Decision of the Community Development Director

November 7, 2016 **Lake Apartments Site Plan** **SITE2016-02**

A. PROJECT DESCRIPTION AND REQUEST

The applicant, Same Investments, has submitted an application for a site plan approval to build a 112 unit apartment complex on approximately 10.33 acres (approximately 449,974.8 square feet). The project is located in the Multi-Family Residential (MR6000) zone. The Comprehensive Plan designation is "Multi-Family". Development standards, including required street improvements and associated clearing and grading of the site and installation of all utilities (sewer, water, storm, power, gas, telephone, cable and telecommunications etc.) have been reviewed against the applicable sections of the Monroe Municipal Code. The site plan will be processed in accordance with the standards found in Monroe Municipal Code Title 18 ("Planning and Zoning").

B. GENERAL INFORMATION

1. Applicant/Contact Person: Jeff Burdette, Same Investments Co., LLC., 636 120th Avenue NE, Suite A200, Bellevue, WA 98005

2. General Location: The site is located at 18727 Blueberry Lane, in Section 1, Township 27 North, Range 6 East of the Willamette Meridian, Snohomish County Tax Assessor's Parcel No. 27060100206000.

3. Address of Property: 18727 Blueberry Lane, Monroe, WA.

4. Description of Proposal: Site plan approval for a 112 unit apartment buildings with associated parking (approx. 223 spaces), lighting, landscaping and drainage facilities. Storage buildings are also proposed, for use by apartment residents only.

5. General Description: The site is located on the north side Blueberry Lane, South of SR 2 and West of N. Kelsey Street. There are no critical areas located on the site. The property has street frontage on Blueberry Lane and frontage improvements have already been installed.

6. Acreage: Approximately 10.33 acres or 449,974 square feet.

7. Comprehensive Plan Land Use Designations, Zoning Designation, and Existing Land Uses of the Site and Surrounding Area:

DIRECTION	LAND USE DESIGNATION	ZONING	EXISTING USE
Project Site	Multi-Family	Multi-Family Residential (MR6000)	Vacant
North	Transportation & General Commercial	Public Open Space (PS) & General Commercial (GC)	Railroad & SR 2
South	Multi-Family	Multi-Family Residential (MR6000)	Residential
East	Multi-Family	Multi-Family Residential (MR6000)	Vacant
West	Multi-Family	Multi-Family Residential (MR6000)	Multi-Family Residential

8. Public Utilities and Services:

Water:	City of Monroe	Gas:	Puget Sound Energy
Sewer:	City of Monroe	Cable TV:	Comcast
Garbage:	Republic Services	Police:	City of Monroe
Storm Water:	On-Site	Fire:	Snohomish County
Telephone:	Verizon	School:	Monroe School District
Electricity:	Snohomish ~~County~~ PUD #1	Hospital:	Evergreen Health

C. FINDINGS OF FACT

1. Application: The site plan application was received by the City of Monroe on May 27, 2016. The application was deemed complete on June 9, 2016. Decisions on site plans are made by the Community Development Director.

2. City of Monroe Comprehensive Plan and Zoning: The City of Monroe 2015-2035 Comprehensive Plan Future Land Use Map designates the property as "Multi-Family". The Property is zoned Multi-Family Residential (MR 6000).

   The City of Monroe 2015-2035 Comprehensive Plan Table 3.07 provides the following description of the "Multi-Family" land use plan designation:

   > *"Multi-Family*. This designation shall provide for multiple-family residential developments at a range of densities between 12 and 25 dwelling units per acre where the full range of public facilities and services to support urban development exist. Generally, this designation is appropriate for land that is located convenient to principal arterials and to business and commercial activity centers. This designation is intended for areas of infill housing such as the Downtown and the western area of the West Main Street corridor as well as for senior housing developments and other special housing groups".

3. Public Notification and Comments: Public notice for the application was provided in accordance with the requirements of MMC section 21.40.010. A Notice of Application was published, posted, and mailed on June 28, 2016. The Washington State Department of Archaeology & Historic Preservation (DAHP) submitted comments on July 12, 2016, in response to the Notice of Application and requested that the applicant provide a professional archaeology survey of the site prior to ground disturbance. The applicant completed the professional archaeology survey dated September 7, 2016.

The survey's findings were reviewed by DAHP (letter dated September 20, 2016) who concurs with the survey and recommended that no further archaeological oversight is required.

4. Environmental Review: A Determination of Nonsignificance (DNS) was issued, published, posted and mailed on September 27, 2016. The DNS provided a comment period ending on October 11, 2016 and an appeal period ending on October 18, 2016. One comment was received from Snohomish PUD #1 stating that PUD has sufficient electric system capacity to service the proposed development.

5. Density and Dimensional Standards: Per MMC section 18.10.050 Zoning Land Use Matrix, and MMC section 18.10.140 Commercial/Industrial Zoning District Bulk Requirements and Table C, the development shall comply with the following standards for the Multi-Family Residential (MR 6000) zone:

Minimum lot size:	4,000 square feet
Minimum lot width:	45 feet
Minimum front yard setback:	10 feet
Minimum side yard setback:	5 w/total of 10
Minimum rear yard setback:	20 feet
Maximum building height:	35 feet
Maximum lot coverage:	75 percent

Table A

– Residential Zoning District Bulk Development Requirements

	Residential[1,2]	
	Single-Family	
	Multifamily	
	Mid-density Multifamily **Small Lot Single-Family**	
	MR 6,000/PO[3]	
	Standard	**PRD**
Minimum Lot Size, in sq. ft.[4,5,6]	4,000	2,500
Minimum Lot Width[8,9,10]	45	40
Maximum Lot Coverage	75%	75%
Maximum Building Height	35	35
Front Yard Setback[11]	10	10

Side Yard Setback[12]	5 w/ total 10	5 w/ total 10
Rear Yard Setback[13]	20	20
Landscape Buffer[14,15]	5	10

Notes:
1. MMC 18.12.200 defines residential lot requirements for the DC zone and MMC 18.10.140(B) defines residential lot requirements for mixed use zones.
2. The city will provide development incentives, by zoning district, as defined under the PRD columns for single-family and multifamily infill projects, south of US 2 and less than three acres in size, when the proponent designs projects that meet the Infill, Multifamily, and Mixed Use Design Standards, unless otherwise restricted. The density bonus and development modifications will not require an additional open space dedication as required in MMC 18.84.080 for planned residential developments.
3. The mid-density multifamily category includes the MR 6,000 and PO zones; however, the PRD standards only apply to MR 6,000 zone per Chapter 18.84 MMC unless otherwise restricted in this title.
4. Lot size is per dwelling unit unless otherwise specified.
5. Lot sizes for residential zoning districts may be reduced up to thirty percent to accommodate limited density transfers attributable to critical areas as authorized by MMC 20.05.070(I).
6. Duplexes are allowed at one and one-half times the underlying minimum lot size.
7. Refer to the open space and public use matrix for nonresidential standards (Table D).
8. To maintain proportionate lots, the minimum lot width-to-depth ratio for single-family lots will be approximately 1:2; that is, the lot depth should be approximately two times greater than the lot width. When townhomes or other attached housing units are built on separate lots, the lot width-to-depth ratio will be approximately 1:4 and the lot width can be reduced to twenty-five feet. There will be no minimum lot width or width-to-depth ratio for low-rise multifamily apartments/condominiums to maintain flexibility for lot configuration.
9. All lots shall have access to a public street and meet the minimum lot width requirement along the frontage. Lots fronting a cul-de-sac shall meet the minimum lot width at the building setback line.
10. Lots with access to a public street via private access easement or panhandle shall have a minimum frontage of not less than twenty feet in width at the public street and shall meet the minimum lot width at the setback line measured from the end of the panhandle or easement where it joins the wide portion of the lot. An access easement or panhandle shall be a minimum of twenty feet wide along its entire length; the remainder of the lot shall provide adequate area to comply with the bulk development requirements.
11. The standard front setback for zones that allow single-family uses is ten feet to the living area and twenty feet to the garage, unless otherwise specified. Front setbacks in zones that allow single-family uses along arterials will be twenty feet for both living area and garage.
12. When townhomes or other attached housing units are built on separate lots, a zero setback between units is permitted in allowed zones. The outside setback for attached housing units abutting a ROW, separate detached unit(s), or different zone will be ten feet.
13. The rear setback can be reduced to ten feet if parking is underground or in a structure underneath the unit for multifamily developments or parking is accessed off an alley/private drive to the rear and provides a maximum backup area of twenty feet including the alley or private lane.
14. The landscape buffer is along the perimeter of the lot.
15. The PRD landscape buffer is required along the outside of the development where it abuts a standard subdivision or different zoning district. This landscaped buffer may coincide with required open space.

6. Streets and Traffic: Access to the site is from Blueberry Lane. Frontage improvements along Blueberry Lane include curb and gutter, a landscape strip with street trees, and a five (5) foot wide sidewalk along the entire length of the property frontage.

   Impacts to the City's transportation system are also mitigated through the collection of traffic mitigation fees in accordance with the City's traffic impact mitigation fee program as established under MMC Chapter 20.12. Impact fees require a standard fee amount per p.m. peak hour trip within the City. Per the traffic summary dated June 10, 2016, this development will generate 43 p.m. peak hour trips. Traffic impact fees shall be paid in accordance with MMC Chapter 20.12 and shall be based on the amount in effect at the time of payment.

7. Stormwater Management: The City has adopted storm drainage requirements per Monroe Municipal Code Chapter 13.32. All stormwater systems will be installed per plans and specifications as required by the City Engineer.

8. Utilities: There is sufficient capacity available in the City's public water and sanitary sewer system to serve the proposed development. The buildings will connect to the City's water and sewer system. Sanitary sewer and water line serving the property will be constructed in accordance with the City's Public Works Design and Construction Standards.

   As part of the civil plan review process, the applicant will install improvements to the stormwater system. Stormwater management will be designed to meet the requirements of the Department of Ecology Storm Water Management Manual for Western Washington (2005) as administered by the City Engineer.

9. Per the settlement agreement dated February 10, 2000 (Snohomish County Auditor's number 200002150487) Page 3, Paragraph 1, the landscape areas along the 60 foot access road and utility easement and situated upon Parcel C (Lake Apartments) would be maintained by the Lake Apartments development.

10. Per the settlement agreement dated February 10, 2000 (Snohomish County Auditors number 200002150487) Page 7, Paragraph 12, Project Phasing of Construction, the Lake Apartments will be built in 2 phases. The first phase will include the building of approximately 24-36 units. Per the settlement agreement, a maximum of 60 units may be issued a Certificate of Occupancy during this phase. After the issuance of Certificate of Occupancy for the first phase of units, a minimum time period of ten months must pass prior to issuance of a Certificate of Occupancy for subsequent units.

11. Per the settlement agreement dated February 10, 2000 (Snohomish County Auditors number 200002150487), Page 7, Paragraph 13, requirements exist limiting the percentage of double loaded interior corridors. These requirements must be met.

12. Development shall be subject to all applicable MMC requirements specifically including and without limitations, all applicable impact fees and capital improvement charges pursuant to MMC section or chapter 13.04.025, 13.08.272, 20.07, 20.10 and 20.12.

D. CONCLUSIONS

1. The City of Monroe Comprehensive Plan designates the property and immediately surrounding properties "Multi-Family" and the subject property is zoned Multi-Family Residential (MR 6000). Apartments are a permitted use in the Multi-Family Residential (MR 6000) zone. Therefore, the proposed site plan as noted and conditioned is consistent with development standards governing uses allowed in the Multi-Family Residential (MR 6000) zone.

2. The requested site plan, as conditioned, is consistent with the MMC Chapter 18 requirements; permit processing procedures, and all other applicable codes.

3. Per the settlement agreement dated February 10, 2000 (Snohomish County Auditors number 200002150487), Page 3, Paragraph 1, the landscape areas along the 60 foot

access road and utility easement and situated upon Parcel C (Lake Apartments) would be maintained by the Lake Apartments development.

4. Per the settlement agreement dated February 10, 2000 (Snohomish County Auditors number 200002150487), Page 7, Paragraph 12, Project Phasing of Construction, the Lake Apartments will be built in 2 phases. The first phase will include the building of approximately 24-36 units. Per the settlement agreement, a maximum of 60 units may be issued a Certificate of Occupancy during this phase. After the issuance of Certificate of Occupancy for the first phase of units, a minimum time period of ten months must pass prior to issuance of a Certificate of Occupancy for subsequent units.

5. SEPA environmental review has been conducted, environmental impacts evaluated and a DNS issued on September 27, 2016. No appeal was filed on the SEPA DNS.

E. DECISION

The site plan permit request to allow a 112 unit apartment complex on approximately 10.33 acres in the Multi-Family Residential (MF 6000) zone on property located at 18727 Blueberry Lane, is hereby **APPROVED,** subject to the following conditions:

1. All development shall be in substantial conformance with the approved site plan dated August 3, 2016 and Decision issued November 7, 2016, subject to any conditions or modifications that may be required as part of this site plan approval, construction plan review and building permit issuance.

2. The applicant shall meet all local, state or federal code requirements as specified in the Monroe Municipal Code, as well as applicable provisions of the settlement agreement dated February 10, 2000 (Snohomish County Auditors number 200002150487.

F. APPEALS

Parties of Record may file an appeal of this decision within fifteen (15) working days from issuance of this Notice of Decision in conformance with MMC 18.82.060. Appeals must be submitted to the City of Monroe by **5:00 p.m., December 1, 2016.** Appeals shall be in writing and accompanied by an appeal fee as outlined in the city's most current fee resolution.

ENTERED THIS 7th DAY OF NOVEMBER 2016.

David Osaki, AICP
Community Development Director

cc: Applicant

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