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.

Unlike the multi-story condominiums and town-homes 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 company 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 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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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