

**CITY OF SISTERS
BUILDABLE LANDS INVENTORY**

DRAFT

12/31/2018

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	0.82	0.07	0.75	10	10	1	6	8	4	50%	7.80	9.76	Mixed Use; 2 - 4plex MF units and 5 units of Group Quarters (Absolute Serenity Senior Care)
Aspenwood	2002	R-MFSD	MFR	2.00	1.35	0.65	26	26	18	8	26	18	69%	10.40	13.00	SFD and SFA; final plats recorded, developing
Buck Run	1991	R-MFSD/R/FP	R	29.84	27.60	2.24	72	72	67	5	72	67	93%	1.93	2.41	SFD; final plats recorded, developing
Clearpine	2015	R/R-MFSD	R/MFR	17.97	2.82	15.15	78	55	24	23	106	24	23%	4.72	5.90	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	1.31	1.31	0.00	12	12	12	0	12	12	100%	7.33	9.16	SFD; fully developed
Cottage Grove	2006	R	R	1.24	0.93	0.31	9	9	7	2	9	7	78%	5.81	7.26	SFD; Final Plats recorded, mostly developed
Covey Run	2003	R	R	1.20	1.03	0.17	8	7	6	1	8	6	75%	5.33	6.67	SFD; fully developed
Cowboy Court Apartments	2016	C	DC	0.00	0.00	0.00	1	0	0	0	22	0	0%	0.00	0.00	Site plan approved; TBD building permit application
Coyote Springs	1999	R	R	13.99	10.12	3.87	46	46	33	13	46	33	72%	2.63	3.29	SFD; final plats recorded, developing
Creekside	1999	R/FP	R	7.52	5.74	1.78	22	22	16	6	22	16	73%	2.34	2.93	SFD; final plats recorded, mostly developed
Davidson Addition	1918	R-MFSD/R/FP/C	MFR/R	22.55	19.44	3.11	150	134	113	21	150	120	80%	5.32	6.65	Mixed use (see zoning map); final plats recorded, mostly developed
Edge O' The Pines	1966	R	R	27.09	25.64	1.45	133	134	126	8	138	133	96%	4.08	5.09	SFD and manufactured; final plats recorded; mostly developed. Includes original sub and minor partitions
Fourth Sisters Condos	2010	R	R	0.84	0.84	0.00	28	28	28	0	28	28	100%	26.67	33.33	Condominiums; fully developed
Hammond Place	2008	R	R	0.55	0.55	0.00	5	5	5	0	5	5	100%	7.27	9.09	SFD; fully developed
Highland Village / Woodland Park	2015	R	R	3.05	1.10	1.95	24	24	8	16	24	8	33%	6.30	7.87	SFD; final plats recorded; developing
Grand Peaks	2015	R	SRR	10.53	0.20	10.33	35	34	1	33	35	0	0%	2.66	3.32	SFD; preliminary plat approval only (expires 11/24/17)
Loe Brothers	1970	R/FP	R	36.00	31.80	4.20	133	137	122	15	140	123	88%	3.11	3.89	SFD. MF-D, manufactured; final plats recorded, mostly developed
Mccaffery's Addition	1910	C	DC	2.46	2.46	0.00	13	12	12	0	13	12	92%	4.23	5.28	Counting only existing residential dwellings
Mckenzie Meadow Village	n/a	R-MFSD	MFR	29.68	0.00	29.68	0	1	0	1	200	0	0%	5.39	6.74	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%	17.58	21.98	Apartment building; Constructed/occupied
Other - Downtown Commercial	Various	C	DC	3.58	3.58	0.00	15	14	14	0	19	18	95%	4.25	5.31	These areas are not within McCaffery's Addition nor any other named platted subdivision
Other - Residential		R	R	9.89	2.15	7.74	n/a	10	5	5	n/a	5	n/a	0.00	0.00	Other lots not within named/platted subdivisions
Patterson Property	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	27.42	23.19	4.23	214	221	191	30	214	191	89%	6.24	7.80	SFD/SFA/Condominiums; developing. Includes all subdivisions within master plan
Roaring Springs	2006	R/OS	R	2.01	1.45	0.56	13	13	9	4	13	9	69%	5.17	6.47	SFD; developing
Rolling Horse Meadow	1979	R	R	13.68	13.12	0.56	30	28	27	1	29	27	93%	1.70	2.12	SFD; developed
Saddlestone	2006	R	R	9.53	3.48	6.05	85	85	29	56	85	29	34%	7.14	8.92	SFD; developing
Sisters Park Place	2003	R-MFSD	MFR	4.98	4.98	0.00	40	40	40	0	40	40	100%	6.43	8.03	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	1.60	1.06	0.54	6	6	4	2	6	4	67%	3.00	3.75	SFD; developing
Spring Meadows	2001	R	R	2.09	2.09	0.00	12	12	12	0	12	12	100%	4.59	5.74	SFD; developed
Tamarack Village	2003	R-MFSD	MFR	2.08	2.08	0.00	1	1	1	0	33	33	100%	12.69	15.87	Affordable housing-apartments; Constructed/occupied
The Pines at Sisters	2005	R-MFSD	MFR	7.73	7.28	0.45	79	79	74	5	79	74	94%	8.18	10.22	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%	24.13	30.16	Apartment building; Constructed/occupied
Timber Creek	1998	R/FP	R	20.47	17.51	2.96	125	125	108	17	127	115	91%	4.96	6.20	SFD and SFA; final plats recorded, mostly developed
Village At Cold Springs Phases I, II, IV	2006	R-MFSD	MFR	15.11	15.11	0.00	119	119	119	0	119	119	100%	6.30	7.88	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	32	1	41	40	98%			Developing; 20 SFD units, 12 SFA units, 9 MF units (3 triplexes)
Village At Cold Springs Phases V, VI, VII	2016	R-MFSD	MFR	7.84	0.00	0.00	60	1	0	1	98	0	0%	10.00	12.50	Prelim plat approved for Phases 5, 6, and 7: 49 SFD, 9 SFA and 40 MFapts
Village Meadows	2005	R-MFSD	MFR	4.00	2.14	0.00	34	33	19	14	34	19	56%	6.80	8.50	SFD; developing; Affordable Housing - 17 units by Habitat
Village Meadows Phase II	2005	R-MFSD	MFR	2.11	2.11	0.00	2	2	2	0	48	48	100%	18.20	22.75	48 MF4plex units; Affordable Housing project (Housing Works)
Total				363.15	241.56	111.89	1,732	1,603	1,297	295	2,237	1,457	65%	6.97	8.72	

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Residential Buildable Lands Summary

Comp Plan	Acres					Lots					Units		
	Total	Developed	Partially Vacant	Vacant	Vacant %	Total	Developed	Partially Vacant	Vacant	Vacant %	Developed	Dev. %	% of Lots
Residential (R)	218.09	141.62	0.56	60.82	43%	928	676	3	227	34%	699	51%	75%
Residential / Flood Plain (R/FP)	25.55	24.23	0.00	1.32	5%	63	60	0	3	5%	60	4%	95%
Res. - MF Sub District (R-MFSD)	116.23	72.10	0.62	27.72	38%	633	533	3	56	11%	621	45%	98%
Totals	359.87	237.95	1.18	89.86	38%	1,624	1,269	6	286	23%	1,380	0%	85%

Calculation of Projected Required Lands

	Units	%	Notes
Total Units Summary			
Entitled Units	2,237		
Developed Units	1,457	65%	% of entitled units
Projected future Supply of DUs	780		Entitled - Developed
Population Summary			
2018	2,540		
2040	4,867		
Growth	2,327		over next 20 years
People per hh	2.08		2016 pop / developed units
Projected Units / Requirements			
Projected DUs Needed Over 20 Years	1,119		Pop. Growth/People per hh
Surplus (Shortage)	(338)	70%	% of projected demand
Gross Acres Needed	38.80		
Net Acres Needed	48.50		