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Lynnwood, WA 98036

September 14, 2017

City of Mill Creek  
Department of Community Development  
15728 Main Street  
Mill Creek, WA 98012

RE: Creekside West  
Narrative Statement

On behalf of the applicant, please accept this letter as the formal narrative statement in support of the Creekside West 10 Unit Townhouse Subdivision proposal. The instant application includes a request for Preliminary Plat approval utilizing the code provisions under MCMC 16.12 Planned Area Development in order to divide a 1.26 acre site into ten single family attached residential lots. The subject site is currently zoned MDR (Medium Density Residential) and is encumbered by the complementary MDR comprehensive plan designation. As such, the site is permitted to be developed at a density not to exceed 12 dwelling units per acre. The subject proposal includes a density of 7.94 dwelling units per gross acre.

The proposal has been designed in order to implement the purpose of the MDR zoning provisions of the City of Mill Creek. In the paragraphs below, we have outlined our compliance with the applicable provisions of Mill Creek Municipal Code (MCMC).

Title 16 Design Standards

MCMC 16.02.030 Access and utilities to adjacent properties

This proposal is a redevelopment of a previously approved lot (lot 26) within a plat (Creekside Place); therefore both public road access and public utilities have already been extended to the adjacent properties.

MCMC 16.02.050 Minimum lot size

The MDR zone has no minimum lot size.

MCMC 16.02.060 Lot Size Averaging

As the MDR zone has no minimum lot size, it is not necessary to utilize the lot size averaging provisions of the Mill Creek Municipal Code.

MCMC 16.02 .080 Lot access

All the proposed lots within the subdivision have been designed to take access from a newly constructed private roadway, which will be designed and constructed in accordance with the City of Mill Creek

standards. A single point of access onto the arterial unit has been designed for this proposal; with emergency vehicular access if warranted.

**MCMC 16.02.090 Lot building sites**

All the proposed lots have adequate area to allow for utility easements, private open spaces and appropriate access.

**MCMC 16.02.100 Critical areas and natural vegetation**

There are no critical areas on the subject site, therefore no preservation of habitat is necessary or required.

**MCMC 16.02.110 Grading**

The subject site is largely flat, therefore limited amounts of grading will be necessary in order to construct the public improvements and building sites. Approximately 3,500 cy of fill, 1,500 cy of cut are expected to be moved during the construction of the proposal.

**MCMC 16.02.130 Hazards**

The subject site is not encumbered by unstable soils, excessive stormwater runoff, or any other hazard. No mitigation or abatement is necessary or required.

**MCMC 16.02.150 Driving surfaces and rights-of-way**

The proposed private roadway will be designed and constructed in accordance with City of Mill Creek engineering standards.

**MCMC 16.02.160 Cul-de-sacs**

The project proposal does not include the use of cul-de-sacs.

**MCMC 16.02.170 Roadway buffer/cutting preserves**

A fifty foot roadway buffer was previously provided as a separate tract as part of the plat of "Creekside Place" (recorded under Snohomish County AFN: 201311085003), adjacent to the public roadway (35<sup>th</sup> AVE SE), in conformance with this section. This roadway buffer was already reviewed and approved by the Design Review Board (DRB) for the plat of Creekside Place.

**MCMC 16.02.175 Property buffers**

The subject site does not support large numbers of trees worthy of preservation in buffer areas, and does not include any critical areas or valuable wildlife habitat. As such, buffering is not a necessary element in order to comply with the comprehensive plan in this case.

**MCMC 16.02.180 Street signs**

Street signs will be installed in accordance with the requirements of the City engineering standards.

**MCMC 16.02.200 Maximum street grades**

The proposed private road has been designed to comply with the City standards for maximum grades.

**MCMC 16.02.210 Street names**

The proposed private roadway will be named or numbered as required by the City.

#### Title 16 Planned Area Development

##### MCMC 16.12.030 Minimum size

The subject site is approximately 1.26 acres; though it doesn't meet the prescriptive requirement of 2.5 acres the proposal does satisfy the purpose and intent of the MDR zone.

##### MCMC 16.12.040 Permitted modifications

The applicant is requesting approval of a modification to reduce the building setbacks as prescriptively stated for attached dwelling units in the MDR zone. The development of this site was designed based on its single lot status; lot 26 of the recorded plat of "Creekside Place". Therefore the overall setbacks for the underlying lot are shown as 20' from the main road of 35<sup>th</sup> AVE SE (the setback is even further due to Tract 993 which is a roadway buffer), 10' side setbacks from the southern and northern property lines (the northern setback is larger as it's encumbered by a 60' wide utility easement), and 10' rear setback along the east. Allowing these overall setback modifications provides flexibility in the housing design meeting the purpose and intent of the MDR zone. The units themselves have ample space for private yards, parking in their attached garages, as well as guest parking along the private roadway.

##### MCMC 16.12.050 Permitted residential density

The proposal has a gross density of 7.94 dwelling units (du) per acre. The comprehensive plan allows up to 12 units per acre. Since the MDR zone does not have a minimum lot size, net density is a bit harder to determine. The Net Development Area is .93 acres or 40,652 square feet (gross area less the proposed private roadway).  $NDA \times 12 \text{ du/acre} = 11.16 \text{ du allowed}$ . The proposal is for 10 dwelling units; therefore the proposal does not exceed the limit.

##### MCMC 16.12.060 Required open space and recreation facilities

The proposal has provided 21,776 square feet of permanent open space within the proposal. North Pointe Park is a short walk south from the proposal and a trail system is already in place that heads east through the plat of Creekside Place; eventually leading to other recreational facilities, for example Buffalo Park.

#### Title 17 Medium Density Residential

##### MCMC 17.12.020 Principal uses

The proposed single family attached dwelling units are principal uses allowed in the MDR zone.

##### MCMC 17.12.050 Review requirements

The proposal includes a preliminary plat in accordance with this section.

##### MCMC 17.12.060 Lot size

The MDR zone does not have a minimum lot size.

##### MCMC 17.12.070 Density

The proposal has a gross density of 7.94 dwelling units (du) per acre. The comprehensive plan allows up to 12 units per acre. Since the MDR zone does not have a minimum lot size, net density is a bit harder to determine. The Net Development Area is .93 acres or 40,652 square feet (gross area less the proposed private roadway).  $NDA \times 12 \text{ du/acre} = 11.16 \text{ du allowed}$ . The proposal is for 10 dwelling units; therefore the proposal does not exceed the limit.

##### MCMC 17.12.080 Setbacks

Please see the paragraph above relating to requested modifications.

MCMC 17.12.085 Streetscape and roadway buffer/cutting preserves

A fifty foot roadway buffer was previously provided as a separate tract as part of the plat of "Creekside Place" (recorded under Snohomish County AFN: 201311085003), adjacent to the public roadway (35<sup>th</sup> AVE SE), in conformance with this section

MCMC 17.12.090 Lot coverage

The proposal will comply with the maximum 50% lot coverage required by this section.

MCMC 17.12.1 00 Maximum height

The proposed single family residential units will not exceed 35 feet in height, as required by code.

MCMC 17.12.110 Project design

A design review package has been previously reviewed and approved by the City for the plat of Creekside Place in regards to roadway buffer landscaping and monuments. Once the preliminary plat is approved and move forward with final engineering design; we will prepare for review, under separate cover, for the building elevations of the attached single family homes.

MCMC 17.12.120 Open space and recreation facilities

The proposal has provided 21,776 square feet of permanent open space within the proposal. North Pointe Park is a short walk south from the proposal and a trail system is already in place that heads east through the plat of Creekside Place; eventually leading to other recreational facilities, for example Buffalo Park.

Title 17 General Provisions and Standards

MCMC 17.22. 020 Landscaping

A design review package has been previously reviewed and approved by the City for the plat of Creekside Place in regards to roadway buffer landscaping and monuments.

MCMC 17.22.030 Yard setbacks

Please see the paragraph above relating to requested modifications.

MCMC 17.22.060 Required open space

The proposal has provided 21,776 square feet of permanent open space within the proposal. North Pointe Park is a short walk south from the proposal and a trail system is already in place that heads east through the plat of Creekside Place; eventually leading to other recreational facilities, for example Buffalo Park.

MCMC 17.22.080 Vehicle parking

Each residential unit will have a two car garage, this will be the designated parking for all residents. In addition there will be 6 guest parking stalls located adjacent to the private roadway; therefore, adequate parking has been provided for this proposal.

MCMC 17.22.100 Barrier-free access

The development will comply with applicable provisions of RCW 70.92.

MCMC 17.22.110 Undergrounding of utilities

All the utilities proposed to be constructed to service the project will be placed underground.

We look forward to working with the City during the review of this proposal. If any additional information is needed, please feel free to contact me anytime at (425) 678-1474 or via email at [Cher@village-life.net](mailto:Cher@village-life.net).

Sincerely,

A handwritten signature in black ink, appearing to read "Cher Anderson". The signature is fluid and cursive, with the first name "Cher" being more prominent and the last name "Anderson" written in a continuous, flowing script.

Cher Anderson  
VP Engineering & Entitlements