

From: [Bart Catching](#)
To: [Jeffrey Delapena](#)
Cc: [Marty Snell](#); [Oliver Oriako](#)
Subject: FW: Site Specific Request
Date: Wednesday, June 12, 2024 10:00:39 AM
Attachments: [Site Specific Request_Final.pdf](#)

Jeff,

When you have a moment, please include Marty Snell's email below and the attached pdf file as a general comprehensive plan comment for the record.

Let me know if you have any questions.

Thanks,



Bart Catching
Planner III
COMMUNITY PLANNING

564.397.4909

From: Marty Snell <msnell@mackaysposito.com>
Sent: Wednesday, June 12, 2024 9:47 AM
To: Oliver Oriako <Oliver.Orjiako@clark.wa.gov>
Cc: Bart Catching <Bart.Catching@clark.wa.gov>
Subject: Site Specific Request

EXTERNAL: This email originated from outside of Clark County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Oliver - I hope this email finds you well. Even though the deadline regarding formal Site Specific Requests applications has since passed, I am submitting this letter on behalf of client Ten Talents Investments 4 LLC. The owner of a 0.9 acre parcel that has been planned and zoned Mixed Use for decades would like the County to change the land use and zoning to Urban High and R-30 zoning. The subject property has been passed over for more than 15 years as the commercial component of a Mixed Use development.

The owner is submitting this now in hopes that the request can be considered while the County undertakes alternative analyses for an EIS. Changing the property to R-30 gives it

the best chance to develop as a higher and better use (than vacant land) and will provide an opportunity for the construction of more 'missing middle' housing that the County currently lacks.

Should you have any questions or concerns regarding this matter, please do not hesitate to contact me.

Marty Snell, AICP

Strategic Planner, Shareholder

[o \(360\) 823-1358](tel:(360)823-1358)

mackaysposito.com



Ten Talents Investments 4, LLC Property

Clark County Site Specific Request

Comprehensive Plan Amendment and Rezone

Clark County GMA Comprehensive Plan

(2025 Periodic Update)

I. Request

Ten Talents Investments 4 LLC owns a parcel of land in unincorporated Clark County and is requesting to amend Clark County's Comprehensive Plan land use designation from Mixed Use (MU) to Urban High (UH) residential. This request also includes changing the zoning districts from Mixed Use (MX) to Residential 30 (R-30). With Clark County suspending Annual Review applications for 2024 and 2025 because it is underway with the required periodic review and update of the Comprehensive Plan, the owner is submitting this material as a Site Specific Request.

II. Site Description

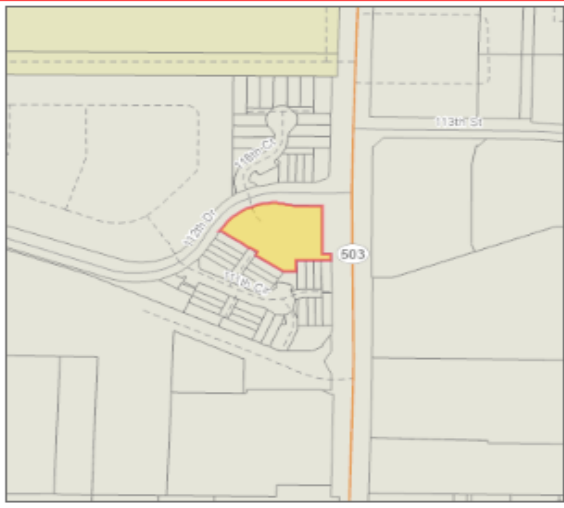
The subject property consist of one (1) parcel totaling 39,204 square feet, or 0.9 acres. The parcel (Property ID #986041825) is located near NE 112th Drive and NE 117th Avenue, Vancouver, WA. The property abuts NE 117th Avenue, which is a segment of State Route 503 (SR-503), a WSDOT owned and controlled facility. The property was part of a larger assemblage of parcels that developed as Prairie Park, a phased, mixed-use development. Prairie Park was a development containing a mix of single-family detached units, several multi-family buildings as Prairie Park One, and a remaining parcel set aside for commercial development. The remaining parcel was subsequently developed as Prairie Park Commons, which contained 13 single-family detached dwellings and 33 single-family attached dwellings. The subject property is the last remaining parcel originally set aside for commercial development as contemplated by the Mixed Use zone and development.

The parcel number with acreage and planning information is as follows:

Assessor Parcel #	Acreage	Comprehensive Plan Designation	Zoning District*
986041825	0.9	MU	MX

* According to Clark County GIS Property Information Center

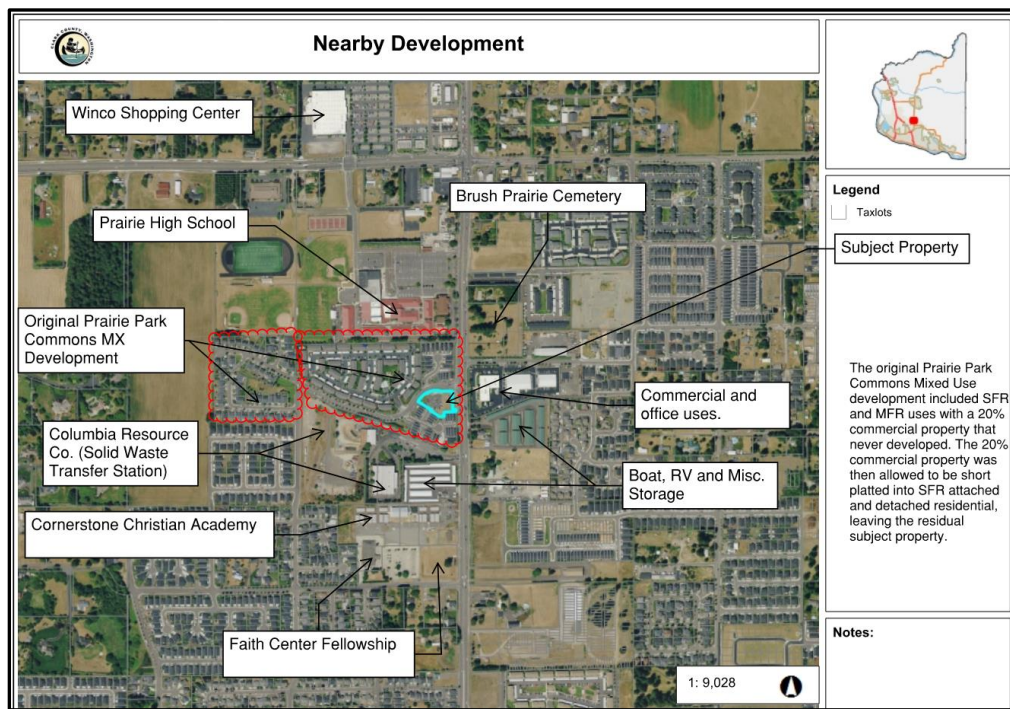
Subject Property (shown in gold)

Property Fact Sheet for Account 986041825		June 12, 2024
General Information		
Property Account	986041825	
Site Address		
Legal Desc	PRAIRIE PARK PLAZA SP 3-896 ADJ LOT 2 .90A	
Owner	TEN TALENTS INVESTMENTS 4 LLC	
Mail Address	275 W 3RD ST STE 300 VANCOUVER WA , 98660	
Tax Status	Regular	
Property Status	Active	
Area (approx.)	39,204 sq. ft. / 0.9 acres	
Section-Township-Range	NW 1/4,S34,T3N,R2E	
Assessment (2023 Values for 2024 Taxes)		
Land Value	\$563,255.00	
Building Value	\$50,457.00	
Total Property Value	\$613,712.00	
Total Taxable Value	\$613,712.00	
Most Recent Sale		
Sale Date		
Document Type		
Sale Number		
Sale Amount		
Administrative		
Jurisdiction	Clark County	
Land Use Planning		
Comprehensive Plan Designation	MU	
Comprehensive Plan Overlay(s)	none	
Urban Growth Area	Vancouver	
Zoning Designation - Codes	Mixed Use (MX)	
Zoning Overlay(s)	none	
Miscellaneous		
Census Tract	407.09	
Drainage District	n/a	
Neighborhood	Sunnyside	
Park District	6	
Public Safety		
Burning Allowed	No	
EMS Response Area	AMR	
Fire District	FD 5	
Increased Wildfire Danger Area	No	
Police Jurisdiction	CCSO Central	
Schools		
School District Name	Battle Ground	
Elementary School Attendance Area	Glenwood Heights	
Middle School Attendance Area	Laurin	
High School Attendance Area	Prairie	
Transportation		
C-TRAN Public Transportation Benefit Area	Yes	
Traffic Impact Fee (TIF) District	Orchards	
Transportation Analysis Zone	1996	
Utilities		
CPU Lighting Utility District	n/a	
Last Street Sweeping	4/14/2022	
Sewer District	Clark Regional	
Waste Collection Provider	n/a	
Water District	Clark Public Utilities	
		
Environmental Public Health		
Public Health Food Inspector District	District 9	
Public Health Food Plan Review Area	District A	
Public Health WRAP Inspector District	District 1	
Wetlands and Soil Types		
Critical Aquifer Recharge Area	Category 2 Recharge Areas	
FEMA Map / FIRM Panel	53011C0383D	
Flood Hazard Area	Outside Flood Area	
Shoreline Designation	none	
Soil Types / Class	Non-Hydric / SvA	
Water Resource Inventory Area	Name: SALMON-WASHOUGAL Sub-Basin: Salmon	
Watershed	Salmon Creek	
Sub Watershed	Curtin Creek	
Wetland Class	No Mapping Indicators	
Wetland Inventory	No Mapping Indicators	
Geological Hazards		
Geological Hazard		
Liquefaction	Very Low	
NEHRP Class	C	
Slope Stability		
Development Moratorium		
	none	
Cultural Resources		
Archaeological Probability	Moderate-High	
Archaeological Site Buffer	Yes	
Historic Site	No Mapping Indicators	
Habitat and Species Resources		
Habitat and Species Impacts	No Mapping Indicators	

Surrounding Development

The subject property is surrounded by a variety of institutional, religious, residential, and commercial uses. The immediately adjacent properties are all residential. (see below image). Other nearby developments, outside Prairie Park Commons, include Prairie High School, the Winco Shopping Center, boat, RV, and miscellaneous storage, the Columbia Resources Co. solid waste transfer station, Cornerstone Christian Academy, and Faith Center Fellowship. Across NE 117th Avenue is the Brush Prairie Cemetery, limited commercial/office uses, more boat and RV storage, and residential uses.

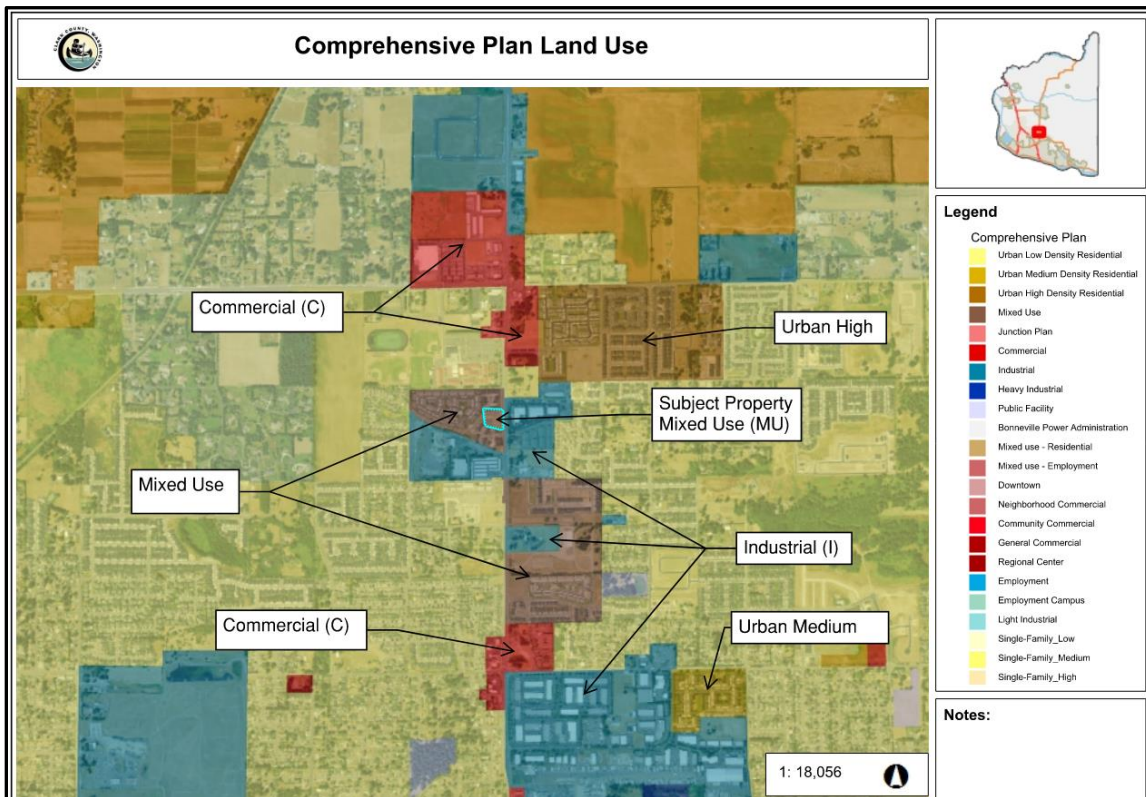
Development of the original parent parcel did not yield the commercial development that was the desired outcome of the MX zone. Instead, the original remaining commercial lot was developed with a mix of single-family detached and single-family attached housing 10 years after the original development. With other commercial development in the area and with limited access to the site, the subject property has been vacant and unused for the better part of 16 years.



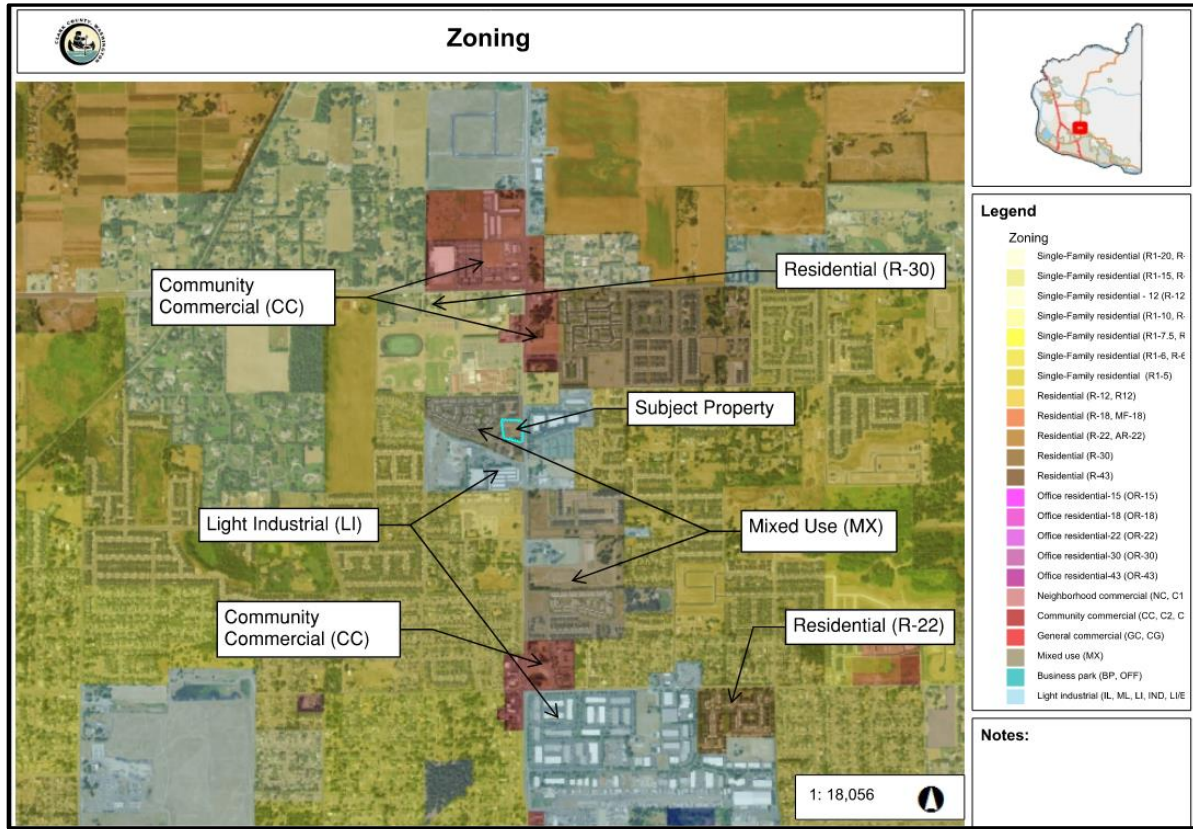
Comprehensive Plan Land Use Designations and Zoning Districts

Below are maps showing Comprehensive Plan land use designations and the Zoning Districts of the subject property and the surrounding area. Note that much of the area is planned and zoned for urban residential uses. The exception to this predominant land use is along the NE 117th Avenue (SR-503) and the 119th Street corridors.

The Comprehensive Plan map below shows three large commercial nodes (red), two large Mixed Use areas (brown), two large and one small Industrial nodes (blue), Urban High and Urban Medium areas (brown hue), and Public Facilities. The most dominant land use (yellow) is Urban Low residential.

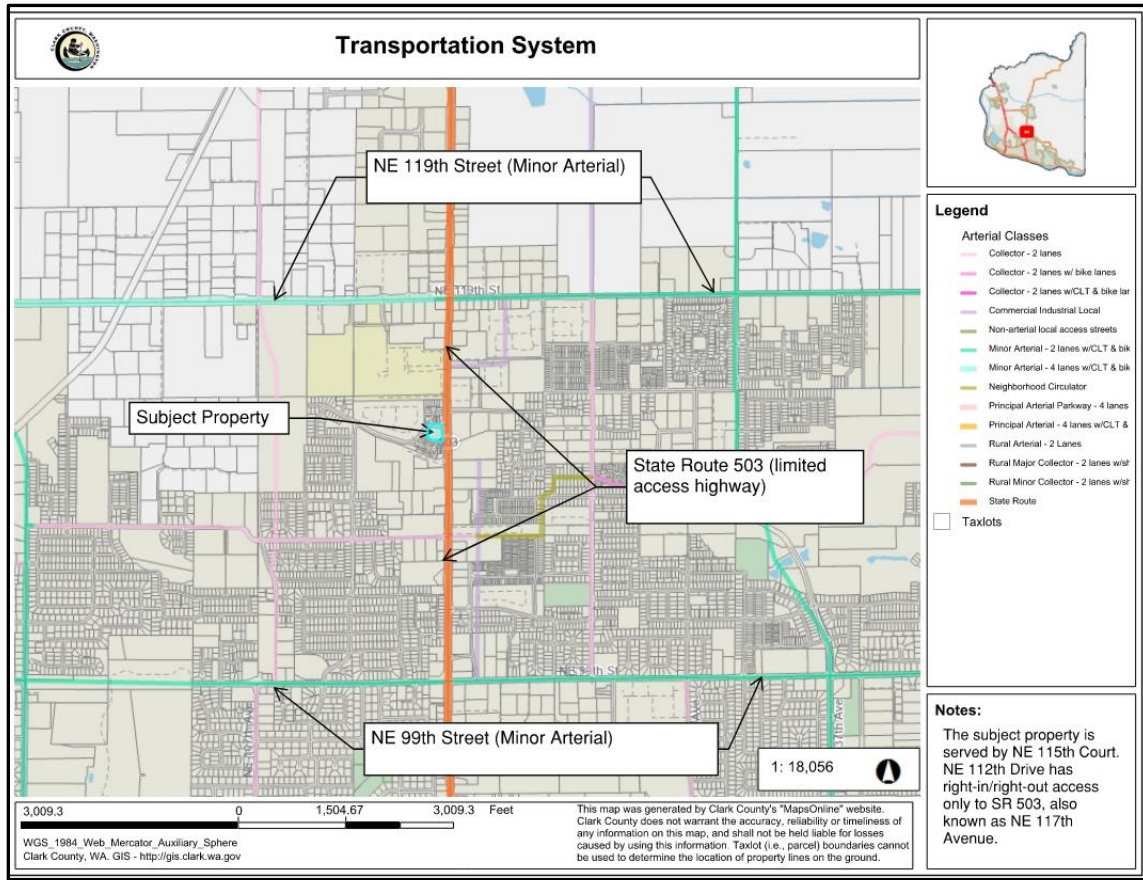


The Zoning map below shows a mixture of Commercial, Light Industrial, Mixed Use, and Public Facilities in the area. As noted with the Comprehensive Plan map, the more dominant zoning districts are R1-5, R1-6, and R1-7.5 (the yellow tones in the map), which is intended to implement the Urban Low Comprehensive Plan land use designation.

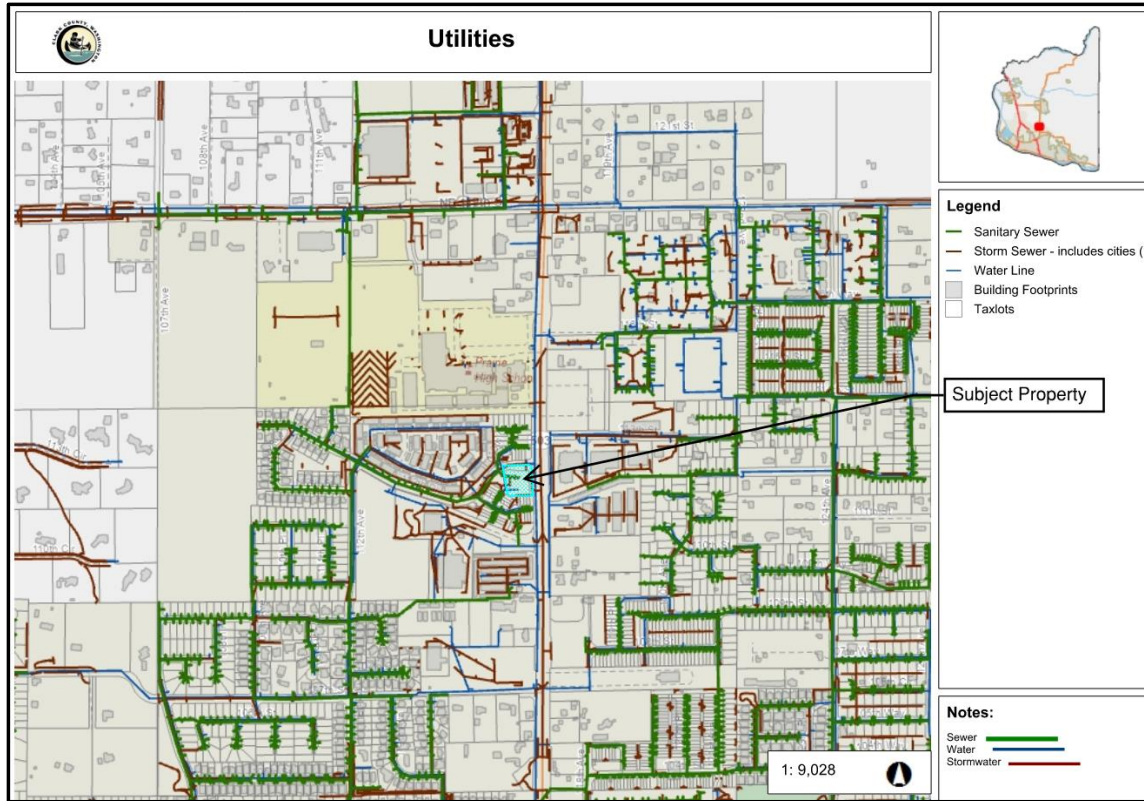


Transportation System and Utilities

A combination of state and local roads serve the subject property with transportation access. State Route 503 (SR-503), also referred to as NE 117th Avenue, is the most visible and highly traveled roadway abutting the property. SR 503 is a limited access roadway with medians installed between northbound and southbound lanes. The subject property is directly served by NE 115th Court, which comes off NE 112th Drive. NE 112th Drive has right-in/right-out access only to SR 503. C-TRAN provides transit service along NE 117th Avenue and the nearest bus stop is less than 1,000 feet north of the subject property.



Public utilities, such as sewer, water, and stormwater serve the subject properties and any development of the property will connect to these systems. Clark Public Utilities is the water purveyor, Clark Regional Wastewater is the sewer purveyor, and Clark County is responsible for the stormwater system.



III. Conclusion and Request

The property owner believes the Site Specific Request has merit and changes to the land use and development patterns in this area would support amending the Comprehensive Plan land use designation from Mixed Use (MU) to Urban High (UH) residential and the zoning district from Mixed Use (MX) to Residential 30 (R-30) for subject property located in Clark County. Changing the zoning to R-30 allows the opportunity to provide additional ‘missing middle’ housing much like what has been constructed most recently with Prairie Parks Common. The applicant further requests this Site Specific Request be considered during the Comprehensive Plan update for 2025. MacKay Sposito, as the applicant’s representative, may be following the County’s Comp Plan update process and will periodically check the status and progress of the Site Specific Request. In the event the County needs additional information, MacKay Sposito may be available for discussions and necessary follow-ups.