

PLS

ENGINEERING

PROJECT NARRATIVE
FOR
LOCKWOOD MEADOWS
SUBDIVISION

A PRE-APPLICATION

SUBMITTED TO
CITY OF LA CENTER

FOR
Susanna S. Hung Trust
710 Columbia Street #414
Vancouver, WA 98660

May 2021

GENERAL PROJECT INFORMATION

Applicant:

Susanna S. Hung Trust

710 Columbia Street #414
Vancouver, WA 98660
sshung_2000@yahoo.com

Owner:

Susanna S. Hung Trust

710 Columbia Street #414
Vancouver, WA 98660
sshung_2000@yahoo.com

Contact:

PLS Engineering

Travis Johnson
604 W Evergreen Blvd
Vancouver, WA 98660
(360) 944-6519, Office
(360) 944-6539, Fax
pm@plsengineering.com

Location:

#94 Section 2, T4N, R1E, WM

Site Address:

2000 NW Lockwood Creek Road

Project Size:

20 acres

Jurisdiction:

La Center

Zoning:

LDR-7.5 – Single Family Residential

Comprehensive Plan:

Urban Low Density Residential

Comprehensive Plan Overlay:

Urban Holding

Current Use:

Manufactured Home

Tax Lot Information:

209113000

School District:

La Center

Water District:

Clark Public Utilities

Sewer District:

Rural/Resource

Fire District:

Clark Co Fire

PROPOSAL

The applicant is proposing to subdivide an approximately 20-acre parcel into 74 single-family lots in the LDR-7.5 zone.

SITE CHARACTERISTICS AND LOCATION

The entire site area is 20 acres in size and is identified as parcel number 209113000. The site is located in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 2, T4N, R1E. There is currently a manufactured home and barn on site with scattered trees and grass. The site is bordered by Heritage Country Estates on the north and west, NE Lockwood Creek Road to the south and NE 24th Avenue to the east.

The parcel recently went through an annexation process with the City of La Center. On April 6, 2021 the application for annexation was approved, bringing the parcel into the City of La Center's jurisdiction under the LDR-7.5 zone with an Urban Hold overlay until the future subdivision proposal is approved.

The site contains two Category IV wetlands and one priority habitat Oregon white oak. The proposed subdivision layout will result in filling one wetland while preserving the other. The Oregon white oak may be impacted with required frontage improvements along NE Lockwood Creek Road.

PROJECT DESCRIPTION

The applicant requests a pre-application conference to review the proposed subdivision. The proposed project will provide a total of 74 lots to be developed with single family detached homes. Access to the site will be provided E. 4th Way, E. Upland Avenue and NE 24th Avenue. No direct access is proposed to Lockwood Creek Avenue.

LOTS

Single family detached dwelling units are a permitted use in the LDR-7.5 zone. Minimum net density for the zone is 4 dwelling units per acre, with a minimum lot size of 7,500 sf. When critical areas are present and density transfer is proposed, minimum lot size may be reduced to 6,000 sf.

The gross site area is 19.8 acres (863,606 sf). After removing right-of-way (225,464 sf), 14.65 acres (638,142 sf) is left as net site area. At 4 dwelling units per acre, the minimum density for the site is 58 dwelling units.

The applicant proposes to utilize density transfer to reduce the minimum lot size of up to 10% of the lots to 6,000 sf.

The conceptual plan attached shows 74 proposed detached single-family residential lots at a density of 5 dwelling units per acre. The lots range in size from 6,000 sf to 12,768 sf, with minimum lot dimensions of 60' in width and 90' in depth. 90% of the lots average 7,275 sf in size. The other 10% of lots have been reduced to approximately 6,000 sf per LCMC 18.130.020(1)(a).

UTILITIES

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

Clark Public Utilities (CPU) is the water purveyor for this site. There are existing water mains stubbed at the north property in E. Upland Ave, and E White Oak Ave. There is an existing water main stubbed at the west property line in E 4th Way. There is an existing water main running along the entirety of the east property line. There is an existing water main to the south of the site running along the frontage of the site in NE Lockwood Creek Road. Depending on development layout, public water to the site is available by connecting to the existing water mains within E 4th Way, E. Upland Ave, and E White Oak Ave, or by extending a main off of the main in NE Lockwood Creek Rd, or the main running along the eastern property line.

There is an existing sanitary 8" sewer main stubbed to the west property line located in E. 4th Way, roughly 7.2' deep. The main has the depth required to serve the entirety of the site.

Stormwater will be directed to Tract C to be treated and detained.

STREETS

The proposed development will provide access to the site by extending E. 4th Way from the west, E. Upland Avenue from the north, and will create a new access off of NE 24th Avenue. Proposed new streets will consist of a 50' right-of-way, 32' paved surface and a 6' sidewalk on each side. Street trees will be provided as required. The proposed E. 3rd Circle and E. Hawthorne Avenue will provide circulation to the south when parcels south of the site develop.

PARKS

La Center municipal code requires that new developments in the LDR-7.5 zone with 40 lots or more provide parks at a ratio of ¼ acre per 40 dwelling units. At 74 dwelling units, this development is required to provide 0.4625 acres as a family park. Tract B is proposed as a family park and is 1.66 acres (0.5 acres of useable park space), meeting this requirement.

ENVIRONMENTAL

Clark County GIS shows that the site is mapped with a riparian habitat area, seasonal stream and wetland presence. Ecological Land Services has prepared a Critical Areas Report for the site. Their conclusion is that the site has two Category IV wetlands, though one is exempted from the City of La Center criteria for a buffer, and one priority habitat Oregon white oak. The stream mapped by GIS was not observed. Mitigation will be provided with the preliminary land use application.