

Project Narrative and PRD Code Compliance Assessment

Woods Creek Highlands Monroe, Washington

**Prepared by:
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December 17, 2018

Project Narrative

Site Description and Existing Conditions

The subject 4.83-acre parcel is located at 13327 Chain Lake Road, Monroe, Washington (AF No. 28073100200400). There is one single-family rambler with gravel driveway access to the curve on Chain Lake Road.

The property generally slopes from north to south and is primarily forested, with some ornamental species around the single-family residence. There are no wetlands or streams present on the subject parcel. One wetland was observed offsite to the northeast of the subject parcel. No other wetlands or streams were observed within the immediate vicinity of the subject parcel.

The 4.83 acres was annexed into the City of Monroe in 2009. The north boundary is also the north boundary of the city limits. Current zoning of the subject property and this surrounding area in the northeast area of the City is R4 (Residential 4 DU/ac) which is consistent with the comprehensive plan designation of Low Density SFR. The subject property is outside of the Airport Overlay Zone.

To the west is an approximate 3-acre parcel substantially cleared with residence and outbuildings. The next two parcels to the west comprise the pending preliminary plat of Kestrel Ridge. To the south and east is the recently developed Planned Residential Development (PRD) of Easton Cove with 88 lots.

Project Description

The proposal is to subdivide the 4.83 acre property, based on the current R4 zoning and on existing PRD code requirements to create 24 detached single-family lots, 3 common tracts and public right-of-way dedication for the new plat road which will serve all lots. Maximum allowable lots is 26 and 24 lots are proposed. The smallest lot width is 40 feet, which is well above the minimum allowed lot width of 30 feet. The PRD will be served by sanitary sewers and public water from the City of Monroe.

To avoid the potential site distance issues with direct access to Chain Lake Road, this PRD will take access on the south side from 134th Street S.E., recently improved with the PRD of Easton Cove. 134th Street S.E. has a 60-foot right-of-way width. It is interesting to note that all dedicated local access roads within the plat of Easton Cove are 50 feet wide.

The new plat road would extend north and align with 204th Drive S.E. to the south. A cul-de-sac will be included in the south portion of the subdivision and a road stub is designed to extend to the westerly property in the north portion. All roads will be dedicated to the City as public right-of-way at the time of final plat approval and recording. It is assumed that an additional 15 feet of right-of-way would be dedicated

along the Chain Lake Road frontage just like what was required by Easton Cove to create 45 feet of right-of-way from centerline.

Since the Easton Cove property is a PRD, no buffers would be required where this proposal abuts Easton Cove. The 10-foot PRD buffers are shown on the west and north sides in Tracts C and B, respectively.

The site contains a single drainage basin with topography sloping in a southeast manner at a moderate grade. Approximately one-third of the drainage basin consists of upstream forested area from the adjacent property to the west. Surface runoff can generally be expected to follow the existing topography and discharge near the southeast corner of the site. Surface runoff from the developed project site will be collected and conveyed via an underground pipe network into an existing dispersion trench approximately 110 feet southeast of the project site. This project proposes the use of a StormFilter vault (or approved equal) to treat the runoff from the tributary drainage basin.

Due to native soil condition, Tokul Gravelly Medial Loam and the project being constructed on fill causes the Low Impact Development (LID) requirements to become impractical for the site. Therefore, the developer has opted to not meet the LID Performance Standard for Flow Control. As a result, this project will be providing the individual lot BMPs. All soil in the lawn and landscaped areas for the site will be amended to meet the post-Construction Soil Quality and Depth requirement. Each individual lot will have a perforated stub-out connection for rooftops.

Grading for this residential development will be required for roads, storm drainage, utility infrastructure, and home sites. A preliminary estimate is that there will be approximately 12,000 cubic yards of cut and 12,000 cubic yards of fill. The ultimate fill quantities will be determined during final engineering.

A Traffic Impact Analysis for the 24-lot Woods Creek Highlands application was prepared by Gibson Traffic Consultants dated August 24, 2018. The proposal is for 24 single-family units with one (1) existing residence to be removed. The 23 new single-family units are anticipated to generate approximately 236 average daily trips with approximately 18 am peak-hour trips and 25 pm peak-hour trips.

The level of service analysis shows that all the study intersections are anticipated to operate at acceptable levels of service.

Mitigation from the proposed project is being collected in the form of Monroe traffic impact fees based on the number of new dwelling units in the project. The impact fee rate for a single-family home is \$3,475 per home. The project is proposing to construct up to 23 net new homes as shown on the current site plan. This equates to \$79,925. Final fees will be determined by the City. The proposed project is not anticipated to impact any County or State facilities, therefore, no impact fees are required to Snohomish County or WSDOT.

Background: Pre-application Meeting

A pre-application meeting was held for the proposed PRD on July 10, 2018. The staff summary report for this pre-application meeting was issued July 13, 2018 and is included as an enclosure with this submittal. A key issue was to reverse the location of the road stub from the south to the north, thereby relocating the cul-de-sac from the north to the south.

PRD Code Compliance Assessment

Sections:

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<u>18.84.070</u>	<i>Review stages of a PRD.</i>
<u>18.84.080</u>	<i>General requirements for PRD.</i>
<u>18.84.090</u>	<i>Procedures for preliminary development plan review.</i>
<u>18.84.100</u>	<i>Time limitations of preliminary development plan approval.</i>
<u>18.84.110</u>	<i>Hearing of development plans concurrent with other applications.</i>
<u>18.84.120</u>	<i>Decision criteria for preliminary development plan approval.</i>
<u>18.84.130</u>	<i>Final development plan review and approval.</i>
<u>18.84.140</u>	<i>Developable acreage for calculation of dwelling unit base density.</i>
<u>18.84.150</u>	<i>Bonus provision.</i>
<u>18.84.155</u>	<i>Repealed.</i>
<u>18.84.160</u>	<i>Establishing the total number of permitted units.</i>
<u>18.84.170</u>	<i>Flexibility provisions of PRD.</i>
<u>18.84.180</u>	<i>Phased development.</i>
<u>18.84.190</u>	<i>Requirements for filing a final PRD.</i>
<u>18.84.200</u>	<i>Encumbrances by assignment of funds.</i>
<u>18.84.210</u>	<i>Minor adjustments.</i>

18.84.010 Purpose.

The purpose of this chapter is to implement the goals and policies of the Monroe comprehensive plan by promoting creativity in site layout and design, allowing flexibility in the application of the standards for residential development to protect and enhance environmental features, and provide other public benefits. This chapter provides performance criteria to encourage flexibility in the choice of the types of living units available to the public through a discretionary planned residential development (PRD) process. The PRD is an alternative to the traditional approach to subdividing property, allowing for variety in plat design and building type, while incorporating additional open space requirements and provision of recreational facilities in exchange for density bonuses. The PRD process provides mechanisms that allow the city to achieve:

- A. The preservation of open space, natural vegetation, watercourses, historic buildings and places, and other features of value to the community.*
- B. Efficient Street and utility systems by clustering of structures.*
- C. Integrated design of landscape with sensitive areas.*
- D. Integration of new development into the existing community while protecting and preserving existing neighborhoods and sensitive areas.*
- E. Repealed by Ord. 024/2009.*
- F. Repealed by Ord. 024/2009.*

(Ord. 024/2009 § 7; Ord. 033/2007 § 1; Ord. 038/2005 § 5; Ord. 012/2005; Ord. 1159, 1999)

18.84.020 Application.

A PRD is permitted within the MR 6,000, UR 6,000, UR 9,600, R-4 and SR 15,000 residential zoning districts. (Ord. 033/2007 § 1; Ord. 038/2005 § 5; Ord. 1159, 1999)

Response: Current zoning for this property is R-4.

18.84.030 Acreage requirements.

The minimum site area of a PRD shall be three acres. (Ord. 033/2007 § 1; Ord. 038/2005 § 5; Ord. 1159, 1999)

Response: The subject property of 4.83 acres meets this requirement.

18.84.040 Permitted uses.

Permitted uses are those permitted, accessory and conditional uses as set forth in the underlying zoning district. (Ord. 033/2007 § 1; Ord. 038/2005 § 5; Ord. 1159, 1999)

Response: Single-family dwellings are a permitted use.

18.84.050 Initiation of application for PRD.

The property owner(s) may file for a PRD. The city may require the filing of a PRD as a condition of a rezone of property or properties. (Ord. 033/2007 § 1; Ord. 038/2005 § 5; Ord. 1159, 1999)

Response: The property owner is hereby filing for a PRD via the City's Combined Permit Application.

18.84.055 Predevelopment/Pre-Application Conference.

Repealed by Ord. 033/2008. (Ord. 033/2007 § 1)

18.84.060 Submittal requirements for a PRD.

The application must be filed on forms furnished by the city. An application for a preliminary PRD and development plan shall contain the following (verify the number of copies/sets of each of the following items for submittal with the permit department prior to submittal):

A. *Completed and signed application form;*

Response: The property owner is hereby filing for a PRD via the City's Combined Permit Application.

B. *Site plans, which must be drawn and signed by a licensed surveyor in accordance with the Survey Recording Act and must include (if applicable) both existing boundary lines (bearing and distance) and proposed boundary line changes, all easements and other encumbrances occurring within the affected lots, drain field, building footprints, building setbacks, and all other pertinent setbacks. The preliminary development plan shall include:*

1. *Conceptual utility plan showing proposed location of water, sewer and other utilities;*
2. *Conceptual site plan showing location of all proposed lot boundaries, common area tracts, open space tracts, public and private streets, park/recreation facilities, and including topographic contour lines at maximum five-foot intervals;*
3. *Natural features plan showing the location of all environmentally sensitive areas and their buffers;*

Response: The 8-sheet Site Plan Set dated December 14, 2018 meets these requirements.

C. *SEPA (environmental) checklist;*

Response: Enclosed with the application.

D. *Current title report (current is dated within thirty days of submittal);*

Response: Enclosed with the application.

E. *Repealed by Ord. 033/2008;*

F. *Vicinity map eight and one-half inches by eleven inches or eleven inches by seventeen inches;*

Response: Enclosed with the application.

G. *Set of plans reduced to eight-and-one-half-inch by eleven-inch or eleven-inch by seventeen-inch sized paper;*

Response: Enclosed with the application.

H. *Soils report;*

Response: Geotechnical report included with the application.

I. *A storm water site assessment in substantial conformance to the Puget Sound Partnership Low Impact Development Technical Guidance Manual for Puget Sound (December 2012);*

Response: Enclosed with the application.

J. *Wetland delineation/mitigation plan (if applicable);*

Response: Wetland and Stream Determination Report included with the application.

K. *Preliminary landscape and irrigation plans;*

Response: Enclosed with the application.

L. *Traffic analysis, as directed by the city engineer;*

Response: Enclosed with the application.

M. *Other requested information specific to the application as required by the community development department.*

Response: Additional information required by the community development department will be supplied as requested.

N. *Required filing fees shall be paid and the application shall be completed before processing of the application may begin. Filing fees are established by the city council through the most recent fee resolution.*

Response: Fees will be paid upon confirmation of complete application by the City.

O. *Upon submittal of a complete application, the city may require a consultant for professional services in accordance with MMC 3.34.040. The consultant shall review the PRD design and prepare a written report to the director, or his designee, summarizing the proposal's compliance and/or noncompliance with all applicable standards. (Ord. 022/2016 § 16; Ord. 033/2008 § 6; Ord. 033/2007 § 1; Ord. 038/2005 § 5; Ord. 012/2005; Ord. 1159, 1999)*

Response: Acknowledged.

18.84.070 Review stages of a PRD.

Review and approval of a PRD shall include the following steps:

- A. *Preliminary PRD and Development Plan. Following submittal and certification as a complete application, a preliminary PRD shall be scheduled for a public hearing before the hearing examiner. Following the public hearing, the hearing examiner shall issue a final decision taking one of the following actions:*
1. *Approve;*
 2. *Approve with conditions. All conditions imposed by the hearing examiner must be based on the record developed at the public hearing;*
 3. *Modify, with or without the applicant's concurrence; provided, that the modifications do not:*
 - a. *Enlarge the area or scope of the project;*
 - b. *Increase the density or proposed building size;*
 - c. *Significantly increase adverse environmental impacts as determined by the responsible official;*
 4. *Deny (reapplication or resubmittal is permitted); or*
 5. *Deny with prejudice (reapplication or resubmittal is not allowed for one year).*

Response: Acknowledged.

- B. *Final Development Plan. Following preliminary approval of the PRD, the applicant shall submit a final development plan which includes all required construction and utility plans. The final development plan shall be reviewed by city departments. If the final development plan is approved or modified, the applicant may initiate construction. If the plan is denied, the applicant may submit a new final development plan for review.*

Response: Acknowledged.

- C. *Final PRD Application and Map. Upon completion of required improvements or upon submittal of financial guarantees as required by the city engineer, and completion of all necessary inspections, a final PRD application and map shall be submitted for review and a decision by the city council. The city council shall schedule a date at which it shall take action on the final PRD. The city council shall approve or deny the PRD. In the event the final PRD is denied, the applicant may resubmit a final PRD for review by the city council. (Ord. 011/2017 § 11; Ord. 033/2007 § 1; Ord. 038/2005 § 5; Ord. 012/2005; Ord. 1159, 1999)*

Response: Acknowledged.

18.84.080 General requirements for a PRD.

The requirements of a planned residential development area are as follows:

- A. *Each PRD shall provide a minimum dedication of park and recreational usable open space within the PRD as shown in Table 1.*

Table 1

Zoning District	Dedication of Park and Recreational Usable Open Space per Base Dwelling Unit Within a PRD
R-4	900

Response: Required park and recreation space for this PRD is 21,600 square feet (900 SF/Lot x 24 Lots = 21,600 SF). Actual park and recreation space being provided is 22,298 square feet or 0.51 ac, exceeding the required minimum.

- B. *A bonus shall be granted for such park and recreational open space retention and development as provided under MMC 18.84.150. All of the park and recreational open space land for which a bonus is obtained shall be exclusive of critical areas and their buffers required to be preserved under Chapter 20.05 MMC. Where critical areas and their buffers are included in the open space areas dedicated within a PRD, a separate calculation shall be provided for the park and recreational open space area, exclusive of critical areas and their buffers, for determination of compliance with the minimum park and recreational open space requirement.*

Response: The 0.51 acre park and recreation Tract A do not contain any critical areas or buffers and meet this requirement.

- C. *In addition to the park and recreational open space dedicated under subsection (A) of this section, within each PRD, additional open space for recreational opportunities may be provided. The value of such open space land may be applied towards the total park mitigation fee as a credit. The dedication of such park and recreational open space land shall be subject to prior city approval. Land value used as a credit towards park mitigation shall not be applied towards the park and recreational open space bonus provided under MMC 18.84.150.*

Response: This option for total park mitigation fee credit may be considered in the future.

- D. *A PRD shall provide mitigation for impacts to the city's park and recreation system in accordance with Chapter 20.10 MMC.*

Response: The requirement of mitigation fees are acknowledged.

- E. *As part of the review of a final PRD, the city shall review the proposed homeowners' association bylaws to ensure they provide for sufficient assessments to assure the retention and continued maintenance of all open space and recreation areas. In addition, the city may require a reasonable performance or maintenance assurance device.*

Response: Acknowledged.

- F. *The city may permit an increase of building heights for buildings or structures in the interior of a PRD in exchange for a reduction of building heights for buildings or structures near the perimeter of a proposed site; provided, that such an increase does not unreasonably impair the scenic views in the surrounding area.*

Response: Acknowledged. This will logically be addressed at the building permit stage.

- G. **Housing Standards.** *Housing standards shall require the mixing of housing styles to eliminate repetition in block/street frontage and housing design, as follows:*

1. *Buildings shall include modulation along the building facades visibly facing public rights-of-way, private access driveways and roads, and private yards.*

Response: Acknowledged. This will logically be addressed at the building permit stage.

2. *All residences shall be provided with a covered main entry porch to create a private outdoor space protected from the weather and provide a transition from the interior private residential space to the semi-private outdoor space. Covered porches shall be usable both in design and dimension. All residential covered main entry porches shall have a minimum floor area measuring sixty square feet in size, having a minimum dimension of not less than five feet in any direction (length or width).*

Response: Acknowledged. This will logically be addressed at the building permit stage.

3. *Housing development structures shall be provided with substantial uniform exterior trim elements. Roofs shall have eaves to efficiently shed rain and provide rain protection for exterior walls.*

Response: Acknowledged. This will logically be addressed at the building permit stage.

4. *Horizontal facades longer than thirty feet shall be articulated into smaller units of the residential scale. At least two of the following methods shall be included:*

- a. *Distinctive roof forms and wall forms or elements.*
- b. *Changes in materials or patterns.*
- c. *Windows shape, trim, pattern and/or details.*
- d. *Color differentiation.*
- e. *Recesses/offsets/cantilevers.*
- f. *Architectural features (bays, Bombay windows and awnings or lower roofs).*

Response: Acknowledged. This will logically be addressed at the building permit stage.

5. *A minimum of fifteen percent of the total window area permitted by the Washington State Energy Code shall be provided in building facades facing streets.*

Response: Acknowledged. This will logically be addressed at the building permit stage.

6. *Window and door trim with a minimum width of three and one-half inches shall be provided on all housing development structures.*

Response: Acknowledged. This will logically be addressed at the building permit stage.

7. *Structures shall incorporate pitched roof forms having slopes between 2:12 and 15:12 or greater (not applicable to porches and dormers). Flat roofs with parapets shall also be allowed. Gables or other roofline variations (i.e., parapets, second roof, dormers, etc.) facing the street are encouraged. Dormers, chimneys, bay windows and other architectural features may be incorporated to break up long lengths of roof.*

Response: Acknowledged. This will logically be addressed at the building permit stage.

8. *Air conditioners, heating, cooling, ventilating equipment, pumps and heaters and all other mechanical devices shall be screened from surrounding properties and streets.*

Response: Acknowledged. This will logically be addressed at the building permit stage.

9. *Variations in adjacent building height, side, rear and front yard setbacks are encouraged.*

Response: Acknowledged. This will logically be addressed at the building permit stage.

10. *Building design and layout shall minimize the impacts on natural features of the site where possible.*

Response: Acknowledged. This will logically be addressed at the building permit stage.

11. *When garage doors are facing the street or private driveways, they shall be set back at least twenty feet from the property line or sidewalk or edge of pavement of private street. The garage shall be set back a minimum of four feet from the face of the main structure. Where alley access is available or is provided within the development, vehicle access shall be from the alley with no curb cuts on the fronting street.*

Response: Acknowledged.

H. **Street and Site Design Standards.** *All PRDs should fulfill the standards set forth in the city of Monroe public works and construction standards.*

1. *Mailboxes shall be clustered in convenient locations and shall be designed using architectural features such as peaked roofs over mailboxes. Locations shall be approved by the local U.S. Postmaster and the city engineer.*

Response: Acknowledged. This will logically be addressed at the plat construction plan stage.

2. *Housing developments shall be designed to minimize lighting and to meet the following lighting standards:*

a. *To reduce overall energy consumption and eliminate unneeded lighting, exterior lighting installations shall include timers, dimmers, sensors, or photocell controllers that turn the lights off during daylight hours or hours when the lighting is not needed.*

b. *Exterior lighting installations shall be designed to avoid harsh contrasts in lighting levels.*

c. *Light heads for parking lots and display area light fixtures shall not have bulbs or reflectors that project below the bottom rim of the fixture unless shielded by a softening diffuser.*

d. *Lighting levels shall not exceed two-tenths foot candles measured five feet from an exterior property line. An exception may be approved by the director for areas adjacent to rights-of-way.*

e. *Parking lot light fixtures should be non-glare and mounted no more than twenty-five feet above the ground to minimize the impact onto adjacent properties. All fixtures over fifteen feet in height shall be fitted with a full cutoff shield.*

f. *Fixtures and lighting systems used for safety and security shall be maintained in good working order.*

g. *Vegetation and landscaping shall be maintained in a manner that does not obstruct security lighting.*

h. *Open-air parking lot lighting shall be designed to provide sufficient illumination for comfort and safety and shall be adequate to facilitate the activities taking place in a given location.*

i. *Lighting of outside areas shall not be used to attract attention to a business. Signs installed in accordance with this code may be used for that purpose.*

j. *Lighting fixtures shall be of a type or adequately shielded so as to prevent glare from normal viewing angles.*

k. *Streetlights located on private properties/roads shall have a maximum height of fourteen feet to the base of the luminaire and shall be maintained by the homeowners' association.*

Response: Acknowledged. This will logically be addressed at the building permit stage.

3. *Housing developments shall be designed to minimize noise to meet standards referenced in MMC 18.10.270.*

Response: Acknowledged. This will logically be addressed at the building permit stage.

4. *Heating (and cooling, if applicable) equipment for housing developments shall be designed to cause little or no noise impacts within the development and to adjacent properties.*

Response: Acknowledged. This will logically be addressed at the building permit stage.

5. *No dimension of the private open space/yard shall be less than five feet.*

Response: This is a zoning setback requirement for R-4 zone.

6. *Trash receptacles having a capacity in excess of one cubic yard shall be screened from view from adjacent properties and public rights-of-way in accordance with city solid waste disposal policy.*

Response: Acknowledged. This will logically be addressed at the building permit stage.

7. *Landscaping shall screen undesirable elements such as views to adjacent commercial or industrial development, utility equipment/boxes, outdoor storage areas, and dumpsters.*

Response: Acknowledged. This will logically be addressed at the building permit stage.

8. *Plat/development signs shall be located on private property within private easement(s) adjacent to the entrances of PRD developments and shall be limited to monument type signs in compliance with the provisions of Chapter 18.80 MMC, or shall be as approved on the PRD plan. Plat signage shall be maintained by the homeowners' association and defined within the CC&Rs.*

Response: The monument entry sign identifying this new neighborhood community will logically be located in the southwest corner of common Tract A.

9. *Required parking shall be located on the private property.*

Response: Acknowledged.

10. *Off-street parking lots/pods shall be located within the PRD development. Parking lots/pods shall not be located between the residential development and the primary street frontage.*

Response: No parking lots/pods are proposed.

11. *Parking Lot/Pod Landscaping. Where landscaping is required for off-street parking areas (parking lots/pods within the PRD), such landscaping shall be in addition to the minimum percent of open space required, as shown in Table 1. Parking lot landscaping shall comply with the requirements of Chapter 18.78 MMC (landscaping/fencing shall have a minimum opacity of seventy-five percent at the time of planting/construction).*

Response: No parking lots/pods are proposed.

12. *Parking on the side (non-primary street) shall be screened from the side street by a structure, garage, landscaping, and/or screened fencing.*

Response: Acknowledged.

13. *Preferred locations for parking, in descending order of preference, are as follows:*

- a. *To the rear of housing units accessed by an alley.*
- b. *To the side of housing units accessed by a private driveway.*

Response: Acknowledged.

14. *All individual lot widths, lengths, sizes and similar lot configurations shall be subject to those established on the approved PRD plan.*

Response: Acknowledged.

15. *Housing developments shall limit their impervious surface area in recognition of the storm water and soil conditions present in the residential development area and to prevent adverse storm water impacts. Low-impact development techniques for storm water management shall be used in accordance with the MMC 15.01.025, and as directed by the city engineer. Housing developments shall be designed to take advantage of open space and landscape features to utilize storm water low-impact development techniques including natural filtration and on-site infiltration of storm water.*

Response: Impervious surfaces have been estimated at 61.7% of the site area. A detailed assessment has been provided in the Stormwater Site Plan Report for Woods Creek Highlands dated December 14, 2018.

- I. ***Park and Recreational Usable Open Space.*** *A PRD shall provide a detailed description of the requirements for parks and open space including the incorporation, dedication, specifications and placement.*

1. *Each PRD shall provide a minimum dedication of park and recreational usable open space within the PRD as shown in Table 1 (prior to calculation of the bonus). Park and recreational usable open space areas shall complement and be consistent with the provisions of the current city of Monroe park plan.*

Response: At 900 square feet per unit, 21,600 square feet is required for the 24 units and 22,298 square feet has been provided.

2. *All park and recreational usable open space shall be three-fourths acre or larger unless the overall size of the PRD precludes this requirement. If there is less than three-fourths acre of park and recreational usable open space, then all of that amount shall be used for a single park and recreational usable open space.*

Response: The overall smaller size of this PRD (4.83 acres) precludes this requirement. All the park area is consolidated in Tract A, so this requirement is met.

3. *All housing units shall be within walking distance of one-third mile to some form of developed park and recreational usable open space.*

Response: All housing units will be within 320 feet of park Tract A.

4. *The developer shall design park and recreational usable open space to take advantage of existing contiguous open space.*

Response: There is no existing designated open space on contiguous properties.

5. *Multiple parks may be allowed within PRDs so long as:*

- a. *They conform to subsections (1), (2), (3) and (4) of this section.*
- b. *No park and recreational usable open space area shall be less than three-fourths acre in size.*

Response: No additional parks are proposed other than Tract A.

6. *Design of park and recreational usable open space shall:*

- a. *Be approved by the city of Monroe parks department prior to development in accordance with MMC 18.84.090.*
- b. *Conform to the minimum requirements of the city of Monroe landscape ordinance and landscape guidelines contained in Chapter 18.78 MMC.*
- c. *Meet the standards set forth by the city of Monroe parks department and the National Park and Recreation Standards.*

Response: Acknowledged. See Landscape Plan Sheet L2 of 3 in the enclosed PRD plan set.

7. *Park and recreational equipment/utility, landscaping, irrigation and construction improvements shall be installed or bonded prior to final plat approval.*

Response: Acknowledged. See Landscape Plan Sheet L2 of 3 in the enclosed PRD plan set.

8. *Park and recreational usable open space shall be protected in perpetuity by a recorded covenant, in a form approved by the director of community development. The recorded covenant must restrict uses of the park and recreational usable open space to those specified in the approved PRD site plan and must provide for the maintenance of the park and recreational usable open space in a manner that assures its continuing use for the intended purpose.*

Response: This specific park protection and maintenance covenant would logically be placed as a note on the final plat.

9. *When pedestrian corridors are proposed within the PRD, a portion of the park and recreational usable open space may be devoted to the pedestrian corridor, as directed by the parks department.*

Response: Just the public sidewalk system is proposed within the right-of-way which connects to the entry to the Tract A park area.

10. *The park and recreational usable open space shall be of a size and configuration so as to accommodate a variety of recreational functions for residents. Common recreational facilities such as play fields, play equipment, slides, swings, seating/picnic areas, swimming pools, tennis/basketball courts, trails, tot lots, exercise rooms, etc., should be included within the project site design in keeping with the scope, scale and needs of the project, as approved by the city of Monroe parks department.*

Response: Acknowledged. See Landscape Plan Sheet L2 of 3 in the enclosed PRD plan set.

11. *In specified areas, park and recreational usable open space that will serve as public parks will be dedicated to the city for maintenance at the time of final plat approval.*

Response: Acknowledged. To be determined by the City.

12. *Park and recreational usable open space areas shall be fronted by secondary roadways for convenient access to residence.*

Response: The public sidewalk system is proposed within the right-of-way which connects to the entry to the Tract A park area.

13. *All park and recreational usable open space shall be designed, landscaped and recreational amenities be provided consistent with city of Monroe and National Recreation and Park Association Standards.*

Response: Acknowledged. See Preliminary Landscape Sheets L1, L2, and L3 which meets this requirement.

J. Landscaping Design Standards.

1. *Front yards for individual lots shall be landscaped from the back of curb within the public right-of-way to the edge of the front property line, and along private roads/tracts. All such required landscaping shall be maintained in a healthy growing condition by the property owner and/or homeowners' association.*

Response: Acknowledged. This will logically be addressed at the building permit stage.

2. *Housing developments shall be designed to incorporate existing trees to the extent possible. New trees shall be located to create amenities in the common open space, private open space, provide shade where appropriate, to create separation between buildings when desired, and to screen and soften the perimeter of parking areas and street facing sides of housing units.*

Response: To achieve grading and ADA requirements, most of the site will be cleared and graded. New trees have been located to create amenities in common recreation Tract A.

3. *Preservation of existing trees shall be provided. Trees are defined as any perennial woody plant with one main stem or multiple stems that supports secondary branches, that has a distinct and elevated crown, that will commonly reach a height of fifteen feet or greater, and that has a caliper of six inches or greater measured four and one-half feet above the ground level. At the direction of the parks department, up to twenty-five percent of the native trees and other vegetation shall be preserved to the fullest extent possible and the overall site design shall take advantage of the location of existing trees as well as natural openings or clearings on forested sites.*

Response: To achieve grading and ADA requirements, most of the site will be cleared and graded.

- #### **K. Density Determination for a PRD.** *The intent of the PRD is to provide an exchange of density for the proper integration, placement, and dedication of open space, parks, and trails within the city of Monroe. The city of Monroe provides an increase in the density of a development for the amenities described within these standards.*

1. *The maximum density of a PRD is based on the underlying density calculation found in MMC 18.10.010(B) for single-family units/lots and MMC 18.10.020(B) for multifamily units/lots.*

Response: $4.83 \times 4 = 19.32 \times .30$ (PRD bonus) = 25.38, or 25 units. 24 units are proposed.

2. *A thirty percent density bonus will be granted in the SR 15,000, UR 9,600 and R-4 residential zoning districts and a twenty-five percent density bonus will be granted in the UR 6,000 and MR 6,000 zoning districts when the developer provides the following:*

- a. *The inclusion of housing site standards as described in subsection (G) of this section.*
- b. *The inclusion of street design standards as described in subsection (H) of this section.*

- c. The inclusion of park, recreation, open space and landscaping as described in subsection (I) of this section.
- d. The inclusion of landscape design standards as described in subsection (J) of this section.

Response: Acknowledged and calculated above.

- 3. For example, in the UR 9,600 zone, a one-acre site could yield five units (1 acre x 3.63 units per acre = 3.63 units. 3.63 units x 0.30 = 1.09 bonus units. 3.63 units + 1.09 bonus units = 4.72 units or five total units).

Response: Acknowledged and calculated above.

- 4. The final density is a maximum density. The density will be subject to all the requirements set forth in the PRD standards.

Response: Acknowledged and calculated above.

L. Repealed by Ord. 022/2016.

- M. The city may allow other modifications of the zoning code, except as prohibited elsewhere in this chapter or the specific design standards.

Response: Acknowledged.

- N. A PRD located within the R-4 zoning district containing six acres or more must contain a minimum of three lot sizes separated by at least a one thousand square feet threshold. No single lot size may make up more than fifty percent or less than fifteen percent of the total lots.

Response: Not applicable. Site area is approximately 4.83 acres.

- O. A PRD located within the R-4 zoning district containing less than six gross acres must contain a minimum of two lot sizes separated by at least a one thousand square feet threshold. No single lot size may make up less than twenty-five percent of the total lots.

(Ord. 031/2017 § 12; Ord. 002/2017 § 5; Ord. 022/2016 §§ 17 – 19; Ord. 026/2011 § 2 (Exh. 1); Ord. 033/2007 § 1; Ord. 038/2005 § 5; Ord. 012/2005; Ord. 1207, 2000; Ord. 1159, 1999)

Response: The proposed PRD complies with this requirement. See table below.

4,000 SF Lots	Lots 1,2,3,4,5,13	6 lots	25.00%
4,013-5,000 SF Lots	Lots 6,7,10,12,18,19,20,24	8 lots	33.33%
5,000+ SF Lots	Lots 8,9,11,14,15,16,17,21,22,23	10 lots	41.66%

18.84.090 Procedures for preliminary development plan review.

The applicant shall submit to the city a preliminary development plan for review by all affected city departments. Following review of the preliminary development plan, a public hearing shall be scheduled at which the hearing examiner shall review and determine whether the proposed preliminary development plan, as conditioned, complies with the following:

- A. The requirements of this chapter; and
- B. Provisions of the city’s comprehensive plan; and
- C. Provisions of the city’s shoreline management plan; and
- D. The requirements of other applicable city codes, ordinances, regulations and standards. If the preliminary development plan is approved, the applicant shall submit to the city, within the permitted time frame, a final development plan for review and approval by the city.

(Ord. 011/2017 § 12; Ord. 033/2007 § 1; Ord. 038/2005 § 5; Ord. 012/2005; Ord. 1159, 1999)

Response: Acknowledged.

18.84.100 Time limitations of preliminary development plan approval.

Preliminary development plan approval of the PRD shall expire five years from the date of approval by the hearing examiner, or concurrently with the expiration of the preliminary plat, whichever occurs earlier.

(Ord. 011/2017 § 13; Ord. 033/2007 § 1; Ord. 038/2005 § 5; Ord. 1159, 1999)

Response: Acknowledged.

18.84.110 Hearing of development plans concurrent with other applications.

The preliminary development plan may be considered with the following applications:

- A. Conditional use;
- B. Extraordinary use;
- C. Preliminary plat;
- D. Rezone;
- E. Street vacation.

The public hearing in this case shall serve the public hearing requirements for the individual applications.

(Ord. 033/2007 § 1; Ord. 038/2005 § 5; Ord. 1159, 1999)

Response: The PRD will be considered concurrently with the preliminary plat by the Hearing Examiner.

18.84.120 Decision criteria for preliminary development plan approval.

The city shall approve a preliminary development plan if the plan meets the following criteria:

- A. *The PRD is in accordance with the comprehensive plan; and*

Response: Current zoning of the subject property and this surrounding area in the northeast area of the City is R4 (Residential 4 d.u./ac.) which is consistent with the comprehensive plan designation of Low Density SFR.

- B. *The PRD accomplishes a development that is better than that resulting from traditional development and provides a net benefit to the city. A net benefit to the city may be demonstrated by the following:*

- 1. *Conservation of natural features and sensitive area,*
- 2. *Placement, style or design of structures,*
- 3. *Recreational facilities,*
- 4. *Interconnected usable open space,*
- 5. *Provision of other public facilities,*
- 6. *Aesthetic features and harmonious design, and*
- 7. *Energy-efficient site design and/or building features; and*

Response: With recreation and park improvements, complete sidewalk and pedestrian connectivity, variation of lot sizes and PRD perimeter buffer, there is a net public benefit over a conventional plat.

- C. *The PRD will be served by adequate public facilities including streets, fire protection, water, storm water management, and sanitary sewer for acceptable waste controls, as demonstrated by the submittal and review of plans for such facilities as described under MMC 18.84.060; and*

Response: The proposed project will be served by adequate public facilities including public streets, public water and fire flow, sanitary sewer, storm water detention, and water quality controls.

- D. *The proposed landscaping within the PRD's perimeter is superior to that normally required by the city; and*

Response: See proposed preliminary landscape plan Sheets L1, L2 and L3.

- E. *At least one major circulation point is functionally connected to a public right-of-way; and*

Response: All lots will be connected to public right-of-way which will be dedicated to the City at final plat approval and recording.

- F. *The open space within the PRD is integrated into the design of the project rather than an isolated element; and*

Response: The open space has been designed to make efficient multiple use for both closed detention and community recreation. The open space also is situated at the entry to enable placement of the monument signage.

- G. *The PRD is compatible with the adjacent development; and*

Response: Proposed Woods Creek Highlands is adjacent to a similar but larger PRD of Easton Cove on the east and south sides. A PRD buffer for compatibility has been designed for the west and north sides.

- H. *Undeveloped land adjoining the PRD may be developed in coordination with the PRD; and*

Response: Acknowledged.

- I. *The PRD is harmonious and appropriate in design, character and appearance to the existing or intended character of development in the immediate vicinity; and*

Response: Proposed Woods Creek Highlands is adjacent to a similar but larger PRD of Easton Cove on the east and south sides. A PRD buffer for compatibility has been designed for the west and north sides.

- J. *Roads, streets and sidewalks, existing and proposed, comply with the standards and requirements of this chapter and the Monroe Municipal Code; and*

Response: The PRD has been designed to accommodate a 60-foot wide right-of-way as requested at the pre-application meeting and will be constructed to City standards as shown with the Typical Road Section on Sheet 4 of 5 of the PRD plan set.

- K. *Each phase of the PRD, as it is completed, shall contain the required parking spaces, open space, recreation facilities, landscaping, and utility area planned for that phase. (Ord. 022/2016 § 20; Ord. 033/2007 § 1; Ord. 038/2005 § 5; Ord. 012/2005; Ord. 1159, 1999)*

Response: No phasing is proposed.

18.84.130 Final development plan review and approval.

The city shall specify the submittal requirements, including type, detail, and number of copies for a final development plan review of a PRD.

The community development director or his/her designee shall determine if the final development plan conforms to the approved preliminary development plan. If the community development director or his/her designee grants approval of the final development plan, the city is authorized to issue necessary

development permits to construct the proposed development. (Ord. 033/2007 § 1; Ord. 038/2005 § 5; Ord. 012/2005; Ord. 1159, 1999)

Response: This will be accomplished at a subsequent development stage.

18.84.140 Developable acreage for calculation of dwelling unit base density.

The gross acreage of the site is determined to be the developable acreage for the purpose of calculating allowed dwelling units. (Ord. 031/2017 § 13; Ord. 033/2007 § 1; Ord. 038/2005 § 5; Ord. 012/2005; Ord. 1159, 1999)

Response: There is no undevelopable area with the subject property so the developable acreage is the same as the gross acreage.

18.84.150 Bonus provision.

The applicant shall be allowed an increased number of dwelling units based upon the bonus provision established in this chapter or corresponding subarea plan. Dedication of open space shall be provided in accordance with Table 1 in this chapter. Open space dedicated under this section may not include space set aside for private yards and individual unit(s) play areas. (Ord. 033/2007 § 1; Ord. 038/2005 § 5; Ord. 012/2005; Ord. 1159, 1999)

Response: The required open space of 900 square feet per unit has been provided in common Tract A.

18.84.155 Affordable housing bonus.

Repealed by Ord. 024/2009. (Ord. 033/2007 § 1; Ord. 038/2005 § 5; Ord. 012/2005; Ord. 011/2003)

18.84.160 Establishing the total number of permitted units.

Calculation of the total number of permitted units includes the following:

- A. *The result of the multiplication of the developable acreage by the maximum dwelling units per acre permitted under the zoning district for planned residential developments;*
- B. *MMC 20.05.070(I), Limited Density Transfer, shall apply;*
- C. *The additional units as determined by the bonus provisions of this chapter. (Ord. 002/2017 § 4; Ord. 022/2016 § 21; Ord. 033/2007 § 1; Ord. 038/2005 § 5; Ord. 012/2005; Ord. 1159, 1999)*

Response: $4.83 \times 4 = 19.32 \times .30$ (PRD bonus) = 25.38, or 25 units. 24 units are proposed.

18.84.170 Flexibility provisions of PRD.

The dimensional and other standards found in the underlying zoning district may only be varied with city approval using the PRD process. However, the following zoning code requirements may not be varied under the PRD process:

- A. *Off-street parking;*
- B. *Perimeter setbacks; for the purpose of this section, perimeter setback(s) shall be defined as the setback(s) from the exterior property boundary line of the site;*
- C. *Uses permitted in the underlying zone. (Ord. 011/2017 § 14; Ord. 033/2007 § 1; Ord. 038/2005 § 5; Ord. 012/2005; Ord. 1159, 1999)*

Response: Off-street parking and perimeter setbacks will not be modified.

18.84.180 Phased development.

A phasing schedule may be provided as a part of the application. (Ord. 033/2007 § 1; Ord. 038/2005 § 5; Ord. 1159, 1999)

Response: No phasing is proposed for this 24-lot PRD.

18.84.190 Requirements for filing a final PRD.

All improvements required by the approval of the preliminary PRD and development plan shall be installed, with the exception of improvements exempted under MMC [18.84.200](#), prior to recording of the final plat map. The final plat map shall be submitted for review concurrently with the final PRD. The city council shall take action on the final PRD in accordance with the procedures for final plats in Chapter [17.28](#) MMC. (Ord. 033/2007 § 1; Ord. 038/2005 § 5; Ord. 012/2005; Ord. 1159, 1999)

Response: Acknowledged. This will be addressed in the latter stages of plat construction.

18.84.200 Encumbrances by assignment of funds.

The following requirements of a PRD may be postponed by the placement of an assignment of funds to the city:

- A. *Street landscaping improvements;*
- B. *Final street paving lift. (Ord. 033/2007 § 1; Ord. 038/2005 § 5; Ord. 1159, 1999)*

Response: Acknowledged. This will be addressed in the latter stages of plat construction.

18.84.210 Minor adjustments.

In issuing permits connected with the construction of a PRD the city community development director or his/her designee may allow minor adjustments; provided, that:

- A. *There is no increase in the number of lots or dwelling units; and*
- B. *There is no decrease in the parking facilities; and*
- C. *No structures are being moved closer to the perimeter of the site, to water bodies, or to sensitive areas; and*
- D. *No points of ingress or egress are being moved; and*
- E. *The amount of landscaping, buffering, and open space is not reduced; and*
- F. *The adjustments shall not relocate a building, street or other uses more than twenty feet in any direction and shall not reduce the required yard and/or setback; and*
- G. *The height of the building and other structures does not increase beyond the approved height of the PRD; and*
- H. *Traffic volumes shall not increase and traffic patterns shall not change; and*
- I. *Changes in color, plant material and parking configuration are minor; and*
- J. *The adjustments do not add significant new environmental impacts or significantly increase any adverse impacts disclosed in the original SEPA documents; and*
- K. *The community development director determines that changes will not increase any adverse impacts or undesirable effects of the project, or that the change in no way significantly alters the project.*

(Ord. 033/2007 § 1; Ord. 038/2005 § 5; Ord. 012/2005; Ord. 1159, 1999)

Response: Acknowledged.