



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)

February 9, 2016

TO: Mayor Higgins
City Council

FROM: Sarah Fox, Senior Planner

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.

BACKGROUND INFORMATION

- 11 Lots (Size range: 2,100 to 7,432 sq. ft.)
- 12 Units Approved with SUB06-10
- 13 Units Approved with PlatAlt15-01
- Zoning: Multifamily residential (MF-18)
- Total area: 0.83 acres
- Recreational open space: 0.015 acres

Seventh Avenue Townhomes Subdivision was granted final plat approval for 11 lots and up to 12-units on March 2, 2015 (File #FP14-08). On August 17, 2016, a plat alteration was approved by Council at a public hearing. The alteration allowed an increase to the density of the development 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.

At the public hearing, Council approved the plat alteration with four conditions. The following provides a report on compliance with those conditions.

Conditions of Approval for PlatAlt15-01	Staff Comments
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.	Complies. Note is condition number 11 of the revised plat.
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.	Decision is still valid and has not expired.
3. The revised plat must be filed with the county auditor <u>prior to</u> building permit application submittal for Lot 11	Will comply upon Council approval of the revised plat drawing.
4. Landscaping adjacent to NW 6 th 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; alternatively, the owner may provide escrow funds or bonding to cover 110% of the frontage improvement cost as provided by the approved plan, and such improvements shall be completed within one year of the recorded plat modification or prior to building occupancy permits.	Applicant submitted a landscape estimate of \$3,551.18 Financial surety was submitted to the Finance Department on February 5, 2016 for 110% of the cost as required.

Recommendation

Staff recommends Council approve the plat alteration of 7th Avenue Townhomes (File #PlatAlt15-01) as the revised plat drawing and associated conditions have or will be met.