



Thank you for taking the time to view our assembled set of parcels in the heart of the City of Poulsbo — **21722 Urdahl Road NW, Poulsbo, WA**. This is a rare opportunity in one of Kitsap County's most desirable and fast-growing communities.

We invite you to read through the offering materials and envision the potential of this prime development site. For additional information or to schedule a tour, please contact:

**Joey Soller**

(253) 606-6332

Force10Commercial@KWCommercial.com

**Offering Price:** \$5.3M

**Northway Estates Preliminary Plat; Project Expired; P-07-18-22-01**

Per PMC 19.80.050, the technically complete application shall be deemed null and void (expired)

**PARCEL NUMBERS**

102601-2-022-2003, 213,898 SF (4.91 AC)

102601-2-023-2002, 100,188 SF (2.30 AC). 21722 URDAHL ROAD NW, POULSBO WA

102601-2-024-2001, 109,336 SF (2.51 AC)

**SET BACKS**

FRONT: 20'

GARAGE: 25'. IF GARAGE FORWARD

SIDE: 5' & 10'. (5' MIN., 15' TOTAL)

REAR: 10'

STREET SIDE: 10'

**SOILS**

POULSBO GRAVELLY SANDY LOAM

6. TO 15. PERCENT SLOPES

**PAST PROJECT STATISTICS**

ZONING: RESIDENTIAL LOW (4-5. UNITS/AC)

NUMBER OF LOTS: 40

GROSS AREA: 423,452 SF (9.72. AC)

- ROW DEDICATION: 65,762 SF (1.51. AC)

\_ STORM POND: 21,389 SF (0.49 AC)  
NET AREA: 336,301 SF (7.72 AC)

DENSITY CALCULATIONS:

MINIMUM DENSITY: 4 DU X. NET AREA. (7.72) =. 30.9 DU  
MAXIMUM DENSITY: 5 DU. X. GROSS AREA (9.72) =. 48.6. DU

MINIMUM LOT SIZE: 7,500. SQUARE FEET  
MAXIMUM LOT SIZE: 10,890 SQUARE FEET  
MINIMUM LOT WIDTH: 60 FEET AT MIDPOINT, 20'. OF FRONTAGE  
MAXIMUM LOT DEPTH: 90 FEET  
MAXIMUM BUILDING COVERAGE: 50%  
MAXIMUM BLGD. HEIGHT: 35'  
PARKING: 4 SPACES PROPOSED OFF-STREET (TWO IN GARAGE  
AND TWO IN DRIVEWAY)

WATER, SANITARY SEWER AND STORM CONNECTIONS WITHIN URDAHL ROAD NW

### **WETLANDS**

The investigation area is comprised of three legal tax parcels totaling 9.72 acres. It is currently developed with two single-family residences and associated infrastructure. Residential landscaping and patches of forest are present throughout the site. Adjacent land use consists of high-intensity single-family residential development. The topography of the site is relatively flat, with several depressional areas. No wetlands or streams were identified within the investigation area as of June 27, 2022, by Wetland Resources Environmental Consulting.

### **CITY OF POULSBO**

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### **RELEASE OF DOCUMENT FOR RECORDS REQUEST #25-408**

The June 3rd release of documents provided to KW Commercial Greater 360 by Poulsbo Public Records can be forwarded to you upon request. Please contact:  
**Joey Soller** – (253) 606-6332 or [Force10Commercial@KWCommercial.com](mailto:Force10Commercial@KWCommercial.com)

### **Making An Offer**

If you are preparing to submit an offer, please reach out in advance, as there are a few non-negotiable items that must be included. Early communication will help ensure your offer is complete and can be reviewed without delay.

## **Upcoming Zoning Changes Relevant to Buyers – City of Poulsbo (Residential Low)**

Several updates to Poulsbo's zoning code are expected to be adopted by Fall 2025, offering increased flexibility for residential development:

**Accessory Dwelling Units (ADUs):** New rules will allow two ADUs per lot (attached or detached), each up to 1,000 square feet. Detached ADUs may be up to 25 feet in height. Existing legal structures converted to ADUs may be exempt from standard setback and coverage requirements.

**Duplexes on Corner Lots:** Duplexes will be permitted on corner lots within the RL zone. These will be treated as a single structure for purposes of lot size, setbacks, and density, making it easier to add density without a rezone.

**Unit-Lot Subdivisions:** The city is making its unit-lot subdivision option permanent, allowing small-lot, fee-simple homes with shared infrastructure. This offers an alternative to traditional plats, particularly useful for infill or cluster housing projects.

**Planned Residential Developments (PRDs):** The minimum site size for PRDs is being reduced from 5 acres to 3 acres, enabling more parcels to qualify for flexible design and potential density bonuses.

These changes support increased housing variety while maintaining the existing RL development standards (setbacks, height, lot coverage). Buyers considering development in Poulsbo should be aware of these opportunities when evaluating property potential.

Kind regards,

Joey Soller

Director of KW Commercial Greater 360

**INFORMATION CONTAINED HEREIN INCLUDING, BUT NOT LIMITED TO PAST ... ,  
BOUNDARY, RIGHT-OF-WAY, EASEMENT, PARCEL LINES, BEARINGS, DISTANCES,  
WETLANDS AND BUFFERS, WERE DERIVED FROM PUBLIC RECORDS OR SUPPLIED BY  
OTHERS.**