

NARRATIVE

JADE OAK HOMES

TAXLOT NOS. 63620000 & 63610000
UNADDRESSED
LA CENTER, WA 98629

JUNE 5, 2025

SUBMITTED TO: CITY OF LA CENTER

APPLICATION: PRE-APPLICATION CONFERENCE



PREPARED FOR:

ADVANCED PRO BUILDERS LLC
303 NE TOMAHAWK ISLAND DR., STE. 3
PORTLAND, OR 97217
ADVANCEDPROBUILDERS1@ICLOUD.COM
(360) 953-2025

PREPARED BY:

JOLMA DESIGN, LLC
PO BOX 1281
BATTLE GROUND, WA 98604
ADMIN@JOLMADESIGN.COM
(360) 723-0392

1 PROJECT DESCRIPTION

1.1 Overview

The Jade Oak Homes project proposes to construct residential fourplexes on two parcels located between W "D" Avenue and W "E" Avenue. Access is proposed off "E" Avenue and W 4th St; half-width improvements are proposed.

1.2 Site Location & Existing Conditions

Table 1: Site Information

Item	Description/Remarks
Location	North of 4 th St., between W "D" and W "E" Avenues.
Parcel Nos.	63620000 (Lot 1); 63610000 (Lot 2)
Area	Lot 1: 0.23 ac (10,004 sf); Lot 2: 0.23 ac (10,019 sf)
Zoning	Residential/Professional (RP)
Existing Improvements	The site is unimproved. Existing access to Lot 1 is off W "E" Ave. Lot 2 has no abutting improved access.
Existing Ground Cover	Predominantly field grass and a few trees. Two mature fir trees stand in the center, with smaller trees around the perimeter.
Existing Topography	Gently to moderately sloped. Slopes trend downgradient from northwest to southeast, with steeper slopes present along the southern parcel boundaries.

See Figures 1 and 2.

1.3 Proposed Development

Table 2: Proposed Development Summary

Item	Description/Remarks
Site Layout	See attached schematic site plan (C-101).
Land Use	The project is proposing (2) residential fourplexes, a project-wide total of (8) residential dwelling units. Permitted uses within the RP zoning district include those permitted in the MDR-16 (Medium-Density Residential) district, the provisions under which this project is proposed to be constructed. MDR-16 allows 16 dwelling units per acre; the subject parcels are approximately 0.23 ac x 16 du/ac = 3.68 = 4 dwelling units per parcel.
Structures	The project proposes to construct (2) residential fourplexes, one on each lot.
Access Roads	The fourplex on Lot 1 will be served by W "E" Ave; Lot 2 dwelling units will take access off W 4 th St. Construction of half-width improvements to the aforementioned streets abutting the subject parcels is proposed. The "D" Street right-of-way abuts the eastern boundary of Lot 2; however, the applicant is requesting relief from constructing half-width improvements within this right-of-way. The 4 th Street right-of-way abuts the southern boundary of both lots; however, the applicant is requesting relief from constructing half-width improvements within this right-of-way where it intersects Lot 1.
Parking	Each dwelling unit will have a 2-car garage, plus a garage apron with room for 2 cars. If needed, the applicant will apply for a variance to the applicable parking standards.
Landscaping	The minimum 15% onsite landscaped area standard will be met. Frontage improvements will include street trees and planter strips as required by the city.
Lighting	Street lighting will be provided as required.
Utilities	The development will be served by public water and sanitary sewer.
Stormwater	Stormwater will be managed on-site, to the extent practicable.

2 TRIP GENERATION

2.1 Post-Developed Trip Generation

The proposed development will construct two residential fourplexes, and eight new dwelling units overall. Table 1 outlines the estimated number of post-developed trips generated based on the *ITE Trip Generation Manual, 11th Edition*.

Table 3: Post-Developed Trip Generation

Land Use Description	Land Use Code	Qty	Units	Weekday Daily Traffic Rate	PM Peak Period Rate	Calculated Daily Trips	PM Peak Trips
Single-Family Attached Housing	215	8	Dwelling Units	7.20	0.57	58	5