

PLS

ENGINEERING

PROJECT NARRATIVE
FOR
LA CENTER HOTEL

A PRE-APPLICATION

SUBMITTED TO
CITY OF LA CENTER

FOR
John Vanvessem
14900 NW 15th Avenue
Vancouver, WA 98665

January 2023

GENERAL PROJECT INFORMATION

Applicant:

Ty Koistinen
3251 Dike Rd
Woodland WA 98674
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Owner:

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Vancouver, WA 98685
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Contact:

PLS Engineering
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Location:	#25 SEC 4 T4N R1EWM 2.48A M/L
Site Address:	No Situs Address
Project Size:	2.48 acres
Jurisdiction:	La Center
Zoning:	JP – Junction Plan
Comprehensive Plan:	JP - Junction Plan
Comprehensive Plan Overlay:	None
Current Use:	Vacant
Tax Lot Information:	209708000
School District:	La Center
Water District:	Clark Public Utilities
Sewer District:	Rural/Resource
Fire District:	Clark Co Fire

PROPOSAL

Applicant proposes a phased commercial development on a 2.57-acre site that includes 111 unit 4 story hotel approx. 52,000 square feet, a standalone drive thru concept 1800 sq ft. in the JP zoning.

SITE CHARACTERISTICS AND LOCATION

The entire site area is 2.47 acres in size and is identified as parcel number 209708000. The site is located in the SW ¼ of Section 04, T4N, R1E. The site is vacant with scattered trees and grass. The site is bordered by NW Paradise Park Road on the west, NW La Center Road to the north and vacant parcels on the south and the east.

PROJECT DESCRIPTION

The applicant requests a pre-application conference to review the proposed site plan. The proposed project will provide an 111 unit, 4 story hotel with associated parking and a standalone drive thru concept. Access to the site will be provided from NW La Center Road.

ZONING/DENSITY

The JP zone allows for hotel use.

UTILITIES

The site will be served with public water by Clark Public Utilities and public sanitary sewer by the City of La Center.

Clark Public Utilities (CPU) is the water purveyor for this site. There are existing water runs along the entirety of the north property line in NW La Center Road.

ENVIRONMENTAL

Clark County GIS shows an offsite wetland presence. Mitigation will be provided with the preliminary land use application.

Questions:

How will the site be served by sewer?