

Appendix A:
Low Density Residential

Appendix A

The range of 1.48 to 1.59 is derived from two approaches to calculating an expected yield. The value of 1.48 is the true “average” of the developments.

Average Yield Calculation Process

Step 1

Acres $237.43 + 635.41 = 872.84$ (R-1 Gross Acres + R-2 Gross Acres)

Lots $195 + 1097 = 1292$ (R-1 Lots + R-2 Lots)

Step 2

Average $1292 \text{ Lots} / 872.84 \text{ Gross Acres} = 1.48$

Whereas 1.59 is the weighted average of the developments weighted by the number of units in relation to unit to acreage ratio by zoning category.

Weighted Average Yield Calculation Process

Step 1

R-1 $195 / 237.45 = 0.82$ (R-1 Lots x 237.45 Gross Acres)

R-2 $1097 / 635.41 = 1.73$ (R-2 Lots x 635.41 Gross Acres)

Step 2

$195 \times 0.82 = 159.9$ (R-1 Lots x R-1 Lots per Gross Acre)

$1097 \times 1.73 = 1897.81$ (R-2 Lots x R-2 Lots per Gross Acre)

Step 3

$159.9 + 1897.81 = 2057.71$ (Weighted R-1 Lots + Weighted R-2 Lots)

$195 + 1097 = 1292$ (R-1 Lots + R-2 Lots)

Step 4

Weighted Average $2057.71 / 1292 = 1.59$ (Weighted R-1 + R-2 Lots / Total Lots = Weighted Average Lots per Acre)

**Appendix A:
Low Density Residential Yield Ratios**

Subdivision	Zoning	Gross Acreage	Homesites	Homesite Acreage	Homesite to Acreage Ratio (Gross)	Homesite to Acreage Ratio (Net)	Net Acreage not in a Homesite	Percent of Acreage Homesite	Percent of Acreage not in a Homesite
Lake Powell Pointe	R-1	30.30	52	30.62	1.47	1.72	4.54	0.97	15.45%
Shelburne	R-1	21.68	5	5.59	0.23	0.88	15.27	0.26	74.43%
Vineyards at Jockey's Neck	R-1	135.58	30	120.23	0.87	0.78	15.37	0.88	1.58%
Wellington	R-1	43.89	48	26.82	1.12	1.73	16.88	0.51	36.50%
		237.43	190.00	183.28			54.14		
				AVG.	0.92				
Harwood	R-2	95.82	78	84.14	0.82	1.23	31.66	0.87	33.05%
Landsat	R-2	72.70	63	43.98	0.07	1.45	29.12	0.85	40.05%
Longhill Station	R-2	81.44	175	47.49	2.39	5.75	33.05	0.58	41.63%
Meadows, The	R-2	71.47	116	47.89	1.30	2.46	23.48	0.67	32.85%
Mulberry Place	R-2	27.25	52	15.07	1.85	3.12	2.15	0.95	44.72%
Pointe at Jamestown	R-2	45.95	58	18.88	2.27	3.38	26.73	0.41	55.60%
Rainbow	R-2	29.98	83	24.75	2.37	3.60	5.25	0.83	1.44%
Season's Trace - Winter Park	R-2	7.54	43	3.55	5.70	12.11	3.89	0.47	52.32%
Tosco Terrace	R-2	11.19	30	7.30	2.66	4.11	3.80	0.55	34.76%
Westminster, The Villages	R-2	182.45	388	79.28	2.02	4.81	11.18	0.41	59.90%
		635.41	1097.00	362.02			283.39		
				AVG.	1.73				
Ford's Colony	R-4	1929.57	2714	1228.34	1.41	2.21	698.23	3.84	36.25%
Gowam's Land	R-4	865.32	732	453.02	0.85	1.62	412.30	2.52	47.05%
Greensprings West	R-4	198.84	170	42.48	1.85	4.00	64.18	3.55	60.40%
Kingsmill	R-4	1225.05	2180	857.55	1.77	2.42	227.57	3.72	30.75%
Parklawn Secondary	R-4	102.71	232	84.40	1.97	2.39	18.31	3.82	7.83%
Plymouth Woods	R-4	48.29	95	34.90	2.03	2.82	11.49	0.72	27.94%
River's Edge / GM	R-4	31.81	41	7.94	1.90	5.18	23.67	0.25	74.63%
Walden at Parklawn	R-4	15.86	80	12.26	5.10	5.55	3.43	0.79	21.86%
		4325.89	8206.00	2761.63			1564.25		

LOW DENSITY RESIDENTIAL DEVELOPMENT (R-1 and R-2)

Average 1.45
Weighted Average 1.59

Notes: Net Acreage not in Homesites = Gross Acreage - Homesite Acreage

Due to rezoning tracking methods, not all non-homesite acreage may be accounted for