

Narrative

November 01, 2022

Subject: Preliminary Site Plan / Project Narrative

Project: Brittany happy Homes

Background / Introduction

The project site is located on the east side of W E Street on Parcel #63610-000. 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 proposes constructing frontage improvements along W 4th 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 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**

Standard	Multifamily	Proposed
Net Density¹	8 – 14	4 units
Minimum Project Area ⁵	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 ⁶	45 feet	45 feet
Setbacks²		
Minimum Front Setback ³	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.

- Landscaping:
 - o A minimum of 15 percent of the site area must be landscaped with permanent underground irrigation. Setbacks must also be landscaped and maintained. **The project proposes landscape area greater than 15 percent of the site (see submitted landscape plan).**
 - o If required by the director of Public Works, street trees are required on all street frontages at a minimum of two feet from the curb and at no greater than 30 feet spacing. **If the Public Works director requires street trees, the project will install trees along the frontage.**
 - o Outdoor trash and recycling containers must be screened by a six-foot solid fence. **During trash day each unit will place trash can along the public street. Typically the trash can are storage inside the garage of each unit. The garage will be placed 18-feet from the public right-of-way.**
 - o Landscaping must also meet the requirements of 18.245.060 (see below). **The project meets this standard (see submitted landscape plan).**
- The MDR-16 codes requires 1.75 parking spaces per unit; however LCMC (Off-Street Parking) says that 2 spaces plus 1 for guests (3 total) is required per unit. LCMC 18.10.100 indicates that the most restrictive provision governs so the standard of 3 spaces per unit or 12 parking spaces total applies. Recognizing the conflict in the code and the practical difficulties in constructing 3 parking spaces per unit, staff recommend applying for an administrative variance under LCMC 18.260 (see further discussion below). **Each will provide a two car garage along with driveway that can provide parking for two cars, thus the project meets this requirement.**
- Garages must be setback a minimum of 18 feet. No more than 40 percent of the wall facing a public right-of-way may be a garage door and 25 percent of the garage wall must be windows or doors. **The garages will be setback a minimum of 18-feet from the right-of-way line and the upper portion of the garage doors will have widow (see submitted home plans).**
- Pedestrian access must be provided from the front door of the units to the public sidewalk. Public sidewalks are required and must be constructed according to the City's road standards. **Each unit will have a front door facing public right-of-way.**

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. ***This project is less than 10-units.***

(2) Outdoor Recreation Area Standards. Multifamily developments containing 12 or more residential dwelling units shall provide outdoor recreation areas as follows: ***This project is less than 12 units however the project is proposes open space.***

(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. ***All units will be ground floor which will include an area greater than 48 square 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. ***Since this is a small-scale project and all the rear units will be facing east thus providing screened view from each unit.***

(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). ***This project is less than 35 dwelling units.***

(ii) Usable recreation space shall be provided in residential development for the shared or common use of all residents in the following amounts: ***The back area of the building will provide a large open space area.***

(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. ***The units are greater than 300 square feet.***

(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. ***The back area of the building will provide a large open space area.***

(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; ***This project proposes to provided large patio area for each unit.***

(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.]

18.245.060 Landscaping

This project proposes to provide L2-Low Screen (see submitted landscape plan). Table 18.245.060 Landscape requires a L1 5-foot wide landscape area.

Chapter 18.282 Outdoor Lighting

(site lighting)

The City adopted new outdoor lighting requirements in 2019 to reduce light pollution and in compliance with dark sky guidelines. The code contains specifications for lighting spectrum and luminance limits. These standards apply to exterior residential lights such as front and rear porch lighting. Please review these requirements before selecting lighting fixtures. ***The project proposes low watt LED front and rear porch lighting.***

Chapter 18.300 Critical Areas

Geologically Hazardous Areas

The southern portion of the site is mapped as a landslide hazard area and is therefore subject to a critical area report (18.300.040). Alterations may only occur if it will not increase the threat of landslide to adjacent properties or impact other critical areas, and if it is designed so the hazard is eliminated or mitigated. Modification of the topography and vegetation must be limited in order to mitigate impacts to the steep slopes. Development within the hazard area must meet the design requirements of 18.300.090(4) unless it can be demonstrated by a geotechnical professional that an alternative design provides equal or greater protection to the critical area.

Clark County GIS does not map this area as landslide hazard area. Also DNR doesn't map this area as landslide hazard area or an area of historic landslide area. Clark County GIS indicates that this area as map as potential instability however City of La Center doesn't define potential instability area thus this project is not required to submit a Critical area report.

18.300.090 Critical Lands

Clark County GIS indicates that this project is located within a Critical Aquifer recharge area Category 2. The City of La Center code only regulates category 1 or a category 2 aquifer recharge area.

Chapter 18.320 (Stormwater and Erosion Control)

This project has submitted a stormwater technical information report (TIR). The proposed hard surface are summarized below.

Roof Area =	4,275 Sq.Ft.
Driveway Area =	1,495 Sq.Ft.
Public Sidewalk Area =	740 Sq.Ft.
Public AC Area =	2,755 Sq.Ft.

Total 9,265 Sq.Ft

Chapter 13.10 Sewer System Rules and Regulations

This project proposes to connect to the existing sewer manhole in W E ave .

Chapter 12.10 Public and Private Road Standards

This project proposes half-width frontage improvements along W 4th Street.