

## NARRATIVE

The Applicant, Quail Development, LLC, requests preliminary approval for a Boundary Line Adjustment on Three existing properties on approximately 19 acres in the LDR-7.2 zone. The subject parcels are currently being divided into 31 subdivided lots, two larger lots and a remainder lot to be subdivided later. The segregation is exempt from Battle Ground Subdivision ordinance.

The properties are identified as 2225 and 2215 Lewis River Rd, Woodland, WA 98674 and are further identified as tax assessor's serial numbers 508440100, 508520100, and 508520101 located in the SE ¼ of Section 7, Township 5 North and Range 1 East; SW ¼ of Section 7, Township 5 North, Range 1 East of the Willamette Meridian, Clark County, Washington.

The subject properties and surrounding properties are all zoned residential. The subject properties are zoned LDR-7.2 with adjoining properties zoned LDR-6.

Residential uses have no defined hours, or deliveries.

There is no construction proposed as part of this application. At completion of the boundary line adjustment, it is assumed that individual lots will apply for individual building permits once the lots are sold. No grading is proposed at this time. It is anticipated that any infrastructure requirements such as utility extensions will occur either prior to, or simultaneously with the building permit.

A Boundary Line Adjustment is a Type I Land Use Application and does not require a Pre-application Conference.

The current configuration consists of 3 LDR-7.2 lots.

<b>Tax Lot ID</b>	<b>Acreage*</b>	<b>Square Footage</b>	<b>Zoning</b>
508440100	6.8 AC	290,839 SF	LDR-7.2
508520100	2.7 AC	115,675 SF	LDR-7.2
508520101	9.8 AC	426,507 SF	LDR-7.2
	<b>19.3 AC</b>	<b>833,021 SF</b>	

Currently, lots 508440100 and 508520100 are planned to be combined and subdivided with a current preliminary application. Lot 508520101 has future plans to be short platted into three lots with one lot to be subdivided into smaller, code appropriate lots. Those applications have not been submitted to date.

### **15.08 – Critical Areas:**

This project will not impact the existing critical areas. Future development plans have been and will be submitted with appropriate reports for the protection of Critical areas.

### **17.16 – Low Density Residential (LDR) Zoning Districts**

**17.16.010 Purpose:**

This project will adjust the three main lots to provide for future development of lots meeting the standards of the underlying zoning district.

**17.16.020 Principal Uses:**

The project proposes to provide for single family detached homes.

**17.16.030 Accessory Uses:**

The project does not specifically propose any accessory use.

**17.16.040 Conditional Uses:**

This project does not propose any conditional uses.

**17.16.050 Prohibited Uses:**

This project shall not include any prohibited uses.

**17.16.060 Special Conditions – Location of Parking, single family dwellings.**

Parking is not proposed at this time.

**17.16.070 Property Development Standards:**

	<b>LDR-7.2</b>	<b>Proposed</b>
Minimum lot area per building site in square feet	7,200	Exceeds
-Reduction if overall average meets min. lot standard	5%	NA
-Substandard min. lot size	6,000	Exceeds
Minimum lot width	70	Exceeds
-Smaller lots allowed by this section, min. lot width.	60	Exceeds
Front yard setback	25	Will meet
Rear yard setback	15	Will meet
Interior side yard setback	5	Will meet
Street side yard setback	15	Will meet
Maximum building height	30	Will meet
Maximum lot coverage	50%	Will meet
Required off-street parking spaces	2	Will meet
Minimum street frontage	15	Will meet

**17.16.080 Performance standards:**

Buildings are not proposed as part of this application.

**17.16.090 Traditional neighborhood design optional development standards:**

These options are not applicable to this application.

**17.16.100 Criteria and standards for accessory uses:**

Accessory uses are not proposed as part of this application.

**17.16 – Boundary line adjustments and lot consolidations**

**16.34 – Approval Criteria**

- A. No new lots are created as part of this application.
- B. The adjusted lots meet the minimum standards for lots within the LDR-7.2 zoning district.
- C. The adjusted lots will have maintain current access.
- D. This BLA proposal is not inconsistent with any restrictions or conditions of approval for the recorded plat.
- E. This proposal does not create with different zoning designations.
- F. This proposal will not reduce the overall area in the plat devoted to open space.
- G. This proposal will not adjust a boundary across a public roadway.

**SERVICES**

The following services will be available for the proposed project:

Water and Sewer – City of Woodland Washington	Natural Gas – Cascade natural gas
Telephone – Century Link	Garbage – Woodland Washington.
Electricity – Clark Public Utilities	Cable – Comcast