

Narrative for Valley View

Introduction

This proposal is to subdivide approximately 8.64 acres into 33 single-family detached residential lots.

Site Location and Characteristics

The site is located in the Northeast quarter of Section 02, Township 4 North, Range 1 East, of the Willamette Meridian, Clark County, Washington. This site is bordered by; NE 24th Avenue to the east; NE 339th Street to the north, NE 8th Street to the South; E Upland Avenue to the west; and E Vine Maple Avenue to the southwest. The subject property tax account number is 206062000. The property is zoned LDR-7.5 with a Comprehensive Plan designation of Urban Low.

Subject parcel has the following existing improvements; a home; a barn; several outbuildings; a well; and a septic system. All improvements to be removed and or abandoned prior to final plat approval.

The site is sloping with grassy areas and some scattered trees. There are NO environmental indicators present on GIS.

Refer to preliminary plat, existing conditions plan for additional information.

Zoning

This residential subdivision is a permitted use and complies with these development standards under LCMC.18.130.030. The site is currently zoned LDR-7.5. All lots comply with Section LCMC.18.131.080 for lot requirements.

No duplexes or manufactured homes are proposed.

Refer to preliminary plat, existing conditions plan for additional information.

Lot Criteria

For this proposal, the applicant is seeking approval for 33 dwelling units.

- LCMC.18.130.030 requires all lots be at least 60' wide and 90' deep. All proposed lots are 65' in width or more and are all over 100' in depth meeting the minimum required lot widths and depths.
- LCMC.18.130.030 requires all lots be at least 7,500 sf in size and no larger than 11,000 sf. The smallest proposed lot is 7,509 sf. The largest proposed lot besides proposed lot 20 is 10,189 sf, meeting the minimum and maximum lot size requirements.
- Proposed lot 20 is the only lot over the maximum lot size of 11,000sf. This application requests an exception to the maximum lot size for lot 20. Lot 20 is a flag lot and the square footage that is in excess of 11,000 sf includes the flag stem for driveway and vehicle maneuvering that will be needed in front of any proposed garage.
- The average lot size for all 33 lots is 9,291 sf

Refer to preliminary plat, existing conditions plan for additional information.

Stormwater

Street improvements will be collected, treated, detained and released as allowed by code.

All lot roof drains, and low point drains will drain to street and be collected with the street storm system.

Refer to preliminary plat, existing conditions plan for additional information.

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Buildings & Structures

All existing buildings/structures are to be removed. No new buildings/structures are proposed as part of this application.

Walls & Fences

No walls are proposed as part of this application. Only if required, 6' tall chain-link fence will be installed around the stormwater facility in proposed Tract A.

Landscaping

Only required street trees are proposed. A landscape plan will be included with a formal application. No trees are shown on the preliminary plat.

Lighting

Only required street lighting is proposed. Street lighting will be decided during final engineering with an electrical/lighting plan. No lighting is shown on preliminary plat.

Parking & Loading

Only street parking will be provided as part of this development. Driveway and garage parking will be provided at building permit. No loading areas are proposed.

Transportation

NE 339th Street and NE 24th Avenue are designated "Neighborhood Access". This plan proposes half street improvements and additional 3' of dedicated ROW of to NE 24th Avenue. This plan proposes half street improvements to NE 339th Street; existing ROW is sufficient, and no additional ROW dedication is proposed.

All proposed interior access roads are proposed as "Local Access" roads.

Refer to preliminary plat, existing conditions plan for additional information.

Pedestrian & Bicycle Facilities

Beside sidewalks, there are no existing or proposed pedestrian or bicycle facilities.

Public and Private Utilities.

All lots will be connected to public water, public sewer and Clark PUD for power and public storm water system. Private utilities may include phone, cable, gas.

Critical Areas

There are no critical areas on or near this site.