



PROJECT NARRATIVE
FOR

NW 9TH AVENUE REZONE

A PRE-APPLICATION

SUBMITTED TO
CITY OF LA CENTER

GENERAL PROJECT INFORMATION

Applicant:

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Owner:

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Location:	SW ¼ Section 34, T5N, R1E, WM
Site Address:	33901 NW Pacific Hwy, La Center, WA
Site Size:	11.3 acres
Jurisdiction:	La Center
Zoning:	LDR-7.5 – Single Family Residential
Comprehensive Plan:	Urban Low Density Residential
Comprehensive Plan Overlay:	Urban Holding
Current Use:	Single-Family Home
Tax Lot Information:	258902000 & 258921000
School District:	La Center
Water District:	Clark Public Utilities
Sewer District:	La Center
Fire District:	Clark-Cowlitz Fire

PROPOSAL

The applicant is proposing to rezone approximately 11.3 acres from LDR-7.5 to MDR-16.

The current zone allows a density of 4-5.8 units per acre for single-family detached dwellings. The applicant is proposing a zone change to MDR-16 which would allow 8-12 dwelling units per acre for single-family detached dwellings. This is a zoning change only, not a comprehensive plan change, as both zoning designations are within the Urban Residential Comprehensive Plan Designation.

The applicant has submitted a conceptual site plan that shows how the site can be developed under the MDR-16 zone. Larger lots would be required at the north end of the site to meet beveling requirements. Smaller lots for detached homes would be located in the interior of the site. A mix of housing types would be accomplished by providing attached housing on the south end of the site adjacent to NW Pacific Highway.

Site Characteristics and Location

The entire site area is 11.3 acres in size and is identified as parcel numbers 258902000 & 258921000. The site is located in the SW ¼ of Section 34, T5N, R1E. There is currently a single-family home and outbuildings on site with scattered trees and grass. The site is bordered by Kays Subdivision to the south across NW Pacific Hwy, larger lots with single family homes on the north and west, and single-family homes and a City owned stormwater facility to the east.

The site is sloped and mostly covered with grass; some scattered trees are present on site. There is a single-family home and multiple outbuildings on site.

CODE COMPLIANCE

Per LCMC 18.120 this narrative will describe the potential effects the proposal will have on public services, including streets, schools, parks and utilities, to the extent possible at this time.

Streets

NW Pacific Hwy provides access to the site along its southern boundary. NW 9th Avenue borders the site to the west. The Hannas Farm subdivision to the east has provided a partial width street, F Place, along the east property boundary which future development on the subject property could complete. There are no known capacity issues with these roadways.

Schools

School impact fees will be collected at the time of building permit issuance for future homes when the site develops.

Parks

Park impact fees will be collected at the time of building permit issuance for the future homes when the site develops.

Utilities

La Center is the sewer purveyor for this site. There is existing sanitary sewer infrastructure located in NW Pacific Hwy that can serve the site.

Clark Public Utilities (CPU's) is the water purveyor for this site. There are existing water mains located in NW Pacific Hwy, F Place and NW 9th Ave.

Stormwater runoff (quantity and quality) from the future development will likely be retained and treated on-site at the pre-developed site conditions within a detention pond. Any future development will meet the standards of City of La Center stormwater ordinance (Municipal Code 18.320).

Fire & Police Protection

Future homes on this site will be served by the City of La Center Police and Clark Cowlitz Fire Rescue. Police and Fire levy property taxes will be collected from the future residences to pay for impact of new residential homes.

Environmental

Clark County GIS shows that the site is mapped with an Oregon White Oak habitat area and is located in an area of higher archaeological probability. A stream is located offsite to the NW. Future development will need to comply with the applicable standards in the city's critical areas ordinance.

Approval Criteria

Per LCMC 18.120.050 the following must be met in order for a zone change to be approved:

- (1) Shall be consistent with all relevant statutory requirements under federal and state law;*
- (2) Shall be consistent with all applicable goals and policies of the comprehensive plan or that a significant change in circumstances requires an amendment to the plan, text or map;*
- (3) Shall not result in a decrease in the level-of-service for capital facilities and services identified in the La Center Urban Area Capital Facilities Plan;*
- (4) Shall be consistent with the population projections provided by the Washington State Office of Financial Management as allocated by Clark County;*
- (5) Shall be in the public interest;*
- (6) Shall meet any locational criteria for the proposed district as set forth in the comprehensive plan and municipal code;*
- (7) Shall demonstrate that conditions have substantially changed since the current zoning was applied to the property, if appropriate; and*
- (8) The proposed zoning district is allowed by the plan to zone matrix adopted by the city council.*

The rezone request meets the above criteria, and each item will be explored in detail with the preliminary application. The proposed rezone will provide additional housing opportunities in Clark County where there is an affordability crisis. This affordability crisis is a significant change in circumstance from when the current zoning was applied. The city is also currently looking at rezoning this property as part of its comprehensive plan update. This application will allow for the rezone and development plans for the site to move forward prior to the updated comprehensive plan being finalized.