# RELYEA SUBDIVISION
# PRE-APPLICATION NARRATIVE

**INTRODUCTION**

The Relyea project proposes a new subdivision on parcels 211217000, 211458000, 211450000, 211206000, 211286000 & 211525000. There are approximately 66.79 acres total on the site. The plan is to construct a 160 lot subdivision. The project also proposes open space tracts, stormwater facilities, public and private gated roads.

The property contains six tax parcels which are located within the northeast Quarter of Section 09, Township 4 North, Range 1 East, Willamette Meridian. The site is currently zoned LDR-7.5. The property borders LDR-7.5 zoned properties to the north, east and west. There are R-5 & R-10 zoned properties to the south with an urban reserve comprehensive plan overlay. Parcels to the south are in the Clark County jurisdiction. There is an existing gas pipeline easement that runs through the properties.

The site is mostly unused vacant land with a few homes and old outbuildings with moderately sloping topography between 0-25%. Any specific wetland boundaries on-site are unknown at this time. There is GIS mapping for wetlands on the southern edge of the project adjacent to McCormick Creek. GIS also shows riparian habitat along the drainages on-site. A critical areas report will be prepared for this project and the entire site. The critical areas report will be submitted with the preliminary applications. Please refer to the plans, and other material contained in this application for additional information regarding existing and proposed conditions.

**LMC 18.165.040 General Standards**

| Zoning District | Min. – Max. Residential Density (d.u./acre) | Minimum Lot Area (sq. ft.) | Minimum Lot Width (feet) | Minimum Lot Depth (feet) |
|---|---|---|---|---|
| LDR-7.5 | 4 - 5.8 | 7,500 * | 60’ | 90’ |

* 6,000 SF Lots allowed up to 20% with Density Transfer Provisions

Buildings on the future project are tentatively scheduled to be constructed in 2025. This project proposes a single-family detached subdivision which will likely be constructed in 2-4 phases. The proposed net density of the project is 4.89 units per acre. (Gross site area - critical areas = net developable area) Gross site area is 66.79 acres. The open space and landscaped areas over the top of slope and encumbered with habitat or wetlands equals approximately 24.15 acres. There are 2.69 acres of stormwater facilities currently shown on the plans. The net developable area is 42.64 acres for development. The project proposes 160 new lots. Max density would allow up to 247.31 units based on the current calculations.

**CRITICAL AREAS**

There are known critical areas on the six parcels. The north central end of the site along with the south and west sides of the site have steep slopes which will be avoided with the development. There are GIS mapped wetlands down along McCormick Creek. A critical areas report will be prepared for this project and the entire site. The critical areas report will be submitted with the preliminary applications.

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**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 soils are predominantly Odne Silt Loam (OdB), Gee Silt Loam (GeB), (GeF) & (GeE). These soils typically have low to moderate infiltration rates. There are hydric soils on-site. The soils will be tested after the pre-application to confirm if infiltration is feasible. Slope stability will also be evaluated for the project.

**ROADS AND PARKING**

Site access will come from NW Spencer Road.

The proposed site access will extend from NW Spencer Road onto the site to serve the entire development via public and private roads. All new homes will take access internally to the site. All on-site private drive improvements are proposed to meet or exceed City of La Center standards. The developer would like to gate the private roads if possible. An emergency access and stub for future public road will be located at the southern end of NW 13th Avenue. Currently NW 13th Avenue is a private road which is not built to city standards. Other public roads could extend north and west from the site with future development.

Access for the existing residence on the northern portion of the site will come off the new internal streets. The other residences on-site will be removed. Each new lot will have a minimum of two driveway parking stalls and two garage parking stalls for a total of 4 stalls. On street parking will also be allowed on all public roads and some of the wider private roads.

**HOURS OF OPERATION**

The subdivision will be operational 24 hours per day.

**TRAFFIC**

Single-family lots are to be constructed on-site. A complete traffic study will be prepared for the preliminary application.

**WATER & SEWER**

Water lines exist in NW 13th Avenue and NW Spencer 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 on-site that drains to a new pump station. A new sanitary sewer force main will be connected to the existing force main in NW La Center Road which extends to the city treatment plant. The preferred point of connection is a 6" stub located at NW 13th Avenue and NW La Center Road. The applicant is working with city engineering staff to evaluate the sewer basins in this area and plan accordingly for the new pump station.

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