

2016 Residential Development Potential

Subdivision	Lots Remaining	Lots Ready	Pacing Application
<i>Single Family Residential</i>			
Brighton Crossing #2	846	143	Subdivision Exempt
Brighton Crossing #3	197	197	Subdivision Exempt
Brighton East Farms #1	39	39	Subdivision Exempt
Brighton East Farms #1/2 Amd1	3	3	Subdivision Exempt
Brighton East Farms #3	327	0	Subdivision Exempt
Brighton Reserve	4	4	Applies
Chapel Hill #2	20	20	Applies
Cherry Meadows	52	0	Applies
Homestead	107	0	Applies
Indigo Trails	153	19	Applies
Park Place	35	35	Infill Exempt
Pheasant Ridge	73	0	Subdivision Exempt
Prairie Center - Village I	358	20	Subdivision Exempt
Preserve	10	10	Applies
	2224	490	
<i>Multiple Family Residential</i>			
Christine Place Apartments	96	0	Infill Exempt
Cannery Lofts	99	99	Infill Exempt
Total Units Potential for Development		589	
Units Eligible for Pacing Restrictions		53	<i>(536 units exempted)</i>

Lots Remaining vs. Lots Ready: The lots remaining include all vacant lots remaining within the subdivision. The number of lots ready is generated using staff deduction and estimation by taking into account developer motivations and interests, builder and construction inquiries, plat amendment reviews, infrastructure acceptance and construction, and RDS reviews for residential housing plans. The goal of this estimation is to remove lots which are extremely unlikely to develop in the coming year because of lack of interest by the developer and/or builder, or the need to make significant infrastructure improvements that would prevent housing construction within the next year.

Pacing Application: Subdivisions which were approved or entitled prior to the establishment of the adoption of Pacing Ordinance 1620 or are exempted by separate agreement are listed as “Subdivision Exempt”. Ordinance 1620 was later amended by Ordinance 1720 to establish exemption for any residential development which was considered infill (located within the boundary of an attached map). The subdivisions listed as “Infill Exempt” are located within the infill boundary adopted by Ordinance 1720.