

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development
DEVELOPER: Songbird Holdings LLC
DATE: 09/16/2020
REQUESTED ACTION: Acceptance of Plat Recording Kingbird Terrace Subdivision –
FLR-2020-00028
_____ Consent _____ Hearing X County Manager

BACKGROUND

Transmitted for acceptance by the County Manager is the plat for Kingbird Terrace Subdivision ~ PLD2019-00008 ~ FLR-2020-00028

Project review: The application vested on 09/14/2018. A pre-application conference was held 10/04/2018, Preliminary approval was issued on 06/12/2019. Final engineering approval was granted 01/29/2020.

Zoning: R-1 7.5; **Lot Size:** The R-1 7.5 zone has a average minimum lot area of 7,500 square feet and maximum average lot area of 10,500 square feet. **Actual Lot Size:** Parcels range in size from 7,506 square feet to 8,704 square feet.

All lots in this plat are above the minimum of 7,500 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 05/21/2019. Notice of the application and hearing were posted on the site by the applicant on 05/22/2019.

DISTRIBUTION:

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

*Joe Kinsman For
Richard Daviau*

Richard Daviau
Planner

Community Development
Per authorized email

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*Joe Kinsman For
Susan Ellinger*

Susan Ellinger
Land Use Review Manager
Community Development
Per authorized email

APPROVED: Latheen Oth

CLARK COUNTY, WASHINGTON
COUNTY MANAGER

DATE: _____

SR# _____



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