

O'Hara Ranch Tentative Subdivision Map

- 34.24 acres
- 141 lots
- Density 4.12 units per acre
- Lot Mix
 - 5,000-5,499 – 72
 - 5,500-5,999 – 38
 - 6,000-6,499 – 14
 - 6,500-6,999 – 1
 - 7,000 + - 16

Project setbacks – Consistent with R-1-7 setbacks.

- Front 15 feet; 20 feet to garage
- Side – 5 feet; plus 5 feet for each story; except on street side
- Rear 5 feet; 15 feet for two story homes

General Plan and Zoning Consistency

- 14.6 acres R-1-7 (1-8 units per acre)
 - Allowed number of units 15-117
- 3.16 acres Medium Density (9-17 units per acre)
 - Allowed Number of units 28-54
- 8.48 acres Mixed Use (Residential 1-17 units per acre)
 - Allowed number of units 8-144
- **RANGE OF UNITS ALLOWED 51-315**

The proposed project is consistent with the General Plan density.

Housing Element Consistency

The Housing Element identified vacant sites and estimated potential units to each site (Page 72). The Housing Element determined that the 34.24 acres would likely result in 184 units. The proposed project of 141 units is less than the estimated 184 units. This is within the range of units allowed therefore the proposed project is consistent with the Housing Element.

Cities that allow 5,000 square foot single family lots.

- Visalia
- Tulare
- Woodlake
- Hanford
- Exeter
- Farmersville
- Porterville

City of Visalia

Sequoia Trails

Located east and west of Simon Street South of Walnut Avenue.

76.5 acres into 360 lots

Mix of 5,000 and 6,000 square foot lots.



5,000 square foot lot



5,000 square foot lot



6,000 square foot lot on the left, 5,000 on the right

City of Visalia

River Island Ranch

Located east of North Dinuba Boulevard, between Shannon Parkway and the St. Johns River

55.99 acres

239 lots

Density 4.27

R-1-5 (5,000 square foot minimum) Zone

Lots sizes range primarily from 5,000 to 6,600 square feet.

Setbacks

Front: 15 feet to living space, 22 feet to garage

Side: 5 feet

Street Side – 10 feet

Rear: 25 feet



50 X 100 5,000 square foot lot



50 X 100 5,000 square foot Lots



All lots 5,000 square feet 50 X 100 wider view



All lots on both sides of the street are 5,000 square feet

City of Tulare

Copper Heights Development by Woodside

Located north of SR 137 (Tulare Ave) west of Morrison.

76.5 acres

360 lots

Density 4.7

Mix of R-1-4 and R-1-6 zones

R-1-4 side yard setbacks four feet. Minimum eight feet between homes

R-1-6 side yard setback five feet. Minimum ten feet between homes.

4,000 square foot lots are minimum 50 X 80

6,000 square foot lots are minimum 60 X 110



Lot 1080 on Andrews Street (4,000 square feet)



Wider Street View of Lots 1079, 1080, 1081 (4,000 square foot lots)



Lot 1046 and 1047 on Campbell Street Model Homes (4,000 square foot lots)



Lot 1065 on Montano De Oro Street (4,000 square foot lot)



Lots 1041 and 1042 on Campbell Street Model Homes (6,000 square foot lots)