

APPENDIX C

LAND USE REPORT

City of College Place, Comprehensive Plan – Appendix C: Land Use Report





LAND USE REPORT

City of College Place



INTRODUCTION

In accordance with the provisions of the Washington State Growth Management Act (GMA), the City of College Place is required to periodically review and update its Comprehensive Plan and Development Regulations. As a part of this update process, the City must review how land is currently being used and to determine if there is enough vacant land suitable for development to meet projected population and employment growth over the next 20 years. This report has been prepared in support of the update process initiated by the City of College Place in 2017, with a target date for completion in the Summer of 2018.

This report is based on information provided by the Walla Walla County Assessor's Office in the Summer of 2017. As a result, it provides a snapshot at a particular point in time and is intended to provide information and insights that may be helpful in making policy determinations. In addition, the data will be used by the City of College Place and Walla Walla County to make adjustments to the City's Urban Growth Area boundary.

INFORMATION AND ANALYSIS

In accordance with the provisions of the College Place Comprehensive Plan, the City is divided into 10 zoning districts. These districts are designed to implement the Comprehensive Plan and are based on the future vision for the City and the shared characteristics of the existing uses in established neighborhoods. Each zoning district has unique standards that are used to guide future development activities. The zoning districts in the city include (See Appendix):

- General Commercial (CG);
- Neighborhood Commercial (CN);
- Downtown Mixed Use (DMU);
- Light Industrial (IL);
- Manufactured Home Park (MHP);
- Public Reserve (PR);
- Planned Unit Development (PUD);
- R-60 Single Family Residential (R-60);
- R-75 Single Family Residential (R-75); and
- Multi-Family Residential (RM).

In addition, there are some parcels that are currently not included in a specific zoning district. These parcels tend to be properties used as public or private roads, trails, or are designated open space. As a result, they have no development potential, and it is the intent of the City to make sure that all parcels have a zoning designation, regardless of their status. However, they are included in this report as unclassified parcels, so that all parcels in the city are accounted for.

As a part of the property tax assessment process, the Walla Walla County Assessor’s Office classifies the current use of all parcels utilizing a standardized list of land use codes provided by the Washington State Department of Revenue (See Appendix B). In Table 1, the number of parcels and the range of uses in each zoning district is identified. For instance, of the 3,316 parcels in the City, 93 are zoned General Commercial (CG) and of these 93 parcels, 15 are actually used for single family residences, only 17 are used for retail trades, and 13 are used for personal or professional services. Table 1 also provides a summary of the total number of each type of use in the City. For instance, there are 2,215 single family residences in the city, which is two-thirds of all parcels in the City. In contrast, there may be only one hotel/motel in the city, and that may be a coding error.

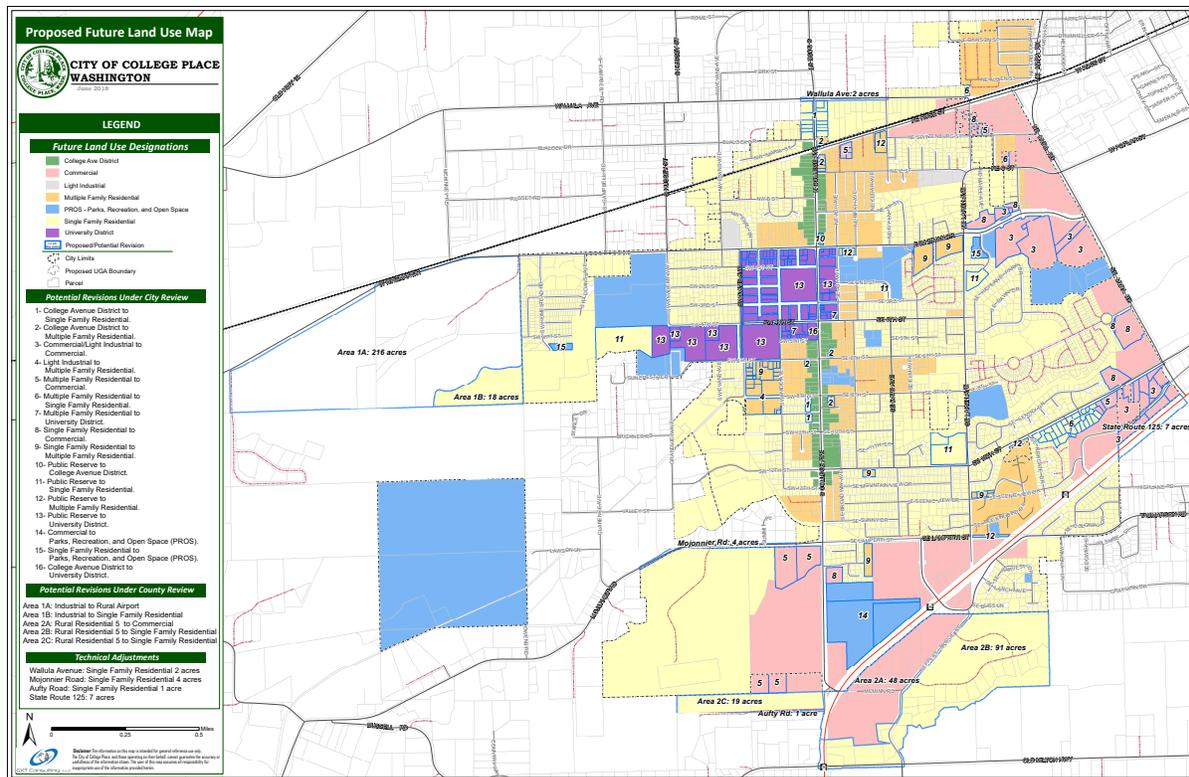


TABLE 1: LAND USE BY ZONING DISTRICT

Table 1													
Land Uses by Zoning District													
Land Use Codes		Zoning Districts											Totals
		CG	CN	DMU	IL	MHP	PR	PUD	R60	R75	RM	Other	
9	Mobile home					1			52	1	5		59
11	Single family residential	15	1	61		1	1	494	894	523	225		2215
12	Residence, 2-4 units			7				22	96	8	71		204
13	Multifamily (5+)	1		8			1	1		2	38		51
14	Residential condominiums							4	24		10		38
15	Mobile home park					11			1		87		99
16	Hotel/motel										1		1
18	Other residential								1				1
25	Manufacturing - Furniture/fixtures				1								1
27	Manufacturing - Printing/publishing						2						2
41	Railroad/transit								1				1
42	Transportation											1	1
45	ROW	2		1			2	1	3	5	1	26	41
46	Parking			1			4				1		6
48	Utilities	2					3	3	1				9
49	Communication/utilities etc					1							1
52	Retail Trade - Building materials	4											4
53	Retail Trade - General merchandise	3		3			1						7
54	Retail Trade - Food	1		4			2						7
55	Retail Trade - Apparel/accessories	7		4									11
57	Retail Trade - Home furnishings	2		1	1								4
58	Retail Trade - Eating and drinking			1									1
61	Finance, insurance, real estate svcs	4		4			2						10
62	Personal services	1		5				1					7
64	Repair services	2		3									5
65	Professional services	3		2			3	2					10
66	Construction services	3											3
67	Government services	2		1			20		4			8	35
68	Educational services			1	5		39		1		31	1	78
69	Misc services	1		4	3		3		1		3		15
72	Public assembly						1						1
76	Park						4	1					5
79	Cultural, entertainment, recreation						7				1		8
81	Agricultural (not classified)	3					3		2	3			11
83	Agricultural (classified)	1							5		2	1	9
91	Undeveloped land	34		11			7	54	104	25	35	16	286
99	Undeveloped land						1	38	3		1	12	55
	Use not recorded	2					3	4	2			3	14
Total Uses		93	1	122	10	14	109	625	1195	567	512	68	3316

Table 2, provides a detailed assessment of the vacant and undeveloped lots in the City and provides important insights into the potential for future development. Once again, you can see in Table 2 that there are 3,316 parcels of land within the City College Place, and that these parcels total over 1,631 acres. The number of parcels and the acreage is also reported for each zoning district. For instance, there are 1,195 parcels zoned R-60, which is over a third of the parcels in the City and another 567 are zoned R-75, which means that over half of the parcels in the City are zoned for single family residential uses. In contrast, there are only 10 parcels zoned for light industrial uses, which is less than one percent of the parcels and land acreage in the City.

Table 2 also highlights the number of vacant parcels in the city by each zoning district. In the summer of 2017, there were 361 parcels classified as vacant, which represents 11% of the total parcels of land and over one-third of acreage in the city. The largest number of potentially vacant parcels can be found in the R-60 (110 parcels), and the most acreage of vacant parcels being zoned PUD (202.5 acres), which is a special zoning designation for areas to be developed in accordance with an approved master plan. In addition to the generally low amount of vacant property in the city, it is important to note that there is no vacant land in the Neighborhood Commercial (NC), Light Industrial (IL), and Mobile Home Park (MHP) zones. Please refer to Map 2 in Appendix A to see the distribution of the vacant parcels throughout the city.

TABLE 2: VACANT PARCELS SUITABLE FOR DEVELOPMENT

Zone	Total		Vacant		Vacant Parcels Not Suitable for Development								Vacant Parcels Suitable for Development						
	Parcels	Acres	Parcels	Acres	Critical Areas		Public Use		Unbuildable Lots		Subtotals		Adjustments (2)		Critical Areas	Net Available (3)		% of Totals	
					Parcels	Acres	Parcels	Acres	Parcels	Acres	Parcels	Acres	Parcels	Acres		Parcels	Acres	Parcels	Acres
CG (4)	93	177	38	103.7	0	0.00	-1	0.0	-12	-8.0	25	95.6	-7.0	-32.3	-12.6	18	50.8	19%	29%
CN	1	0	0	0.0	0	0.00	0	0.0	0	0.0	0	0.0	0.0	0.0	0.0	0	0.0	0%	0%
DMU	122	37	11	2.8	0	0.00	-1	0.0	-6	-1.0	4	1.8	0.0	0.0	0.0	4	1.8	3%	5%
IL	10	16	0	0.0	0	0.00	0	0.0	0	0.0	0	0.0	0.0	0.0	0.0	0	0.0	0%	0%
MHP	14	41	0	0.0	0	0.00	0	0.0	0	0.0	0	0.0	0.0	0.0	0.0	0	0.0	0%	0%
PR	109	358	11	164.8	0	0.00	-8	-163.0	-3	-1.8	0	0.0	0.0	0.0	0.0	0	0.0	0%	0%
PUD	625	174	92	55.5	-1	-5.19	-47	-24.1	-37	-5.2	7	20.9	-3.0	-0.4	-2.3	4	18.2	1%	10%
R60	1195	480	111	168.0	0	0.00	-12	-3.2	-58	-10.6	41	154.2	-33.0	-13.3	-26.2	8	114.8	1%	24%
R75	567	160	26	6.4	-1	-0.11	-2	-0.3	-17	-3.6	6	2.5	-6.0	-2.5	0.0	0	0.0	0%	0%
RM	512	161	38	40.2	0	0.00	-10	-1.4	-20	-5.8	8	33.0	-4.0	-1.1	-10.2	4	21.7	1%	14%
Other	68	27	29	14.4	0	0.00	-13	-4.5	-16	-9.9	0	0	0.0	0.0	0.0	0	0.0	0%	0%
Totals	3316	1631	356	555.7	-2	-5.3	-94	-196.6	-169	-45.9	91	307.9	-53.0	-49.4	-51.2	38	207.3	1%	13%

Notes: (1) The critical areas are approximations and do not include required buffers, which will further reduce the amount of land suitable for development.
(2) This includes parcels with approved developments, preliminary approvals, or limited development potential.
(3) This Table does not account for the land necessary for streets and other public facilities and services.

While utilizing the Assessor's Office classifications of land use is an extremely valuable planning tool, it only gives a partial picture of land use in the city. Many of the vacant parcels in the city are vacant for a reason, such as the presence of environmentally sensitive areas, or that they have been dedicated for public use or as open space, or simply that they are too small to be developed, or that as a practical matter they are really a part of an adjoining parcel.

It is also important to note, that in addition to parcels identified as vacant or undeveloped, there are a few parcels in the city that are currently being used for agricultural purposes, but that the owners have indicated that they intend to develop these properties in the future. The most notable of these is what is known as the McKeirnan/Christensen properties just south of Mojonner Road and west of College Place High School. These properties were recently annexed into the city, and the owners have expressed an interest in developing the properties over several years as a mixed use, planned unit development.

As a result, a series of adjustments must be made in Table 2 to account for these special circumstances. When these adjustments are made an extremely interesting picture of the city emerges. Just 1% of the parcels inside the city limits, consisting of 211 acres are vacant and potentially suitable for development.

This clearly indicates how important it is that the City have an Urban Growth Area with sufficient land to meet projected population growth, and to provide for the commercial and industrial development necessary to support the projected population growth. More specifically, the absence of any vacant light industrial suitable for development in the city is a serious matter that must be addressed. In addition, having less than 17 acres of vacant land suitable for multi-family development is also a cause for concern.

It is important to note that in addition to vacant parcels, that there are some developed parcels in the City that have not utilized all of their development potential. This includes single family residences on large lots where there may be the potential for the owner to subdivide the parcel in the future to create another buildable lot(s). Many of these lots appear to have additional development potential on paper, but when more closely examined, the location of the existing improvements, the presence of critical areas, and/or access constraints may serve to limit the actual development potential. These parcels are highlighted in Table 3 and as can be seen most of the additional development potential involves parcels zoned R-60.

TABLE 3: DEVELOPED PARCELS POTENTIALLY SUITABLE FOR ADDITIONAL DEVELOPMENT (UNDERDEVELOPED PARCELS)

Table 3																				
Developed Parcels Potentially Suitable For Additional Development (Underdeveloped Parcels)																				
Zone	Total		Under Developed (1)		Under Developed Parcels Not Suitable for Further Development						Parcels Suitable for Further Development									
	Parcels	Acres	Parcels	Acres	Critical Areas		Public Use		Fully Developed		Subtotals		Adjustments (3)		Critical Areas	Net Available (4)		% of Totals		
					Parcels	Acres	Parcels	Acres	Parcels	Acres	Parcels	Acres	Parcels	Acres	Parcels	Acres	Parcels	Acres	Parcels	Acres
CG (4)	93	177	49	54.6	0	0.00	0	0.0	-49	-54.6	0	0.0	0.0	0.0	0.0	0	0.0	0%	0%	
CN	1	0	0	0.0	0	0.00	0	0.0	0	0.0	0	0.0	0.0	0.0	0.0	0	0.0	0%	0%	
DMU	122	37	6	5.5	0	0.00	0	0.0	-4	-4.4	2	1.0	0.0	0.0	0.0	2	1.0	2%	3%	
IL	10	16	8	15.0	0	0.00	-4	-7.2	-4	-7.8	0	0.0	0.0	0.0	0.0	0	0.0	0%	0%	
MHP	14	41	0	0.0	0	0.00	0	0.0	0	0.0	0	0.0	0.0	0.0	0.0	0	0.0	0%	0%	
PR	109	358	0	0.0	0	0.00	0	0.0	0	0.0	0	0.0	0.0	0.0	0.0	0	0.0	0%	0%	
PUD	625	174	0	0.0	0	0.00	0	0.0	0	0.0	0	0.0	0.0	0.0	0.0	0	0.0	0%	0%	
R60	1195	480	66	98.0	0	0.00	-1	-1.9	-53	-54.2	12	41.9	0.0	0.0	-4.3	12	37.6	1%	8%	
R75	567	160	26	32.6	0	0.00	0	0.0	-24	-26.3	2	6.3	0.0	0.0	0.0	2	6.3	0%	4%	
RM	512	161	33	31.5	0	0.00	-10	-13.6	-23	-17.8	0	0.0	0.0	0.0	0.0	0	0.0	0%	0%	
Other	68	27			0	0.00	0	0.0	0	0.0	0	0	0.0	0.0	0.0	0	0.0	0%	0%	
Totals	3316	1631	188	237	0	0	-15	-23	-157	-165	16	49	0	0	-4	16	45	0%	3%	

Notes:

- (1) Based on criteria from the County-Wide Planning Policies.
- (2) All critical areas in this table are approximations and do not include required buffers, which will further reduce the amount of land suitable for development.
- (3) This includes parcels with limited development potential. As a result, the totals are slightly understated.
- (4) This Table does not account for the land necessary for streets and other public facilities and services.

Utilizing the information in Tables 1, 2, and 3 an assessment can be made as to whether there is a sufficient amount to meet the population growth projected for the City. In 2017 the official College Place population was 9,440 and the County, in consultation with the Washington State Office of Financial Management determined late in 2017, that the population growth target for the City in year 2038 would be 11, 027, a population growth of 1,587 persons over the next 20 years.

As can be seen in Table 4, it is estimated that the amount of vacant, residentially zoned land, potentially suitable for development or additional development in the city could support approximately 496 new dwelling units, and a projected increase in the city population of 1,171 persons. This means that the College Place Urban Growth area must be examined to determine if it includes enough additional land suitable for development to meet the City’s projected growth through the year 2038.

In reviewing Table 5 we see that the vacant and underdeveloped land currently in the College Place UGA along with the three residential areas proposed to be added to the UGA just barely provide enough land to meet the growth projected for the City. As a result, it will be extremely important to monitor the rate of new development in the City, as further adjustments to the Urban Growth Area may be required before the next comprehensive review and update is conducted.

TABLE 4: RESIDENTIAL LAND USE CAPACITY ANALYSIS – CITY LIMITS

Table 4					
Residential Land Use Capacity Analysis - City Limits					
Revised 5/18/2018					
	R-75	R-60	RM	PUD (2)	Totals
Residential Lands Available					
Vacant Land (Acres)	6.4	46.3	29.7	202.5	285
Underdeveloped Land (Acres)	32.6	78.0	31.5	0.0	142
Total Gross Acres of Available Land	39.0	124.4	61.1	202.5	427
Approved/Pending Developments					
Less Approved/Pending Developments (Acres)	8.8	23.5	1.1	0.4	34
Adjusted Gross Acres of Available Land	30.3	100.9	60.1	202.1	393
Areas Not Suitable for Development					
Critical Areas Deduction (Acres)	0.1	1.0	3.6	39.2	44
Public Use/Ownership Deduction (Acres)	0.3	5.1	15.1	24.1	45
Unbuildable Lots (Acres) (1)	29.9	64.7	24.7	17.0	136
Net Residential Acres of Available Lands	0.0	30.1	16.7	121.7	169
Adjustments to Net Residential Available Lands					
25% Market Factor Deduction (Acres)	0.0	7.5	4.2	30.4	42
Subtotal (Acres)	0.0	22.6	12.6	91.3	126
Site Utilization Factor	0.65	0.65	0.65	0.65	
Adjusted Net Residential Acres of Available Lands	0.0	14.7	8.2	59.3	82
Population Capacity Analysis					
Average Dwelling Units per Acre	5	6	12	4	
Potential Dwelling Units	0	88	98	237	423
Approved/Pending Lots and Dwelling Units	16	43	11	3	73
Total Potential New Dwelling Units	16	131	109	240	496
2016 College Place Average Household Size	2.36	2.36	2.36	2.36	
Potential Population Growth by Zoning District	38	309	257	567	
Total Potential Population Growth			1,171		
2017 College Place OFM Population Estimate		9,440			
2038 College Place Population Growth Target		11,027			
Additional Population Growth Planning Requirement		1,587			
Total Potential Population Growth - City		1,171			
Additional Population Capacity Needed		416			
Additional New Dwelling Unit Capacity Needed		176			
Notes:					
(1)	This is based on an assessment of all vacant parcels and includes parcels miscoded as vacant, functionally attached to an adjoining lot, dedicated parking areas, and/or landlocked parcels.				
(2)	It is anticipated that the McKeirnan/Christensen properties, also known by the working title of the Stone Creek Development, will be submitted as a PUD.				

Currently, the City's Urban Growth Area consists of 234 acres around Martin Airfield that has been designated for industrial development, another 55 acres in isolated pockets scattered around town, as well as another 84 acres primarily on the northern and southwestern boundaries of the city. Unfortunately, many of these areas are already developed, and there is very little vacant land suitable for development.

In addition, although these areas are in the City's Urban Growth Area, many cannot be served by city services, which further limits their development potential. The land around the Martin Airfield in particular, has very limited development potential, and encouraging urban levels of industrial has the potential to can adversely affect airfield operations, as well as the character of the nearby residential neighborhoods and the Walla Walla University Campus.

The airport safety zones, height and use restrictions, the proximity of W Whitman drive to the end of the runway, the planned addition of a regional bikeway along the W Whitman Drive Corridor, the presence of environmentally sensitive areas, access limitations, and the distance from the site to state highways, effectively preclude industrial development in this area. As a result, the City, in consultation with the County and affected property owners, has proposed removing 216 acres around Martin Airfield from the City's UGA and redesignating the property with a rural land use designation that will protect the airfield from encroachment (Appendix A Map 2, Area 1A). It is proposed that the remaining 18 acres of the current UGA, which is at a higher elevation than the airfield and surrounded by residential properties, remain in the UGA but be redesignated for urban residential development (Area 1B).

A second proposal has been submitted by the City, to offset the UGA reduction of 216 acres near the airfield, with three additions to the UGA near southeast College Place along the SR 125 corridor. Area 2A would add approximately 29 acres of vacant land potentially suitable for urban commercial or business park development, while Areas 2B and 2C would add 42 acres of land potentially suitable for urban residential development.

It is important to note that a City well is being relocated to Area 2 and that city sewer services are immediately adjacent to these areas. As a result, the urban services necessary to support urban levels of development are already in place. This is an extremely important consideration as with the addition of Areas 2A, 2B, and 2C to the College Place Urban Growth Area, the City would have sufficient land to meet the 2038 population projection for the City (See Table 5) as well as additional land suitable for commercial development (Table 6 and 7). In addition, the City would also have an undesignated Urban Reserve of 58 acres to support additional commercial and light industrial development in the future.

TABLE 5: RESIDENTIAL LAND USE CAPACITY ANALYSIS – EXISTING AND PROPOSED UGA

Table 5						
Residential Land Use Capacity Analysis - Existing and Proposed UGA						
Revised 5/18/18						
	Existing UGA	PROPOSED UGA			Totals	
		1-B	2-B	2-C		
Residential Lands Available						
Vacant Land (Acres)	43.5	17.8	68.9	9.6	140	
Underdeveloped Land (Acres)	80.8	0.0	21.7	9.2	112	
Total Gross Acres of Available Land	124.2	17.8	90.7	18.8	252	
Approved/Pending Developments						
Less Approved/Pending Developments (Acres)	8.5	0	20.4	0	29	
Adjusted Gross Acres of Available Land	115.7	17.8	70.3	18.8	223	
Areas Not Suitable for Development						
Critical Areas Deduction (Acres)	0.07	0.0	13.6	2.99	17	
Public Use/Ownership Deduction (Acres)	0.0	0	0	0	0	
Unbuildable Lots (Acres) (1)	101.0	0.0	20.7	9.6	131	
Net Residential Acres of Available Lands	14.6	17.8	36.0	6.2	75	
Adjustments to Net Residential Available Lands						
25% Market Factor Deduction (Acres)	3.7	4.5	9.0	1.6	19	
Subtotal (Acres)	11.0	13.4	27.0	4.7	56	
Single Family Site Utilization Factor	0.65	0.65	0.65	0.65		
Adjusted Net Residential Acres of Available Lands	7.1	8.7	17.5	3.0	36	
Population Capacity Analysis						
Average Dwelling Units per Acre	5	4	4	4		
Potential Dwelling Units	36	35	70	12	153	
Approved/Pending Lots and Dwelling Units	13	0	12	0	25	
Total Potential New Dwelling Units	49	35	82	12	178	
2016 College Place Average Household Size	2.36	2.36	2.36	2.36		
Potential Population Growth by UGA Area	115	82	194	29		
Total Potential Population Growth - UGA			419			
2017 College Place OFM Population Estimate			9,440			
2038 College Place Population Growth Target			11,027			
Additional Population Growth Planning Requirement			1,587			
Total Potential Population Growth - City			1,163			
Additional Population Capacity Needed			424			
Total Potential Population Growth - UGA			419			
Additional Population Capacity Needed			5			
Additional New Dwelling Unit Capacity Needed			2			
Notes:						
(1)	This is based on an assessment of all vacant parcels and includes parcels miscoded as vacant, functionally attached to an adjoining lot, dedicated parking areas, and/or landlocked parcels.					
(2)	It is anticipated that vacant land suitable for development in UGA Areas 1B, 2B, and 2C, will be developed as PUD's.					

TABLE 6: COMMERCIAL/INDUSTRIAL LAND SUPPLY AND EMPLOYMENT CAPACITY ANALYSIS – CITY LIMITS

Table 6 Commercial/Industrial Land Supply and Employment Capacity Analysis - City Limits Revised 5/18/18						
	CG	CN	DMU	IL	PUD	Totals
Commercial/Industrial Available Lands						
Vacant Land (Acres)	110.3	0.0	2.2	0.0	0.0	112
Underdeveloped Land (Acres)	54.6	0.0	6.3	15.0	0.0	76
Redevelopable Land (Acres) (2)	0.0	0.0	0.0	0.0	0.0	0
Total Gross Acres of Available Land	164.9	0.0	8.4	15.0	0.0	188
Approved/Pending Developments						
Less Approved/Pending Developments (Acres)	32.3	0.0	0.0	0.0	0.0	32
Adjusted Gross Acres of Available Land	132.6	0.0	8.4	15.0	0.0	156
Areas Not Suitable for Development						
Critical Areas Deduction (Acres)	13.0	0.0	0.0	0.0	0.0	13
Public Use/Ownership Deduction (Acres)	0.0	0.0	0.0	7.2	0.0	7
Unbuildable Lots (Acres) (1)	62.6	0.0	5.4	7.8	0.0	76
Net Acres of Available Lands	57.0	0.0	3.0	0.0	0.0	60
Adjustments to Net Residential Available Lands						
25% Market Factor Deduction (Acres)	14.2	0.0	0.7	0.0	0.0	
Adjusted Net Acres of Available Lands	42.7	0.0	2.2	0.0	0.0	45
Employment Capacity Analysis						
Adjusted Net Acres of Available Lands	42.7	0.0	2.2	0.0	0.0	45
Average Floor Area Ratio	0.2	0.2	0.2	0.2	0.2	
Potential Building Square Footage	372,373	0	19,406	0	0	391,779
Approved/Pending Permits and Site Plans (sq. ft.)	1378.45	0	0	0	0	1,378
Subtotal Potential Building Square Footage	373,751	0	19,406	0	0	393,157
Square Feet per Employee	450	450	450	450	450	
Potential New Employment by Zoning District	831	0	43	0	0	874
Total Potential Commercial/Industrial Employment - City			874			
2017 College Place Employment Estimate						
2038 College Place Employment Target						
Additional Employment Planning Requirement						
Potential New Employment - City						
Additional Employment Capacity Needed						
Additional Commercial/Industrial Buildings Needed (sq.ft.)						
Additional Commercial/Industrial Acreage Needed						
Notes:						
1) This is based on an assessment of all vacant parcels and includes parcels miscoded as vacant, functionally attached to the adjoining lot, dedicated parking areas, and/or landlocked parcels.						
2) The developed commercial land in the CG and DMU Zones potentially suitable for redevelopment is under review. There is no redevelopable land in the CN, IL, and PUD zones.						

Table 7	
Commercial/Industrial Land Supply and Employment Capacity Analysis - UGA	
Revised 5/18/18	
	PROPOSED UGA 2-A
Commercial/Industrial Available Lands	
Vacant Land (Acres)	30.6
Underdeveloped Land (Acres)	0.0
Redevelopable Land (Acres) (2)	
Total Gross Acres of Available Land	30.6
Approved/Pending Developments	
Less Approved/Pending Developments (Acres)	
Adjusted Gross Acres of Available Land	30.6
Areas Not Suitable for Development	
Critical Areas Deduction (Acres)	1.7
Public Use/Ownership Deduction (Acres)	0
Unbuildable Lots (Acres) (1)	1.0
Net Acres of Available Lands	28.8
Adjustments to Net Residential Available Lands	
25% Market Factor Deduction (Acres)	7.2
Adjusted Net Acres of Available Lands	21.6
Employment Capacity Analysis	
Adjusted Net Acres of Available Lands	21.6
Average Floor Area Ratio	0.2
Potential Building Square Footage	188,310
Approved/Pending Permits and Site Plans (sq. ft.)	0
Subtotal Potential Building Square Footage	188,310
Square Feet per Employee	450
Potential New Employment by Zoning District	418
Total Potential Commercial/Industrial Employment	418
2017 College Place Employment Estimate	
2038 College Place Employment Target	
Additional Employment Planning Requirement	
Potential New Employment - City	
Potential New Employment - UGA	
Additional Employment Capacity Needed	
Additional Commercial/Industrial Buildings Needed (sq.ft.) - UGA	
Additional Commercial/Industrial Acreage Needed - UGA	
Notes:	
1)	<i>This is based on an assessment of all vacant parcels and includes parcels miscoded as vacant, functionally attached to an adjoining lot, dedicated parking areas, and/or landlocked parcels.</i>
2)	<i>The developed commercial properties in UGA Area 2A potentially suitable for redevelopment is under review.</i>

While it appears that with the addition of UGA Areas 1A, 2A, 2B, and 2C to the College Place UGA, that the City would have sufficient land to meet the projected population growth through the year 20137, but it would have no capacity to accommodate additional growth beyond that year. In addition, there remains a need to identify land suitable for commercial and industrial development to provide the tax base necessary to serve residential development in the future. As a result, it is imperative that the City and County continue their discussions to identify areas suitable for the expansion of the College Place UGA to accommodate growth and development in the future.

It is anticipated that through these discussions areas suitable for commercial and light industrial development will be identified and the 58 acres of land held in Urban Reserve would be applied to these areas through a future comprehensive plan amendment application. This would include a review by both the College Place and the Walla Walla County Planning Commissions and approval by the College Place City Council as well as the Walla Walla Board of County Commissioners.

FINDINGS AND CONCLUSIONS

The following findings and conclusions can be inferred from the data in Tables 1-7 and shall be used to support the proposed amendments to update the College Place Comprehensive Plan in 2018, in accordance with the provisions of the Washington State Growth Management Act and the Walla Walla County-Wide Planning Policies.

1. The absence of manufacturing and light industrial uses as well as vacant land suitable for development to support new light industrial uses is alarming, and seriously undermines the economic foundation of the City.
 - a. This is the basis of the proposal to remove 216 acres associated with Martin Airfield and designated as Light Industrial from the City's UGA. This area cannot be served by City services and is not suitable for urban industrial uses.
 - b. It is also the basis of the proposal to add UGA Area 2A along the SR 125 Corridor southeast of the city, to the College Place UGA and to establish a 58-acre Urban Reserve as a place holder for the addition of property to the College Place UGA suitable for development to support new light industrial uses.
2. The absence of a motel/hotel is a serious matter.
3. There is only one parcel in the neighborhood Commercial (CN) district and it is being used as a single family residence. This zoning district can be eliminated and neighborhood commercial uses can be added to the Table of Permitted Uses as appropriate.
4. Given the number of mobile home park uses in the in the Multi-Family Residential (RM) district (87), compared to the Mobile Home Park District (15), consideration should be given to integrating these two zoning districts into one district.
5. Consideration should be given to assisting the County Assessor's Office in reviewing and updating the use codes so that vacant parcels with development potential, can be more clearly distinguished from parcels that do not have development potential for development, such as open space tracts, rights-of-way, and common areas.
6. Consideration should be given to redefining the Public Reserve (PR) district so that it primarily consists of public parks and large open space tracts.
7. Consideration should be given to establishing a separate zoning district for the Walla Walla University Campus. Properties owned by the University not associated with the campus, would be subject to the applicable zoning for that neighborhood.
8. Parcels used for utilities, right-of-way, and parking would be subject to the applicable zoning for that district.

9. There is very limited potential for further development of land in the City that meets the County criteria for designation as underdeveloped land. Many of these parcels have been developed in a manner that precludes the further platting of the parcels. In addition, there are numerous landlocked parcels, that cannot be developed without access.
10. There is also very limited potential for further development of land in the existing UGA that meets the County criteria for underdeveloped land. Many of these parcels are located in areas where City services cannot be reasonably extended, or where there are access constraints. There are also landlocked parcels, as well as parcels that were clearly developed without the intent of preserving the potential for future development.
 - a. It is highly probable that the development potential of these areas has been overstated on Tables 4 and 5, even with the adjustments that were made.
11. The tables include deductions of land identified as critical areas, but it does not take into account required buffers and setbacks. As a result, the development potential of parcels with critical areas is likely overstated.
12. Most of the development potential within the City limits is on property owned by one developer. While their proposed development is an exciting opportunity for the city, additional land suitable for development should be added to the College Place UGA so that there is a variety of options.
13. It will be important for the City to continue to consult with special purpose districts and utility providers while implementing the updated Comprehensive Plan.
 - a. In particular, amendments may be appropriate in the future should new school facilities be required.

APPENDIX B WASHINGTON STATE DEPARTMENT OF REVENUE LAND USE CODES

Appendix B		
Washington State Department of Revenue Tax Assessment Use Codes		
RESIDENTIAL		54 Retail Trade - Food
9	Mobile home	55 Retail Trade - Apparel and accessories
11	Single family residential	56 Retail Trade - Automotive, marine, and aircraft
12	Residence, 2-4 units	57 Retail Trade - Furniture and home furnishings
13	Multifamily (5+)	58 Retail Trade -Eating and drinking
14	Residential condominiums	59 Other retail trade
15	Mobile home park	SERVICES
16	Hotel/motel	61 Finance, insurance, real estate services
17	Institutional lodging	62 Personal services
18	Other residential	63 Business services
19	Vacation and cabin	64 Repair services
MANUFACTURING		65 Professional services
21	Food products	66 Construction services
22	Textiles	67 Government services
23	Apparel	68 Educational services
24	Lumber and wood products (except furniture)	69 Misc services
25	Furniture and fixtures	CULTURAL, ENTERTAINMENT, AND RECREATION
26	Paper products	71 Cultural activities and nature exhibits
27	Printing and publishing	72 Public assembly
28	Chemicals	73 Amusements
29	Petroleum products	74 Recreation activities
30	Rubber and plastic products	75 Resorts and group camps
31	Leather products	76 Park
32	Stone, clay, and glass products	79 Cultural, entertainment, and recreation
33	Primary metal industries	RESOURCE PRODUCTION AND EXTRACTION
34	Fabricated metal products	81 Agricultural (not classified)
35	Scientific instruments, optical goods, watches	82 Agriculture related
39	Other manufacturing	83 Agricultural (classified under RCW 84.34)
TRANSPORTATION, COMM., AND UTILITIES		84 Fishing activities
41	Railroad/transit	85 Mining activities
42	Transportation	86 Marijuana grow operations
43	Aviation	87 Not assigned
44	Marine craft	88 Designated forest land
45	ROW	89 Other resource production
46	Parking	UNDEVELOPED LAND AND WATER AREA
47	Communication, transportation, and utilities	91 Undeveloped land
48	Utilities	92 Non commercial forest
49	Communication, transportation, and utilities	93 Water areas
TRADE		94 Open space (classified under RCW 84.34)
51	Wholesale trade	95 Timberland (classified under RCW 84.34)
52	Retail Trade - Building materials, hardware, farm	99 Undeveloped land
53	Retail Trade - General merchandise	

APPENDIX C SUPPORTING DOCUMENTATION

In addition, to the maps and tables previously cited, a series of tables have been prepared to highlight the potentially vacant and underdeveloped parcels in each zoning district. This information was generated to prepare the tables cited previously in this report, but it is a valuable planning tool, as it will enable the City to more readily track future development and to monitor the extent to which additional UGA adjustments may be required. These tables identify in each zoning district the total number of vacant and underdeveloped parcels, the specific parcels identified as not suitable for development, and the specific parcels, less critical areas, potentially suitable for development.

GENERAL COMMERCIAL (CG) ZONING DISTRICT

The purpose of the General Commercial zoning district is to provide a location for the concentrated grouping of diversified retail trade, administrative, and professional offices and services. This district encourages a full range of commercial activities, including convenience, comparison and professional shops and businesses serving the entire community trading area. Currently the CG district consists of 93 parcels totaling 177 acres. It is interesting to note that most frequent land use in this district is single family residential (15) followed by Retail Trade – Apparel and Accessories with 7 uses. There are 41 potentially undeveloped parcels zoned CG. While there are no unbuildable parcels attributable to critical areas, 12 of these parcels are not considered suitable for development for other reasons and 7 parcels in the vicinity of SE Myra Road and E Whitman Drive recently given preliminary PUD approval. As a result, there are an estimated 21 parcels zoned General Commercial that may be suitable for development consisting of 57 acres. Nearly half of this acreage is a parcel on S College Avenue across from the high school, that is anticipated to be developed as a part of a mixed use, planned unit development. In addition to vacant parcels, there are also 24 developed parcels zoned CG, greater than .51 acres, that could potentially be considered as underdeveloped. However, a closer examination of each of these parcels indicates that the layout of the existing buildings in all likelihood effectively precludes additional development.

GENERAL COMMERCIAL (GC) ZONING DISTRICT VACANT PARCEL SUMMARY

Parcels	Acreage			Zoning	Future Land Use	Ownership	Notes
	Total	Critical	Use Code				
38	103.67	16.36	87.30	Total Potentially Vacant CG Parcels/Acreage (Land Use Codes 81, 83, 91 and 99)			
0	0.00	0.00	0	Subtotal Vacant CG Parcels/Acreage Not Suitable for Development Due to Critical Areas			
1	0.03	0.00	0.03	Subtotal Vacant CG Parcels/Acreage Not Suitable for Development Due to Public Use /Ownership			
3700	0.03		81	CG	COMMERCIAL	Public	Miscoded, City ROW
12	8.04	1.22	6.82	Subtotal Vacant CG Parcels Not Suitable for Development Due to Other Factors			
35528	0.45	0.33	81	CG	Commercial	Private	Landlocked parcel on steep slope behind Sonbridge Community Center.
35999	3.38	0.67	81	CG	Commercial	Private	Honda Dealership, erroneous use code.
18730	0.01		91	CG	Commercial	Private	Unbuildable lot.
18623	0.16		91	CG	Commercial	Private	Nursery parking lot.
35526	0.41	0.21	91	CG	Comm/Lt Industrial	Private	Sonbridge Community Center
18729	0.06		91	CG	Commercial	Private	Existing sfr crosses onto this lot.
28269	0.27		91	CG	Commercial	Private	Landlocked.
28268	0.34		91	CG	Commercial	Private	Landlocked.
26976	0.47		91	CG	Commercial	Private	Does this lot still exist?
26977	0.51		91	CG	Commercial	Private	Does this lot still exist?
3588	0.94		91	CG	Comm/Lt Industrial	Private	No commercial access.
3591	1.03		91	CG	Commercial	Private	Home Depot parking lot.
25	95.60	15.15	80.45	Subtotal Vacant CG Parcels Potentially Suitable For Development			
7	32.25	2.59	29.66	Vacant Parcels in CG Zone with Preliminary Development Approval			
32283	3.30		91	CG	Commercial	Private	Preliminary PUD Approval
32279	2.17		91	CG	Comm/Lt Industrial	Private	Preliminary PUD Approval
32280	0.14		91	CG	Comm/Lt Industrial	Private	Preliminary PUD Approval
32284	0.43		91	CG	Commercial	Private	Preliminary PUD Approval
32281	7.87	0.58	91	CG	Comm/Lt Industrial	Private	Preliminary PUD Approval
32278	7.96	1.19	91	CG	Comm/Lt Industrial	Private	Preliminary PUD Approval
32282	10.38	0.82	91	CG	Comm/Lt Industrial	Private	Preliminary PUD Approval
18	63.35	12.56	50.79	Vacant Parcels in CG Zone Suitable for Development			
25362	25.02	3.95	83	CG	Commercial	Private	Anticipated to be developed as PUD.
30810	1.02	0.00	91	CG	Commercial	Private	Buildable lot.
35500	1.44	0.57	91	CG	Comm/Lt Industrial	Private	Steep slopes, limited development potential.
30641	2.77	1.70	91	CG	Commercial	Private	Buildable lot.
32482	3.32	1.90	91	CG	Commercial	Private	Buildable lot.
28701	6.72	1.29	91	CG	Commercial	Private	Buildable lot.
35049	8.17	3.15	91	CG	Commercial	Private	Buildable lot.
35501	0.15		91	CG	Comm/Lt Industrial	Private	Buildable with lot 35500.
16863	0.29		91	CG	Commercial	Private	Buildable lot?
43757	0.37		91	CG	Commercial	Private	Buildable lot.
26974	0.50		91	CG	Commercial	Private	Buildable lot.
43755	0.95		91	CG	Commercial	Private	Buildable lot.
33001	1.08		91	CG	Commercial	Private	Buildable lot.
25723	1.10		91	CG	Comm/Lt Industrial	Private	Development potential may be constrained by easements.
33000	1.40		91	CG	Commercial	Private	Buildable lot.
16096	1.49		91	CG	Commercial	Private	Buildable lot.
32285	3.03		91	CG	Commercial	Private	Buildable lot.
22640	4.54		91	CG	Commercial	Private	Buildable lot.
Notes:							
0	3.06	0.40		CG	Commercial	Public	Use not classified
0	2.39			CG	Comm/Lt Industrial	Public	Use not classified

GENERAL COMMERCIAL (GC) ZONING DISTRICT UNDERDEVELOPED PARCEL SUMMARY

Parcels	Acreage		Use Code	Zoning	Future Land Use	Ownership	Notes
	Total	Critical					
24	54.60	2.17					Total Developed CG Parcels Greater than .51 Acres.
0	0.00	0.00					Subtotal Underdeveloped CG Parcels Not Suitable for Development Due to Public Use /Ownership
24	54.60	2.17					Subtotal Underdeveloped R-60 Parcels Not Suitable for Further Development Due to Other Factors
34006	0.53		55	CG	Commercial	Private	Parking lot for commercial development.
26975	0.53		64	CG	Commercial	Private	Lot fully developed.
3653	0.54		66	CG	Commercial	Private	Lot fully developed.
15823	0.59		55	CG	Commercial	Private	Lot fully developed.
43756	0.59		65	CG	Commercial	Private	Lot fully developed.
35048	0.62	0.36	61	CG	Comm/Lt Industrial	Private	Lot fully developed.
16327	0.65		58	CG	Commercial	Private	Lot fully developed.
28765	0.71		58	CG	Commercial	Private	Lot fully developed.
33211	0.84		64	CG	MF Residential	Private	Lot fully developed.
16862	0.87		66	CG	Commercial	Private	Lot fully developed.
27517	0.88		61	CG	Commercial	Private	Lot fully developed.
33709	0.96		61	CG	Commercial	Private	Lot fully developed.
28709	0.98		62	CG	Commercial	Private	Lot fully developed.
7895	1.51		52	CG	Commercial	Private	Lot fully developed.
16384	1.55		53	CG	Commercial	Private	Lot fully developed.
28766	1.57		55	CG	Commercial	Private	Lot fully developed.
34251	1.59		54	CG	Commercial	Private	Lot fully developed.
35493	1.71		61	CG	Comm/Lt Industrial	Private	Lot fully developed.
18274	2.08	0.37	53	CG	Commercial	Private	Lot fully developed.
28360	2.25		65	CG	Commercial	Private	Lot fully developed.
18622	2.39		52	CG	Commercial	Private	Lot fully developed.
25273	10.46		52	CG	Commercial	Private	Lot fully developed.
7511	19.53	1.44	53	CG	Commercial	Private	Lot fully developed.
22639	0.69		69	CG	Commercial	Private	Lot fully developed.
0	0.00	0.00					Subtotal Underdeveloped CG Parcels Potentially Suitable For Further Development

NEIGHBORHOOD COMMERCIAL (CN) ZONING DISTRICT

There is only one parcel in this zoning district and it is being used as a single family residence. As a result, consideration is being given to eliminating this zoning district and adding neighborhood commercial as a permitted use in certain residential zones.

DOWNTOWN MIXED USE (DMU) ZONING DISTRICT

This zoning district was established to implement the sub-area plan prepared for the College Avenue corridor. It is the purpose of the Downtown Mixed Use district to ensure innovative, well designed, mixed-use, higher density development to be located along College Avenue. It is envisioned that over time, this area will become a vibrant mix of commercial and residential uses. Of the 122 parcels in this zoning district half are single family residences (61), and 15 parcels

contain 2 or more dwelling units. There are currently 10 vacant parcels in this zoning district, but only 3 involving approximately an acre is considered suitable for commercial development and there is one small parcel suitable for multi-family development. In addition, there are 2 developed parcels that are considered underdeveloped and suitable for additional development.

DOWNTOWN MIXED USE (DMU) ZONING DISTRICT VACANT PARCEL SUMMARY

Parcels	Acreage		Use Code	Zoning	Future Land Use	Ownership	Notes
	Total	Critical					
11	2.80	0.00					Total Potentially Vacant DMU Parcels/Acreage (Land Use Codes 81, 83, 91 and 99)
							Subtotal Vacant DMU Parcels/Acreage Not Suitable for Development Due to Critical Areas
1	0.03						Subtotal Vacant CN Parcels/Acreage Not Suitable for Development Due to Public Use /Ownership
3920	0.03		91	DMU	College Avenue District	Public	
6	1.01	0.00					Subtotal Vacant DMU Parcels Not Suitable for Development Due to Other Factors
3725	0.02		91	DMU	College Avenue District	Private	
4225	0.04		91	DMU	College Avenue District	Private	
26693	0.05		91	DMU	College Avenue District	Private	
6718	0.17		91	DMU	College Avenue District	Private	Limited access, connected to neighboring property.
30933	0.23		91	DMU	College Avenue District	Private	Parking lot.
4542	0.50		91	DMU	College Avenue District	Private	Building over property line.
4	1.76	0.00					Subtotal Vacant DMU Parcels Potentially Suitable For Development
9549	0.21		91	DMU	College Avenue District	Private	Suitable for commercial development.
18864	0.42		91	DMU	College Avenue District	Private	Suitable for commercial development.
30791	0.50		91	DMU	College Avenue District	Private	Suitable for commercial development.
7410	0.63		91	DMU	College Avenue District	Private	Limited multi-family development potential.

DOWNTOWN MIXED USE (DMU) ZONING DISTRICT UNDERDEVELOPED PARCEL SUMMARY

Parcels	Acreage		Use Code	Zoning	Future Land Use	Ownership	Notes
	Total	Critical					
6	5.46	1.38	4.07				Total Developed DMU Parcels Greater than .5 Acres.
0	0.00	0.00	0.00				Subtotal Underdeveloped DMU Parcels Not Suitable for Development Due to Public Use /Ownership
4	4.43	1.38	3.04				Subtotal Underdeveloped DMU Parcels Not Suitable for Further Development Due to Other Factors
34398	0.59		53	DMU	College Avenue District	Private	Lot fully developed.
30934	2.53	0.93	54	DMU	College Avenue District	Private	Lot fully developed.
17789	0.63		61	DMU	College Avenue District	Private	Lot fully developed.
28652	0.68	0.46	69	DMU	College Avenue District	Private	Lot fully developed.
2	1.03	0.00	1.03				Subtotal Underdeveloped DMU Parcels Potentially Suitable For Further Development
30243	0.81		54	DMU	College Avenue District	Private	
4547	1.03		61	DMU	College Avenue District	Private	

LIGHT INDUSTRIAL (IL) ZONING DISTRICT

The purpose of the Light Industrial district is to provide for the location and grouping of industrial activities that do not generate offensive external impacts such as excessive noise, pollution or emissions, involve limited assembly, fabrication and handling of products, include research and technological processes and do not create exceptional demands upon public facilities and services. A further purpose is to afford protection to the industries so located by prohibiting the intrusion of incompatible influences. Currently there are only 10 parcels in this zoning district and 5 of the parcels are owned and used by Walla Walla University, one by a non-profit organization, two parcels are utilized by a mini-storage, and one parcel is used by a retail business. In other words, there is only one light industrial use in the city, which poses a very serious economic sustainability problem. To address this situation, the City of College Place has initiated discussions with Walla Walla County, the City of Walla Walla, and the Port of Walla Walla, to identify properties suitable for inclusion in the College Place Urban Growth Area for future light industrial development. It is anticipated that this may occur on the SR 125 corridor southeast of College Place where city services already exist or can reasonably be provided.

MOBILE HOME PARK (MHP) ZONING DISTRICT

It is the purpose of the MHP manufactured home park district to accommodate the placement of manufactured homes in designated park developments where individual spaces are leased or rented and not sold to the occupants. It is a further purpose of this district to establish specific performance standards for the design of such park developments. The manufactured home park district is a floating (unmapped) zone which is "anchored" to the land after approval of an applicant's petition for rezone. There are at least 11 parcels associated with a mobile home park(s) which provide a source of affordable housing. As a result of changes in federal laws, no new mobile homes have been built since 1976 and at some point consideration will need to be given to supporting a transition of uses. There are no vacant parcels in this zoning district and consideration is being given to merging this zoning district into the RM Multi-Family Housing district.

PUBLIC RESERVE (PR) ZONING DISTRICT

The purpose of this district is to provide for the retention of lands necessary for open spaces, parks and structures for educational, cultural and similar public and quasi-public institutions. The public reserve district is a floating (unmapped) zone which is "anchored" to the land after approval of an applicant's petition for rezone. This district is a bit of a misnomer however, as it is possible that more than half of the parcels are owned by Walla Walla University and are not reserved for public use. In addition, there are several other parcels used for housing or privately owned commercial uses. As a result, the City is currently considering several revisions to this zoning district so that it only consists of parcels dedicated to public use such as parks, trails, and open space. Private uses will be redesignated accordingly, and it is anticipated that parcels used for right-of-way or utilities will be zoned to be consistent with neighboring properties. Also under review is a proposal to create a special zoning district for the Walla Walla University campus, similar conceptually to the

Downtown Mixed Use zone. University owned parcels not connected to the main campus would be zoned consistent with neighboring properties.

PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT

The planned unit development district is a floating (unmapped) zone which is "anchored" to the land after approval of an applicant's petition for rezone. The Planned Unit Development (PUD) district has the following purposes:

- A.** To permit flexibility that will encourage a more creative approach in the development of land, and will result in a more efficient, aesthetic and desirable use of open space, layout of streets, utility systems and other public improvements, while at the same time maintaining substantially the same overall dwelling unit density and area coverage.
- B.** To allow development which is as good or better than that resulting from traditional lot-by-lot development, by applying unified design to larger land areas, while still maintaining the same principles and purposes inherent in the requirements applying to individual lots.
- C.** To permit flexibility in design, placement of buildings, use of open spaces, off-street parking and circulation plans, and to best utilize the potentials of the site's unique features in a manner which preserves or creates environmental amenities superior to those generally found in traditional land development.

Planned Unit Developments are approved by the City Hearing Examiner in conjunction with the approval of a project specific master planned development. The approved master plan sets the range of permitted uses and the intensity of the development. Currently there are 625 parcels in approved PUD's totaling 174 acres. While there are 96 parcels identified as vacant or undeveloped in or likely to be included in this zone, at least 47 of these have been designated as open space or for public use. Another 40 have recently been developed with single family residences or will not be included in proposed PUDs. As a result, there are only 8 vacant parcels suitable for development. Three of these parcels are platted single family residential lots, two vacant parcels in the Villages at Garrison Creek are being marketed for commercial development, and there are 12 acres that have been designated for the next phase of residential development in the Villages at Garrison Creek. In addition, it should be noted that a mixed use development proposed for vacant commercial property at the intersection of SE Myra Road and E Whitman Drive has received preliminary approval as a PUD and the developer is finalizing the mix of uses and project phasing. It should also be noted that there are approximately 150 acres in southwest College Place, known as the McKeirnan/ Christensen property, that is expected to be developed as a mixed-use planned unit development.

PLANNED UNIT DEVELOPMENT (PUD) VACANT PARCEL SUMMARY

Parcels	Acreage		Use Code	Zoning	Future Land Use	Ownership	Notes
	Total	Critical					
92	55.45	15.07	Total Potentially Vacant PUD Parcels/Acreage (Land Use Codes 81, 83, 91 and 99)				
1	5.19	4.86	Subtotal Vacant PUD Parcels/Acreage Not Suitable for Development Due to Critical Areas				
16517	5.19	4.86	91	PUD	Urban Residential	Private	Not buildable, stream.
47	24.13	7.51	Subtotal Vacant PUD Parcels/Acreage Not Suitable for Development Due to Public Use /Ownership				
28065	0.02		99	PUD	Urban Residential	Private	HOA common area.
28040	0.03		99	PUD	Urban Residential	Private	HOA common area.
28015	0.03		99	PUD	Urban Residential	Private	
28036	0.04		99	PUD	Urban Residential	Private	
28038	0.04		99	PUD	Urban Residential	Private	
28045	0.04		99	PUD	Urban Residential	Private	
28738	0.05		99	PUD	Urban Residential	Private	
28041	0.06		99	PUD	Urban Residential	Private	
28741	0.07		99	PUD	Urban Residential	Private	
28044	0.10		99	PUD	Urban Residential	Private	HOA common area.
28051	0.11		99	PUD	Urban Residential	Private	Dedicated Open Space.
28009	0.13		99	PUD	Urban Residential	Private	Private park.
9524	0.14	0.09	99	PUD	Urban Residential	Private	
28742	0.14		99	PUD	Urban Residential	Private	
28050	0.15		99	PUD	Urban Residential	Private	
28042	0.15		99	PUD	Urban Residential	Private	
28043	0.16		99	PUD	Urban Residential	Private	
28063	0.17		99	PUD	Urban Residential	Private	
28052	0.18		99	PUD	Urban Residential	Private	
28032	0.18		99	PUD	Urban Residential	Private	
30886	0.19		99	PUD	Urban Residential	Private	
30750	0.21		99	PUD	Urban Residential	Private	
28053	0.21	0.01	99	PUD	Urban Residential	Private	
28058	0.22	0.21	99	PUD	Urban Residential	Private	
28017	0.23		99	PUD	Urban Residential	Private	
28013	0.24		99	PUD	Urban Residential	Private	
28066	0.28		99	PUD	Urban Residential	Private	
28031	0.29	0.03	99	PUD	Urban Residential	Private	
28029	0.31		99	PUD	Urban Residential	Private	
28739	0.35		99	PUD	Urban Residential	Private	Dedicated Open Space.
28020	0.38	0.03	99	PUD	Urban Residential	Private	
9523	0.43	0.02	99	PUD	Urban Residential	Private	
28019	0.46		99	PUD	Urban Residential	Private	
28740	0.47		99	PUD	Urban Residential	Private	
9525	0.57	0.13	99	PUD	Urban Residential	Private	
28018	1.13		99	PUD	Urban Residential	Private	Center roundabout
28021	2.17	2.17	99	PUD	Urban Residential	Private	
32529	3.28	0.77	99	PUD	Urban Residential	Private	
43600	0.16		91	PUD	Urban Residential	Private	Dedicated Open Space.
43598	1.43	1.02	91	PUD	Urban Residential	Private	Dedicated Open Space.
25757	2.94	0.99	91	PUD	Urban Residential	Private	Dedicated Open Space.
25758	3.44	1.36	91	PUD	Urban Residential	Private	Dedicated Open Space.
36101	0.62		91	PUD	Urban Residential	Public	City Owned
14313	0.10	0.10	91	PUD	Urban Residential	Private	Dedicated Open Space.
18758	0.52	0.33	91	PUD	Urban Residential	Public	Housing Authority.
36103	0.97	0.25	91	PUD	Urban Residential	Private	Pending dedication as City Park.
36102	0.53		91	PUD	Urban Residential	Private	Dedicated wetand/open space?

PLANNED UNIT DEVELOPMENT (PUD) VACANT PARCEL SUMMARY

Acreage							
Parcels	Total	Critical	Use Code	Zoning	Future Land Use	Ownership	Notes
37	5.24	0.39			Subtotal Vacant PUD Parcels Not Suitable for Development Due to Other Factors		
28254	0.26		91	PUD	Urban Residential	Private	Parking lot, not buildable.
43576	0.10		91	PUD	Urban Residential	Private	Developed with SFR
43577	0.10		91	PUD	Urban Residential	Private	Developed with SFR
43563	0.11		91	PUD	Urban Residential	Private	Developed with SFR
43593	0.11		91	PUD	Urban Residential	Private	Developed with SFR
43592	0.11		91	PUD	Urban Residential	Private	Developed with SFR
43578	0.12		91	PUD	Urban Residential	Private	Developed with SFR
43559	0.12		91	PUD	Urban Residential	Private	Developed with SFR
43591	0.13		91	PUD	Urban Residential	Private	Developed with SFR
43561	0.13		91	PUD	Urban Residential	Private	Developed with SFR
43565	0.13		91	PUD	Urban Residential	Private	Developed with SFR
43566	0.13		91	PUD	Urban Residential	Private	Developed with SFR
43562	0.13		91	PUD	Urban Residential	Private	Developed with SFR
43560	0.13		91	PUD	Urban Residential	Private	Developed with SFR
43564	0.13		91	PUD	Urban Residential	Private	Developed with SFR
15637	0.13		91	PUD	Urban Residential	Private	Developed with SFR
16683	0.14		91	PUD	Urban Residential	Private	Developed with SFR
43587	0.14		91	PUD	Urban Residential	Private	Developed with SFR
43585	0.14		91	PUD	Urban Residential	Private	Developed with SFR
43586	0.14		91	PUD	Urban Residential	Private	Developed with SFR
43571	0.14		91	PUD	Urban Residential	Private	Developed with SFR
43572	0.14		91	PUD	Urban Residential	Private	Developed with SFR
17370	0.15	0.08	91	PUD	Urban Residential	Private	Developed with SFR
43588	0.16		91	PUD	Urban Residential	Private	Developed with SFR
43570	0.17		91	PUD	Urban Residential	Private	Developed with SFR
43567	0.17		91	PUD	Urban Residential	Private	Developed with SFR
43573	0.17		91	PUD	Urban Residential	Private	Developed with SFR
43568	0.19		91	PUD	Urban Residential	Private	Developed with SFR
23018	0.21		91	PUD	Urban Residential	Private	Developed with SFR
43589	0.23	0.10	91	PUD	Urban Residential	Private	Developed with SFR
44039	0.08		91	PUD	Urban Residential	Private	Developed with SFR
44040	0.10		91	PUD	Urban Residential	Private	Developed with SFR
43583	0.10		91	PUD	Urban Residential	Private	Developed with SFR
43584	0.11		91	PUD	Urban Residential	Private	Developed with SFR
43800	0.13		91	PUD	Urban Residential	Private	Developed with SFR
43801	0.13		91	PUD	Urban Residential	Private	Developed with SFR
28724	0.21	0.20	91	PUD	Urban Residential	Private	Developed with SFR

PLANNED UNIT DEVELOPMENT (PUD) VACANT PARCEL SUMMARY

Acreage							
Parcels	Total	Critical	Use Code	Zoning	Future Land Use	Ownership	Notes
7	20.88	2.31					Subtotal Vacant PUD Parcels Potentially Suitable For Development
3	0.36						Vacant PUD Lots Suitable For Only One Single Family Residence
43575	0.10		91	PUD	Urban Residential	Private	Vacant sfr lot.
43574	0.12		91	PUD	Urban Residential	Private	Vacant sfr lot.
43590	0.14		91	PUD	Urban Residential	Private	Vacant sfr lot.
2	14.10	1.89	12.20				Vacant PUD Lots With Residential Development Potential
16520	6.62	1.85	91	PUD	Urban Residential	Private	Next phase of development.
16521	7.47	0.04	91	PUD	Urban Residential	Private	Next phase of development.
2	6.43	0.42	6.01				Vacant PUD Lots With Commercial Development Potential
16519	2.09	0.02	91	PUD	Commercial	Private	Vacant Commercial
43298	4.34	0.40	91	PUD	Commercial	Private	Vacant Commercial.
27652	1.10			PUD	Urban Residential	Private	Do these parcels still exist?
17379	11.32	1.66		PUD	Urban Residential	Private	Do these parcels still exist?
44041	11.74	2.04		PUD	Urban Residential	Private	Do these parcels still exist?
17378	11.95	1.78		PUD	Urban Residential	Private	Do these parcels still exist?

R-60 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT

The purpose of this zone is to create a higher density single-family residential district which may provide a transition between single-family and multifamily residential districts. A further purpose of this district is to encourage a greater variety of housing types and residential environments by accommodating duplex development. This is the largest zoning district in the city with 1,195 parcels and 475 acres. Only 110 parcels are listed as vacant or undeveloped, but as a practical matter the actual number of vacant parcels is closer to 40 involving 31 acres. There are also 64 developed parcels zoned R-60, that meet the criteria to be considered as underdeveloped. However, a closer examination of these parcels indicate that only 10 parcels and 21 acres may be suited for additional development.

R-60 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT VACANT PARCEL SUMMARY

Parcels	Acreage		Use Code	Zoning	Future Land Use	Ownership	Notes
	Total	Critical					
111	168.02	28.09	139.94	Total Potentially Vacant R-60 Parcels/Acreage (Land Use Codes 81, 83, 91 and 99)			
0	0.00	0.00	0.00	Subtotal Vacant R-60 Parcels/Acreage Not Suitable for Development Due to Critical Areas			
12	3.24	0	3.24	Subtotal Vacant R-60 Parcels/Acreage Not Suitable for Development Due to Public Use /Ownership			
3204	0.01		91	R-60	Urban Residential	Public	
3205	0.01		91	R-60	Urban Residential	Public	
3693	0.03		91	R-60	Urban Residential	Public	
4085	0.05		91	R-60	Urban Residential	Private	
43375	0.15		91	R-60	Urban Residential	Public	
4087	0.19		91	R-60	Urban Residential	Private	
4338	0.22		91	R-60	Urban Residential	Public	
4092	0.89		91	R-60	Urban Residential	Private	
44037	1.51		91	R-60	Urban Residential	Public	
25700	0.05		99	R-60	Urban Residential	Private	
28011	0.00		99	R-60	Urban Residential	Private	
28012	0.12		99	R-60	Urban Residential	Private	

Acreage							
Parcels	Total	Critical	Use Code	Zoning	Future Land Use	Ownership	Notes
58	10.57	0.84	9.74	Subtotal	Vacant R-60 Parcels	Not Suitable for Development Due to Other Factors	
13780	0.00		81	R-60	Urban Residential	Private	Miscoded. Wellsite within larger parcel.
4047	1.19	0.53	83	R-60	Urban Residential	Private	No access with significant wetlands.
4262	0.00		91	R-60	Urban Residential	Private	Unbuildable lot, integrated with adjacent sfr.
4090	0.01		91	R-60	Urban Residential	Private	Unbuildable lot, integrated with adjacent sfr.
4118	0.01		91	R-60	Urban Residential	Private	Unbuildable lot, integrated with adjacent sfr.
4521	0.01		91	R-60	Urban Residential	Private	Unbuildable lot, integrated with adjacent sfr.
4263	0.01		91	R-60	Urban Residential	Private	Unbuildable lot, integrated with adjacent sfr.
42754	0.01		91	R-60	Urban Residential	Private	Unbuildable lot, integrated with adjacent sfr.
4411	0.01	0.01	91	R-60	Urban Residential	Private	Unbuildable lot, integrated with adjacent sfr.
4261	0.01		91	R-60	Urban Residential	Private	Unbuildable lot, integrated with adjacent sfr.
4349	0.02		91	R-60	Urban Residential	Private	Unbuildable lot, integrated with adjacent sfr.
15615	0.02	0.02	91	R-60	Urban Residential	Private	Unbuildable lot, integrated with adjacent sfr.
17062	0.02		91	R-60	Urban Residential	Private	Unbuildable lot, integrated with adjacent sfr.
29063	0.03		91	R-60	Urban Residential	Private	Unbuildable lot, integrated with adjacent sfr.
3636	0.03		91	R-60	Urban Residential	Private	Unbuildable lot, integrated with adjacent sfr.
4527	0.04		91	R-60	Urban Residential	Private	Unbuildable lot, integrated with adjacent sfr.
3566	0.04		91	R-60	Urban Residential	Private	Unbuildable lot, integrated with adjacent sfr.
4111	0.04		91	R-60	Urban Residential	Private	Unbuildable lot, integrated with adjacent sfr.
4519	0.04		91	R-60	Urban Residential	Private	Unbuildable lot, integrated with adjacent sfr.
4529	0.04		91	R-60	Urban Residential	Private	Unbuildable lot, integrated with adjacent sfr.
3568	0.04		91	R-60	Urban Residential	Private	Unbuildable lot, integrated with adjacent sfr.
4348	0.05	0.01	91	R-60	Urban Residential	Private	Unbuildable lot, integrated with adjacent sfr.
33932	0.06		91	R-60	Urban Residential	Private	Unbuildable lot, integrated with adjacent sfr.
4326	0.06		91	R-60	Urban Residential	Private	Unbuildable lot, integrated with adjacent sfr.
32240	0.06		91	R-60	Urban Residential	Private	Unbuildable lot, building and access over lot line.
4196	0.06		91	R-60	Urban Residential	Private	Unbuildable lot, building, access, and setbacks over lot line.
4182	0.06		91	R-60	Urban Residential	Private	Unbuildable lot, integrated with adjacent sfr.
8591	0.07	0.03	91	R-60	Urban Residential	Private	Unbuildable lot, sfr built over property line.
33755	0.07		91	R-60	Urban Residential	Private	Unbuildable lot, required yard and setback for adjacent sfr.
16355	0.07		91	R-60	Urban Residential	Private	Unbuildable lot, landlocked and unaccessible.
4197	0.07		91	R-60	Urban Residential	Private	Unbuildable lot, landlocked and unaccessible.
42755	0.08		91	R-60	Urban Residential	Private	Unbuildable lot, required yard and setback for adjacent sfr.
14205	0.08		91	R-60	Urban Residential	Private	Unbuildable lot,
4189	0.08		91	R-60	Urban Residential	Private	Unbuildable lot, landlocked and unaccessible.
3915	0.09		91	R-60	Urban Residential	Private	Unbuildable lot, required yard for sfr.
27704	0.09		91	R-60	Urban Residential	Private	Unbuildable lot, required side yard and setback for sfr.
4408	0.10		91	R-60	Urban Residential	Private	Unbuildable lot, required back yard and setback for sfr.
17969	0.11		91	R-60	Urban Residential	Private	Unbuildable lot, required back yard and setback for sfr.
4400	0.11	0.03	91	R-60	Urban Residential	Private	Non-conforming lot with critical areas.
4412	0.12	0.08	91	R-60	Urban Residential	Private	Unbuildable lot, required side yard and setback for sfr.
22966	0.17		91	R-60	Urban Residential	Private	Unbuildable lot, landlocked and unaccessible.
42752	0.20		91	R-60	Urban Residential	Private	SFR built over property line.
42758	0.20		91	R-60	Urban Residential	Private	Miscoded, single family residence.
4336	0.27		91	R-60	Urban Residential	Private	Unbuildable, building and required yard over property line.
4062	2.04		91	R-60	Urban Residential	Private	Unbuildable, non-conforming lot, abandoned RR ROW.
22434	2.10		91	R-60	Urban Residential	Private	Landlocked.
16930	0.28	0.13	91	R-60	Urban Residential	Private	Miscoded, detached garage and yard for sfr.
23238	0.17		91	R-60	Urban Residential	Private	Miscoded, developed with sfr.
34045	0.14		91	R-60	Urban Residential	Private	Miscoded, sfr built over property line.
42759	0.14		91	R-60	Urban Residential	Private	Unbuildable, parking and access for sfr.
4615	0.14		91	R-60	Urban Residential	Private	Unbuildable, building and required yard over property line.
43372	0.16		91	R-60	Urban Residential	Private	Miscoded, new single family residence.
4327	0.17		91	R-60	Urban Residential	Private	SFR built over property line.
43391	0.20		91	R-60	Urban Residential	Private	Miscoded, new single family residence.
3683	0.21		91	R-60	Urban Residential	Private	Unbuildable, building and required yard over property line.
4502	0.21		91	R-60	Urban Residential	Private	SFR built over property line.
22710	0.23		91	R-60	Urban Residential	Private	SFR built over property line.
18510	0.41		91	R-60	Urban Residential	Private	Unbuildable lot, landlocked and unaccessible.

Acreage							
Parcels	Total	Critical	Use Code	Zoning	Future Land Use	Ownership	Notes
41	154.21	27.25	126.96	Subtotal Vacant R-60 Parcels Potentially Suitable For Development			
8	140.95	26.15	114.80	Vacant R-60 Parcels With Residential Development Potential			
3565	5.51		81	R-60	Urban Residential	Private	Suitable for development.
3570	0.96		91	R-60	Urban Residential	Private	Suitable for development.
4230	2.25	0.54	91	R-60	Urban Residential	Private	Limited development potential with critical areas.
22736	3.79		91	R-60	Urban Residential	Private	Suitable for development.
27385	4.40		91	R-60	Urban Residential	Private	Suitable for development.
27992	1.40		91	R-60	Urban Residential	Private	Accessible from Mulberry Court.
30613	121.69	25.61	83	R-60	Urban Residential	Private	Potential PUD
33657	0.95		91	R-60	Urban Residential	Private	Suitable for development.
33	13.26	1.10	12.16	Vacant R-60 Lots Suitable For Only One Single Family Residence			
3571	0.28		91	R-60	Urban Residential	Private	Landlocked, possible single family residential lot.
3738	0.21		91	R-60	Urban Residential	Private	Platted single family residential lot.
3782	0.16		91	R-60	Urban Residential	Private	Platted single family residential lot.
3783	0.15		91	R-60	Urban Residential	Private	Platted single family residential lot.
4041	6.07	0.40	91	R-60	Urban Residential	Private	Significant access and utility constraints.
4179	0.39		91	R-60	Urban Residential	Private	Limited access, can't be subdivided.
4186	0.21		91	R-60	Urban Residential	Private	Single family residential lot.
4223	0.17		91	R-60	Urban Residential	Private	Platted single family residential lot.
4236	0.37		91	R-60	Urban Residential	Private	May not have access for second lot.
6000	0.26	0.03	91	R-60	Urban Residential	Private	Platted single family residential lot.
16424	0.13		91	R-60	Urban Residential	Private	Platted single family residential lot.
16965	0.37	0.21	91	R-60	MF Residential	Private	Platted single family lot.
18699	0.14		91	R-60	Urban Residential	Private	Platted single family residential lot.
22973	0.70		91	R-60	Urban Residential	Private	Abandoned RR ROW, can't be subdivided.
23052	0.22		91	R-60	Urban Residential	Private	Platted single family residential lot.
26198	0.28	0.24	91	R-60	MF Residential	Private	Platted single family lot.
26199	0.31	0.22	91	R-60	MF Residential	Private	Platted single family lot.
30086	0.23	0.01	91	R-60	Urban Residential	Private	Platted single family residential lot.
30089	0.20		91	R-60	Urban Residential	Private	Platted single family residential lot.
43373	0.16		91	R-60	Urban Residential	Private	Platted single family residential lot.
43374	0.16		91	R-60	Urban Residential	Private	Platted single family residential lot.
43376	0.17		91	R-60	Urban Residential	Private	Platted single family residential lot.
43377	0.18		91	R-60	Urban Residential	Private	Platted single family residential lot.
43378	0.15		91	R-60	Urban Residential	Private	Platted single family residential lot.
43379	0.14		91	R-60	Urban Residential	Private	Platted single family residential lot.
43380	0.14		91	R-60	Urban Residential	Private	Platted single family residential lot.
43381	0.17		91	R-60	Urban Residential	Private	Platted single family residential lot.
43382	0.17		91	R-60	Urban Residential	Private	Platted single family residential lot.
43383	0.14		91	R-60	Urban Residential	Private	Platted single family residential lot.
43388	0.18		91	R-60	Urban Residential	Private	Platted single family residential lot.
43389	0.23		91	R-60	Urban Residential	Private	Platted single family residential lot.
43758	0.21		91	R-60	Urban Residential	Private	Platted single family residential lot.
43759	0.21		91	R-60	Urban Residential	Private	Platted single family residential lot.

R-60 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT UNDERDEVELOPED PARCEL SUMMARY

Parcels	Acreage			Use Code	Zoning	Future Land Use	Ownership	Notes
	Total	Critical						
66	97.98	11.26	86.72					Total Developed R-60 Parcels Greater than .41 Acres.
1	1.90	0.01	1.89	Subtotal	Underdeveloped R-60 Parcels	Not Suitable for Development Due to Public Use /Ownership		
35088	1.90	0.01	11	R-60	Urban Residential	Public		
53	54.17	6.90	47.27	Subtotal	Underdeveloped R-60 Parcels	Not Suitable for Further Development Due to Other Factors		
3569	0.43		11	R-60	Urban Residential	Private		Lot fully developed.
3572	0.61		11	R-60	Urban Residential	Private		Lot fully developed.
3575	0.63		11	R-60	Urban Residential	Private		Lot fully developed.
3708	0.65		11	R-60	Urban Residential	Private		Platted and developed as one sfr.
3924	0.47		12	R-60	Urban Residential	Private		Lot fully developed.
4038	2.68	0.07	11	R-60	Urban Residential	Private		Landlocked with no access.
4187	0.45		11	R-60	Urban Residential	Private		Lot fully developed.
4191	1.23		11	R-60	Urban Residential	Private		No access.
4231	1.52	0.47	11	R-60	Urban Residential	Private		Highly unlikely with critical areas.
4234	0.70		11	R-60	Urban Residential	Private		Lot fully developed.
4286	0.79	0.34	11	R-60	Urban Residential	Private		Lot fully developed.
4520	0.42		11	R-60	Urban Residential	Private		No development potential due to layout.
4646	0.44		12	R-60	Urban Residential	Private		Already two houses on the lot.
4738	1.42	1.11	11	R-60	Urban Residential	Private		Limited access and critical area limitations.
5791	0.50	0.25	11	R-60	Urban Residential	Private		Lot fully developed.
5924	10.34	1.54	83	R-60	Urban Residential	Private		SFR, no access with significant wetlands.
6737	0.43		11	R-60	Urban Residential	Private		Lot fully developed.
7970	0.45		11	R-60	Urban Residential	Private		Lot fully developed.
8574	0.47		11	R-60	Urban Residential	Private		No access to back yard.
13740	0.50	0.43	11	R-60	Urban Residential	Private		Lot fully developed.
14390	0.46		11	R-60	Urban Residential	Private		Lot fully developed.
14597	0.85		11	R-60	Urban Residential	Private		Lot fully developed.
14599	0.46		11	R-60	Urban Residential	Private		Lot fully developed.
15611	0.65		11	R-60	Urban Residential	Private		Platted and developed as one sfr.
15972	4.90	0.46	11	R-60	Urban Residential	Private		No access or sewers.
16068	0.42		11	R-60	Urban Residential	Private		Lot fully developed.
16407	0.78	0.70	11	R-60	Urban Residential	Private		Lot fully developed.
18515	0.56		11	R-60	Urban Residential	Private		Lot fully developed.
18519	0.54		11	R-60	Urban Residential	Private		Lot fully developed.
18845	0.60	0.24	11	R-60	Urban Residential	Private		Lot doesn't exist.
22976	0.46		11	R-60	Urban Residential	Private		Lot fully developed.
24105	0.52		9	R-60	Urban Residential	Private		Lot fully developed.
24766	0.53		9	R-60	Urban Residential	Private		Lot fully developed.
26516	1.36		69	R-60	Urban Residential	Private		Lot fully developed.
26691	0.56	0.03	11	R-60	Urban Residential	Private		Lot fully developed.
26849	0.50		11	R-60	Urban Residential	Private		Lot fully developed.
27991	2.44		11	R-60	Urban Residential	Private		Lot fully developed.
28475	0.80		11	R-60	Urban Residential	Private		Would require road and utility extensions.
28920	0.47		11	R-60	Urban Residential	Private		Close, but not enough to create conforming lot.
29637	0.43	0.25	11	R-60	Urban Residential	Private		Lot fully developed.
30042	2.01	0.28	11	R-60	Urban Residential	Private		Critical area constraints, 2 lots possible.
30062	0.55	0.07	11	R-60	Urban Residential	Private		Lot fully developed.
30088	0.68		11	R-60	Urban Residential	Private		Access limitations.
30773	0.63	0.12	11	R-60	Urban Residential	Private		Highly unlikely with critical areas.
30984	0.49		11	R-60	Urban Residential	Private		Lot fully developed.
31760	0.51		11	R-60	Urban Residential	Private		No access to backyard.
31765	0.78	0.54	12	R-60	Urban Residential	Private		Lot fully developed.
31928	2.21		11	R-60	Urban Residential	Private		Large barn and pasture make it unlikely.
33493	1.01		11	R-60	Urban Residential	Private		No sewer service.
34598	0.44		12	R-60	Urban Residential	Private		Multiple units on parcel.
34606	0.45		12	R-60	Urban Residential	Private		Multiple units on parcel.
34666	0.50		11	R-60	Urban Residential	Private		Lot fully developed.
42885	0.47		11	R-60	Urban Residential	Private		Lot fully developed.

R-60 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT UNDERDEVELOPED PARCEL SUMMARY

Acreage							
Parcels	Total	Critical	Use Code	Zoning	Future Land Use	Ownership	Notes
12	41.91	4.34	37.57	Subtotal	Underdeveloped	R-60	Potentially Suitable For Further Development
3206	9.94	3.92	11	R-60	Urban Residential	Private	Expected to be a part of a PUD.
4289	0.78	0.01	11	R-60	Urban Residential	Private	One additional lot possible.
4794	2.88	0.31	11	R-60	Urban Residential	Private	
18660	2.56		11	R-60	Urban Residential	Private	
22963	4.73	0.10	11	R-60	Urban Residential	Private	
27604	1.12		15	R-60	Urban Residential	Private	
30614	10.00		83	R-60	Urban Residential	Private	Expected to be a part of a PUD.
32851	3.97		83	R-60	Urban Residential	Private	Can't be served by sewers, 3 one acre lots possible.
33300	2.59		11	R-60	Urban Residential	Private	
33305	2.29		11	R-60	Urban Residential	Private	
34784	0.57		11	R-60	Urban Residential	Private	One additional lot possible.
35196	0.48		11	R-60	Urban Residential	Private	One additional lot possible.

R-75 SINGLE FAMILY RESIDENTIAL (R-75) ZONING DISTRICT

The purpose of the R-75 zone is to stabilize and protect single-family residential neighborhoods; to prevent intrusion by incompatible uses; and to permit principal and accessory uses which will enhance the district's single-family residential character. Currently this zoning district includes 523 single family residences and 26 vacant parcels. After numerous adjustments are made, there are only 6 vacant parcels consisting of 2.47 acres suitable for development, which means that this zoning district is essentially built out. In addition, there are 26 developed parcels greater than .52 acres in size, which meet the criteria for consideration as an underdeveloped lot. A closer examination of these parcels indicate that as a practical matter, only 2 of these parcels are clearly suited for additional development.

R-75 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT VACANT PARCEL SUMMARY

Parcels	Acreage			Use Code	Zoning	Future Land Use	Ownership	Notes
	Total	Critical						
26	6.43	1.48	4.96					Total Potentially Vacant R-75 Parcels/Acreage (Land Use Codes 81, 83, 91 and 99)
1	0.11	0.11	0.00					Subtotal Vacant R-75 Parcels/Acreage Not Suitable for Development Due to Critical Areas
4293	0.11	0.11	91	R-75	MF Residential	Private		Unbuildable lot.
2	0.25	0.00	0.25					Subtotal Vacant R-75 Parcels/Acreage Not Suitable for Development Due to Public Use /Ownership
3587	0.02		91	R-75	Urban Residential	Public		
27831	0.24		91	R-75	Urban Residential	Private		Common area.
17	3.60	0.18	3.42					Subtotal Vacant R-75 Parcels Not Suitable for Development Due to Other Factors
3141	0.13		91	R-75	Urban Residential	Private		Miscoded, SFR with no further development potential.
3577	0.54		91	R-75	Urban Residential	Private		Access to neighboring lots.
3778	0.11		91	R-75	Urban Residential	Private		Non-conforming lot.
3779	0.19		91	R-75	Urban Residential	Private		Approved as access to provide 6 additional lots on Cole property to the east.
4291	0.05	0.04	91	R-75	MF Residential	Private		Unbuildable lot, access to contiguous parcel.
4292	0.28	0.05	91	R-75	MF Residential	Private		Landlocked and unaccessible.
4352	0.31		91	R-75	MF Residential	Private		Unbuildable lot, access, detached garage, and parking for contiguous sfr.
4375	0.11	0.08	91	R-75	Urban Residential	Private		Unbuildable lot, side yard for contiguous sfr.
4438	0.07		91	R-75	Urban Residential	Private		Unbuildable lot, required side yard and setback.
4439	0.07		91	R-75	Urban Residential	Private		Unbuildable lot, detached garage and required yard for contiguous duplex.
4452	0.03		91	R-75	Urban Residential	Private		Unbuildable lot, building and required access over property line.
4459	0.08		91	R-75	Urban Residential	Private		Unbuildable lot, sfr built over property line.
4507	0.07		91	R-75	Urban Residential	Private		Lot no longer exists.
4711	0.23	0.02	91	R-75	Urban Residential	Private		Building permit issued.
22435	0.06		91	R-75	Urban Residential	Private		Common area.
23264	0.14		91	R-75	Urban Residential	Private		Unbuildable lot, sfr built over property line.
34765	1.14		81	R-75	Urban Residential	Private		Platted as large lot SFR, with access for only one unit.
6	2.47	1.18	1.28					Subtotal Vacant R-75 Parcels Potentially Suitable For Development
0	0.00	0.00	0.00					Vacant R-75 Lots With Development Potential
6	2.47	1.18	1.28					Vacant R-75 Lots Suitable For Only One Single Family Residence
3777	0.22		91	R-75	Urban Residential	Private		Platted single family residential lot.
4353	0.35	0.28	91	R-75	MF Residential	Private		Platted single family residential lot.
15449	0.20		91	R-75	Urban Residential	Private		Platted single family residential lot.
17438	0.97	0.53	91	R-75	Urban Residential	Private		Approved SP with 3 lots total.
23487	0.24	0.15	91	R-75	Urban Residential	Private		Platted single family residential lot.
26297	0.48	0.22	91	R-75	Urban Residential	Private		Only one SFR lot, provides access to adjoining lots.

R-75 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT UNDERDEVELOPED PARCEL SUMMARY

Parcels	Acreage		Use	Zoning	Future Land Use	Ownership	Notes			
	Total	Critical	Code							
26	32.59	5.70	26.89	Total Developed R-75 Parcels Greater than .52 Acres.						
24	26.31	5.70	20.61	Subtotal Underdeveloped R-75 Parcels Not Suitable for Further Development Due to Other Factors						
1387	0.52		11	R-75	Urban Residential	Private	Lot fully developed.			
26857	0.53	0.18	11	R-75	MF Residential	Private	Lot fully developed.			
28307	0.56	0.20	11	R-75	MF Residential	Private	Lot fully developed.			
36025	0.57	0.18	11	R-75	MF Residential	Private	Lot fully developed.			
26601	0.58	0.00	11	R-75	Urban Residential	Private	No access to backyard.			
16202	0.62	0.01	11	R-75	Urban Residential	Private	Lot fully developed.			
4427	0.62		13	R-75	Urban Residential	Private	Lot fully developed.			
13462	0.70	0.22	11	R-75	Urban Residential	Private	Very unlikely.			
4680	0.71		11	R-75	Urban Residential	Private	No access to backyard.			
34794	0.76	0.01	11	R-75	Urban Residential	Private	Platted and developed as larger lot.			
25423	0.93		11	R-75	Urban Residential	Private	Platted and developed as larger lot.			
25726	0.93		11	R-75	Urban Residential	Private	No access to backyard.			
23022	1.00	0.04	11	R-75	Urban Residential	Private	Platted and developed as large lot SFR.			
4604	1.04		11	R-75	Urban Residential	Private	3 SFRs on the lot.			
16102	1.06	1.00	11	R-75	Urban Residential	Private	Not accessible or buildable, critical areas.			
27032	1.08	0.97	11	R-75	Urban Residential	Private	SFR in middle of lot.			
3139	1.16		11	R-75	Urban Residential	Private	Very unlikely.			
34764	1.21	0.03	11	R-75	Urban Residential	Private	Platted and developed as large lot SFR.			
3140	1.27		11	R-75	Urban Residential	Private	Lot fully developed.			
10052	2.38	1.58	11	R-75	Commercial	Private	To be rezoned as Commercial.			
30095	2.54	1.15	11	R-75	Urban Residential	Private	Topographical constraints, no further development potential.			
16262	3.38	0.11	11	R-75	Commercial	Private	To be rezoned as Commercial.			
34761	0.99		81	R-75	Urban Residential	Private	Platted and developed as large lot SFR.			
23024	1.19		81	R-75	Urban Residential	Private	Platted and developed as large lot SFR.			
2	6.28	0.00	6.28	Subtotal Underdeveloped R-75 Parcels Potentially Suitable For Further Development						
22737	3.42		11	R-75	Urban Residential	Private	Approximately 1.8 acres suitable for developemnt.			
3144	2.86		11	R-75	Urban Residential	Private	Maybe 1.25 acres?			

MULTIFAMILY RESIDENTIAL (RM) ZONING DISTRICT

The purpose of this zone is to accommodate multifamily residences in the vicinity of existing high density residential areas, institutions, commercial areas and major transportation routes, in general. In addition, the RM district encourages efficient residential use while still maintaining a desirable living environment for its inhabitants. It is interesting to note however, that there are nearly twice as many single family dwellings in this zoning district (225) than multi-family dwelling units (119). Although there are 38 parcels listed as vacant or undeveloped in the RM zoning district, as a practical matter as many as 31 parcels have significant constraints that effectively preclude additional development, most notably limited or no access. As a result, there are only 7 lots suitable for development. In addition, there are 33 developed parcels greater than .5 acres in size which meet the criteria for consideration as an underdeveloped lot. A closer examination of these parcels indicate that as a practical matter, none of these parcels are clearly suited for additional development.

MULTIFAMILY RESIDENTIAL (RM) ZONING DISTRICT VACANT PARCEL SUMMARY

Acreage							
Parcels	Total	Critical Use Code	Zoning	Future Land Use	Ownership	Notes	
38	40.22	10.17	30.05	Total Potentially Vacant RM Parcels/Acreage (Land Use Codes 81, 83, 91 and 99)			
0	0	0	0	Subtotal Vacant RM Parcels/Acreage Not Suitable for Development Due to Critical Areas			
10	1.44	0.00	1.44	Subtotal Vacant RM Parcels/Acreage Not Suitable for Development Due to Public Use /Ownership			
3589	0.01		91	RM	MF Residential	Public	
15613	0.06		91	RM	MF Residential	Private	Non-conforming lot, University Campus.
4067	0.08		91	RM	Public Reserve	Private	Non-conforming lot, University Campus.
4203	0.14		91	RM	MF Residential	Private	Landlocked, not suitable for development.
32902	0.16		91	RM	Public Reserve	Private	University property.
4306	0.17		91	RM	Public Reserve	Private	University property.
3921	0.18		91	RM	MF Residential	Private	University property.
16104	0.21		91	RM	Commercial	Public	Access to Home Depot.
17643	0.21		91	RM	Public Reserve	Private	University property.
32946	0.22		91	RM	Public Reserve	Private	University property.
20	5.82	0.00	5.82	Subtotal Vacant RM Parcels Not Suitable for Development Due to Other Factors			
17572	0.00		91	RM	MF Residential	Private	Unbuildable lot.
16215	0.03		91	RM	MF Residential	Private	Unbuildable lot.
17571	0.04		91	RM	MF Residential	Private	Unbuildable lot.
16114	0.06		91	RM	MF Residential	Private	Unbuildable lot.
4310	0.06		91	RM	MF Residential	Private	Unbuildable lot.
4167	0.08		91	RM	MF Residential	Private	Unbuildable lot, landlocked no access.
16433	0.08		91	RM	MF Residential	Private	SFR built over property line.
4624	0.11		91	RM	MF Residential	Private	Landlocked, no access.
34745	0.14		91	RM	MF Residential	Private	Access to neighboring properties.
33213	0.24		91	RM	MF Residential	Private	Landlocked, no access.
33212	0.24		91	RM	MF Residential	Private	Landlocked, no access.
4552	0.26		91	RM	MF Residential	Private	Landlocked, no access.
3678	0.27		91	RM	MF Residential	Private	Landlocked, no access.
4332	0.27		91	RM	MF Residential	Private	Landlocked, no access.
30777	0.33		91	RM	MF Residential	Private	Landlocked, no access.
3908	0.53		91	RM	MF Residential	Private	Landlocked, no access.
26959	0.71		91	RM	MF Residential	Private	Landlocked, no access.
25287	1.27		91	RM	MF Residential	Private	Landlocked, no access.
30609	0.54		99	RM	MF Residential	Private	Miscoded, 12 condo units.
4601	0.56		91	RM	MF Residential	Private	Does not appear to have access.
8	32.97	10.17	22.79	Subtotal Vacant RM Parcels Potentially Suitable For Development			
4	1.05		1.05	Vacant RM Lots With Residential Development Potential Established			
3758	0.24		91	RM	MF Residential	Private	Platted four-plex lot.
3754	0.18		91	RM	MF Residential	Private	Platted four-plex lot.
17727	0.14		91	RM	MF Residential	Private	Platted as sfr lot.
17027	0.49		91	RM	MF Residential	Private	Below MF lot size threshold, 2 residential lots.
3	31.71	10.17	21.54	Vacant RM Lots With Residential Development Potential			
23246	1.12		91	RM	MF Residential	Private	Suitable for development.
3207	10.99	6.55	83	RM	MF Residential	Private	Anticipated as PUD
25362	19.61	3.62	83	RM	MF Residential	Private	Anticipated as PUD
1	0.20	0.00	0.20	Vacant RM Lots With Commercial Development Potential			
16105	0.20		91	RM	Commercial	Private	Commercial pad in Home Depot lot, add to commercial.

Multifamily Residential (RM) Zoning District Underdeveloped Parcel Summary

Parcels	Acreage		Use Code	Zoning	Future Land Use	Ownership	Notes
	Total	Critical					
33	31.47	0.00	31.47	Total Developed RM Lots Greater than .5 Acre			
10	13.63	0.00	13.63	Subtotal Underdeveloped RM Parcels Not Suitable for Development Due to Public Use /Ownership			
34593	0.61		68	RM	MF Residential	Public	
32305	0.67		68	RM	MF Residential	Public	
25252	1.11		68	RM	MF Residential	Public	
25257	1.56		68	RM	MF Residential	Public	
26301	2.19		79	RM	MF Residential	Private	
32887	1.09		11	RM	MF Residential	Private	
34592	0.51		12	RM	MF Residential	Private	
34591	0.90		12	RM	MF Residential	Private	
32886	0.58		13	RM	MF Residential	Private	
32870	4.40		12	RM	MF Residential	Public	
23	17.84	0.00	17.84	Subtotal Underdeveloped RM Parcels Not Suitable for Further Development Due to Other Factors			
32882	0.53		9	RM	MF Residential	Private	Long narrow lot, not suitable for development.
32883	0.51		11	RM	MF Residential	Private	Long narrow lot, not suitable for development.
17609	0.52		11	RM	MF Residential	Private	Parcel fully developed.
33565	0.52		11	RM	MF Residential	Private	No access to undeveloped area in back yard.
4575	0.56		11	RM	MF Residential	Private	No access to undeveloped area in back yard.
1438	0.59		11	RM	MF Residential	Private	No access to undeveloped area in back yard.
34744	0.60		11	RM	MF Residential	Private	Parcel fully developed.
3685	0.61		11	RM	Commercial	Private	No access to undeveloped area in back yard.
3665	0.68		11	RM	MF Residential	Private	No access to undeveloped area in back yard.
4333	0.71		11	RM	MF Residential	Private	No access to undeveloped area in back yard.
22961	0.83		11	RM	MF Residential	Private	No access to undeveloped area in back yard.
26409	0.91		11	RM	Commercial	Private	No access to undeveloped area in back yard.
32877	0.94		11	RM	MF Residential	Private	No access to undeveloped area in back yard.
3664	1.03		11	RM	MF Residential	Private	No access to undeveloped area in back yard.
4201	1.14		12	RM	MF Residential	Private	No access to undeveloped area in back yard.
16427	0.55		13	RM	MF Residential	Private	Parcel fully developed.
16426	0.56		13	RM	MF Residential	Private	Permit issued for 16 units.
34439	0.57		13	RM	MF Residential	Private	Parcel fully developed.
35405	0.62		13	RM	MF Residential	Private	Parcel fully developed.
32880	0.75		13	RM	MF Residential	Private	Parcel fully developed.
33970	0.81		13	RM	MF Residential	Private	Parcel fully developed.
4585	1.11		13	RM	MF Residential	Private	Parcel fully developed.
16428	2.18		13	RM	MF Residential	Private	Permit issued for 36 units.
0	0.00	0.00		Subtotal Underdeveloped RM Parcels Potentially Suitable For Further Development			

OTHER UNDEVELOPED PARCELS

As the City continues to refine its GIS layers, 68 parcels have been identified as not having a zoning designation assigned. This is a technical matter, and ultimately all of these parcels will be assigned to a zoning district. These parcels appear to be associated with trails and rights-of-way and have no development potential.

OTHER VACANT PARCELS SUMMARY

Parcels	Acreage		Use Code	Zoning	Future Land Use	Ownership	Notes						
	Total	Critical											
29	14.38	0.2	14.14	Total Potentially Vacant Unzoned Parcels/Acreage (Land Use Codes 81, 83, 91 and 99)									
0	0.00	0.00	0	Subtotal Vacant Unzoned Parcels/Acreage Not Suitable for Development Due to Critical Areas									
13	4.49	0.01	4.48	Subtotal Vacant Unzoned Parcels/Acreage Not Suitable for Development Due to Public Use /Ownership									
3574	0.45		81	Other	Other	Public							
3763	0.01		91	Other	Other	Public							
3695	0.01		91	Other	Other	Public							
3698	0.01		91	Other	Other	Public							
3919	0.01		91	Other	Other	Public							
3584	0.03		91	Other	Other	Public							
3149	0.09	0.01	91	Other	Other	Public							
3150	0.14		91	Other	Other	Public							
3592	0.25		91	Other	Other	Public							
3590	0.26		91	Other	Other	Public							
17172	0.76		91	Other	Other	Public							
4302	0.91		91	Other	Other	Public							
33134	1.56		91	Other	Other	Public							
16	9.88	0.22	9.66	Subtotal Vacant Unzoned Parcels Not Suitable for Development Due to Other Factors									
5837	0.21		91	Other	Other	Private	Privately owned ROW						
43599	0.16		91	Other	Other	Private	Privately owned ROW						
43602	0.26		91	Other	Other	Private	Privately owned ROW						
43601	0.76		91	Other	Other	Private	Privately owned ROW						
28039	0.02		99	Other	Other	Private	Privately owned ROW						
28010	0.27		99	Other	Other	Private	Privately owned ROW						
28030	0.36		99	Other	Other	Private	Privately owned ROW						
28067	0.42		99	Other	Other	Private	Privately owned ROW						
28014	0.51		99	Other	Other	Private	Privately owned ROW						
28046	0.52		99	Other	Other	Private	Privately owned ROW						
28060	0.60	0.22	99	Other	Other	Private	Privately owned ROW						
28737	1.01	0.00	99	Other	Other	Private	Privately owned ROW						
28028	1.11		99	Other	Other	Private	Privately owned ROW						
28037	1.12		99	Other	Other	Private	Privately owned ROW						
28034	1.12		99	Other	Other	Private	Privately owned ROW						
28059	1.42		99	Other	Other	Private	Privately owned ROW						
Notes:													
0	0.01			Other	Other	Public	Check Status??						
0	0.18			Other	Other	Public	Check Status??						
0	0.41			Other	Other	Public	Check Status??						