

July 13, 2021

Subject: Preliminary Site Plan / Project Narrative

Project: Advanced Builders Four Plex

### **Background / Introduction**

The project site is located on the east side of W E Street on Parcel #63620-000. The parcel is 0.23 acres in size and is located in the residential/Professional (RP) zone. Currently the site is vacant. The site is surrounded by residential development on all sides. The site topography is moderately sloping from northwest to the southeast. The project proposes to build a four plex building. The project propose constructing frontage improvements along W E Street as part of the site plan process. The project will extend utility services to the new units as part of the site plan process. This project will be proposing public frontage improvements including curb, gutter, sidewalk, street lights, and street trees.

### **18.145 RESIDENTIAL/PROFESSIONAL DISTRICT (R/P)**

Permitted uses in the RP district shall be inclusive of all permitted uses in the LDR-7.5, MDR-16 and C-1 zoning districts, subject to the applicable provision of this and other applicable La Center Municipal Code titles.

*This project proposes to utilize MDR-16 zoning.*

### **18.140 MEDIUM DENSITY RESIDENTIAL DISTRICT (MDR-16)**

The medium density residential (MRD-16) district is intended to provide for residential development opportunities with a minimum density of eight units per net acre, and a maximum density of 16 units per net acre.

This project proposes  $0.23 \text{ acres} * 16 \text{ units per acres} = 3.68 \text{ units or } 4 \text{ units}$

**18.140.030 Density and dimensional requirements.** 

(1) All developments within the MDR-16 zoning district shall comply with the density and dimensional requirements of Table 18.140.030.

**Table 18.140.030****MDR-16 Density and Dimensional Requirements**

<b>Standard</b>	<b>Multifamily</b>	<b>Proposed</b>
<b>Net Density<sup>1</sup></b>	8 – 14	4 units
Minimum Project Area <sup>5</sup>	2.5 ac.	Legal lot
Minimum Lot Width	20 feet	100 feet
Minimum Lot Depth	60 feet	100 feet
Minimum Area	1,400 SF	10,000
Maximum Area	N/A	
Maximum Lot Coverage	85%	85%
Maximum Height <sup>6</sup>	45 feet	45 feet
<b>Setbacks<sup>2</sup></b>		
Minimum Front Setback <sup>3</sup>	10 feet	10 feet
Minimum Garage Setback from Public Street	5 feet	10 feet
Minimum Garage Setback from Alley	3 feet	N/A
Minimum Side Setback	0 feet attached or 10 feet abutting single-family	5 feet
Minimum Street Side Setback	0 feet	5 feet
Minimum Rear Setback	20 feet	20 feet

**18.140.040 General standards for developments within the MDR-16 district.**

The project will create a unifying design theme for each cluster of units (housing complex). The design will have a theme that will use stone, wooden lap siding, or other natural material.

The project will avoid repetitive building massing and façade designs. The design will include a variety of scale and articulation which will be encouraged and can be accomplished by the use of design elements such as porches, balconies, bay windows, covered entries and garages set back from the primary façade.

The project will avoid monotonous rooflines and shall employ devices such as various elevation, gables, dormers, and chimneys, etc.

**18.140.060 Requirements of multifamily attached housing – Apartments.** 

In addition to the requirements of LCMC [18.140.040](#), a multifamily attached proposal shall meet the requirements of this section. Where a conflict exists between general and specific standards the director shall apply the more specific standard.

(1) Multifamily attached housing shall not be permitted in clusters of greater than 10 dwelling units.

(2) Outdoor Recreation Area Standards. Multifamily developments containing 12 or more residential dwelling units shall provide outdoor recreation areas as follows:

(a) Private Residential Outdoor Areas.

(i) Each ground-level residential dwelling unit shall have an outdoor private area (patio, terrace, porch, yard) containing at least 48 square feet and a width of at least four feet. A balcony used for an entrance or exit shall be considered an open space only if it is for the exclusive use of the dwelling unit in question and it contains at least 48 square feet and a width of at least four feet.

(ii) Private outdoor areas for multifamily residential dwelling units shall be screened from view from other residential units, abutting land uses, and public or private streets to the extent practicable using the orientation and location of structures, windows, and private outdoor spaces, landscaping and screening, natural features such as topography and open space, and built features such as windowless walls.

(b) Shared Recreation Areas for Multifamily Residential Uses.

(i) The requirements of this subsection shall apply to multifamily attached projects with fewer than 35 dwelling units. Developments containing 35 or more units shall satisfy the family park requirements in LCMC [18.140.040\(2\)](#).

(ii) Usable recreation space shall be provided in residential development for the shared or common use of all residents in the following amounts:

(A) Studio size up to and including two-bedroom units, 200 square feet per unit; and

(B) Three or more bedroom units, 300 square feet per unit.

(iii) The required recreation space may be all outdoor space or part outdoor space and part indoor space and all public or common space or part common space and part private; provided, all public and common outdoor recreation spaces shall be readily observable from residential units and/or public or private streets to allow for public safety surveillance.

(iv) The boundaries of public areas, such as streets or public gathering places, semipublic areas, such as transition areas between streets and dwelling units, and private outdoor areas shall be clearly defined so that a person can readily determine where the public space ends and the private space begins, such as by using one or more of the following:

(A) A deck, patio, low wall, fence or other suitable structures;

(B) Landscaping, such as a hedge or draping vine on a trellis or arbor;

(C) A change in the texture of the path material;

(D) Substantial natural features, such as a drainage way or tree grove. [Ord. 2015-05 § 2 (Exh. A), 2015; Ord. 2006-17 § 1, 2006.]