

# Narrative for Vineyard Vista

## Introduction

This proposal is to subdivide approximately 30.11 acres into 99 single-family detached residential lots.

## Site Location and Characteristics

The site is located in the Northeast quarter of Section 34, Township 5 North, Range 1 East, of the Willamette Meridian, Clark County, Washington. This site is bordered by; NE 24<sup>th</sup> Cir to the south; NE North Fork Avenue to the west. The subject property tax account numbers are 258898000 & 258903000. 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 carport/shed; winery building; a well and a septic system. The home will be retained on proposed lot 58, is already connected to public sewer and will be connected to public sanitary sewer. The winery to be converted to a community center in a community park in proposed Tract C. All other improvements to be removed and or abandoned prior to final plat approval.

The site is sloping with grassy areas, forested areas, and some scattered trees. A preliminary critical areas report was performed 6-6-18 and identified a stream in the NE corner shown on the plat.

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 99 dwelling units (98 new, 1 existing).

- LCMC.18.130.030 requires all lots be at least 60' wide and 90' deep. All proposed lots are 60' or greater in width or more and 100' or greater 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 6,000 sf and the largest lot proposed is 33,246 sf.
- LCMC 18.300.130.(1)(c)(i) allows density from critical areas to be transferred to the developable area and allows a reduction in the minimum allowed size of 80% (1,500 sf for LDR-7.5). Applicant is proposing 37 lots that are between 6,000 sf and 7,499 sf. All other lots meet the minimum 7,500 sf.
- Proposed lots 58, 98 & 99 all exceed 11,000 sf. Lots 98 & 99 border property that is NOT in the urban growth boundary and is therefore permitted to exceed the maximum lot size. Lot 58 has the existing home making this lot a "remainder" lot.
- Gross density proposed equals 3.28 units per acre.
- Proposed density excluding ROW equals 5.31 units per acre.
- Proposed density excluding ROW and Tracts equals 4.06 units per acre.
- The average lot size for all 99 lots is 8,362 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 and existing conditions in South View Heights Phase VIII.

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.

## Buildings & Structures

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. At formal application, it may be determined that walls are needed. Any walls will be shown on the preliminary grading plan.

### **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 North Fork Avenue is designated "Rural Major Collector" with an existing 60' ROW. NE 24<sup>th</sup> Circle is designated "Local Access" with an existing 45' ROW. NE Gaither Avenue is designated "Neighborhood Access" with an existing 60' ROW. This plan proposes half street improvements to the east side of NE North Fork Ave. NE 24<sup>th</sup> Avenue. This plan proposes to extend NE Gaither through the site. NE 24<sup>th</sup> Cir appears to be fully improved.

All proposed interior access roads are proposed as "Local Access" roads with the exception of NE Gaither which is proposed as a "Neighborhood Access".

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

### **Pedestrian & Bicycle Facilities**

Beside sidewalks, there are no existing pedestrian or bicycle facilities. This development proposes a pedestrian path as shown on the preliminary plat.

### **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**

A preliminary critical areas report was performed 6-6-18 and identified a stream in the NE corner shown on the plat.