Proposed Zoning Map Rationale

1. The Mixed Use area will provide opportunities for retail and office commercial uses within walking distance to support the neighborhood. It will also create a medium density residential area that will offset the lower densities proposed within the sub-area. The two parcels total about 18 acres and are owned by one family. The property owners support the MX zoning.

2. The proposed R1-7.5 and R1-10 areas match the current zoning of adjacent property outside of the sub-area. The proposed R1-20 area borders Office Campus zoning outside of the sub-area.

3. The proposed R1-7.5 area consists of reasonably large parcels with few environmental constraints. The proposed R1-10 and R1-20 areas reflect the percentage of critical areas within each zoning block. If these areas were zoned R1-7.5 or higher, the resulting lot sizes allowed under density transfer could be incompatible with the neighborhood. Refer to the Lot Size Analysis on the next page.

4. The eight 5 acre parcels owned by the Battle Ground School District were given R1-20 zoning by the Board of County Commissioners to discourage BGSD from selling the property for use as a residential subdivision. The school district has provided a letter indicating their intent to eventually use the site for one or more public schools. Compatibility with the zoning of abutting properties is another consideration.

5. The proposed R1-20 area at the south end of NE 40th Avenue consists of eight parcels that are 2 – 2.5 acres each. These parcels generally have valuable houses located near the center of the parcel. The proposed R1-20 zoning would provide for larger, estate size lots that would be more compatible with the existing development.

Lot Size Analysis

Examples of development potential using density transfer:

Hinton - The Hinton parcel is 40 acres, of which 7.72 acres is BPA easement which is not eligible for density transfer. Based on Table 40.220.010-4, in the R1-10 zone 3.5 du/ac is the maximum allowed with density transfer. So, the remaining 32.28 gross acres at 3.5 du/acre could be developed with up to 113 dwelling units.

Due to environmental constraints and habitat, only about 23 acres are developable. Assuming 20% infrastructure, the net land available for building lots is 18.4 acres.

113 units on 18.4 acres would result in an average lot size of 7,100 square feet. Due to the other lot requirements in Table 40.220.010-4, the minimum lot size would be about 6,600 square feet. Lots along the north and south perimeter would have to be at least 9,000 square feet, 90% of the minimum lot size allowed under the R1-10 base zone.

Viers – The Viers property is about 53 acres. If zoned R1-20, a maximum of 90 lots would be permitted (53 ac x 1.7 du/ac.). About 22 acres are not constrained by critical areas or buffers. With the 20% infrastructure deduction, about 17.6 acres net are available for lot development.

If the maximum number of lots were created, the average lot size in theory would be 8,500 square feet, but the actual average lot size could be much larger, because under R1-20, the lots along the west and north perimeter would have to be at least 18,000 square feet.

If the Viers property was zoned R1-10, up to 185 lots would be permitted, but the developable area of the site would not accommodate that many. The north and west perimeter lots would have to be at least 9,000 square feet. The minimum size of interior lots would be about 6,600 square feet due to dimensional requirements. The average lot size is unknown, but would likely fall within the 7,000 to 8,000 square foot range.