

# La Center Heights Pre-Application Narrative

## INTRODUCTION

The La Center Heights project proposes a site plan on parcels 209286000, 209284000, 209290000 and 209282000. There are approximately 12.98 acres total on the site. The plan is to construct a 180 unit multi-family apartment development with 18 apartment buildings and community center. The project also proposes accessory parking, open space areas, a fitness center and pool.

The property contains four tax parcels which are located within the southeast and southwest Quarter of Section 3, Township 4 North, Range 1 East, Willamette Meridian. The site is 12.98 acres in size and is currently located in the MX zoning district and the MU Mixed Use comprehensive plan designation. The property borders AG zoned Agricultural properties to the north and east, MX zoned Mixed Use properties to the south, and west. There is some P/OS zoned Parks and open space property to the northeast along the Lewis River.

The site is mostly unused vacant land with a few homes and old outbuildings with moderately sloping topography between 0-25%. No wetlands are known to exist on site except the northern tip of the property. Please refer to the Developer's GIS Packet, and other material contained in this application for additional information regarding existing conditions.

<b>LMC 18.165.040 General Standards</b>				
<b>Zoning District</b>	<b>Min. – Max. Residential Density (d.u./acre)</b>	<b>Minimum Lot Area (sq. ft.)</b>	<b>Minimum Lot Width (feet)</b>	<b>Minimum Lot Depth (feet)</b>
MX	8 – 14	N/A	N/A	N/A

Buildings on the future project are tentatively scheduled to be constructed in 2022-2023. This project is looking to modify the code for the MX zone and allow a 14 unit density based off the gross lot size.

## CRITICAL AREAS

There are no known critical areas on the majority of the site. The northern end of the site has some steeper slopes and possible wetlands down close to Lewis River. There will be shoreline jurisdiction along the Lewis River and there is at least one large Oregon White Oak on the northern portion of the site.

## STORMWATER

Stormwater control will conform to the requirements of the La Center Code. Stormwater from the new impervious surfaces will be treated by bioretention, bioswales, or other approved bmp's. On-site infiltration or detention will be used for disposal. Also other approved LID or traditional BMP's may be used to treat or infiltrate stormwater on-site. There are currently no stormwater facilities on site. The on-site soil is predominantly Hillsboro Silt Loam (HoB), which typically has low to moderate infiltration rates. There are portions of the site with Gee Silt Loam (GeB).

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### **ROADS AND PARKING**

Site access will come from NW La Center Road.

The proposed site access will extend from NW La Center Road onto the site and be regulated as a parking lot for the apartment complex. All new buildings will take access internally to the project. All on-site private drive improvements are proposed to meet or exceed City of La Center standards for parking lots. The easement for NW 4<sup>th</sup> Court is proposed to be removed from the project. An emergency access and stub for future development can be located at the southwest corner of the project along the NW 4<sup>th</sup> Court alignment. Currently NW 4<sup>th</sup> Court is a private shared road built to rural driveway standards.

No site access is proposed for NW Pollock Road. The applicant understands that NW Pollock Road is a historic road way and does not desire to improve or adjust NW Pollock Road with this application. Access for the existing residence on the northern portion of the site will continue to come off NW Pollock Road.

### **HOURS OF OPERATION**

The apartment buildings will be operational 24 hours per day. The hours of operation for the community center and fitness facility have not been established at this time. However, they will not likely be earlier than 5:00 am or later than 10:00 pm.

### **TRAFFIC**

Apartments, community center and fitness center are to be constructed on-site. A complete traffic study will be prepared for the preliminary site plan application.

### **WATER & SEWER**

Water lines exist in NW La Center Road and NW Timmen Road. Water service will be supplied by Clark Public Utilities. Water main lines will be extended through the site and looped where feasible.

Public sewer service will be provided by the City of La Center. The site will be served by traditional gravity sewer. A new sanitary sewer main will be located in NW La Center Road and extended to the city treatment plant. From this main, 8" gravity sewer will be extended through the site to serve all the proposed buildings.

Thank you for your time and consideration of this pre-app proposal. Please do not hesitate to contact Scott Taylor of SGA Engineering for additional information or with any questions. 360-993-0911