



**PLANNING COMMISSION
AGENDA**
September 19, 2022– 6:30 PM
Stanwood Fire Station (8117 267th Pl NW)

1. Call to Order
2. Roll Call
3. Public Requests and Comments
4. Approval of Minutes
 - Due to scheduling, approval of the July and September Planning Commission Minutes will take place at October's meeting
5. New Business
 - Meadow Hawk Preliminary Planned Residential Development Public Meeting
6. Old Business
7. Miscellaneous Business
8. Recent Council Action on Commission Items
9. Upcoming Items
10. Adjourn

Zoom Meeting Information

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87258021327>

Passcode: 387125

Telephone: 253-215-8782

Webinar ID: 872 5802 1327



CITY OF STANWOOD
PLANNING COMMISSION

AGENDA STAFF REPORT

MEETING DATES: September 19, 2022

SUBJECT: Meadow Hawk PRD Public Meeting

CONTACT PERSON: Tansy Schroeder, City Planner

Request: The applicant is proposing to construct a 127-lot single-family planned residential development. The project is located north of 284th Street NW and east of 80th Avenue NW. The site consists of two parcels for a total of 29.09 acres zoned Single Family Residential 7.0 (SR 7.0). Resident vehicular access to the site will be from 80th Avenue NW and connect to 76th Drive NW to the south in the existing Cedar Hill Estates plat. The proposed community will include open space tracts, storm water management, utility infrastructure, and street and landscaping improvements.

The project site is located at 7615 284th Street NW, Stanwood, Washington, within the city limits of Stanwood. Zoning for the site is Single-Family Residential 7.0 (SR 7.0). The accesses into the 29.09-acre property will be from 80th Avenue NW to the west, a new street connection to the existing 76th Drive NW in the Cedar Hill Estates subdivision to the south, and a new street connection to the existing 286th Place NW in the Copper Station subdivision to the east. This project will subdivide approximately 29.09-acres into 127 single-family lots for a gross density of 4.3 dwelling units per acre and a net density of 8.3 dwelling units per acre. The residential development standards (SMC 17.60.020) allow for a maximum residential density of 8 dwelling units per acre for PRD development in the SR 7.0 zoning district. The majority of developed area around this site is made up of single-family residences which is consistent with this development.

The site is generally flat consisting of predominantly pasture-land. There are a few wetlands on the property that are proposed to be in Native Growth Protection Areas. The property was recently annexed into the City June 2022. Approximately 16.2% of the developed site will consist of common public open space and approximately 12.7% of the developed site will consist of Native Growth Protection Area. The development plans provide all of the public improvements, facilities, and utilities and will be reviewed to meet city requirements (See development plans). These facilities include but are not limited to city streets, sidewalks, all utilities, open space and recreational facilities.

