



PROJECT NARRATIVE
FOR

NW 9TH AVENUE
SUBDIVISION

A PRE-APPLICATION
CONFERENCE REQUEST

SUBMITTED TO
CITY OF LA CENTER

GENERAL PROJECT INFORMATION

Applicant:

Danny Martin
10013 NE Hazel Dell Ave. PMB 504
Vancouver, WA 98685
360-949-5607
dan@songbirdhomes.com

Owner:

IRAR Trust FBO Daniel Wisner 3521830 etal
33901 NW Pacific Hwy
La Center, WA 98629
360-949-5607
wisnerdan@gmail.com

Contact:

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

Location:	SW ¼ Section 34, T5N, R1E, WM
Site Address:	33901 NW Pacific Hwy, La Center, WA
Site Size:	11.3 acres
Jurisdiction:	La Center
Zoning:	LDR-7.5 – Single Family Residential
Comprehensive Plan:	Urban Low Density Residential
Comprehensive Plan Overlay:	Urban Holding
Current Use:	Single-Family Home
Tax Lot Information:	258902000 & 258921000
School District:	La Center
Water District:	Clark Public Utilities
Sewer District:	La Center
Fire District:	Clark-Cowlitz Fire

PROPOSAL

The applicant is proposing to subdivide approximately 11.3 acres into 82 lots and concurrently rezone the site from LDR-7.5 to MDR-16.

The current zone allows a density of 4-5.8 units per acre for single-family detached dwellings. The applicant is proposing a zone change to MDR-16 which would allow 8-12 dwelling units per acre for single-family detached and attached dwellings. This is a zoning change only, not a comprehensive plan change, as both zoning designations are within the Urban Residential Comprehensive Plan Designation.

The applicant has submitted a conceptual site plan that proposes 82 lots under the MDR-16 zone. Larger lots are proposed at the north end of the site to meet beveling requirements. Smaller lots for detached, attached townhomes, and duplexes are located in the interior of the site. Two tracts are proposed that contain open space, stormwater facility, and critical areas.

Site Characteristics and Location

The entire site area is 11.3 acres in size and is identified as parcel numbers 258902000 & 258921000. The site is located in the SW ¼ of Section 34, T5N, R1E. There is currently a single-family home and outbuildings on site with scattered trees and grass. The site is bordered by Kays Subdivision to the south across NW Pacific Hwy, larger lots with single family homes on the north and west, and single-family homes and a City owned stormwater facility to the east.

The site is sloped and mostly covered with grass; some scattered trees are present on site. There is a single-family home and multiple outbuildings on site.

Development Standards

MDR-16 Zone Requirements

Single-family attached and detached dwellings are permitted uses in the MDR-16 zone. Per LCMC 18.140.030.4 a mix of housing types is required in an MDR-16 development of more than 10 acres. The applicant is proposing a mix of attached and detached housing, meeting this requirement. The tables below shows the required dimensional standards for each product type and how they will be met:

Single-Family Attached		
Standard	Required	Proposed
Minimum Project Area	2.5 ac	11.3 ac
Minimum Lot Width	20'	25'
Minimum Lot Depth	60'	90'
Minimum Lot Area	1,400 sf	2,250 sf
Maximum Lot Coverage	60%	60%

Maximum Height	35'	35'
Setbacks:		
Front	10'	10'
Garage from Property Line	20'	20'
Side	0'/4'	0'/4'
Street Side	10'	10'
Rear	10'	10'

Single-Family Detached		
Standard	Required	Proposed
Minimum Project Area	2.5 ac	11.3 ac
Minimum Lot Width	30'	30'
Minimum Lot Depth	60'	90'
Minimum Lot Area	3,000 sf	3,000 sf
Maximum Lot Area	15,000 sf	8,119 sf
Maximum Lot Coverage	60%	60%
Maximum Height	35'	35'
Setbacks:		
Front	10'	10'
Garage from Property Line	20'	20'
Side	4'	4'
Street Side	10'	10'
Rear	10'	10'

Lots are proposed to be beveled along the north property line to buffer between the adjacent LDR district to the north.

Streets

NW Pacific Hwy provides access to the site along its southern boundary. NW 9th Avenue borders the site to the west. The Hannas Farm subdivision to the east has provided a partial width street, F Place, that intersects the NE corner of the site. The applicant will provide all required half with roadway improvements to these existing streets and will construct Local Access roadway to serve the proposed lots internal to the site.

Utilities

La Center is the sewer purveyor for this site. There is existing sanitary sewer infrastructure located in NW Pacific Hwy that can serve the site.

Clark Public Utilities (CPU's) is the water purveyor for this site. There are existing water mains located in NW Pacific Hwy, F Place and NW 9th Ave.

Stormwater runoff (quantity and quality) from the future development will likely be retained and treated on-site at the pre-developed site conditions within a detention pond. Any future development will meet the standards of City of La Center stormwater ordinance (Municipal Code 18.320).

Environmental

The applicant has designed the site to retain the Oregon white oak in the center of the site. There is likely a wetland offsite to the east of the site that may have a buffer that extends onto the site.

Future development will comply with the applicable standards in the city's critical areas ordinance.

Zone Change Approval Criteria

Per LCMC 18.120.050 the following must be met in order for a zone change to be approved:

- (1) Shall be consistent with all relevant statutory requirements under federal and state law;*
- (2) Shall be consistent with all applicable goals and policies of the comprehensive plan or that a significant change in circumstances requires an amendment to the plan, text or map;*
- (3) Shall not result in a decrease in the level-of-service for capital facilities and services identified in the La Center Urban Area Capital Facilities Plan;*
- (4) Shall be consistent with the population projections provided by the Washington State Office of Financial Management as allocated by Clark County;*
- (5) Shall be in the public interest;*
- (6) Shall meet any locational criteria for the proposed district as set forth in the comprehensive plan and municipal code;*
- (7) Shall demonstrate that conditions have substantially changed since the current zoning was applied to the property, if appropriate; and*
- (8) The proposed zoning district is allowed by the plan to zone matrix adopted by the city council.*

The rezone request meets the above criteria, and each item will be discussed in detail with the preliminary application. The proposed rezone will provide additional housing opportunities in Clark County where there is an affordability crisis. This affordability crisis is a significant change in circumstance from when the current zoning was applied. The city is also currently looking at rezoning this property as part of its comprehensive plan update. This application will allow for the rezone and development plans for the site to move forward prior to the updated comprehensive plan being finalized.