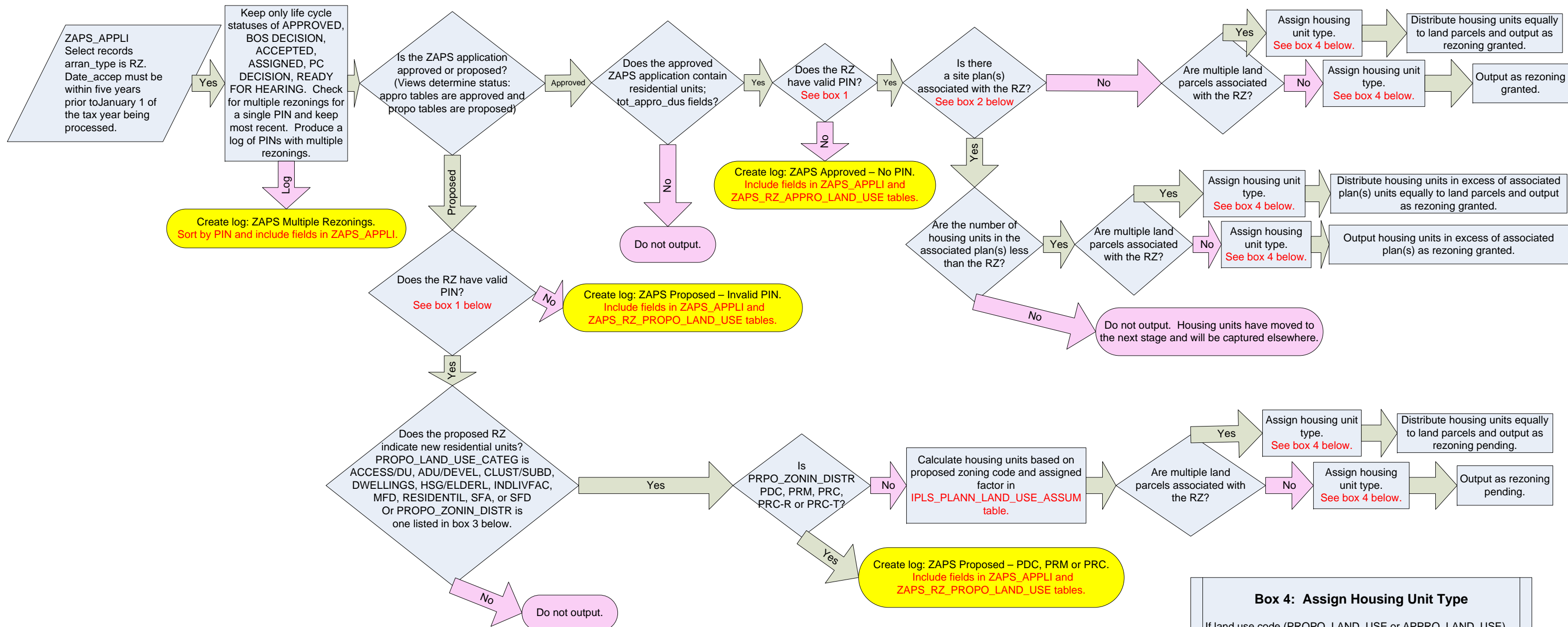


Residential Development Pipeline Process - Rezoning



Box 1: Validating PIN

The rezoning PIN should not be null and should match a PIN in the current or historic centroid layer and the current or historic LEGDAT file. Null PINS and ones that do not match the centroid layer or LEGDAT file PINS should be logged.

Box 2: Associated Site Plans

In PAWS_PLAN table:
PLAN_TYPE is PL, SP P, SD or INF and PLAN_STATU is ACCEPTED, ADMINISTRATIVE HOLD, APPROVED, DISTRIBUTED, DISTRIBUTED TO BONDING, PROJECT COMPLETED, REDATED, REVISED, SUBMITTED

Box 3: Residential Zoning Codes
propo_zonin_distr or appro_zonin_distr

Zoning codes R-A, R-C, R-E, R-P, R(1 to 30), PDH(1 to 40), R-MHP indicate residential use.

For zoning codes **PDC, PRM, PRC, PRC-R, PRC-T**, use applications only if in APPRO tables and there are associated housing units. For applications containing these zoning codes in the PROPO tables produce a log showing ARRAN_SEQUE, SUBMI_NUMBE, PIN, CURRE_LIFE_CYCLE_STATU, DATE_ACCEP, PROPO_ZONIN_DISTR, TOT_EXIST_DERIV_PIN_AREA and TOT_EXIST_ZONIN_DISTR_UDA.

Box 4: Assign Housing Unit Type

If land use code (PROPO_LAND_USE or APPRO_LAND_USE) is:

- SFD assign housing type **SFD**.
- SFA assign housing type **SFA**, and
- MFD assign housing type **MF**.

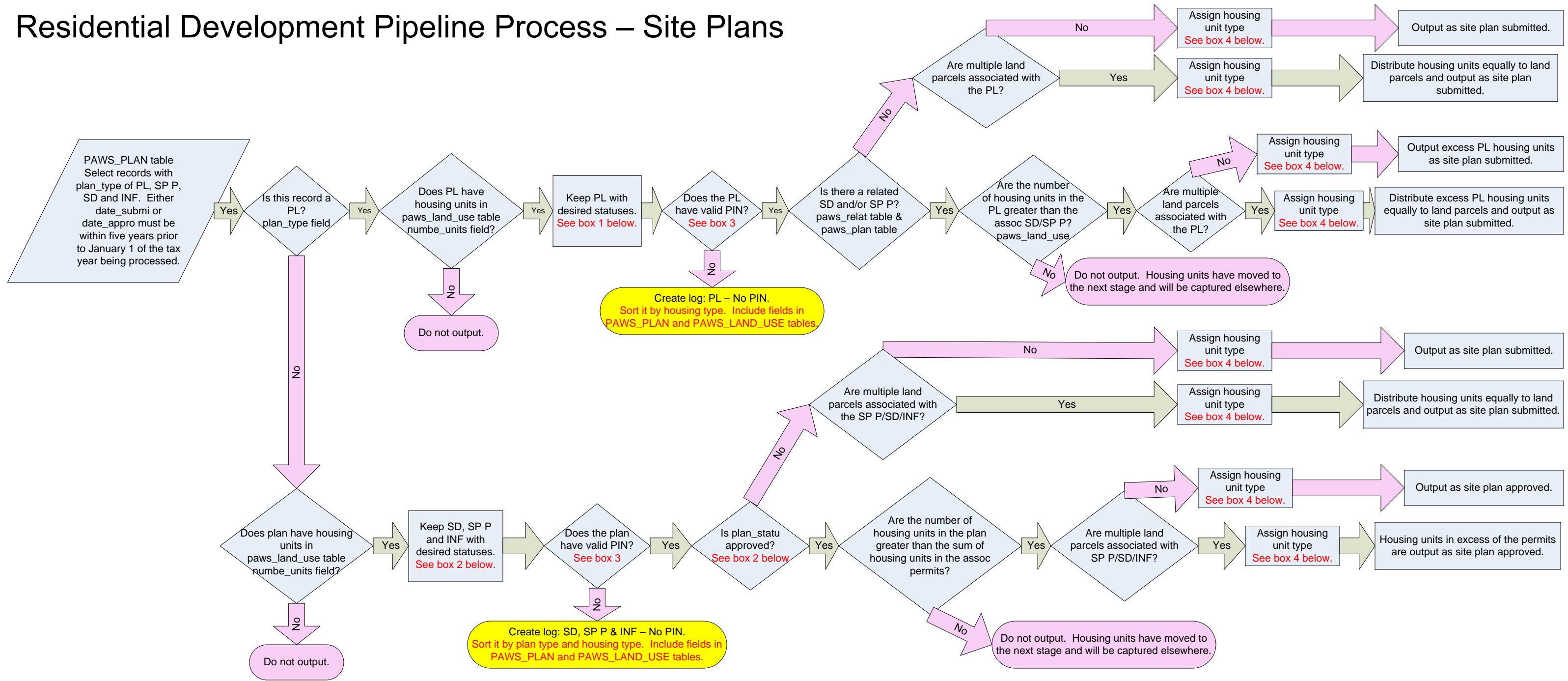
For all other land use codes use zoning district (PROPO_ZONIN_DISTR or APPRO_ZONIN_DISTR) to assign housing unit type as indicated below.

- SFD**: R-A, R-C, R-E,, R-P, R(1-5), PDH(1-5)
- SFA**: R(8-16), PDH(8-16)
- MF**: R(20-30), PDH(20-40)
- MH**: R-MHP

For the following approved zoning districts (PDC, PRM, PRC, PRC-R, PRC-T) divide housing units by acreage if the result is:

- Less than 8 units/acre assign **SFD**
- 8 to 19 units/acre assign **SFA**, and
- 20 or more units/acre assign **MF**

Residential Development Pipeline Process – Site Plans



Box 1: PL Status Groups
(PAWS_PLAN table PLAN_STATU field)

Keep: Approved, Accepted, Revised, Redated, Administrative Hold, Distributed, Submitted.

BOX 2: INF, SD and SP P Status Groups
(PAWS_PLAN table PLAN_STATU field)

Keep as Submitted: Accepted, Administrative Hold, Submitted, Distributed, Distributed to Bonding

Keep as Approved: Approved, Redated, Revised

Box 3: Validating PIN

The plan or plat PIN should not be null and should match a PIN in the current or historic centroid layer and the current or historic LEGDAT file. Null PINS and ones that do not match the centroid layer or LEGDAT file PINS should be logged.

Box 4: Assign Housing Unit Type

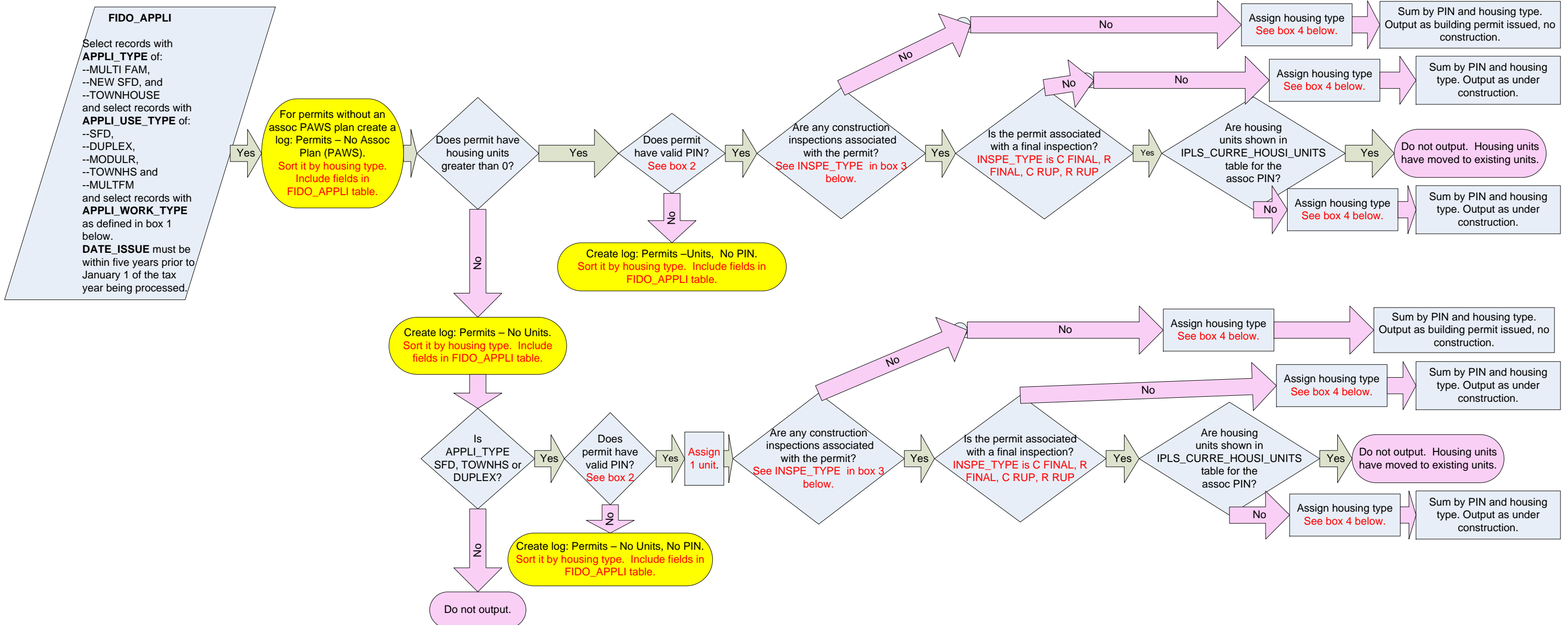
Use LAND_USE_CODE field in PAWS_LAND_USE table. Assign MFD to **MF**, SFD to **SFD**, and SFA to **SFA**.

For all other land use codes use APPROV_ZONIN_DISTR field to assign housing unit type as indicated below:

SFD: R-A, R-C, R-E., R-P, R(1-5), PDH(1-5)
SFA: R(8-16), PDH(8-16)
MF: R(20-30), PDH(20-40)
MH: R-MHP

For the following approved zoning districts (PDC, PRM, PRC, PRC-R, PRC-T) divide housing units by acreage if the result is:
 Less than 8 units/acre assign **SFD**
 8 to 19 units/acre assign **SFA**, and
 20 or more units/acre assign **MF**

Residential Development Pipeline Process – Building Permits



Box 1: APPLI_WORK_TYPE

Keep: NEWSFD, NEWTH, BLDG, FLOOR, MBLDG, NEW, UNIT, ANSISF, ANSITH, MODUNT

Box 2: Validating PIN

The permit PIN should not be null and should match a PIN in the current or historic centroid layer and the current or historic LEGDAT file. Null PINS and ones that do not match the centroid layer or LEGDAT file PINS should be logged.

Box 3: INSPE_TYPE

Keep: C FINAL, C FOOTING, C FRAMING, C RUP, C SLAB, C ROUTINE, R FINAL, R FOOTING, R FRAMING, R FTGHOUSE, R ROUTINE, R SLAB, R WALL

Box 4: Assign Housing Type

SFD: APPLI_USE_TYPE is SFD & (MODULR when APPLI_TYPE is NEW SFD)

SFA: APPLI_USE_TYPE is TOWNHNS or DUPLEX & (MODULR when APPLI_TYPE is TOWNHOUSE)

MF: APPLI_USE_TYPE is MULTFM & (MODULR when APPLI_TYPE is MULTI FAM)