

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development

DEVELOPER: Orchards Rentals, LLC

DATE: Final Plat Consent Agenda – July 25, 2017

REQUESTED ACTION: Acceptance of Plat Recording –
FLD2017-00017 Orchards Rowhomes Subdivision

Consent Hearing County Manager

BACKGROUND

Transmitted for acceptance by the Councilors is the plat for Orchards Rowhomes Subdivision PLD2006-00146/FLD2017-00017

Project review: The application vested on September 27, 2016. Preliminary approval was issued on March 20, 2007 and a subsequent Post Decision Review (PST2016-00020) was approved January 25, 2017. Final engineering approval was granted March 31, 2017.

Zoning: R-18; **Lot Size:** The R-18 zone prescribes density between 12 and 18 units per acre, and a minimum lot area of 1,800 square feet for single family attached developments; there is no maximum lot area prescribed in the R-18 zone. **Actual Lot Size:** Parcels range in size from 1,837 square feet to 4,935 square feet and an overall density of 16.3 units per acre.

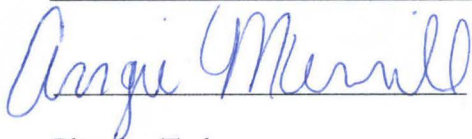
All lots in this plat are above the minimum of 1,800 square feet.

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 11, 2007 and again on November 15, 2016 (for PST2016-00020). Notice of the application and hearing were posted on the site by the applicant on February 14, 2007.

DISTRIBUTION:

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



Planning Tech,
Angie Merrill



Director Community Development,
Marty Snell

APPROVED: [Signature]
CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS

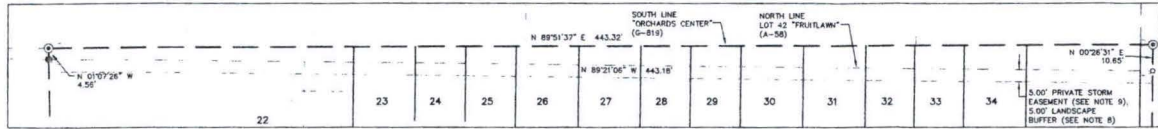
DATE: July 25, 2017

SR# SR 155-17

[Signature]

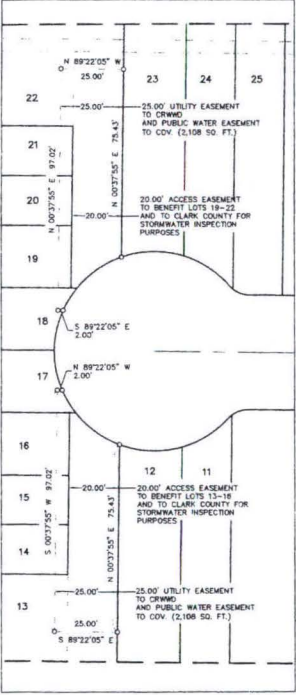


PREPARED BY:
KPF SURVEYING, INC.
1514 N.E. 28TH AVE.
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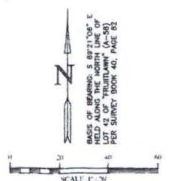


DETAIL "A"

"ORCHARDS ROWHOMES"
SUBDIVISION
IN A PORTION OF LOT 42 OF "FRUITLAWN" (A-58)
IN A PORTION OF
THE SW 1/4 OF THE SE 1/4 OF
SECTION 9, T. 2 N., R. 2 E., W.M.L.
CLARK COUNTY, WASHINGTON



DETAIL "B"



DATE:	5-10-17
SCALE:	1"=30'
JOB NO.:	164613
CALC BY:	KPF
DRAWN BY:	CKE
CHECKED BY:	KPF
SHEET:	2 OF 2

KPF
SURVEYING, INC.
1514 N.E. 28TH AVE. SUITE 400
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