



July 2nd, 2025

City of Monroe
Community Development
Attn: Anita Marrero, Senior Planner
14841 179th Ave SE
Monroe, WA 98272

Project Name / File No.: Monroe 30
Applicant: South Lake Ridge, LLC
Project Description: 179 lot SFR and 34 Townhomes
Re: Narrative for Preliminary Plat Application

Dear Anita Marrero:

The purpose of this letter is to provide the City of Monroe with information in support of the Applicant's request for 179 single-family residential lots and 34 Townhome units. The project will go through the preliminary plat, construction, and final plat process in the City of Monroe.

GENERAL PROPERTY INFORMATION

1. Project Name: Monroe 30
2. Tax Parcel No.'s: 28062600401300, 28062600401700, 28062600401202, 28062600401200, 28062600400700, 28062600400500, 28062600400100, 28062600400900, 28062600401100
3. Addresses: 12611, 12517, 12425 175th Ave SE; 12410 178th Dr SE
4. Total Parcel Size: 28.72 +/- acres
5. Property Owners: JM1 Holdings, LLC; Doug Connelly; Matt Larson
6. Applicant: South Lake Ridge, LLC

CONSULTANTS

Set forth below is a list of the consultants retained by the Applicant to assist in the preparation of documents supporting the applicants request to subdivide the subject property into single family residential lots:

Project Manager	Land Pro Group, Inc.	Ryan Larsen
Civil Engineering	Solid Ground Engineering	Makayla Kelso
Geotechnical Engineer	Terra Associates	Carolyn Decker
Wetland Consultant	Wetland Resources, Inc.	John Laufenberg
Traffic Consultant	TenW	Curtis Chin
Landscape Architect	Origin Landscape, LLC	Krystal Lowe
Surveyor	Pacific Coast Surveys	Darren Riddle

PROJECT DESCRIPTION AND REQUEST

South Lake Ridge, LLC is proposing to construct 179 single-family residential lots and 34 Townhome lots. The project area consists of approximately 28.72 ac off of 175th Ave SE and 178th Dr SE. The

Applicant is submitting one (1) application at this time for the preliminary plat submittal. At second submittal the applicant intends to submit full construction plans.

The information being provided is in support of a preliminary plat-application package for a 179 Single Family-lot and 34 Townhomes zoned R7 and is supported under the Monroe Municipal Code (MMC).

PROJECT LOCATION

The proposed project is located: off 175th Ave SE and 178th Dr SE.



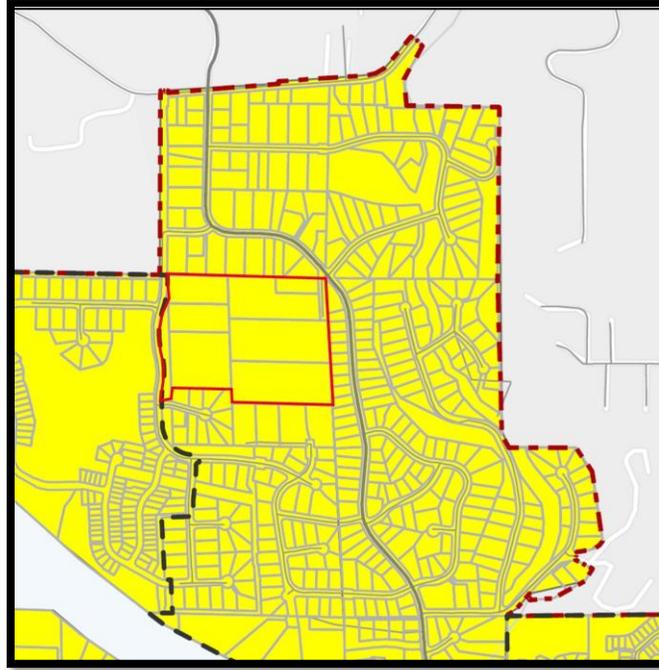
SURROUNDING PROPERTIES

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

AREA	ZONING	Comprehensive Plan
Project Site	R7	Residential 1
North	R9600 (County)	Urban Low Density Residential (County)
South	R-7200 (County)	Urban Low Density Residential (County)
East	R-9600 (County)	Urban Low Density Residential (County)
West	R-7	Residential 1

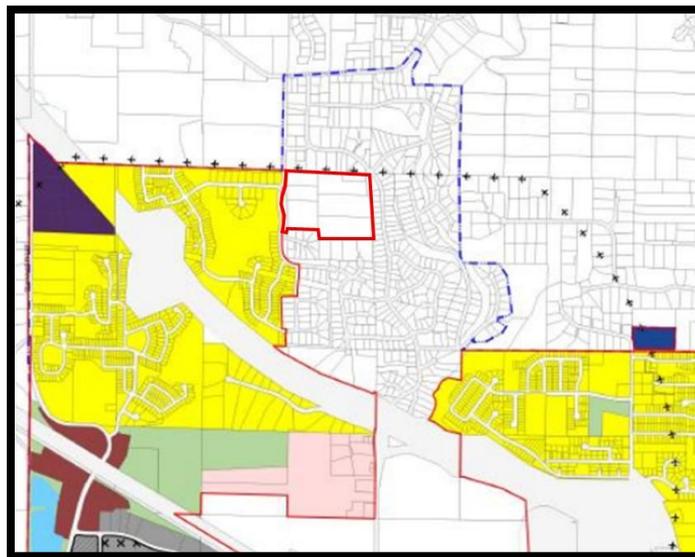
COMPREHENSIVE PLAN

The current Comp Plan designates the property as Residential 1.



ZONING PLAN

The current Zoning designates the property as Single-Family Residential – 7-Units per Acre (R7) within the Airport Compatibility Overlay. *(Note: Official Zoning Map has not been updated since being annexed into the City of Monroe.)*



PROPOSED SITE PLAN DESIGN

The proposed site plan design as shown below was prepared in accordance with the Monroe Municipal Code (MMC) Title 22.

LAND USE:

Zoning: R7

Density and Dimensional Standards:

Per MMC 22.16, Planned Residential Developments density and dimensional standards are established within the Single Family Residential zone and applied to the subject property as follows;

Maximum Density: 7 DU/ Gross Acre
Minimum Street Setback: 10-ft (20-ft for garage)
Minimum Side Yard Setback: 5 feet per side
Minimum Rear Yard Setback: 10 feet
Height Limitation: 35 feet
Maximum Lot Coverage: 60%

STREETS AND ACCESS

Streets:

The property is abutted by 175th Ave SE along the western property line and Robinhood Lane to the northeast. The internal road system is a loop road. Internal road system will be a new 52-foot ROW section consisting of 28-feet of pavement, two 5-foot planters, and two 5-foot sidewalks.

Access:

Applicant proposes access to the development at two locations. The north-eastern connection offers a road from Robinhood Ln and connects to an internal road. The western connections connects twice off of 175th Ave SE to an internal road. A future access point has been added to the southeast as well.

FRONTAGE

Frontage Improvements:

175th Ave SE – Frontage improvements will consist of a half street improvements of 18-feet of pavement, 5-foot planter, and 5-foot sidewalk. 175th Ave SE will be a total of 62-feet of ROW.

PARKING

Parking Required:

2 spaces for each dwelling unit per MMC Table 22.44.050
1 on or off site per lot per (detached) (MMC Table 22.44.050
1 per 7 lot per (attached) (MMC Table 22.44.050

Parking Provided:

4 spaces per residence (179sfr) (2 in driveway, 2 in garage)

4 spaces x 179 lots = 716 spaces provided

4 spaces per residence (34 TH) (2 in driveway, 2 in garage)
4 spaces x 34 lots = 136 spaces provided

LANDSCAPING

Street Trees: Applicant is proposing street trees to be planted along public roads at 25-feet on center.

Storm Vault: Vault is under ground – no landscaping required.

Irrigation: Applicant is proposing irrigation for this project to be permanent.

OPEN SPACE

The applicant is providing the following open space:

Tract 999 = 1.85 ac (80,343sf)

Tract 998 = 2.17 ac (94,274sf)

TOTAL = 4.01 ac (174,617sf) (Located along 175th Ave SE)

Tract 997 = 0.06 ac (2,494sf)

Tract 994 = 0.10 ac (4,320sf)

Tract 993 = 0.08 ac (3,600sf)

Tract 989 – 0.04 ac (1,800sf)

Tract 988 = 0.10 ac (4,390sf)

Tract 986 = 0.07 ac (3,227sf)

TOTAL = 0.45 ac (additional open space)

CRITICAL AREA

The wetland is a Category III and gets a 150' buffer that can be reduced to 110' with minimization measures. One of these requirements is to use low impact development techniques, but the chapter that the table links to (15.01) has been repealed. We assume the City has a new stormwater code. Buffer averaging is allowed in the outer 25 percent of the 110' buffer. The buffer will also be planted anywhere that it isn't vegetated with a native plant community. The stream is a Type Ns and gets a 50' buffer. The wetland buffer supersedes the stream buffer

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:	Roosevelt Water District	Gas:	Puget Sound Energy
Sewer:	City of Monroe	Cable TV:	Comcast/Ziply
Garbage:	City of Monroe	Police:	Monroe Police Department
Storm Water:	City of Monroe	Fire:	Snohomish Regional Fire
Telephone:	Ziply	School:	Monroe School District
Electricity:	Snohomish County PUD	Hospital:	Evergreen Health

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.

South Lake Ridge, LLC
By: Land Pro Group, Inc., Authorized Representative



By: Ryan C. Larsen, VP Land Development