



CITY OF CRANSTON

APPLICATION FOR CHANGE OF ZONE

CRANSTON CITY CLERK
OCT 30 '24 PM 12:23

Resubmitted

29 JV

CRANSTON CITY CLERK
SEP 19 '24 PM 2:01

Name(s) and address(es) of property owner(s):

Margaret M. Scaralia

65 Fox Ridge Road

Cranston, RI 02921

Zoning Plat Number: 35

Lot No.(s)* 3

Street Address or Location on Street Terminus of Caraway Drive

*If only a portion of lot, please attach a full metes and bounds description.

Present Zoning: A-80

Zoning Requested: A-20

Property to be used for: Single Family Residences

(listed use must be specific)

Date: _____

Margaret M. Scaralia

Owner (Print and Sign) Margaret M. Scaralia

Owner (Print and Sign)

Margaret M. Scaralia

Applicant (Print and Sign) Margaret M. Scaralia

Margaret M. Scaralia

Applicant (Print and Sign)

Reviewed and approved by the Planning Department:

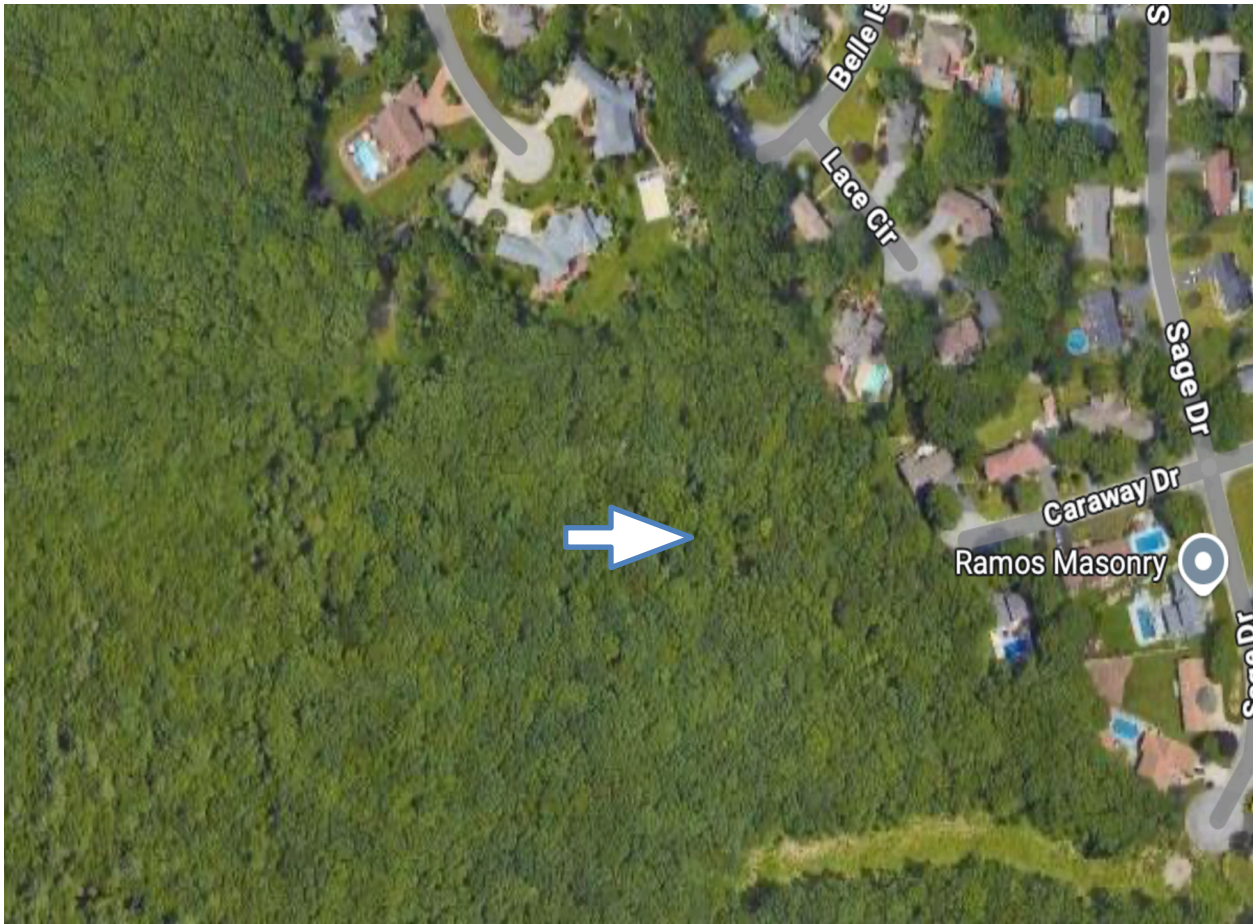
[Signature]

App delivered by Beth in Planning 10/30/24
J. Pezzullo signed Advised Plan Comm hearing 11/7/25

COMPREHENSIVE PLAN, BOTH PRIOR and PRESENT, CONSISTENCY ANALYSIS

ZONE CHANGE - A-80 DISTRICT to A-20 DISTRICT

**TERMINUS OF CARAWAY DRIVE, CRANSTON, RI
ASSESSOR'S PLAT 35 - LOT 3**



Prepared for: Margaret M. Scitalia

By: Edward Pimentel, AICP

24 January 2025

INTRODUCTORY STATEMENT

Margaret M. Scitalia ("Petitioner") has engaged the professional land use planning and zoning consulting services of Pimentel Consulting, Inc. ("Consultant"), in order to evaluate the proposed rezoning of property located at the terminus of Caraway Drive. The proposed zone change is from the presently improper Residential 'A-80' District ("A-80 District") to a regulatory 'consistent' Residential 'A-20' District ("A-20 District"). The referenced development necessitates a recommendation from the City Planning Commission ("CPC") prior to proceeding onto the City Council for formal review and approval. This Consultant has now rendered a professional opinion on several similar zone changes within the Alpine Estates neighborhood ("AE Neighborhood"), expressly detailing their appropriateness from both a Rhode Island General Law ("RIGL") and local regulatory perspective. However, since these prior Consultant assessment(s), the City of Cranston has adopted an amended Comprehensive Plan, in addition to an amended Comprehensive Plan - Future Land Use Map ("FLUM"). Regardless, the referenced regulatory action has been deemed vested pursuant to the prior Comprehensive Plan, thereby clearly evidencing the appropriateness of the proposed zone change in light of realizing 'consistency' with the FLUM. When a community concludes that there is an inconsistency between the present zoning designation and FLUM land use classification, the **community is mandated to render corrective measures** by amending the improper zone designation to be in congruence with the FLUM. This professional opinion is as conclusive today, as it has been repeatedly argued before the CPC and City Council, alike, over the last several years. And yet, as perplexing as it may sound, the recently amended Comprehensive Plan is in part actually supportive of this conclusion, regardless of the fact that the revised FLUM was adopted.

Another pertinent, and perhaps more important regulatory consideration, is the quite recent statutory amendment acknowledging that all local land use decisions shall now be in accordance with the FLUM regardless of current zoning. This further cements this Consultant's conclusion that the proposed residential development is in fact in accordance with the Comprehensive Plan and permitted as a matter-of-right. The recently amended statute, RIGL 45-22.2-6(b)(11), which became effective 1 March 2024, and therefore clearly predates the amended FLUM, adopted 30 September 2024, is provided below. The new language is both underlined and bolded.

[Effective until March 1, 2024]

(11) Land use - *"In conjunction with the future land use map as required in subsection (b)(2) (ii) of this section, the plan must contain a land use component that designates the proposed general distribution and general location and interrelationships of land uses including, but not limited to: residential, commercial, industrial, open space, agriculture, recreation facilities, and other categories of public and private uses of land. The land use component shall be based upon the required plan content as stated in this section. It shall relate the proposed standards of population density and building intensity to the capacity of the land and available or planned facilities and services. The land use component must contain an analysis of the inconsistency of existing zoning districts, if any, with planned future land use. The land use component shall specify the process and schedule by which the zoning ordinance and zoning map shall be amended to conform to the comprehensive plan and shall be included as part of the implementation program."*

[Effective March 1, 2024]

(11) Land use - *"In conjunction with the future land use map as required in subsection (b)(2) (ii) of this section, the plan must contain a land use component that designates the proposed general distribution and general location and interrelationships of land uses including, but not limited to: residential, commercial, industrial, open space, agriculture, recreation facilities, and other categories of public and private uses of land. The land use component shall be based upon the required plan content as stated in this section. It shall relate the proposed standards of population density and building intensity to the capacity of the land and available or planned facilities and services. The land use component must contain an analysis of the inconsistency of existing zoning districts, if any, with planned future land use. The land use component shall specify the process and schedule by which the zoning ordinance and zoning map shall be amended to conform to the comprehensive plan and shall be included as part of the implementation program, but in no event shall it take longer than eighteen (18) months for a zoning map to be brought into compliance with the future land use map. The future land use map in a valid comprehensive plan updated in accordance with this chapter shall govern all local municipal land use decisions."*

In light of the stated proposal, this Consultant has thoroughly reviewed the subject zone change submission, in addition to both the City of Cranston, RI, Comprehensive Plan 2010 - June 2012 Amendment ("Prior CP") and recently adopted Comprehensive Plan 2024, adopted 30 September 2024 ("Current CP"), as well as pertinent RIGL. This Consultant has likewise conducted a thorough general analysis of the entire AE Neighborhood, for the express purpose of evidencing neighborhood compatibility, particularly in regard to neighborhood density.

This report will definitively conclude the appropriateness of the proposed zone change given the goals and objectives of the Prior CP, specifically the Land Use and Housing Elements, in addition to the all important Prior FLUM land use classification. The same is true in regard to the Current CP, albeit not necessary given the proposal's vested determination. Finally, this report will reaffirm absolute neighborhood compatibility. The AE Neighborhood is comprised of several hundred properties, the majority of which are residentially improved and at a similar density of approximately one-half acre, as evidenced by the results of the personally prepared 'Neighborhood Analysis'. And yet, the residents of said neighborhood have continuously argued

that several additional compatible residences will have a deleterious impact. It also appears that the CPC has previously agreed in part, asserting that the FLUM alone is not necessarily enough to conclude regulatory consistency. They have contended that the potential impact associated with a few additional residences must likewise be satisfactorily addressed in order to justify a zone change, most notably being the impact on local education. In fact, the actual data detailed in the formally adopted Current CP evidences an altogether different conclusion, documenting a continuous decline in educational enrollment and dispelling what has been offered as reasoning against past 'regulatory appropriate' zone changes.

PRESENT CONDITIONS

The subject property is physically situated at the very end of Caraway Drive, further identified as Assessor's Plat 35, Lot 3, and containing upwards of 10.9-acres (421,225 square feet), is presently unimproved ("Property"). The Property is presently zoned A-80 District, defined pursuant to Section 17.08.010 'Zoning Districts' of the Zoning Ordinance, in the following manner:

A-80 District - *"Single-family dwellings on lots of minimum areas of eighty-thousand (80,000) square feet."*

Albeit zoned in a low-density residential development manner, the property is in fact classified at a much higher-density or 'Single-Family Residential 3.63 to 1 Unit Per Acre' pursuant to the Prior CP - FLUM, as illustrated on the following page [Credit: City of Cranston GIS], thereby being in agreement with the character of the vast surrounding AE Neighborhood. Therefore, as a matter-of-law, which mandates Comprehensive Plan 'consistency', the permissible density ranges from 1 to 3.63-units per acre of residential housing. The property is surrounded by the very same land use classification to the east and south, which in the professional opinion of this Consultant is most appropriate considering it is in fact an extension of the AE Neighborhood, all of which has been developed at a similar housing density. It is therefore unclear why the subject parcel has maintained a much-lower density zoning designation, in complete contradiction of RIGL. The only conclusion that can be reached by this Consultant is that respective zoning and land use classification reflects the piece-meal manner in which the area has likely developed over the last several decades, zoning designation and corresponding land use classification being amended as development progressed throughout Alpine Estates. Current zoning has remained inconsistent since the adoption of the Prior CP in 2010, albeit mandated by RIGL that such inconsistencies be rendered compliant within 18-months. Therefore, the City of Cranston has failed for upwards of 14-years to realize regulatory compliance. This lack of commitment in assuring Comprehensive Plan consistency is rendered even worse when considering the amended statute effective 1 March 2024, unequivocally states



that all land use decisions shall be based upon the FLUM, negating any zoning designation inconsistency. And yet, past recommendations and decisions have been entirely remiss in either acknowledging the 18-month limitation or current regulatory amendment granting the FLUM all land use decision authority. The referenced statutory amendment is detailed below.

RIGL 45-22.2-6(b)(11) - *"The land use component shall specify the process and schedule by which the zoning ordinance and zoning map shall be amended to conform to the comprehensive plan and shall be included as part of the implementation program, **but in no event shall it take longer than eighteen (18) months for a zoning map to be brought into compliance with the future land use map. The future land use map in a valid comprehensive plan updated in accordance with this chapter shall govern all local municipal land use decisions.**"*

The subject property should therefore be properly zoned A-20 District, in accordance with the manner in which the vast surrounding residential neighborhood is presently zoned and

consequently improved. The A-20 District is defined pursuant to Section 17.08.010 'Zoning Districts' of the Zoning Ordinance, in the following manner:

A-20 District - *"Single-family dwellings on lots of minimum areas of twenty-thousand (20,000) square feet."*

It must be reemphasized that the stated A-20 District designation is corroborated by the Prior Comprehensive Plan FLUM, which illustrates that the subject property is classified '**Single Family Residential 3.63 to 1 Unit Per Acre**', thereby documenting the inappropriateness of the present A-80 District zoning designation.

PROPOSED ZONE CHANGE

The present proposal entails rezoning the Property from the present inconsistent A-80 District designation, as evidenced by the Prior FLUM land use classification, and rezoning it to a more appropriate and consistent A-20 District designation. Consistency is not only generally corroborated by the Prior FLUM, but also '**expressly**' corroborated by the appendices to the Prior CP - Appendix A 'Zoning Consistency Analysis', which outlines in great detail those specific properties in which the present zoning designation is in 'error', or inconsistent with, what is otherwise anticipated from a density perspective pursuant to the Prior CP - FLUM.

Appendix A - Zoning Consistency Analysis

**Assessor's Plat 35, Lot 3 - 0 Pipin Orchard Rd
Land Use Classification - SFR 3.63 to 1 Unit Per Acre**

**Existing Zoning - A-80 District
Proposed Zoning District - A-20 District**

The vast present land use is single-family residential on lots averaging 20,000 square feet in overall land area. This is an extremely important point because it not only evidences neighborhood compatibility, but also acknowledges that there are no constraints (environmental or otherwise) to residential development on lots that are on average one-half acre in area. This is corroborated below by the results of the independently prepared 'Neighborhood Analysis'. Typically, the manner in which a property is zoned, is both well-supported by the corresponding land use classification and anticipated usage. For example, the Prior CP well documents that there are sections of Western Cranston that have experienced their share of appropriate residential growth, and therefore said density should be maintained.

LAND USE PLAN ELEMENT

Key Challenges - *“Cranston’s land use practices and policies to manage growth must continue to be programmed to respond to changing markets and patterns of development. Over the past ten years, moderate residential growth in western Cranston, reuse of the State land at the Pastore Center, and new development in both industrial parks and other large land parcels have required adjustments to the City’s land use policies. Challenges for the future include.”* [Prior CP - Page 21]

- **Differentiating Neighborhoods** – *“The City has new residential development and has preserved more open space in western Cranston, while large and small redevelopment projects are occurring in eastern Cranston. Neighborhoods are being formed in western Cranston, while neighborhoods are reaffirming themselves in the East. This Plan proposes to recognize those differences with varying approaches to growth management while protecting existing neighborhoods.”*

Land Use Principles - *“During the comprehensive planning process, it was determined that there were common themes among many of the ideas, suggestions, and issues regarding land use that also affected the other elements. These themes support the following land use principles and provide a basis for actions proposed in this plan.”* [Prior CP - Page 34]

Principle 4: *“Protect and stabilize existing residential neighborhoods by basing land use decisions on neighborhood needs and quality of life.”*

“Protect the natural, historic and visual resources that define the neighborhoods. In addition, support the existing residential development patterns in order to stabilize the residential blocks and neighborhoods.”

The Prior CP acknowledges that additional growth is welcomed, provided it is directed towards those areas that can accommodate intensification that is reflective of historical densities. Considering medium-density residential development is well-supported throughout the AE Neighborhood, there is no ‘Reasonable Purpose’ for maintaining the present A-80 zoning designation.

NEIGHBORHOOD ANALYSIS

Rezoning the Property to A-20 District is without question, in the professional opinion of this Consultant, not only appropriate but also legally mandated to realize consistency with the Prior CP - FLUM. A thorough neighborhood analysis was prepared to further document the appropriateness of the proposed zone change. The parameters of the referenced neighborhood analysis include all properties located along the following roadways: Alpine Estates Drive, Basil Crossing, Belle-Isle Way, Bluebird Lane, Caraway Drive, Cassandra Court, Cranberry Terrace, Dove Court, Falcon Lane, Finch Court, Ginger Circle, Hummingbird Lane, Jay Court, Marjoram Drive, Lace Circle, Lindsay Lane, Pepper Mill Lane, Raven Circle, Sage Drive, Sophia Drive, Sparrow Lane, Swan Court, Thyme Drive, and West Bluebird Lane. In total, 362-lots were

analyzed, exclusive of the Property. Although certain parcels appear to have the requisite acreage to accommodate further subdivision, they were treated as being fully built-out regardless of the excessive associated acreage. Approximately 99% of the properties are already residentially improved, 13 of which are improved with a secondary residential unit, thereby evidencing the appropriateness of residential development at the density level requested.

The resulting lot density, even without considering the subdivision of properties that appear to have excessive acreage, is one-unit per 30,015 square feet; in-line with the A-20 District designation. Furthermore, approximately 224 properties, or 62% of all residentially improved parcels, are approximately 20,000 square feet in overall lot size. This clearly corroborates the medium-density classification of the surrounding neighborhood and manner in which said neighborhood has long been improved. The results of the 'Neighborhood Analysis' evidences a predominantly medium-density residential presence. Therefore, it is the professional opinion of this Consultant, given present neighborhood conditions, that the subject property is appropriately suited for greater residential development.

PRIOR 'VESTED' COMPREHENSIVE PLAN ANALYSIS

The primary assurance that a development is consistent with the needs of a community is when it can be shown to be consistent with the goals, objectives and policies of the Comprehensive Plan. The following language affirms compliance with the intent and purposes of the Comprehensive Plan.

LAND USE PLAN ELEMENT

Key Challenges - *"Cranston's land use practices and policies to manage growth must continue to be programmed to respond to changing markets and patterns of development. Over the past ten years, moderate residential growth in western Cranston, reuse of the State land at the Pastore Center, and new development in both industrial parks and other large land parcels have required adjustments to the City's land use policies. Challenges for the future include:"* [Prior CP - Page 21]

- **Build An Even Better Cranston – Neither western nor eastern Cranston has been 'built out' according to current zoning regulations. There are many opportunities for new residential development in western Cranston** as well as redevelopment and infill opportunities in eastern Cranston, based on recent land use data. Guidelines for development will protect community character and channel development potential in ways that will maintain the local environment and quality of life."

HOUSING ELEMENT

Key Challenges - *"While Cranston approaches build-out of residential development and while some neighborhoods are 'aging', this Element focuses on ways to improve existing neighborhoods and proposes more efficient ways of utilizing the remaining land."* [Page 57]

- o *"Existing residential neighborhoods, in both eastern and western Cranston, are stable and well maintained. Wholesale redevelopment of existing residential blocks would be disruptive and undesirable in most areas. Instead, the regulatory environment and city programs should support the existing neighborhoods in terms of maintaining their character."*

- o **"Overall growth is comparatively slow, except in western Cranston where undeveloped land is still available for new housing development."** However, development of this land is constrained by environmental and other regulatory restrictions, and the public's desire for open space preservation. This makes it even more crucial to plan how the remaining land in western Cranston is developed, preserved, or improved."

The Petitioner's proposal is clearly consistent with the goals and objectives of the Prior CP, specifically the Land Use and Housing Elements, as well as in keeping with the character of the surrounding neighborhood. The Prior CP acknowledges that density should mirror neighborhood characteristics. The City of Cranston recently amended, and formally adopted, a new Comprehensive Plan. Although the subject zone change has already been determined to be vested pursuant to the Prior CP, this Consultant would have been remiss in his professional duties were a thorough investigation neglected. And most interesting, given the sentiment of the public and Commission Members, alike, is the presence of supportive data as evidenced below.

CURRENT COMPREHENSIVE PLAN ANALYSIS

This Consultant has now presented several similar petitions before the CPC, realizing a mixture of results. This Consultant has been steadfast in his professional opinion that the FLUM is the ultimate arbiter of concluding Comprehensive Plan 'consistency'. However, this Consultant likewise acknowledges that textual 'consistency' is important, because it is the collected synthesized data that results in the production of the FLUM, and in turn, listing of inconsistencies. That is why this Consultant has vehemently argued that the community has been remiss in complying with the law and rendering prior zone change requests. Obviously, the Prior FLUM resulted from the requisite procedural process, concluding in the vast array of inconsistencies detailed in Appendix A. And yet, not only has the community failed to properly rezone properties within the AE Neighborhood to be in agreement with the Prior FLUM, but appears to have expressed agreement with the neighbors in regard to dismissing the Prior FLUM based on the dated nature of the Prior CP. This is not mere conjecture, but actually experienced by this Consultant during a recent rezone proposal in which the CPC inquired about potential impact, most notably educational enrollment. It for this very reason why this

Consultant has not ignored, but taken careful attention in reviewing the recently adopted Current CP.

This Consultant stands by his conclusion that the subject request is vested pursuant to the Prior CP, and therefore absolutely entitled to a zone change. Regardless, it is most interesting that the reasons, in part, for negating said zone change appear to be in conflict with the newly adopted data, most notably the education system and future growth. Whereas recent neighborhood opposition associated with a similar proposal argued that the additional growth would negatively impact the educational system, and it appeared to this Consultant that the CPC shared this sentiment in deliberating the appropriateness of the zone change request, the Current CP evidences an altogether different conclusion.

Enrollment Trends and Demographics - *"Over the past five school years, the enrollment in Cranston's schools has shown a slight but consistent decline, decreasing from 10,475 in the 2019 - 2020 school year to 10,126 in the 2023 - 2024 school year. This trend suggests a gradual decline in the student population, which could be attributed to demographic shifts or other factors such as families moving out of the district."* [Current CP - Page 8-11]

In fact, AE Neighborhood residents, and CPC members in turn, specifically expressed concern over the impact on elementary school enrollment, burdening an already over-stressed condition. And yet, once again, the information excerpted from the Current CP indicates otherwise.

Grade-Level Enrollment - *"The distribution of students across different grades has remained relatively consistent, although there are minor variations each year. Kindergarten (KF) and primary grades (1-5) have seen stable enrollments, while middle school (6-8) and high school (9-12) enrollments reflect normal progression and graduation rates."* [Page 8-12]

Finally, this Consultant expected to come across specific goals and objectives evidencing why the FLUM has been changed in regard to the reclassifying the AE Neighborhood parcels, and actually discovered the exact opposite. The following are excerpted findings, that in the professional opinion of this Consultant, once again appear to be supportive of the long held recommended zone change(s).

1.2 Legal Basis for the Plan - *"The Act sets forth the following goals, which are intended to guide both State and municipal decision making."* [Page 1-1]

6. *"To provide for the use of performance-based standards for development and to encourage the use of innovative development regulations and techniques that promote the development of land suitable for development while protecting our natural, cultural, historic, and recreational resources, and achieving a balanced pattern of land uses."*

1.3 Importance of Updating the Plan - *"Regular updates to the Comprehensive Plan are essential to ensure that the Plan remains relevant and reflective of the community's needs and aspirations. The current update builds upon the successes and lessons learned from previous plans, incorporating new data, public input, and emerging trends. This update is particularly significant as it addresses critical issues such as climate*

change, housing affordability, and sustainable development, which have become increasingly important for the well-being of Cranston's residents." [Page 1-2]

Table 3.3 Housing Action Plan - Goals, Policies, & Actions

Goal H-1: *"Ensure that future residential development in western Cranston is consistent with the capacity of the area's natural resources and infrastructure, and preserves community character."* [Page 3-8]

Goal H-2: *"Permit a variety of residential development type to achieve multiple community objectives."* [Page 3-8]

Policy H-1: *"Maintain zoning densities that reflect planned municipal service levels and natural resource constraints."* [Page 3-8]

Action H-7: *"Review zoning in existing residential neighborhoods to ensure the zoning matches, as closely as possible, what has already been built. Revise in terms of dimensions and unit types, unless site constraints or specific needs determine otherwise."* [Page 3-9]

Policy LU-18: *"Preserve the existing density of established neighborhoods."* [Page 3-26]

Action LU-29 *"Protect and stabilize existing residential neighborhoods by making zoning conform to existing uses."* [Page 3-29]

5.7.2 Opportunities - *"The population and number of households in Cranston has steadily grown, with projections indicating further increases. This presents an opportunity for the city to capitalize on the growing demand for housing, potentially by creating housing for all age groups and incomes."* [Page 5-20]

"The City may also look to infill development, where appropriate, to mirror housing types within existing neighborhoods if the density matches the existing neighborhood." [Page 5-21]

13.2.3 Development and Demographic Trends - *"Smart growth strategies may play a larger role in protecting open space, agricultural resources, and minimizing overcrowding, especially in Western Cranston."* "Smart Growth" can be defined in several ways, but for the purposes of this Chapter, the phrase refers to five primary factors:" [Page 13-8]

1. *"Promoting development in already built areas."*

ZONE CHANGE: RESIDENTIAL 'A-80' DISTRICT to RESIDENTIAL 'A-20' DISTRICT

The results of both 'Comprehensive Plan(s)' (Prior and Current) and 'Neighborhood Analysis' clearly acknowledge support for the proposed zone change, and corresponding residential intensification. The referenced zone change will be more in-line with the character of the surrounding neighborhood as well as render consistency with the goals and objectives of the overall Prior CP, specifically the Land Use and Housing Elements.

The applicant is required by law to evidence consistency with the Comprehensive Plan, and more importantly the "Future Land Use" map. R.I.G.L. 45-24-50 – "Consistency with Comprehensive Plan" specifically grants local communities the authority to amend their Ordinances, when it is done so for the purpose of promoting the public health, safety, morals and general welfare. An Ordinance amendment, including change to the official zoning map, must first evidence consistency with the Comprehensive Plan. The above-referenced 'Comprehensive Plan - Consistency Analysis', has clearly concluded the appropriateness of the proposed zone change. Said conclusion resulted from a comparative analysis of the surrounding property and neighborhood characteristics, in addition to a thorough review of both Prior and Current CP goals and objectives.

The final, and most salient point, is consistency with the "Future Land Use" map, which reflects, *"...the preferred or acceptable patterns of land use..."* Evidence of this consistency must be satisfied, otherwise RIGL mandates a Comprehensive Plan amendment. It is abundantly clear that the vested Prior FLUM classifies the subject property for **'Single Family Residential 3.63 to 1 Unit Per Acre'** (or medium-density land use classification), thereby fully supporting the proposed zone change to an A-20 District.

CONCLUSION

In summary, this Consultant professionally believes that the CPC should not have any reservations in forwarding a positive recommendation, followed by affirmative City Council action. The proposed A-20 District zoning designation is purely for the purpose of realizing consistency with the character of the surrounding neighborhood and permit the Petitioner appropriate usage of the Property. Furthermore, the purpose for the zone change is to realize consistency with the Comprehensive Plan, as mandated by law.

This document was exported from Numbers. Each table was converted to an Excel worksheet. All other objects on each Numbers sheet were placed on separate worksheets. Please be aware that formula calculations may differ in Excel.

Numbers Sheet Name	Numbers Table Name	Excel Worksheet Name
Sheet1 - Table 1 - Table 1 - Ta	Table 1	Sheet1 - Table 1 - Table 1 - Ta
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Sheet3 - Table 1 - Table 1 - Ta	Table 1	Sheet3 - Table 1 - Table 1 - Ta

ALPINE ESTATES NEIGHBORHOOD ANALYSIS

**Alpine Estates Drive, Basil Crossing, Belle-Isle Way, Bluebird Lane, Caraway Drive,
Cassandra Court, Cranberry Terrace, Dove Court, Falcon Lane, Finch Court, Ginger Circle,
Hummingbird Lane, Jay Court, Marjoram Drive, Lace Circle, Lindsay Lane, Pepper Mill Lane,
Raven Circle, Sage Drive, Sophia Drive, Sparrow Lane, Swan Court, Thyme Drive,
and West Bluebird Lane
A-20 District**

Plat	Lot	Area (Sq. Ft.)	Address	Land Use	Density
35 SP	15 SP	29,654	132 Cranberry Terrace	Single-Family	1
35	41	25,296	4 Alpine Estates Drive	Single-Family	1
35	91	20,000	125 Cranberry Terrace	Single-Family	1
35	90	20,073	8 Alpine Estates Drive	Single-Family	1
35	89 and 298	36,367	20 Alpine Estates Drive	Single-Family	1
35	93	23,038	10 Thyme Drive	Single-Family	1
35	92	20,000	15 Thyme Drive	Single-Family	1
35	94	20,002	4 Thyme Drive	Single-Family	1
35	104	20,000	76 Sage Drive	Single-Family	1
35	103	20,000	70 Sage Drive	Single-Family	1
35	102	20,000	62 Sage Drive	Single-Family	1
35	101	20,111	28 Caraway Drive	Single-Family	1
35	105	21,942	34 Caraway Drive	Single-Family	1
35	98	20,000	22 Caraway Drive	Single-Family	1
35	97	20,105	65 Sage Drive	Single-Family	1
35	96	20,000	67 Sage Drive	Single-Family	1
35	95	20,125	7 Thyme Drive	Single-Family	1
35	83	20,000	50 Alpine Estates Drive	Single-Family	1
35	84	20,000	46 Alpine Estates Drive	Single-Family	1

35	85	20,000	40 Alpine Estates Drive	Single-Family	1
35	86	20,000	36 Alpine Estates Drive	Single-Family	1
35	87	20,000	34 Alpine Estates Drive	Single-Family and ADU	2
35	88	20,000	30 Alpine Estates Drive	Single-Family	1
35	60	21,838	15 Alpine Estates Drive	Single-Family	1
35	59	20,000	111 Cranberry Terrace	Single-Family	1
35	58	20,000	107 Cranberry Terrace	Single-Family	1
35	57	20,000	99 Cranberry Terrace	Single-Family	1
35	56	20,000	93 Cranberry Terrace	Single-Family	1
35	55	20,000	85 Cranberry Terrace	Single-Family	1
35	54	20,000	81 Cranberry Terrace	Single-Family	1
35	53	20,001	77 Cranberry Terrace	Single-Family	1
35	66	20,001	51 Alpine Estates Drive	Single-Family	1
35	65	20,000	45 Alpine Estates Drive	Single-Family	1
35	64	20,000	39 Alpine Estates Drive	Single-Family	1
35	63	20,000	35 Alpine Estates Drive	Single-Family	1
35	62	20,000	33 Alpine Estates Drive	Single-Family	1
35	61	20,000	27 Alpine Estates Drive	Single-Family	1
35	42	20,000	122 Cranberry Terrace	Single-Family	1
35	43	30,383	114 Cranberry Terrace	Single-Family	1
35	44	36,390	110 Cranberry Terrace	Single-Family	1
35	45	27,232	102 Cranberry Terrace	Single-Family	1
35	46	20,000	100 Cranberry Terrace	Single-Family	1
35	47	20,000	94 Cranberry Terrace	Single-Family	1

35	48	20,000	90 Cranberry Terrace	Single-Family	1
35	49	20,000	86 Cranberry Terrace	Single-Family	1
35	50	20,074	72 Cranberry Terrace	Single-Family	1
35	51	20,207	70 Cranberry Terrace	Single-Family	1
35	132	20,340	60 Cranberry Terrace	Single-Family	1
35	133	20,000	56 Cranberry Terrace	Single-Family	1
35	134	66,126	50 Cranberry Terrace	Single-Family	1
35	138	86,680	44 Cranberry Terrace	Single-Family	1
35	164	133,256	10 Basil Crossing	Single-Family	1
35	163	116,305	14 Basil Crossing	Single-Family	1
35	162	68,404	43 Cranberry Terrace	Single-Family	1
35	135	20,000	53 Cranberry Terrace	Single-Family and ADU	2
35	136	20,000	57 Cranberry Terrace	Single-Family	1
35	137	20,000	63 Cranberry Terrace	Single-Family	1
35	52	20,000	1 Caraway Drive	Single-Family	1
35	67	20,000	11 Caraway Drive	Single-Family	1
35	68	20,000	65 Alpine Estates Drive	Single-Family	1
35	69	20,000	71 Alpine Estates Drive	Single-Family	1
35	70	20,000	75 Alpine Estates Drive	Single-Family	1
35	71	20,000	81 Alpine Estates Drive	Single-Family	1
35	72	20,000	85 Alpine Estates Drive	Single-Family	1
35	73	20,000	95 Alpine Estates Drive	Single-Family	1
35	165	26,250	101 Alpine Estates Drive	Single-Family	1
35	117	20,524	103 Alpine Estates Drive	Single-Family	1
35	116	21,485	22 Basil Crossing	Single-Family	1

35	74	20,000	104 Alpine Estates Drive	Single-Family	1
35	75	20,000	100 Alpine Estates Drive	Single-Family	1
35	76	20,000	94 Alpine Estates Drive	Single-Family	1
35	77	20,000	88 Alpine Estates Drive	Single-Family	1
35	78	20,000	84 Alpine Estates Drive	Single-Family	1
35	79	20,000	76 Alpine Estates Drive	Single-Family	1
35	80	20,000	70 Alpine Estates Drive	Single-Family	1
35	81	20,000	64 Alpine Estates Drive	Single-Family	1
35	82	20,000	56 Alpine Estates Drive	Single-Family	1
35	99	20,000	21 Caraway Drive	Single-Family	1
35	142	20,000	43 Sage Drive	Single-Family	1
35	143	20,000	39 Sage Drive	Single-Family	1
35	144	20,000	35 Sage Drive	Single-Family	1
35	145	20,000	25 Sage Drive	Single-Family	1
35	146	20,000	23 Sage Drive	Single-Family	1
35	147	20,000	17 Sage Drive	Single-Family	1
35	148	20,000	7 Sage Drive	Single-Family	1
35	149	20,324	1 Sage Drive	Single-Family and ADU	2
35	141	20,779	40 Basil Crossing	Single-Family	1
35	150	20,568	2 Sage Drive	Single-Family and ADU	2
35	151	20,103	10 Sage Drive	Single-Family	1
35	152	20,000	16 Sage Drive	Single-Family	1
35	153	20,000	22 Sage Drive	Single-Family	1
35	154	20,000	28 Sage Drive	Single-Family	1

35	155	20,000	34 Sage Drive	Single-Family	1
35	156	20,000	40 Sage Drive	Single-Family	1
35	157	20,000	44 Sage Drive	Single-Family	1
35	158	20,543	50 Sage Drive	Single-Family	1
35	100	20,000	25 Caraway Drive	Single-Family	1
35	106	20,000	33 Caraway Drive	Single-Family	1
35	107	20,000	41 Caraway Drive	Single-Family	1
35	167	26,120	14 Lace Circle	Single-Family	1
35	168	21,098	10 Lace Circle	Single-Family	1
35	169	21,324	2 Lace Circle	Single-Family	1
35	171	20,000	30 Belle-Isle Way	Single-Family	1
35	172	20,000	22 Belle-Isle Way	Single-Family	1
35	173	20,000	16 Belle-Isle Way	Single-Family	1
35	174	20,000	10 Belle-Isle Way	Single-Family	1
35	175	21,000	2 Belle-Isle Way	Single-Family	1
35	161	23,365	7 Lace Circle	Single-Family	1
35	166	20,000	1 Lace Circle	Single-Family	1
35	181	22,802	3 Belle-Isle Way	Single-Family	1
35	180	20,098	25 Belle-Isle Way	Single-Family	1
35	179	20,021	19 Belle-Isle Way	Single-Family	1
35	182	29,847	8 Ginger Circle	Single-Family	1
35	183	22,803	9 Ginger Circle	Single-Family	1
35	178	21,601	1 Ginger Circle	Single-Family	1
35	177	24,933	9 Belle-Isle Way	Single-Family	1
35	176	25,000	60 Basil Crossing	Single-Family	1

35	185	22,244	64 Basil Crossing	Charitable	0
35	184	38,574	214 Marjoram Drive	Single-Family	1
35	186	21,658	68 Basil Crossing	Single-Family	1
35	187	22,824	76 Basil Crossing	Single-Family	1
35	365	32,823	32 Jay Court	Single-Family	1
35	321	42,312	60 Lindsay Lane	Single-Family	1
35	320	20,426	50 Lindsay Lane	Single-Family	1
35	319	20,059	48 Lindsay Lane	Single-Family	1
35	318	20,021	38 Lindsay Lane	Single-Family	1
35	317	20,000	36 Lindsay Lane	Single-Family and ADU	2
35	316	21,891	30 Lindsay Lane	Single-Family	1
35	315	23,383	24 Lindsay Lane	Single-Family	1
35	314	21,656	14 Lindsay Lane	Single-Family	1
35	313	20,185	8 Lindsay Lane	Single-Family	1
35	283	20,160	198 Marjoram Drive	Single-Family	1
35	190	20,386	85 Basil Crossing	Single-Family and ADU	2
35	189	20,000	95 Basil Crossing	Single-Family	1
35	188	21,894	99 Basil Crossing	Single-Family	1
35	108	22,600	5 Basil Crossing	Single-Family	1
35	109	20,000	11 Basil Crossing	Single-Family	1
35	110	21,047	1 Pepper Mill Lane	Single-Family	1
35	111	20,000	9 Pepper Mill Lane	Single-Family	1
35	112	20,049	15 Pepper Mill Lane	Single-Family and ADU	2

35	113	22,964	16 Pepper Mill Lane	Single-Family	1
35	114	22,636	10 Pepper Mill Lane	Single-Family	1
35	115	20,008	4 Pepper Mill Lane	Single-Family	1
35	118	20,000	27 Basil Crossing	Single-Family	1
35	119	20,000	119 Alpine Estates Drive	Single-Family	1
35	120	20,271	125 Alpine Estates Drive	Single-Family	1
35	121	20,734	129 Alpine Estates Drive	Single-Family	1
35	122	21,000	135 Alpine Estates Drive	Single-Family	1
35	123	25,431	141 Alpine Estates Drive	Single-Family	1
35	124	33,371	145 Alpine Estates Drive	Single-Family	1
35	212	20,755	153 Alpine Estates Drive	Single-Family	1
35	213	21,122	7 Dove Court	Single-Family	1
35	214	20,394	15 Dove Court	Single-Family	1
35	215	117,832	21 Dove Court	Single-Family	1
35	216	37,440	22 Dove Court	Single-Family	1
35	217	26,724	16 Dove Court	Single-Family	1
35	218	20,000	10 Dove Court	Single-Family	1
35	219	20,088	161 Alpine Estates Drive	Single-Family	1
35	247	19,952	192 Alpine Estates Drive	Single-Family	1
35	247	20,000	186 Alpine Estates Drive	Single-Family	1
35	245	20,000	180 Alpine Estates Drive	Single-Family	1
35	211	20,000	176 Alpine Estates Drive	Single-Family	1
35	210	20,000	170 Alpine Estates Drive	Single-Family	1
35	209	20,386	160 Alpine Estates Drive	Single-Family	1
35	208	21,087	152 Alpine Estates Drive	Single-Family	1

35	6	20,519	150 Alpine Estates Drive	Single-Family	1
35	125	20,000	140 Alpine Estates Drive	Single-Family	1
35	126	21,250	136 Alpine Estates Drive	Single-Family	1
35	127	21,250	130 Alpine Estates Drive	Single-Family	1
35	128	21,250	124 Alpine Estates Drive	Single-Family	1
35	129	20,000	118 Alpine Estates Drive	Single-Family	1
35	130	20,000	112 Alpine Estates Drive	Single-Family	1
35	139	21,060	39 Basil Crossing	Single-Family	1
35	160	23,118	45 Basil Crossing	Single-Family	1
35	159	20,889	51 Basil Crossing	Single-Family and ADU	2
35	195	20,000	55 Basil Crossing	Single-Family	1
35	194	20,000	65 Basil Crossing	Single-Family	1
35	193	20,000	67 Basil Crossing	Single-Family	1
35	192	20,000	77 Basil Crossing	Single-Family	1
35	191	20,000	83 Basil Crossing	Single-Family	1
35	282	20,071	195 Marjoram Drive	Single-Family	1
35	281	20,143	11 Raven Circle	Single-Family	1
35	280	20,131	15 Raven Circle	Single-Family	1
35	279	20,119	19 Raven Circle	Single-Family	1
35	278	20,124	17 Raven Circle	Single-Family	1
35	277	40,187	35 Raven Circle	Single-Family	1
35	276	29,810	41 Raven Circle	Single-Family and ADU	2
35	275	20,399	47 Raven Circle	Single-Family	1
35	274	20,946	49 Raven Circle	Single-Family	1

35	273	25,584	55 Raven Circle	Single-Family	1
35	272	20,992	65 Raven Circle	Single-Family	1
35	271	20,000	71 Raven Circle	Single-Family	1
35	270	20,000	77 Raven Circle	Single-Family	1
35	269	20,000	81 Raven Circle	Single-Family and ADU	2
35	268	19,952	177 Marjoram Drive	Single-Family	1
35	285	19,952	191 Marjoram Drive	Single-Family	1
35	286	20,000	12 Raven Circle	Single-Family	1
35	287	20,000	16 Raven Circle	Single-Family	1
35	288	20,000	22 Raven Circle	Single-Family	1
35	289	20,982	26 Raven Circle	Single-Family	1
35	290	20,982	34 Raven Circle	Single-Family	1
35	291	20,000	40 Raven Circle	Single-Family	1
35	292	20,000	44 Raven Circle	Single-Family	1
35	293	20,000	54 Raven Circle	Single-Family	1
35	294	19,952	184 Marjoram Drive	Single-Family	1
35	307	20,000	37 Lindsay Lane	Single-Family	1
35	308	20,000	35 Lindsay Lane	Single-Family	1
35	309	20,108	27 Lindsay Lane	Single-Family	1
35	310	20,000	21 Lindsay Lane	Single-Family	1
35	311	20,000	15 Lindsay Lane	Single-Family	1
35	312	20,000	7 Lindsay Lane	Single-Family	1
35	284	19,952	190 Marjoram Drive	Single-Family	1
35	295	19,952	186 Marjoram Drive	Single-Family	1
35	296	20,000	10 Sophia Drive	Single-Family	1

35	302	20,121	14 Sophia Drive	Single-Family	1
35	303	20,117	24 Sophia Drive	Single-Family	1
35	304	22,160	30 Sophia Drive	Single-Family	1
35	305	20,000	34 Sophia Drive	Single-Family	1
35	306	20,000	40 Sophia Drive	Single-Family	1
35	343	20,001	41 Sophia Drive	Single-Family	1
35	344	20,000	35 Sophia Drive	Single-Family	1
35	345	20,446	25 Sophia Drive	Single-Family	1
35	346	20,000	21 Sophia Drive	Single-Family	1
35	347	20,000	15 Sophia Drive	Single-Family	1
35	267	19,952	180 Marjoram Drive	Single-Family	1
35	342	20,004	36 Falcon Lane	Single-Family	1
35	341	20,000	7 Swan Court	Single-Family	1
35	340	20,000	15 Swan Court	Single-Family	1
35	339	29,527	21 Swan Court	Single-Family	1
35	266	21,882	200 Alpine Estates Drive	Single-Family	1
35	265	24,019	202 Alpine Estates Drive	Single-Family	1
35	264	20,000	212 Alpine Estates Drive	Single-Family	1
35	263	20,000	216 Alpine Estates Drive	Single-Family	1
35	262	20,090	222 Alpine Estates Drive	Single-Family	1
35	334	20,000	14 Falcon Lane	Single-Family	1
35	335	20,000	22 Falcon Lane	Single-Family and ADU	2
35	336	21,250	4 Swan Court	Single-Family	1
35	337	21,250	10 Swan Court	Single-Family	1

35	338	23,090	16 Swan Court	Single-Family	1
35	221	19,975	171 Alpine Estates Drive	Single-Family	1
35	222	22,376	11 Sparrow Lane	Single-Family	1
35	223	42,284	15 Sparrow Lane	Single-Family	1
35	224	20,320	21 Sparrow Lane	Single-Family	1
35	225	25,343	27 Sparrow Lane	Single-Family	1
35	226	23,407	35 Sparrow Lane	Single-Family	1
35	227	20,137	25 Hummingbird Lane	Single-Family	1
35	228	20,137	33 Hummingbird Lane	Single-Family	1
35	229	46,383	39 Hummingbird Lane	Single-Family	1
35	230	64,254	45 Hummingbird Lane	Single-Family	1
35	231	20,798	52 Hummingbird Lane	Single-Family	1
35	232	20,137	44 Hummingbird Lane	Single-Family	1
35	233	20,137	40 Hummingbird Lane	Single-Family	1
35	234	20,137	32 Hummingbird Lane	Single-Family	1
35	235	20,137	28 Hummingbird Lane	Single-Family	1
35	236	20,137	24 Hummingbird Lane	Single-Family	1
35	248	20,210	16 Hummingbird Lane	Single-Family	1
35	249	23,656	10 Hummingbird Lane	Single-Family	1
35	250	25,085	4 Hummingbird Lane	Single-Family	1
35	350	23,395	237 Alpine Estates Drive	Single-Family	1
35	239	23,810	9 Owl Court	Single-Family	1
35	238	19,913	20 Sparrow Lane	Single-Family	1
35	237	25,428	17 Hummingbird Lane	Single-Family	1
35	252	25,827	7 Hummingbird Lane	Single-Family	1

35	251	20,003	3 Hummingbird Lane	Single-Family	1
35	259	20,000	217 Alpine Estates Drive	Single-Family	1
35	258	22,554	215 Alpine Estates Drive	Single-Family	1
35	257	20,000	207 Alpine Estates Drive	Single-Family	1
35	256	20,000	201 Alpine Estates Drive	Single-Family	1
35	255	20,439	193 Alpine Estates Drive	Single-Family	1
35	254	20,000	189 Alpine Estates Drive	Single-Family	1
35	253	20,000	185 Alpine Estates Drive	Single-Family	1
35	244	20,495	2 Sparrow Lane	Single-Family	1
35	240	23,452	14 Owl Court	Single-Family	1
35	241	26,053	10 Owl Court	Single-Family	1
35	242	19,985	6 Owl Court	Single-Family	1
35	243	20,000	10 Sparrow Lane	Single-Family	1
35	322	64,464	51 Lindsay Lane	Single-Family	1
35	323	35,687	45 Lindsay Lane	Single-Family	1
35	324	33,450	65 Falcon Lane	Single-Family	1
35	325	30,975	55 Falcon Lane	Single-Family	1
35	326	23,668	49 Falcon Lane	Single-Family	1
35	327	28,799	45 Falcon Lane	Single-Family	1
35	328	28,803	39 Falcon Lane	Single-Family	1
35	329	40,523	35 Falcon Lane	Single-Family	1
35	330	32,343	25 Falcon Lane	Single-Family	1
35	331	57,935	21 Falcon Lane	Single-Family	1
35	332	37,603	15 Falcon Lane	Single-Family	1
35	333	32,881	9 Falcon Lane	Single-Family	1

35	261	21,041	230 Alpine Estates Drive	Single-Family	1
35	260	30,996	234 Alpine Estates Drive	Single-Family	1
35	349	23,172	240 Alpine Estates Drive	Single-Family	1
35	351	20,577	246 Alpine Estates Drive	Single-Family	1
35	352	26,020	250 Alpine Estates Drive	Single-Family	1
35	353	27,784	258 Alpine Estates Drive	Single-Family	1
35	354	38,750	262 Alpine Estates Drive	Single-Family	1
35	355	49,223	270 Alpine Estates Drive	Single-Family	1
35	301	31,842	276 Alpine Estates Drive	Single-Family	1
35	356	21,354	280 Alpine Estates Drive	Single-Family	1
35	378	50,279	10 Bluebird Lane	Single-Family and ADU	2
35	377	95,396	20 Bluebird Lane	Single-Family	1
35	376	38,700	24 Bluebird Lane	Single-Family	1
35	375	71,003	30 Bluebird Lane	Single-Family	1
35	374	56,333	40 Bluebird Lane	Single-Family	1
35	373	21,450	50 Bluebird Lane	Single-Family	1
35	372	20,694	2 Jay Court	Single-Family	1
35	371	20,000	10 Jay Court	Single-Family	1
35	370	20,875	10 Finch Court	Single-Family	1
35	369	44,218	7 Finch Court	Single-Family	1
35	368	34,966	14 Jay Court	Single-Family	1
35	367	26,072	22 Jay Court	Single-Family	1
35	366	26,245	30 Jay Court	Single-Family	1
33	91	103,673	0 Jay Court	Unimproved	0
33	90	81,457	35 Jay Court	Single-Family	1

33	89	90,169	25 Jay Court	Single-Family	1
33	88	98,446	21 Jay Court	Single-Family	1
33	87	106,286	15 Jay Court	Single-Family	1
33	86	93,654	7 Jay Court	Single-Family	1
33	85	20,488	1 Jay Court	Single-Family	1
33	84	46,435	70 Bluebird Lane	Single-Family	1
33	83	433,422	0 Bluebird Lane	Unimproved	0
33	107	52,669	25 West Bluebird Lane	Single-Family	1
33	106	81,457	23 West Bluebird Lane	Single-Family	1
33	105	253,955	15 West Bluebird Lane	Single-Family	1
33	104	189,050	11 West Bluebird Lane	Single-Family	1
33	103	115,870	1 West Bluebird Lane	Single-Family	1
33	98	125,453	330 Alpine Estates Drive	Single-Family	1
33	99	221,285	334 Alpine Estates Drive	Single-Family	1
33	100	115,434	344 Alpine Estates Drive	Single-Family	1
33	78	21,301	2 West Bluebird Lane	Single-Family	1
33	102	20,595	10 West Bluebird Lane	Single-Family	1
33	790	175,111	0 West Bluebird Lane	Unimproved	0
33	81	20,000	55 Bluebird Lane	Single-Family	1
35	364	20,000	49 Bluebird Lane	Single-Family	1
35	363	20,000	39 Bluebird Lane	Single-Family	1
35	362	20,000	33 Bluebird Lane	Single-Family	1
35	361	20,000	25 Bluebird Lane	Single-Family	1
35	360	20,000	19 Bluebird Lane	Single-Family	1
35	359	20,000	15 Bluebird Lane	Single-Family	1

35	358	20,000	7 Bluebird Lane	Single-Family	1
35	357	23,503	290 Alpine Estates Drive	Single-Family	1
33	111	20,487	2 Cassandra Court	Single-Family	1
33	112	20,000	10 Cassandra Court	Single-Family	1
33	113	20,000	16 Cassandra Court	Single-Family	1
33	114	22,430	20 Cassandra Court	Single-Family	1
33	115	22,372	30 Cassandra Court	Single-Family	1
33	116	39,596	25 Cassandra Court	Single-Family	1
33	117	26,521	21 Cassandra Court	Single-Family	1
33	118	31,477	17 Cassandra Court	Single-Family	1
33	119	20,000	7 Cassandra Court	Single-Family	1
33	120	21,459	1 Cassandra Court	Single-Family	1
33	121	26,325	306 Alpine Estates Drive	Single-Family	1
33	122	23,392	314 Alpine Estates Drive	Single-Family	1
33	123	20,000	320 Alpine Estates Drive	Single-Family	1
33	97	20,000	315 Alpine Estates Drive	Single-Family	1
33	96	23,002	303 Alpine Estates Drive	Single-Family	1
33	108	31,506	301 Alpine Estates Drive	Single-Family	1
33	109	23,730	293 Alpine Estates Drive	Single-Family	1
33	110	24,497	279 Alpine Estates Drive	Single-Family	1
33	92	36,807	273 Alpine Estates Drive	Single-Family	1
33	93	20,000	261 Alpine Estates Drive	Single-Family	1
33	94	20,000	255 Alpine Estates Drive	Single-Family and ADU	2
33	95	20,000	251 Alpine Estates Drive	Single-Family	1

		Total:	10,865,523				370
		Average:	30,015				1.02

