

Narrative For Necessary Public Facilities and Services

This analysis is based on the City of La Center Comprehensive Plan (2016-2036), which designated the subject site within the urban growth boundary as urban residential and public facilities. The anticipated future zone is LDR-7.5. With the site falling within the urban growth boundary and matching the anticipated zoning, the Comprehensive Plan's evaluation of future service needs for the City encompasses those of this site.

The site is approximately 14 acres, with 5.8 acres identified as unencumbered by critical areas according to Clark County GIS data. While these acres shouldn't be deemed necessarily "developable," they are not undevelopable. LDR-7.5, the proposed zone per La Center Municipal Code, specifies no minimum or maximum density but is based on lot sizes. Single-family detached lots require a minimum of 7,500 square feet, and duplexes require 10,000 square feet for each duplex.

Considering duplexes, a more intensive use than single-family homes, the absolute maximum number of duplex lots is 25, totaling 50 dwelling units. This doesn't account for factors like roads, open space, stormwater, and other elements vital for residential development, which would likely reduce the number of lots and units possible. Demonstrating that public facilities and services can support 50 dwelling units indicates that the future development will be adequately supported by necessary infrastructure.

Water

Water will be provided by Clark Public Utilities (CPU), which provides public water service to La Center and the surrounding area. CPU has plans or has already constructed necessary improvements to serve La Center's projected peak day demands. Therefore, there is capacity to serve the site.

Wastewater

Sanitary Sewer will be provided by the City. The City expanded the existing wastewater treatment plant to a capacity in excess of the capacity needed to serve the City in 2036. Therefore, there is capacity to serve the site.

Stormwater

Stormwater is typically managed on a site-by-site basis. The majority of the site currently drains towards the river, therefore is not impacted or will impact stormwater systems as there are none downstream of the site. Further, stormwater will be managed according to LCMC Chapter 18.320 – Stormwater and Erosion Control.

Transportation

The site has access to both existing roads and undeveloped right-of-ways which will support the immediate transportation needs of the site. The City has a Transportation Capital Facilities Plan (2018), which provides information on current and future transportation needs. The plan is designed to meet the City's transportation needs in 2036, which includes the addition of new dwelling units. As this site is within the UGA and will be zoned according to the Comprehensive Plan, the potential dwelling units for this site are accounted for in the Capital Facilities Plan.

Parks

The City has a Park, Recreation and Open Space Master Plan (2017), which provides information on current and future parks and open space needs. As this site is within the UGA and will be zoned according to the Comprehensive Plan, the potential dwelling units for this site are accounted for in the Park, Recreation and Open Space Master Plan.

Schools

The La Center School District (LCSD) provides public education to students within their jurisdiction, and has their own Capital Facility Plan. Per this plan, the district recognizes that capacity for elementary, middle and high schools is currently near or exceeding capacity and is addressing these issues. As this site is within the UGA and will be zoned according to the Comprehensive Plan, the potential dwelling units for this site are accounted for in the LCSD Capital Facilities Plan.