



Staff Report
Final Plat for Parker Village, Phase 1

File No. FP15-05

(Related Files: SUB05-02, DR06-02, MajMod14-01 and MinMod16-02)

TO: Mayor Higgins
City Council

FROM: Robert Maul, Planning Manager

LOCATION: The site is located at the future intersection of NW 20th Avenue and NW Brady Road. Parcel number 125191-000 (tax lot 15). SW1/4 Sec 04, T1N, R3E Willamette Meridian.

OWNER: Parker Village, LLC
Attn: Patrick Ginn
800 NE Tenny Road
Vancouver, WA 98685

APPLICABLE LAW: The application was submitted July 30th, 2015, and the applicable codes are those codes that were in effect at the date of application. Camas Municipal Code Chapters (CMC): Title 18 Zoning (not exclusively): CMC Chapter 17.21 Procedures for Public Improvements; and CMC Chapter 18.55 Administration and Procedures; and RCW Chapter 58.17.

BACKGROUND INFORMATION

Lots: 60 residential lots, and one commercial lot. **Total Area:** 7.84 acres

Critical Areas: 18,693 square feet of wetlands that was mitigated off site.

The original approval granted by the City of Camas was for a 75 lot single family-attached subdivision with a commercial lot located at the northeast corner of the subject site. The project has since been revised for 60 lots for residential and one lot for Commercial to be developed in three Phases. This staff report addresses the requirements for final plat approval. Staff found that the applicant met the requirements in accordance with CMC§17.21.060.

Final Plat Criteria for Approval (CMC 17.21.060-C)

1. That the proposed final plat bears the required certificates and statements of approval;
2. That the title insurance report furnished by the developer/owner confirms the title of the land, and the proposed subdivision is vested in the name of the owner(s) whose signature(s) appears on the plat certificate;
3. That the facilities and improvements required to be provided by the developer/owner have been completed or, alternatively, that the developer/owner has submitted with the proposed final plat an improvement bond or other security in conformance with CMC 17.21.040;
4. That the plat is certified as accurate by the land surveyor responsible for the plat;
5. That the plat is in substantial conformance with the approved preliminary plat; and
6. That the plat meets the requirements of Chapter 58.17 RCW and other applicable state and local laws which were in effect at the time of preliminary plat approval.

Findings: The submitted plat meets the requirements of CMC 17.21.060-C, is consistent with the applicable conditions of approval, and with the applicable state and local regulations.

Recommendation

Staff recommends that Council set a date for final acceptance for the Parker Village Phase 1 final plat for April 18th, 2016.