



**JAC 208<sup>th</sup> St SW Preliminary Short Plat  
6406 208<sup>th</sup> St SW Lynnwood, WA 98036  
Project Narrative**

Please accept the following narrative and attached plans in support of the proposed JAC 208<sup>th</sup> St SW Preliminary Short Plat.

## **Site Description**

The subject site is currently zoned RS-8 and has a total of 1.71 acres with a shallow drop of grade change from the ROW to the Southern rear lot line. The grade then drops 6-8 feet relatively quickly in alignment of the piped stream that enters just at midway along the eastern lot line. There is currently an established use two-story single-family residence with an attached garage built in 2018 and one-story detached accessory dwelling unit with an attached garage built in 1957. Each structure is located on the northern third of the lot. The access to each unit is through a shared driveway directly from 208<sup>th</sup> St along the western lot line. The southern third of the lot contains a Category III Wetland and a Type F stream. The adjacent zoning is RS-8 to the east, RMM to the west, with LI to the south and southeast. Across 208<sup>th</sup> St SW there are additional properties zoned RMM and the Estates at Pinebrook Zoned RS-7.

The southern half of the property is heavily forested with evergreen trees, deciduous trees, low growing vegetation and other plant material. The entire southern half of the property will be retained in its natural vegetative state. Vegetation along the northern half of the property consists of residential lawn and ornamental landscaping with screening hedges along the north and west property line.

## **Proposed Project**

The proposal is to subdivide the property into three single family lots, consistent with the JAC Planned Unit Development approval.