

Current zoning for this parcel is RA (Low Density Housing) which requires a minimum lot size of 10,000 sq ft to 20,000 sq ft, depending on whether or not the property is served by sewer (Sections 5.11.09. A and F, respectively). The proposed density of 5 d.u./acre would create lot sizes averaging +/-8,700 sq ft.

There are 21 residential properties that abut the subject property. They range in size from 0.42 to 0.99 acres (18,295 to 43,125 sq ft). The average size of these lots is 0.6 acres—26,100 sq ft—with the mean lot size being 0.56 or 24,400 sq ft). Using the average lot size of existing lots yields a total of 10 houses on the 6-acre site.

We recognize the need to provide a range of property sizes to create a range of affordability in our neighborhoods that will result in a vibrant and varied demographic—from single people to young families to large families to empty-nesters. A total of 118 units—10 d.u./acre on 12+ acres---is currently under construction at 8109 Chapman Highway, a quarter of mile away. We are confident that these 118 new units will satisfy the need for affordable housing in this rural area for many years to come.

We would support up to 10 houses total on the site.