

Pre-Application For Lockwood Meadows Subdivision

Date: February 2019

Submitted to: City of La Center
Planning Services
305 NW Pacific Highway
La Center, WA 98629

Applicant: The Holt Group, Inc.
Contact: Matthew Vissotzky
(360) 220-5354
PO Box 61426
Vancouver, WA 98666
matthew@holtgroupinc.com

Owner: Patricia Kay Reed
2000 NE Lockwood Creek Road
La Center, WA 98629

AKS Job Number: 7306



9600 NE 126th Avenue, Suite 2520
Vancouver, WA 98682
(360) 882-0419

Submittal Items

(One Original & 4 Copies)

1. Master Land Use Application Form
2. Pre-Application Checklist
3. Fee
4. Project Narrative
5. Proposed Development Plans (11"x17")

Included Separately with Application

- Proposed Development Plans – 22" x 34" (5 Copies)



1. Master Land Use Application Form

Master Land Use Application



City of La Center, Planning Services
305 NW Pacific Highway
La Center, WA 98629

www.ci.lacenter.wa.us

Ph. 360.263.7665 Fax: 360.263.7666

www.ci.lacenter.wa.us

Property Information

Site Address 2000 NE Lockwood Creek Road, La Center, WA 98629

Legal Description #94 SEC 2 T4N R1EWM 20A

Assessor's Serial Number 209113-000

Lot Size (square feet) 871,200 square feet (20.00 acres)

Zoning/Comprehensive Plan Designation R1-7.5/UL with UH-10 overlay

Existing Use of Site Single-family residential with Christmas tree farm

Contact Information

APPLICANT:

Contact Name Matthew Vissotzky

Company The Holt Group, Inc.

Phone 360-220-5354

Email matthew@holtgroupinc.com

Complete Address PO Box 61426, Vancouver, WA 98666

Signature 

(Original Signature Required)

APPLICANT'S REPRESENTATIVE:

Contact Name Dave Weston

Company AKS Engineering & Forestry

Phone 360-882-0419

Email davew@aks-eng.com

Complete Address 9600 NE 126th Avenue, Suite 2520, Vancouver, WA 98682

Signature 

(Original Signature Required)

PROPERTY OWNER:

Contact Name Patricia Kay Reed

Company _____

Phone _____

Email _____

Complete Address 2000 NE Lockwood Creek Rd, La Center, WA 98629

Signature 

(Original Signature Required)

Development Proposal

Project Name

Type(s) of Application Pre-Application

Previous Project Name and File Number(s), if known _____

Pre-Application Conference Date and File Number _____

Description of Proposal The Applicant proposes to subdivide the single parcel into 71 single-family residential lots with associated road and utility improvements.

Office Use Only

File # _____

Planner _____

Received By _____

Fees: \$ _____

Date Received: _____

Date Paid: _____

Procedure: Type I
 Type II
 Type III
 Type IV

Receipt # _____

Notes _____

2. Pre-Application Checklist

Pre-Application Conference Application



City of La Center, Planning Services
305 NW Pacific Highway
La Center, WA 98629
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www.ci.lacenter.wa.us

Electronic Requirements

- Provide all materials on a CD or Flash Drive with all application materials as a **PDF** and a **word** version of the narrative.

Written Requirements

- Master Permit Application:** Provide one copy of the Master Land Use Application with original signatures.
- Checklist:** Provide one copy of this completed checklist.
- Written Narrative:** Provide a detailed description of the proposed project including but not limited to the changes to the site, structures, landscaping, lighting, parking and use. In addition, please also address utility, frontage and transportation needs.

Plans and Graphics Requirements Provide Five (5) Copies of Scaled Plans (1' = 200 Feet & 8.5x11) the Following:

- Dimensions & North Arrow
- Site Boundary
- Proposed Name of Project
- Vicinity Map
- Configuration & Dimension of all Proposed Lots & Tracts, Including Proposed Park/Open Space, Drainage Tracts or Easements, Topography, Grades Including the Maximum & Minimum Density Calculations
- Location of Existing and Proposed Buildings & Structures
- Proposed Uses of all Buildings
- N/A Height and Conceptual Appearance of Building Facades for all Building Structures
- N/A Location of Walls and Fences, Height and Construction Material
- General Location & Configuration of Proposed Landscaping
- N/A Existing and Proposed Exterior Lighting
- N/A Location and Layout of Off-Street Parking and Loading Facilities
- Name, Location & Width of Existing & Proposed On-Site Streets and Roadway Easements
- Location & Width of Existing & Proposed On-Site Pedestrian & Bicycle Facilities
- Location of Existing & Proposed Public & Private Utilities
- Location, Types & Boundaries of Critical Areas, Buffers, Slopes & Archaeologically Significant Features

Questions:

Pre-Application conferences address issues related to landuse, building, engineering, fire and utilities. Please list specific questions or issues unique to your project that you would like to discuss at the conference.

1. Will the shared driveway accessing Lots 33 and 34 be acceptable?
2. Will the shared driveway accessing Lots 50 and 51 be acceptable?
3. Will the shared driveway accessing Lots 57-60 be acceptable?

Office Use Only

File # _____

Planner _____

Received By _____

Fees: \$ _____

Date Received: _____

Date Paid: _____

Procedure: Type I
 Type II
 Type III
 Type IV

Receipt # _____

Notes _____

3. Fee

#7306 - Lockwood Meadows Subdivision

PRE-APPLICATION REVIEW FEES:	
Pre-application Conference - Type III	\$500.00
Total	\$500.00

4. Project Narrative

A Pre-Application Narrative for Lockwood Meadows Subdivision

Site

The subject site is located at 2000 NE Lockwood Creek Road, La Center, Washington, 98629. The site consists of a single parcel, number 209113-000. The site is currently located in Clark County, within the La Center urban growth boundary. The site is zoned Single Family Residential (R1-7.5). The parcel is currently in Urban Holding 10 (UH-10), until the site is serviced with public utilities. According to Clark County GIS, the site is approximately 20.00 acres. Approximately 0.54 acres of the subject site may be constrained with critical areas (wetlands and stream), and approximately 3.75 acres constrained by buffers for these critical areas. The site currently gains access from NE Lockwood Creek Road along the southern boundary.

Project Description

The applicant requests a pre-application conference to address the proposed subdivision (Lockwood Meadows Subdivision) and annexation into the City of La Center, which will change the zoning from R1-7.5 to LDR-7.5, as well as remove the UH-10 overlay. As shown on the preliminary plans included with this submittal, the subdivision will include 71 detached single-family lots and associated infrastructure. This application proposes to provide access to the development by extending E 4th Way into the site from the west and extending E Upland Avenue from the north, and constructing a new access on NE 24th Avenue to the east. The existing access to NE Lockwood Creek Road will become access for the proposed stormwater facility. The development will provide frontage improvements to NE 24th Avenue and NE Lockwood Creek Road along the site's frontage.

Streets

This application proposes to provide access to the development by extending E 4th Way into the site from the west, extending E Upland Avenue from the north, and constructing a new access on NE 24th Avenue to the east. The development will provide frontage improvements to NE 24th Avenue and NE Lockwood Creek Road along the site's frontage and will construct 5 internal local access streets (E 5th Street, E 3rd Street, E Tanoak Avenue, E Vine Maple Avenue, and E White Oak Avenue). The proposed streets consist of a 50-foot right-of-way, 32-foot paved surface, and a 6-foot sidewalk on each side. E White Oak Avenue is not proposed to be extended due the grade difference between the existing terminus and the subject site.

Lots

As shown on the preliminary plans included with this submittal, there are 71 proposed detached single-family residential lots. The majority of the proposed detached single-family residential lots range from 7,500 square feet to 10,992 square feet, with minimum lot dimensions of 60 feet in width and 100 feet in depth. The application proposes to utilize density transfer to reduce the minimum lot size to 6,000

square feet on Lots 20-23 and 69-70. A variance is requested on Lots 14-15 and 22-23 to reduce the minimum lot width by 10%.

Minimum density for the subject site is 64 lots, based on the net area of the site (16.09 net acres x 4 units per acre). Due to the site being constrained by approximately 0.53 acres of critical areas and approximately 3.75 acres of buffers for these critical areas, density transfer has been used to meet the required density.

Access

Proposed access to Lots 1, 22-26, 69-71, and Tract A is from proposed E Vine Maple Avenue. Proposed access to Lots 2-9 and 16-21 is from proposed E 3rd Street. Proposed access to Lots 10-15 and 31-34 is from proposed E White Oak Avenue. Proposed access to Lots 27-30, 35-49, and 64-68 is from proposed E 5th Street. Proposed access to Lots 50-54 and 61-63 is from proposed E Tanoak Avenue. Proposed access to Lots 55-60 is from proposed E 4th Way.

Access to eight lots in the development will be from shared driveways. Lots 30 and 33 will share a 20-foot wide driveway within a 30-foot easement; the driveway will be approximately 103 feet long. Lots 50 and 51 will share a 20-foot wide driveway within a 30-foot easement; the driveway will be approximately 87 feet long. Lots 57-60 will share a 20-foot wide driveway in 30-foot easement. The driveway will be approximately 295 feet long with a hammerhead turnaround at the terminus.

Utilities

All lots will be served with public sanitary sewer by the City of La Center and water by Clark Public Utilities. Water and sanitary sewer are proposed to tie into the existing mains in E 4th Way and E Upland Avenue. Stormwater will be collected, treated, and discharged from the proposed stormwater facilities in Tracts A & B. Other utilities will be provided by applicable companies.

Landscaping

The site currently has deciduous and evergreen trees and shrubs, blackberry, and field grass. This application proposes landscaping in accordance with LCMC Title 18. to retain approximately 1.89 acres of open space and critical areas in Tract A. A park will be provided as part of the open space in Tract A. The park will be approximately 24,000 square feet in size. Amenities for the park will be determined during the preliminary design phase for the development.

Environmental

Clark County GIS shows a riparian habitat area and wetland presence on site. There appears to be a wetland in the south-central portion of the site which flows into a non-fish bearing seasonal stream off site to the southwest. This wetland's buffer is proposed to be reduced. Two additional potential wetlands are on site. The three wetlands total approximately 0.53 acres. As part of the development, wetlands in the central and eastern portion of the site will be filled, totaling approximately 0.34 acres of wetland fill. As mitigation for the buffer reduction to the wetland that will remain, this application will enhance the remaining wetland buffer area.

According to Clark County GIS, archaeological probability ranges from low-moderate to moderate-high across the site. There are no archaeological site buffers on site and no indicators for historic sites. Slopes greater than 15% are mapped in the northeast corner of the site.

Vehicular Traffic

According to the ITE Manual 10th Edition, trip generation for 71 additional single-family residential homes (ITE 210) will be a total of 670 ADT. In the AM peak hour, a total of 53 trips will be generated and in the PM peak hour, a total of 70 trips will be generated.

Phasing

This application proposes to construct the proposed project in two phases. Phase 1 will consist of 24 lots (Lots 44-67), the extension of E 4th Way and E Upland Avenue, construction of E Tanoak Avenue and a portion of E 5th Street, and construction of the stormwater facility Tract B. Phase 2 will consist of the balance of the road network and lots, along with a park and additional stormwater facility in Tract A.

Variance/Road Modification

The applicant is proposing a 10% variance on lots 14-15 and 22-23 to reduce the minimum allowed width to 54 feet from the current standard of 60 feet. The application is also proposing a variance to have less than 40% of the proposed park abutting a public street.

The applicant is also proposing road modifications for maximum block length/street spacing and street extensions.

The development proposes a street spacing of 702 feet from existing E 6th Street north of the development to proposed E 3rd Way along NE 24th Avenue (a minor collector). This modification is necessary since construction of the proposed street at a maximum of 500-foot spacing would create an intersection spacing of 250 feet from E 3rd Way to NE 334th Street located on the east side of NE 24th Avenue. This reduced intersection space is a greater safety risk than the extended block length.

The applicant is proposing a road modification to not extend E White Oak Avenue into the development. The reason for this modification is the grades on site at the road location do not allow for feasible construction of the extended roadway.

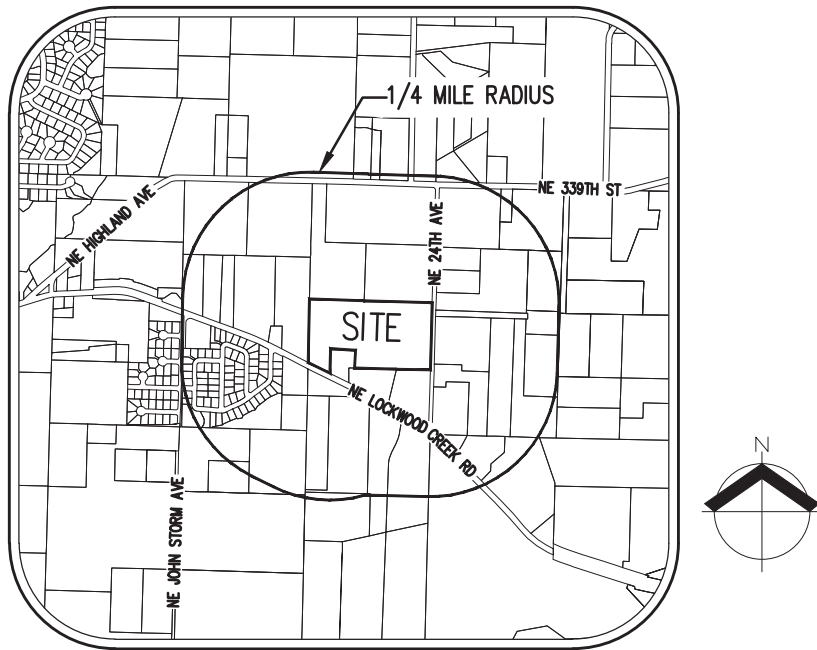
The modification to the street extension creates a block length of 701 feet along the north side E 5th Street between E Upland Avenue and E White Oak Avenue within the development. There are no other options for connections to the north within the block, therefore the road modification is necessary. To mitigate, the application proposes a pedestrian connection from the terminus of E White Oak Avenue to proposed E 5th Street.

Questions

1. Will the shared driveway accessing Lots 33 and 34 be acceptable?
2. Will the shared driveway accessing Lots 50 and 51 be acceptable?
3. Will the shared driveway accessing Lots 57-60 be acceptable?

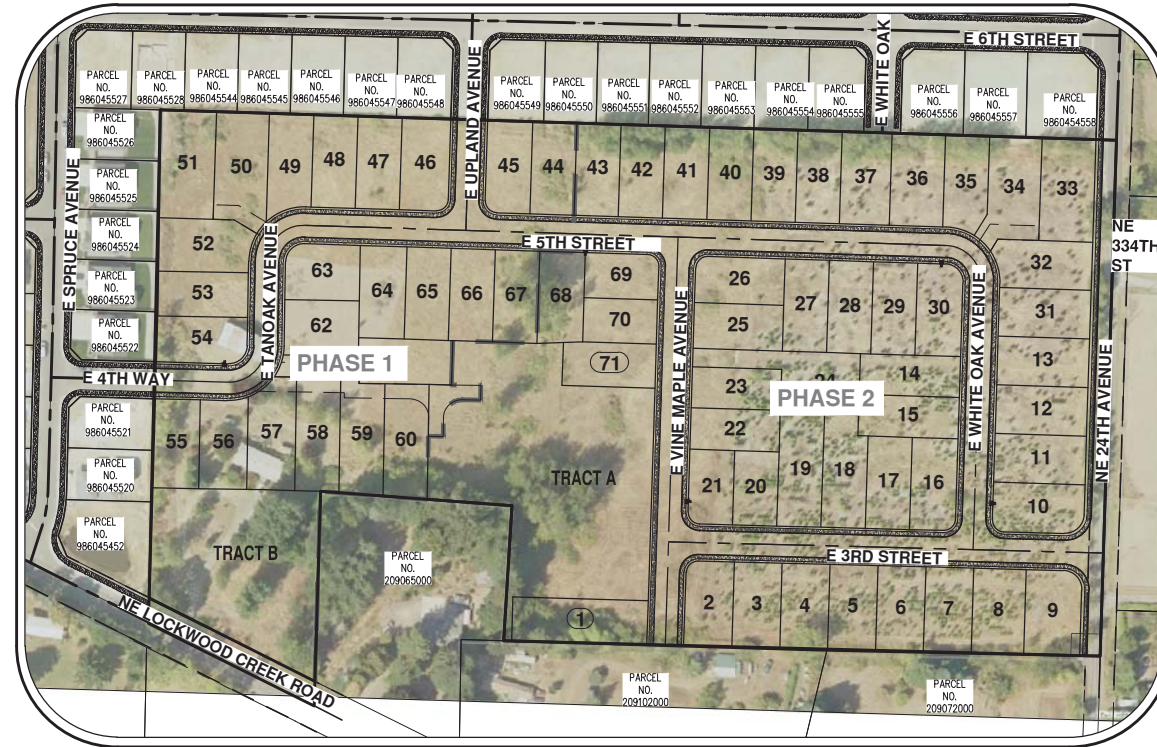
5. Proposed Development Plans (11"x17")

LOCKWOOD MEADOWS SUBDIVISION



VICINITY MAP
N.T.S.

PRE-APPLICATION PLANS



SITE MAP
N.T.S.

LEGEND

EXISTING		PROPOSED		EXISTING		PROPOSED	
DECIDUOUS TREE			STORM SEWER CLEAN OUT				
CONIFEROUS TREE			STORM SEWER CATCH BASIN				
FIRE HYDRANT			STORM SEWER MANHOLE				
WATER BLOWOFF			GAS METER				
WATER METER			GAS VALVE				
WATER VALVE			GUY WIRE ANCHOR				
DOUBLE CHECK VALVE			POWER POLE				
AIR RELEASE VALVE			POWER VAULT				
SANITARY SEWER CLEAN OUT			POWER JUNCTION BOX				
SANITARY SEWER MANHOLE			POWER PEDESTAL				
SIGN			COMMUNICATIONS VAULT				
STREET LIGHT			COMMUNICATIONS JUNCTION BOX				
MAILBOX			COMMUNICATIONS RISER				
EXISTING		PROPOSED		EXISTING		PROPOSED	
RIGHT-OF-WAY LINE							
BOUNDARY LINE							
PROPERTY LINE							
CENTERLINE							
DITCH							
CURB							
EDGE OF PAVEMENT							
EASEMENT							
FENCE LINE							
GRAVEL EDGE							
POWER LINE							
OVERHEAD WIRE							
COMMUNICATIONS LINE							
FIBER OPTIC LINE							
GAS LINE							
STORM SEWER LINE							
SANITARY SEWER LINE							
WATER LINE							

SHEET INDEX

- PA1.0 COVER SHEET
- PA2.0 EXISTING CONDITIONS PLAN
- PA3.0 PROPOSED DEVELOPMENT PLAN

APPLICANT

THE HOLT GROUP, INC
CONTACT: MATTHEW VISSOTZKY
PO BOX 61426
VANCOUVER, WA 98666
PH: 260-200-5354
E-MAIL: MATTHEW@HOLTGROUPINC.COM

PROPERTY OWNER

PATRICIA REED
2000 NE LOCKWOOD CREEK RD
LA CENTER WA, 98629

CONTACT

AKS ENGINEERING & FORESTRY, LLC.
CONTACT: DAVE WESTON
9600 NE 126TH AVENUE, SUITE 2520
VANCOUVER, WA 98682
PH: 360-882-0419
FAX: 360-882-0426
E-MAIL: DAVEW@AKS-ENG.COM

PROPERTY DESCRIPTION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON. PARCEL SERIAL #209113-000

EXISTING LAND USE

RESIDENTIAL

PROJECT PURPOSE

71 LOT SUBDIVISION

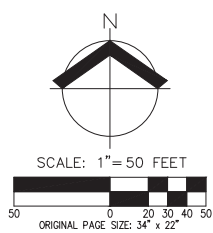
SITE AREA

20.0 AC (871,210 SF)



GENERAL NOTES:

1. THE SITE IS COMPRISED OF PARCEL #209113-000.
2. TOPOGRAPHY INFORMATION IS PER CLARK COUNTY GIS.
3. CONTOUR INTERVAL IS 2 FOOT, PER CLARK COUNTY GIS.
4. THERE ARE NO BICYCLE FACILITIES, ON SITE OR WITHIN 100 FEET OF THE SITE.
5. THE EXISTING SURFACE MATERIAL OF NE LOCKWOOD CREEK ROAD, E 4TH WAY, E UPLAND AVE, E WHITE OAK AVE, AND NE 24TH AVE, IS ASPHALT.
6. ACCORDING TO CLARK COUNTY GIS, THERE ARE NO KNOWN ROADS WITHIN 500 FEET PROVIDING ACCESS TO THE SITE THAT ARE IN EXCESS OF 15% GRADE.
7. ACCORDING TO CLARK COUNTY GIS, THERE ARE NO AREAS WITHIN THE 100-YEAR FLOOD PLAIN AND NO KNOWN HISTORIC RESOURCES ON SITE.
8. ACCORDING TO CLARK COUNTY GIS, THERE ARE KNOWN UNSTABLE SLOPES AND LANDSLIDE AREAS ON SITE.
9. THERE ARE TWO EXISTING STRUCTURES ON SITE AS SHOWN.



**PROPOSED
 DEVELOPMENT
 PLAN**

DESIGNED BY: JRS
 DRAWN BY: MRE
 CHECKED BY: SMH
 SCALE: AS NOTED
 DATE: 2/27/2019

REVISIONS
 JOB NUMBER
7306
 SHEET
PA3.0



SITE STATISTICS

GROSS AREA:	871,210 SF (20.00 AC)
ROW AREA:	170,426 SF (3.91 AC)
NET SITE AREA:	700,784 SF (16.09 AC)
OPEN SPACE/CRITICAL AREA:	82,394 SF (1.89 AC)
STORMWATER TRACT:	46,450 SF (1.07 AC)

MIN LOT DIMENSIONS: 100 FT WIDTH & 55.5 FT DEPTH
 MIN LOT AREA: 6,000 SF
 MAX LOT AREA: 10,992 SF

DENSITY CALCULATION

GROSS AREA:	871,210 SF (20.00 AC)
ROW AREA:	170,426 SF (3.91 AC)
NET SITE AREA:	700,784 SF (16.09 AC)

MINIMUM DENSITY (4 X 16.09 AC): 64
 PROPOSED LOTS: 71

NOTES:
 1. DUE TO THE PRESENCE OF CRITICAL AREAS, SEVEN LOTS ARE ALLOWED TO BE LESS THAN 7,500 SQUARE FEET PER LA CENTER MUNICIPAL CODE SECTION 18.130.020(1)(g). LOTS 20-23, AND 68-69 ARE PROPOSED TO BE LESS THAN 7,500 SQUARE FEET, BUT NOT LESS THAN 6,000 SQUARE FEET.

GENERAL NOTES

1. FUTURE RESIDENCES WILL BE CONNECTED TO PUBLIC WATER PROVIDED BY CLARK PUBLIC UTILITIES AND PUBLIC SANITARY SEWER PROVIDED BY CITY OF LA CENTER.
2. ALL PROPOSED BUILDINGS WILL BE RESIDENTIAL. THE HEIGHT AND CONCEPTUAL APPEARANCE OF BUILDING STRUCTURES WILL BE SHOWN AT TIME OF BUILDING PERMIT APPLICATION.
3. SITE WILL CONTAIN ACCESS, INSPECTION, AND MAINTENANCE EASEMENTS TO CITY OF LA CENTER TO ALL STORMWATER FACILITIES.
4. NO WALLS OR FENCES ARE PROPOSED WITH THIS APPLICATION.
5. PROPOSED LANDSCAPING NOT SHOWN FOR CLARITY; FINAL LANDSCAPING PLAN WILL MEET CITY OF LA CENTER CODE REQUIREMENT.
6. PROPOSED EXTERIOR LIGHTING NOT SHOWN FOR CLARITY; FINAL LIGHTING PLAN WILL MEET CITY OF LA CENTER CODE REQUIREMENTS.
7. THERE IS NO OFF STREET PARKING OR LOADING FACILITIES PROPOSED WITH THIS DEVELOPMENT.
8. THERE ARE NO BICYCLE FACILITIES PROPOSED WITH THIS DEVELOPMENT.
9. STORMWATER QUALITY AND QUANTITY REQUIREMENTS WILL BE MET THROUGH THE USE OF A STORMWATER POND FACILITY CONSTRUCTED WITH IMPROVEMENTS. STORMWATER WILL DISCHARGE BELOW PRE-DEVELOPED RATE.
10. EROSION CONTROL WILL BE ADDRESSED IN THE FINAL ENGINEERING PLANS AND THE PROJECT SPECIFIC STORMWATER POLLUTION PREVENTION PLAN.

