

Narrative for Stephens Hillside Farm

Introduction:

This project proposes 85 residential lots for detached single family homes on 42.3 acres located on the west side of Aspen Avenue; along with Tract A, an improved public park; Tract B, the area for stormwater management; and Tract C & D, open space to be retained by the owners. The site is composed of tax lots 258901-000, 258919-000, 258922-000, 258971-000 and 258972-000. Site addresses are: 34700 NE North Fork Road, 115 NE 348th Street, 208 NE 348th Street and 617 NE 348th Street, La Center.

Zoning:

The zoning district is LDR-7.5, which requires a minimum lot area of 7,500 square feet. All proposed lots exceed the 7,500 sq. ft. minimum. Due to the sloping land, smaller lots will not provide ample space for needed slopes between lots and pads for larger homes. Approximately 32% of the site cannot be developed due to existing streams and associated 200' wide buffers.

Area calculations:

- Total site = 42.3 acres
- Public right of way = 5.91 acres
- All 85 lots = 18.67 acres
- Tract A = 1.06 acre
- Tract B = 3.00 acres
- Tract C & D = 13.66 acres

Table 18.130.080 indicates minimum net density is 4 lots per acre. No maximum density is indicated. This code does not require compliance with minimum density for each phase. Refer to the requested Variance for density compliance.

Density calculations:

- Site less proposed R/W & Tracts B, C & D = 4.31 lots per acre.
- Site less proposed R/W & Tracts C & D = 3.74 lots per acre.

Maximum lot area permitted is 11,000 square feet. Some lots along the northerly property line exceed 11,000 sq. ft., as they abut the urban growth boundary.

Building setbacks: 20' front yard; 20' rear yard; 7.5' side yard; 10' street side yard.

Each proposed lot will be limited to 35% of building coverage and 50% of impervious surface area, and must comply with the setbacks listed above, to be determined with each building permit.

Proposed City Park (18.147)

In order to meet ADA standards, the park must be located on the least steep area of the site, which is the location proposed. Based upon topographic conditions, the park may be situated within the stream buffer per (18.300.050(4)(b)). This location is also centrally located for residents in the surrounding area.

This proposal meets the requirement of a new City Park: 18.147.030 (size) requires a minimum of 0.53 acre to be provided for park land. This project will provide 1.06 acres for a City Park, plus more than 13 acres of open space.

18.147.030 (b) Design: The park design either complies with or exceeds the minimum standards.

(i) The design and layout meets current park standard requirements and ADA regulations.

(ii) Landscape Architect, Dave Weston.

(iii) The park is located in one contiguous space.

(iv) The park is 1.06 acre which is 0.53 acre larger than required by code.

(v) The only areas on the entire site not located adjacent to a collector street, would be at the north property line where slopes exceed 12%; which would not comply with ADA regulations. The proposed park has 102 feet of frontage along Aspen Avenue.

(vi) A park with 40% of its perimeter would have to be located at an intersection. All intersections are located on major collector streets, therefore it is not feasible. When not feasible, this code section allows the park to connect to the public street via a pedestrian walkway. The proposed park is located with an easy pedestrian access from the south end of proposed Court B and from a pedestrian connection to the existing Heritage Trail located just south of the south property line.

(vii) The park shall improve at least 75% of its area. The proposed park will improve 0.87 acre, which is 82% of the park area. The remaining 18% is too steep to improve.

(viii) Required and proposed park amenities:

(A) Paved circulation sidewalk:

Provided connections from proposed Court B & the existing Heritage Trail.

(B) Two sitting benches for each 0.25 acre of park area:

A total of 5 sitting benches are designed into the park plan.

(C) One trash receptacle for each 0.25 acre of park area.

A total of 3 trash receptacles are designed into the park plan.

(D) Bike racks to accommodate a minimum of 6 bicycles for each 0.25 acre of required park area.

Bike racks which will accommodate a total of 14 bicycles are designed into the park plan.

(E) One play structure.

A play structure for ages 2 to 12 is designed into the park plan.

(F) One picnic table for each 0.25 acre of park area.

A total of 2 picnic tables are designed into the park plan.

(G) *Not required, but this park will also provide a large lawn play area.*

(ix) The developed area of the park will be covered with lawn, trees and shrubs, and will be irrigated with a below ground automatic system.

(x) Fencing or shrubs are required to screen residential lots.

A 6' high fence will be constructed to screen proposed Lot 83 and the stormwater facility. A low 3' high non sight-obscuring fence is proposed along Aspen Avenue to contain children and play equipment from entering the roadway, and to allow police to monitor park activities along Aspen Avenue.

(xi) Park policing requirements:

(A) Park shall be meet community policing through CPTED guidelines.

This park design will allow community policing through CPTED guidelines.

(B) A minimum of one side of the park shall abut a public road.

One side of the park fronts along Aspen Avenue.

(C) Park lighting required.

Proposed park lighting and a street light along Aspen Avenue will allow citizen and police patrols to monitor the park at night.

(xii) Trail linkages shall be provided to existing trail systems.

The park will be connected to the existing Heritage Trail.

(xiii) Passive open spaces shall be combined with active open spaces.

More than 13 acres of open space will be combined with the 1.06 acre park.

(xiv) Developers are encouraged to incorporate stormwater facilities into open space areas.

Stormwater management facilities are planned adjacent to open space areas and are not used to meet the park area requirements.

(xv) Other design features may be acceptable.

A swing set and a large grassed play field is also proposed.

Urban Holding District (18.190)

The site is currently in Urban Holding. The applicant hereby requests that the subject properties be removed from the urban holding zoning overlay concurrently with this application or the final plat approval.

Subdivision Approval Criteria (18.210.040)(1)

(a) The applicant hereby provides evidence that the application complies with the following regulations of the La Center Municipal Code:

(i) The subdivision will be required to construct new streets and improve existing Aspen Avenue by providing sidewalks, curbs and pavement.

(ii) The Critical Area Report indicates that the existing streams will have a 200' buffer.

(iii) The Critical Area Report indicates that wetlands are limited to the streams and contain a 120' buffer.

(iv) A Preliminary Stormwater Plan & Report, and a Preliminary Erosion Control Plan are included in this application package.

(v) The application is for Preliminary Plat, therefore the building & specialty codes do not apply.

(vi) The builder will pay the required school impact fees at the time of each building permit issuance.

(vii) This application complies with all applicable sections of Title 18, the Development Code.

b) This application will comply with all sections of the La Center Municipal Code and the City applied Conditions of Approval prior to Final Plat approval.

(c) The subdivision will provide a 1.06 acre City Park, and new water and sewer lines to serve all new lots.

(d) RCW 58.17: The proposed project will make appropriate provisions for public health and safety, and the general welfare of the community, by providing new streets and existing Aspen Avenue with curbs, pavement and adequate water and sewer services, proper management of stormwater runoff, and protecting the supply and integrity of groundwater.

(2) The project may be constructed in phases; refer to the Phasing Plan. Phase 1: 21 lots; Phase 2: 20 lots; Phase 3: 24 lots; Phase 4: 20 lots.

Legal Lot Determination

Deed histories for all 5 tax lots have been prepared by the title company to prove they are legal lots, and are included in this application package.

Critical Areas (18.300)

A Critical Areas Report and a Critical Areas Mitigation Plan were prepared by Cascadia Ecological Services, Inc. and is included in this application package.

Streets and Circulation

Proposed Street A is classified as a Rural Major Collector with a 60' right of way and a 40' curb section. It will connect to the existing curve between Aspen Avenue and NE North Fork Road. This location will provide adequate intersection spacing and sight distance in both directions. Proposed Street A will end in a temporary gravel turnaround that complies with City and Fire codes. The applicant agrees to irrevocably commit to a

dedication of right of way for a future street connection from the westerly terminus of proposed Street A of Stephens Hillside Farm across proposed Tract C to connect with the easterly terminus of existing NE Bolen Street, the exact route to be determined within a reasonable time frame. The commitment shall encumber that portion of Tract C that is north of the proposed south right of way of proposed Street A. The City of La Center shall be responsible for all costs related to the design and construction of said street connection. The commitment shall not exceed 10 years from the date of Preliminary Plat approval.

All proposed interior streets, avenues and courts will be classified as Local Access. Proposed Avenues C, E and G are stubbed to the north property line for future extensions to the north. These avenues comply with the intent of providing future circulation of approximately 500' spacing. No streets can be stubbed to the south property line, as the existing stream and buffer prohibit such activities.

SEPA

A completed SEPA Checklist was prepared by Greer & Greer, Land Use Planners, and is included in this application package.

Traffic Analysis & Study

A Traffic Study was prepared by Lancaster Engineering, Traffic Engineers, and is included in this application package.

Stormwater and Erosion Control (18.320)

A Preliminary Stormwater Plan and Report, and a Preliminary Erosion Control Plan was prepared by the Wolfe Group, LLC, licensed Civil Engineers, and is included in this application package.

Geotechnical

A complete Geotechnical Report was prepared by Columbia West Engineering, licensed in the State of Washington and is included in this application package.

Archaeological

An Archaeological Predetermination was conducted on the subject site by Applied Archaeological Research, Inc. and their Report is included in this application package. No artifacts or resources were found during the field visit.

Supplementary Development Standards (18.245)

Height of Fences & Hedges (18.245.020)

6' high fencing is proposed between the City Park and proposed Lot 83,

and along the rear of proposed Lots 54 through 73, the side of Lots 75, 76, and 82, and the rear of Lots 83, 84 and 85, material undetermined. If builders or homeowners desire to construct additional fencing or plant hedges, they shall comply with the regulations of this code section.

Solid Waste (18.245.030)

Each new homeowner will place their trash and recycling containers to the curb on collection day, and shall comply with this code section.

Lighting (18.245.040)

No lighting, other than street lights, are proposed for this project. If builders or homeowners desire to install additional lighting, they shall comply with this code section.

Noise (18.245.050)

All contractors and future homeowners shall comply with this code section.

Landscaping (18.245.060)

Since all adjoining property is zoned, or will be zoned LDR-7.5, no landscape buffers are required.

Sanitary Sewer

The nearest sewer line is located at the intersection of Aspen Avenue and E. 18th Street. An 8" sewer line will be extended north along Aspen Avenue for approximately 100 feet, then extended northwesterly along the northerly edge of the stream buffer.

Sewer lines will be constructed in all streets to serve each new lot. Any existing septic systems located on the site will be properly decommissioned.

LCMC 18.210.030 does not require existing septic systems to be indicated on the Preliminary Plat.

Water

A new 12" water line will be connected to the existing 12" water line in Aspen Avenue, then extended westerly along proposed Street A. Water lines will be constructed in all streets to serve each new lot.

Any existing wells located on the site will be properly decommissioned. LCMC 18.210.030 does not require existing wells to be indicated on the Preliminary Plat.

Right of Way Dedication Note:

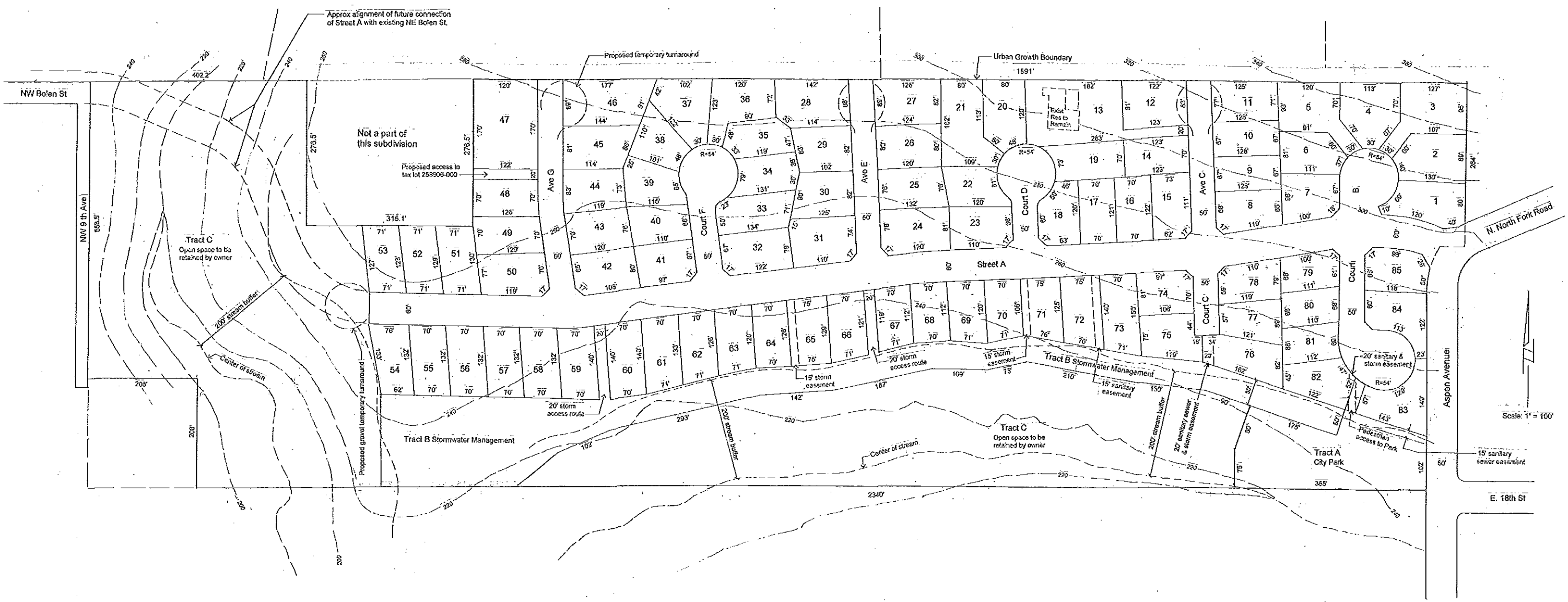
The applicant agrees to irrevocably commit to a dedication of right of way for a future street connection from the westerly terminus of proposed Street A of Stephens Hillside Farm across proposed Tract C to connect with the easterly terminus of existing NE Bowen Street, the exact route to be determined within a reasonable time frame. The commitment shall encumber that portion of Tract C that is north of the proposed south right of way of proposed Street A. The City of La Center shall be responsible for all costs related to the design and construction of said street connection. This commitment shall not exceed 10 years from the date of Preliminary Plat approval.

Lot & Tract Areas

Lot No.	Sq. Ft.	Lot No.	Sq. Ft.	Lot No.	Sq. Ft.	Lot No.	Sq. Ft.
1	10,992	24	10,904	47	20,400	70	7930
2	10,991	25	9576	48	8563	71	8737
3	13,565	26	9760	49	8925	72	9937
4	11,523	27	10,773	50	10,457	73	10,390
5	12,542	28	12,381	51	9065	74	8595
6	8877	29	8748	52	8995	75	9424
7	9657	30	9112	53	8925	76	10,493
8	9203	31	10,761	54	9108	77	6697
9	8576	32	10,514	55	9240	78	8922
10	8576	33	9795	56	9240	79	7659
11	9381	34	8118	57	9240	80	7514
12	10,657	35	7888	58	9240	81	7621
13	21,833	36	10,833	59	9319	82	6878
14	8810	37	10,647	60	9300	83	10,355
15	8870	38	8159	61	9555	84	9951
16	8205	39	8470	62	9025	85	9433
17	8435	40	7810	63	8510	Tr A	1.03 ac
18	8398	41	8723	64	8510	Tr B	3.00 ac
19	9315	42	9528	65	8562	Tr C	6.12 ac
20	10,079	43	9281	66	8750	Tr D	7.54 ac
21	14,357	44	9087	67	8085		
22	8247	45	10,449	68	7840		
23	9397	46	14,264	69	8120		

Notes

1. This project proposes 85 residential lots for detached homes on 42.3 acres in the LDR-7.5 zoning district.
2. Site addresses: 34700 NE North Fork Ave, 115 NE 348th St, 208 NE 348th St & 614 NE 348th St, all La Center. The site consists of Clark County tax lot numbers: 258901-000, 258919-000, 258922-000, 258971-000 & 258972-000.
3. All existing structures will be removed, except for the residence at 208 NE 348th St which will be retained on a new lot.
4. A City Park consisting of 1.03 acres is proposed in the area of the least slope and a central location within the neighborhood.
5. All proposed lots exceed 7,500 sf in area.
6. Refer to the Preliminary Plat Narrative, Variance Narrative and the Road Modification Narrative for additional data.



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Stephens Hillside Farm
 a residential subdivision
 City of La Center, Washington

Preliminary Plat