

**CITY OF RIDGEFIELD
STAFF REPORT AND
FINAL RECOMMENDATIONS**

BENEDICT COMMERCIAL SHORT PLAT

PA 99-09, SP 9-01

TO:	Mayor, and Members of the Ridgefield City Council, Planning Commission, and interested public
FROM:	Winterowd Planning Services - Eric Eisemann
DATE:	August 16, 1999
SUBJECT:	BENEDICT SHORT PLAT: To create three legal Lots of Record (LOR) /parcels where currently there is one lot /parcel.
LOCATION:	215 Mill Street, Ridgefield, WA
LEGAL DESCRIPTION:	Lot 37, TL Serial No. 67992-000
APPLICANT:	DENNIS and JANET BENEDICT P.O. Box 473, Ridgefield, WA 98642
PROPERTY OWNER:	DENNIS and JANET BENEDICT P.O. Box 473, Ridgefield, WA 98642
SITE AREA:	Approximately 27,730 square feet
ZONING DISTRICT:	Downtown Mixed Use (DMU)
COMPREHENSIVE PLAN:	Public Facility
APPLICABLE LAW:	RDC 18.230, Commercial and Mixed Use District, RDC 18.310.070, Type II review; RDC 18.610, Short Plats; RDC 18.630, Design Requirements; RDC 18.640, Improvement Requirements.
STAFF RECOMMENDATION	Approval with Conditions

NARRATIVE

Dennis and Janet Benedict have applied for approval of a short plat. The subject property is located at 215 Mill Street, and is described as Tax Lot #67992 in the Northeast Quarter of Section 24, Township 4 North, Range 1 West of the Willamette Meridian, Clark County, Washington, lying within the Arthur Quigley Donation Land Claim.

The Benedict's proposal is to short plat one 27,730 square foot lot into three smaller lots leaving in place a single-family residence on the larger lot. All three lots will have frontage on Mill Street. The applicant has not disclosed any development plans at this time. The preliminary plat shows the proposed arrangement of the proposed lots. Proposed Lot 1 and Lot 2 are vacant. Lot 3 includes an existing single-family residence and garage. According to the applicant, the approximate sizes and dimensions of the lots are as follows:

Table 1: Proposed Parcel Dimensions

	Lot #1	Lot #2	Lot #3
Lot Area	8200 sq. ft.	8820 sq. ft.	10710 sq. ft.
Avg. Lot Width	82 ft.	82 ft.	96.5 ft.
Avg. Lot Depth	100 ft.	107.5 ft.	111 ft.

APPLICABLE CODE REQUIREMENTS:

RDC 18.230, Commercial and Mixed Use District; RDC 18.600 Subdivisions – General; RDC 18.610, Short Plats; RDC 18.630, Design Requirements; and RDC 18.640, Improvement Requirements.

Chapter 18.610 of the Ridgefield Development Code sets out provisions and requirements for short subdivisions (plats). Short plats are reviewed under Type II procedures when no building construction is proposed on sensitive lands. Newly created lots must comply with requirements for standard subdivisions. [RDC 18.610.120] Subdivision design requirements include compliance with the comprehensive plan (RUACP) and its components [RDC 18.630.020] and compliance with lot size and width requirements of the zoning ordinance [RDC 18.630.030] Further, all lots must meet a minimum lot width at the building setback line. [RDC 18.630.040] The criteria for review of a short plat are set out in RDC 18.610.

REVIEW PROCESS

A short plat is subject to a Type II administrative review with public notice. [RDC 18.610.060(B) and 18.310.070] The City Clerk distributed a notice for public on the Benedict’s request pursuant to City requirements. The City Clerk’s office received no comment from the public at the close of the legal comment period. The City Council has the final authority to approve a short plat request. [RDC 18.610.080(B)] Therefore, the planning director forwards this final recommendation of approval to the City Council. [RDC 18.610.080(A).]

ANALYSIS

Compliance with the Comprehensive Plan (RUACP) and Capital Facilities Plan

The RUACP encourages efficient use of land by requiring flexible development standards that allow for in-fill opportunities in the older areas of the City. [RUACP Goal 8.10(b)] The RUACP requires that all newly created lots have access to streets and services, have transportation concurrency, and do not conflict with the Capital Facilities Plan.

All proposed parcels would have direct frontage on Mill Street. The proposed lots are located on a public right-of-way that could provide the lots with City water and sewer services. Current water and sewer service capacity is adequate to meet future additional demand from development of the proposed additional lots. The proposed short plat will not reduce the current level of service of any city streets or intersections to unacceptable levels. The Capital Facilities Plan does not identify any planned right-of-way or public utility easements that would be in conflict with the proposed short plat. Therefore, the planning director finds this short plat application, as proposed, consistent with the RUACP and Capital Facilities Plan.

Compliance with the Development Code (DMU Zone and Subdivision Ordinance)

The Benedict’s property is located in the Commercial and Mixed-Use District in the Downtown Mixed-Use zone (DMU). The purpose of this district is to encourage multiple commercial uses within each district while limiting the scale of the commercial activity. The short plat must comply with the Ridgefield Development Code including, but not limited to, the following:

Density

The Benedict's property currently contains an existing single-family dwelling located in the DMU zone. This zone is primarily set aside for commercial use however; residential use permitted at a density of a minimum of 15 and a maximum of 30 dwelling units per acre (du/ac.). [RDC Table 18.230.020] The existing single-family dwelling is not an allowable use in DMU zone; however, the use pre-dates adoption of the 1995 RDC and, if lawfully established, may be a valid non-conforming use and may remain. [RDC 18.340.] Approval of this short plat is subject to the understanding that the applicant complies with Ridgefield Development Code as it applies to permitted uses in the DMU zone.

Lot and Area Dimensions

The lot size and width standards of the DMU zone require a minimum lot size of 5,000 square feet, a minimum average width of 50 feet, and a minimum average depth of 90 feet. [Table RDC 18.230.040.] The western lot line of Lot 1 is 1.63 feet short of the minimum requirement of 90 feet. This pre-existing condition can be remedied by a request for a numeric adjustment. Based on the dimensions marked on the preliminary plat, the planning director recommends the council find that all three of the proposed lots will essentially meet the size and dimensional requirements of the DMU zone.

Setbacks

The minimum setbacks requirements allowed in the DMU zone is 0 feet. The proposed short plat demonstrates that the existing single-family dwelling on Lot 3 will continue to meet the zone setback standard of ten feet from the newly created Lot 2 property line. Lots 1 and 2 are vacant. They satisfy the minimum base zone setback standards. [RDC Table 18.230.040]

SEPA

A short plat of commercial lands up to twelve thousand square feet and 20 parking spaces as per RDC 18.810(A)(3) and residential dwellings up to twenty dwelling units that are outside any identified sensitive lands are exempt from SEPA review. [RDC 18.810(A)(1).] The Ridgefield Sensitive Lands map does not indicate the presence of sensitive lands on the subject property. Therefore, the planning director believes this application for short plat meets the flexible thresholds for categorical exemption of SEPA review.

Required Conditions for Approval

The planning director recommends approval of the Benedict Commercial Short Plat with the following conditions:

1. The existing garage, located on proposed lot 3, presently extends into the Mill Street right-of-way by several feet. This pre-existing condition currently violates City code. The applicant may apply for an adjustment to recognize the infringement if the age and materials of the garage are consistent with the age and character of the older or historical buildings in the downtown area. [RDC 18.350.020]
2. New single-family residential use is not an allowed use in the DMU zoning district except as a pre-existing use. A variety of commercial, multi-family, or mixed-commercial /residential uses are available and development of such uses must be approved through site plan review. [RDC 18.500]
3. The western lot line of Lot 1 is 1.63 feet short of the minimum requirement of 90 feet based on the dimensions marked on the preliminary plat. [Table RDC 18.230.040] The applicant must apply to the City for a numeric adjustment to remedy this pre-existing condition in order that the proposed lots will meet the size and dimensional requirements of the DMU zone.
4. Please work with Paul Snoey, Director of Public Works to determine where the existing water and sewer lines are located and whether easements are in place.

5. At the time of a development permit, the City may require frontage improvements the Mill Street such as sidewalks and street improvements.
6. Off-street parking is not required in the DMU zone for commercial use; however, if in the future, the applicant proposes to create off-street parking, parking will be provided at one space for every 350 square feet of commercial use and will comply with the City's parking design regulations. [RDC 18.720] If the applicant proposes to create apartments or mixed-use commercial /residential uses, off-street parking shall be provided for the residential use at a rate of 1.5 parking spaces for each dwelling unit and must comply with parking design requirements.

RECOMMENDATION

Based upon the information provided by the applicant, and the above analysis of the applicable code requirements, staff believes that the proposed short plat complies with the applicable plan policies and development regulations. **Therefore, I recommend that the City Council approve the proposed Benedict Commercial Short Plat.** Any development on either lot resulting from this land use approval shall comply with all applicable city policies, policies and regulations and the terms of this approval.

Eric L. Eisemann,
Consulting Planning Director

Date

APPEAL

Any person living within 300 feet of the subject property who feels aggrieved by the City Council's final decision may, within 14 working days of the decision, file a written appeal with the City Clerk (RDC 18.310.070.E). Appeals are conducted pursuant to RDC 18.310.100.

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