



**Riverside Station Apartments
Site Plan Review Narrative
MCC 22.58.030 A**

**SITE2022-01
#8571**

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05/03/2022
CITY OF MONROE

1. Project Overview and Contacts

A. Project name: Riverside Station Apartments

B. Location

135 and 143 South Ann Street
Monroe, WA 98272
TPNS: 27070600300900 and 2707600301000

C. Abbreviated Project Description

- Demolition and removal of existing site improvements
- Construction of new three-story mixed-use apartment building
- Ground-floor commercial shell space
- Two floors of residential, 16 apartment units
- Site improvements to include amenities, surface parking, and public street improvements
- Private and public drainage improvements

D. Owner

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E. Architect

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F. Civil Engineer

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2. Existing Zoning and Use Conditions

- A. Zoning of subject site: Downtown Commercial, East Downtown Neighborhood Plan
- B. Zoning within 300 feet of site: Downtown Commercial
- C. Existing site use: Single-family residential
- D. Use of existing buildings: Single-family residential

3. Proposed Uses

- A. Proposed site use: Residential-commercial mixed use
- B. Number of residential dwelling units: 16
- C. Number of bedrooms for each: One bedroom w/ study or two bedrooms per unit
- D. Commercial use notes: Shell space; anticipated uses are office or retail

4. Lot Coverage Statistics

- Existing = 12,956 sf (38.1%)
- Proposed = 26,096 sf (76.7%)

Site Plan Review Checklist

Complete	NA	Item
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Locations of all existing and proposed structures, including, but not limited to, buildings, fences, culverts, bridges, roads, and streets
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The boundaries of the property proposed to be developed
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Existing and proposed topographic contours, at intervals of no more than two feet
<input checked="" type="checkbox"/>	<input type="checkbox"/>	All proposed and existing buildings
<input type="checkbox"/>	<input checked="" type="checkbox"/>	All setback lines <i>There are no building setback lines required by zoning code.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	All critical areas and their associated buffers <i>Site has no critical areas</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	All areas to be dedicated to a public, private, or community use <i>There are no such areas</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	All areas for open space <i>There are no designated open space areas</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Existing and proposed lot area, in square feet, to be covered by impervious surfaces
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Types and locations of proposed landscaping
<input type="checkbox"/>	<input checked="" type="checkbox"/>	All existing and proposed easements <i>There are no easements, existing or proposed</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The locations and size of all existing and proposed utility structures and lines <i>Existing utility line locations are not known</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The storm water drainage systems for existing and proposed structures <i>Existing structures have splash blocks for drainage</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Locations and extent of curbs and gutters
<input checked="" type="checkbox"/>	<input type="checkbox"/>	All means of vehicular and pedestrian ingress and egress to and from the site
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sizes and locations of driveways, streets, and roads
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sizes and locations of off-street parking areas, including internal circulation and parking spaces
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Traffic volumes and flows estimated to be generated on adjacent roads by the proposed development <i>No traffic impact analysis performed</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Location and extent of street dedications <i>No street dedications</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location and extent of street widening or other road improvements
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Location and extent of acceleration and deceleration lanes, if needed <i>None are required</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Location of traffic-control devices on and off the site <i>No formal traffic control devices on- or off-site</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The location of all loading spaces, including, but not limited to, loading platforms and loading docks where trucks will load or unload <i>No such areas</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Locations and sizes, in square feet, of all signs <i>No signs</i>