

PLS

ENGINEERING

PROJECT NARRATIVE

FOR THE

PETERSON SUBDIVISION

A PRE-APPLICATION

**SUBMITTED TO
CITY OF LA CENTER**

**FOR
MJS Investors
11201 SE 8th Street, Suite 116
Bellevue, WA 98004**

June 2023

GENERAL PROJECT INFORMATION

Applicant:

MJS Investors
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Owner:

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Contact:

PLS Engineering
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Location:	SE 1/4 Section 33, T5N, R1E, WM
Site Address:	none
Project Size:	8.61 acres
Jurisdiction:	La Center
Zoning:	MDR-16 – Medium Density Residential
Comprehensive Plan:	Urban Medium Density Residential
Comprehensive Plan Overlay:	Urban Holding - 10
Current Use:	vacant land
Tax Lot Information:	258631000
School District:	La Center
Water District:	Clark Public Utilities
Sewer District:	Rural/Resource
Fire District:	Clark-Cowlitz Fire

PROPOSAL

The applicant is proposing to develop approximately 6.4 acres into 47 lots in the RMD-16 zone. The proposal includes a mix of attached 2-plex units and detached single family lots. Prior to submitting a preliminary application, a boundary line adjustment will occur that will leave approximately 2.2 acres with the existing home on parcel 258766000.

SITE CHARACTERISTICS AND LOCATION

The entire site area is 8.61 acres in size and is identified as parcel numbers 258631000 & 258766000. The site is located in the SE ¼ of the NE ¼ of Section 33, T5N, R1E. There is currently a single family home, general purpose building, shed and detached garage on parcel 258766000 that will remain. The site is primarily field grass with landscaping and trees around the existing home. The site is bordered by Riverside Estates to the west, NW Pacific Hwy and the Highland Terrace Subdivision to the north, single family homes to the east, a strip of land owned by Riverside Estates to the south as well as large parcels with single-family homes to the south.

The site has an Urban Hold overlay which the applicant will request to have removed with the future subdivision approval.

The site is mapped as having an area of riparian habitat associated with an offsite stream to the east as well as areas of steep slopes, and severe erosion hazard areas. Due to the distance from the site to the offsite stream, it is not expected that any buffers will extend onto the site.

LOTS

Per LCMC 18.140.030.4, a mix of housing types is required on projects with more than 5 acres. The applicant is proposing a mix of single-family detached and attached housing. Single family detached and attached dwelling units are a permitted use in the MDR-16 zone. The minimum net density for the zone is 8 dwelling units per acre with a maximum density of 12 d.u./acre for detached units and 14 d.u./acre for attached units. The gross site area is 6.41 acres (279,046 sf). After removing 1.41 acres for right-of-way (61,688 sf), 4.99 acres (217,357 sf) is left as net site area. At 8 dwelling units per acre, the minimum density for the site is 39 dwelling units. The proposed density is 9.42 d.u./acre

The minimum lot size for attached dwellings is 1,400 sf and 3,000 sf for detached dwellings. The proposed layout can comply with the dimensional standards in LCMC 18.140.030.

Beveling is required where medium density development abuts low density parcels, therefore lots on the east will comply with the beveling requirement.

UTILITIES

Clark Public Utilities (CPU) is the water purveyor for this site. There is an existing water main in NW Larson Drive.

The City of La Center is the public sanitary sewer purveyor for this site. There is an existing sanitary 8" sewer main located within NW Larson Drive that will be extended to serve the site.

All onsite stormwater runoff will be routed to Tract C to be treated and detained within a stormwater detention facility.

STREETS

The proposed development will provide access to the site by constructing a new loop street off Larson Drive. The proposed new street will consist of a 50' right-of-way, 32' paved surface and a 5' sidewalk on each side.

PARKS

La Center municipal code requires that new developments in the MDR-16 zone with 35 lots or more provide parks at a ratio of ¼ acre per 35 dwelling units. At 47 dwelling units, this development is required to provide 0.34 acres as a park. Tract A is proposed as a family park and is 0.35 acres in size, meeting this requirement.