

17. REVISED PRELIMINARY PLAT NO. 2008-14 - WILSHIRE FARMS - Vicinity of the northwest corner of 159th Street and Antioch Road

1. APPLICANT: Wilshire Farms, L.L.C., is the applicant for this request.
2. REQUESTED ACTION: The applicant is requesting approval of a revised preliminary plat to allow modifications to the lot layout in the western portion of this existing single-family subdivision.
3. LOCATION: The 181.62-acre property is located in the vicinity of the northwest corner of 159th Street and Antioch Road.
4. EXISTING ZONING: This property is currently zoned R-1, Single-Family Residential District.
5. ANALYSIS: The applicant is requesting approval of a revised preliminary plat to allow modifications to the street alignment and lot layout in the western portion of the existing Wilshire Farms single-family subdivision. The previously approved plat showed a total of 371 lots, and the proposed revision results in 369 lots. The 25-foot tree preservation easement approved with the previous plat on the north and west property lines in this western portion of the development remains, as does the separate 10-foot utility easement. The 75-foot building setback on the north and 50-foot building setback on the west also remain. The stub street that was shown previously to the property to the west has been relocated south. Staff has reviewed the plat and, except for some minor technical issues, all ordinance requirements have been met.

ENVIRONMENTAL IMPACTS: This plat was originally approved in May of 2004. Since that time, Preliminary and Final Stormwater Management Studies have been submitted, reviewed and approved. Staff does not feel that this revision to the preliminary plat will significantly alter the drainage patterns for the site.

6. STAFF RECOMMENDATION: Staff recommends approval of Revised Preliminary Plat No. 2008-14, Wilshire Farms, subject to the following stipulations:
 - a. Prior to recording of the final plat, the additions and corrections outlined in the plat technical review memorandum shall be completed and approved by city staff.
 - b. Prior to recording of the plat, the city's required Excise Tax shall be paid.

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- c. Grading must match the proposed future grading of 159th Street and Antioch Road at the property line. Additional grading in the right-of-way shall be accomplished to move the existing ditches away from the unimproved thoroughfare and provide shoulder room, as determined by the city engineer.

- d. Concurrent with the construction of public improvements, the abutting portions of 159th Street and Antioch Road must conform to the requirements of Chapter 18.460.260 of the Unified Development Ordinance as determined by the city engineer. If improvements are necessary, the plans for the improvements shall be approved concurrently with the other public improvements within the subdivision.