

4.1405 Medium Density Residential – Pleasant Valley (MDR-PV)

Standards to be addressed in narrative

Standard	N/A	Findings
4.1407 – Permitted Uses		Two housing types are proposed within the lots carrying a MDR-PV designation on the site. These uses include: single family detached dwellings and single family attached dwellings (2 units). Both of these housing types are permitted outright in this zone.

4.1408(A) – Development Standards Table

Standard	N/A	Findings
4.1408(A) – Residential Density		The required average density in this zone is 12-20 units per net acre. The area proposed for MDR-PV contains 2.26 net acres requiring 27 - 45 units. The proposed subdivision includes 40 units (17.7 units/net acre) in compliance with this standard.
4.1408(A) – Minimum Lot Size		The minimum lot size for single family detached dwellings is 3,000 sq. ft., and 1,600 sq. ft. for single family attached dwellings with 2 units attached. The proposal includes 12 single family detached lots and 28 single-family attached lots (2 units). All of the proposed lots comply with minimum lot size standards.
4.1408(A) – Minimum Lot Dimensions – Detached Dwelling Unit		Lots intended for detached dwellings are required to be 20 ft. wide at the building line, 25 ft. for corner lots. No minimum lot depth is required. All of the 12 lots proposed for this housing type comply with these standard.
4.1408(A) – Minimum Lot Dimensions – Single-Family Attached Dwellings (2 units)		Lots intended for attached dwellings (2 units) are required to be 16 ft. wide at the building line, 25 ft. for corner lots. No minimum lot depth is required. All of the 28 lots proposed to contain this housing type comply with these standards.
4.1408(A) – Minimum Lot Dimensions – Single-Family Attached Dwellings (3 or more units)	N/A	
4.1408(A) – Minimum Lot Dimensions – Duplexes	N/A	
4.1408(A) – Minimum Lot Dimensions – Attached Dwellings (3 or more units)	N/A	
4.1408(A) – Minimum Lot Width/Depth Ratio		Detached dwellings do not have a required minimum lot width/depth ratio. Single attached (2 units) dwellings require a minimum ratio of 0.5:1. All of the proposed lots comply with these standards.
4.1408(A) – Minimum Street Frontage – Detached Dwelling Unit		Lots intended for detached dwellings are required to provide 35 ft. minimum street frontage, 40 ft. for corner lots. All of the proposed lots comply with these standards.
4.1408(A) – Minimum Street Frontage – Single-Family Attached Units (all types)		Lots intended for single-family attached dwellings are required to provide 16 ft. minimum street frontage, 32 ft. for corner lots. All lots comply with this standard.
4.1408(A) – Minimum Street Frontage – Duplexes	N/A	

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Standard	N/A	Findings
4.1408(A) – Minimum Street Frontage – Attached Dwellings (3 or more units)	N/A	
4.1408(A) – Building Height – Maximum		All dwelling types require a building height maximum of 35 ft., except where buildings are required to step down adjacent to LDR-PV as required by Section 4.1409. All structures are intended to comply with this standard and will be reviewed with submittal of building permits.
4.1408(A) – Buffering Required – See Section 9.0100		The requirements of this section are addressed in Section 9.0100 below.
4.1408(A) – Off-Street Parking – See Section 9.0851		Parking requirements are addressed in Section 9.0851 below.
4.1408(A) – Safe Neighborhood Design Performance Standards – (Section 4.1411)		The requirements of this section are addressed in Section 4.1411 below.
4.1408(A) – Transit Design Criteria and Standards – (Section 4.1425)		The requirements of this section are addressed in Section 4.1425 below.
4.1408(A) – Clear Vision Area – See Section 9.0200		The requirements of this section are addressed in Section 9.0200 below.

4.1408(B) – Setback Standards – MDR-PV

Standard	N/A	Findings
4.1408(B) – Minimum – Detached Dwelling Units		
– Front Façade		Minimum required: 10 ft. As shown on submitted plans, all lots can comply with this standard.
– Front Porch		Minimum required: 6 ft. All lots comply.
– Front Garage		Minimum required: 20 ft. All lots comply.
– Interior Side		Minimum required: 5 ft. All lots comply.
– Zero-Lot Line Option	N/A	
– Street Side Wall		Minimum required: 5 ft. All lots comply.
– Street Side Porch		Minimum required: 5 ft. All lots comply.
– Street Side Garage	N/A	Minimum required: 20 ft. No lot are proposed to be configured with this arrangement.
– Rear, No Alley	N/A	
– Rear, With Alley	N/A	
4.1408(B) – Minimum – Single-Family Attached Dwellings		
– Front Façade		Minimum required: 5 ft. All lots comply.

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Standard	N/A	Findings
– Front Porch		Minimum required: 5 ft. All lots comply.
– Front Garage		Minimum required: 20 ft. All lots comply.
– Interior Side		Minimum required: 5 ft. All lots comply.
– Zero-Lot Line Option	N/A	
– Street Side Wall		Minimum required: 5 ft. All lots comply.
– Street Side Porch		Minimum required: 5 ft. All lots comply.
– Street Side Garage	N/A	Minimum required: 20 ft.
– Rear, No Alley		Minimum required: 10 ft. All lots comply.
– Rear, With Alley	N/A	
4.1408(B) – Minimum – Two-Unit Attached (Duplex)		
– Front Façade	N/A	
– Front Porch	N/A	
– Front Garage	N/A	
– Interior Side	N/A	
– Zero-Lot Line Option	N/A	
– Street Side Wall	N/A	
– Street Side Porch	N/A	
– Street Side Garage	N/A	
– Rear, No Alley	N/A	
– Rear, With Alley	N/A	
4.1408(B) – Minimum – Attached Dwellings (3 or more units)		
– Front Façade	N/A	
– Front Porch	N/A	
– Front Garage	N/A	
– Interior Side	N/A	
– Zero-Lot Line Option	N/A	
– Street Side Wall	N/A	Minimum required: 5 ft. All lots comply.
– Street Side Porch	N/A	Minimum required: 5 ft. All lots comply.

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Standard	N/A	Findings
– Street Side Garage	N/A	Minimum required: 5 ft. No lots with this configuration are proposed.
– Rear, No Alley	N/A	Minimum required: 15 ft. All lots comply.
– Rear, With Alley	N/A	Minimum required: 5 ft. All lots comply.
4.1408(B) – Maximum – Attached Dwellings (3 or more units)		
– Front Façade	N/A	
– Front Porch	N/A	
– Front Garage	N/A	
– Interior Side	N/A	
– Zero-Lot Line Option	N/A	
– Street Side Wall	N/A	
– Street Side Porch	N/A	
– Street Side Garage	N/A	
– Rear, No Alley	N/A	
– Rear, With Alley	N/A	

4.1411 – Safe Neighborhood Design Performance Standards

Standard	N/A	Findings
4.1411(A) – Visible Dwelling Front		These provisions apply to detached single-family, attached single-family dwellings and duplexes. Except for dwellings on the flag portion of flag lots, the front door of dwellings shall be oriented toward the street. At least 75% of that street frontage shall be visible from: the front door, or street facing ground floor windows, or street facing second floor windows. All homes with this dwelling type will be oriented towards the street and will be designed in compliance with this standard.
4.1411(B) – Street Pedestrian Connection Options		Except for dwellings on the flag portion of flag lots, the front door of dwellings shall provide either a three foot wide separate walkway or a combined walkway. No flag lots are proposed in this zone. All homes will contain a walkway as required.
4.1411(C) – Street Surveillance Options		At least one item from a list of four items shall be provided. A front porch meeting the dimensional requirements in this section will be provided. All homes will also meet the 16-foot maximum setback requirement. The proposal complies with this standard.

4.1412 – Public Facilities and Supplementary Requirements

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Standard	N/A	Findings
4.1412 – See Article 9 – Common Requirements and Appendix 5.000 – Public Facilities Standards		The requirements of this section are addressed below.

4.1425 – Transit Design Criteria and Standards

Standard	N/A	Findings
4.1425(A) – See Section 7.0201 for New Residential / See Section 7.0210(A) for New Commercial, Mixed-Use, and Employment Development		The requirements of this section are addressed below.
4.1425(B) – Incidental Drive Through Uses	N/A	

4.1468 – Green Development Practices and Green Streets for Stormwater Management

Standard	N/A	Findings
4.1468(B) – On-site Green Development Practices		All of the internal subdivision streets are identified as green streets.
4.1468(C) – Discharge to & Design of Regional Management Facilities		The majority of stormwater will be detained and treated in a regional facility proposed to be constructed across SE 190th Ave. from proposed subdivision at 7927 SE 190th Ave.
4.1468(F) – Parking Lot Landscaping	N/A	The applicant’s Engineer will consider this section when designing the details of the proposed private parking lots.
4.1468(G) – Discharge to Approved Conveyance Facility		As noted above, the majority of stormwater from the site will be piped to a stormwater detention and water quality facility located at 7927 SE 190th Ave., just west of the proposed subdivision.
4.1468(H) – Stormwater Management Plan Compliance		The applicant is aware a grading or building permit may not be issued for property unless a stormwater report has been approved that is consistent with this chapter.
4.1468(I) – Operations and Maintenance Requirements		An entity responsible for maintaining the proposed stormwater facility will be identified prior to final plat approval.
4.1468(J) – Landscaping		No additional landscaping is proposed or anticipated.

4.1469 – Tree Planting Requirements

Standard	N/A	Findings
4.1469(B) – Tree Planting Plan		A tree retention plan has been submitted as required. Street trees will be planted according to applicable standards and will be shown with construction plans.
4.1469(B)(1) – Single-Family Detached & Duplexes		At this time the applicant has not determined which three options in this section will be provided.

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Standard	N/A	Findings
4.1469(B)(2) – Attached Residential Dwellings		The applicant intends to comply with the requirements of this section.
4.1469(B)(3) – All Other Development	N/A	

4.1471 – Master Plan Applicability

Standard	N/A	Findings
4.1471 – Land Use Approvals Must be Consistent with the Master Plan		As noted with this application, the subject property is not part of the previously approved Pleasant Valley Master Plan and as directed by the city the applicant has submitted an applicant initiated Master Plan with this application. As detailed in this review, the proposed design is consistent with the provisions of this section. The applicant is proposing to shift the location of the areas designated LDR-PV and MDR-PV shown on the city’s plan map to better accommodate site specific conditions and market demand. These changes are consistent with density requirements and the provisions of the Comprehensive Plan and Plan District standards.
4.1475(B) – Lot Access – Less than 50 Feet of Frontage		This section requires lots with less than 50 feet of street frontage to be accessed from a rear alley, parking court, a shared access, or similar access approved by the City. All lots in this zone containing less than 50 feet of frontage and are proposed to include a shared access.

4.1476 Housing Variety

Standard	N/A	Findings
4.1476(B) – MDR-PV Housing Option (Comply With All)		
4.1476(B)(1) – 40 or Less Units – Housing Type Options		The proposal contains 40 MDR-PV lots and will contain a mix of housing types including 12 single-family detached dwellings and 28 single-family attached dwellings (2 units). The proposed single-family detached dwelling type represents 30 percent of the total dwellings in compliance with this standard.
4.1476(B)(2) – >40 Units – Housing Type Options	N/A	
4.1476(B)(3) – >40 Units – Individual Housing Type Variety	N/A	
4.1476(B)(4) – Other Housing Type Variety Techniques	N/A	
4.1476(C) – LDR-PV & MDR-PV Housing Variety		The proposal includes both LDR-PV and MDR-PV residential sub-districts. As reviewed above, the proposal complies with the Housing Variety standards of Section 4.1476 for both sub-districts as required.

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Standard	N/A	Findings
4.1476(D) – Average Minimum & Maximum Density		This section requires each sub-district to meet the average minimum and maximum density standards required for the sub-district. The MDR-PV sub-district requires between 12 - 20 units per net acre. The area designated MDR-PV in the proposed development contains a net density of 17.7 units per net acre in compliance with this standard.