

A Pre-Application Narrative for Manning Subdivision

Site

The subject site is located at 1819 NE 339th Street, La Center Washington. The site consists of one tax parcel (209048-000) and is zoned Single Family Residential (R1-7.5). The site is surrounded by parcels similarly zoned LDR-7.5 to the east and south, UP to the west, and R-5 to the north, across NE 339th Street. The parcels to the east are developed with single-family residences. The parcels abutting the eastern half of the site's south boundary are developed with single-family residences. The parcel abutting the western half of the site's south boundary is undeveloped. The parcel abutting the site's west property line is developed as La Center High School and associated baseball fields. The parcel to the north, across NE 339th Street, is developed as underdeveloped rural residential.

According to Clark County GIS, the site is ±12.11 gross acres and is mapped within a Category 2 Recharge Area (CARA), has slopes greater than 15 percent, and has an archaeology probability of Moderate to High. The site can be accessed via NE 339th Street along the northern boundary, E. 8th Street at the eastern boundary, and by E. Spruce Avenue at the southern boundary.

Project Description

The applicant requests a pre-application conference to address the proposed subdivision (Manning Subdivision). As shown on the preliminary plans included with this submittal, the subdivision will include 39 detached single-family lots and associated infrastructure. This application proposes to provide access to the development by constructing two new streets onto NE 339th Street and extending E. 8th Street into the site from the east and E Spruce Avenue from the south. A street stub at the site's southwest corner is proposed to provide future circulation to Parcel 209094-000 once it is developed.

Streets

This application proposes to provide access to the development by constructing two new streets onto NE 339th Street and extending E. 8th Street into the site from the east and E Spruce Avenue from the south. The development will construct frontage improvements to NE 339th Street and six internal local access streets (E 7th Street, E 8th Street, E 9th Street, E A Avenue, E B Avenue, and NE Spruce Avenue). NE 339th Street is being constructed to a Rural Major Collector, with a right-of-way half-width of 30 feet, pavement half width of 20 feet, and a 6-foot sidewalk. The proposed internal streets consist of 50-feet of right-of-way, 32-feet of pavement,

and a 6-foot sidewalk on each side, with exception to NE A Avenue, which is proposed as a half-width street including a minimum right-of-way width of 25 feet, 32 feet of pavement width, and a 6-foot sidewalk on the east side.

Lots

As shown on the preliminary plans included with this submittal, there are 39 proposed detached single-family residential lots. Proposed detached single-family residential lots range from 8,000 SF to 10,195 SF. The proposed minimum lot dimension is 64-feet in width and 100-feet in depth. Proposed access to Lots 12-19 are from internal streets and no lots are proposed to access from NE 339th Street. Minimum density for the subject site is 35 lots, based on the net area of the site. This application proposes 39 lots, meeting minimum density requirements.

Utilities

All lots will be served with public sanitary sewer and water by the City of La Center. Water is proposed to tie into the existing mains in NE 339th Street, E 8th Street, and E Spruce Avenue. Water is proposed to tie into the existing main in NE Spruce Avenue. Stormwater will be collected, treated, and discharged from the proposed stormwater facility in Tract A. Other utilities will be provided by applicable companies.

Landscaping

The site currently has pasture grass. This application proposes landscaping in accordance with LCMC Title 18.

Environmental

Clark County GIS maps the site with a CARA II and slopes in excess of 15 percent. No other critical areas are mapped on the site.

Phasing

This application proposes to construct the proposed project in one phase.