

## CLARK COUNTY STAFF REPORT

**DEPARTMENT:** Public Works / Development Engineering

**DATE:** Final Plat Consent Agenda – October 4, 2016

**REQUESTED ACTION:** Final Plat Consent Agenda for Parker’s Abby Phase 1  
 FLD2015-000691 ~ PLD2015-00011  
 Developer: Parkers Abby, LLC

Consent     Hearing     County Manager

**BACKGROUND**

The applicant is proposing to divide approximately 27 acres into 139 single-family residential lots, located in the R1-5 zone district. The subdivision will be developed in two phases, Phase 1 consist of 60 Lots. Because a significant portion of the site is encumbered with wetlands, the Density Transfer provisions of 40.220.010.C.5 are being utilized. The minimum and maximum average lot areas are 5,000 and 7,000 square feet, respectively. Lots in this development are proposed to meet the R1-5 dimensional standards, ranging in size from 4,000 square feet to 8,200 square feet. Minimum lot depth for “regular” R1-5 zoned lots is 65 feet all lots are at least 90 feet deep. Minimum lot width is 45 feet all lots in the development exceed 45 feet. The application vested on April 6, 2015; Pre-application conference was held May 15, 2014; Final Order of conditional approval was June 22, 2015.

**COUNCIL POLICY IMPLICATIONS**

N/A

**ADMINISTRATIVE POLICY IMPLICATIONS**

N/A

**COMMUNITY OUTREACH**

Notice of application and public hearing was mailed to the applicant, the Greater Brush Prairie Neighborhood Association and property owners within 300 feet of the site on April 23, 2015. One sign was posted on the subject property on May 11, 2015.

**BUDGET IMPLICATIONS**

YES	NO	
X		Action falls within existing budget capacity.
	X	Action falls within existing budget capacity but requires a change of purpose within existing appropriation
	X	Additional budget capacity is necessary and will be requested at the next supplemental. If YES, please complete the budget impact statement. If YES, this action will be referred to the county council with a recommendation from the county manager.

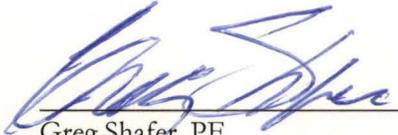
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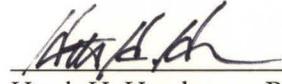
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Greg Shafer, PE  
Development Engineering Manager

  
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Heath H. Henderson, PE  
Public Works Director/County Engineer

  
APPROVED: \_\_\_\_\_  
CLARK COUNTY, WASHINGTON  
BOARD OF COUNTY COUNCILORS  
DATE: 10-6-16  
SR# SR 212-16



APPROVED: \_\_\_\_\_  
Mark McCauley, County Manager

DATE: \_\_\_\_\_



