

TOWN OF BEAUX ARTS VILLAGE

Residential

Net New Units: 1993 – 2000

During this eight-year period, two net new units were permitted in the Town of Beaux Arts Village. No new units were built during the 1993 – 1995 period.

1996 - 2000				1993-1995	TOTAL
Gross Permitted Units	Any Other New Units (ADUs, Conversions, etc.)	Demolitions	Net New Units '96-2000	Net New Units 1993 - 1995	Net New Units: 1993 - 2000
4	-	(2)	2	-	2

Residential Development Activity

As measured by permit activity, the average density achieved in Beaux Arts during the past five years was 4.28 dwelling units per acre. All of its development has been single-family residences.

1996 - 2000 Residential Permit Activity						1996 - 2000 Residential Plat Activity					
Single Family Zones			MultiFamily and Mixed Use Zones			Single Family Zones			MultiFamily and Mixed Use Zones		
Net Acres Permitted	Total Number of Units	Avg. Permit Density	Net Acres Permitted	Total Number of Units	Avg. Permit Density	Net Acres Platted	Total Number of Lots	Avg. Plat Density	Net Acres Platted	Total Number of Lots	Avg. Plat Density
		(D.U. / Acre)			(D.U. / Acre)			(Lots / Acre)			(Lots / Acre)
0.93	4	4.3	no mf permits			No plat activity					

In order to calculate land capacity from existing land supply, Beaux Arts used the densities noted in the following table:

Assumed Future Residential Densities			
Zoning	Achieved DUs/Acre	Assumed DUs/Acre	Reasons/Documentation
R	4.28	NA	Capacity calculated on a potential lot basis

Residential Land Supply

Beaux Arts Village has 4.34 net acres of redevelopable residential land. It has no vacant land. With an adjustment for market variables, 3.26 acres of this land is potentially available for development during the planning period. It is all zoned at single-family density.

	Gross Acres	Deductions			Net Acres	Market Factor	Adjusted Net Acres
		Critical Areas	ROWs / Other	Public Purposes			
	Acres	Acres	%	%		%	Acres
SF Vacant	-	-	-	-	-		
SF Redevelopable	4.34	-	-	-	4.34	25%	3.26
MF Vacant							
MF Redevelopable							
Total Residential	4.34				4.34	25%	3.26

Residential Capacity

Beaux Arts has capacity for 6 new housing units given its current land supply and zoning. All of these potential units are in the residential (single-family) zone.

Zone	Capacity in Single Family Zones					Total Capacity in MF Zones	Total in Mixed Use Zones	Total Capacity
	0-2 du / acre	2 - 4 du / acre	4 - 6 du / acre	6 - 8 du / acre	Total Capacity in SF Zones	Total Multifamily	Total Mixed Use	All Zones with Residential Capacity
Net Acres of Land		3.26			3.26	-	-	3.26
Density		*			*			*
Capacity in Units		12			12	-	-	12
Minus Existing Units on Redevelopable Parcels		(6)			(6)	-	-	(6)
Net Capacity	-	6	-	-	6	-	-	6

*As indicated in the Assumed Future Residential Densities table above, capacity was based on potential new lots. There are 16 potential new lots. However, a market factor of .25 was applied, giving a development capacity of 12 new units minus 6 existing units on the redevelopable parcels.

Residential Capacity Analysis

Beaux Arts has a total residential capacity of 6 units. It has no household target currently.

Residential Capacity in Relation to Target					
Net New Units: 1993 - 2000	20 Year Housing Target	Percent Achieved	Remaining Target	Current Residential Capacity	Surplus or Deficit in Relation to Target
2	-	0%		6	6

Commercial and Industrial

There are no commercial or industrial zones in Beaux Arts.

Net New Jobs: 1995 – 2000

Beaux Arts has gained a net of 6 jobs during the most recent five years, 1995 to 2000, of the 1992 – 2012 planning period. It has no planned commercial or industrial capacity, and no job target.

1995 Employment	2000 Employment	Net New Jobs	20 yr. Job Target	Percent of Target Achieved in 5 Yrs. (25% of Target Period)	Remaining Job Target
11	17	6	0	-	-