



May 4, 2022

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

Project Name / File No.: Stewart Townhomes
Applicant: Tic Toc, LLC
Project Description: 18-unit Townhome – Unit Lot Subdivision
Re: Narrative

Dear Staff:

The purpose of this narrative is to provide the City of Arlington with information in support of the Applicant's request of an 18 unit townhome unit lot subdivision on the property identified below.

GENERAL PROPERTY INFORMATION

1. Date of Application: November 12, 2021 (Resubmitted May 4, 2022)
2. Project Name: Stewart Townhomes
3. Addresses: XXX Highland Dr, Arlington, WA 98223
4. Tax Parcel: 31051100407600
5. Total Parcel Size: 0.97 +/- acres (42,467 +/- square feet)
6. Property Owners: Tic Toc, LLC
7. Contact: Land Pro Group, Inc., Ryan C. Larsen, VP Land Pro Group, Inc.

PROJECT DESCRIPTION AND REQUEST

The Applicant is proposing an 18-unit townhome project consisting of three buildings with 6-units each on property zoned as Residential High Capacity (RHC) within Airport Protection District D.

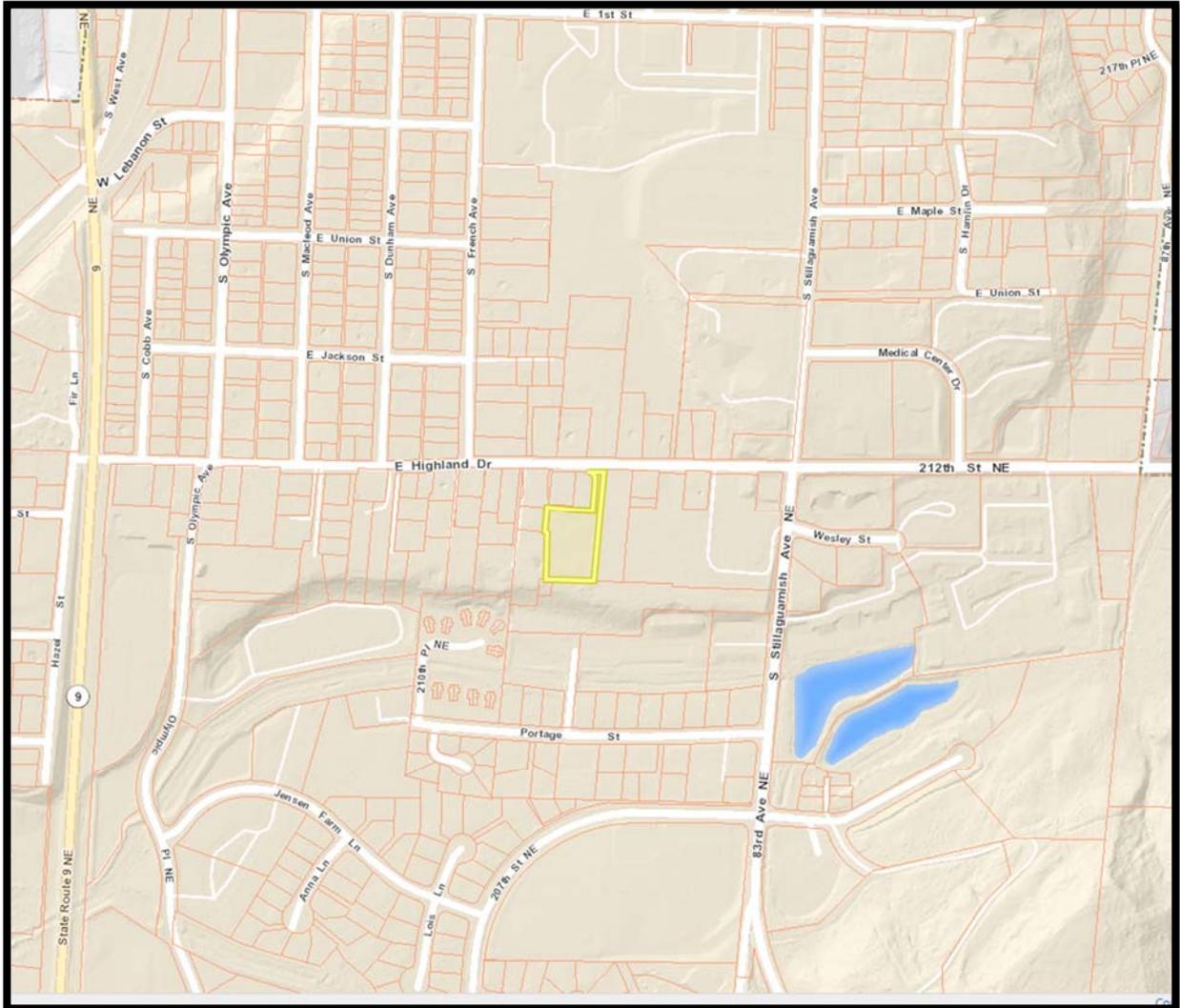
The Applicant has submitted three (3) application which is identified as follows:

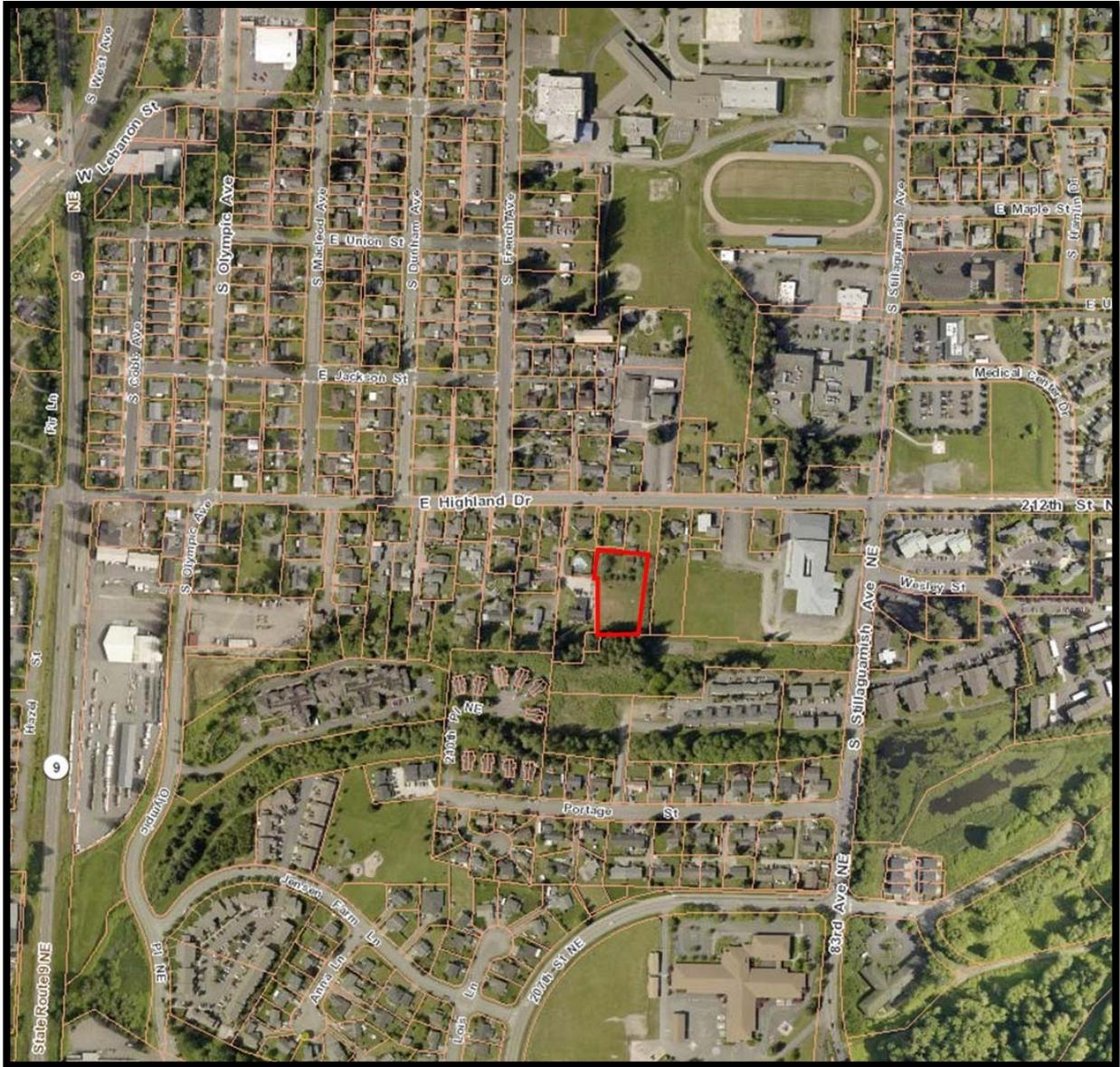
- Unit Lot Subdivision Approval
- Design Review
- Construction Plans

The information being provided is to demonstrate that the application for a site plan and design review approval is supportable under the Arlington Municipal Code (AMC). Also, the project requires SEPA.

PROJECT LOCATION

The proposed development is located at XXX Highland Dr, Arlington, WA 98223.



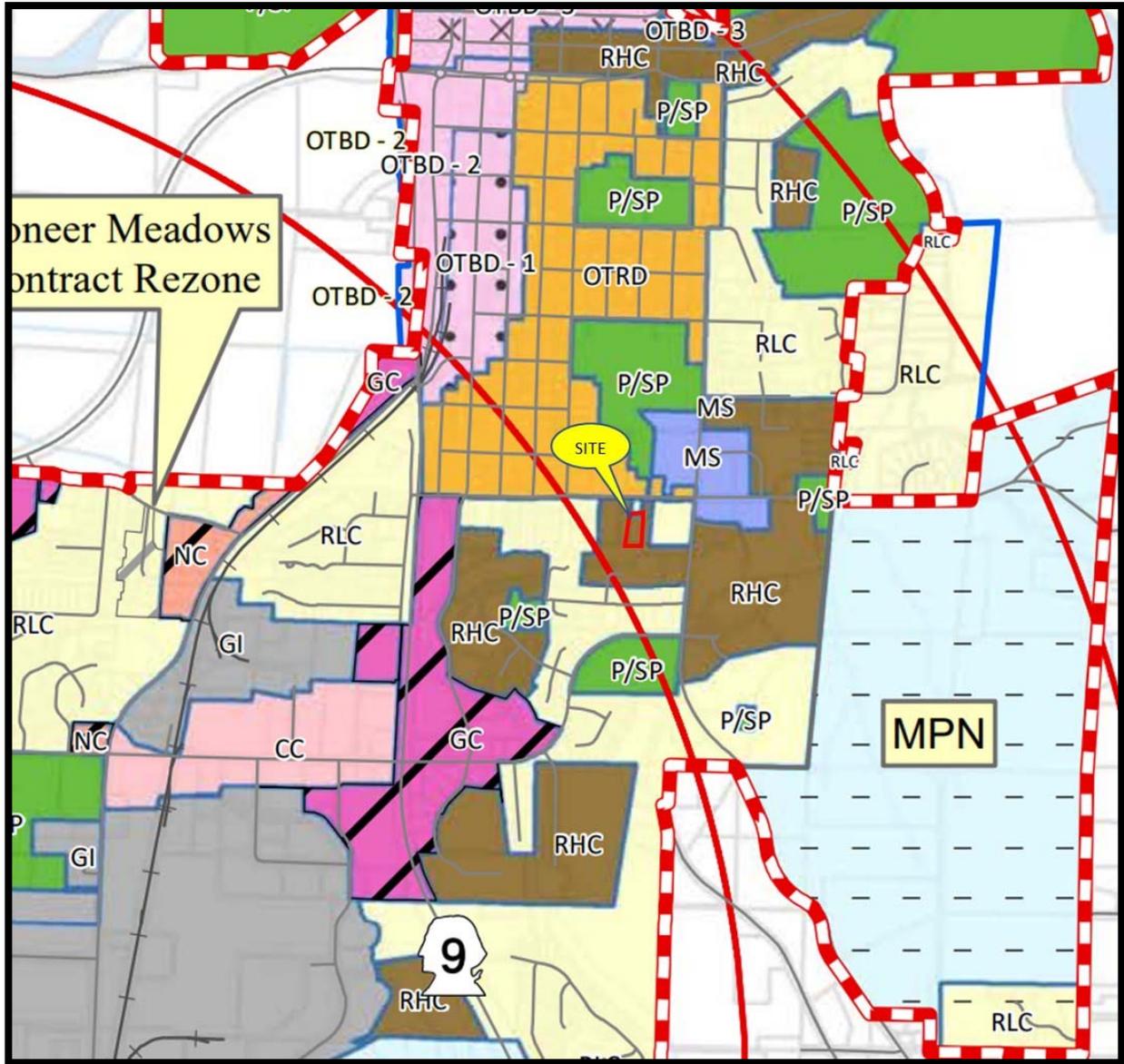


SURROUNDING PROPERTIES

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

AREA	ZONING	AIRPORT PROTECTION DISTRICT
North	RLC	D
South	RHC	D
East	RHC	D
West	RLC	D

ZONING MAP



The current zoning map designates the property as Residential High Capacity (RHC) within Airport Protection District D.

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 within Airport Protection District D.

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;

- Front Setback: 20 feet
- Side Setback: 5 feet
- Rear Setback: 5 feet
- Max Lot Coverage: 75%

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 18 units of townhomes each having 2 car garage. In addition, five additional parking spaces have been provided on street.

LANDSCAPING/OPEN SPACE

Landscaping is proposed consistent with AMC 20.76.

OPEN SPACE REQUIREMENTS

MINIMUM PARK OPEN SPACE REQUIREMENT:	65 SF PER PERSON
ANTICIPATE 3 BEDROOM TOWNHOME UNITS:	18 UNITS
3.2 PEOPLE PER TOWNHOME (PER CITY CODE)	
3.2 PEOPLE x 18 UNITS x 65 SF	
MINIMUM PARK OPEN SPACE REQUIRED:	3,744 SF
OPEN SPACE PROPOSED:	4,340 SF

TREE CALCULATIONS

AMC 20.76.120 Retention and protection of significant trees

- Significant trees (8" dbh for deciduous trees and 12" for evergreen trees) removed shall be replaced with native species trees at a ratio of three to one.

7 trees to be removed
 7 trees x 3 replacement trees = 21 trees required
 25 trees provided

CRITICAL AREAS

No critical areas are located on the subject property.

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 has submitted a separate application with this project for Design Review and has completed an analysis of the design with the Design Review Matrix.

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:	Waste Management	Police:	City of Arlington
Storm Water:	City of Arlington	Fire:	North County Fire & EMS
Telephone:	Comcast/Ziplay	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,

Tit Toc, LLC
By: Land Pro Group, Inc., Applicant’s Representative

By: Ryan C. Larsen, VP Land Development