

CITY OF LYNDEN



PLANNING DEPARTMENT
 Heidi Gudde, Planning Director
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Planning Department Memorandum

From: Heidi Gudde, Planning Director
Date: August 17, 2020
Re: Pepin Lite Unit Count - Berk Consulting

Fewer roads results in an increase in developable area, which bumps capacity up a bit. Here is the development potential for the entire subarea:

	Developable Acreage	Theoretical Minimum	Theoretical Maximum	Analysis Max	Theoretical Midrange
RS-72	93.37	0	467	373	373
RMD	127.07	0	1,271	953	635
RM-3	27.19	0	435	307	205
RM-PC	59.14	0	710	532	355
Commercial Overlay RM-3	1.58	0	25	0	13
TOTAL	306.77	0	2,882	2,166	1,569

Here are the results for areas currently within City limits (area under moratorium):

	Developable Acreage	Theoretical Minimum	Theoretical Maximum	Analysis Max	Theoretical Midrange
RS-72	27.63	0	138	111	111
RMD	0.00	0	0	0	0
RM-3	12.76	0	204	153	102
RM-PC	41.18	0	494	371	247
Commercial Overlay RM-3	0.00	0	0	0	0
TOTAL	81.58	0	837	634	460

- **Theoretical Minimum.** Theoretical minimum is based on minimum required zoning
- **Theoretical Maximum.** Theoretical maximum is based on maximum allowed zoning. This includes the commercial overlay developing as residential uses under RM-3.
- **Analysis Max.** This was formerly the city midrange- or the density level the City was likely to see. It is now the analysis max because it exceeds the theoretical midrange. It is an average between the theoretical max and the theoretical midrange- approximately 75% development capacity. It assumes development of the commercial overlay for commercial uses.
- **Theoretical Midrange.** This was formerly the analysis max, before minimum zoning was changed to 0. Theoretical midrange is the average between theoretical max and theoretical min. It assumes the commercial overlay developing as residential uses under RM-3.