



CITY OF SNOHOMISH

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SDP – APPLICANT NARRATIVE

Use of this template is optional, to address compliance with applicable municipal code sections as required under the SDP Submittal Checklist. A separate applicant narrative document submitted in lieu of this form **must** address specific code sections. Please attach separate sheets if necessary.

DESCRIPTION OF PROJECT

Existing Conditions:

The 0.88-acre site is located at 917 Avenue D Viking Ave NW in Snohomish, Washington. The site is bound by a 7-Eleven store to the north, vacant commercially zoned property to the east, a Jack in the Box Restaurant to the south, and a Avenue D right-of-way to the west. The site consists of an existing 3,521 SF restaurant building, a single-lane drive-thru facility, 33-stall asphalt paved parking lot, and associated underground utilities. The existing building, drive-thru, parking, and utilities will be removed as part of this proposal.

Description of Proposal:

McDonald's proposes to construct a new 4,586 SF restaurant building with a dual-lane drive-thru facility, 46-stall asphalt paved parking lot, and associated underground utilities. the existing 0.88-acre site.

DESCRIPTION OF PROJECT CONSISTENCY WITH THE SNOHOMISH MUNICIPAL CODE (SMC)

Code Section	How the project meets the code
SMC 14.65 Site Development Plans	<p>A. The criteria for approval of a site development plan shall be as follows:</p> <ol style="list-style-type: none"> 1. Adequate streets, sidewalks, transit stops, open spaces, parks, schools, water, sewer, and stormwater facilities shall be available to the proposed development. Response: The project site has availability to adequate streets, sidewalks, open spaces, parks, schools, water, sewer, and stormwater facilities. 2. The design and appearance of the structure shall be compatible with applicable design standards and guidelines. Response: The design and appearance of the structure will be compatible with the applicable design standards and guidelines. 3. The development shall be consistent with the Comprehensive Plan. Response: The redevelopment is zoned commercial and is proposed to be consistent with the comprehensive plan. 4. The development shall mitigate any significant adverse environmental impacts. Response: There are no significant adverse environmental impacts anticipated as part of the redevelopment. 5. Concurrency requirements (SMC 14.20.090) shall be complied with. Response: The submittal package includes a traffic generation memo for the City's review. 6. The development shall be consistent with the health, safety, and general welfare. Response: The redevelopment will be consistent with health, safety, and general welfare.

<p>SMC 14.205 Permitted Land Uses</p>	<p>14.205.040 Commercial Designation. The purpose of this designation is to provide a commercial area suitable for shopping centers, as well as concentrations of individual shops and stores, which are auto-oriented and located along major arterials in the City. Such commercial areas should provide a wide range of convenience and general merchandise goods and services. This designation is oriented towards service and automotive shopping and toward serving a local market as well as having a City wide draw.</p> <p>Response: As required per this section of code, the redevelopment will provide an auto-oriented business which is located along Avenue D, a major arterial. Additionally, the redevelopment will include a PlayPlace which will be a City wide draw to parents of children and place to meet for play dates.</p>
<p>SMC 14.210 Dimensional and Other Requirements</p>	<p>14.210.330 Dimensional Requirements. Commercially zoned properties, per code, require the following: Minimum Lot Size = 5,000 SF Lot Width = 50-feet Permitting Max Density (du/ac) = 18 Front Yard Setback from street= 0-feet Front Yard Setback from property line = 0-feet Side Yard Setback = 0 Rear Yard Setback = 0 Vegetated Open Space = 15% Percent Landscape = 5% Height Limitation = 35-feet</p> <p>Response: The project site complies with these dimensional requirements per the following: Lot Size = 38,154 SF Lot Width = Min. 132.55-feet Max Density (du/ac) = N/A Front Yard Setback from street = Min. 54-feet Front Yard Setback from property line = Min. 32-feet Side Yard Setback = Min. 33-feet Rear Yard Setback = Min. 70-feet Vegetated Open Space = 20.5% Percent Landscape = 20.5% Height Limitation = Max 23-feet</p>
<p>SMC 14.225/14.230 Design Standards</p>	<p>14.230 Design Standards Outside Historic District</p> <p>A. The City of Snohomish Design Standards and Guidelines (Outside the Historic District) dated April 6, 2004 are hereby adopted and shall be kept available at the office of the City Planner.</p> <p>Response:</p> <ul style="list-style-type: none"> * The redevelopment proposes the parking on the side of the building due to site dimensional constraints and functionality of the drive-thru egress. * The project proposed 8 parking lot trees which meets the 1 tree per 6 stall requirement. * The parking lot will be screened with the use of landscaping and the drive-thru will be screened with the use of a cast-in-place concrete wall. * Parking lot lighting will be accordance of the design standards and guidelines. * Pedestrian walkways are included in proposal that meets the design standards and guidelines. * A sidewalk and street trees within the right-of-way will be provided in accordance with the design standards and guidelines. * The site will have one curb cut that meets the design standards and guidelines. * The trash enclosure will be screened by the use of a block wall and screened gate. * The entrance to the building will include ledgestone surround with glass and welcome signage. * The building will incorporate an arched roof cap element which is unique to the McDonald's brand. * The proposal will include a sidewalk connection to the right-of-way, which provides connectivity between adjacent developments. * The common space will be provided by the PlayPlace. * The project will be visible from the right-of-way by people traveling along the arterial street. * The building is placed as close as possible to the right-of-way sidewalk without impacting the function of the drive-thru. * The building will provide weather protection for pedestrians along the building facing the right-of-way and facing the parking lot. * The rooftop equipment will be concealed by incorporating a tall parapet. * The drive-thru is located on the north side of the project and not along the street side of the building.

<p>SMC 14.235 Off-Street Parking, Loading, and Access Requirements</p>	<p>14.235 Off-Street Parking, Loading, and Access Requirements.</p> <p>14.235.090 Location of Parking Spaces Response: The parking stalls are located no more than 300-feet the proposed building.</p> <p>14.235.120 Allowance for Compact Cars Response: Compact spaces do not exceed the 40% allowed per code requirements.</p> <p>14.235.130 Minimum Requirements for Off-Street Parking Response: The parking stalls and driveway dimensions meet the code requirements minimum dimensions.</p> <p>14.235.140 Off-Street Loading Space Requirements Response: The site provides a loading space in front of the trash enclosure at approx. 295 SF, which will coned off during delivery and garbage pick-up times.</p> <p>14.235.160 Vehicle Capacity for Drive-Through Service Access Response: The project provides space for 10 vehicles, which exceeds the 5 vehicle capacity required per code.</p> <p>14.235.200 Parking for Retail Land Uses Response: The project will provide 46 stalls, which is equal to 1 stall per 100 GSA and meets code min. reqs.</p> <p>14.235.260 Minimum Standards for Conventional Off-Street Parking Response: The parking stalls and driveway dimensions meet the code requirements minimum dimensions.</p>
<p>SMC 14.255 Critical Areas – General</p>	<p>14.255 Critical Areas General.</p> <p>Response: There are no critical areas on the project site, therefore no additional response is applicable.</p>
<p>SMC 14.260 Wetlands</p>	<p>14.260 Wetlands.</p> <p>Response: There are no wetlands on the project site, therefore no additional response is applicable.</p>

<p>SMC 14.280 Habitat Conservation Areas</p>	<p>14.280 Habitat Conservation Areas.</p> <p>Response: There are no Habitat Conservation Areas on the project site, therefore no additional response is applicable.</p>
<p>Other</p>	<p>Response: N/A</p>