

Density Analysis

We performed a density analysis on the residential areas in each of the eight proposed annexation areas. When examining an annexation area for density purposes, commercial, industrial, business, and similarly classified non-residential areas are eliminated. In identifying which areas are residential, we performed the analysis utilizing three separate methods, described below. In our opinion, analysis 1B provides the most accurate picture of actual, on-the-ground density.

Please also note that residential density is merely one element used to identify urbanized areas. For example, the percentage of an area that's subdivided as well as certain land uses also serve as indicators of urbanization.

Analysis 1A

Identified all parcels with a residential property class assessment code (per the County Assessor) without removing land classified as "vacant."¹

AnnexArea	Population Estimate	Residential Acres All	Persons Per Acre
1A	3,987	1063.0	3.75
1B	4,566	1754.6	2.60
1C	79	41.0	1.94
2	3,888	1869.6	2.08
3	366	94.9	3.86
4	420	73.9	5.69
5	956	196.1	4.88
7	115	251.6	0.46
Total	14,379	5344.8	2.7

¹ The following residential assessment codes were included in analysis 1A.

Category	Property Class Codes
1 Family Dwell	510, 511, 512, 513, 514, 515
2 Family Dwell	520, 52'1, 523
3 Family Dwell	530, 531
Condominiums Common Areas	557
Mobile Home	590
Mobile Home Park	415
Multi-Family Apartments	401,402,403
Nursing Home	412
Other Commercial Housing	419
Other Residential Structures	599
Residential Condominiums	550, 556
Residential Parcel	509
Vacant Commercial Residential Land	400
Vacant Residential Lot	500, 501
blank*	no code



Analysis 1B

Identified all parcels with a residential property class assessment code (per the County Assessor) and also removing land classified as "vacant."²

AnnexArea	Population Estimate	NonVacant Residential Acres	Persons Per Acre
1A	3,987	774.9	5.15
1B	4,566	810.2	5.64
1C	79	40.4	1.97
2	3,888	1428.0	2.72
3	366	78.6	4.66
4	420	70.6	5.95
5	956	153.4	6.24
7	115	154.8	0.74
Total	14,379	3510.9	4.1

Analysis 2

By County Planning zoning designation.³

AnnexArea	Population Estimate	Residential Acres	Persons Per Acre
1A	3,987	1335.5	2.99
1B	4,566	1157.0	3.95
1C	79	47.0	1.69
2	3,888	2762.7	1.41
3	366	108.5	3.37
4	420	82.4	5.11
5	956	230.5	4.15
7	115	770.3	0.15
Total	14,379	6493.9	2.2

² The following residential assessment codes were excluded from analysis 1B.

Category	Property Class Codes
<i>Vacant Commercial Residential Land</i>	400
<i>Vacant Residential Lot</i>	500, 501
Blank	no code

³ The following zoning designations were included in analysis 2:

Conservation Residential; Estate Residential; Estate Residential 1; Estate Residential 2.5; Estate Residential City 1994; Low Density Residential; Manufactured Home/Mobile Home Park; Medium Density Residential; Multi Dwelling Residential; Multi Dwelling Residential 15; Multi Dwelling Residential 7; Planned Unit Development; Residential Estate; Single Dwelling Residential; Single Dwelling Residential 3.5; Single Dwelling Residential 3.5/PRO6; Single Dwelling Residential 4.5; Suburban Residential