

LAND RESOLUTIONS

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September 20, 2016

City of Monroe
Kristi Kyle
806 West Main Street
Monroe, Washington 98272

Re: **WORTHINGTON HEIGHTS** ~ Project Narrative

Project Design Team

Joseph Smeby ~ Omega Engineering (425) 387-3820 joe@omega-eng.com
Krystal Lowe ~ Origin Design Group (425) 346-1905 origindg@gmail.com
Edward Koltinowski ~ Gibson Traffic (425) 339-8266 edwardk@gibsontraffic.com

Project Contact

Ry McDuffy ~ Orca Land Surveying (425) 258-4438 ry@orcalsi.com
& Land Resolutions

Dear Ms. Kyle,

All of the information within this narrative will also be found on the preliminary plat map Sheet 1 of 1 and other reports or maps in the application presented to the city for review and approval.

The current owners of this property are Carroll Harder, Michael Wilton, and Purple Shoe Investments, LLC. On behalf of our client Carroll Harder, whose mailing address is 18811 134th Street SE, who can be reached at 425-239-9510, we would like to submit the following project narrative.

The project consists of the following tax parcel numbers: 28063600200100, 28063600200700, 28063600101800, and 28063600101500.

The site addresses for the existing parcels are 18515, 18613, 18717 & 18811 – 134st Street SE, Monroe, Washington 98291.

This property within this application contains 860,057 square feet or 19.74 acres.

The current zoning of the property is UR 9,600, and we are requesting a rezone to R4.

Worthington Heights is being proposed as a 106-lot subdivision using the City Of Monroe's PRD codes. The project may be developed in one phase or up to four phases.

Density on the project is calculated as follows

$860,057 \times 0.80 = 688,045.6 / 7,500 = 91.739$ units

$91.739 \text{ units} \times 0.30 = 27.522$ bonus units.

$91.739 \text{ units} + 27.522 \text{ bonus units} = 119.261$ units.

We are proposing **106** units in this application.

There are no critical areas on site.

Tract 997 and 998, which encompass 61,142 square feet shall be utilized for the required useable open space and play structures for the residences in the development.

All existing trees and brush shall be removed within the proposed lots, roads and Tracts 997, 998 and a portion of tract 999. All other trees shall be preserved and protected within this subdivision except for any tree that is determined to be dead, diseased or a hazard tree.

This development shall have house styles that comply with MMC 18.84080.G, those together with the fact that there shall be less infrastructure for the city to maintain in the future and Tracts 997 and 998 to be used by the residences as recreational area shall be an enhancement to the area and the community.

Thank you in advance for reviewing this project with us and we look forward to working with you to complete this application and project. If you have any questions or comments concerning this application or project feel free to contact me at (425) 258-4438 office, or my cell, (425) 231-5050.

Sincerely,



Ry McDuffy
Land Resolutions
2016-057