MINUTES
PURCELLVILLE PLANNING COMMISSION MEETING
THURSDAY, JUNE 1, 2023, 6:30 PM
TOWN HALL COUNCIL CHAMBERS

Meeting video can be found at the following link: https://purcellvilleva.new.swagit.com/videos/232966

COMMISSIONERS PRESENT:

Nan Forbes, Chair/Commissioner
Christopher Bertaut, Town Council Liaison*(arriving 6:45pm due to parking availability)*
Ed Neham, Vice Chair/Commissioner *(via remote participation due to medical condition)*
Ron Rise, Commissioner
Brian Green, Commissioner
Nedim Ogelman, Commissioner
Jason Dengler, Commissioner *(arriving 6:45pm due to parking availability)*

COMMISSIONERS ABSENT:
None.

STAFF PRESENT: Planning Manager, Boyd Lawrence, Planning Operations Coordinator, Jordan Andrews

CALL TO ORDER:
Chair Forbes called the meeting to order at 6:30 PM. The Pledge of Allegiance followed.

AGENDA AMENDMENTS:
None.

COMMISSIONER DISCLOSURES:
None.

CITIZEN COMMENTS:
None.

DISCUSSION/INFORMATIONAL ITEMS:

a. **Delivery of Full Draft Zoning Ordinance**

ZoneCo representatives Nolan Nicaise and Joseph Helferty gave a brief summary of the final Zoning Ordinance draft materials as delivered. Commissioner Ogelman questioned the fulfilment of the consultant contract. Commissioner Rise stated that the draft as delivered was not ready for

public review, and would require further review and editing by Commissioners and staff.

Mr. Nicaise clarified that the contracted services of ZoneCo would be concluded at the end of their attendance in the current meeting.

Commissioner Neham inquired regarding what comments provided by the Planning Commissioners were not specifically addressed in the final draft. Mr. Helferty responded that comments specific to article 3 and general provisions not yet fully resolved were not incorporated into the final draft.

Commissioners worked to establish a plan of review for the submitted draft materials, which included review of articles 2 and 3 by all Commissioners, and review of other articles assigned to specific members.

b. Determining form-based parameters

Commissioners worked through the charts prepared by Vice Chair Neham and Commissioner Ogelman depicting various value ranges for the different focus areas and sub areas. These values included acreage, floor area ratio(FAR), impervious surface ratio(ISR), and open space ratio(OSR) with ranges depicted for min/max, lower/upper fence, +/- standard deviation, mean and median, and quartiles(Q1,Q3) for each area and subarea. Vice Chair Neham's suggested selections of parameters were provided in yellow infill.

Commissioners worked through the areas and sub areas of East End 1&2, East End 4, Hirst East 2, Hirst East 3, and West End. Commissioner consensus on the ranges for each of these areas is depicted in light green infill in the attached data charts. Aspirational values for redevelopment are are noted in light blue, and compared to those area descriptions identified in the Comp. Plan.

PLANNING STAFF REPORT:

Planning Operations Coordinator, Jordan Andrews gave a brief update on planning projects as printed in the agenda materials.

COUNCIL REPRESENTATIVE'S REPORT:

Liaison Bertaut stated that following inquiries regarding additional funding for Planning Commission work with the Draft Zoning Ordinance, he would be sharing those requests with Town Council.

COMMISSIONER COMMENTS:

None.

NEXT MEETINGS:

Planning Commission meeting of Thursday, June 15th, 2023, July 6th, 2023, July 20th, 2023.

ADJOURNMENT:

With no further business, Commissioner Ogelman made the motion and the meeting was adjourned 9:38 PM.

Nan Forbes, Chair
July 6, 2023

Jordan Andrews, Planning Operations Coordinator

Overlay Districts Data-230605

OSR	32%

OSR	69%

~~EAST END-2 & 3 - AGRICULTURE TOURISM COMMERCIAL~~ - ~~*DATA TOO SPARSE AND FRAGMENTED ; COMBINE ALL?*~~

~~Use draft Z.O. numbers? REVIEW table of uses (p.61)~~

~~DRAFT Z.O.:~~

Measure	Zoning	CPLUCat	FocusArea	SubArea	n	LOW	min	lwrfence	-2 sd	@ 5 Pct	@ 10 Pct	Q1	-1 sd	median	mean	std dev	Q3	+1 sd	+2 sd	uprfence	@ 90 Pct	@ 95 Pct	max	HIGH	SQ.FT.
ACRES	AG	ATC	EAST END	EE2,3		1.00	1.00																3.00	3.00	130,680
FAR	AG	ATC	EAST END	EE2,3																					
ISR	AG	ATC	EAST END	EE2,3		10%	10%																30%	30%	39,204
OSR	AG	ATC	EAST END	EE2,3		70%	70%																	0%	91,476

~~DATA:~~

Measure	Zoning	CPLUCat	FocusArea	SubArea	n	LOW	min	lwrfence	-2 sd	@ 5 Pct	@ 10 Pct	Q1	-1 sd	median	mean	std dev	Q3	+1 sd	+2 sd	uprfence	@ 90 Pct	@ 95 Pct	max	HIGH	SQ.FT.
ACRES	PV:X	ATC	EAST END	EE3	1	3.00	3.00	3.00	NA	3.00	3.00	3.00	NA	3.00	3.00	NA	3.00	NA	NA	3.00	3.00	3.00	3.00	3.00	130,680
ACRES	PV:X	ATC	EAST END	EE3	1	9.62	9.62	9.62	NA	9.62	9.62	9.62	NA	9.62	9.62	NA	9.62	NA	NA	9.62	9.62	9.62	9.62	9.62	419,047
FAR	PV:X	ATC	EAST END	EE3	1	3%	3%	3%	NA	3%	3%	3%	NA	3%	3%	NA	3%	NA	NA	3%	3%	3%	3%	3%	3,920
FAR	PV:X	ATC	EAST END	EE3	1	0%	0%	0%	NA	0%	0%	0%	NA	0%	0%	NA	0%	NA	NA	0%	0%	0%	0%	0%	0
ISR	PV:X	ATC	EAST END	EE3	1	2%	2%	2%	NA	2%	2%	2%	NA	2%	2%	NA	2%	NA	NA	2%	2%	2%	2%	2%	2,614
ISR	PV:X	ATC	EAST END	EE3	1	0%	0%	0%	NA	0%	0%	0%	NA	0%	0%	NA	0%	NA	NA	0%	0%	0%	0%	0%	0
OSR	PV:X	ATC	EAST END	EE3	1	98%	98%	98%	NA	97%	98%	98%	NA	98%	98%	NA	98%	NA	NA	98%	98%	98%	98%	98%	128,066
OSR	PV:X	ATC	EAST END	EE3	1	100%	100%	100%	NA	100%	100%	100%	NA	100%	100%	NA	100%	NA	NA	100%	100%	100%	100%	100%	419,047

EAST END-2 & 3 - AGRICULTURE TOURISM COMMERCIAL

Measure	value
ACRES	3.00
FAR	3%
ISR	3%
OSR	97%

EAST END-4 - AGRICULTURE TOURISM COMMERCIAL - *NO ACTION: PERMANENT CONSERVATION EASEMENT*

Measure	Zoning	CPLUCat	FocusArea	SubArea	n	LOW	min	lwrfence	-2 sd	@ 5 Pct	@ 10 Pct	Q1	-1 sd	median	mean	std dev	Q3	+1 sd	+2 sd	uprfence	@ 90 Pct	@ 95 Pct	max	HIGH	SQ.FT.
ACRES	PV:AC	ATC	EAST END	EE4	2	10.21	10.21	-12.87	-17.92	11.75	13.29	10.21	3.84	25.60	25.60	21.76	40.98	47.35	69.11	64.06	37.90	39.44	40.98	40.98	1,785,089
FAR	PV:AC	ATC	EAST END	EE4	1	1%	1%	1%	NA	1%	1%	1%	NA	1%	1%	NA	1%	NA	NA	1%	1%	1%	1%	1%	17,851
ISR	PV:AC	ATC	EAST END	EE4	2	0%	0%	0%	0.00	0%	0%	0%	0%	0%	0%	0%	0%	0%	168%	0%	0%	0%	0%	0%	0
OSR	PV:AC	ATC	EAST END	EE4	2	100%	100%	100%	1.00	100%	100%	100%	100%	100%	100%	0%	100%	100%	168%	100%	100%	100%	100%	100%	1,785,089

COMMERCIAL NEIGHBORHOOD SCALE: EM1, EM, DN1, HE1, HW2:

~~EAST MAIN-1~~ - ~~*ASPIRATIONALLY COMMERCIAL NEIGHBORHOOD SCALE PER COMPREHENSIVE PLAN*~~

Measure	Zoning	CPLUCat	FocusArea	SubArea	n	LOW	min	lwrfence	-2 sd	@ 5 Pct	@ 10 Pct	Q1	-1 sd	median	mean	std dev	Q3	+1 sd	+2 sd	uprfence	@ 90 Pct	@ 95 Pct	max	HIGH	SQ.FT.
ACRES		CNS	EAST MAIN	EM1	6	0.12	0.12	-6.94	-3.04	0.29	0.46	0.80	0.17	2.34	2.39	2.22	7.37	6.61	9.82	15.11	7.37	7.37	7.37	7.37	321,037
FAR		CNS	EAST MAIN	EM1	6	2%	2%	-28%	-25%	4%	7%	11%	1%	18%	27%	26%	43%	53%	79%	81%	57%	65%	72%	72%	231,147
ISR		CNS	EAST MAIN	EM1	6	21%	21%	-44%	-6%	24%	27%	33%	26%	55%	59%	33%	91%	92%	124%	168%	96%	98%	100%	100%	321,037
OSR		CNS	EAST MAIN	EM1	6	0%	0%	-68%	-24%	2%	5%	9%	8%	46%	41%	33%	67%	74%	106%	144%	73%	76%	79%	79%	0

EAST MAIN-1 - ASPIRATIONALLY COMMERCIAL NEIGHBORHOOD SCALE PER COMPREHENSIVE PLAN; VALUES INHERITED FROM EAST MAIN - COMMERCIAL NEIGHBORHOOD SCALE

BY-RIGHT VALUES SHOULD THIS PROPERTY BE REDEVELOPED

Measure	value
ACRES	2.10
FAR	47%
ISR	76%
OSR	24%

EM	DN1	HE1	HW2
2.10	1.25	1.54	2.15
47%	29%	45%	40%
76%	54%	79%	58%
24%	46%	21%	42%

EAST MAIN - COMMERCIAL NEIGHBORHOOD SCALE - *SUBAREAS 1s, 2, 3, 4, 8 & 9 COMBINED*

Measure	Zoning	CPLUCat	FocusArea	SubArea	n	LOW	min	lwrfence	-2 sd	@ 5 Pct	@ 10 Pct	Q1	-1 sd	median	mean	std dev	Q3	+1 sd	+2 sd	uprfence	@ 90 Pct	@ 95 Pct	max	HIGH	SQ.FT.
ACRES		CNS	EAST MAIN	various	44	0.11	0.11	-0.91	-0.49	0.11	0.11	0.33	0.16	0.56	0.80	0.65	1.27	1.45	2.10	2.50	1.97	2.10	2.10	2.10	91,264
FAR		CNS	EAST MAIN	various	42	0%	0%	-14%	-19%	3%	5%	11%	1%	17%	21%	20%	28%	42%	62%	53%	39%	47%	116%	53%	48,484
ISR		CNS	EAST MAIN	various	44	0%	0%	-41%	-10%	3%	6%	16%	15%	44%	41%	26%	56%	67%	92%	112%	76%	79%	100%	92%	84,360

Overlay Districts Data-230605

OSR		CNS	EAST MAIN	various	44	8%	0%	-12%	8%	21%	24%	45%	33%	56%	59%	26%	84%	85%	110%	141%	94%	97%	100%	100%	6,904

DOWNTOWN NORTH-1 - COMMERCIAL NEIGHBORHOOD SCALE

Measure	Zoning	CPLUCat	FocusArea	SubArea	n	LOW	min	lwrfence	-2 sd	@ 5 Pct	@ 10 Pct	Q1	-1 sd	median	mean	std dev	Q3	+1 sd	+2 sd	uprfence	@ 90 Pct	@ 95 Pct	max	HIGH	SQ.FT.
ACRES	PV:C4	CNS	DOWNTOWN NORTH	DN1	11	0.55	0.55	0.06	-1.01	0.66	0.76	0.77	0.24	1.04	1.49	1.25	1.25	2.74	3.99	1.96	3.52	3.95	4.38	1.96	85,269
FAR	PV:C4	CNS	DOWNTOWN NORTH	DN1	11	0%	0%	-14%	-6%	0%	0%	5%	3%	11%	12%	9%	18%	20%	29%	36%	22%	24%	26%	26%	22,170
ISR	PV:C4	CNS	DOWNTOWN NORTH	DN1	11	0%	0%	-16%	-10%	0%	0%	12%	6%	25%	22%	16%	30%	38%	54%	57%	35%	45%	54%	54%	46,045
OSR	PV:C4	CNS	DOWNTOWN NORTH	DN1	11	46%	46%	44%	46%	56%	65%	71%	62%	75%	78%	16%	89%	94%	110%	116%	100%	100%	100%	100%	39,224

HIRST EAST-1 - COMMERCIAL NEIGHBORHOOD SCALE - *Only two properties*

2.10 47% 76% 24% IDEALS

Measure	Zoning	CPLUCat	FocusArea	SubArea	n	LOW	min	lwrfence	-2 sd	@ 5 Pct	@ 10 Pct	Q1	-1 sd	median	mean	std dev	Q3	+1 sd	+2 sd	uprfence	@ 90 Pct	@ 95 Pct	max	HIGH	SQ.FT.	EXPLAIN
ACRES	PV:C1	CNS	HIRST EAST	HE1	2	3.55	3.55	3.55	3.55	3.55	3.55	3.55	3.55	3.55	3.55	0.00	3.55	3.55	3.55	3.55	3.55	3.55	3.55	3.55	154,638	1.54
FAR	PV:C1	CNS	HIRST EAST	HE1	2	1%	1%	-4%	-5%	1%	2%	1%	0%	5%	5%	5%	8%	9%	14%	13%	7%	8%	8%	8%	12,371	45%
ISR	PV:C1	CNS	HIRST EAST	HE1	2	1%	1%	-5%	-6%	1%	2%	1%	-1%	5%	5%	6%	9%	11%	16%	15%	8%	9%	9%	9%	13,917	79%
OSR	PV:C1	CNS	HIRST EAST	HE1	2	91%	91%	85%	84%	91%	92%	91%	89%	95%	95%	6%	99%	101%	106%	105%	98%	99%	99%	99%	140,721	21%

	Ed Wrote 5/18	Per Nedim 5/21
Acres	1.54	2.65
FAR	0.45	0.45
ISR	0.68	0.77
OSR	0.31	0.23

HIRST WEST-2 - COMMERCIAL NEIGHBORHOOD SCALE CM1 - *COMP PLAN CHANGE?* *Rezone CMS Lowers bldg from CM-1 to C-1*

Measure	Zoning	CPLUCat	FocusArea	SubArea	n	LOW	min	lwrfence	-2 sd	@ 5 Pct	@ 10 Pct	Q1	-1 sd	median	mean	std dev	Q3	+1 sd	+2 sd	uprfence	@ 90 Pct	@ 95 Pct	max	HIGH	SQ.FT.
ACRES		CNS	HIRST WEST	HW2	4	0.67	0.67	-0.68	-0.24	0.72	0.77	0.83	0.63	1.34	1.49	0.86	2.15	2.35	3.22	3.66	2.34	2.48	2.62	2.62	114,127
FAR		CNS	HIRST WEST	HW2	4	8%	8%	-34%	-11%	8%	9%	10%	7%	25%	25%	18%	40%	42%	60%	84%	40%	41%	41%	41%	46,792
ISR		CNS	HIRST WEST	HW2	4	22%	22%	15%	8%	26%	29%	34%	27%	47%	46%	19%	58%	65%	84%	77%	62%	66%	69%	69%	78,748
OSR		CNS	HIRST WEST	HW2	4	31%	31%	23%	16%	34%	38%	42%	35%	54%	54%	19%	66%	73%	92%	85%	71%	74%	78%	78%	35,379

EAST MAIN - COMMERCIAL MEDIUM SCALE - *SUBAREAS 6, 7, 10 (GATEWAY) AND 11 (CATOCTIN CORNER) COMBINED* *Maximum stories = 1*

Measure	Zoning	CPLUCat	FocusArea	SubArea	n	LOW	min	lwrfence	-2 sd	@ 5 Pct	@ 10 Pct	Q1	-1 sd	median	mean	std dev	Q3	+1 sd	+2 sd	uprfence	@ 90 Pct	@ 95 Pct	max	HIGH	SQ.FT.
ACRES		CMS	EAST MAIN	various	28	0.40	0.40	-3.61	-0.86	0.48	0.65	4.24	3.16	8.91	7.18	4.02	10.70	11.21	15.23	18.54	10.85	10.85	10.85	10.85	
FAR		CMS	EAST MAIN	various	28	0%	0%	-22%	-9%	0%	1%	2%	1%	8%	11%	10%	18%	20%	30%	42%	19%	24%	39%	30%	
ISR		CMS	EAST MAIN	various	28	2%	2%	-68%	-12%	3%	4%	12%	18%	54%	48%	30%	66%	78%	107%	145%	77%	87%	100%	100%	
OSR		CMS	EAST MAIN	various	28	0%	0%	-45%	-7%	14%	23%	35%	22%	46%	52%	30%	89%	82%	112%	168%	96%	97%	98%	98%	

EAST MAIN-5 - *ASPIRATIONALLY R8 SINGLE FAMILY ATTACHED PER COMPREHENSIVE PLAN* *Clarify Comp Plan language for EM5 to be R8 SFA townhouses*

Measure	Zoning	CPLUCat	FocusArea	SubArea	n	LOW	min	lwrfence	-2 sd	@ 5 Pct	@ 10 Pct	Q1	-1 sd	median	mean	std dev	Q3	+1 sd	+2 sd	uprfence	@ 90 Pct	@ 95 Pct	max	HIGH	SQ.FT.
ACRES	PV:R8	SFA	EAST MAIN	EM5		0.04	0.04	0.01	-0.37	0.04	0.04	0.05	-0.15	0.06	0.07	0.22	0.08	0.30	0.52	0.13	0.10	0.11	4.88	0.13	5,445
FAR	PV:R8	SFA	EAST MAIN	EM5		33%	0%	10%	33%	29%	49%	52%	50%	76%	67%	17%	80%	84%	101%	122%	85%	86%	92%	92%	5,009
ISR	PV:R8	SFA	EAST MAIN	EM5		20%	1%	10%	20%	25%	26%	28%	27%	38%	34%	7%	40%	42%	49%	58%	43%	43%	53%	49%	2,659
OSR	PV:R8	SFA	EAST MAIN	EM5		51%	47%	42%	51%	57%	57%	60%	58%	62%	66%	7%	72%	73%	80%	90%	74%	75%	99%	80%	2,786

HIRST EAST-2 - INDUSTRIAL BUSINESS - *C1 & CM1; Only two properties*

Measure	Zoning	CPLUCat	FocusArea	SubArea	n	LOW	min	lwrfence	-2 sd	@ 5 Pct	@ 10 Pct	Q1	-1 sd	median	mean	std dev	Q3	+1 sd	+2 sd	uprfence	@ 90 Pct	@ 95 Pct	max	HIGH	SQ.FT.	GROUP
ACRES		IB	HIRST EAST	HE2	2	2.00	2.00	-4.00	-5.31	2.40	2.80	2.00	0.34	6.00	6.00	5.66	10.00	11.66	17.31	16.00	9.20	9.60	10.00	10.00	435,600	1.50
FAR		IB	HIRST EAST	HE2	2	5%	5%	2%	1%	5%	5%	5%	4%	7%	7%	3%	9%	10%	13%	12%	9%	9%	9%	9%	39,204	40%
ISR		IB	HIRST EAST	HE2	2	8%	8%	6%	5%	8%	8%	8%	7%	10%	10%	2%	11%	12%	14%	13%	11%	11%	11%	11%	47,916	80%
OSR		IB	HIRST EAST	HE2	2	89%	89%	87%	86%	89%	89%	89%	88%	91%	91%	2%	92%	93%	95%	94%	92%	92%	92%	92%	387,684	20%

HIRST EAST-3 - PROFESSIONAL OFFICE - *No comptation; only one property*

Measure	Zoning	CPLUCat	FocusArea	SubArea	n	LOW	min	lwrfence	-2 sd	@ 5 Pct	@ 10 Pct	Q1	-1 sd	median	mean	std dev	Q3	+1 sd	+2 sd	uprfence	@ 90 Pct	@ 95 Pct	max	HIGH	SQ.FT.
ACRES	PV:C1	PO	HIRST EAST	HE3	1	4.99	4.99	4.99	NA	4.99	4.99	4.99	NA	4.99	4.99	NA	4.99	NA	NA	4.99	4.99	4.99	4.99	4.99	217,364
FAR	PV:C1	PO	HIRST EAST	HE3	1																				
ISR	PV:C1	PO	HIRST EAST	HE3	1	0%	0%	0%	NA	0%	0%	0%	NA	0%	0%	NA	0%	NA	NA	0%	0%	0%	0%	0%	0
OSR	PV:C1	PO	HIRST EAST	HE3	1	100%	100%	100%	NA	100%	100%	100%	NA	100%	100%	NA	100%	NA	NA	100%	100%	100%	100%	100%	217,364

HIRST WEST-1 - INDUSTRIAL BUSINESS

Inherited from tabulation of ~22 cases IB to Sustain (Mayfair area)

Overlay Districts Data-230605

Measure	Zoning	CPLUCat	FocusArea	SubArea	n	LOW	min	lwrfence	-2 sd	@ 5 Pct	@ 10 Pct	Q1	-1 sd	median	mean	std dev	Q3	+1 sd	+2 sd	uprfence	@ 90 Pct	@ 95 Pct	max	HIGH	SQ.FT.	GROUP
ACRES	PV:CM1	IB	HIRST WEST	HW1	26	0.71	0.71	-1.57	-0.28	0.74	0.76	0.85	0.74	1.42	1.75	1.02	2.47	2.77	3.78	4.89	3.17	3.63	3.94	3.78	164,772	1.50
FAR	PV:CM1	IB	HIRST WEST	HW1	26	0%	0%	-22%	-13%	0%	0%	4%	0%	9%	14%	13%	22%	27%	40%	48%	30%	40%	48%	40%	66,686	40%
ISR	PV:CM1	IB	HIRST WEST	HW1	26	5%	5%	-22%	0%	7%	9%	29%	25%	56%	50%	25%	66%	75%	100%	117%	79%	83%	85%	85%	140,056	80%
OSR	PV:CM1	IB	HIRST WEST	HW1	26	15%	15%	-17%	0%	17%	22%	34%	25%	45%	50%	25%	71%	75%	100%	122%	91%	93%	95%	95%	24,716	20%

WEST END - ***SEE DOWNTOWN SOUTH-2 - MIXED-USE NEIGHBORHOOD SCALE ABOVE,***

PLUS EXISTING WEST END HISTORIC HOUSES AND OPTIONALLY THE PROPERTIES ON THE SOUTH SIDE OF MAIN STREET TO BE ADDED

Assumptions: • Downtown South-2 [CMS-Commercial Medium Scale and C-4 zoning] is a model for our aspirations for the West End.

use DS2 MNS

Measure	DS2
ACRES	0.47
FAR	60%
ISR	50%
OSR	50%

Measure	Zoning	CPLUCat	FocusArea	SubArea	n	LOW	min	lwrfence	-2 sd	@ 5 Pct	@ 10 Pct	Q1	-1 sd	median	mean	std dev	Q3	+1 sd	+2 sd	uprfence	@ 90 Pct	@ 95 Pct	max	HIGH	SQ.FT.
ACRES	PV:C4	MNS	DOWNTOWN SOUTH	DS2	36	0.04	0.04	-0.27	-0.10	0.04	0.05	0.10	0.08	0.25	0.26	0.18	0.35	0.43	0.61	0.71	0.44	0.47	0.92	0.61	26,681
FAR	PV:C4	MNS	DOWNTOWN SOUTH	DS2	36	8%	8%	-39%	-15%	10%	11%	12%	10%	31%	35%	25%	47%	60%	85%	97%	75%	86%	95%	85%	22,574
ISR	PV:C4	MNS	DOWNTOWN SOUTH	DS2	36	6%	6%	-17%	-1%	9%	10%	14%	13%	24%	27%	14%	35%	41%	55%	65%	48%	50%	55%	55%	14,638
OSR	PV:C4	MNS	DOWNTOWN SOUTH	DS2	36	45%	45%	35%	45%	50%	53%	66%	59%	77%	73%	14%	87%	87%	101%	117%	90%	92%	94%	94%	12,043

AGGREGATED **SINGLE FAMILY ATTACHED -** ***IRRESPECTIVE OF ZONING***

Measure	Zoning	CPLUCat	FocusArea	SubArea	n	LOW	min	lwrfence	-2 sd	@ 5 Pct	@ 10 Pct	Q1	-1 sd	median	mean	std dev	Q3	+1 sd	+2 sd	uprfence	@ 90 Pct	@ 95 Pct	max	HIGH	SQ.FT.
ACRES		SFA	Sustain	Sustain	686	0.04	0.04	0.01	-0.30	0.04	0.04	0.05	-0.11	0.06	0.08	0.19	0.08	0.27	0.46	0.13	0.11	0.13	4.88	0.13	5,445
FAR		SFA	Sustain	Sustain	686	22%	0%	1%	22%	29%	42%	52%	47%	76%	72%	25%	86%	98%	123%	137%	104%	122%	130%	123%	6,717
ISR		SFA	Sustain	Sustain	686	17%	1%	13%	17%	21%	25%	29%	25%	35%	34%	8%	40%	42%	50%	57%	43%	43%	53%	50%	2,699
OSR		SFA	Sustain	Sustain	686	50%	47%	44%	50%	57%	57%	60%	58%	65%	66%	8%	71%	75%	83%	88%	75%	79%	99%	83%	2,745

AGGREGATED **SINGLE FAMILY DETACHED SUBURBAN -** ***IRRESPECTIVE OF ZONING***

Measure	Zoning	CPLUCat	FocusArea	SubArea	n	LOW	min	lwrfence	-2 sd	@ 5 Pct	@ 10 Pct	Q1	-1 sd	median	mean	std dev	Q3	+1 sd	+2 sd	uprfence	@ 90 Pct	@ 95 Pct	max	HIGH	SQ.FT.
ACRES		SFDS	Sustain	Sustain	1097	0.14	0.14	0.05	0.04	0.17	0.18	0.23	0.17	0.27	0.30	0.13	0.35	0.43	0.56	0.53	0.43	0.48	3.00	0.53	23,087
FAR		SFDS	Sustain	Sustain	1097	6%	3%	-1%	6%	10%	12%	16%	14%	22%	22%	8%	27%	31%	39%	44%	35%	40%	45%	39%	9,029
ISR		SFDS	Sustain	Sustain	1097	4%	2%	2%	4%	6%	7%	9%	8%	12%	12%	4%	14%	16%	20%	22%	18%	20%	26%	20%	4,632
OSR		SFDS	Sustain	Sustain	1097	80%	74%	79%	80%	80%	82%	86%	84%	88%	88%	4%	91%	92%	96%	99%	93%	94%	98%	96%	18,455

AGGREGATED **SINGLE FAMILY DETACHED TRADITIONAL -** ***IRRESPECTIVE OF ZONING***

Measure	Zoning	CPLUCat	FocusArea	SubArea	n	LOW	min	lwrfence	-2 sd	@ 5 Pct	@ 10 Pct	Q1	-1 sd	median	mean	std dev	Q3	+1 sd	+2 sd	uprfence	@ 90 Pct	@ 95 Pct	max	HIGH	SQ.FT.
ACRES		SFDT	Sustain	Sustain	854	0.04	0.04	-0.19	-0.45	0.13	0.15	0.20	-0.03	0.31	0.40	0.43	0.46	0.82	1.25	0.85	0.67	0.98	6.80	0.85	37,026
FAR		SFDT	Sustain	Sustain	854	0%	0%	-17%	-6%	5%	6%	9%	6%	15%	19%	13%	26%	31%	44%	52%	39%	42%	65%	44%	16,204
ISR		SFDT	Sustain	Sustain	854	0%	0%	-7%	-4%	3%	4%	7%	5%	11%	13%	8%	16%	21%	30%	30%	26%	29%	65%	30%	10,923
OSR		SFDT	Sustain	Sustain	854	71%	35%	71%	70%	71%	74%	84%	79%	89%	87%	8%	93%	95%	104%	107%	95%	96%	99%	99%	26,103

SINGLE FAMILY ATTACHED

Measure	Zoning	CPLUCat	FocusArea	SubArea	n	LOW	min	lwrfence	-2 sd	@ 5 Pct	@ 10 Pct	Q1	-1 sd	median	mean	std dev	Q3	+1 sd	+2 sd	uprfence	@ 90 Pct	@ 95 Pct	max	HIGH	SQ.FT.
ACRES	PV:R2	SFA	Sustain	Sustain	32	0.05	0.05	-0.25	-0.17	0.05	0.05	0.05	-0.01	0.07	0.16	0.17	0.25	0.33	0.50	0.55	0.31	0.59	0.61	0.50	21,622
FAR	PV:R2	SFA	Sustain	Sustain	32	6%	6%	-49%	-6%	7%	8%	17%	16%	43%	38%	22%	61%	60%	82%	127%	61%	61%	61%	61%	13,189
ISR	PV:R2	SFA	Sustain	Sustain	32	3%	3%	-25%	-2%	4%	5%	10%	9%	24%	21%	12%	33%	33%	44%	68%	33%	33%	33%	33%	7,135
OSR	PV:R2	SFA	Sustain	Sustain	32	67%	67%	32%	56%	67%	67%	67%	67%	76%	79%	12%	91%	91%	102%	125%	95%	96%	97%	97%	14,487

Measure	Zoning	CPLUCat	FocusArea	SubArea	n	LOW	min	lwrfence	-2 sd	@ 5 Pct	@ 10 Pct	Q1	-1 sd	median	mean	std dev	Q3	+1 sd	+2 sd	uprfence	@ 90 Pct	@ 95 Pct	max	HIGH	SQ.FT.
ACRES	PV:R3	SFA	Sustain	Sustain	3	0.17	0.17	0.13	0.12	0.17	0.17	0.17	0.16	0.17	0.19	0.03	0.20	0.22	0.26	0.25	0.22	0.22	0.23	0.23	10,019
FAR	PV:R3	SFA	Sustain	Sustain	3	12%	12%	11%	11%	12%	13%	14%	12%	15%	14%	2%	15%	16%	17%	17%	15%	15%	15%	15%	1,503
ISR	PV:R3	SFA	Sustain	Sustain	3	7%	7%	6%	6%	7%	7%	8%	7%	8%	8%	1%	9%	9%	10%	10%	9%	9%	9%	9%	902
OSR	PV:R3	SFA	Sustain	Sustain	3	91%	91%	90%	90%	91%	91%	92%	91%	92%	92%	1%	93%	93%	94%	94%	93%	93%	93%	93%	9,117

Measure	Zoning	CPLUCat	FocusArea	SubArea	n	LOW	min	lwrfence	-2 sd	@ 5 Pct	@ 10 Pct	Q1	-1 sd	median	mean	std dev	Q3	+1 sd	+2 sd	uprfence	@ 90 Pct	@ 95 Pct	max	HIGH	SQ.FT.
ACRES	PV:PD5	SFA	Sustain	Sustain	31	0.10	0.10	0.03	0.05	0.10	0.10	0.10	0.09	0.11	0.14	0.04	0.15	0.18	0.22	0.21	0.23	0.24	0.24	0.21	9,257
FAR	PV:PD5	SFA	Sustain	Sustain	31	24%	24%	13%	23%	25%	25%	40%	35%	52%	46%	12%	58%	58%	69%	85%	58%	59%	61%	61%	5,646