

PLS

ENGINEERING

PROJECT NARRATIVE

FOR THE

MANNING MEADOWS SUBDIVISION

A PRE-APPLICATION

SUBMITTED TO
CITY OF LA CENTER

FOR
Ginn Group
502 NE 72nd Street
Vancouver, WA 98665

June 2024

GENERAL PROJECT INFORMATION

Applicant:

Ginn Group
Contact: Chad Stewart
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Vancouver, WA 98665
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Owner:

Ken and Debra Manning
1819 NE 339th Street
La Center, WA 98629

Contact:

PLS Engineering
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Location:	NW 1/4 Section 2, T4N, R1E, WM
Site Address:	1819 NE 339th Street La Center, WA 98629
Project Size:	11.55 acres
Jurisdiction:	La Center
Zoning:	LDR-7.5 – Low Density Residential
Comprehensive Plan:	Urban Low Density Residential
Current Use:	Single family home
Tax Lot Information:	209048000
School District:	La Center
Water District:	Clark Public Utilities
Sewer District:	La Center
Fire District:	Clark-Cowlitz Fire

PROPOSAL

The applicant is proposing to develop approximately 11.55 acres into 45 lots in the LDR-7.5 zone for detached single-family homes. A family park and a tract for an above ground stormwater facility are also proposed to serve the development.

SITE CHARACTERISTICS AND LOCATION

There is currently a single-family home and a detached garage on site. The site is primarily field grass with landscaping and trees around the existing home. The site is bordered by La Center High School to the west, NE 339th Street and rural land to the north, Heritage Country Estates to the east and south east, and a vacant parcel to the south.

The site is mapped as having a habitat area likely associated with an Oregon White Oak on or near the western property line. The applicant will evaluate this tree and provide measures for its protection if it is determined to be a regulated critical area.

LOTS

Single family detached dwelling units are a permitted use in the LDR-7.5 zone. The minimum net density for the zone is 4 dwelling units per acre with a maximum density of 5.8 d.u./acre. The gross site area is 11.55 acres. After removing 2.92 acres for right-of-way, 8.63 acres is left as net site area. The minimum required unit count for the site is 34 dwelling units. The proposed density is 5.21 d.u./acre

The minimum lot size is 7,500 sf for detached dwellings with a minimum lot width of 60'. All lots comply with these standards.

Setbacks:

Front: 20'

Rear: 20'

Side: 7.5'

Street Side: 10'

UTILITIES

Clark Public Utilities (CPU) is the water purveyor for this site. There are existing water mains in NW 339th Street, 8th Street, and Spruce Ave that will be used to serve the site.

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

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

STREETS

The proposed development has access to multiple public roadways. NW 339th Street is classified as a major collector and the site frontage will be improved per ST-13A. Spruce Ave is stubbed to the southern property line and is classified as a local access street. This roadway will be extended through the site and will connect to NE 339th Street. The cul-de-sac/eyebrow just to the south of the site is not proposed to be modified with the extension of Spruce Ave to the north. 8th Street is stubbed to the eastern property line and is classified as a local access street. This roadway will be extended into the site with improvement per ST-15A. Willow Ave is proposed along the western end of the site this roadway is proposed as a minor collector per ST-13B. Lots are proposed to directly access this street. Elk Street and Lynx Street are proposed public roadways and will be built to ST-15A.

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 45 dwelling units, this development is required to provide 0.28 acres as a park. Tract A is proposed as a family park and is 0.28 acres in size, meeting this requirement.