

CHAPTER 4: DEVELOPMENT POTENTIAL

The 2002 Plan of Conservation and Development presents an analysis of the development potential if all vacant land in Prospect is developed. The methodology used to arrive at an estimate for residential and nonresidential development included identification of the amount of vacant land in each zoning district. An analysis of development constraints was undertaken to identify land which is not feasible for development due to wetlands, steep slopes, and floodplains. In addition, water company lands were not included. Map 9, *Natural Constraints to Development*, displays these constraints on a town-wide basis. This land was subtracted from the total of vacant land to compute a net amount of land available for development. The zoning requirements for the specific district were then used to estimate the number of dwelling units or nonresidential square footage that could be potentially developed. It should be noted that these estimates are for a total build out which, in practicality, will never occur.

This 2002 analysis resulted in an estimate of the potential for 1,877 dwelling units and 4,900,000 square feet of nonresidential development. The basis for this estimate was the amount of lot area needed for each dwelling unit and 35% lot coverage in one story buildings for nonresidential development. Alternative zoning scenarios were calculated that would reduce this potential. For residential use, the approach was to increase the minimum lot area for residential use by changing R-1 districts within public water supply areas to R-2. For nonresidential development, the building coverage was reduced from 35% to 25% and 20%.

For the 2013 update, a process similar to the one described above has been completed. The GIS-generated parcel map and link to the assessor's data has increased the accuracy of the process. In addition, the Existing Land Use map contains changes in use since 2002, as well as changes in zoning regulations. Tables 15 & 16 contain estimates of the potential amount of development of residential and non-residential land, respectively. GIS has been used to prepare maps that display both the development constraints and the development potential.

TABLES 15 & 16

Prospect Vacant or Underutilized Residential Lands, 2013					
Zone	Total Acres	Constrained Acres	Net Buildable Land (Acres)*	Minimum Lot Size (SF)	Potential Dwelling Units**
RA-1	1,580	511	1,037	40,000	822
RA-2	119	32	83	80,000	36
Subtotal	1,699	543	1,120		858
* Net excludes those parcels that do not meet minimum building requirements after excluding constrained acres					
** Net buildable area minus 20% utility allowance / Minimum lot size					
Prospect Vacant Non-Residential Lands, 2013					
Zone	Total Acres	Constrained Acres	Net Buildable Land (Acres)*	Minimum Lot Size (SF) / Maximum Coverage	Potential Floor Area (SF)
B	11	2	8	20,000/35%	128,038
IND-1	82	14	68	40,000/ 35%	1,042,962
IND-2	92	33	59	40,000/ 35%	900,087
Subtotal	185	49	136		2,071,087
* Net excludes those parcels that do not meet minimum building requirements after excluding constrained acres					

Source: MMI

Town of Prospect

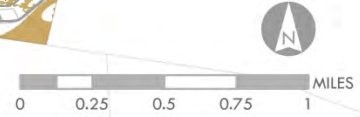
Plan of Conservation & Development

Natural Constraints to Development:
Slope >25%, Wetlands,
Standing Water,
Floodplains



Land Use Data Sources:
Town of Prospect Tax Assessor
Constraints Source: CT DEEP, FEMA,
USGS LIDAR
Base Map Source: CT DEEP

This map was developed for use as a planning document. Delineations may not be exact.



MILONE & MACBROOM
Hamden

Map 10, *Development Potential*, displays the result of this calculation on a specific area basis for residential development. The map shows a net developable area, as a calculation of the gross area minus constrained areas. The existing zoning requirements were applied to arrive at a Residential Potential Development estimate of 822 units in the R-1 District and 36 units in the R-2 District for a total of 858 units.

Map 11, *Non-Residential Development Potential*, displays the result of the calculation for nonresidential development potential. This calculation uses the 35% building coverage with a single-story building, as was the assumption in the 2002 plan. This results in a potential floor area of 128,038 square feet in the B District, 1,042,962 square feet in the Ind-1 District, and 900,087 square feet in the Ind-2 District for a total of 2,071,087 square feet.

The most significant impact on the development potential estimates between 2002 and 2013 is the Toll Brothers' development, off of Scott Road. The CP zoning designation with special permit provisions for residential development had a major impact when combined with the development of smaller vacant non-residentially zoned properties on the overall nonresidential development potential.

In March of 2013, the regional Council of Governments Central Naugatuck Valley published a *Residential Build-Out Analysis* for Prospect. Using a slightly different methodology, their analysis found potential for an additional 924 residential units, a difference of 66 units from the Milone and MacBroom Analysis.

FUTURE DEVELOPMENT POTENTIAL

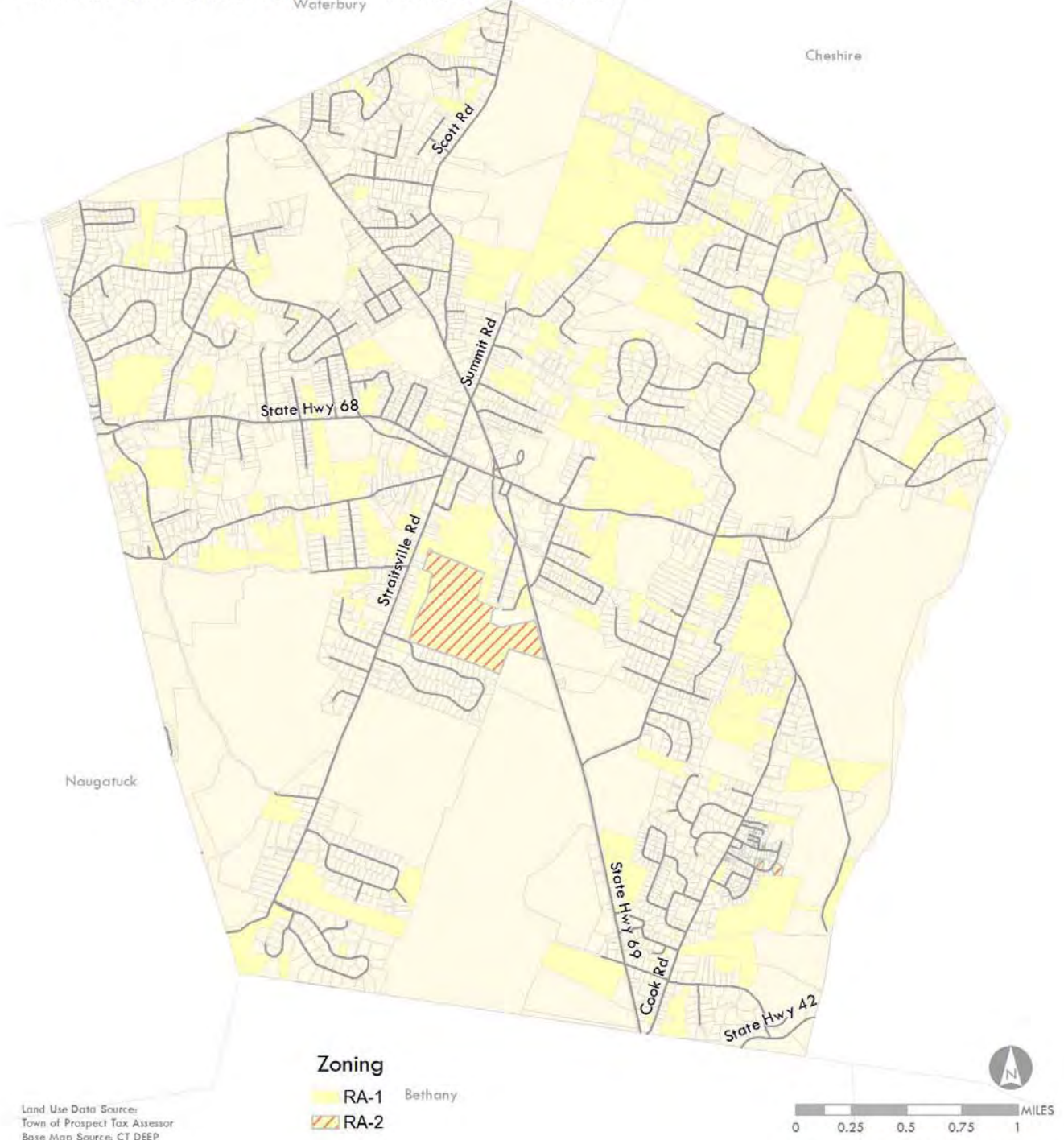
A full build out is not to be expected or planned for, but it represents the amount of the development that is possible under current regulations in Prospect. The Commission and the community should continue to develop a vision for Prospect's future, and may wish to make adjustments to zoning and other development regulations in order to better align visions with future development potentials.

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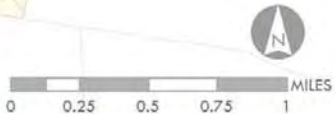
Residential Development Potential

Vacant and Underutilized Residential Lands



Land Use Data Source:
Town of Prospect Tax Assessor
Base Map Source: CT DEEP

Zoning
RA-1 Bethany
RA-2



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Non-Residential Development Potential Vacant Non-Residential Lands

