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Land Use Application #564732 - Cubes Self-Storage

Project Contact

Company Name: PACLAND - Seattle

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Project Type
Any Project Type

Activity Type
Project or Site Plan Approval

Scope of Work
Binding Site Plan

Project Name: Cubes Self-Storage

Description of Work:

The proposed development (Project) includes the construction of an approximate 90,000 sf three-story self-storage facility located at 17414 Bothell-Everett Hwy (State Route 527) with associated parking areas, utility infrastructure, landscaping, stormwater facilities, and frontage improvements on the 3.60 AC parcel (27050700401300). The eastern portion of the site is currently occupied by a plant nursery while the balance of the site to the west includes a Category II wetland, buildings in disrepair, and vegetation comprised of native and invasive plant species. A wetland buffer restoration and enhancement plan will be implemented as part of the Project. The wetland (Wetland A) area occupies approximately +/- 0.84 AC. A right-of-way dedication (varies 2-5 feet in width) is anticipated along Bothell-Everett Hwy to accommodate a 50-foot right-of-way roadway section. A Reasonable Use Exception is required to accommodate the Project as submitted. The existing Category II wetland and corresponding wetland buffer (200-feet) coupled with a 35-foot landscape buffer from the future ROW results in an undevelopable remnant tract (due to size and shape) and the inability to derive reasonable economic use of the subject property. We request a reasonable use exemption from the City of Mill Creek pursuant to code section 18.06.430 to obtain Binding Site Plan and SEPA approval as well as a building permit.

Project Details

Project Information

Zoning - existing BP, Business Park

Quantity and Size Specifications

Gross square feet of proposed building	90425
Lot dimensions (ft X ft)	272' X 595'
Maximum proposed building height	48
Number of buildings	1
Number of existing parcels	1
Number of proposed parking spaces	25
Property size in acres	3.60

Additional Project Information

Date preapplication meeting was held. 12/6/2017