



THE ART OF BETTER LIVING

11815 NE 113th St. Ste. 110
Vancouver, WA 98662
Office: 360-254-9225

2/6/2020

Holley Park Subdivision, select lots
Type II Variance Request
Parcels Nos. below
Project Narrative

Proposal Summary:

Request to allow variance to Building Lot Coverage code in "Low Density Residential District (LDR-7.5)" as found in La Center Municipal Code Section 18.130.090.

Locations:

Table with 3 columns: Lot, Address, Assessor's Parcel No. containing 8 rows of lot data.

Applicant:

New Tradition Homes, Inc. 11815 NE 113th Street Suite 110 Vancouver, WA 98662.
Contact: Jarret Helmes, 360-448-4718, jarret.helmes@newtraditionhomes.com

Governing Code:

La Center Municipal Code (LCMC) Title 18, Development Code:
LCMC 18.30.120(1), Type II Notices;
18.30.090, Type II Procedures;
18.30.150, Post Decision Review
18.130, Low Density Residential Districts; and
18.260, Variances

Applicant's Proposal:

- 1. Increase the Maximum Building Lot Coverage on specified lots from the current thirty-five percent (35%) of the gross lot area as found in LCMC 18.130.090(1) to a maximum of forty-five percent (45%).

2. Increase the Maximum Impervious Surface Area on specified lots from the current fifty percent (50%) of the gross lot area as found in LCMC 18.130.090(1) to a maximum of fifty-five percent (55%).

Background:

New Tradition Homes, Inc. intends to construct one-story and two-story single-family homes in the Holley Park subdivision. The existing Building Lot Coverage limit is 35 percent of the lot size. This limitation has been found to be rather restrictive, and is not in harmony with the Minimum Setbacks found in LCMC Table 18.130.090.

The Minimum Setbacks ensure that the character of housing units and property use is maintained in a way that is compatible with existing homes in the zone and the semi-rural setting. In particular, the Minimum Side Yard Setback (7.5 feet) ensures that spacious buffers are maintained between homes. In addition, the Minimum Rear Yard Setback (20 feet) ensures that large rear yards are maintained.

The Maximum Building Lot Coverage of 35 percent is not compatible with the Minimum Setback Code. On a typical 7,500 square foot lot, the Minimum Building Setbacks would allow for a total building footprint size of up to 3,765 square feet. In comparison to this, the Maximum Building Lot Coverage Code only allows for a total building footprint size of up to 2,625 square feet.

New Tradition Homes, Inc. proposes a variety of home plans, to maintain a diverse character of homes. This is generally desired by home buyers and community planners alike. A survey of surrounding properties, as well as requests by potential buyers, indicates the need for (among other home types) medium-sized one-story homes (2,000 to 2,700 square feet living space; exclusive of garages, covered porch, or covered patio).

With the Building Lot Coverage code limitation, the ability to provide the housing type that is in demand is limited or infeasible. The only way that any builder would be able to provide sufficient single-story housing of a medium size is by severely limiting (or even eliminating) amenities such as covered porch size, garage size, and covered patio size. The result would be an undesirable home type for home buyers and the community of La Center.

Supporting Information:

Applicant can provide, upon request, a house product proposal that is demonstrably in keeping with the rural setting of La Center; will meet the demands for housing type; and will add value to the community.

In addition, Applicant. has researched the potential adverse impacts of increasing the Maximum Building Lot Coverage and/or Maximum Impervious Surface Area in this neighborhood, specifically upon the stormwater collection system design. Per the Engineer of Record (email attached), the stormwater collection system design could be potentially negatively affected by impervious surface improvements greater than 50% per lot (or greater than 4,000 square feet on lots larger than 8,000 square feet). However, Applicant can demonstrate, upon request, that the average impervious surface improvements, when aggregated across all 39 lots in the subdivision, would not exceed the Engineer's design for the stormwater collection system. Furthermore, Applicant would be willing to enter into an agreement with the City of La Center (upon the City's request) that would limit the total aggregate impervious surface area within the private property of the 39 lots to a maximum of 50% of the total lot size for lots up to 8,000 square feet and to a maximum of 4,000 square feet on lots greater than 8,000 square feet.

Exclusions:

This Variance Request does not propose to change the Minimum Building Setbacks. This Variance Request also does not propose to change the Maximum Building Lot Coverage or Maximum Impervious Surface Area on any lots in the Holley Park subdivision that are not specified herein.

Supporting Documents:

“Supporting Email from AKS Engineering.pdf”

Applicant signature: _____ 2/6/2020
Jarret Helmes, Design Manager, New Tradition Homes