



PROJECT NARRATIVE

FOR THE

MANNING MEADOWS SUBDIVISION

A PRE-APPLICATION

**SUBMITTED TO
CITY OF LA CENTER**

**FOR
LGI Homes – Washington, LLC
700 Washington Street, Suite 200
Vancouver, WA 98660**

January 2024

GENERAL PROJECT INFORMATION

Applicant:

LGI Homes - Washington, LLC
Contact: Ian McGrady-Beach
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Vancouver, WA 98660
(509) 998-6814
Ian.mcgrady-beach@lgihomes.com

Owner:

Kenneth and Debra Manning
1819 NE 339th Street
La Center, WA 98629

Contact:

PLS Engineering
Contact: Jayson Taylor
604 W Evergreen Blvd
Vancouver, WA 98660
(360) 944-6519
pm@plsengineering.com

Location:
Site Address:

NW 1/4 Section 2, T4N, R1E, WM
1819 NE 339th Street La Center, WA 98629
11.55 acres
La Center

Zoning:
Comprehensive Plan:
Current Use:
Tax Lot Information:
School District:
Water District:
Sewer District:
Fire District:

LDR-7.5 – Low Density Residential
Urban Low Density Residential
Single family home
209048000
La Center
Clark Public Utilities
La Center
Clark-Cowlitz Fire

PROPOSAL

The applicant is proposing to rezone the site from LDR-7.5 to MDR-16 and develop the site with 84 single-family attached and detached homes. The site is approximately 11.55 acres in size. A family park and a tract for an above ground stormwater facility are also proposed to serve the development.

SITE CHARACTERISTICS AND LOCATION

There is currently a single-family home and a detached garage on site. The site is primarily field grass with landscaping and trees around the existing home. The site is bordered by La Center High School to the west, NE 339th Street and rural land to the north, Heritage Country Estates to the east and south east, and a vacant parcel to the south.

The site is mapped as having a habitat area likely associated with an Oregon White Oak on or near the western property line. The applicant will evaluate this tree and provide measures for its protection if it is determined to be a regulated critical area.

REZONE

The applicant is requesting a rezone of the site from LDR-7.5 to MDR-16. The City of La Center has been working towards their Comprehensive Plan update and this site is currently designated to be rezoned to MDR-16 with the adoption of the updated Comprehensive Plan, therefore this request is in keeping with the plans and goals of the City of La Center.

LOTS

Single family detached and attached dwelling units are a permitted use in the MDR-16 zone. MDR-16 projects that are 10 gross acres or larger are required to provide a mix of housing types, with no more than 75% being one type. The proposal provides 25% of the lots as attached dwellings (Lots 12-25 and 59-66) and 75% of the lots as detached dwellings.

The required net density for attached dwellings is 8-14 units/acre, and 8-12 units/acre for detached dwellings. The net site area is approximately 10 acres. With 84 units the proposed density of the site is 8.4 units/acre.

The following table reflects dimensional requirements for the site:

Standard	Attached	Detached
Min. Lot Width	20'	30'
Min. Lot Depth	60'	60'
Min. Lot Area	1,400 sf	3,000 sf
Max. Lot Area	N/A	15,000 sf
Max. Lot Coverage	60%	60%
Max. Height	35'	35'
Setbacks:		
Front:	10'	10'
Garage:	20'	20'
Side:	0'4'	4'
Street Side:	10'	10'
Rear:	10'	10'

The site can comply with the above requirements.

Beveling is required for MDR lots abutting LDR districts. The parcels to the east are zoned LDR-7.5 therefore the site has been designed to provide lots of at least 6,750 sf along the east perimeter. The rear setback to the homes on these lots will be 16' rather than 10'.

UTILITIES

Clark Public Utilities (CPU) is the water purveyor for this site. There are existing water mains in NW 339th Street, 8th Street, and Spruce Ave that will be used to serve the site.

The City of La Center is the public sanitary sewer purveyor for this site. There is an existing 8" sanitary sewer main located within Spruce Ave that will be extended to serve the site.

All onsite stormwater runoff will be routed to Tract B to be treated and detained within a stormwater detention facility.

STREETS

The proposed development has access to multiple public roadways. NW 339th Street is classified as a major collector and the site frontage will be improved per ST-13A. No direct access to lots is proposed directly off of NW 339th Street.

Spruce Ave is stubbed to the southern property line and is classified as a local access street. This roadway will be extended through the site.

8th Street is stubbed to the eastern property line and is classified as a local access street. This roadway

will be extended into the site with improvement per ST-15A.

Willow Ave is proposed along the western end of the site this roadway is proposed as a minor collector per ST-13B. Lots are proposed to directly access this street.

Elk Street and Lynx Street are proposed public roadways and will be built to ST-15A.

PARKS

La Center municipal code requires that new developments in the MDR-16 zone with 35 lots or more provide parks at a ratio of $\frac{1}{4}$ acre per 35 dwelling units. At 84 dwelling units, this development is required to provide 0.6 acres as a park. Tract A is proposed as a family park and is 0.62 acres in size, meeting this requirement.