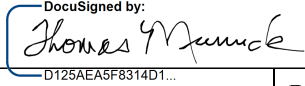




806 W. Main Street
 Monroe, WA 98272
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City of Monroe, Washington
2021-2022 Docket Application
 for
 Amendments to the Comprehensive Plan
 and/or Development Regulations

Applicant Information:

Applicant Name: Trammell Crow Residential: Attn Chase Prepula		Date: 07/30/2021
Address: 2003 Western Avenue, Suite 330 Seattle, WA 98121		Phone: 206-876-8066
Owner's Name(s) (if different than applicant): Heritage Baptist Fellowship	Signature:  <small>D125AE5F8314D1...</small>	
Address: PO Box 1090 Monroe, WA 98272		Phone: 425-308-2441

Comprehensive Plan Land Use Map Amendment and Rezone Request:

<p>Legal Description (may be attached separately): A portion of the SW 1/4 of the NW 1/4 of Section 5, Township 27 North, Range 7 East, W.M. Washington and a portion of the SE 1/4 of the NE 1/4 of Section 6, Township 27 North, Range 7 East, W.M. Washington. See attached Comprehensive Plan Amendment Map for complete legal description.</p>
<p>Street Address of Property: No Address. Site is located north of MP 16 +/- of SR 2 within the City limits of Monroe Washington.</p>
<p>Size of Site (acreage or square footage): Proposed Comprehensive Plan Amendment Area is approximately 13 +/- acres of the total 43 +/- acre site.</p>
<p>Topographic Features of Site (flat, rolling, steep, etc.): Proposed amendment area is flat, steep slopes are located to the north of total site.</p>
<p>Current Land Use Designation/Zoning District: LOS, Limited Open Space Designation and Zoning</p>
<p>Requested Land Use Designation/Zoning District: R-25 is requested for the proposed amendment area of approximately 13 +/- acres, with an alternate for a SFR zoning (R-15/R-7). Request to retain LOS designation for the remaining balance of total site.</p>



<p>Adjacent Zoning District: <i>See Attached Zoning Map</i></p> <p>North: Proposed retained LOS area and R-4 Single Family</p> <p>South: State Route 2 within Snohomish County and AG- RCF</p> <p>East: Proposed retained LOS area and additional LOS</p> <p>West: Proposed retained LOS area and R-4</p>
<p>Adjacent Land Uses (i.e. vacant, retail, residential, etc.):</p> <p>North: Vacant area on site within current NPGE area and single family homes on top of steep slope area.</p> <p>South: State Route 2, BNSR Rail, Skykomish River and a single family home.</p> <p>East: Vacant area on site within current NPGE area and a single family home.</p> <p>West: Vacant area on site within current NPGE area and single family homes on top of steep slope area.</p>

Comprehensive Plan Text Amendment or Development Regulation Amendment Request:

<p>Description of Amendment Request:</p> <p>A redesignation of approximately 13 +/- acres from Limited Open Space to a residential designation that would allow the development of either a garden style community with approximately 300 homes (R-25 designation); with an alternate for a single-family community of approximately 75 homes (R-15 or R-7 designation; based on units allowed per zoning code and gross area calculation of the 43+/- acres vs 13+/- acres).</p>
<p>What policy or regulation is affected by the proposal?</p> <p>The LOS designation is implemented only by the Limited Open Space Zoning District (LS) zoning. The uses allowed in the LS district are limited to single family detached at a low density of 1 unit per 5 acres and bulk standards which preclude achieving a residential density that would help the City meet its GMA housing goals, and that would typically be permitted in the other residential zones of the City of Monroe. The proposed designation to R-25 or a lesser residential zone allows for a varied housing type and for typical community design, as required by the unified development code, within in the developable area of the site.</p>
<p>How is the proposal consistent with the Growth Management Act?</p> <p>The City of Monroe is an Urban Growth Area under the Growth Management Act. There is no rural residential zoning in the City. Allowing for residential development at an urban density while preserving critical areas is more appropriate under GMA than retaining urban area, which is outside of critical areas, within a zone that only allows for a residential development at a rural density of 1 unit per 5 acres.</p>
<p>How does the proposed amendment meet the goals, objectives and policies of the Comprehensive Plan?</p> <p>This proposed amendment is to modify portions of the site that are physically suited to a residential development. The balance of the site will retain the current land use designation and be maintained in a permanent open space amenity that can be enjoyed for generations. This proposal meets the City's Vision Statement as well as many of the goals and policies of the comprehensive plan and its land use, housing, parks & recreation and shorelines & natural environment elements. Please see the criteria for docket advancement narrative, provided with this application, for a description of the specific goals and policies met by the proposed amendment.</p>



ABBREVIATIONS

ZONING DESIGNATIONS

Residential Use

- R4 Single-Family Residential – 4 Units per Acre
- R7 Single-Family Residential – 7 Units per Acre
- R15 Single-Family Residential – 15 Units per Acre
- R25 Multi-Family Residential

Mixed-Use

- MN Mixed-Use – Neighborhood
- MM Mixed-Use – Medical
- MG Mixed-Use – General

Open Space Use

- LS Limited Open Space
- P Multi-family Residential District, High Density – 22 units per acre

Commercial Use

- TC Tourist Commercial
- DC Downtown Commercial
- GC General Commercial
- IT Industrial Transition

Industrial Use

- SI Shoreline Industrial
- LI Light Industrial
- GI General Industrial

Public Facility Use

- IN Institutional
- TR Transportation

For City Use Only:

Received by: _____

Date Received: _____

Docketing Number: _____

Final Docket? Yes No