Drube Short Plat

Project Narrative

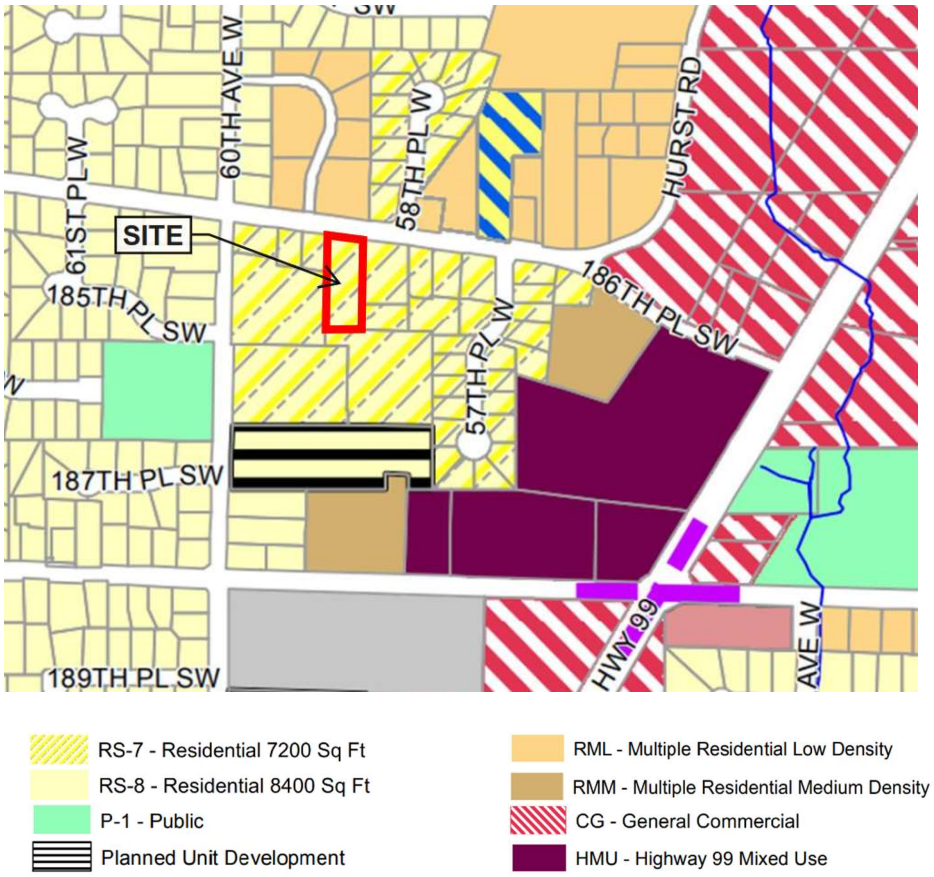
July 16, 2021

Project Summary: The Drube Short Plat is a proposal for a short plat subdivision consisting of 4 lots. The 0.67 acre site made up of one tax parcels (00374300500803) located at 5830 186th Place SW Lynnwood WA 98037.

The site is currently occupied by one existing house, detached garage and shop. The existing structures onsite are surrounded by lawn and landscape areas with several mature trees onsite. The site is access via a shared driveway off 186th Place SW along the easterly boundary of the site. There are no known critical areas, streams or wetland areas located on or adjacent to the site. All existing site improvements onsite will be removed including seven (7) of the existing viable significant trees onsite will be removed with the proposed site development. Replacement trees will be planted in accordance with the City of Lynnwood Code (LMC 17.15) and a Class II Tree Removal Permit will be processed with the application.

Zoning of the site is currently RS-7 (Residential 7,200 sf). The underlying zone will not be rezoned, however lot size averaging per LCM 21.42.210 C. will be utilized by the applicant. The site and adjacent properties to the west, south and east are zoned RS-7; and north of the site, across 186th Pl SW, are zoned RML (Residential Low Density). The Highway 99 corridor (within 1,500 feet) east of the project site is zoned CG (General Commercial) and HMU (Highway 99 Mixed Use).

Current Zoning Map:



Short Plat Subdivision Summary (LMC 19.50 and 21.42):

The project proposes to create 4 lots utilizing the City's short subdivision code provisions (*LMC 19.50 and 21.42*). The gross site area of the project is 29,282 sf (0.67 ac); the allowable lots for the project site with the underlying zoning of RS-7 (7,200 sf) would result in a maximum density of 4.07 lots (29,282/7,200). The project proposes 4 lots.

The project site is located within the Medium-Density Single-Family (SF-2) per the *Comprehensive Plan Future Land Use Map*. The proposed short plat will meet the Comprehensive Plan goals (Policy LU-3):

Primary Use: Detached homes on individual parcels.

Location: The site is designated Medium-Density Single-Family (SF-2) on the City's Comprehensive Plan Future Land Use Map and is located in a transition area from Low-Density Single-Family, SF-1 (areas west of the site) to more-intensive designations (general commercial areas along the Highway 99 corridor- H99 east of the site).

Design: The RS-7 zone prescribes a minimum lot size of 7,200 sf. In accordance with lot size averaging provisions in LCM 21.42.210 C. the minimum lot area can be reduced to 90% (6,480 sf) to provide flexibility in design. The project proposes 4 lots with an average size of 7,321 sf (exceeding 7,200) and the smallest proposed lot of 6,688 sf (exceeding 6,480 sf). The 4 lots will create a gross site density of 5.97 dwellings per acre (4 lots/0.67 ac). 5.97 dwellings per acre will meet the Lynnwood's Comprehensive Plan goals of the Medium-Density Single-Family (SF-2) area of 5 to 8 dwellings per acre.

Uses Allowed (LMC 21.40 and 21.42):

The project proposes four (4) detached single-family residences; single-family residences are a permitted use in RS-7 per *LMC 21.40.100 and 21.42.100.*

Residential Subdivision Regulations (LMC 21.42):

Residential Development Standards (LMC 21.42.200)	
Site Zoning:	RS-7
Minimum Lot Area:	7,200 sf [1]
Minimum Lot Width:	60 ft
Minimum Frontage at Street	30 ft
Setbacks from adjacent MR Zones:	
Front (from a street):	20 ft
Street Side (corner lot):	15 ft
Side:	5 ft
Rear:	25 ft
Lot Coverage:	35%
Max. Building Height:	35 ft

1. Minimum lot area can be reduced to 90% (6,480 sf) per lot size averaging provisions in LCM 21.42.210 C.

Parking (LMC 21.42.210):

Parking will be provided on-site for each individual lot. Each lot will provide at least two (2) parking stalls (9' x 17.5') for each lot within the home's garage and/or driveway. The two stalls on each lot will provide a minimum of two parking stalls for each lot meeting the minimum parking standards (LMC 21.42.210).

Landscaping (LMC 21.08):

Single-family residential properties are exempt from landscaping requirements per LMC 21.08.200. However, the project is providing a landscape plan with tree replacement (per LMC 17.15.120). The landscape plan provides the tree mitigation plantings for the seven (7) significant trees to be removed with the project development.

List of project Permit/Approvals to be Obtained:

- Preliminary Short Plat Approval
- Class II Tree Removal Permit
- Right-of-Way Permit
- Grading, Clearing, and Construction
- Final Short Plat
- Building Permits

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Prepared by RAM Engineering Inc.
July 16, 2021

Drube Short Plat

APPLICANT/CONTACT/OWNER:

Mietzner Brother Properties, LLC
11611 Airport Road, Suite B-1
Everett, WA 98204
(425) 212-2490
CONTACT: Mike Mietzner
Email: mikem@mietznergroup.com

SITE ADDRESS:

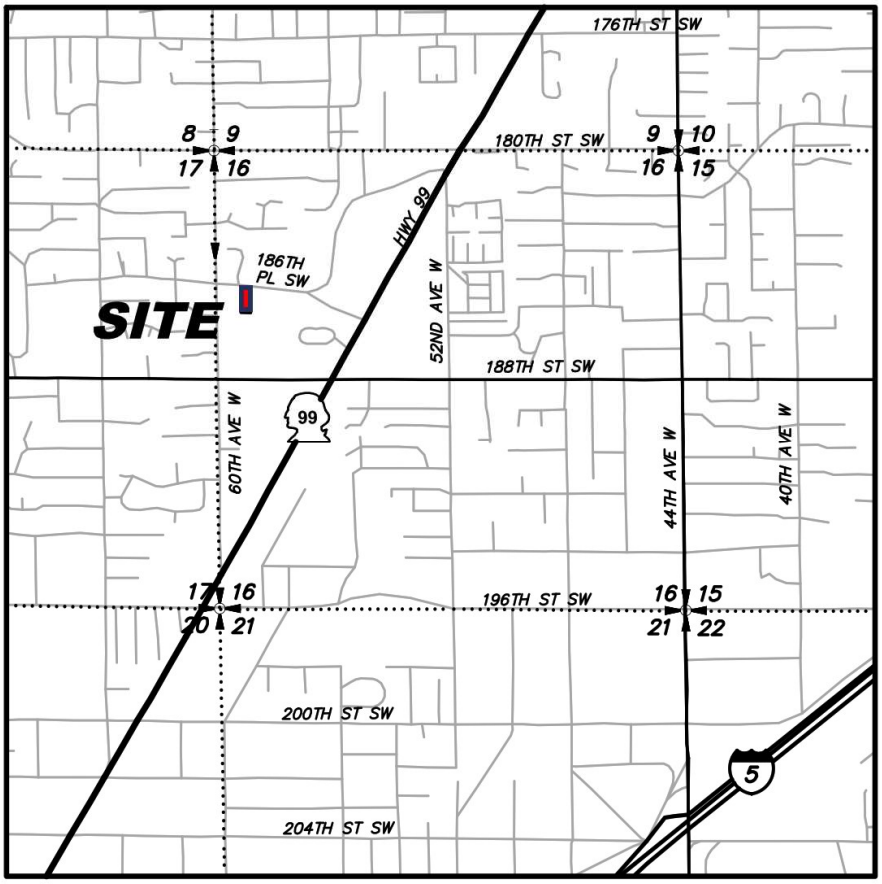
5830 186th Place SW Lynnwood WA 98037
TAX PARCEL NO.: 00374300500803
NW ¼ of Section 16, Township 27N, Range 4E

LEGAL DESCRIPTION:

THE EAST 321.41 FEET AS MEASURED ALONG THE SOUTH LINE OF TRACT 8, BLOCK 5, ALDERWOOD MANOR NO. 18, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGE 79, RECORDS OF SNOHOMISH COUNTY.

EXCEPT THE EAST 214.41 FEET THEREOF;

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.



Vicinity Map