



Exhibit 4

CITY OF MILL CREEK

ZONING CASE

No. PP14-66
DATE 4-3-14
BY [Signature]

March 13, 2014

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

RECEIVED

APR 03 2014

CITY OF MILL CREEK

RE: Crestview Village
Narrative Statement

Please accept this letter as the formal narrative statement in support of the Crestview Village PRD/Subdivision proposal. The instant application includes a request for PRD Site Plan approval and Preliminary Plat approval in order to divide a 3.29 acre assemblage into twenty-five single family 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 9.50 dwelling units per net development acre.

The instant PRD subdivision has been designed in order to implement the purpose of the PRD provisions, including the preservation of open spaces, integrated landscape development, variety of housing types with architectural design compatibility, and provision of a residential development that is harmonious with both the natural and built environment. In the paragraphs below, we have outlined our compliance with the applicable provisions of Mill Creek Municipal Code.

Title 16 Design Standards

MCMC 16.02.030 Access and utilities to adjacent properties

The instant proposal provides both public road access and extends public utilities to the adjacent properties.

MCMC 16.02.050 Minimum lot size

The MDR zone has no minimum lot size. The instant proposal provides generously sized lots that allow for single family detached development meeting all of the applicable zoning requirements.

MCMC 16.02.060 Lot Size Averaging

The proposal has a gross density of 7.59 dwelling units per acre and a net density of 9.50 units per acre. The comprehensive plan allows up to 12 units per acre. The proposal clearly does not exceed that limit.

As the MDR zone has no minimum lot size, it is not necessary to utilize the lot size averaging provisions of 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 public street, which will be designed and constructed in accordance with the city of Mill Creek standards. Only a single point of access onto the arterial unit has been designed for this proposal.

MCMC 16.02.090 Lot building sites

These large residential lots have ample building area for single family residential units typical of the type found in the city of Mill Creek. 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 10,000 cy of fill, 4,000 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 roadway will be designed and constructed in accordance with city of Mill Creek engineering standards.

MCMC 16.02.160 Cul-de-sacs

The road network proposed for this project includes a planned connection to the under developed adjacent property to the east. This will allow for a coordinated use of a single access point onto the arterial unit and plan for future connection. In the interim period a temporary turn around will be constructed as a part of the proposal. This condition does not constitute a permanent road end, therefore this project complies with these provisions.

MCMC 16.02.170 Roadway buffer/cutting preserves

A fifty foot roadway buffer has been provided as a separate tract, adjacent to the public roadway, in conformance with this section. Please see the attached landscaping plans for details relating to the proposed treatment for this streetscape environment.

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 public road has been designed to comply with the city standards for maximum street grades.

MCMC 16.02.210 Street names

The proposed public road 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 3.29 acres, exceeding the minimum parcel size of 2.5 acres. The instant proposal complies with this provision.

MCMC 16.12.040 Permitted modifications

The applicant is requesting approval of a modification in order to reduce the building setbacks to allow a 15 foot front yard setback from the internal roadway, 10 foot rear yard setback, 5 foot side yard setbacks (for a total of 10 feet between residential structures), and a 20 foot setback for the garage portion of the proposed

already allowed - only reduction is rear yard 10'

single family residential units. These modifications will provide adequate private open spaces, building separations, and building modulation to minimize the dominance of the garage portion of the structures. Additionally, the proposed modifications are consistent with other PRD applications approved by the city.

MCMC 16.12.050 Permitted residential density

The proposal has a gross density of 7.59 dwelling units per acre and a net density of 9.50 units per acre. The comprehensive plan allows up to 12 units per acre. The proposal clearly does not exceed that limit.

The net development area of the site is 2.63 acres x 12 dwelling units per acre = 31.56 (32) maximum lot yield.

MCMC 16.12.060 Required open space and recreation facilities

The applicant has provided 14,594 square feet of permanent open space within the proposal. A mini park has been designed for 5,269 square feet of the open space. Please see the attached landscaping plans for details associated with those planned improvements.

Title 17 Medium Density Residential

MCMC 17.12.020 Principal uses

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

MCMC 17.12.050 Review requirements

The instant 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 7.59 dwelling units per acre and a net density of 9.50 units per acre. The comprehensive plan allows up to 12 units per acre. The proposal clearly does not exceed that limit, and fully complies with the minimum density of five dwelling units per acre.

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 has been provided as a separate tract, adjacent to the public roadway, in conformance with this section. Please see the attached landscaping plans for details relating to the proposed treatment for this streetscape environment.

MCMC 17.12.090 Lot coverage

The proposal will comply with the maximum 40% lot coverage required by this section.

MCMC 17.12.100 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 prepared for review under a separate cover letter. All the project design requirements are analyzed within that package.

MCMC 17.12.120 Open space and recreation facilities

The applicant has provided 14,594 square feet of permanent open space within the proposal. A mini park has been designed for 5,269 square feet of the open space. Please see the attached landscaping plans for details associated with those planned improvements.

Title 17 General Provisions and Standards

MCMC 17.22.020 Landscaping

A landscaping plan has been prepared meeting the objectives and standards contained in 17.34 MCMC. Please refer to the attached plan set for details associated with those compliance items.

MCMC 17.22.030 Yard setbacks

Please see the paragraph above relating to requested modifications.

MCMC 17.22.060 Required open space

The applicant has provided 14,594 square feet of total open space onsite, and has proposed to develop 5,269 square feet of that total area with a mini park in accordance with these requirements. This tract is readily accessible via paved sidewalks within the development. No parking areas are proposed in the area nearby to the proposed recreation area. The length of Tract 998 is not more than twice the width of said tract, and consists of a grade not to exceed 5 percent.

MCMC 17.22.080 Vehicle parking

Each residential unit will have at least a two car garage, setback a minimum of 20 feet from the edge of the right-of-way. Therefore, adequate off street parking has been provided in the 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 development 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 at (425) 486-6533 ext. 111.

Sincerely,



Andrew C. Reaves, P.E.
SDA