

## Indi Lane Unit Lot Subdivision Narrative

Project Name: Indi Lane Unit Lot Subdivision  
Site Address: 19101 44th Avenue W, Lynnwood, WA 98036  
Tax Parcel ID: 00372600501302  
Jurisdiction: City of Lynnwood  
Zoning: RN – Residential Neighborhood  
Applicant: Landsverk Quality Homes

### 1. Project Overview

The applicant proposes a Unit Lot Subdivision (ULS) on an existing 16,352-square-foot parcel located within the RN (Residential Neighborhood) zoning district of the City of Lynnwood.

The proposal is consistent with Ordinance 3507 and the applicable provisions of the Lynnwood Municipal Code governing Unit Lot Subdivisions within the RN zone. The project will create six fee-simple residential unit lots served by shared access, utilities, and common facilities while maintaining a single parent parcel.

### 2. Parent Parcel and Unit Lot Configuration

The subject property consists of a single legal parcel containing approximately 16,352 square feet (0.38 acres). No preliminary short plat or further subdivision of the parent parcel is proposed as part of this application.

The proposed Unit Lot Subdivision will create six fee-simple residential unit lots with the following areas:

Unit 1 – 2,940 SF  
Unit 2 – 2,495 SF  
Unit 3 – 2,701 SF  
Unit 4 – 2,420 SF  
Unit 5 – 1,898 SF  
Unit 6 – 2,477 SF

The average unit lot size is approximately 2,489 square feet and the smallest unit lot contains 1,898 square feet.

In addition to the individual unit lots, the subdivision includes Tract 999 (997 square feet) and associated easements for shared vehicular access, utilities, drainage facilities, and related

infrastructure necessary to serve the development.

### **3. Unit Lot Subdivision**

The Unit Lot Subdivision creates six residential dwelling units for fee-simple ownership. The unit lots are arranged around a shared access and utility tract that provides circulation and service connections for all residences.

The unit lot configuration allows each dwelling unit to be individually owned while maintaining coordinated management of common infrastructure and access facilities.

### **4. Access, Tracts, and Shared Facilities**

All units will be served by a shared private access drive connected to 44th Avenue West. Shared access, utility infrastructure, drainage facilities, and other common improvements will be located within Tract 999 and associated easements established as part of the Unit Lot Subdivision.

Access easements will be provided as necessary to ensure legal and practical access to all unit lots, including the rear units served by the shared drive system.

Emergency access and circulation will comply with applicable City engineering standards and fire code requirements.

### **5. Ownership and Maintenance Responsibilities**

Tract 999, all shared access facilities, private utilities, stormwater facilities, landscaping, and other common improvements associated with the Unit Lot Subdivision will be owned, operated, and maintained by a Homeowners Association (HOA).

The HOA will be established prior to final plat recording and will be responsible for ongoing maintenance, repair, replacement, insurance, and administration of all common elements. Maintenance responsibilities and cost-sharing obligations will be documented through recorded Covenants, Conditions, and Restrictions (CC&Rs) and other governing documents associated with the subdivision.

### **6. Compliance with Lynnwood Municipal Code**

The proposed Unit Lot Subdivision complies with the requirements of the Lynnwood Municipal Code and the development standards applicable to the RN zoning district.

The parent parcel contains 16,352 square feet and is proposed to accommodate six residential

dwelling units. This equates to approximately one dwelling unit per 2,725 square feet of parent parcel area, exceeding the minimum density standard of one unit per 2,000 square feet identified for RN Unit Lot Subdivision developments.

The proposed subdivision further complies with applicable standards by:

- Maintaining a single parent parcel as permitted under current Unit Lot Subdivision regulations.
- Creating six fee-simple unit lots for individual ownership.
- Providing legal access to all unit lots through Tract 999 and associated access easements.
- Establishing common tracts and easements for access, utilities, drainage, and shared infrastructure.
- Providing for long-term ownership and maintenance of all common improvements through an HOA.
- Maintaining required setbacks, building separation, and development standards as shown on the plat and site plans.

The Unit Lot Subdivision promotes efficient land use, ownership flexibility, and housing choice while remaining consistent with the City's adopted housing objectives and RN zoning regulations.

## **7. Conclusion**

The proposed Indi Lane Unit Lot Subdivision creates six individually owned residential unit lots on a single RN-zoned parcel while providing shared access and infrastructure through Tract 999 and associated easements maintained by a Homeowners Association.

The project is consistent with applicable provisions of the Lynnwood Municipal Code, Ordinance 3507, and the City's adopted housing and development policies.