

CRITERIA & CONSIDERATIONS FOR NEW HOME LAND SEARCH — January 6, 2012

		Skyliners	SW-1	SE-1	NE-1*	
Size	4 – 10 acres, depending on terrain	22	4.8	17	8	
Zoning	CUP possible in these zones.	UAR	CL	UAR	RS	
Central location	Distance from Old Stone (Mapquest)	8 min	5 min	8 min	8 min	
	Distance from Greenwood & 3rd	9 min	7 min	5 min	4 min	
	Distance from Parkway (Mapquest)	4 min	7 min	7 min	3 min	
	Proximity to members	++	++	-	++	
Visibility	Along an arterial road	++	+++	---	+++	
Accessibility	Arterial road	+++	+++	+	++	
	Mass transit	++	+++	---	+++	
	Bike or walking paths	+++	+++	---	+ / ++	
	Convenience from the parkway	+	++	---	++	
	Easy to find	++	+++	---	+	
	Winter access	++	+	++	+++	
	Community uses	+++	+++	---	++	
Solar access	Clear southern exposure	+++	+	+++	+++	
Quality/Beauty	Variable terrain, outcroppings	+++	+++	+	+	
	Native vegetation	+++	+++	---	+	
	View	+++	+	++	+	
	Quiet	+++	--	+++	--	
	Outdoor uses (space, atmosphere)	+++	+	+++	++	
	Garden conditions	++	+	+++	+++	
Buildability	Relatively flat to gentle slope	++	+	+++	+++	
	Amount of usable land	+++	+	+++	+++	
	Geology (bedrock, groundwater)	++	+	+++	++	
	Space for expansion	+++	--	+++	+++	
Utilities	Sewer proximity/capacity	?	++	-	+++	
	Water	?	++	++	+++	
	Electricity, etc.	++	++	++	+++	
Concerns	CC&Rs, Associations	+++	--	+++	+++	
	Zoning, land use	CUP	CUP	CUP	CUP	
Costs	Approx estimated cost/acre	\$43K	\$200K	\$29K	\$100K	
	Development: Land use, SDCs (est)	\$\$\$	\$\$\$	\$\$	\$\$*	
	Building: topography, geology (est)	\$\$	\$\$\$	\$	\$	
	Sidewalks	\$\$\$	exist	exist	\$\$\$	

*** NE-1 NOT FOR SALE at this time. An unknown.**

CC&R s= Codes, Covenants and. Restrictions, usually associated with a private development.

CL = Limited Commercial Zone. Churches allowed with a Conditional Use Permit.

CUP = Conditional Use Permit (necessary to build a church in most zones)

RS = Urban Standard Residential Zone. Churches allowed with a Conditional Use Permit.

SDCs = System Development Charges (city charge)

UAR = Urban Area Reserve. Churches allowed with a Conditional Use Permit.

If you know of a piece of land that you think might be worth considering, please write location on this sheet and fill in the right column as best you can. Give to Steering or Land & Site Committee Chairs or put in suggestion box.