



PROJECT NARRATIVE

FOR

SASSE FLATS

SUBDIVISION

A PRE-APPLICATION

SUBMITTED TO

CITY OF LA CENTER

FOR

Timberland Inc.

9321 NE 74th Ave., C7

Vancouver, WA 98665

October 2023

GENERAL PROJECT INFORMATION

Applicant:

Timberland Inc.
9321 NE 74th Ave., C7
Vancouver, WA 98665
luke@timberlandinc.com

Owner:

CJ Dens Property Management Co
PO Box 2239
Kalama, WA 98625

Contact:

PLS Engineering
Travis Johnson
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Location:	#64 and #4 Section 2, T4N, R1E, WM
Site Address:	1518 NE Lockwood Creek Road
Project Size:	5.17 acres
Jurisdiction:	La Center
Zoning:	MDR-16 –Residential
Comprehensive Plan:	Urban Medium Density Residential
Comprehensive Plan Overlay:	None
Current Use:	Single Family Home
Tax Lot Information:	209083000, 209044000
School District:	La Center
Water District:	Clark Public Utilities
Sewer District:	Rural/Resource
Fire District:	Clark Cowlitz Fire

PROPOSAL

The applicant is proposing to subdivide an approximately 5.17-acre parcel into 30 single-family detached lots in the MDR-16 zone.

The entire site area is 5.17 acres in size and is identified as parcel numbers 209083000 and 209044000. The site is located in the NW ¼ of Section 2, T4N, R1E. There is currently a single-family home on parcel 209083000, parcel 209044000 is currently vacant. The site is bordered by La Center High School to the north, NE Lockwood Creek Road to the south, a single-family home on acreage to the west, and a vacant parcel to the east.

LOTS

Single family detached dwelling units are a permitted use in the MDR-16 zone. The following demonstrates the required standards for new lots in this zone and how the project complies:

Standard	Single-Family Detached	Proposed
Minimum Project Area ⁵	5 ac.	5.17 ac
Minimum Lot Width	30 feet	34 feet
Minimum Lot Depth	60 feet	100 feet
Minimum Area	3,000 SF	3,400 sf
Maximum Area	15,000 SF	4,545 sf
Maximum Lot Coverage	60%	60%
Maximum Height	35 feet	35'
Setbacks		
Minimum Front Setback	10 feet	10 feet
Minimum Garage Setback from the Property Line	20 feet	20 feet
Minimum Garage Setback from Alley	3 feet	N/A
Minimum Side Setback	4 feet	4 feet
Minimum Street Side Setback	10 feet	10 feet
Minimum Rear Setback	10 feet	10 feet

The parcel to the east of the site is zoned LDR, Low Density Residential, therefore beveling of the lots will be required. The conceptual plat shows a tract along the east boundary of the project to provide a buffer between the two zones.

UTILITIES

All lots will be served with public water by Clark Public Utilities and public sanitary sewer by the City of La Center.

Stormwater will be directed to an onsite stormwater facility to be treated and detained.

STREETS

The proposed development will provide access to the site by providing a new north/south street off of Lockwood Creek Road. The road will not extend north of the site due to the location of La Center High School. An east/west road is proposed that will stub to adjacent parcels for future circulation. No direct lot access is proposed to Lockwood Creek Avenue.

CRITICAL AREAS

Clark County GIS maps show possible hydric soils onsite and slopes ranging from 0-15%. No critical areas are mapped on site.