

## TOWN OF YARROW POINT

### Residential

#### Net New Units: 1993 – 2000

During this eight-year period, 20 net new units were built in the Town of Yarrow Point. Nine units were built during the 1996 – 2000 period, of which 4 were accessory dwelling units.

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
5	24	(20)	9	11	20

\*There were also 20 units torn down and replaced during this period.

#### Residential Development Activity

As measured by permit activity, the average density achieved in single-family zones, during the past five years was 2.6 dwelling units per acre. Plat activity shows an achieved density of 2.3 du/acre in single-family zones. There are no multifamily zones in Yarrow Point.

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)
1.89	5	2.6	no multifamily permits			2.19	5	2.3			

In order to calculate land capacity from existing land supply, Yarrow Point used the densities noted in the table below.

Assumed Future Residential Densities			
Zoning	Achieved DUs/Acre	Assumed DUs/Acre	Reasons/Documentation
R12		2.85	No historical data. Assumed density based on proportion of achieved to allowed density in R15.
R15	2.28	2.28	

### Residential Land Supply

Yarrow Point has about 35 net acres of vacant and redevelopable land. With an adjustment for market variables, just over 20 acres of this land is potentially available for development during the planning period. All of Yarrow Point's land is zoned for single-family development.

	Gross Acres	Deductions			Net Acres	Market Factor	Adjusted Net Acres
		Critical Areas	ROWs / Other	Public Purposes			
	Acres	Acres	%	%		%	Acres
SF Vacant	9.55	-	-	-	9.55	20%	<b>7.64</b>
SF Redevelopable	25.92	-	-	-	25.92	50%	<b>12.96</b>
MF Vacant	No multifamily zones						
MF Redevelopable							
<b>Total Residential</b>	<b>35.47</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>35.47</b>		<b>20.60</b>

### Residential Capacity

Yarrow Point has capacity for 34 new housing units given its current land supply and zoning. All of these units are in single-family zones.

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			
Net Acres of Land		20.60			20.60	-	-	20.60
Density		2 - 3			2 - 3			2 - 3
Capacity in Units		46			46	-	-	46
Minus Existing Units on Redevelopable Parcels		(12)			(12)	-	-	(12)
<b>Net Capacity</b>	<b>-</b>	<b>34</b>	<b>-</b>	<b>-</b>	<b>34</b>	<b>-</b>	<b>-</b>	<b>34</b>

### Residential Capacity Analysis

Yarrow Point has a total residential capacity of 34 units. It has achieved 2 more units than its 2012 target. This means that the city had a surplus for 36 units in addition to its target.

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
<b>20</b>	18	111%	(2)	<b>34</b>	36

***Commercial and Industrial***

There are no commercial or industrial zones in Yarrow Point.

**Net New Jobs: 1995 – 2000**

Yarrow Point gained a net of 27 jobs during the most recent five years, 1995 to 2000, of the 1992 - 2012 planning period. It has no planned commercial and 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
22	49	27	0	-	-