

## **10% Annexation Application Narrative**

Applicant submits its intent to annex the following nine parcels: 173181000, 173198000, 173172000, 174412000, 173167000, 173197000, 173197005, 173197010, 173174000 (collectively, the “Properties”).

**Zoning and Site Characteristics.** The Properties are zoned Residential (R-12), with a zoning overlay of Urban Holding-10 (UH-10), have a comprehensive plan designation of SFM and a comprehensive plan overlay of Urban Holding. The Properties are generally flat, with very few of areas of slopes 5-10%, and no apparent critical areas. There are several residential structures on the Properties today; however, a significant portion of the Properties remains undeveloped, with open grass and dirt and wooded areas. These wooded areas transition directly into the southern forested area (the Clark County park facility area) and eventually toward Lacamas Lake.

**Surrounding Area.** The Properties are bounded by Rural 5 zoned land to the east and Residential-7,500 (R-7.5) zoned land to the west. To the north, on the other side of NE 28th St., there is a developed subdivision, zoned Residential-6,000 (R-6). There is a county park facility to the south, which is zoned Public Facilities (PF) and Residential (R-12).

**Future Development.** Applicant anticipates future residential development of the Properties. Applicant requests that the City consider rezoning the Properties to Residential-7,500 (R-7.5) in order to facilitate new housing consistent with the surrounding communities. However, Applicant is open to the idea of working with the City to determine whether the underlying zoning or another zoning is most appropriate given the City’s housings needs.