

PACIFIC HWY DUPLEX SHORT PLAT PRE-APPLICATION NARRATIVE

INTRODUCTION

The Pacific HWY Duplex project proposes a 2-lot short plat on parcel 62642015. There are approximately 1.51 acres total on the site. The property contains 1 tax parcel which is located within the northwest Quarter of Section 03, Township 4 North, Range 1 East, Willamette Meridian. The site is currently zoned residential/professional (RP). The property borders residential/professional (RP) zoned properties to the north, east and west. There are Downtown commercial (D, DC,C-1) to the south with no comprehensive plan overlay.

There is also a conservation covenant recorded on the lot. In 2017 the covenant was adjusted and rerecorded as shown on the existing conditions plan. The project proposes to split the previously recorded Conservation Covenant, currently located on the southern portion of the site into two covenants making room to build while preserving the sites critical areas. The project will incorporate stormwater facilities, an extension of the existing driveway which will become a shared driveway stemming from NE Pacific Highway.

The site is mostly unused vacant land with a duplex in the southwest portion of the site and a private drive providing access to the existing duplex. It has moderately sloping topography between 0-25%. It also has a creek running from the northwest portion to the southeast portion of the site. GIS also shows riparian habitat on-site; however, it is not shown in the southwest portion of the site, where we will be developing. 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

The building on the future project is tentatively scheduled to be constructed in 2025. This project proposes to subdivide the parcel into a 2-lot short plat and to construct a single-family attached duplex home, which will be finished in 1 phase.

CRITICAL AREAS

There are known critical areas on the site, including a seasonal creek with a 75 foot buffer, slopes greater than 15% with potential landslide areas and archaeological probability is also noted as high, which would need to be determined with an archeological predetermination study. Please see the attached Critical Areas report by Cascadia Ecological.

STORMWATER

Stormwater control will conform to the requirements of the **LCMC18.320 (Stormwater and Erosion Control)**. The on-site soils are predominantly Hillsboro Silt Loam (HoC), (HoB), (HoG) and Odne Silt Loam (OdB). These soils typically have moderately draining soils with moderate infiltration rates. There are 1.2% hydric soils located just to the East of the site. The soil 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 Pacific Hwy. The proposed site access will extend from NW Pacific Hwy onto the shared driveway located on the west side of the parcel. All on-site shared driveways or private drive improvements are proposed to meet or exceed City of La Center standards.

PACIFIC HWY DUPLEX SHORT PLAT

PRE-APPLICATION NARRATIVE

Access for the existing residence on the southern portion of the site will remain the same. Each new lot will have a minimum of 2 driveway parking stalls each and 2 garage parking stalls each for a total of 8 stalls. This will meet the off-street parking requirements per table **18.280.040 Required Amount of Off-Street Parking**.

Table 18.280.040: Required Amount of Off-Street Parking

Land Use	Minimum Number of Parking Spaces Required¹
Residential	
Single-Family Detached Homes and Manufactured Homes	2 spaces per dwelling unit
Multifamily, Attached Single-Family, and Manufactured Home Subdivisions and Communities	2 spaces per unit plus 1 space for every 5 units for guest parking

HOURS OF OPERATION

The 2-lot short plat will be operational 24 hours per day.

TRAFFIC

1 duplex is to be constructed on-site, while preserving the existing duplex. A complete traffic study will be prepared for the preliminary application.

WATER & SEWER

Clark Public Utilities is the water purveyor for this property. Water mains exist in NW Pacific Hwy. Clark Public Utilities currently provides water to the existing duplex on site and would be extended to the proposed duplex.

The City of La Center is the sewer purveyor for this property. Public sewer service is already provided by the City of La Center to the existing duplex and would be extended to the proposed duplex. The site will most likely be served by traditional gravity sewer on-site.

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