

**CITY OF SISTERS
BUILDABLE LANDS INVENTORY**

DRAFT

06/30/2017

Subdivision	Year Approved	Comp Plan Designation	Zoning District	Total Acres	Developed Acres	Vacant Acres	Entitled Lots	Platted Lots	Developed Lots	Vacant Lots	Entitled Units	Developed Units	% Units Complete	Net Density (DU/AC)	Gross Density (DU/AC)	Notes
Adam Street Commons	2015	C	DC	0.83	0.07	0.76	10	10	1	6	8	4	50%	7.71	9.64	Mixed Use; 2 - 4plex MF units and 5 units of Group Quarters (Absolute Serenity Senior Care)
Aspenwood	2002	R-MFSD	MFR	2.00	1.21	0.79	26	26	16	10	26	16	62%	10.37	12.97	SFD and SFA; final plats recorded, developing
Buck Run	1991	R-MFSD/R/FP	R	29.28	26.39	2.89	72	72	64	7	72	64	89%	1.97	2.46	SFD; final plats recorded, developing
Clearpine	2015	R/R-MFSD	R/MFR	14.78	1.26	13.52	78	42	14	10	100	14	14%	5.41	6.77	SFD and MF; Phase 1 (14 lots) recorded, developing; Phase 2 will contain 9 cottage units, 8 units of Affordable Housing in MF zone
Cold Springs South	2014	R-MFSD	MFR	1.32	1.32	0.00	12	12	12	0	12	12	100%	7.28	9.10	SFD; fully developed
Cottage Grove	2006	R	R	1.25	0.94	0.31	9	9	7	2	9	7	78%	5.76	7.19	SFD; Final Plats recorded, mostly developed
Covey Run	2003	R	R	1.22	1.05	0.17	8	7	6	1	8	6	75%	5.23	6.53	SFD; fully developed
Cowboy Court Apartments	2016	C	DC	1.00	0.00	1.00	1	1	0	1	22	0	0%	17.60	22.00	Site plan approved; TBD building permit application
Coyote Springs	1999	R	R	14.02	8.16	5.86	46	46	26	20	46	26	57%	2.63	3.28	SFD; final plats recorded, developing
Creekside	1999	R/FP	R	7.50	5.72	1.78	22	22	16	6	22	16	73%	2.35	2.93	SFD; final plats recorded, mostly developed
Davidson Addition	1918	R-MFSD/R/FP/C	MFR/R	22.45	19.32	3.13	150	132	111	21	150	118	79%	5.35	6.68	Mixed use (see zoning map); final plats recorded, mostly developed
Edge O' The Pines	1966	R	R	27.19	26.06	1.14	133	131	125	6	138	132	96%	4.06	5.07	SFD and manufactured; final plats recorded; mostly developed. Includes original sub and minor partitions
Fourth Sisters Condos	2010	R	R	0.92	0.92	0.00	28	28	28	0	28	28	100%	24.31	30.39	Condominiums; fully developed
Hammond Place	2008	R	R	0.87	0.87	0.00	5	5	5	0	5	5	100%	4.58	5.73	SFD; fully developed
Highland Village / Woodland Park	2015	R	R	3.07	0.35	2.72	24	24	3	21	24	3	13%	6.25	7.82	SFD; final plats recorded; developing
Kuivato	2015	R	SRR	10.80	0.00	10.80	35	1	0	1	35	0	0%	2.59	3.24	SFD; preliminary plat approval only (expires 11/24/17)
Loe Brothers	1970	R/FP	R	35.76	30.49	5.27	133	136	120	16	140	121	86%	3.13	3.92	SFD. MF-D, manufactured; final plats recorded, mostly developed
Mccaffery's Addition	1910	C	DC	2.77	2.77	0.00	13	13	13	0	13	13	100%	3.75	4.69	Counting only existing residential dwellings
Mckenzie Meadow Village	n/a	R-MFSD	MFR	29.68	0.00	29.68	0	1	0	1	220	0	0%	5.93	7.41	Revised annexation agreement approved; 20-22 affordable housing units; Contains existing County Health Clinic
Mountain View Apartments	1986	C	R	0.91	0.91	0.00	20	1	1	0	20	20	100%	17.57	21.97	Apartment building; Constructed/occupied
Other - Downtown Commercial	Various	C	DC	3.58	3.58	0.00	15	14	14	0	19	18	95%	4.24	5.30	These areas are not within McCaffery's Addition nor any other named platted subdivision
Other - Residential		R	R	9.87	2.14	7.73	n/a	10	5	5	n/a	5	n/a	0.00	0.00	Other lots not within named/platted subdivisions
Patterson Proptery	n/a	R-MFSD	MFR	13.16	0.00	13.16	1	1	0	1	118	0	0%	7.20	9.00	No approved master plan; Number of entitled lots and units estimated based on EDU allocation
Pine Meadow Village	1998	R/R-MFSD	R/MFR	27.25	20.75	6.51	214	214	169	45	214	176	82%	6.28	7.85	SFD/SFA/Condominiums; developing. Includes all subdivisions within master plan
Roaring Springs	2006	R/OS	R	2.01	1.31	0.70	13	13	8	5	13	8	62%	5.17	6.47	SFD; developing
Rolling Horse Meadow	1979	R	R	13.70	13.14	0.56	30	28	27	1	29	27	93%	1.69	2.12	SFD; developed
Saddlestone	2006	R	R	9.40	2.63	6.77	85	85	21	64	85	21	25%	7.23	9.04	SFD; developing
Sisters Park Place	2003	R-MFSD	MFR	5.00	5.00	0.00	40	40	40	0	40	40	100%	6.40	8.01	SFD; developed
Sisters RV Park	1988	R	R	5.08	5.08	0.00	12	1	1	0	12	12	100%	1.89	2.36	Manufactured/RV; developed
Sky Gate Subdivision	2015	R	SRR	0.61	0.61	0.00	7	7	7	0	7	7	100%	9.18	11.48	SFD; developing; Affordable Housing - 7 units
South View	2001	R	R	1.59	1.06	0.53	6	6	4	2	6	4	67%	3.02	3.77	SFD; developing
Spring Meadows	2001	R	R	2.09	2.09	0.00	12	12	12	0	12	12	100%	4.60	5.75	SFD; developed
Tamarack Village	2003	R-MFSD	MFR	2.08	2.08	0.00	1	1	1	0	33	33	100%	12.70	15.87	Affordable housing-apartments; Constructed/occupied
The Pines at Sisters	2005	R-MFSD	MFR	7.82	7.35	0.47	79	79	74	5	79	74	94%	8.09	10.11	Manufactured/PUD; final plats recorded; mostly developed
The Village Apartments	2001	C	DC	0.63	0.63	0.00	19	3	3	0	19	19	100%	24.20	30.25	Apartment building; Constructed/occupied
Timber Creek	1998	R/FP	R	20.49	17.35	3.14	125	125	107	18	127	114	90%	4.96	6.20	SFD and SFA; final plats recorded, mostly developed
Village At Cold Springs Phases I, II, IV	2006	R-MFSD	MFR	14.96	14.96	0.00	119	119	119	0	119	119	100%	6.36	7.96	Phases 1, 2 and 4 SFD and SFA - fully developed; Phase III plats recorded - developing; SFD 101 units SFA 27 units;
Village At Cold Springs Phase III	2017	R-MFSD	MFR				33	33	26	7	41	34	83%			Developing; 20 SFD units, 12 SFA units, 9 MF units (3 triplexes)
Village At Cold Springs Phases V, VI, VII	2016	R-MFSD	MFR	0.00	0.00	0.00	60	2	0	2	98	0	0%	0.00	0.00	Prelim plat approved for Phases 5, 6, and 7: 49 SFD, 9 SFA and 40 MF Apts
Village Meadows	2005	R-MFSD	MFR	4.01	1.74	2.28	34	33	15	18	34	15	44%	6.78	8.47	SFD; developing; Affordable Housing - 17 units by Habitat
Village Meadows Phase II	2005	R-MFSD	MFR	2.11	0.00	2.11	2	2	0	2	48	0	0%	18.17	22.71	48 MF4plex units; Affordable Housing project (Housing Works)
Total				353.08	229.31	123.77	1,732	1,547	1,221	304	2,251	1,343	60%	7.05	8.81	

See Summaries Next Page

Residential Buildable Lands Summary

Comp Plan	Acres				Lots				Units		
	Total	Developed	Vacant	Vacant %	Total	Developed	Vacant	Vacant %	Developed	Dev. %	% of Lots
Residential (R)	214.87	133.55	65.44	49%	890	626	238	38%	651	52%	73%
Residential / Flood Plain (R/FP)	25.53	24.20	1.32	5%	63	60	3	5%	60	5%	95%
Res. - MF Sub District (R-MFSD)	101.50	63.49	22.21	35%	607	494	69	14%	544	43%	90%
Totals	341.90	221.24	88.97	40%	1,560	1,180	310	26%	1,255	0%	80%

Calculation of Projected Required Lands

	Units	%	Notes
Total Units Summary			
Entitled Units	2,251		
Developed Units	1,343	60%	% of entitled units
Projected future Supply of DUs	908		Entitled - Developed
Population Summary			
2016	2,390		
2036	4,308		
Growth	1,918		over next 20 years
People per hh	2.08		2016 pop / developed units
Projected Units / Requirements			
Projected DUs Needed Over 20 Years	922		Pop. Growth/People per hh
Surplus (Shortage)	(14)	99%	% of projected demand
Gross Acres Needed	1.55		
Net Acres Needed	1.94		