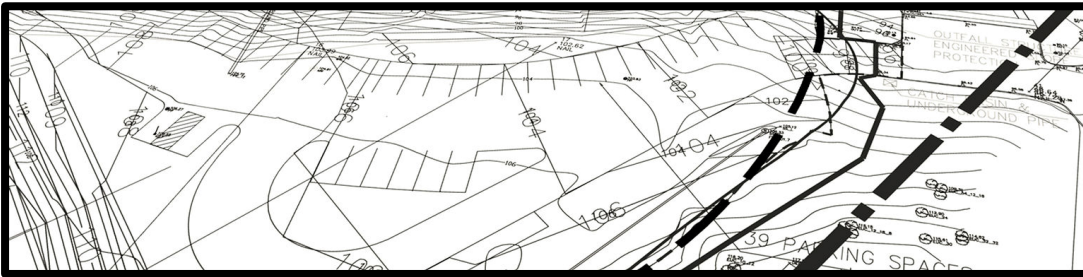


ELWOOD HOLDINGS LLC HOMESTEAD WASHINGTON STREET

**PRELIMINARY PLAT APPLICATION
438 WASHINGTON STREET
JUNE 29, 2023**



Submitted by
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Prepared for
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1.0 PROJECT TEAM

Jurisdiction

City of Woodland
230 Davidson Avenue
Woodland, WA 98674
cityclerk@ci.woodland.wa.us
360.225.8281



Owner/Developer

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2.0 PROJECT INTRODUCTION

2.1 Project Location

Site Location	438 Washington Street, Woodland WA 98674
Parcel Numbers & Size	50339 – 0.93 AC
Zoning	Low Density Residential (LDR-6)
City Limits / Urban Grown Area	Parcel is within the City Limits of Woodland, WA
Water District	City of Woodland
Sewer District	City of Woodland
Fire District	Clark - Cowlitz Fire Rescue

2.2 Project Description

Windsor Engineers (Windsor) is assisting Elwood Properties with the proposed development of parcel 50339 in the City of Woodland, Washington (City), located in Cowlitz County. The 0.93-acre parcel is located west of I-5 at 438 Washington Street, Woodland, WA 98674. There is currently an existing single-family home on the parcel. The developer wishes to subdivide the parcel into multiple lots and construct a single-family residence on each lot.

The intent of the project is to maximize the density of the existing parcel and provide the City of Woodland, WA with market rate dwelling units. The location of the project is ideal for this type of development with great recreational opportunities, nearby freeway access, and high housing demand.

Table 1: Site Summary

Description	Acres	Square Feet
Parcel 50339	0.93	40,510

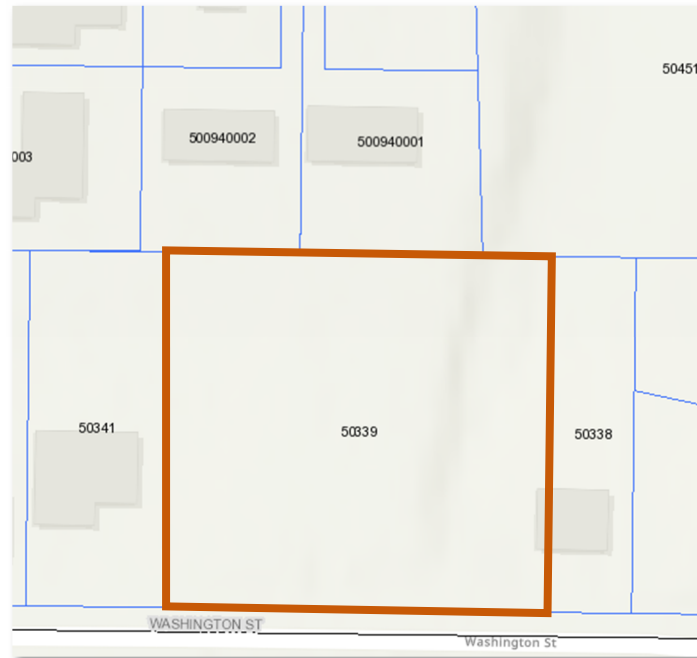


Figure 1: Parcel #50339

2.3 Site and Adjacent Properties

The site consists of the entirety of parcel 50339, which is 0.93 acres total. Adjacent parcels are shown in the table below:

Table 2: Adjacent Parcels (Parcel #50339)

Parcel Number	Owner	Zoning
50338	Byers, Sara L	Low Density Residential (LDR-6)
503700300	Scheidel, Dallan Curtis/Abigail Robertson	Low Density Residential (LDR-6)
50369001	Egan, Jeff D/Lori L	Low Density Residential (LDR-6)
50369	Abston, Andrew R	Low Density Residential (LDR-6)
503690100	Abston, Roy Gene	Low Density Residential (LDR-6)
50368001	Hardegger, Ernest R/Cynthia R	Low Density Residential (LDR-6)
50341	Hylla, Timmy L/Debbie A	Low Density Residential (LDR-6)
500940002	Rychel, Patrick M	Low Density Residential (LDR-6)
500940001	Forney, Cindee T	Low Density Residential (LDR-6)
50451	Brooks Douglas LLC	Highway Commercial (C-2)



3.0 PROPOSED DEVELOPMENT

3.1 Project Objective – Preliminary Plat and Application

The developer is proposing to subdivide the parcel into 6 single-family residential lots with each proposed lot being approximately 6,000 SF (minimum). The existing single-family residence, driveway, and outbuildings will be demolished and the construction 6 new single-family residences in addition to parking, utilities, stormwater features, and road half-width improvements will be completed as part of this project. Three of the lots will require minor lot width variances.

See **Appendix 2** for the preliminary plat for the proposed subdivision. This narrative and submittal package is for the City of Woodland preliminary plat application. Engineering and final plat details will be provided once City comments have been received.

3.2 Low Density Residential Zoning Standards (LDR-6) and Compliance

Property Use -

- Permitted Uses
 - Single-family detached dwellings, manufactured home subdivisions, adult family homes, planned unit residential developments, accessory dwelling units.
- Project Compliance
 - The developer is proposing six single-family detached dwellings which are permitted in LDR-6 zoning.

Lot Sizing and Setbacks –

- Required Sizing and Setbacks

Table 3: LDR-6 Zoning

Lot Sizing and Building Setbacks	
Min. Lot Area	6,000 SF
Min. Lot Width	60 FT
Min. Lot Street Frontage	15 FT
Front Yard Setback	25 FT
Rear Yard Setback	15 FT
Interior Side Yard Setback	5 FT
Street Side Yard Setback	15 FT
Max. Building Height	30 FT
Max. Lot Coverage	50 %

- Project Compliance
 - The proposed lots will all be over 6,000 SF with a minimum street frontage of 15 FT.
 - The proposed lots will adhere to the minimum setbacks.



- Proposed lots 1, 2, and 3 will have a lot width of 54 FT. This will require a minor variance for each lot as it they are under the minimum lot width of 60 ft.

Fire Requirements –

- Fire Hydrants and Sprinkler Systems
 - Fire Hydrants must be provided for fire access roadways so that the average spacing does not exceed 500 FT and the maximum distance from any point on the street frontage to a hydrant is no more than 250 FT.
 - Sprinkler systems are required for all buildings, including single-family residential homes, built on flag lots.
- Access
 - The perimeter of all structures must be within 150 FT of an approved access road with a minimum clear width of 20 FT.
- Project Compliance
 - Fire Hydrants per requirements of the planning fire review
 - The single-family residences on flag lots, lots 4, 5, and 6, will have sprinkler systems.
 - The perimeter of all proposed single-family residences will be within 150 FT of Washington Street, which is an approved fire access road.

3.3 Performance Standard

The proposed development will be of such a nature that it does not inflict upon the surrounding residential, commercial, and industrial areas and uses smoke, dirt, glare, odors, vibration, noise, excessive hazards or air and water pollution detrimental to the public health, safety, and welfare and causing injury to human, animal, or plant life and property as outlined in WMC 17.48.

3.4 Site Access

The proposed lots will have driveways that can be accessed through Washington Street.

3.5 Dedications

As part of the of the subdivision process, a 10-foot strip along Washington Steet frontage will be dedicated to the public right-of-way of Washington Street, to satisfy the City of Woodland’s local access standard detail requirements.



3.6 Frontage Improvements

Half-street frontage improvements including a sidewalk, landscaping, street lighting, driveway approaches, and a curb and gutter system will be implemented along the development to comply with Woodland design standards for a local access street.

3.7 Off-street Parking

All proposed lots will have a minimum of 2 off-street parking spaces located within a garage, carport, or designated parking area.

3.8 Water

The site is located within the City of Woodland Water District. To provide water services to each lot, six private water services will be installed, which will connect to the water main on Washington Street. The exact location of the water main in Washington Street is unknown at this time.

3.9 Sanitary Sewer

The site is located within the City of Woodland Sewer District. To provide sanitary sewer services to each lot, six private sanitary sewer laterals will be installed, which will connect to the sewer main located in Washington Street.

3.10 Stormwater

The preliminary stormwater design is addressed in the preliminary stormwater TIR. The basic premise of the design is to treat the pollutant generating impervious surfaces with Compost Amended Vegetated Filter Strip and use an infiltration trench to provide flow control for the impervious area. Each lot will have privately owned stormwater BMPs.

3.11 Erosion Control and SEPA

An Erosion Control Plan for the proposed development has been prepared (See **Appendix 2**) and a SEPA checklist (See **Appendix 3**) has been completed.



4.0 APPENDICES

- 4.1 Master Application Form**
- 4.2 Preliminary Plat Drawings**
- 4.3 SEPA Checklist**
- 4.4 Preliminary Stormwater TIR**