Multifamily Development Opportunities Study

December 2015
Development Opportunity Sites
Purpose and Limitations

In 2014, the Winston-Salem/Forsyth County Planning and Development Services Department was tasked with researching and mapping potentially developable properties that are supported by adopted land use plans (Legacy 2030 and area plans) and that were also properly zoned to allow these uses. Specific land use types that were considered in this initial study included: Commercial, Industrial, and Multifamily Residential/Mixed-Use development. Additionally, the properties highlighted in that study:

- were determined to be vacant or underdeveloped (having a ratio of total investment to total land value low enough to make these sites suitable for redevelopment); and
- met parcel size qualifications that were deemed suitable for attracting development (minimum lot size: Industrial, 5 acres; Commercial, 25 acres; Multifamily/Mixed-Use, 2 acres).

This updated study expands the initial study by including sites which meet all the aforementioned requirements, as well as sites recommended for these uses but which need to be rezoned in order to be development-ready. Only sites that have a proposed land use that is commercial, multifamily/mixed-use or industrial in nature; meet the minimum size requirements; and are determined vacant or underdeveloped were added to the study. All sites are labeled with the proposed land use designation in parenthesis below the current zoning.

These factors may make some sites highlighted in this study appear to be illogically singled out. In fact, other adjacent sites may be recommended in area plans for larger assembly, but these sites have not been included in this study due to these sites having a higher existing on-site investment value. Such sites may be available for development, but are not included in this study as it focuses on only the most readily available sites.

This new study analysis was completed using tax data provided by the Forsyth County Tax Department; recommendations of Legacy 2030 and area plans adopted prior to June 2015; 2010 and 2014 Forsyth County aerial photography; and current Forsyth County Zoning maps. Additional site validation and screening was completed by the City-County Planning and Development Services staff and staff from surrounding municipalities.

As before, this study does not take into account other variables such as topography, slope, access, utility availability, poor soil conditions, property ownership status, drainage or floodplain issues, etc. The sites identified in this study also may not be owned by the City of Winston-Salem or Forsyth County, nor does the City or County know whether the owners of these properties are actively marketing them for sale. This study is strictly an assessment of primarily vacant or underdeveloped parcels that have proposed land uses consistent with adopted plans or applicable zoning, while meeting various size thresholds, unless otherwise shown.

If you have questions or comments about the study, you may contact Byron Brown, Project Planner by email at byronb@cityofws.org or contact Planning Staff at 336-747-7040.

Qualifying Factors
The highlighted parcels in this study meet the following qualifying factors:

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

Development Opportunity Sites Acreage Comparison by Type

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Commercial</th>
<th>Multifamily/Mixed-Use</th>
<th>Industrial</th>
</tr>
</thead>
<tbody>
<tr>
<td>Readily available sites</td>
<td>1072.1</td>
<td>57%</td>
<td>545.2</td>
</tr>
<tr>
<td>Sites which require rezoning</td>
<td>804.9</td>
<td>43%</td>
<td>1096.8</td>
</tr>
<tr>
<td>Total</td>
<td>1877</td>
<td>1642</td>
<td>4218</td>
</tr>
</tbody>
</table>
Development Opportunity Sites

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:
- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

- All sites are labeled with the proposed land use designation under the current zoning.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

All sites are labeled with the proposed land use designation under the current zoning.
Qualifying Factors
The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

- All sites are labeled with the proposed land use designation under the current zoning.

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

Each site is displayed with current zoning and the proposed land use as determined by the most recent adopted area plan at date of study (June 2015).
Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan at date of study (June 2015).

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:
- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily</td>
<td>2</td>
</tr>
<tr>
<td>Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

All sites are labeled with the proposed land use designation under the current zoning.

This is a limited study that does not take into account other variables including but not limited to topography, slope, utilities availability, floodplain, soil, ownership status, access, etc.
Qualifying Factors
The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

- All sites are labeled with the proposed land use designation under the current zoning.

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>S25</td>
</tr>
<tr>
<td>Industrial</td>
<td>2</td>
</tr>
<tr>
<td>Multifamily</td>
<td>2</td>
</tr>
<tr>
<td>Mixed-Use</td>
<td></td>
</tr>
</tbody>
</table>

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan at date of study (June 2015).
This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

All sites are labeled with the proposed land use designation under the current zoning.

Development Opportunity Sites

Multifamily / Mixed-Use Sites

Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan as of date of study (June 2015).

Current Zoning

Proposed Land Use

Min. Lot Size (Acres)
Qualifying Factors
The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below)

All sites are labeled with the proposed land use designation under the current zoning.

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

Qualifying Factors Table:

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

Each site is displayed with current zoning and the proposed land use as determined by the most recent adopted area plan at date of study (June 2015).
Legend

- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzones
- Zoning Boundary
- Streets
- Parcels
- Redeveloped

Development Opportunity Sites

- Multifamily / Mixed-Use Sites

Qualifying Factors

The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential-Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

All sites are labeled with the proposed land use designation under the current zoning.

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily</td>
<td>2</td>
</tr>
<tr>
<td>Mixed Use</td>
<td></td>
</tr>
</tbody>
</table>

This is a limited study that does not take into account other variables including but not limited to: topography, shape, utilities availability, floodplain, soils, ownership status, access, etc.

Qualifying Factors

The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential-Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

Qualifying Factors

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily</td>
<td>2</td>
</tr>
<tr>
<td>Mixed Use</td>
<td></td>
</tr>
</tbody>
</table>

This is a limited study that does not take into account other variables including but not limited to: topography, shape, utilities availability, floodplain, soils, ownership status, access, etc.

This is a limited study that does not take into account other variables including but not limited to: topography, shape, utilities availability, floodplain, soils, ownership status, access, etc.

Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan at date of study (June 2015).
**Development Opportunity Sites**

Multifamily / Mixed-Use Sites

Legend
- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Railroad
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Railroad
- Development Opportunity Sites

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:
- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential / Mixed Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

All sites are labeled with the proposed land use designation under the current zoning.

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>2</td>
</tr>
<tr>
<td>Multifamily / Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>
Multifamily / Mixed-Use Sites

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

Current Zoning
Proposed Land Use

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

Features
- Current Zoning
- Proposed Land Use
- Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

Legend
Area Plan Boundary
Municipal Limits
Airport
Proposed Beltway Corridor
Lake, River, Pond
Floodplain
Floodzone
Zoning Boundary
Streets
Parcels
Railroad
Development Opportunity Sites
Multifamily / Mixed-Use Sites

Min. Lot Size (Acres)

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

All sites are labeled with the proposed land use designation under the current zoning.

Each site is displayed with current zoning and the proposed land use as determined by the most recent adopted area plan as of date of study (June 2015).
Multifamily / Mixed-Use Sites

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped, and
- Lot meets size qualifications (see below);
- All sites are labeled with the proposed land use designation under the current zoning.

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

Each site is depicted with current zoning and the proposed land use, as determined by the most recent adopted area plan at date of study (June 2015).
Qualifying Factors

The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

All sites are labeled with the proposed land use designation under the current zoning.

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

Legend

- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Roads
- Multifamily/Mixed-Use Sites

Development Opportunity Sites

Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan at date of study (June 2015).
Development Opportunity Sites

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:
- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

All sites are labeled with the proposed land use designation under the current zoning.

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

### Qualifying Factors

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily</td>
<td>2</td>
</tr>
<tr>
<td>Mixed Use</td>
<td></td>
</tr>
</tbody>
</table>

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.
Northeast Rural Policy Area
UNINCORPORATED
RM8 (IDR)

Legend
Area Plan Boundary
Municipal Limits
Airport
Proposed Beltway Corridor
Lake, River, Pond
Floodplain
Floodzone
Zoning Boundary
Streets
Parcels
Reflected

Development Opportunity Sites
Multifamily / Mixed-Use Sites

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:
- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential-Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

All sites are labeled with the proposed land use designation under the current zoning.

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan at date of study (June 2015).
Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan at date of study (June 2015).

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:
- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

All sites are labeled with the proposed land use designation under the current zoning.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

Legends:
- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Retained

Development Opportunity Sites
- Multifamily/Mixed-Use Sites

The highlighted parcels in this study meet the following qualifications:
- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

Current Zoning
Proposed Land Use
Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.
This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

All sites are labeled with the proposed land use designation under the current zoning.
Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan at date of study (June 2015).
Legend
- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Retained

Development Opportunity Sites
- Multifamily / Mixed-Use Sites

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:
- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential / Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below)

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily / Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

All sites are labeled with the proposed land use designation under the current zoning.

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan at date of study (June 2015).
Development Opportunity Sites
Multifamily / Mixed-Use Sites

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:
- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential-Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

All sites are labeled with the proposed land use designation under the current zoning.

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>RS9</td>
<td>25</td>
</tr>
<tr>
<td>COM</td>
<td>5</td>
</tr>
<tr>
<td>IND</td>
<td>2</td>
</tr>
<tr>
<td>MultiFamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

Each site is displayed with current zoning and the proposed land use as determined by the most recent adopted area plan at date of study (June 2015).
This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soil, ownership status, access, etc.

Qualifying Factors

The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use:
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below)
- All sites are labeled with the proposed land use designation under the current zoning.

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

### Qualifying Factors

<table>
<thead>
<tr>
<th>Current Zoning</th>
<th>Proposed Land Use</th>
<th>Min. Lot Size</th>
<th>Area (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>RS9</td>
<td>COM</td>
<td>.25</td>
<td>25</td>
</tr>
<tr>
<td>RS9</td>
<td>IND</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>RS9</td>
<td>MUL</td>
<td>2</td>
<td>Multifamily/Mixed Use</td>
</tr>
</tbody>
</table>

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.
Development Opportunity Sites

Multifamily / Mixed-Use Sites

Qualifying Factors

The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential / Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

All sites are labeled with the proposed land use designation under the current zoning.

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

Min. Lot Size (Acres) | Land Use
--- | ---
25 | Commercial
5 | Industrial
2 | Multifamily / Mixed Use

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan of date of study (June 2015).
Development Opportunity Sites

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;

- Lot is determined undeveloped or underdeveloped; and

- Lot meets size qualifications (see below).

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

All sites are labeled with the proposed land use designation under the current zoning.

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

Legend

- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplains
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Redeveloped

Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan at date of study (June 2015).
Development Opportunity Sites

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:
- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

All sites are labeled with the proposed land use designation under the current zoning.

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan at date of study (June 2015).
Each site is displayed with current zoning and the proposed land use as determined by the most recent adopted area plan at date of study (June 2015).

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

All sites are labeled with the proposed land use designation under the current zoning.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed-Use</td>
<td>2</td>
</tr>
</tbody>
</table>

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soil, ownership status, access, etc.
This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

All sites are labeled with the proposed land use designation under the current zoning.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.
Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan of date of study (June 2015).

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed-Use</td>
<td>2</td>
</tr>
</tbody>
</table>

All sites are labeled with the proposed land use designation under the current zoning.

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.
Qualifying Factors
The highlighted parcels in this study meet the following qualifications:
- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below)

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

All sites are labeled with the proposed land use designation under the current zoning.

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

Each site is displayed with current zoning and the proposed land use as determined by the most recent adopted area plan as of date of study (June 2015)
Development Opportunity Sites

Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan at date of study (June 2015).

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:
- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

All sites are labeled with the proposed land use designation under the current zoning.

Legend

- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Retained

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.
Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan at date of study (June 2015).

---

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soil, ownership status, access, etc.

---

Qualifying Factors

The highlighted parcels in this study meet the following qualifications:
- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

- All sites are labeled with the proposed land use designation under the current zoning.

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

### Min. Lot Size (Acres)

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan at date of study (June 2015).
Qualifying Factors

The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below)

All sites are labeled with the proposed land use designation under the current zoning.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.
Legend
- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzones
- Zoning Boundary
- Streets
- Parcels
- Retrofitted

Development Opportunity Sites

Multifamily / Mixed-Use Sites

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:
- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily</td>
<td>2</td>
</tr>
<tr>
<td>Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

All sites are labeled with the proposed land use designation under the current zoning.

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

This site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan at date of study (June 2015).
Walkertown
Kernersville Comprehensive Plan

UNINCORPORATED

WALKERTOWN

RM8

(IDR)

Reidsville Road

Darrow Road

Old Hollow Road

Walkertown-Guthrie Road

Old Belews Creek Road

RS20

RS9

IP

RS9

RM8

RM18-S

LO-S

HB

IP-S

HB-S

LB-S

NO-S

IP

Legend

Area Plan Boundary
Municipal Limits
Airport
Proposed Beltway Corridor
Lake, River, Pond
Floodplain
Floodzone
Zoning Boundary
Streets
Parcels
Railroad
Floodplain
Floodzone
Development Opportunity Sites

Multifamily / Mixed-Use Sites

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:
- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential / Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below)

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily / Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

All sites are labeled with the proposed land use designation under the current zoning.

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soil, ownership status, access, etc.

Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan at date of study (June 2015).
Development Opportunity Sites

Qualifying Factors

The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

- All sites are labeled with the proposed land use designation under the current zoning.

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily / Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

Each site is displayed with current zoning and the proposed land use as determined by the most recent adopted area plan of date of study (June 2015).

1 inch = 500 feet
Each site is displayed with current zoning and the proposed land use as determined by the most recent adopted area plan at date of study (June 2015).

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:
- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below)

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

All sites are labeled with the proposed land use designation under the current zoning.
Qualifying Factors

The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below)

All sites are labeled with the proposed land use designation under the current zoning.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

Min. Lot Size for each land use category is as follows:

- Commercial: 25 acres
- Industrial: 5 acres
- Multifamily/Mixed Use: 2 acres

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

This is a limited study that does not take into account other variables including but not limited to: topography, slopes, utilities availability, floodplain, soil, ownership status, access, etc. Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan (June 2015).
Walkertown
Northeast Suburban

WALKERTOWN
UNINCORPORATED

WINSTON-SALEM

RS9
(MU)

Reidsville Road
Williston Road
Old Belews Creek Road
Williston Road Extension

RS20-S
NB
HB-S

Legend

Area Plan Boundary
Municipal Limits
Airport
Proposed Beltway Corridor
Lake, River, Pond
Floodplain
Floodzone
Zoning Boundary
Streets
Parcels
Refined

Development Opportunity Sites
Multifamily / Mixed-Use Sites

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential - Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

All sites are labeled with the proposed land use designation under the current zoning.

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily - Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soil, ownership status, access, etc.

Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan at date of study (June 2015).
Development Opportunity Sites

Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan at date of study (June 2015).

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

Qualifying Factors

The highlighted parcels in this study meet the following qualifications:

All sites are labeled with the proposed land use designation under the current zoning.

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>2</td>
</tr>
<tr>
<td>Multifamily</td>
<td>1</td>
</tr>
</tbody>
</table>

- All sites are labeled with the proposed land use designation under the current zoning.

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

Legend

- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Refused
Legend

- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Retained

Development Opportunity Sites

Multifamily / Mixed-Use Sites

Qualifying Factors

The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

All sites are labeled with the proposed land use designation under the current zoning.

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

This is a limited study that does not take into account other variables including but not limited to: topography, utilities availability, floodplain, soils, ownership status, access, etc.

Each site is displayed with current zoning and the proposed land use as determined by the most recent adopted area plan as of date of study (June 2015).

1 inch = 500 feet
Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan at date of study (June 2015).

Qualifying Factors

The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

All sites are labeled with the proposed land use designation under the current zoning.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.
Qualifying Factors
The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

All sites are labeled with the proposed land use designation under the current zoning.

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

Legend

Legend

- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Retitled

Development Opportunity Sites

Multifamily / Mixed-Use Sites

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, acreage, etc.

Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan as of date of study (June 2015).

1 inch = 500 feet
Each site is displayed with current zoning and the proposed land use as determined by the most recent adopted area plan as of date of study (June 2015).

Legend

- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- 7 Parcels
- Retained

Development Opportunity Sites

- Multifamily / Mixed-Use Sites

Qualifying Factors

The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain status, ownership status, access, etc.

Qualifying Factors

The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed</td>
<td>2</td>
</tr>
</tbody>
</table>

All sites are labeled with the proposed land use designation under the current zoning.

Min. Lot Size

- Commercial: 25 acres
- Industrial: 5 acres
- Multifamily/Mixed Use: 2 acres
Each site is displayed with current zoning and the proposed land use as determined by the most recent adopted area plan at date of study (June 2015).

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:
- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

Legend
- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Retained

Development Opportunity Sites
- Multifamily / Mixed-Use Sites

Min. Lot Size Land Use
<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>
Development Opportunity Sites

Legend
- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Refused

Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan as of date of study (June 2015).

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:
- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

This is a limited study that does not take into account other variables including but not limited to topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:
- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

All sites are labeled with the proposed land use designation under the current zoning.
Legend
- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Railroad

Development Opportunity Sites
- Multifamily / Mixed-Use Sites

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:
- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undetermined or underdeveloped; and
- Lot meets size qualifications (see below).

All sites are labeled with the proposed land use designation under the current zoning.

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

Min. Lot Size (Acres) | Land Use
---------------------|---------
25                   | Commercial
5                    | Industrial
2                    | Multifamily/Mixed Use

This is a limited study that does not take into account other variables including but not limited to: topography, slopes, utilities availability, floodplain, soils, ownership status, access, etc.

Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan as of date of study (June 2015).

1 inch = 500 feet
Kernersville Comprehensive Plan
Northeast Rural Policy Area
UNINCORPORATED KERNERSVILLE
RM18 (HDR)
LB-S (MU)
N Main Street
County Line Road
Smith Edwards Road Relocation
N Main Street/Piney Grove Road Connector
RS20
RS12
IP
IP
RS20
RM18-S PRD
HB
RM18-S
RS12
LB-S
RM18-S
RS12
LB-S

Legend
- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplains
- Floodzones
- Zoning Boundary
- Streets
- Parcels
- Refineries

Development Opportunity Sites
- Multifamily / Mixed-Use Sites

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:
- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below):
  - Commercial: .25
  - Industrial: 5
  - Multifamily/Mixed Use: 2

- All sites are labeled with the proposed land use designation under the current zoning.

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

Min. Lot Size (Acres) Land Use
.25 Commercial
5 Industrial
2 Multifamily/Mixed Use

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan at date of study (June 2015)
Development Opportunity Sites

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

Qualifying Factors Table

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

All sites are labeled with the proposed land use designation under the current zoning.
Development Opportunity Sites

Multifamily / Mixed-Use Sites

Qualifying Factors

The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

All sites are labeled with the proposed land use designation under the current zoning.

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

<table>
<thead>
<tr>
<th>Current Zoning</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

Land Use               | Min. Lot Size (Acres)
-----------------------|-----------------------
Commercial             | 25                    |
Industrial             | 5                     |
Multifamily/Mixed Use  | 2                     |

This is a limited study that does not take into account other variables including, but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

Legend

Area Plan Boundary
Municipal Limits
Airport
Proposed Beltway Corridor
Lake, River, Pond
Floodplain
Floodzone
Zoning Boundary
Streets
Parcels
Redwood

46
Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan of date of study (June 2015).

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below)

All sites are labeled with the proposed land use designation under the current zoning.

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below)

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

Current Zoning
Proposed Land Use
Land Use Min. Lot Size (Acres)
Commercial 25
Industrial 5
Multifamily/Mixed Use 2

Legend
Area Plan Boundary
Municipal Limits
Airport
Proposed Beltway Corridor
Lake, River, Pond
Floodplain
Floodzone
Zoning Boundary
Streets
Parcels
Buildings
Development Opportunity Sites

Multifamily / Mixed-Use Sites

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential / Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

All sites are labeled with the proposed land use designation under the current zoning.

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily / Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soil, ownership status, access, etc.

Each site is displayed with current zoning and the proposed land use as determined by the most recent adopted area plan at date of study (June 2015).
Development Opportunity Sites

Legend
- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Retained

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:
- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acre(s))</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

All sites are labeled with the proposed land use designation under the current zoning.

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan at date of study (June 2015).
Kernersville Comprehensive Plan

Legend
- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Retained

Development Opportunity Sites
- Multifamily / Mixed-Use Sites

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:
- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential-Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below)...

Qualifying Factors Table
<table>
<thead>
<tr>
<th>Current Zoning</th>
<th>Proposed Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>RS9 (COM)</td>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td></td>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td></td>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

All sites are labeled with the proposed land use designation under the current zoning.

This is a limited study that does not take into account other variables including但不限于: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

This site is sized with current zoning and the proposed land use, as determined by the most recent adopted area plan at date of study (June 2015)
Qualifying Factors

The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

- All sites are labeled with the proposed land use designation under the current zoning.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soil, ownership status, access, etc.
Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan and date of study (June 2015).

Qualifying Factors

The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>
Development Opportunity Sites

Qualifying Factors

The highlighted parcels in this study meet the following qualifications:
- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

All sites are labeled with the proposed land use designation under the current zoning.

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

Legend

- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Roads

Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan of date of study (June 2015).
Development Opportunity Sites

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:
- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

All sites are labeled with the proposed land use designation under the current zoning.

Legend
- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Redeveloped

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

Each site is displayed with current zoning and the proposed land use as determined by the most recent adopted area plan at date of study (June 2015).
Each site is displayed with current zoning and the proposed land use designation under the most recent adopted area plan at date of study (June 2015).

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

<table>
<thead>
<tr>
<th>Current Zoning</th>
<th>Proposed Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>COM</td>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>IND</td>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>MUL</td>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

All sites are labeled with the proposed land use designation under the current zoning.

Legend
- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Bypass Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Redeveloped

Development Opportunity Sites
- Multifamily / Mixed-Use Sites

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.
Each site is labeled with the proposed land use designation under the current zoning.

Qualifying Factors:
The highlighted parcels in this study meet the following qualifications:
- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily</td>
<td>2</td>
</tr>
</tbody>
</table>

This is a limited study that does not take into account other variables including site specific conditions, topography, soils, utilities availability, floodplain, flood zone designation, access, etc.

Development Opportunity Sites
- Multifamily/Mixed-Use Sites
- Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan as of date of study (June 2015).
Development Opportunity Sites

Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan at date of study (June 2015).

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

A map of Kernersville Comprehensive Plan is shown with the following boundaries:
- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Retained

Legend


Qualifying Factors
The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

Land Use | Min. Lot Size (Acres) | Current Zoning | Proposed Land Use
--- | --- | --- | ---
Commercial | 25 | RS9 (COM) | Commercial
Industrial | 5 | | Industrial
Multifamily | 2 | | Multifamily
Mixed Use

All sites are labeled with the proposed land use designation under the current zoning.

Legend


Qualifying Factors
The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

Legend


Qualifying Factors
The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

Legend


Qualifying Factors
The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

Legend


Qualifying Factors
The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

Legend


Qualifying Factors
The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

Legend

Legend
- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Retained

Development Opportunity Sites
- Multifamily / Mixed-Use Sites

Multifamily / Mixed-Use Sites

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:
- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential-Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

This is a limited study that does not take into account other variables including but not limited to topography, slope, utilities availability, soil, ownership status, access, etc.

Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan at date of study (June 2015).

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily</td>
<td>2</td>
</tr>
<tr>
<td>Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

All sites are labeled with the proposed land use designation under the current zoning.
Qualifying Factors
The highlighted parcels in this study meet the following qualifications:
- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

All sites are labeled with the proposed land use designation under the current zoning.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

This is a limited study that does not take into account other variables including but not limited to topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

Each site is displayed with current zoning and the proposed land use as determined by the most recent adopted area plan of date of study (June 2015).
Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan at date of study (June 2015).

Legend

- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Railroads
- Multifamily / Mixed Use Sites

Qualifying Factors

The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

Current Zoning

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

All sites are labeled with the proposed land use designation under the current zoning.

Development Opportunity Sites

Multifamily / Mixed Use Sites

RS9 (COM) Current Zoning

Proposed Land Use

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

Min. Lot Size

0.25

5

2

Commercial

Industrial

Multifamily/Mixed Use

Legend

Legend

Development Opportunity Sites

Multifamily / Mixed Use Sites

RS9 (COM) Current Zoning

Proposed Land Use

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

Min. Lot Size

0.25

5

2

Commercial

Industrial

Multifamily/Mixed Use

Legend

Legend

Development Opportunity Sites

Multifamily / Mixed Use Sites

RS9 (COM) Current Zoning

Proposed Land Use

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.
Legend
Area Plan Boundary
Municipal Limits
Airport
Proposed Beltway Corridor
Lake, River, Pond
Floodplain
Floodzone
Zoning Boundary
Streets
Parcels
Redlined

Development Opportunity Sites
Multi-family / Mixed-Use Sites

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:
- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential - Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

- All sites are labeled with the proposed land use designation under the current zoning.

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

Min. Lot Size

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily / Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soil, ownership status, access, etc.

Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan at date of study (June 2015).
Each site is depicted with current zoning and the proposed land use as determined by the most recent adopted area plan at date of study (June 2015).

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

All sites are labeled with the proposed land use designation under the current zoning.
Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan as of date of study (June 2015).

Qualifying Factors:
The highlighted parcels in this study meet the following qualifications:
- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

All sites are labeled with the proposed land use designation under the current zoning.

Qualifying Factors:
The highlighted parcels in this study meet the following qualifications:
- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan as of date of study (June 2015).
Development Opportunity Sites

- Multifamily / Mixed-Use Sites

Qualifying Factors

The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;

- Lot is determined undeveloped or underdeveloped, and

- Lot meets size qualifications (see below).

Qualifying Factors Table:

<table>
<thead>
<tr>
<th>Land Use Type</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

- All sites are labeled with the proposed land use designation under the current zoning.

This is a limited study that does not take into account other variables including but not limited to: topography, utilities availability, floodplain, soils, ownership status, access, etc.

Each site is displayed with current zoning and the proposed land use as determined by the most recent adopted area plan as of date of study (June 2015).

Current Zoning

Proposed Land Use

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.
### Development Opportunity Sites

**Multifamily / Mixed-Use Sites**

#### Qualifying Factors

The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

#### Table: Current Zoning and Proposed Land Use

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

All sites are labeled with the proposed land use designation under the current zoning.

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

Each site is displayed with current zoning and the proposed land use as determined by the most recent adopted area plan as of date of study (June 2015).
Qualifying Factors
The highlighted parcels in this study meet the following qualifications:
- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below)

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

All sites are labeled with the proposed land use designation under the current zoning.

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.
Development Opportunity Sites

Qualifying Factors

The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped, and
- Lot meets size qualifications (see below)

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

- All sites are labeled with the proposed land use designation under the current zoning.
- This is a limited study that does not take into account other variables including but not limited to topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

Legend

- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Retained

Multifamily / Mixed-Use Sites

This map highlights parcels that meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see above)

Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan as of date of study (June 2015).
This is a limited study that does not take into account other variables including but not limited to demographics, income, utilities availability, topography, soils, ownership status, access, etc.

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:
- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below)

All sites are labeled with the proposed land use designation under the current zoning.

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below)
Qualifying Factors

The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

All sites are labeled with the proposed land use designation under the current zoning.
This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:
- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below):

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

All sites are labeled with the proposed land use designation under the current zoning.
Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan as of date of study (June 2015).

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:
- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

All sites are labeled with the proposed land use designation under the current zoning.

Legend
Area Plan Boundary
Municipal Limits
Airport
Proposed Beltway Corridor
Lake, River, Pond
Floodplain
Floodzone
Zoning Boundary
Streets
Parcels
Refined
Qualifying Factors:
The highlighted parcels in this study meet the following qualifications:
- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

Qualifying Factors:
The highlighted parcels in this study meet the following qualifications:
- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

All sites are labeled with the proposed land use designation under the current zoning.
Qualifying Factors

The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

- All sites are labeled with the proposed land use designation under the current zoning.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed</td>
<td>2</td>
</tr>
</tbody>
</table>

Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan at date of study (June 2015).
Legend
Area Plan Boundary
Municipal Limits
Airport
Proposed Beltway Corridor
Lake, River, Pond
Floodplain
Floodzone
Zoning Boundary
Streets
Parcels
Railroad
Floodplain
Floodzone
Zoning Boundary
Streets
Parcels
Railroad

Development Opportunity Sites
Multifamily / Mixed-Use Sites

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:
- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential - Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

All sites are labeled with the proposed land use designation under the current zoning.

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily - Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan at date of study (June 2015).
Development Opportunity Sites

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential-Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

All sites are labeled with the proposed land use designation under the current zoning.
Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan at date of study (June 2015).

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

Min. Lot Size (Acres) Land Use
Commercial 25
Industrial 5
Multifamily/Mixed Use 2

All sites are labeled with the proposed land use designation under the current zoning.
Development Opportunity Sites

Qualifying Factors

The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

Qualifying Factors

- Proposed Land Use designation

Qualifying Factors

- Current Zoning

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

Min. Lot Size (Acres) Land Use

<table>
<thead>
<tr>
<th>Commercial</th>
<th>5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Industrial</td>
<td>2</td>
</tr>
<tr>
<td>Multifamily/Mixed-Use</td>
<td>2</td>
</tr>
</tbody>
</table>

All sites are labeled with the proposed land use designation under the current zoning. Each site is displayed with current zoning and the proposed land use as determined by the most recent adopted area plan at date of study (June 2016).
Qualifying Factors
The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential / Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

All sites are labeled with the proposed land use designation under the current zoning.

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily / Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

This is a limited study that does not take into account other variables including but not limited to: topography, utilities availability, floodplain, soils, ownership status, access, etc.

Legend
- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Railroad
- Multifamily / Mixed-Use Sites

Development Opportunity Sites
Current Zoning
Proposed Land Use

Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan at time of study (June 2015).
Development Opportunity Sites

- Multifamily / Mixed-Use Sites

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential; Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

- All sites are labeled with the proposed land use designation under the current zoning.

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/ Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

Each site is displayed with current zoning and the proposed land use as determined by the most recent adopted area plan at date of study (June 2015)
Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan as of date of study (June 2015).

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:
- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below)

- All sites are labeled with the proposed land use designation under the current zoning.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

Development Opportunity Sites
- Multifamily / Mixed-Use Sites

Legend
- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Railroads

Feet
1 inch = 500 feet
Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan at date of study (June 2015).

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:
- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

All sites are labeled with the proposed land use designation under the current zoning.

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.
Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan of date of study (June 2015). Qualifying Factors: The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped, and
- Lot meets size qualifications (see below).

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

All sites are labeled with the proposed land use designation under the current zoning.

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.
This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

All sites are labeled with the proposed land use designation under the current zoning.

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan as of date of study (June 2015).

Legend
- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Roads

Development Opportunity Sites
- Multifamily/Mixed-Use Sites

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>
Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan at date of study (June 2015).

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

Qualifying Factors

The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

All sites are labeled with the proposed land use designation under the current zoning.

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

Legend

- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Railroad

Development Opportunity Sites

- Multifamily/Mixed-Use Sites

RS9 (COM)

Current Zoning

Proposed Land Use

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.
Qualifying Factors
The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

All sites are labeled with the proposed land use designation under the current zoning.

<table>
<thead>
<tr>
<th>Current Zoning</th>
<th>Proposed Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>RS9 (COM)</td>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td></td>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td></td>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.
Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan as of date of study (June 2015).

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:
- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/ Mixed-Use;
- Lot is determined undeveloped or underdeveloped, and
- Lot meets size qualifications (see below);

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

All sites are labeled with the proposed land use designation under the current zoning.
Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan at date of study (June 2015).

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:
- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

All sites are labeled with the proposed land use designation under the current zoning.

Development Opportunity Sites
Multifamily / Mixed-Use Sites

Legend
Area Plan Boundary
Municipal Limits
Airport
Proposed Beltway Corridor
Lake, River, Pond
Floodplain
Floodzone
Zoning Boundary
Streets
Parcels
Railroad

1 inch = 500 feet
Development Opportunity Sites

Legend

Area Plan Boundary
Municipal Limits
Airport
 Proposed Beltway Corridor
Lake, River, Pond
Floodplain
Floodzone
Zoning Boundary
Streets
Parcels
Redwood

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:
- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below)

-All sites are labeled with the proposed land use designation under the current zoning.

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

Min. Lot Size

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Minimum Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, development sites, access, etc.

Each site is displayed with current zoning and the proposed land use as determined by the most recent adopted area plan at date of study (June 2015).
Legend
- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Roads

Development Opportunity Sites
- Multifamily / Mixed-Use Sites

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:
- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential / Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below):
- All sites are labeled with the proposed land use designation under the current zoning.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily / Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

Each site is depicted with current zoning and the proposed land use, as determined by the most recent adopted area plan at date of study (June 2015).
Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan as of date of study (June 2015).

Legend
- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Railroads

Development Opportunity Sites
MultiFamily / Mixed-Use Sites

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:
- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential: Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily / Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

All sites are labeled with the proposed land use designation under the current zoning.

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

90
Development Opportunity Sites

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:
- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below)

- All sites are labeled with the proposed land use designation under the current zoning.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

Legend
- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Redeveloped

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan of date of study (June 2015).

CPE
GI
Legend
91
1 inch = 500 feet
### Qualifying Factors

The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

All sites are labeled with the proposed land use designation under the current zoning.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>.25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

### Development Opportunity Sites

- **Multifamily/Mixed Use Sites**

### Current Zoning

- **RS9 (COM)**

### Proposed Land Use

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

#### Qualifying Factors

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan as of date of study (June 2015).
Qualifying Factors
The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

Qualifying Factors Table:

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

- All sites are labeled with the proposed land use designation under the current zoning.

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc. Each site is developed with current zoning and the proposed land use, as determined by the most recent adopted area plan as of date of study (June 2015).
Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan at date of study (June 2015).

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:
- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

All sites are labeled with the proposed land use designation under the current zoning.
Development Opportunity Sites

Qualifying Factors:
The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

- All sites are labeled with the proposed land use designation under the current zoning.

Legends:
- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Floodplain
- Floodzones
- Zoning Boundary
- Streets
- Parcels
- Railroad

Multifamily / Mixed-Use Sites

Qualifying Factors:
The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

- All sites are labeled with the proposed land use designation under the current zoning.

This is a limited study that does not take into account other variables including but not limited to: topography, utilities availability, floodplain, soils, ownership status, access, etc.

Development Opportunity Sites

Current Zoning
Proposed Land Use

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

This is a limited study that does not take into account other variables including but not limited to: topography, utilities availability, floodplain, soils, ownership status, access, etc.
Qualifying Factors
The highlighted parcels in this study meet the following qualifications:
- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped, and
- Lot meets size qualifications (see below):

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

- All sites are labeled with the proposed land use designation under the current zoning.

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan at date of study (June 2015).
Each site is displayed with current zoning and the proposed land use as determined by the most recent adopted area plan of date of study (June 2015).

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:
- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential-Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily-Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

All sites are labeled with the proposed land use designation under the current zoning.

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.
Legend

- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Retained

Development Opportunity Sites

- Multifamily / Mixed-Use Sites

Qualifying Factors

The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

All sites are labeled with the proposed land use designation under the current zoning.

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan as of date of study (June 2015).
Development Opportunity Sites

Multifamily / Mixed-Use Sites

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

All sites are labeled with the proposed land use designation under the current zoning.

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soil, environmental status, access, etc.

Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan as of date of study (June 2015).
This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

Qualifying Factors

The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

All sites are labeled with the proposed land use designation under the current zoning.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>2</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

Current Zoning

Proposed Land Use

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

Development Opportunity Sites

Legend

- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Belkway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Railroad

Each site is displayed with current zoning and the proposed land use as determined by the most recent adopted area plan at date of study (June 2015).
Legend
Area Plan Boundary
Municipal Limits
Airport
Proposed Beltway Corridor
Lake, River, Pond
Floodplain
Floodzone
Zoning Boundary
Streets
Parcels
Railroad
Floodplain
Development Opportunity Sites
Multifamily / Mixed-Use Sites

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:
- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped, and
- Lot meets size qualifications (see below).

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

All sites are labeled with the proposed land use designation under the current zoning.

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

Development Opportunity Sites
- Proposed Land Use
- Current Zoning

Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan as of date of study (June 2015).
Development Opportunity Sites

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:
- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped, and
- Lot meets size qualifications (see below)
- All sites are labeled with the proposed land use designation under the current zoning.

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan at date of study (June 2015).
Development Opportunity Sites

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped, and
- Lot meets size qualifications (see below)

All sites are labeled with the proposed land use designation under the current zoning.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

Legend
Area Plan Boundary
Municipal Limits
Airport
Proposed Beltway Corridor
Lake, River, Pond
Floodplain
Floodzone
Zoning Boundary
Streets
Parcels
Land Use Designation

Legend
Development Opportunity Sites

1 inch = 500 feet
Development Opportunity Sites

Qualifying Factors

The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

All sites are labeled with the proposed land use designation under the current zoning.
Development Opportunity Sites

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

All sites are labeled with the proposed land use designation under the current zoning.

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

Each site is displayed with current zoning and the proposed land use as determined by the most recent adopted area plan of date of study (June 2015).

Legend

- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Retained

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soil, ownership status, access, etc.
Development Opportunity Sites

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:
- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed</td>
<td>2</td>
</tr>
</tbody>
</table>

All sites are labeled with the proposed land use designation under the current zoning.

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan at date of study (June 2015).

Current Zoning
Proposed Land Use

Legend
Area Plan Boundary
Municipal Limits
Airport
Proposed Beltway Corridor
Lake, River, Pond
Floodplain
Floodzone
Zoning Boundary
Streets
Parcels
Railroad

Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan at date of study (June 2015).
Legend
- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Riprapped

Development Opportunity Sites
- Multifamily / Mixed-Use Sites

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:
- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

All sites are labeled with the proposed land use designation under the current zoning.

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed</td>
<td>2</td>
</tr>
</tbody>
</table>

Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan at date of study (June 2015).
This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

The highlighted parcels in this study meet the following qualifications:
- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

All sites are labeled with the proposed land use designation under the current zoning.

Each site is displayed with current zoning and the proposed land use as determined by the most recent adopted area plan at date of study (June 2015).

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.
Development Opportunity Sites

Legend

- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Pencils
- Railroads

Qualifying Factors

The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

All sites are labeled with the proposed land use designation under the current zoning.

Min. Lot Size (Acres) Land Use:

<table>
<thead>
<tr>
<th>Min. Lot Size (Acres)</th>
<th>Commercial</th>
<th>Industrial</th>
<th>Multifamily/Mixed Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>25</td>
<td>5</td>
<td>2</td>
<td></td>
</tr>
</tbody>
</table>

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan at date of study (June 2015).
Qualifying Factors

The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

Qualifying parcel requirements:

- Minimum lot size

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily/Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

All sites are labeled with the proposed land use designation under the current zoning.

Legend:
- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Railroad
- Floodplain
- Floodzone

Development Opportunity Sites

- Multifamily/Mixed-Use Sites

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan at date of study (June 2015).
Qualifying Factors

The highlighted parcels in this study meet the following qualifications:

- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

Qualifying Factors

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily</td>
<td>2</td>
</tr>
</tbody>
</table>

All sites are labeled with the proposed land use designation under the current zoning.
Legend
- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Railroad

Development Opportunity Sites
- Multifamily / Mixed-Use Sites

Qualifying Factors
The highlighted parcels in this study meet the following qualifications:
- Proposed Legacy land uses that are Commercial, Industrial, or Multifamily Residential/Mixed-Use;
- Lot is determined undeveloped or underdeveloped; and
- Lot meets size qualifications (see below).

All sites are labeled with the proposed land use designation under the current zoning.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>25</td>
</tr>
<tr>
<td>Industrial</td>
<td>5</td>
</tr>
<tr>
<td>Multifamily Mixed Use</td>
<td>2</td>
</tr>
</tbody>
</table>

This is a limited study that does not take into account other variables including but not limited to: topography, slope, utility availability, floodplain, soils, ownership status, access, etc.

Each site is displayed with current zoning and the proposed land use, as determined by the most recent adopted area plan at date of study (June 2015).
This is a limited study that does not take into account other variables including but not limited to: topography, slope, utilities availability, floodplain, soils, ownership status, access, etc.

All sites in this document are labeled with the proposed land use designation below the current zoning. See the list of abbreviations and reference sources for more details.

Abbreviations

The following local zoning and land use abbreviations are used throughout this document.

### Current Zoning Abbreviations

**Single-Family Residential Zoning Districts**
- RS-40 - 40,000 square foot minimum lot size
- RS-30 - 30,000 square foot minimum lot size
- RS-20 - 20,000 square foot minimum lot size
- RS-15 - 15,000 square foot minimum lot size
- RS-12 - 12,000 square foot minimum lot size
- RS-9 - 9,000 square foot minimum lot size
- RS-7 - 7,000 square foot minimum lot size
- RSQ - Residential Single Family Quadruplex

**Multifamily Residential Zoning Districts**
- RM-5 - Maximum density of five units per acre
- RM-8 - Maximum density of eight units per acre
- RM-12 - Maximum density of twelve units per acre
- RM-18 - Maximum density of eighteen units per acre
- RM-U - Unrestricted multifamily density

### Proposed Land Use Abbreviations

**Residential Land Uses**
- SFR - Single-Family Residential
- IDR - Intermediate-Density Residential
- HDR - High Density Residential
- RESINF - Residential Infill
- URINF - Urban Infill

**Mixed-Use Land Uses**
- AC - Activity Center
- MU - Mixed Use

**Non-Residential Land Uses**
- COM - Commercial
- IND - Industrial
- OFF - Office
- OFLUC - Office/Low-Intensity Commercial
- OS - Open Space

Please refer to the City-County Planning website for a Zoning District Summary: [https://www.cityofws.org/portals/0/pdf/Planning/forms-reports/zoning_classif_062405.pdf](https://www.cityofws.org/portals/0/pdf/Planning/forms-reports/zoning_classif_062405.pdf)

Please refer to the Unified Development Ordinances (UDO) for complete district descriptions: [https://www.municode.com/library/nc/winston-salem/codes/fs_forzych_county_unified_development_ordinance_judo](https://www.municode.com/library/nc/winston-salem/codes/fs_forzych_county_unified_development_ordinance_judo)


*Lewisville Zoning District, see: [https://www.municode.com/library/nc/lewisville/codes/unified_development_ordinance](https://www.municode.com/library/nc/lewisville/codes/unified_development_ordinance)*