

May 5, 2016

City of Monroe
Attn: Kristi Kyle
Community Development
806 West Main Street
Monroe, WA 98272

**RE: Klier-Parmenter PRD
Project Narrative**

The Klier-Parmenter PRD Project is an approximately 25.35 acre residential project including 3 parcels in the northeast section of the City of Monroe. The proposed development is summarized by the following characteristics and narrative:

Property Address:	13407 Chain Lake Rd, Monroe, WA 98272
Tax Parcel Number:	28073100200901, 28073100100400, 28073100100300
Zoning:	R-4
Comprehensive Plan Designation:	R-4
Property Area:	Approximately 25.35 Acres
Proposed Residential Units:	88 Single Family Homes

Site Description

The existing parcels are either vacant or occupied by single family homes with various outbuildings and are generally flat with some existing grades up to 20% slopes. No steep slopes are located on or adjacent to the project site. All existing residences on site will be removed along with any outbuildings. The site is bounded to the north and east by unincorporated Snohomish County with single family homes. To the west lie single family homes with R-4 zoning and Chain Lake Road. To the south are single family homes with R-4 zoning.

A total of three Category 2 wetlands are located on the property. The existing wetlands and buffers total about 7.5-acres of the total property area. Two wetlands are located on the south side of the Parmenter property and one wetland on the northeastern corner of the Klier property. The Parmenter wetlands are part of a larger wetland that sits south of the project site and are connected.

Frontage

The site fronts along the east side of Chain Lake Road between Brown Road and Country Crescent Boulevard.

Site Access

Site access will be provided via a public road accessing off of Chain Lake Road. All units will have a garage with a driveway in front of the garage that will meet the minimum dimensions to count as two parking stalls per home. Public roads will either be looped through the site or end in a cul-de-sac.

PRD Requirements

This project satisfies the PDR requirements found in MMC 18.84.080 as follows:

- a. Each PRD shall provide a minimum dedication of park and recreational usable open space within the PRD as shown in Table 1.

Response: Recreation open space of at least 79,200 sf (900 sf x 88 units) shall be provided. A total of 79,254 sf recreation open space is provided at the east end of the Klier Property, at the termination of Road A.

- b. A bonus shall be granted for such park and recreational open space retention and development as provided under MMC 18.84.150. All of the park and recreational open space land for which a bonus is obtained shall be exclusive of critical areas and their buffers required to be preserved under Chapter 20.05 MMC. Where critical areas and their buffers are included in the open space areas dedicated within a PRD, a separate calculation shall be provided for the park and recreational open space area, exclusive of critical areas and their buffers, for determination of compliance with the minimum park and recreational open space requirement.

Response: Critical areas and buffers are NOT included as part of the recreation open space. Wetland mitigation is being provided to reduce the buffer from 100-ft to 75-ft in this area.

- c. In addition to the park and recreational open space dedicated under subsection (A) of this section, within each PRD, additional open space for recreational opportunities may be provided. The value of such open space land may be applied towards the total park mitigation fee as a credit. The dedication of such park and recreational open space land shall be subject to prior city approval. Land value used as a credit towards park mitigation shall not be applied towards the park and recreational open space bonus provided under MMC 18.84.150.

Response: Not Applicable

- d. A PRD shall provide mitigation for impacts to the city's park and recreation system in accordance with Chapter 20.10 MMC.

Response: All park impact fees will be paid by the applicant at the time of final approval, per MMC 20.10.

- e. As part of the review of a final PRD, the city shall review the proposed homeowners' association bylaws to ensure they provide for sufficient assessments to assure the retention and continued maintenance of all open space and recreation areas. In addition, the city may require a reasonable performance or maintenance assurance device.

Response: Requirement will be met. CC&Rs will be provided at a date closer to final PRD approval.

- f. The city may permit an increase of building heights for buildings or structures in the interior of a PRD in exchange for a reduction of building heights for buildings or structures near the perimeter of a proposed site; provided, that such an increase does not unreasonably impair the scenic views in the surrounding area.

Response: Requirement will be met. No height modifications are requested.

- g. Housing Standards. Housing standards shall require the mixing of housing styles to eliminate repetition in block/street frontage and housing design.

Response: Requirements to be met. Various architectural elements will be incorporated into home design as listed in numbers 1 through 12 and submitted during building permitting.

- h. Street and Site Design Standards. All PRDs should fulfill the standards set forth in the city of Monroe public works and construction standards.

Response: Requirements to be met. Mailbox location, lighting, noise, heating, waste removal, landscaping, parking, lot sizing, impervious surface area, and public notice signage shall adhere to requirements 1 through 16. Note: all lot sizes along the perimeter of the development are greater than 75% of the underlying zone ($R-4 = 7,500 \text{ sf} * 75\% = 5,625 \text{ sf}$ minimum perimeter lot size).

- i. Park and Recreational Usable Open Space. A PRD shall provide a detailed description of the requirements for parks and open space including the incorporation, dedication, specifications and placement.

Response: Requirement met. Useable park and open space is provided in Tract 997 and meets the requirements listed in numbers 1 through 13.

- j. Landscaping Design Standards.

Response: Requirement met. Landscaping will meet the standards set forth in numbers 1 through 3. Landscaping plans are provided with the PRD submittal.

- k. Density Determination for a PRD. The intent of the PRD is to provide an exchange of density for the proper integration, placement, and dedication of open space, parks, and trails within the city of Monroe. The city of Monroe provides an increase in the density of a development for the amenities described within these standards.

Response: Requirement met. Maximum density of the site is per MCC 18.10.010 as follows: $(25.35\text{-ac} * 43,560 \text{ sf} = 1,104,246 \text{ sf} * 0.8 / 7,500 \text{ sf} = 117.8 \text{ units}) \Rightarrow 118 \text{ units}$ allowed. A total of 88-lots are being proposed.

- l. There shall be a minimum lot size within each residential zoning district as shown in Table 1. Actual size of the lots may vary from the minimum lot size of the specific residential zoning district to large single-family tracts. Duplexes may be placed on lots of at least one and one-half the minimum lot size of a single-family dwelling unit and shall not make up more than fifteen percent of the total number of units allowed by the density calculation.

Response: Requirement met. Per Table 1, R-4 Zoning, minimum lot size is 4,500 sf. All lots within the development exceed 4,500 sf.

- m. The city may allow other modifications of the zoning code, except as prohibited elsewhere in this chapter or the specific design standards.

Response: Noted. No other modifications are being requested for this PRD.

- n. A PRD located within the R-4 zoning district containing six acres or more must contain a minimum of three lot sizes separated by at least a one thousand square feet threshold. No single lot size may make up more than fifty percent or less than fifteen percent of the total lots.

Response:

- o. A PRD located within the R-4 zoning district containing less than six gross acres must contain a minimum of two lot sizes separated by at least a one thousand square feet threshold. No single lot size may make up less than twenty-five percent of the total lots.

Response: Not Applicable

We look forward to working with you, and appreciate your review, input and assistance.

Sincerely,



Jeremy Sather, PE
LDC, Inc.