Notice of Type II Application Non-SEPA

The Department of Community Development has received an application for development review, as described below. This application is subject to public notice and administrative review (no public hearing) conducted pursuant to Clark County Code, Section 40.510.020 and applicable code sections as listed below.

Closing date for public comments: July 21, 2020

Project Name:	**MAJ BRUSH PRAIRIE SHORT PLAT**
Case Number:	**PLD-2020-00039**
Request:	The applicant is requesting Short Plat Review approval to divide 1.2 acres into two (2) commercial lots located in the Community Commercial (CC) zone district.
Location:	9914 NE 117th Avenue
Contact:	Mackenzie John Floyd 101 East 6th Street, #200 Vancouver, WA 98660 (360)695-7879 jfloyd@mckmze.com
Property owner/applicant:	MAJ Place BP LLC 300 West 15th Street, #200 Vancouver, WA 98660
Staff contact:	Angie Merrill angie.merrill@clark.wa.gov
Neighborhood contact:	Sunnyside Judy Bumbarger-Enright, president 360.699.2050 sunnysidenava@yahoo.com
Legal description of property:	SW 1/4, Section 34,Township 3 North ,Range 2 East Parcel 200091000

Community Development
1300 Franklin Street, Vancouver, Washington
Phone: 564.397.2375 Fax: 360.397.2011
www.clark.wa.gov/development

For an alternate format, contact the Clark County ADA Compliance Office.
Phone: 564.397.2322
Relay: 711 or 800.833.6384
E-mail: ADA@clark.wa.gov

Plan/Zone designation:	C CC (Community Commercial)

Approval Standards/Applicable Laws
Clark County Code: 40.200 (General Provisions); 40.230.010 (Commercial Districts); 40.350 (Transportation & Circulation); 40.370 (Sewer and Water); 40.386 (Stormwater & Erosion Control); 40.500 & 40.510 (Procedures); Title 14 (Building Safety); Title 15 (Fire Protection; Title 14 (Building Safety); RCW 58.17

Application and Fully Complete Date
Application date: March 31, 2020
Fully Complete date: June 23, 2020

Timelines/Process

Preliminary approval of a plat alteration shall be considered a Type II application pursuant to CCC 40.510.020. Under this provision, a public hearing shall be required for plat alteration proposals if a hearing is requested by any person within twenty-one (21) days from the date the public comment period began or if the department determines that the public hearing is within the public interest.

Decisions on Type II applications are made within 78 calendar days of the Fully Complete Review date, noted above, unless placed on hold for submittal of additional information. Information regarding this application can be obtained by calling 564.397.4319, visiting the Clark County Permit Center, 1300 Franklin Street, Vancouver, Washington 98660, or checking the status online at www.clark.wa.gov/development.

Community Development Web site - www.clark.wa.gov/development

- Weekly Preliminary Plan Review Status Report - includes current applications
- Pre-Application Conferences and Land Use Hearing agendas
- Applications and handouts for each type of land use permit

Public Comment

The public is encouraged to comment on this proposal. Comments received by the closing date noted below will be considered in the staff report. This notice is intended to inform potentially interested parties about the application and invite written comments regarding any concerns.

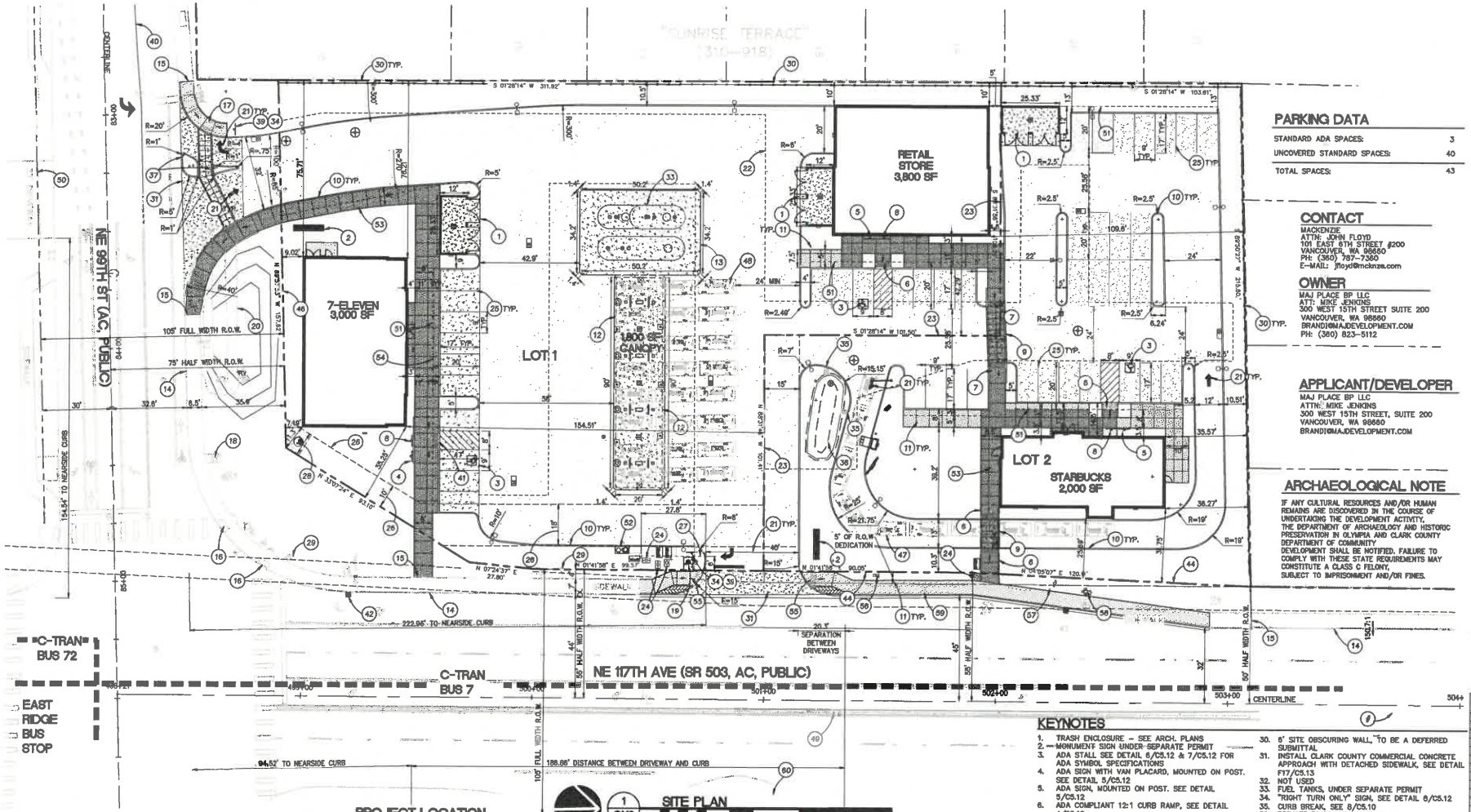
An accurate mailing address for those mailing comments must be included or they will *not* qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

In Person: The Community Development is located in the Public Service Center, first and third floors, 1300 Franklin Street, Vancouver, Washington 98660.

Mail: Attn: Angie Merrill
Department of Community Development
P.O. Box 9810
Vancouver, WA. 98666-9810

Email: angie.merrill@clark.wa.gov

Date of this notice: July 7, 2020



PARKING DATA

STANDARD ADA SPACES:	3
UNCOVERED STANDARD SPACES:	40
TOTAL SPACES:	43

CONTACT

MACKENZIE
ATTN: JOHN FLOYD
101 EAST 8TH STREET #200
VANCOUVER, WA 98660
PH: (360) 787-7360
E-MAIL: jfloyd@mckinze.com

OWNER

MAJ PLACE BP LLC
ATT: MIKE JENKINS
300 WEST 15TH STREET SUITE 200
VANCOUVER, WA 98660
BRANDI@MAJDEVELOPMENT.COM
PH: (360) 823-5112

APPLICANT/DEVELOPER

MAJ PLACE BP LLC
ATTN: MIKE JENKINS
300 WEST 15TH STREET, SUITE 200
VANCOUVER, WA 98660
BRANDI@MAJDEVELOPMENT.COM

ARCHAEOLOGICAL NOTE

IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA AND CLARK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPRISONMENT AND/OR FINES.

KEYNOTES

1. TRASH ENCLOSURE – SEE ARCH. PLANS
2. MONUMENT SIGN UNDER SEPARATE PERMIT
3. ADA STALL SEE DETAIL 6/C5.12 & 7/C5.12 FOR ADA SYMBOL SPECIFICATIONS
4. ADA SIGN WITH VAN PLACARD, MOUNTED ON POST. SEE DETAIL 5/C5.12
5. ADA SIGN, MOUNTED ON POST. SEE DETAIL 5/C5.12
6. ADA COMPLIANT 12:1 CURB RAMP, SEE DETAIL 4/C5.10
7. ADA CORNER CURB RAMP, SEE DETAIL 6/C5.10
8. INSTALL ACCESSIBLE PARKING AISLE SIGN, SEE DETAIL 1/C5.12
9. 8' CROSSWALK SEE DETAIL 5/C5.10
10. CONCRETE VERTICAL CURB SEE DETAIL 10/C5.12
11. SIDEWALK SEE DETAIL 11/C5.12
12. FUELING ISLAND CANOPY (UNDER SEPARATE PERMIT)
13. FUELING TANK PAD (UNDER SEPARATE PERMIT)
14. EXISTING PUBLIC CURB, SEE "R" SHEETS
15. MATCH EXISTING PUBLIC SIDEWALK
16. EXISTING PUBLIC ADA RAMP (VERIFY ADA COMPLIANCE)
17. PUBLIC ADA RAMP SEE F17/C5.13
18. EXISTING FIRE HYDRANT TO REMAIN
19. INSTALL STD. FIRE HYDRANT
20. EXISTING WATER QUALITY FACILITY
21. PAINTED DIRECTIONAL ARROW
22. PROPOSED PROPERTY LINE
23. PROPERTY LINE
24. 2" DOMESTIC WATER METER, SEE WATER PLAN SHEET C1.32
25. 4" WIDE WHITE STRIPE
26. PRIVATE SANITARY SEWER EASEMENT
27. PRIVATE WATERLINE EASEMENT
28. PUBLIC SANITARY SEWER EASEMENT
29. EXISTING LIGHT POLE TO REMAIN
30. 6' SITE OBSCURING WALL, TO BE A DEFERRED SUBMITTAL
31. INSTALL CLARK COUNTY COMMERCIAL CONCRETE APPROACH WITH DETACHED SIDEWALK, SEE DETAIL F17/C5.13
32. NOT USED
33. FUEL TANKS, UNDER SEPARATE PERMIT
34. "RIGHT TURN ONLY" SIGN, SEE DETAIL 8/C5.12
35. CURB BREAK, SEE 8/C5.10
36. PRIVATE BIOFILTRATION FACILITY
37. INSTALL PORK CHOP ISLAND, WITH VERTICAL CURB PER F18/C5.13
38. NOT USED
39. INSTALL STOP SIGN PER 2/C5.12
40. LANE STRIPING SEE R2.1
41. INSTALL PARALLEL CURB RAMP SEE 2/C5.10
42. CATCH BASIN
43. NOT USED
44. RIGHT OF WAY
45. NOT USED
46. EXPANDED WATER QUALITY FACILITY
47. 10 PASSENGER CARS AT 18' EACH FOR QUEUING
48. FUELING POSITION PLUS TWO QUEUING SPACES
49. EXISTING MEDIAN
50. EXISTING DRIVEWAY
51. BUMPER OVERHANG
52. AIR AND VACUUM STATION
53. 8' PEDESTRIAN CIRCULATION ROUTE
54. BOLLARDS – SEE ARCHITECTURAL PLANS
55. PUBLIC ADA RAMP SEE F-40.16-03/R4.0 AND SHEET R3.0 FOR SITE SPECIFIC DETAILING
56. RELOCATED TELEPHONE PEDESTAL SEE SHEET R1.0
57. RELOCATED POWER POLE SEE SHEET R1.0
58. RELOCATED LIGHT POLE SHEET SHEET R1.0
59. POWER POLE TO BE RELOCATED 55' NORTH
60. EXISTING BUS STOP

PROJECT LOCATION

2 C1.10 VICINITY MAP
SCALE: NTS

SITE DATA

EXISTING SITE AREA	1.97 AC	85,992.6 SF	
RIGHT OF WAY DEDICATION AREAS	0.01 AC	747.9 SF	
NET SITE AREA	1.96 AC	85,244.7 SF	(100%)
TOTAL LANDSCAPE AREA		19,428.3 SF	(22.8%)
TOTAL BUILDING AREA		9,201.6 SF	(10.8%)
TOTAL DRIVE ISLE/PARKING AREA		53,902.8 SF	(63.2%)
TOTAL FUELING CANOPY AREA		1,800.0 SF	(2.1%)
TOTAL RECYLING FACILITY AREA		912.0 SF	(1.0%)
TOTAL AREA		85,244.7 SF	(100.0%)
PERCENT OF SITE IMPERVIOUS			(77.2%)

LOT AREA

	PROPOSEED	PROPOSED	PROPOSED
LOT 1	52,334.2 SF	1.20 AC	(61.4%)
LOT 2	32,910.5 SF	0.76 AC	(38.6%)
TOTAL AREA	85,244.7 SF	1.96 AC	(100%)

CURB RADIUS NOTE

ALL CURB RADII 3' UNLESS OTHERWISE NOTED

EXISTING CONDITIONS

NO WATERCOURSES OR STREAMS ON OR ADJACENT TO SITE
NO AREAS PRONE TO FLOODING OR OR ADJACENT OT SITE
NO FEMA DESIGNATED FLOODPLAINS, FLOOD FRINGE OR FLOODWAYS ON OR ADJACENT TO SITE
NO DESIGNATED SHORELINE ON OR ADJACENT TO SITE
NO WATER BODIES OR KNOWN WETLANDS OR ADJACENT TO SITE
NO WETLANDS DELINEATED ON OR ADJACENT TO SITE
NO UNSTABLE SLOES OR LANDSLIDE HAZARD AREA ON OR ADJACENT TO SITE
NO SIGNIFICANT WILDLIFE HABITAT OR VEGETATION ON OR ADJACENT TO SITE
NO SIGNIFICANT HISTORIC SITES ON OR ADJACENT TO SITE
NO ROCK OUTCROPING ON OR ADJACENT TO SITE
NO KNOWN WELLS OR SEWAGE DISPOSAL SYSTEMS ON OR WITHIN 100 FEET OF SITE

PROPOSED IMPROVEMENTS

NO WETLAND, STREAMBANK OR STEEP PROTECTED AREAS PROPOSED
NO PLANNED ENHANCEMENT AREAS PROPOSED
NO ROAD SEGMENTS IN EXCESS OF 15% PROPOSED
SITE DISTANCE STANDARDS ARE MET

SUBMITTED FOR SHORT PLAT REVIEW: MAY 18, 2020

M.
Architecture • Interiors
Planning • Engineering

Portland, OR 503.224.9560
Vancouver, WA 360.695.7879
Seattle, WA 206.749.9993
www.mckinze.com

MACKENZIE.
DESIGNS FOR A BETTER WORLD

Client
MAJ DEVELOPMENT CORP

Project
MAJ BRUSH PRAIRIE SHORT PLAT

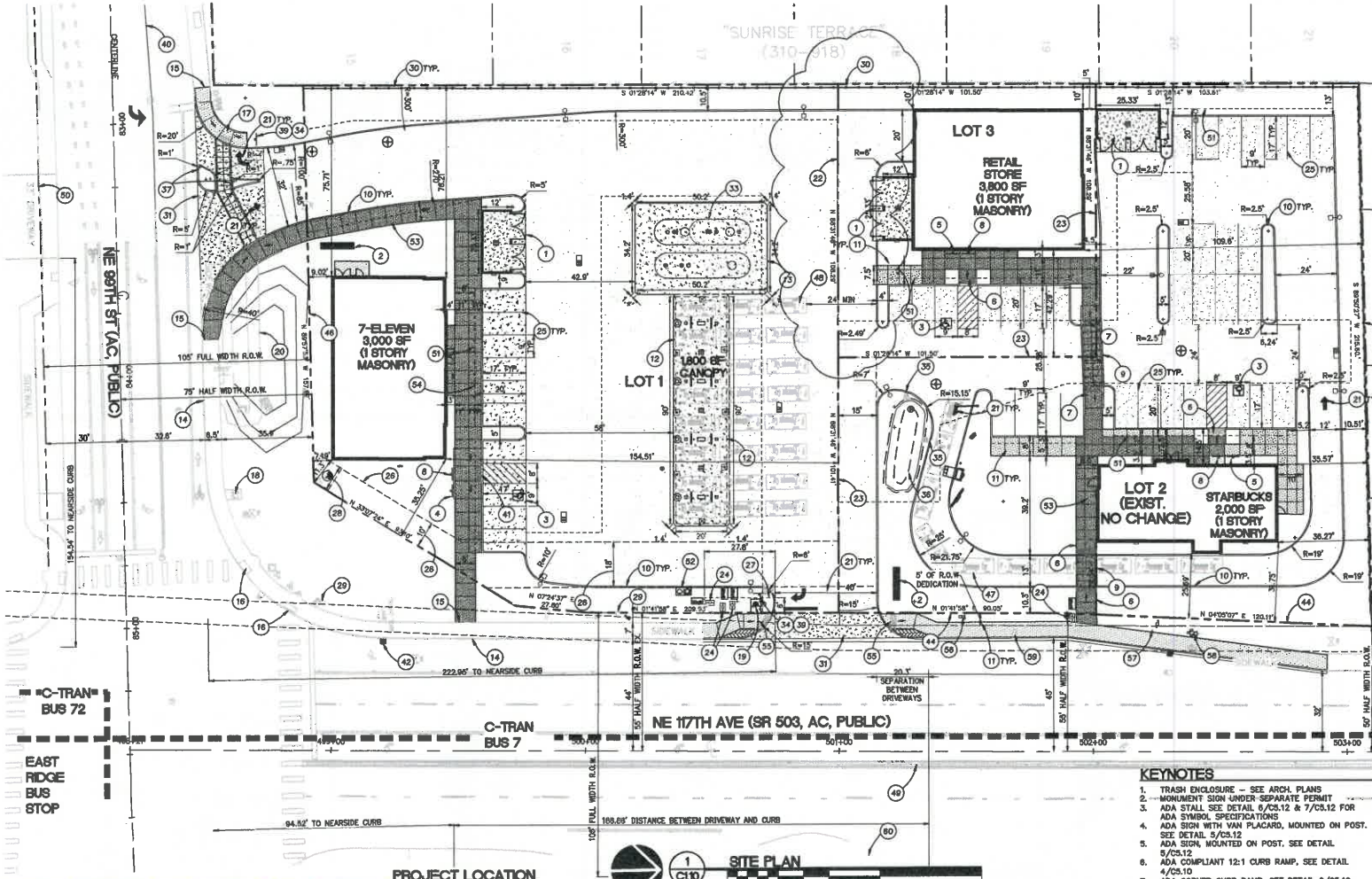
© MACKENZIE 2019
ALL RIGHTS RESERVED
THESE DRAWINGS ARE THE PROPERTY MACKENZIE AND ARE NOT TO BE USED OR REPRODUCED IN ANY MANNER, WITHOUT PRIOR WRITTEN PERMISSION

REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:
EXISTING CONDITIONS AS APPROVED IN SITE FLR-2019-0047

DRAWN BY: MAF
CHECKED BY: RLF
SHEET:
C1.10

JOB NO. 2190056.00



PARKING DATA

STANDARD ADA SPACES:	3
UNCOVERED STANDARD SPACES:	40
TOTAL SPACES:	43

CONTACT

MACKENZIE
ATTN: JOHN FLOYD
101 EAST 8TH STREET #200
VANCOUVER, WA 98660
PH: (360) 787-7360
E-MAIL: jfloyd@mckinze.com

OWNER

MAJ PLACE BP LLC
ATT: MIKE JENKINS
300 WEST 15TH STREET SUITE 200
VANCOUVER, WA 98660
BRANDI@MAJDEVELOPMENT.COM
PH: (360) 823-5112

APPLICANT/DEVELOPER

MAJ PLACE BP LLC
ATTN: MIKE JENKINS
300 WEST 15TH STREET, SUITE 200
VANCOUVER, WA 98660
BRANDI@MAJDEVELOPMENT.COM

ARCHAEOLOGICAL NOTE

IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA AND CLARK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPRISONMENT AND/OR FINES.

PROJECT LOCATION

VICINITY MAP

SCALE: NTS

SITE PLAN

1 inch = 80 ft.

SITE DATA

EXISTING SITE AREA	1.97 AC	85,992.6 SF	
RIGHT OF WAY DEDICATION AREAS	0.01 AC	747.9 SF	
NET SITE AREA	1.96 AC	85,244.7 SF	(100%)

	TOTAL SITE AREA	TOTAL BLDG AREA	TOTAL RECYL. AREA	TOTAL LS AREA/ % COVERAGE	TOTAL PAVED WALK
LOT 1	41,342.6 SF	4,800 SF	304 SF	7,472 SF/(18%)	28,766.6 SF
LOT 2	32,910.5 SF	2,000 SF	304 SF	10,009 SF/(30%)	20,597.5 SF
LOT 3	10,991.6 SF	3,800 SF	304 SF	1,799 SF/(16%)	5,068.6 SF

* INCLUDES FUELING CANOPY

PERCENT OF SITE IMPERVIOUS (77.4%)

LOT AREA

	PROPOSEED	PROPOSED	PROPOSED
LOT 1	41,342.6 SF	0.95 AC	(48.5%)
LOT 2	32,910.5 SF	0.76 AC	(38.6%)
LOT 3	10,991.6 SF	0.25 AC	(12.9%)
TOTAL AREA	85,244.7 SF	1.96 AC	(100%)

CURB RADIUS NOTE

ALL CURB RADII 3' UNLESS OTHERWISE NOTED

EXISTING CONDITIONS

NO WATERCOURSES OR STREAMS ON OR ADJACENT TO SITE
NO AREAS PRONE TO FLOODING OR OR ADJACENT OT SITE
NO FEMA DESIGNATED FLOODPLAINS, FLOOD FRINGE OR FLOODWAYS ON OR ADJACENT TO SITE
NO DESIGNATED SHORELINE ON OR ADJACENT TO SITE
NO WATER BODIES OR KNOWN WETLANDS OR ADJACENT TO SITE
NO WETLANDS DELINEATED ON OR ADJACENT TO SITE
NO UNSTABLE SLOES OR LANDSLIDE HAZARD AREA ON OR ADJACENT TO SITE
NO SIGNIFICANT WILDLIFE HABITAT OR VEGETATION ON OR ADJACENT TO SITE
NO SIGNIFICANT HISTORIC SITES ON OR ADJACENT TO SITE
NO ROCK OUTCROPING ON OR ADJACENT TO SITE
NO KNOWN WELLS OR SEWAGE DISPOSAL SYSTEMS ON OR WITHIN 100 FEET OF SITE

PROPOSED IMPROVEMENTS

NO WETLAND, STREAMBANK OR STEEP PROTECTED AREAS PROPOSED
NO PLANNED ENHANCEMENT AREAS PROPOSED
NO ROAD SEGMENTS IN EXCESS OF 15% PROPOSED
SITE DISTANCE STANDARDS ARE MET

KEYNOTES

1. TRASH ENCLOSURE – SEE ARCH. PLANS
2. MONUMENT SIGN UNDER SEPARATE PERMIT
3. ADA STALL SEE DETAIL 6/C5.12 & 7/C5.12 FOR ADA SYMBOL SPECIFICATIONS
4. ADA SIGN WITH VAN PLACARD, MOUNTED ON POST. SEE DETAIL 5/C5.12
5. ADA SIGN, MOUNTED ON POST. SEE DETAIL 5/C5.12
6. ADA COMPLIANT 12:1 CURB RAMP, SEE DETAIL 4/C5.10
7. ADA CORNER CURB RAMP, SEE DETAIL 6/C5.10
8. INSTALL ACCESSIBLE PARKING AISLE SIGN, SEE DETAIL 1/C5.12
9. 8' CROSSWALK SEE DETAIL 5/C5.10
10. CONCRETE VERTICAL CURB SEE DETAIL 10/C5.12
11. SIDEWALK SEE DETAIL 11/C5.12
12. FUELING ISLAND CANOPY (UNDER SEPARATE PERMIT)
13. FUELING TANK PAD (UNDER SEPARATE PERMIT)
14. EXISTING PUBLIC CURB, SEE "R" SHEETS
15. MATCH EXISTING PUBLIC SIDEWALK
16. EXISTING PUBLIC ADA RAMP (VERIFY ADA COMPLIANCE)
17. PUBLIC ADA RAMP SEE F17/C5.13
18. EXISTING FIRE HYDRANT TO REMAIN
19. INSTALL STD. FIRE HYDRANT
20. EXISTING WATER QUALITY FACILITY
21. PAINTED DIRECTIONAL ARROW
22. PROPOSED PROPERTY LINE
23. PROPERTY LINE
24. 2" DOMESTIC WATER METER, SEE WATER PLAN SHEET C1.32
25. 4" WIDE WHITE STRIPE
26. PRIVATE SANITARY SEWER EASEMENT
27. PRIVATE WATERLINE EASEMENT
28. PUBLIC SANITARY SEWER EASEMENT
29. EXISTING LIGHT POLE TO REMAIN
30. 6' SITE OBSCURING WALL, TO BE A DEFERRED SUBMITTAL
31. INSTALL CLARK COUNTY COMMERCIAL CONCRETE APPROACH WITH DETACHED SIDEWALK, SEE DETAIL F17/C5.13
32. NOT USED
33. FUEL TANKS, UNDER SEPARATE PERMIT
34. "RIGHT TURN ONLY" SIGN, SEE DETAIL 8/C5.12
35. CURB BREAK, SEE 8/C5.10
36. PRIVATE BIOFILTRATION FACILITY
37. INSTALL PORK CHOP ISLAND, WITH VERTICAL CURB PER F18/C5.13
38. NOT USED
39. INSTALL STOP SIGN PER 2/C5.12
40. LANE STRIPING SEE R2.1
41. INSTALL PARALLEL CURB RAMP SEE 2/C5.10
42. CATCH BASIN
43. NOT USED
44. RIGHT OF WAY
45. NOT USED
46. EXPANDED WATER QUALITY FACILITY
47. 10 PASSENGER CARS AT 18' EACH FOR QUEUING
48. FUELING POSITION PLUS TWO QUEUING SPACES
49. EXISTING MEDIAN
50. EXISTING DRIVEWAY
51. BUMPER OVERHANG
52. AIR AND VACUUM STATION
53. 8' PEDESTRIAN CIRCULATION ROUTE
54. BOLLARDS – SEE ARCHITECTURAL PLANS
55. PUBLIC ADA RAMP SEE F-40.16-03/R4.0 AND SHEET R3.0 FOR SITE SPECIFIC DETAILING
56. RELOCATED TELEPHONE PEDESTAL SEE SHEET R1.0
57. RELOCATED POWER POLE SEE SHEET R1.0
58. RELOCATED LIGHT POLE SHEET SHEET R1.0
59. POWER POLE TO BE RELOCATED 55' NORTH
60. EXISTING BUS STOP

SUBMITTED FOR SHORT PLAT REVIEW: MAY 18, 2020

M.
Architecture • Interiors
Planning • Engineering

Portland, OR 503.224.9560
Vancouver, WA 360.695.7879
Seattle, WA 206.749.9993
www.mckinze.com

MACKENZIE.

Client
MAJ DEVELOPMENT CORP

Project
MAJ BRUSH PRAIRIE SHORT PLAT

© MACKENZIE 2019
ALL RIGHTS RESERVED
THESE DRAWINGS ARE THE PROPERTY MACKENZIE AND ARE NOT TO BE USED OR REPRODUCED IN ANY MANNER, WITHOUT PRIOR WRITTEN PERMISSION

REVISION SCHEDULE

Delta	Issued As	Issue Date

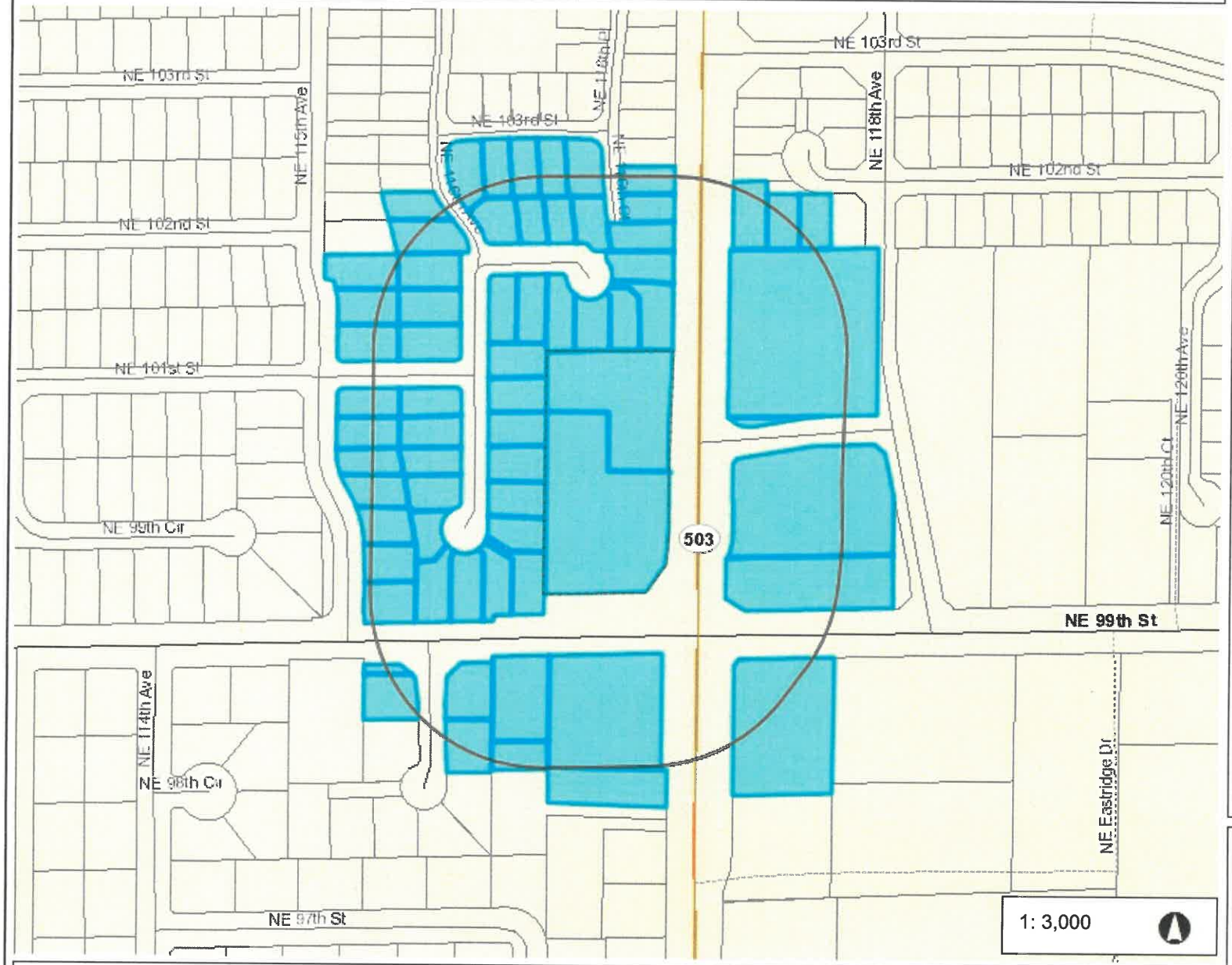
SHEET TITLE:
APPROVED SITE PLAN WITH PRELIMINARY SHORT PLAT

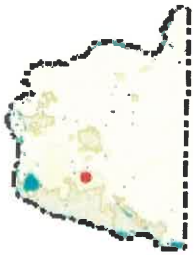
DRAWN BY: MAF
CHECKED BY: RLF
SHEET:
C1.12

JOB NO. 2190056.00

"2190056.00" C:\TEMP\ACPUBLISH_16520\056-C1.12X.DWG RLF 05/18/20 11:03 1:20

MAJ Brush Prairie 300' List





Legend

- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

Parcels within 300' radius of the project.

500.0 0 250.00 500.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - http://gis.clark.wa.gov

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.