



STAFF REPORT

Plat Alteration to Seventh Avenue Townhomes Subdivision

File No. PlatAlt15-01

Associated Files: SUB06-10, MinMod15-02, DR14-05, FP14-08 (Record #BK 311 P763)
August 12, 2015

TO: Mayor Higgins
City Council

FROM: Sarah Fox, Senior Planner
Wes Heigh, Project Manager

LOCATION: 722 NW 7th Avenue also described as Tax Parcel numbers 085169-000, 085136-000, and 08140-000.

OWNER: Doug Campbell, Seventh Avenue Townhomes, LLC

APPLICABLE LAW: The application was submitted May 5, 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 18.09 Density and Dimensions; and CMC Chapter 18.55 Administration and Procedures; and RCW Section 58.17.215 Alteration of Subdivision.

PUBLIC NOTICE: Notice of Application was mailed to owners within 300-feet of the property, and published in the Post Record (Legal Publication #539000) on July 7, 2015. Notice of Public Hearing was mailed to aforementioned owners and published in the Post Record (Legal Publication #540625) on July 28, 2015.

BACKGROUND INFORMATION

- 11 Lots (Size range: 2,100 to 7,432 sq. ft.)
- 12 Units Approved with SUB06-10
- Zoning: Multifamily residential (MF-18)
- Total area: 0.83 acres
- Recreational open space: 0.015 acres

Seventh Avenue Townhomes Subdivision (SUB06-10) was granted final plat approval for 11 residential lots on March 2, 2015. The preliminary plat approval allowed up to 12-units. The proposed plat alteration will increase the number of allowed units to a total of 13-units. Ten of the lots will be developed with attached row houses/townhomes, with a single unit on each lot. Lot 11, will be developed with a triplex if approved. The Design Review Committee reviewed the triplex design at a public meeting on February 24, 2015, and recommended approval of the triplex, fencing and landscaping. The design review decision is attached to this report.

In summary, Staff found that the application met the requirements of approval for a plat alteration in accordance with RCW 58.17.215 Alteration of Subdivision, and conditions of approval are provided.

Discussion and Findings

Plat alterations are a modification to a final plat, and are a Type III decision in accordance with CMC§18.55.270(E). The criteria for approval of a plat alteration must be consistent with state law, specifically, RCW 58.17.080 (citation in italics), “*The legislative body shall determine the public use and interest in the proposed alteration and may deny or approve the application for alteration.*”

Discussion/Findings: The increase of the number of units for Lot 11 is the only change to this subdivision. The southern boundary of Lot 11 is adjacent to NW 6th Avenue. There are specific landscaping requirements that were approved through the preliminary plat decision and with the design review decision. The timing of the installation of the landscaping along NW 6th Avenue, specifically, within the 10-foot easement is not clear. The view of the subdivision from 6th Avenue is the most visible portion of the subdivision to the public, and it is currently unimproved. It is in the interest of the city to ensure that the improvements along the public right-of-way are completed, independent of the timing of the construction of the future triplex. **Staff recommends a condition of approval regarding the timing of the installation of the landscape buffer, to ensure that the public use and interest is met with the plat alteration.**

If any land within the alteration is part of an assessment district, any outstanding assessments shall be equitably divided and levied against the remaining lots, parcels, or tracts, or be levied equitably on the lots resulting from the alteration.

Findings: The submitted plat is under one ownership, and there are not any outstanding assessments.

If any land within the alteration contains a dedication to the general use of persons residing within the subdivision, such land may be altered and divided equitably between the adjacent properties.”

Findings: Within the bounds of Lot 1, there are common access easements for a path and for parking. This plat alteration does not change the general use of these easement areas for persons residing within the subdivision.

The alteration to the plat must also be consistent with the dimensional standards of the MF-18 zone. The maximum density is 18 units per acre and a minimum of six units per acre. The acreage as approved on the final plat is 0.0803 acres. This calculation would limit the subdivision to 14 units (0.803 x 18), and the proposal is for 13 units. There are practical reasons due to topography and the shape of the original parcel that would make the creation of more lots on this property impractical. The size of Lot 11 and the setbacks are consistent with the minimum standards of 10-foot front and rear setbacks (18-feet at garage front), and 3-foot side yards. The maximum building lot coverage is 65%, and the proposed triplex meets that standard as well. Given that this decision must clearly establish the number of units will conform to the density and dimension standards, a note on the plat is recommended.

Findings: The plat alteration meets the minimum dimensional standards and does not exceed the density of the zone and a note on the plat is advised.

Conclusions

- As conditioned, PlatAlt15-01 is consistent with procedures of CMC§18.55.270(E) and RCW§58.17.215

- As conditioned, PlatAlt15-01 is consistent with the dimensional standards of CMC Chapter 18.09.
- Approval of PlatAlt15-01 does not modify the conditions of approval of any associated and preceding decisions, unless specifically noted herein.

Recommendation

Staff recommends Council approve the plat alteration of 7th Avenue Townhomes (File #PlatAlt15-01) with the following conditions, which are **in addition to** all other associated permits:

1. The plat shall include the following note: Lots 1 to 10 are limited to one dwelling unit, and Lot 11 may contain up to three dwelling units.
2. A revised plat, consistent with this decision, shall be submitted for final plat approval to Council within one year, otherwise the plat alteration (PlatAlt15-01) will be considered expired and only Final Plat 14-08 (Record No. BK 311 P763) will be valid.
3. The revised plat must be filed with the county auditor prior to building permit application submittal for Lot 11
4. Landscaping adjacent to NW 6th Avenue (within ten-foot easement) must be installed prior to final plat approval of alteration, and maintained in good health until certificate of occupancy is issued for Lot 11.