

Stanton building on pride

City officials pleased that single-family residences are going up instead of condos.

STANTON • The city recently approved two 18-house developments – on a total of 2-plus acres – thrilling officials who see the projects as a way to strengthen the community with more homeowners and add revenue for the municipality.



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Unlike the multistory condominiums and townhomes popular with developers, these homes – on Starr Street near Adventure City on Beach Boulevard – are single-family detached homes, complete with driveways. Three dilapidated houses now on the properties will be razed.

“I think that type of attached housing was overdone,” said Bryan Coggins, a principal with the Preface Group, the firm working on the project. “People buy (houses), move into them and take care of them, versus rented apartments or condos.”

Coggins said his com-



COURTESY THE PREFACE GROUP

An artist rendering of a development known as Mira, as it would be seen from Starr Street in Stanton. It is one of two 18-home development projects approved on just over 2 acres. Plans show an average of more than four parking spaces per residence.

Stanton housing project

Number of houses: 18 per site; 36 total. Each site is approximately 1.1 acres

House size: About 1,500 square feet

Number of bedrooms: Three with a loft, or four

Bathrooms: 2½

Amenities: Each site to include small play area

Homeowners association fee: \$130 a month

Projected price: Approximately \$500,000

Source: City of Stanton

pany is working on two similar projects within the city as well, and more elsewhere in the county.

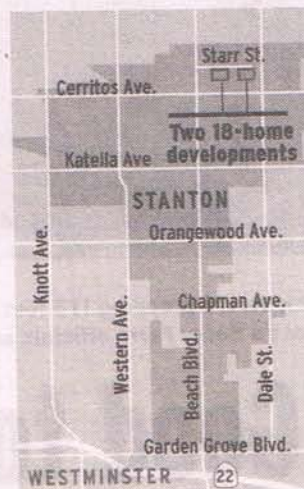
Carol Jacobs, Stanton's departing city manager, agreed: “I think we have a preference for single-family homes that have adequate parking.”

Jacobs said that under the land-use codes for the area, the developer could have opted for a high-density condominium project but chose to work with the city

to make the project attractive; there will be an average of 4.2 parking spaces per home.

The project, when complete, will also help the city's finances via tax revenues: The assessed value of the properties for tax purposes is now approximately \$1.5 million. When completed, Coggins said, the assessed value should jump to nearly \$18 million.

“It pulls up the quality of the city,” Councilwoman



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Carol Warren said.

Construction is expected to start within a year; final building plans have to be drawn and approved, and financing needs to be finalized.

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