

Supplemental to Narrative for Valley View

“Density”

12-15-22

This supplement to the Narrative is to address minimum density requirements.

GROSS DENSITY

- Site contains 376,358 (8.64acres) square feet.
- Project proposes 34 dwelling units
- Gross density equals 3.93 du/acre

NET DENSITY

- Lots 1-34 contain 267,849 (6.1489acres) square feet.
- Lots 1-34 & Tract A contain 288,539 (6.6239acres) square feet.
- Net density for just lots 1-34 equals 5.52 du/acre
- Net density for lots 1-34 and Tract A equals 5.13 du/acre.

ROW equals 87,819 square feet.

There are no other public spaces, easements or critical areas.

Per LMC 18.130.080(1), the minimum density required is 4 dwelling units per net acre. Based on the above information, this project meets the minimum required density for the LDR-7.5 zone.