

Master Land Use Application



City of La Center, Planning Services
305 NW Pacific Highway
La Center, WA 98629
www.ci.lacenter.wa.us

Ph. 360.263.7665 Fax: 360.263.7666
www.ci.lacenter.wa.us

Property Information

Site Address 725 Highland Rd
Legal Description #10 SEC 2 T4N R1EWM
Assessor's Serial Number 62965191
Lot Size (square feet) 1.2 million
Zoning/Comprehensive Plan Designation UP
Existing Use of Site High School

Contact Information

APPLICANT:
Contact Name Mark Mansell
Company La Center School District #101
Phone 360-263-2131 Email mark.mansell@lacenterschools.org
Complete Address PO Box 168 La Center, WA 98629

Signature _____
(Original Signature Required)

APPLICANT'S REPRESENTATIVE:

Contact Name _____
Company _____
Phone _____ Email _____
Complete Address _____

Signature _____
(Original Signature Required)

PROPERTY OWNER:

Contact Name Mark Mansell
Company La Center School District #101
Phone _____ Email _____
Complete Address _____

Signature _____
(Original Signature Required)

Development Proposal

Project Name _____

Type(s) of Application La Center High School Youth Sports Facility

Previous Project Name and File Number(s), if known _____

Pre-Application Conference Date and File Number 3-31-2016

Description of Proposal

- The La Center High School Youth Sports Facility building will be used for school and community activities including soccer, track, football, PE, cheer, dance, jogging, music, band, performances and graduation. This building is an accessory use as all activities are already taking place on the high school campus.

- The building includes a field house and bleacher roof, as well as multipurpose areas, restrooms, press and video area and concessions. The total area under cover is approximately 150' x 100'. The total enclosed footprint at buildout will be approximately 4700 sf.

- The building is expected to be built in 3 phases commencing in June of 2016.

- Construction is steel, drywall, concrete block, and concrete.

- The building site is over 120' from the nearest property line.

- The existing facilities are currently used by the community before and after school as well as on weekends.

School day usage is between 8am and 6pm.

School games are typically weekdays between 3pm and 10pm.

The new building usage hours will be the same.

- Access and parking will be unchanged on the site as there will be no new patrons.

- There will be no additional deliveries on completion of this project and current deliveries are less than once a week.

Office Use Only

File # _____

Planner _____

Received By _____

Fees: \$ _____

Date Received: _____

Date Paid: _____

- Procedure: Type I
 Type II
 Type III
 Type IV

Receipt # _____

Notes _____

La Center High School Youth Sports Facility
Site Plan Submission
5/5/2016

Narrative [Chapter 18.215.050 (2) (a)]

- The La Center High School Youth Sports Facility building will be used for school and community activities including soccer, track, football, PE, cheer, dance, jogging, music, band, performances and graduation. This building is an accessory use as all activities are already taking place on the high school campus.

- The building includes a field house and bleacher roof, as well as multipurpose areas, restrooms, press and video area and concessions. The total area under cover is approximately 150' x 100'. The total enclosed footprint at buildout will be approximately 4700 sf.

- The building is expected to be built in 3 phases commencing in June of 2016.
- Construction is steel, drywall, concrete block, and concrete.
- The building site is over 120' from the nearest property line.
- The existing facilities are currently used by the community before and after school as well as on weekends.

School day usage is between 8am and 6pm.

School games are typically weekdays between 3pm and 10pm.

The new building usage hours will be the same.

- Access and parking will be unchanged on the site as there will be no new patrons.
- There will be no additional deliveries on completion of this project and current deliveries are less than once a week.

There are 2 property owners within 300' of the new building site [Chapter 18.215.050 (2)(b)]

RICH JUNG AE & RICH KIM E
10500 SE 11TH ST
VANCOUVER WA , 98664

MORRIS ROGER W
670 HIGHLAND RD
LACENTER WA , 98629

Existing conditions and erosion plan [Chapter 18.215.050 (2)(d)]

- Reference the attached existing conditions and erosion plan [(i), (ii), (iii), (vi), (vii), (ix), (x)]
- The high school property is 29.35 acres, with a zoning designation of UP
- The new building site is about 35,000 sqft
- There are no adjacent properties within 100' of the building site. [(iv)]
- All structures on the high school property are set back more than 90' from the district's property lines [(v)]
- The only structure within 100' of the building to be constructed is the bleacher seating installed in 2014 which the new roof will be built over [(vii), (x)]
- There are no above ground electrical, telephone, or utility poles or traffic control poles within 100' of the building site [(viii)]
- There are no public rights-of-way, private streets or easements within 100' of the building site [(xi), (xii)]
- There are no grades or slopes in excess of 1:6 within 100' of the building site [(xiii)]

- There are no rock outcroppings, flood plain, slope in excess of 25%, unstable ground, high seasonable water table, impermeable soil, severe erosion potential, weak foundation soil, tree, significant wildlife habitat, historic, cultural or archaeological resources on the building site. [(xiv)]

Site and utilities plan [Chapter 18.215.050 (2)(e) and (f)]

- Reference the attached site plan [(i), (ii), (iii), (iv), (vii), (ix)]
- There are no property boundaries within 100' of the building site [(i)]
- The building site is about 35,000 sqft [(i), (vi)]
- The field house building and bleacher roof will be 150' x 100' +/-[(ii)]
- Building height 29.5' above FF [(ii)]
- 15,000 sqft will be under cover [(ii), (vi), (xiii)]
- 4,000 sqft of additional non-pollution generating impervious surface will interconnect the new building with existing accesses [(vi)]
- Both the building and the total impervious surface are less than 2% of the high school property [(vi)]
- No new access routes are provided to the building site [(iii), (vii), (viii)]
 - Sidewalk access to the site exists from the north, west and south [(ix)]
 - The existing emergency vehicle access road and parking approach from the east will be widened as specified in the drawing
- The building is set back more than 150' from all other buildings [(iv)]
- The site and building boundary are the same for all phases of construction [(v)]
- Grass, trees and fields make up more than 80% of the high school property [(vi)]
- No additional parking is required [(vi), (viii)]
 - 200 standard landscaped parking spaces exist on the high school property and make up less than 6% of the total square footage of the high school property [(vi)]
 - The parking lot is accessible from an entrance off of Highland Road [(vii)]
 - None of the parking spaces are compact
 - There are 6 disabled parking spaces
- This project does not increase campus or facility patron capacity as this building is an accessory use with all activities already taking place on the existing campus [(vi)]
- No new on-site public or private streets or easements are created [(xi)]
- No new dedications or frontage improvements will be made [(xii)]
- The project has no new loading or service areas, recreational or open space features, above ground utilities, repurposed structures, solid waste or recyclable storage [(xiii)]
- The outdoor seating area presently exists and the building adds a roof over those seats [(xiv)]
- There are no new pedestrian plazas, heavy duty paving, concrete score patterns or bicycle parking [(xiv)]
- No easements for utilities are required [Chapter 18.215.050 (2)(f)]
- The storm water plan is per our January 8, 2014 discussion with Tony Cooper [Chapter 18.215.050 (2)(f)]

We are trading the storm water capacity from the uncompleted parking lot into draining this non-polluting project which is sited where the parking lot was designed to be built.

The storm water from this project will to be piped directly into the existing storm water system in place of the parking lot run off.

Preliminary grading and erosion control plan [Chapter 18.215.050 (2)(g)]

- Reference the attached existing conditions and erosion plan for silt fence and wattle locations
- Reference the attached site plan for grading
- Our plan is in the same location as the 2014 bleacher project grading and erosion control plan

Landscaping plan [Chapter 18.215.050 (2)(h)]

- No drawing provided. The building site is currently all grass. Disturbed areas will be re-seeded with grass.

Architectural [Chapter 18.215.050 (2)(i)]

- See attached architectural drawings - LCYSF 100% Schematic

Lighting plan [Chapter 18.215.050 (2)(j)]

- No drawing provided. No pole mounted lights will be installed

Irrigation plan

- No drawing provided. No irrigation will be disturbed or installed

Legal description [Chapter 18.215.050 (2)(k)]

- #10 SEC2 T4N R1EWM

Chapter 18.215.050 (2)(k) thru (n) waived

Sign plan [Chapter 18.215.050 (2)(o)]

- No drawing provided. No new signs will be installed within 120' of public roads or right-of-way.

Pre-application conference report was not completed [Chapter 18.215.050 (2)(p)]

- Meeting held March 31, 2016

Criteria [Chapter 18.215.060 (2)]

- (a) The site is in the City of La Center and the site plan meets all applicable criteria
- (b) The proposed La Center High School Youth Sports Facility is consistent with the current land use and permitted by the district in which it is located
- (c) The building meets the lot, yard, building, height and other dimensional requirements of the district in which it is located
- (d) Building site is over 120' from all property lines and the existing screening strips at the school property lines are adequate in meeting the L1, L2 and L3 requirements
- (e) Project does not increase the number of students or employees and the existing 200+ parking spaces can support for example 500 high school students and 150 employees
- (f) All applicable conditions and criteria of the La Center Municipal code will be met.
- (g) Project will meet the improvement requirements of the La Center development code.
- (h) thru (k) None

Attached items:

Master Land Use Application
Existing Conditions and Erosion
Site Plan 3 (and utilities)
LCYSF 100% Schematic



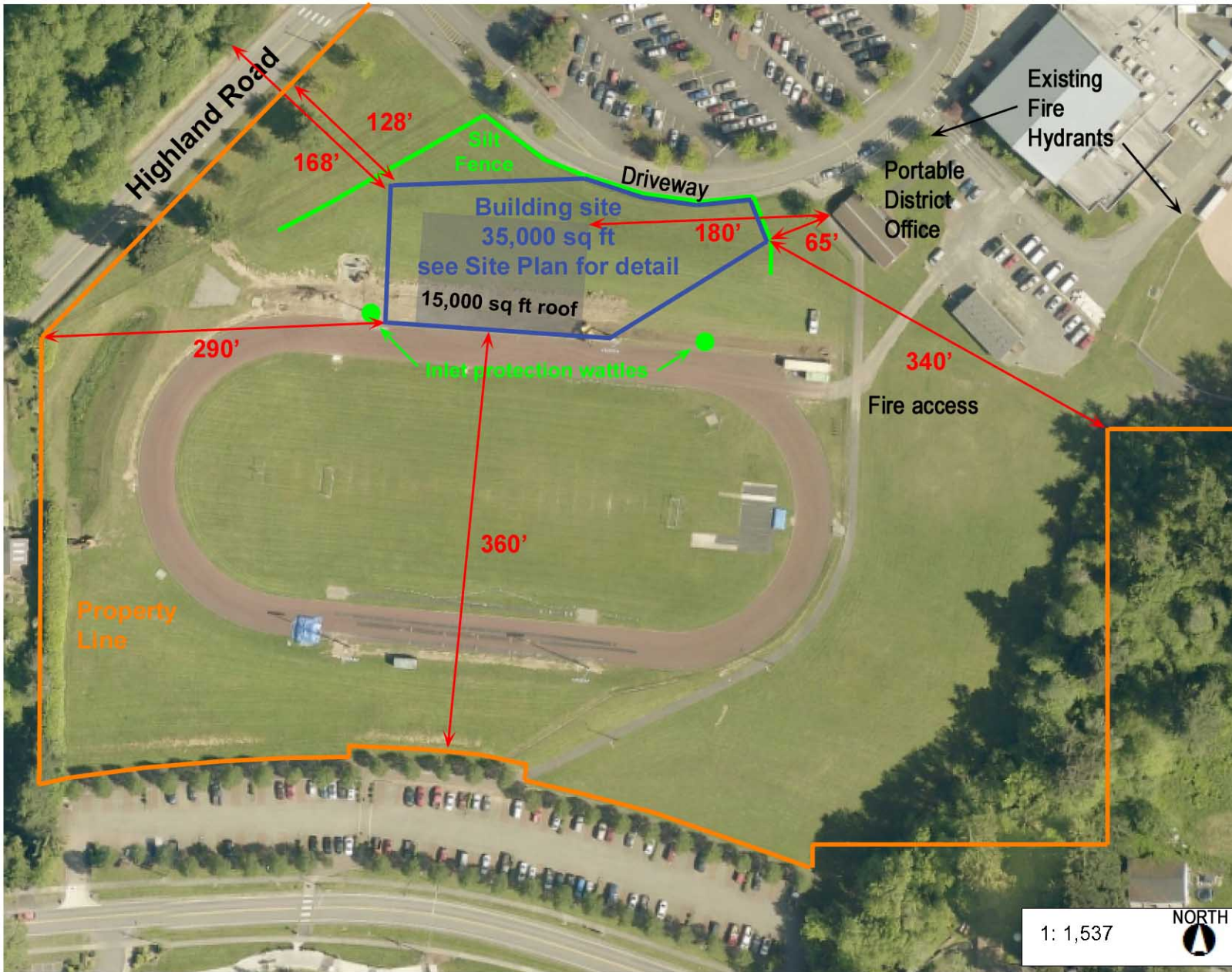
La Center High School Youth Sports Facility - Existing Conditions & Erosion Plan



Location in La Center



Contours

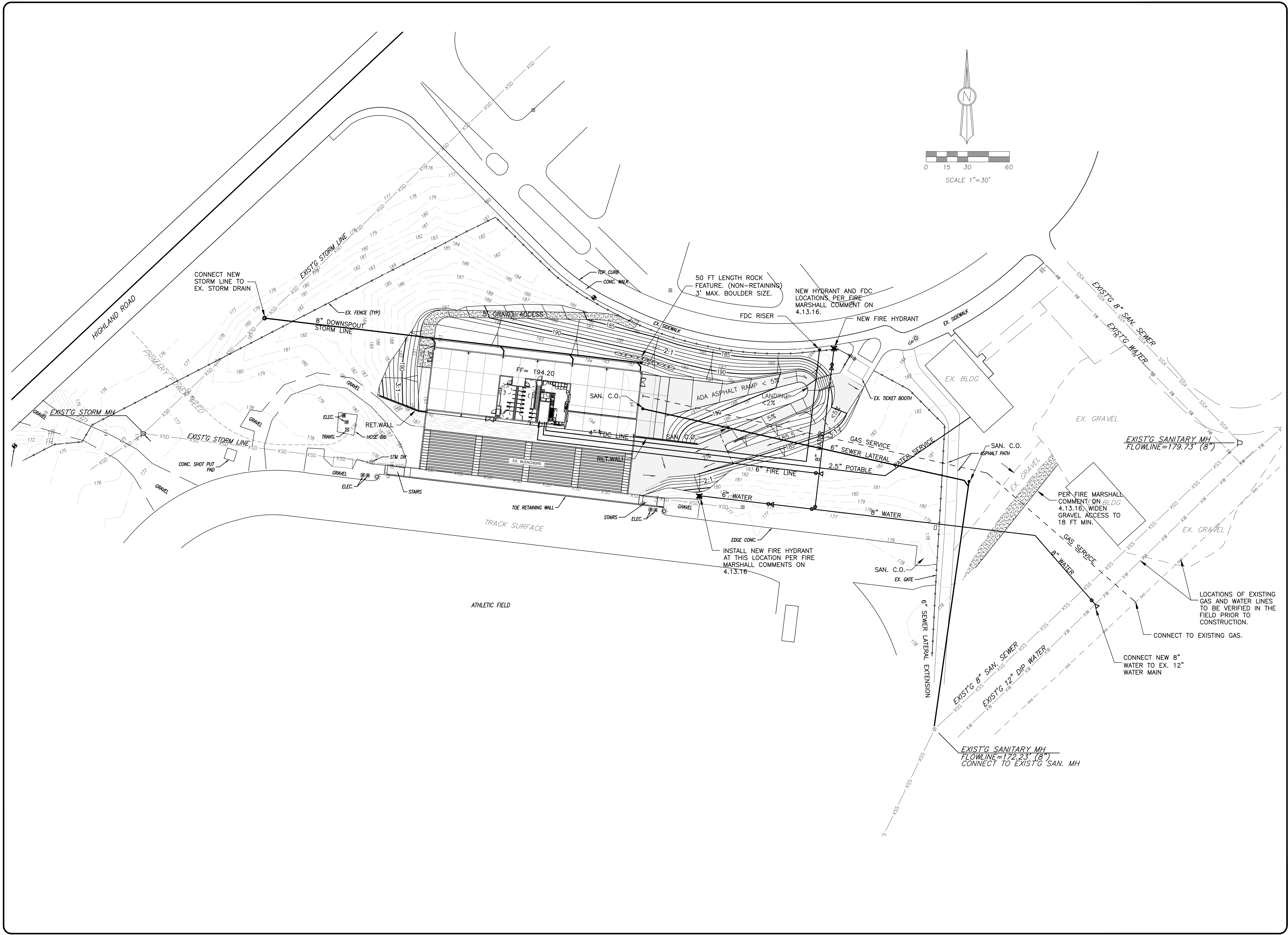


256.1 0 128.06 256.1 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

Notes:



PREPARED FOR:
LA CENTER HIGH SCHOOL
YOUTH SPORTS FACILITY

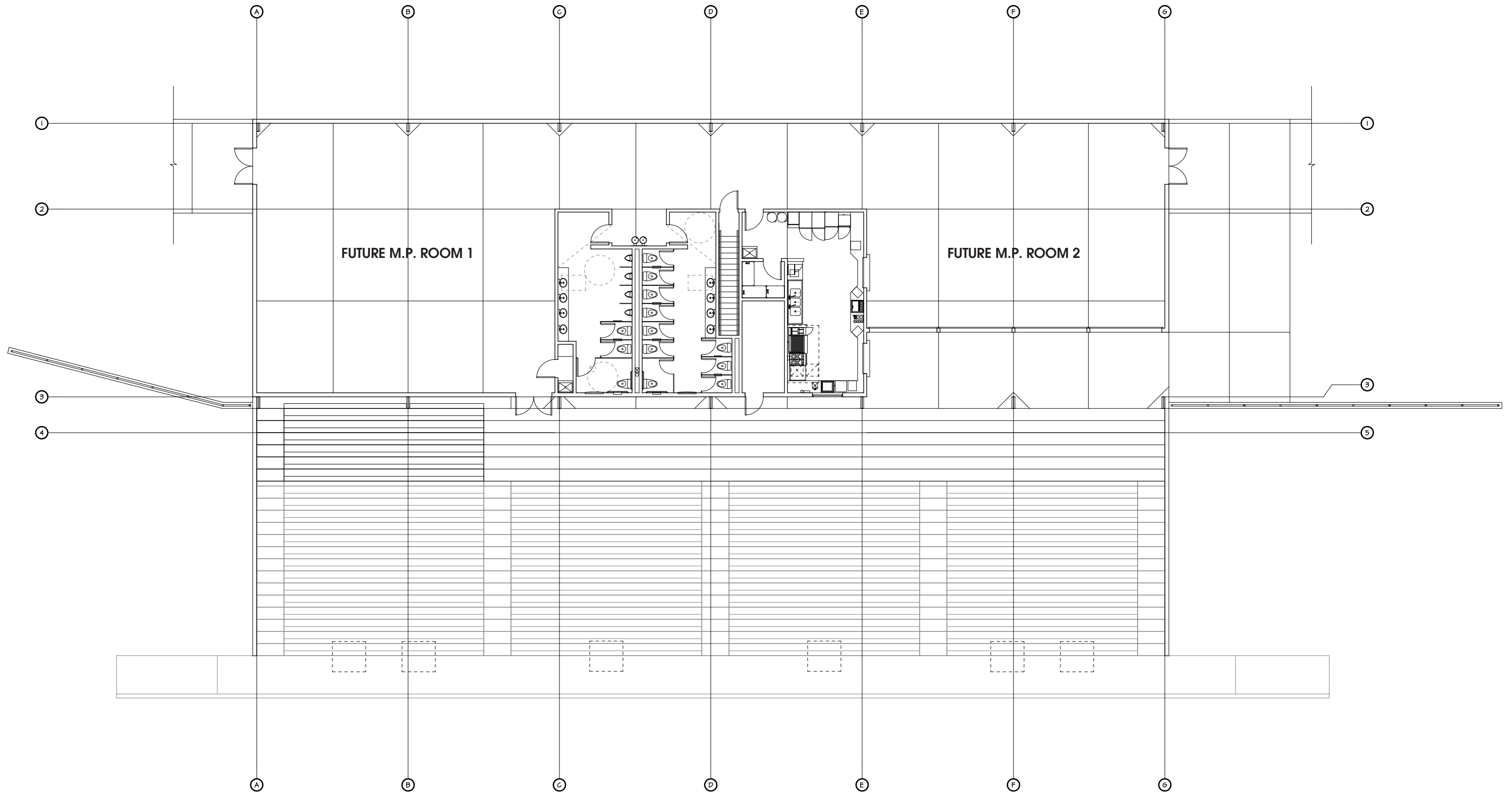
TAMMAP
TANLOT
CITY, STATE
LA CENTER

DRAWING TITLE:
SITE PLAN

REVISIONS:

REVISIONS:

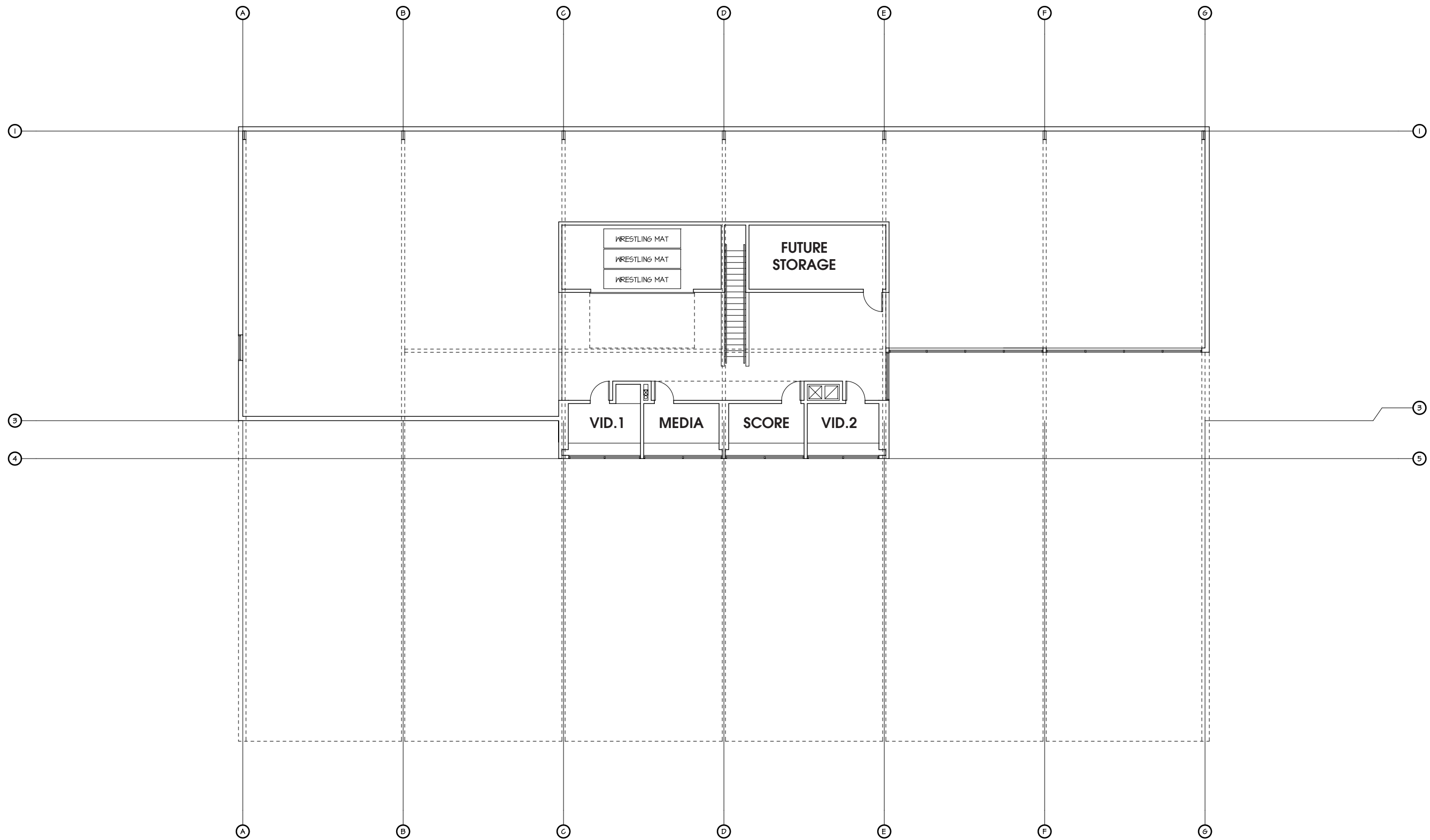
JOB NO. _____
SHEET NO. 1 OF 1
SITE PLANNING



LOWER FLOOR PLAN - 1/16" = 1'-0"

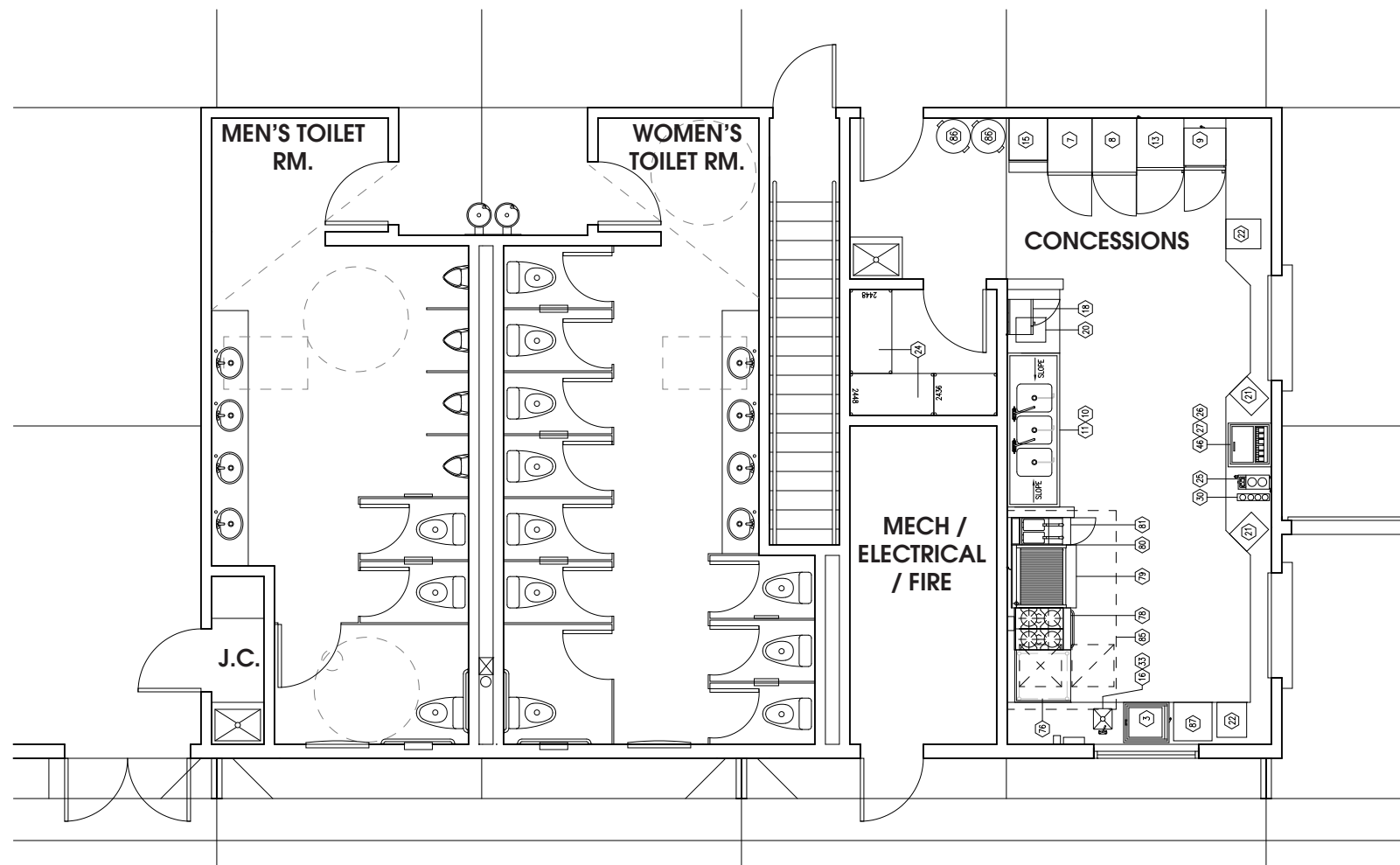
La Center High School Youth Sports Facility

100% Schematic Design Issue



UPPER FLOOR PLAN - 1/16" = 1'-0"

La Center High School Youth Sports Facility
 100% Schematic Design Issue

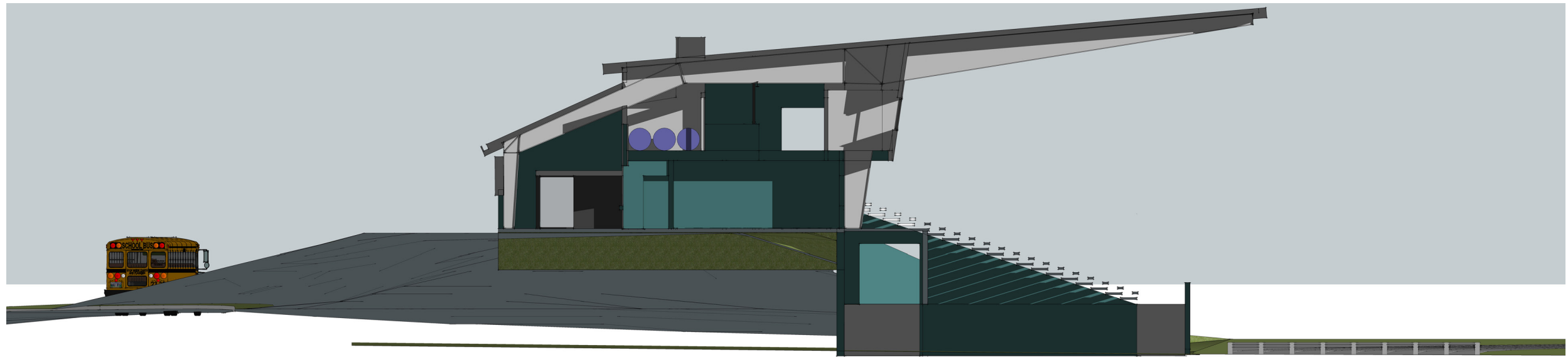


ITEM	QTY	DESCRIPTION
3	1	ICE CREAM MERCHANDISER
7	1	1 DR. REACH-IN FREEZER
8	1	1 DR. REACH-IN REFRIGERATOR
9	1	GLASS DOOR BEVERAGE MERCHANDISER
10	1	WORK TOP W/ TRIPLE COMP
11	1	WORK CABINET BASE
13	1	GLASS DOOR MERCHANDISER
15	1	ICE MAKER / BIN / WATER FILTER
16	1	SOAP & TOWEL DISPENSER
18	1	MICROWAVE
20	1	HOT DOG COOKER & BUN STEAMER
21	1	CASH REGISTER
22	2	CONDIMENT DISPENSER
24	1	DRY STORAGE SHELVING
25	1	COFFEE MAKER
26	1	BAG-N-BOX
27	1	CARBONATOR & Co2
30	1	CUP DISPENSER
33	1	HAND SINK
46	1	SODA DISPENSER / ICE BIN
76	1	STEAMER
78	1	OB & GRIDDLE RANGE W/ CONV. OVEN
79	1	BROILER W/ CONVECTION OVEN
80	1	SPLASH GUARD
81	1	FRYER
85	1	EXHAUST HOOD W/ MAKEUP AIR
86	2	TRASH / RECYCLING BIN
87	1	POPCORN MACHINE

ENLARGED CORE PLAN - 1/8"=1'-0"

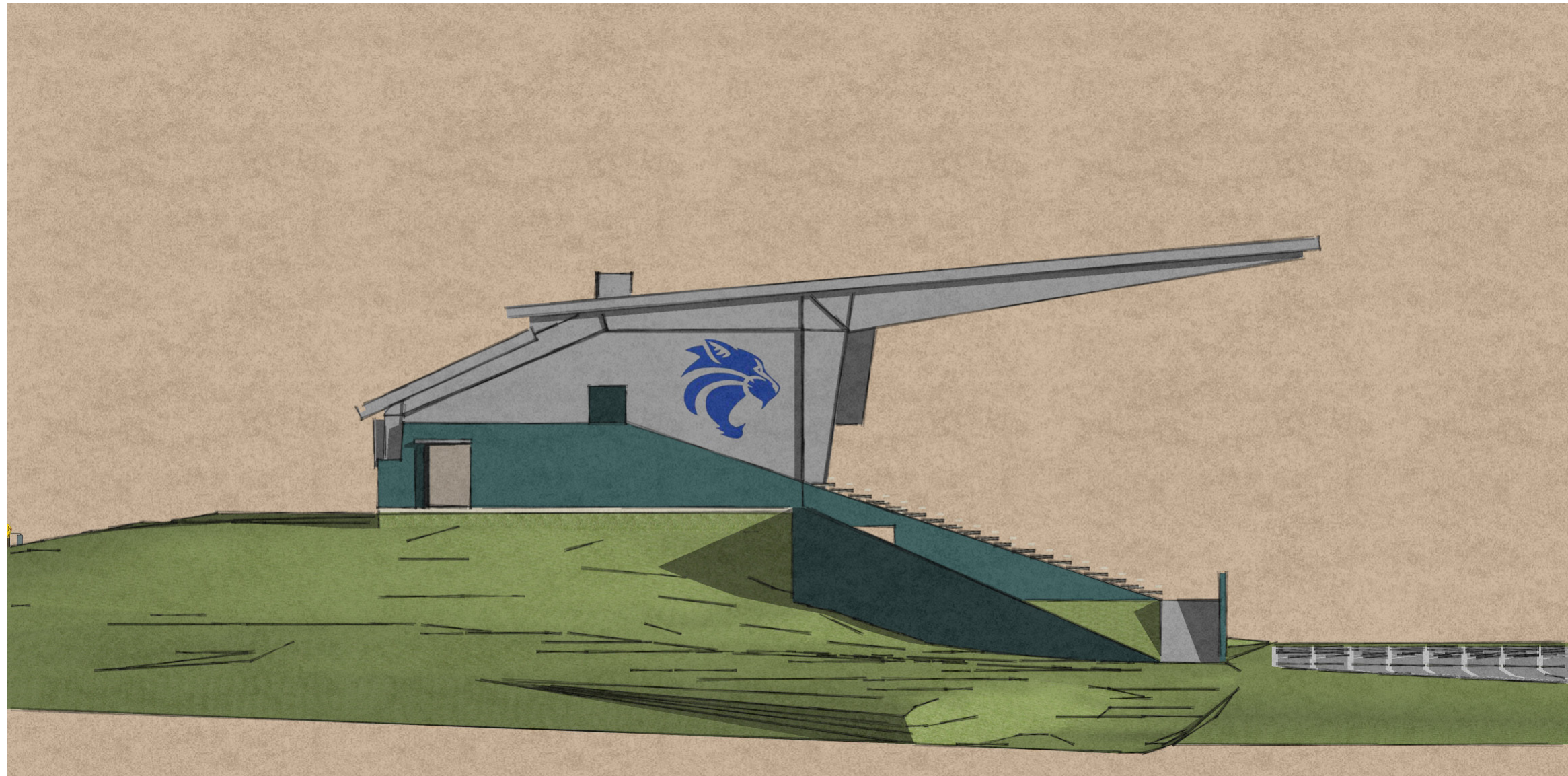
La Center High School Youth Sports Facility

100% Schematic Design Issue



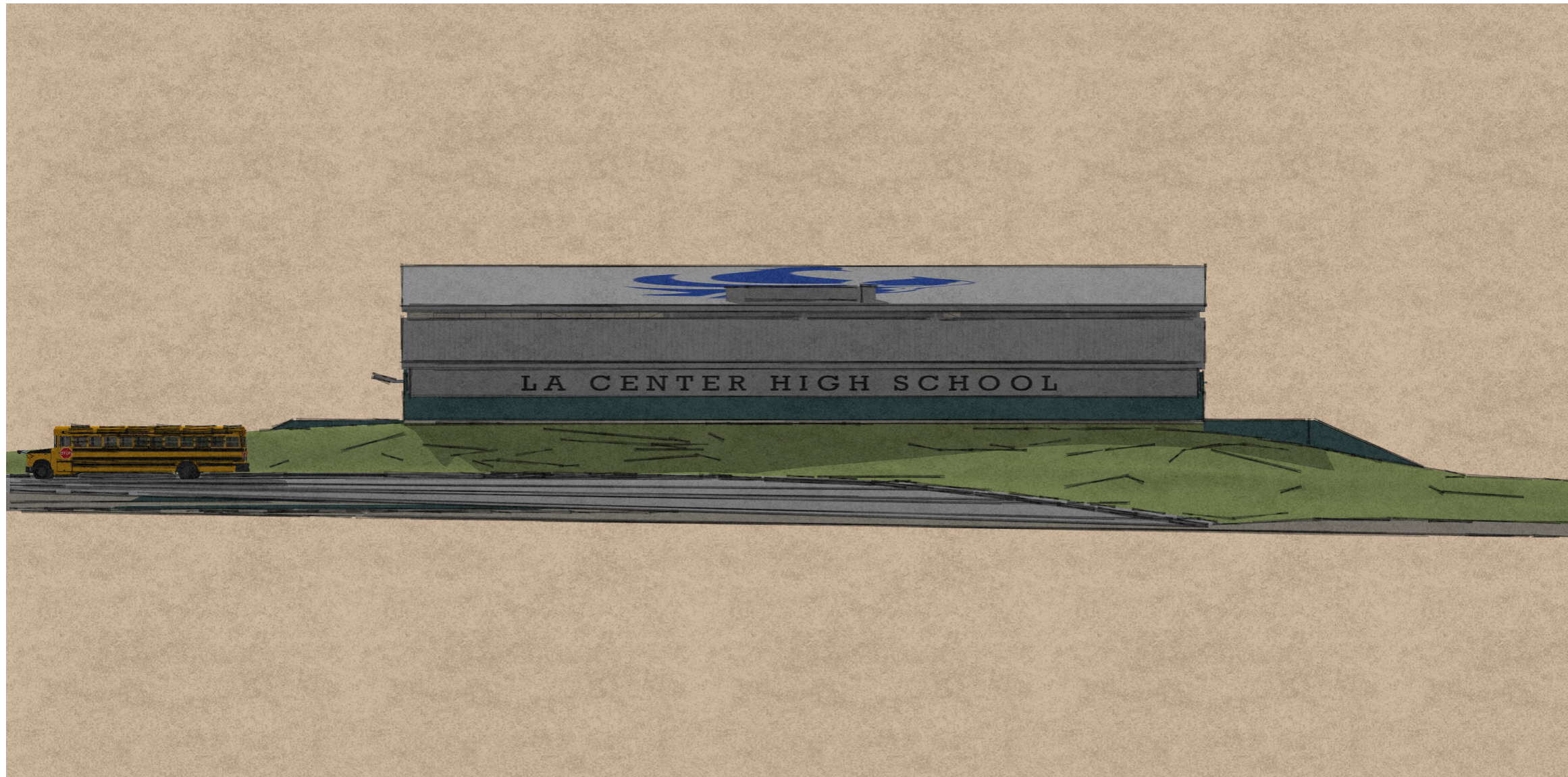
SECTION - 1/16"=1'-0"

La Center High School Youth Sports Facility
100% Schematic Design Issue



EAST ELEVATION RENDERING

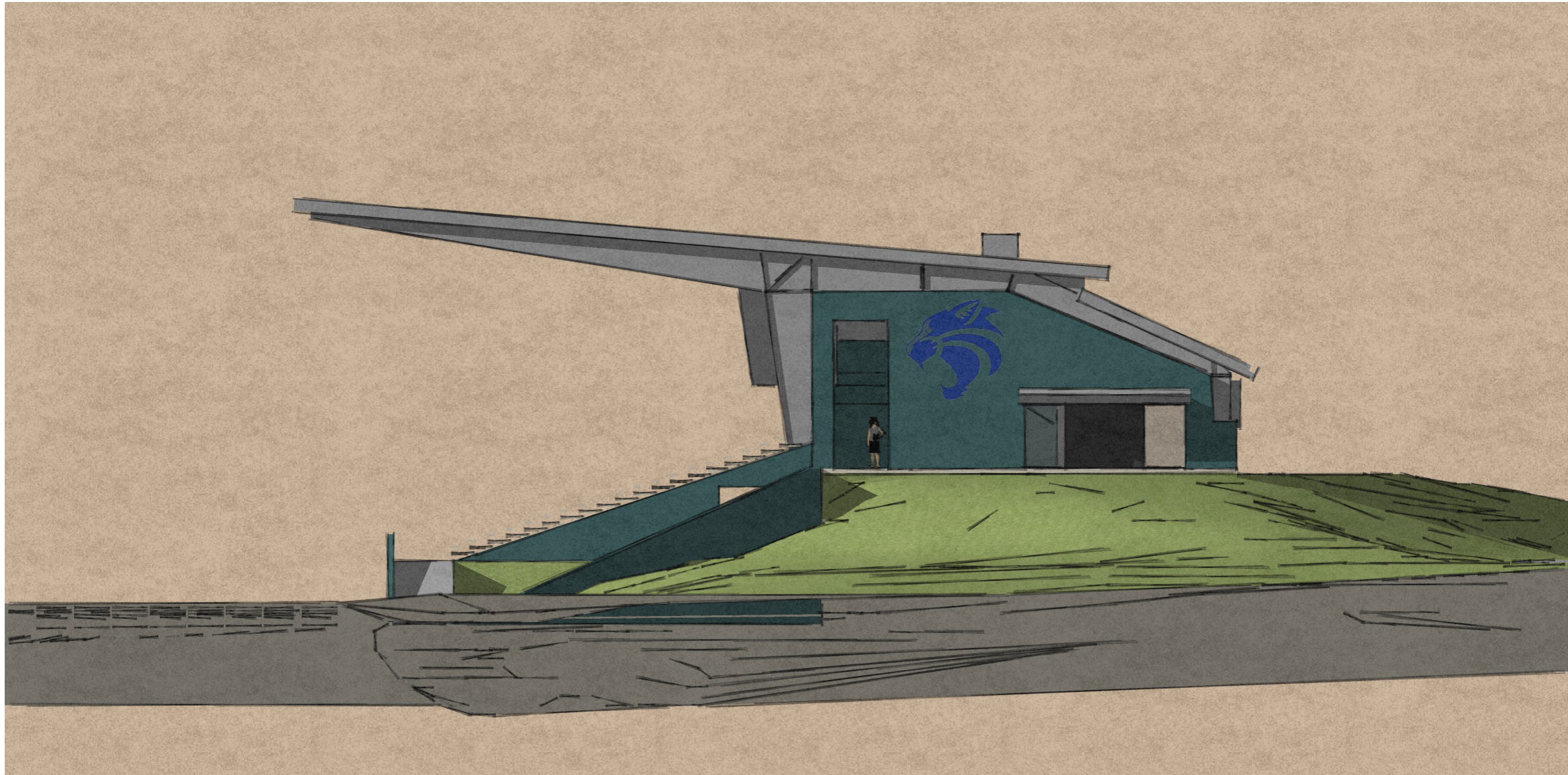
La Center High School Youth Sports Facility
100% Schematic Design Issue



NORTH ELEVATION RENDERING

La Center High School Youth Sports Facility
100% Schematic Design Issue

BEACON ROCK ARCHITECTURE GROUP 360-600-5229



WEST ELEVATION RENDERING

La Center High School Youth Sports Facility
100% Schematic Design Issue

BEACON ROCK ARCHITECTURE GROUP 360-600-5229



NORTH ELEVATION RENDERING

La Center High School Youth Sports Facility
100% Schematic Design Issue

BEACON ROCK ARCHITECTURE GROUP 360-600-5229

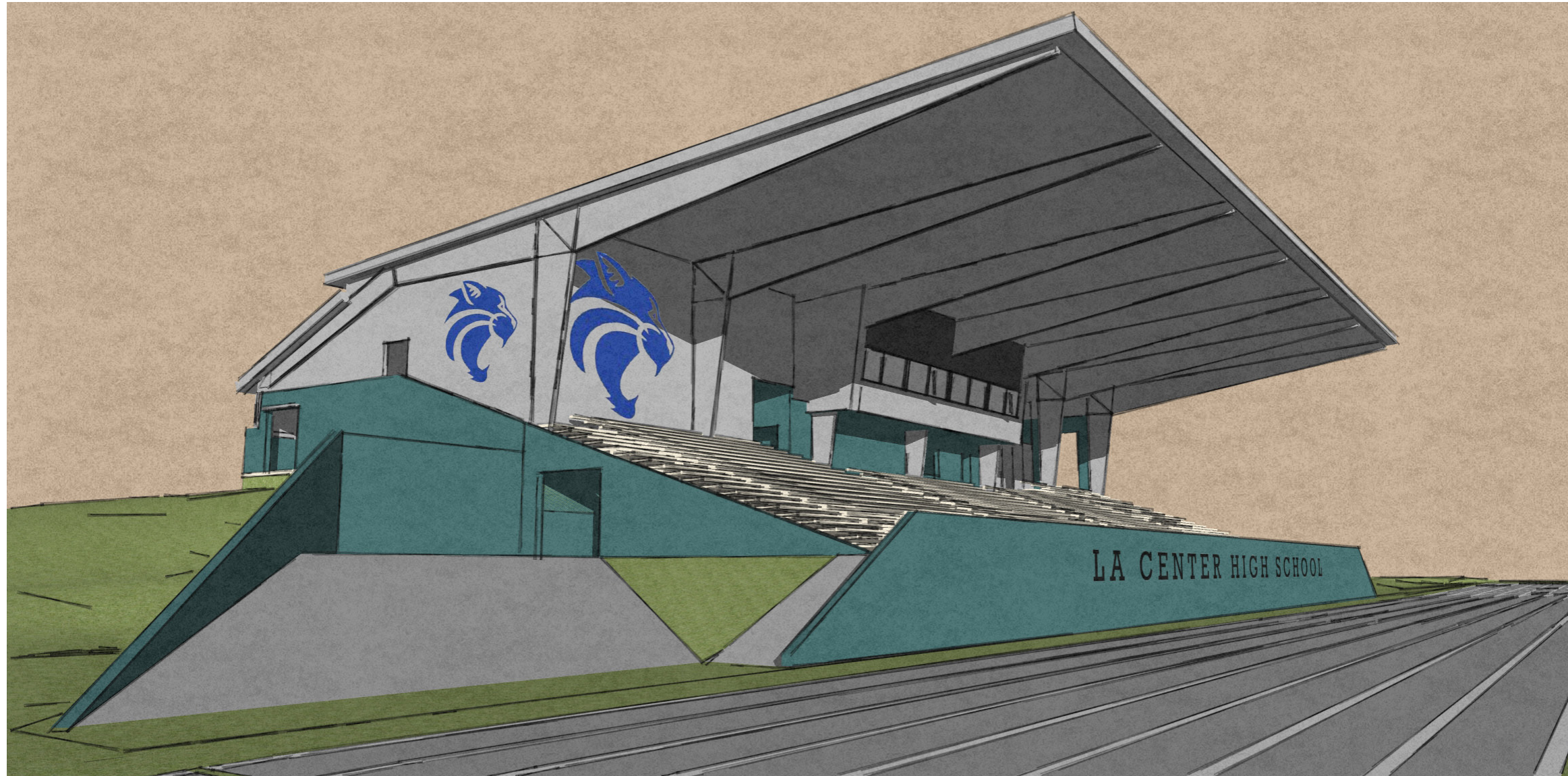


PERSPECTIVE RENDERING

La Center High School Youth Sports Facility

100% Schematic Design Issue

BEACON ROCK ARCHITECTURE GROUP 360-600-5229



PERSPECTIVE RENDERING

La Center High School Youth Sports Facility
100% Schematic Design Issue

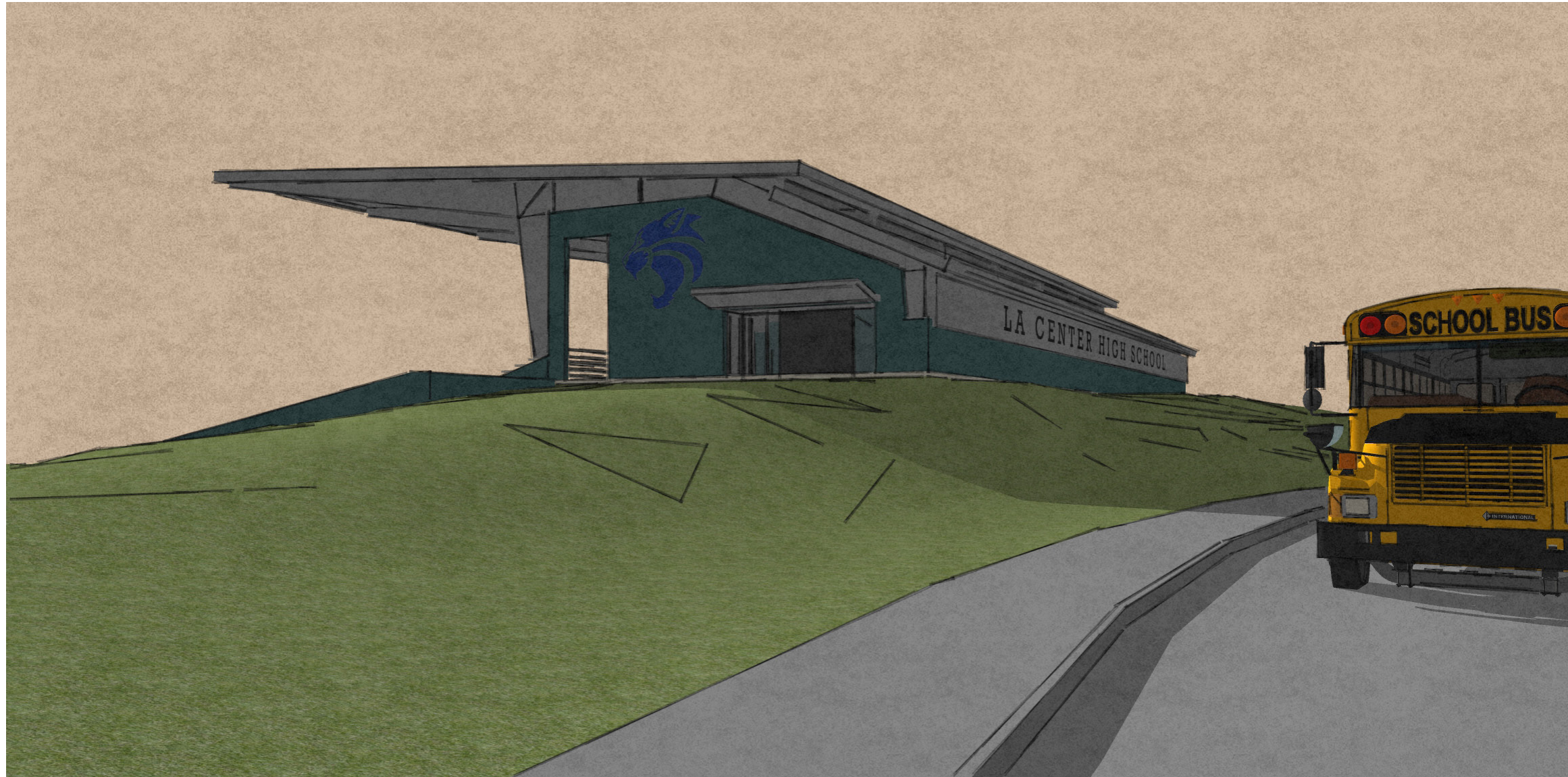
BEACON ROCK ARCHITECTURE GROUP 360-600-5229



PERSPECTIVE RENDERING

La Center High School Youth Sports Facility
100% Schematic Design Issue

BEACON ROCK ARCHITECTURE GROUP 360-600-5229



PERSPECTIVE RENDERING

La Center High School Youth Sports Facility
100% Schematic Design Issue

BEACON ROCK ARCHITECTURE GROUP 360-600-5229