

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development

DEVELOPER: REO Partners, LLC and Sarkela 9, LLC

DATE: April 20, 2018

REQUESTED ACTION: Acceptance of Plat Recording – Prairie Crossing Subdivision
_____ Consent _____ Hearing X County Manager

BACKGROUND

Transmitted for acceptance by the County Manager is the plat for Prairie Crossing Subdivision aka NE 124th Avenue Subdivision PLD2016-00026 & FLD2017-00052

Project review: The application vested on December 6, 2016. A pre-application conference was held May 5, 2016. Preliminary approval was issued on April 13, 2017. Final engineering approval was granted December 21, 2017.

Zoning: R1-5 Zone; **Lot Size:** The R1-5 zone has a minimum average lot area of 5,000 square feet and a maximum average lot area of 7,000 square feet. **Actual Lot Size:** Parcels range in size from 5,198 square feet to 5,784 square feet.

- All lots in this plat are above the average minimum area of 5000 square feet.
- OR**
- The lots are below the standard minimum lot size of the zone because:
- A significant portion of the site is encumbered with shorelines, habitat and wetlands, therefore the applicant utilized the density transfer provisions of the code (40.220.010.C.5). Density transfer allows the lots that would have been placed within the environmentally sensitive area to be placed on the developable portion of the site. This results in the preservation of the resource areas with overall smaller lot sizes. The proposed lots that abut other single family zoned parcels must meet specified minimum size standards.
 - The project was proposed as a Planned Unit Development (PUD) as allowed through CCC40.520.080. The PUD code ensures that minimum density for the zone is met while allowing design flexibility without the request for a variance for standards such as lot size, setbacks, landscaping, and parking. This project provided open space to protect habitat, steep slopes, floodplain and shoreline areas and to provide active open space area.
 - The applicant utilized the cluster lot provisions in CCC40.210.020(D) (Rural Cluster Development) for this project. These provisions allow the cluster lots to be a minimum of 1 acre, while the remainder must be 65 percent of the total site area.

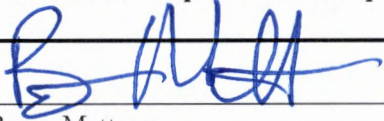
- The applicant requested a variance to lot size. Briefly describe the variance.
- This request involves the division of one lot that had two lawfully placed single-family homes. Placement of two homes on one lot was permitted prior to 1980. The code, in CCC40.200.050, allows for the division of the original lot and the possibility that the resulting parcels may be smaller than the normal minimum lot size.

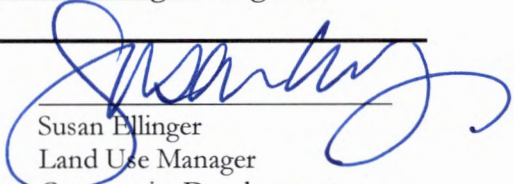
COMMUNITY OUTREACH

The proposed land division went through the standard land use review and approval process. Notice of application was mailed to the applicant, the neighborhood association and property owners located within 300 feet of the site on January 19, 2017.

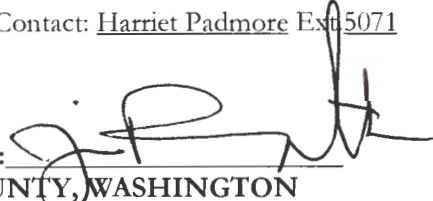
DISTRIBUTION:

Board staff will post all staff reports to The Grid. <http://www.clark.wa.gov/thegrid/>


Bryan Mattson
Planner
Community Development


Susan Ellinger
Land Use Manager
Community Development

Primary Staff Contact: Harriet Padmore Ext 5071


APPROVED:
CLARK COUNTY, WASHINGTON
COUNTY MANAGER

DATE: 4/23/18

SR# _____

