



June 10, 2024

City of Arlington
Community & Economic Development
18204 59th Ave NE
Arlington, WA 98223

Project Name / File No.: Stillaguamish Townhomes
Applicant: Corstone Contractors, LLC
Project Description: 7- Unit Townhome
Re: Narrative

Dear Staff:

The purpose of this letter is to provide the City of Arlington with information in support of the Applicant's request for proposed project on the property identified under the Project Description referenced below.

GENERAL PROPERTY INFORMATION

1. Date of Application: June 10, 2024
2. Project Name: Stillaguamish Townhomes
3. Addresses: 607 S Stillaguamish Ave
4. Tax Parcel: 00756900000600
5. Total Parcel Size: 0.47 +/- acres (20,473 +/- square feet)
6. Property Owners: Corstone Contractors, LLC
7. Contact: Land Pro Group, Inc., Mark Villwock, VP Land Development Operations

PROJECT DESCRIPTION AND REQUEST

The Applicant is proposing a 7-unit townhome project consisting of two buildings on property zoned as Residential High Capacity.

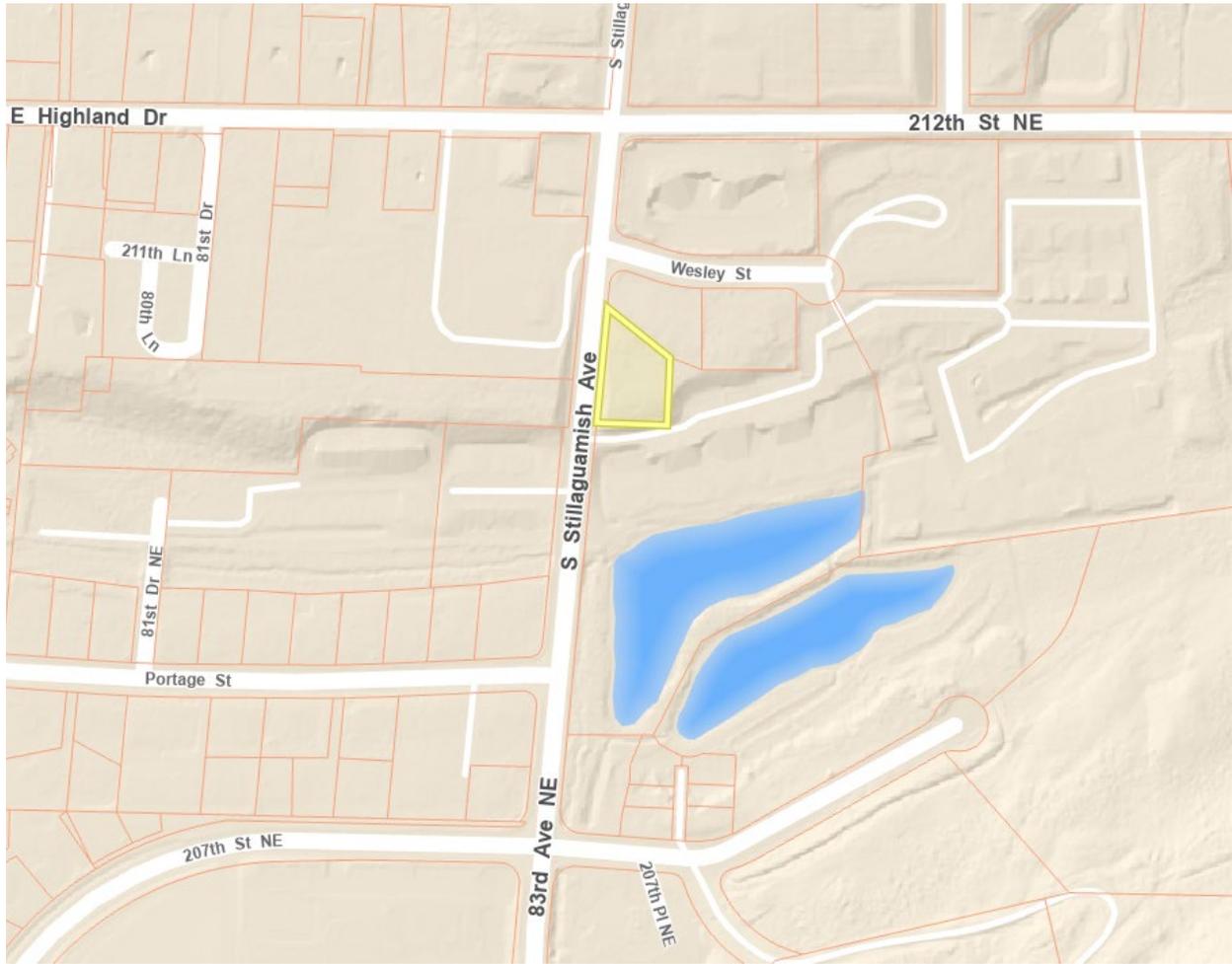
The Applicant has submitted one (1) application which is identified as follows:

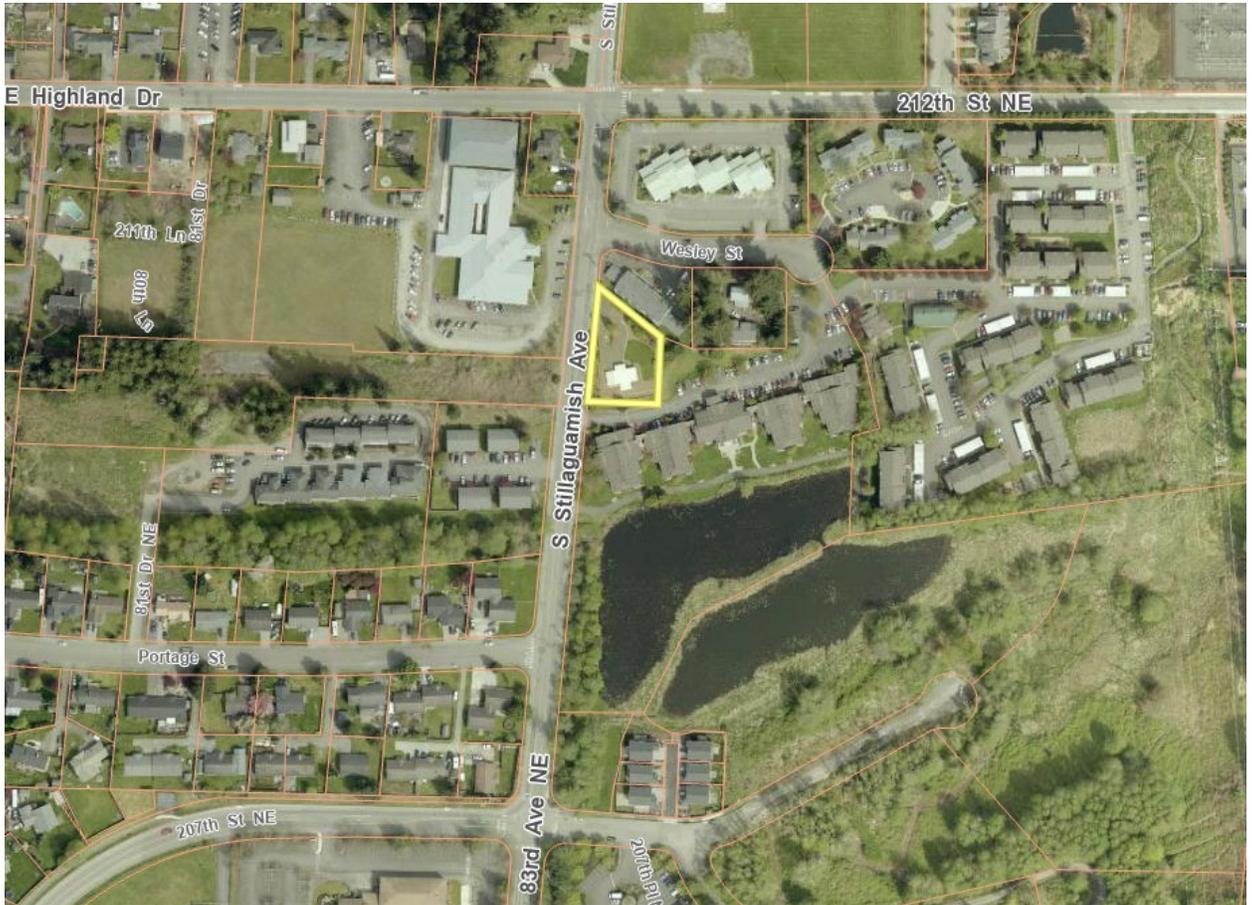
- Unit Lot Subdivision Approval

The information being provided is to demonstrate that the application for a unit lot subdivision approval is supportable under the Arlington Municipal Code (AMC).

PROJECT LOCATION

The proposed development is located: at 607 S Stillaguamish Ave.





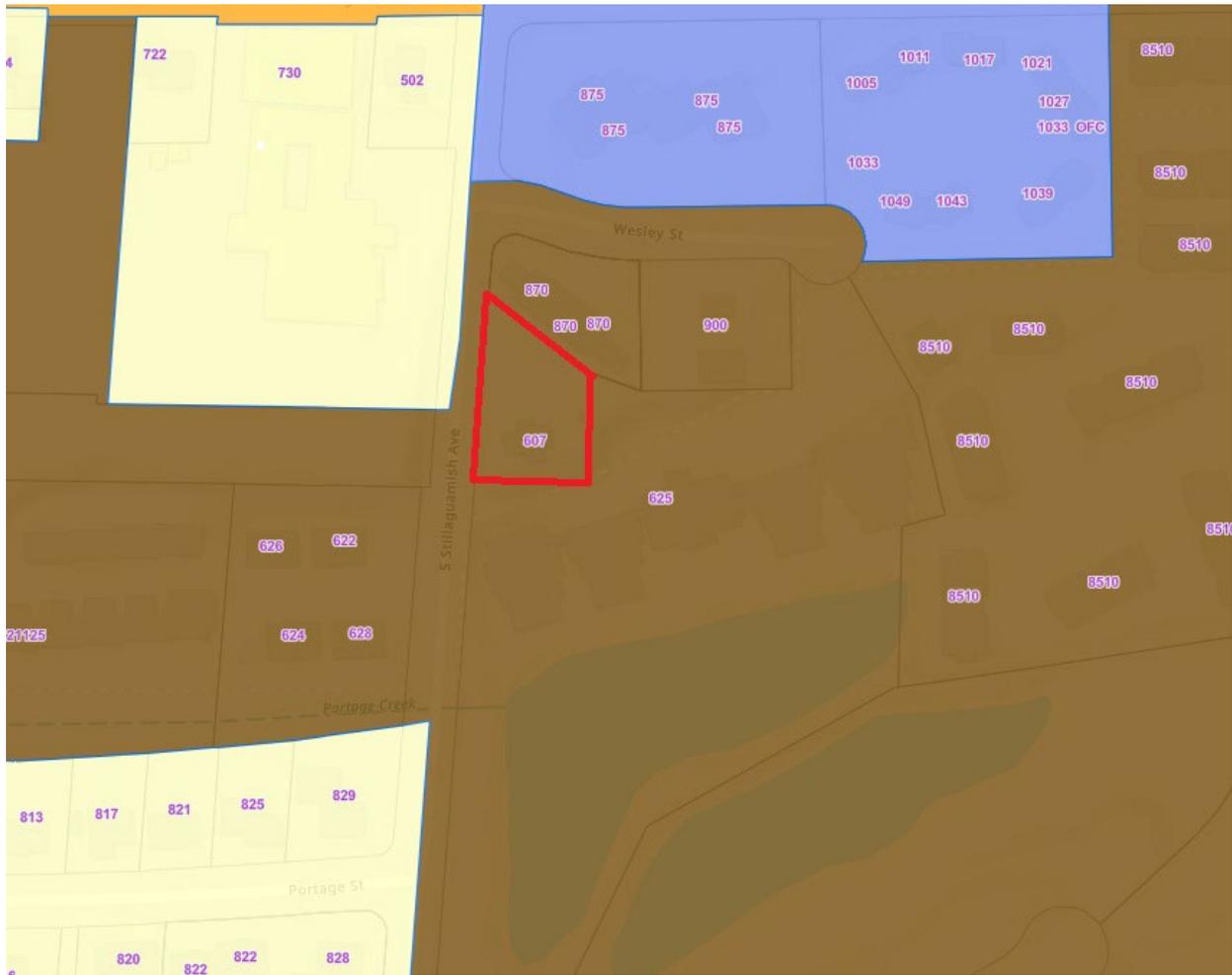
SURROUNDING PROPERTIES

The properties to the North, South, East and West are identified as shown in the table below.

AREA	ZONING	Comprehensive Plan
Project Site	RHC	RHC
North	RHC	RHC
South	RHC	RHC
East	RHC	RHC
West	RLC	RLC



ZONING MAP



The current zoning map designates the property as Residential High Capacity (RHC).



PROPOSED SITE PLAN DESIGN

The proposed site plan design as shown below was prepared in accordance with the AMC Title 20.

LAND USE:

Zoning: Per the Preliminary site plan submitted herewith, property is zoned High Residential Capacity.

Density and Dimensional Standards:

Per AMC table 20.48-5, density and dimensional standards are established within the RMD zone and applied to the subject property as follows;

- Minimum Density: 17 DU/ Acre
- Front Setback: 20 feet
- Side Setback: 5 feet
- Rear Setback: 5 feet
- Max Lot Coverage: 75%
- Height Limitation: 45 feet
- Minimum lot area: 4,300 sf

PARKING

Parking requirements are established under AMC table 20.72-1. 2 spaces per unit plus 1 additional space for every four units in the development – Project will include 2 units of townhomes each having 2 in garage and two driveway and 3 units with one in the garage and one in the driveway and 2 units with 2 in the garage plus 2 guest stalls. There are 18 on lot parking and in addition, 2 guest/off street parking spaces have been provided for at total of 20.

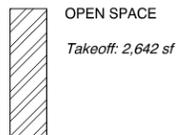
LANDSCAPING/OPEN SPACE

Landscaping is proposed consistent with AMC 20.76.

USABLE OPEN SPACE

AMC 20.52.030
Every residential development shall be developed so that ten percent of the total area remains permanently as usable open space.+

13,674 SF x 10% = 1,367 SF Required
2,642 SF Provided



CRITICAL AREAS

There are no critical areas located on or adjacent to the site.

DESIGN REVIEW

Per AMC 20.46.020(2); *All other design review with a construction value exceeding one hundred thousand dollars shall be performed by the design review board in a public meeting (not a public hearing). On building permits for which there is no*



land use permit required their decision is final (subject to appeal, see subsection (3)). Otherwise, their recommendation shall be forwarded to the permit-issuing authority for its consideration with the permit application.

Applicant is deferring Design Review at this time.

PUBLIC UTILITIES:

All public utilities and services are available to the subject parcels. The utilities and services along with the provider are identified in the table below.

Water:	City of Arlington	Gas:	Cascade Natural Gas
Sewer:	City of Arlington	Cable TV:	Comcast
Garbage:	Allied Waste/Waste Management	Police:	City of Arlington
Storm Water:	City of Arlington	Fire:	North County Fire & EMS
Telephone:	Comcast/Ziply	School:	Arlington School District 16
Electricity:	Snohomish County PUD	Hospital:	Cascade Valley Hospital

The Applicant believes that it has submitted all documents required for review by the City for processing the applications submitted.

We appreciate the opportunity to provide this narrative.

Respectfully,

Corstone Contractors, LLC
By: Land Pro Group, Inc., Applicant's Representative

A handwritten signature in blue ink, appearing to read "Mark Villwock".

By: Mark Villwock, VP Operations