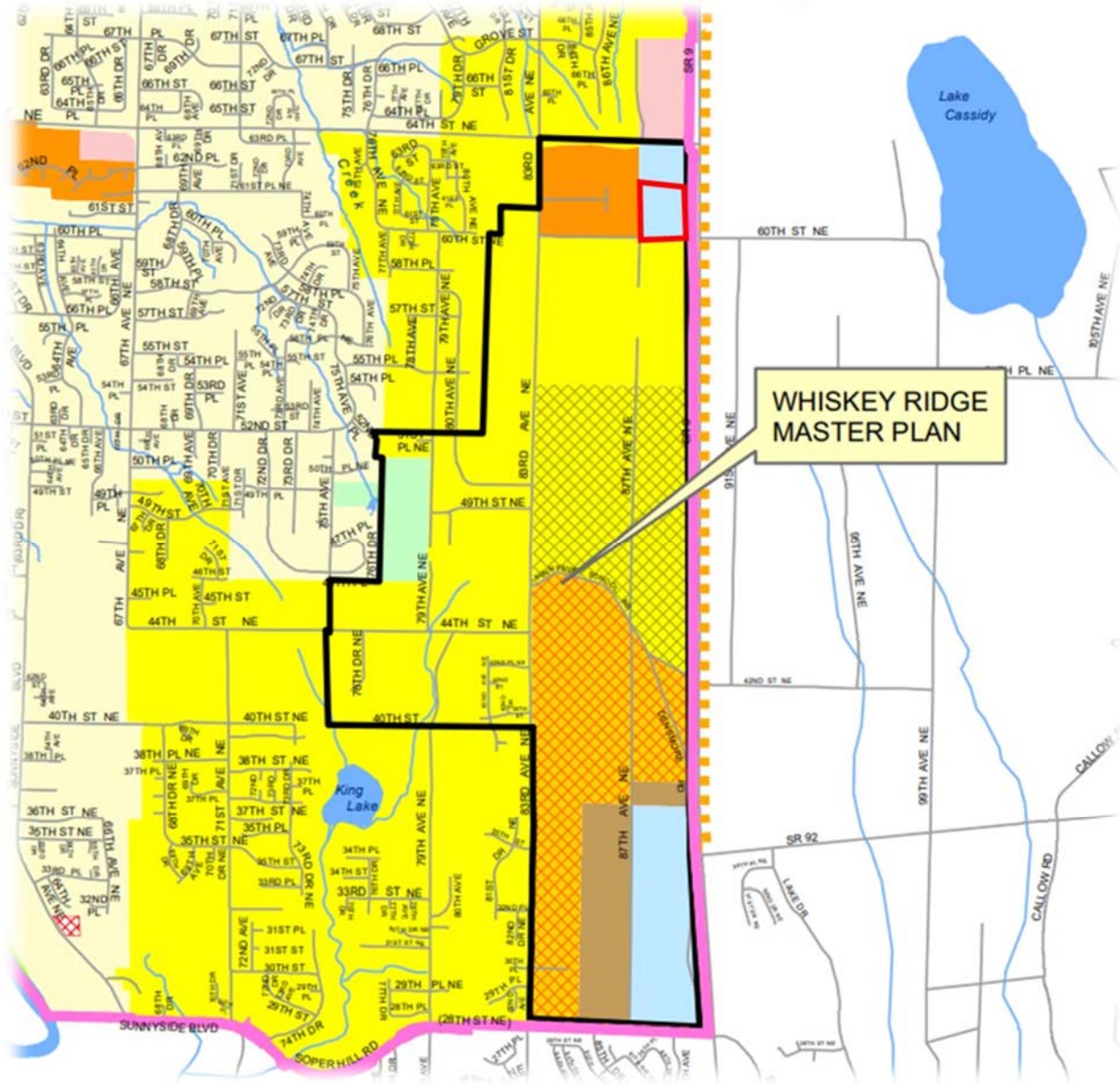
COMPREHENSIVE PLAN

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-18.

## 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-18. 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-18 zone is 18 dwelling units per acre, with a maximum density of 27 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 (No RDI are proposed):

### NET DENSITY CALCULATIONS

GROSS SITE = 435,992 SF (10.01 AC)

CRITICAL AREAS = 54,610 SF (1.25 AC)

ROW = 76,974 SF (1.77 AC)

ACCESS/ALLEYS = 17,701 (0.41 AC)

NET = GROSS - CRITICAL AREAS & ROW/ACC

NET = 435,992 - 54,610 - 94,678 = 286,707 SF (6.58 AC)

REZONE: R-18 (18 DU/AC)

**DENSITY = 6.58 NET ACRES X 18 DU/AC = 118.47**

**BASED DWELLING UNITS ALLOWED = 118 DU**

Density Proposed:

**45 lots are proposed** on the subject property.

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

45 du × 2 per = 90 spaces

45 du × 1 per guest = 45 spaces

**Total spaces required = 135 spaces**

Parking Provided:

As shown on the site plan referenced above, 180 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 calculation are as follows;

Net Project Area = 286,707 sf

15% × 286,707 SF = 43,006 sf required open space

65% × 44,128 SF = 27,954 sf critical are and buffer

35% × 44,128 SF = 15,052 sf active open space

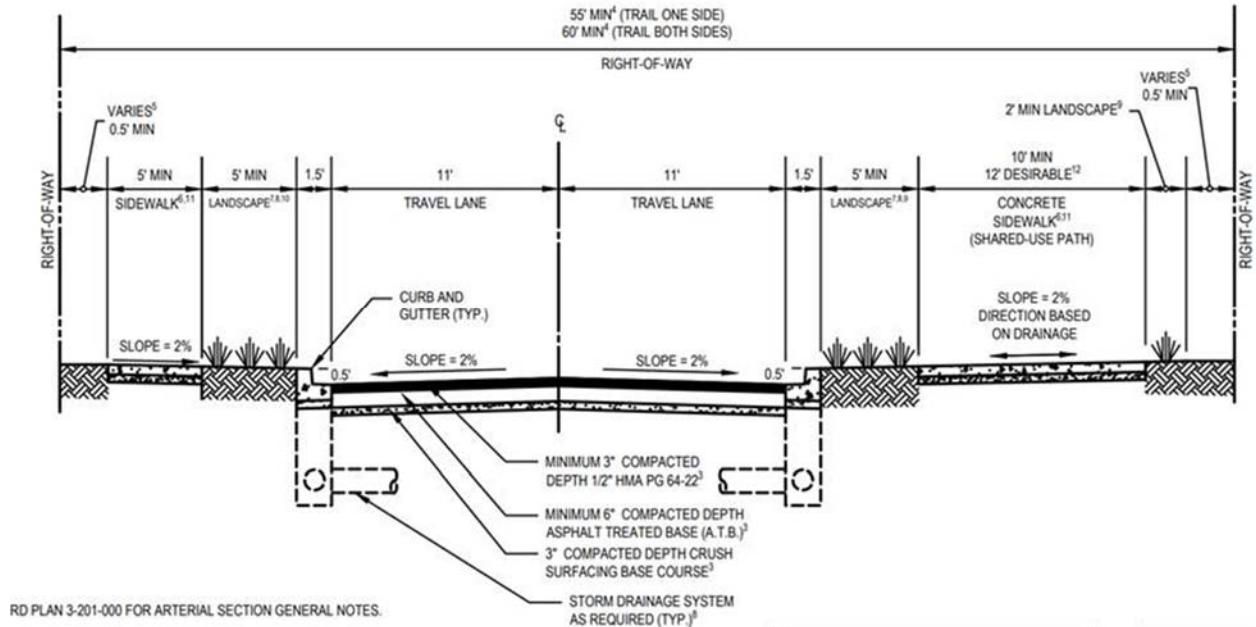
The site is designed to provide 43,265 sf (0.99 ac) of open space; 27,954 sf (0.64 ac) of critical area (Tract 999); and 15,311 sf (0.35 ac) of active open space (Tract 998)

## **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/south 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.

