

Short Plat Narrative with Subsequent Unit Lot Subdivision

Project Name: 44th Avenue RN Short Plat & Unit Lot Subdivision

Site Address: 19101 44th Ave. W, Lynnwood, WA 98036

Tax Parcel ID: 00372600501302

Jurisdiction: City of Lynnwood

Zoning: RN – Residential Neighborhood (per Ordinance 3481)

Applicant: *Landsverk Quality Homes*

1. Project Overview and Legislative Context

The applicant proposes a **two-phase residential land division and development** on a **16,352 square-foot** parcel located within the RN zoning district. The proposal is expressly enabled by **LMC Ordinance 3481**, which established updated residential density, housing type, and unit lot subdivision standards within Lynnwood’s Residential Neighborhood zones.

The proposal consists of:

1. A **short plat** dividing the parent parcel into two residential lots; and
 2. A **subsequent Unit Lot Subdivision** creating six individual unit lots for fee-simple ownership.
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2. Phase 1 – Short Plat Description

2.1 Short Plat Configuration

The short plat divides the existing parcel into the following lots:

Lot	Area (sf)	Proposed Development
Lot 1	8,136 sf	3 detached single-family homes
Lot 2	6,795 sf	3 attached single-family townhomes

Total Site Area 16,352 sf —

Each lot meets the 6,00SF minimum lot size requirement. The subdivision qualifies as a short plat under **RCW 58.17.060** and is reviewed pursuant to **LMC Title 8, Chapter 8.90.0520 and LMC 8.20.040**.

2.2 Right-of-Way Dedication Along 44th Avenue West

Consistent with **City of Lynnwood frontage standards** and **LMC Title 8**, the proposal includes dedication of **3.5 feet of right-of-way along the full frontage of 44th Avenue West**.

- The right-of-way dedication will be shown on the short plat map and conveyed to the City concurrent with short plat approval and recording.
- The dedication ensures compliance with the City’s adopted arterial and local street cross-section standards.
- Dedication does not preclude future frontage improvements, which will be addressed at the time of building permit review in accordance with City standards.

This dedication satisfies applicable subdivision and transportation requirements and supports the long-term function of the public right-of-way.

2.3 Compliance with Ordinance 3481 and LMC 8.90.0520 / 8.20.0440

As amended by **Ordinance 3481**, Lynnwood’s subdivision and zoning regulations expressly contemplate short plat land divisions followed by unit lot subdivision. The proposed short plat:

- Creates RN-compliant lots exceeding the **6,000 square-foot minimum lot size**
- Establishes buildable lots capable of supporting RN-compliant residential development
- Incorporates required public right-of-way dedication
- Maintains safe access, circulation, and utility serviceability

All procedural and substantive requirements are met.

3. Phase 2 – Unit Lot Subdivision

3.1 Purpose and Authority

Following short plat approval, the applicant will pursue a **Unit Lot Subdivision** under **LMC Title 8**, as amended by **Ordinance 3481**, to allow individual ownership of dwelling units served by shared access and utilities.

3.2 Unit Lot Configuration

The unit lot subdivision will create **six (6) unit lots**, allocated as follows:

Lot 1 – Detached Units

- **Unit 1:** 2,940 sf
- **Unit 2:** 2,495 sf
- **Unit 3:** 2,701 sf

Lot 2 – Attached Townhome Units

- **Unit 4:** 2,420 sf
 - **Unit 5:** 1,898 sf
 - **Unit 6:** 2,477 sf
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4. Access, Circulation, and Shared Facilities

All units will be accessed via a **shared drive aisle**, permitted under **LMC 8.20.0440 – Lot Design**. Shared access, utilities, and common facilities will be governed by recorded easements and maintenance agreements established at the time of unit lot subdivision approval. Emergency access and circulation comply with City engineering and fire code requirements.

5. RN Zoning and Development Standards Compliance

The project complies with RN zoning standards adopted by Ordinance 3481, including:

- **Unit density:** 3 units per lot (6 total units)
- **Minimum lot size:** $\geq 6,000$ sf
- **Maximum building height:** 35 feet
- **Minimum setbacks:**
 - Street: 10 feet
 - Interior: 5 feet

Detached and attached units are permitted under **LMC 8.30.0320**.

6. Conclusion

The proposed short plat and subsequent unit lot subdivision of **Tax Parcel ID 00372600501302**, including dedication of **3.5 feet of right-of-way along 44th Avenue West**, complies with **RCW 58.17**, **LMC Title 8** and **LMC Ordinance 3481**. The project implements RN zoning standards, provides six conforming residential units, and supports the City's long-term transportation and housing objectives.

Public Comment

We appreciate the engagement of our neighbors and their concerns regarding the existing conditions of the property and personal experiences. We have engaged a licensed geotechnical engineer to properly assess the soil conditions and stormwater management requirements for the development. We will implement the best practices as prescribed by the design professionals to address stormwater infiltration and runoff to meet all city codes and minimize the impact of development.

The density of the project being proposed meets the City of Lynnwood codes and design guidelines, as well as the stated goals of the City and State for missing middle housing and housing affordability. We recognize that change is received differently by all, but we look forward to the opportunity to bring this new housing product and new neighbors to this neighborhood.