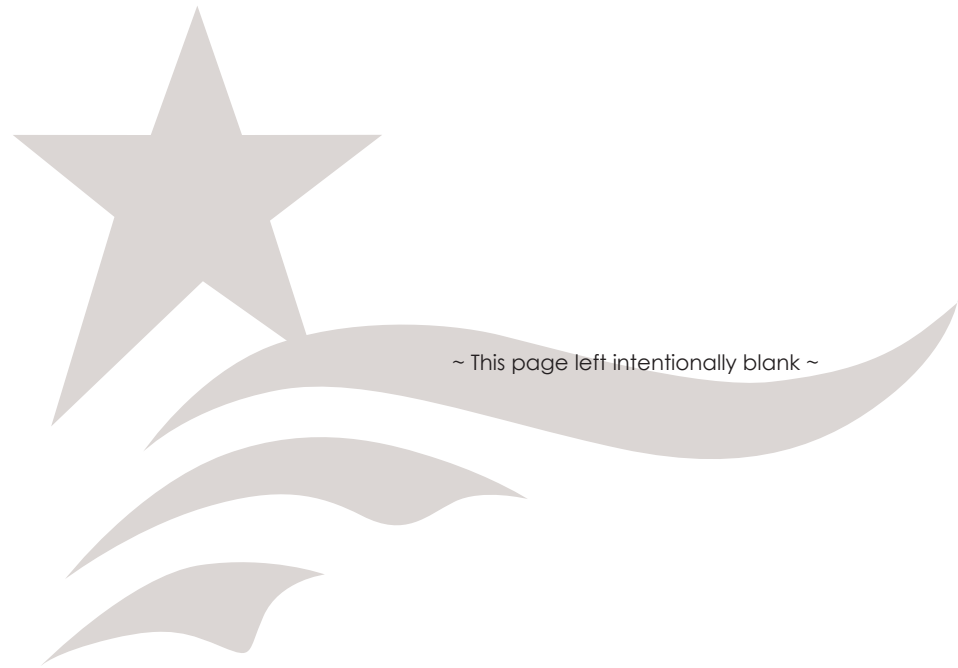


CITY OF MERIDIAN | APRIL 2021

LAND USE & DEVELOPMENT

Report





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CITY OF MERIDIAN | APRIL 2021

LAND USE & DEVELOPMENT

Report

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For Questions:

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Fax 209.888.6854





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INTRODUCTION

At least once a year the City of Meridian Community Development Department prepares a summary of land use, zoning, and permitting information. This summary data is intended to provide a broad snapshot of comparative land use and development activities.

For information on population, income, and other demographics, see the City of Meridian Existing Conditions Report (ECR) on the Comprehensive Plan website at: <https://www.meridiancity.org/compplan>.

Purpose

The purpose of this report is to memorialize land use, zoning, and development activities in the city. Without an understanding for what we have and where we've come from, understanding our needs as a City and ensuring a diverse and well balanced portfolio of development opportunities would be more difficult.

In part, this Report relates to policy goal 3.06.00 of the City of Meridian Comprehensive Plan. This Report does not satisfy all of the policies in this goal, but in coordination with other materials including the ECR should help to convey to city staff, elected officials, and the public, what the City's existing and future land use portfolio looks like.

“ **Ensure a variety and balance of land uses to support the Area of City Impact.** ”

Comprehensive Plan
Policy 3.06.00

Report History

City staff began informally tracking land uses and zoning activities in 2012. For the first several years of collection there was no benchmark to understand what some of the data represented. After years of collection, some of this data has become comparable over time and is better able to show change. In time and as more indicators are tracked, it is hoped that trends become even more apparent.

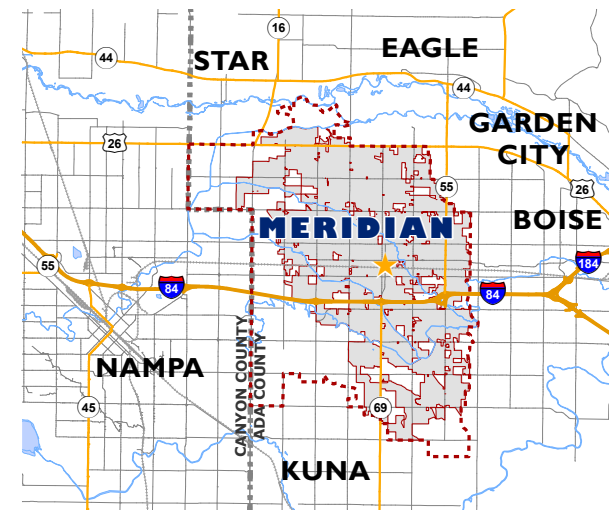
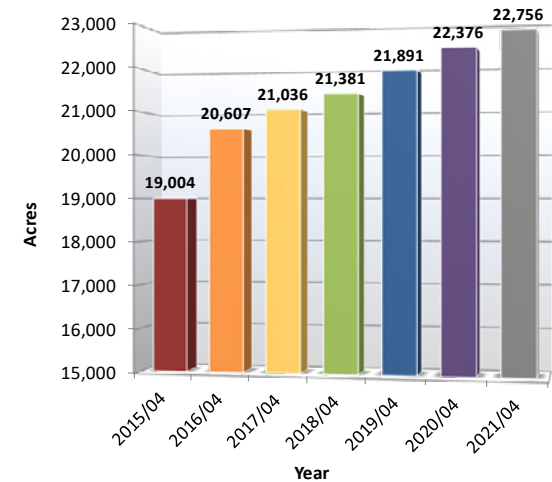
Data Source

This Report uses city-wide data created and maintained by both Ada County and the City of Meridian. Ada County provides all parcel and zoning based information. Some of the data in this report uses parcel level land values, improvement values, property exemptions, acreage, and ownership, among other attributes for analysis. The City maintains and tracks all permit data and future land use information, and is responsible for the aggregate and joined data in this report.

The information in this report is updated and largely generated automatically through a series of models and indicators created through SQL script, ESRI ArcMap, ESRI ArcCatalog, and City Explained CommunityViz software and extensions. Data generated through this process is then output for the current year and further refined. Microsoft Excel is used to generate all of the tables and charts in this report.

Data varies by source, but all information in this summary was compiled on April 5th, 2021.

Meridian City Limits | 2021



Note: Meridian City limits and Meridian's Area of City Impact line (dashed-red) in relation to the surrounding Treasure Valley communities.

Report Use

All charts, data, and analysis in this report is only as valid and accurate as original source material, for which the City makes no guarantee. Because parcel valuation information is based on assessed values and not market values, trends should be considered comparative. *It is not intended that any information be compared with other areas outside of Meridian.* The City's permit types, process, and classification may be also unique, and is similarly comparative within Meridian only. Described geographic areas are also unique, and may vary from other similar data sources such as COMPASS and the Intermountain MLS. Charts and tables should be taken as generalized.

General Definitions

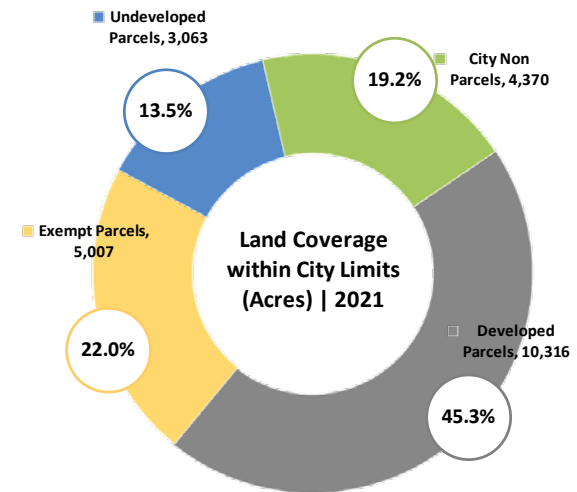
Exempt: Properties that are "exempt" are parcels that do not pay "normal" property taxes. These may be government, quasi government, commercial properties with tax exemptions (such as State incentives), or land that is currently in transition (e.g. - annexing, changing zoning, etc.). Schools and churches often make up very large portions of any given zoning designations total land area, but are not assessed.

Undeveloped Land: Properties that are characterized as undeveloped are generally those considered to be ready for development. However, in many cases land that is ready for development has some level of assessed improvement values. For example, many large agricultural properties which are expected to redevelop, actually have

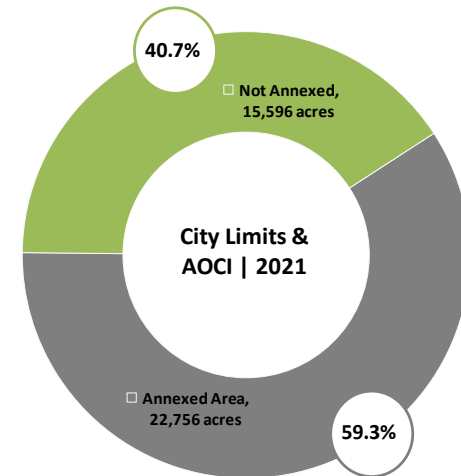
structures on them with assessed values. *To consider some of these properties as undeveloped, especially for old dilapidated structures, a minimum improvement assumption value and a minimum improvement per square foot assumption value is used to include or exclude properties with limited improvements respective of the larger parcel.* Details on these assumption values can be requested.

Developed Land: These properties are those with assessed improvement values greater than the minimum improvement assumption values. See above.

City Non Parcels: These areas of the City are those that are not part of a parcel, such as public right-of-way or the rail corridor, but annexed and incorporated into the City.



Note: See General Definitions for information on Exempt, Developed, and Undeveloped land, and City Non Parcels.



Note: Areas not annexed are those lands within Meridian's Area of City Impact (AOCI), but not yet annexed into the City.

FUTURE LAND USE AREAS

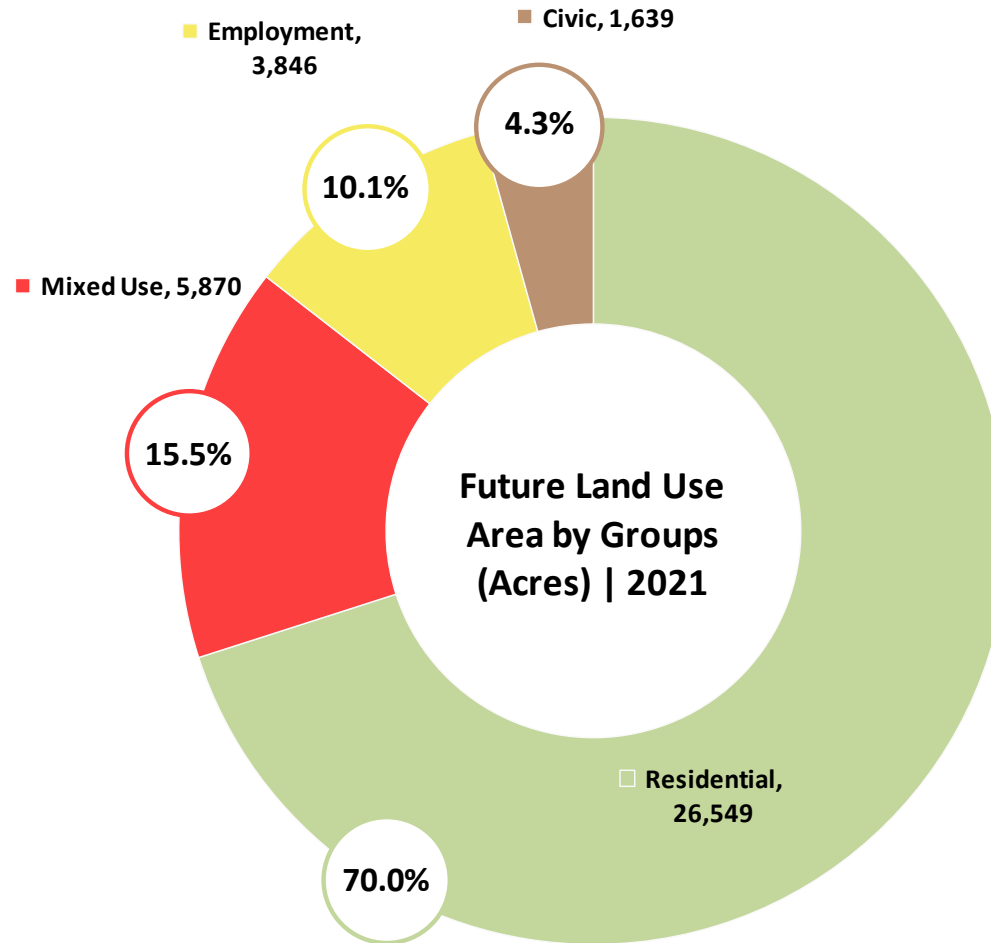
KEY INFORMATION

FUTURE LAND USES

Future land uses are designated and defined in the City of Meridian Comprehensive Plan. For the purposes of this report, land uses are characterized and combined into four groups:

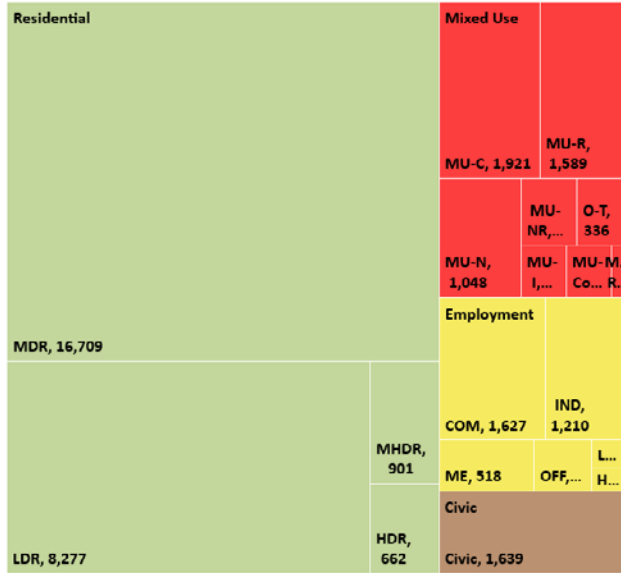
- Residential.** Includes low density residential (LDR), medium density residential (MDR), medium-high density residential (MHDR), and high density residential (HDR).
- Mixed Use.** Includes mixed use neighborhood (MU-N), mixed use community (MU-C), mixed use regional (MU-R), mixed use non-residential, (MU-NR) mixed use interchange (MU-I), old-town (O-T), mixed use commercial (MU-Com), and mixed use residential (MU-Res).
- Employment.** Includes commercial (Com), office (Off), industrial (Ind), high density employment (HDE), low density employment (LDE), and mixed employment (ME),
- Civic.** Includes Civic only.

The following tables and charts are current as of April 5th, 2021.

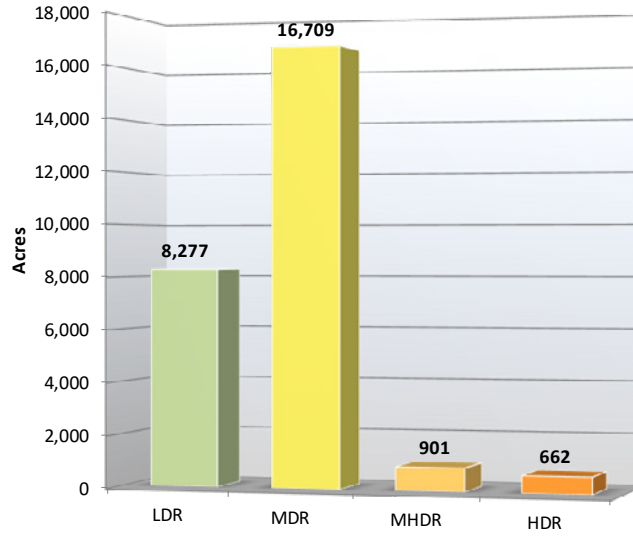


Note: Land use groups are for comparative purposes only, and do not correlate with City of Meridian Comprehensive Plan text or City zoning districts. See the following page for a table of all individual acreage values. Land Use areas are for the entire Area of City Impact and not just annexed lands.

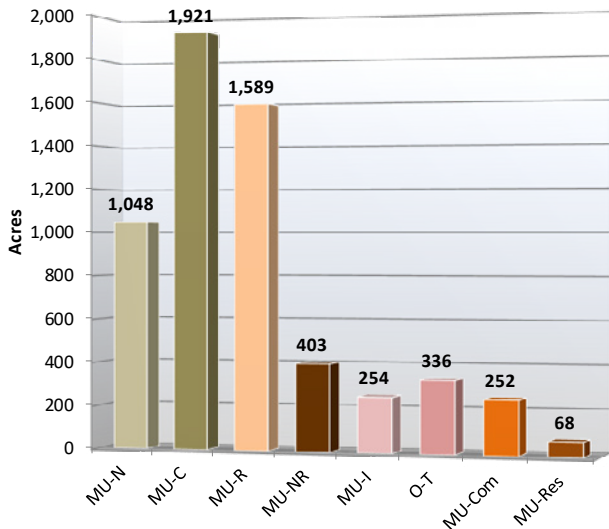
Future Land Use by Groups (Acres) | 2021



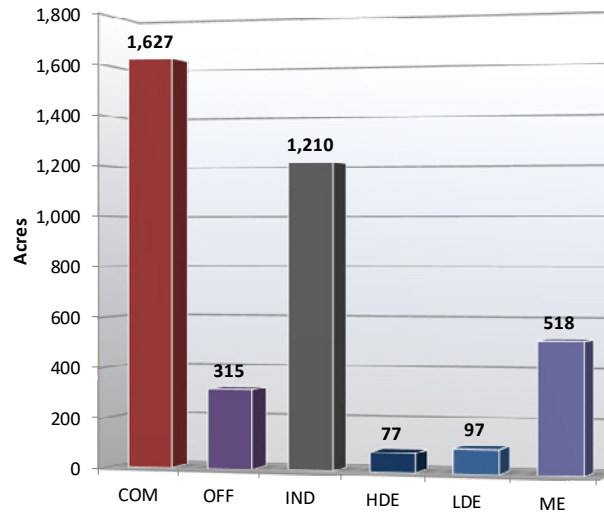
Future Land Use: Residential Area | 2021



Future Land Use: Mixed Use Area | 2021



Future Land Use: Employment Area | 2021



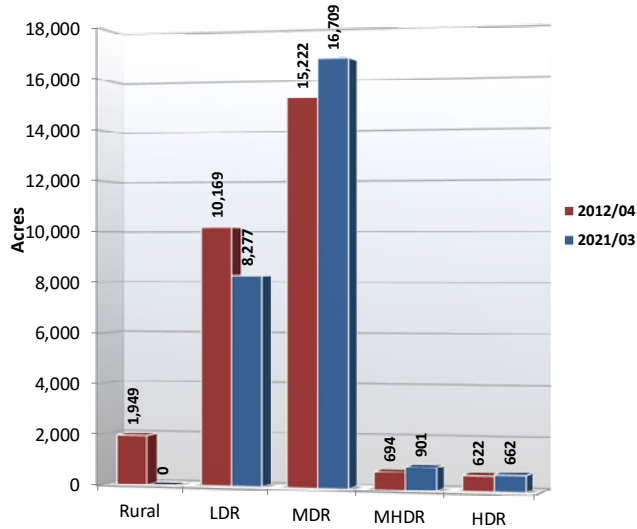
DATA

LAND USE AREA:

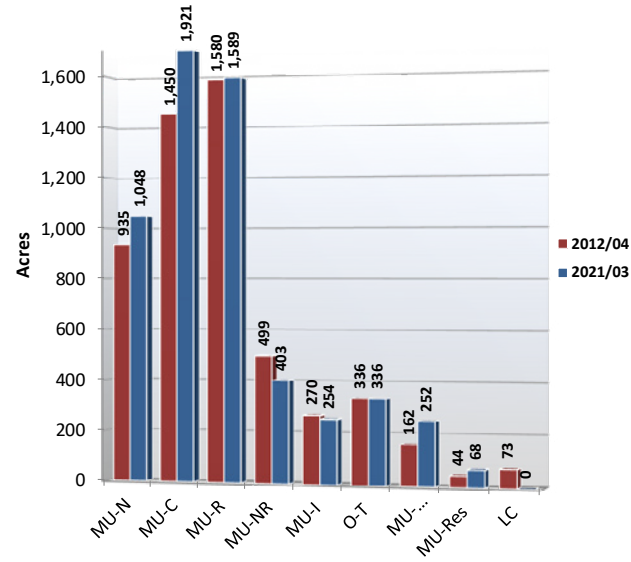
Land Use	Acres
LDR	8,277
MDR	16,709
MHDR	901
HDR	662
MU-N	1,048
MU-C	1,921
MU-R	1,589
MU-NR	403
MU-I	254
O-T	336
MU-Com	252
MU-Res	68
COM	1,627
OFF	315
IND	1,210
HDE	77
LDE	97
ME	518
Civic	1,639
Total	37,903

Note: See Key Information on previous page for full list of abbreviations and names of future land use designations.

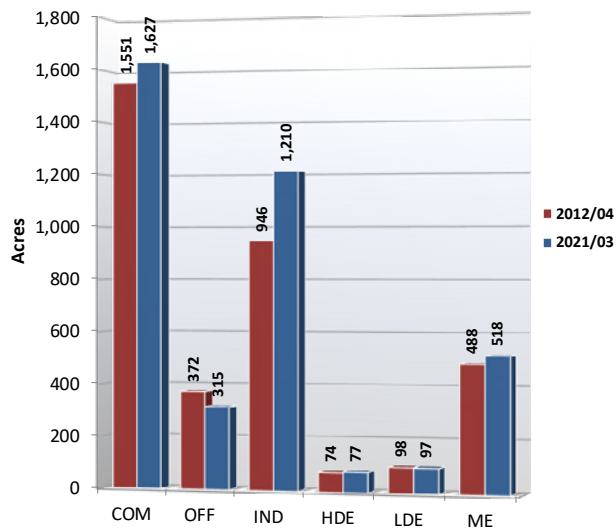
Future Land Use: Change in Residential Area | 2021



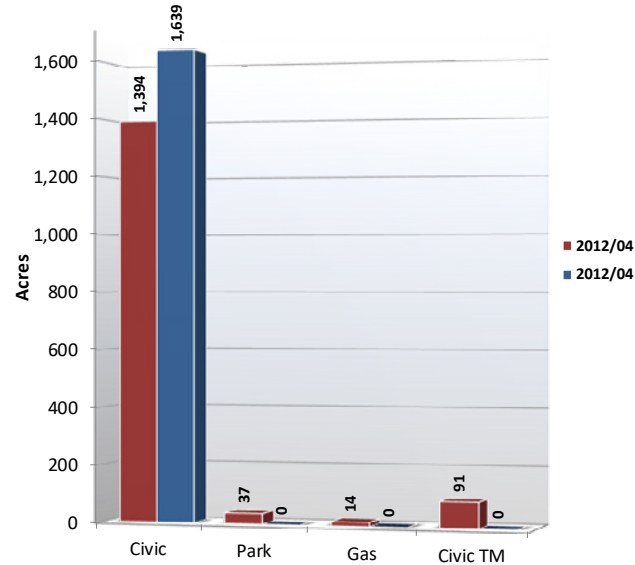
Future Land Use: Change in Mixed Use Area | 2021



Future Land Use: Change in Employment Area | 2021



Future Land Use: Change in Other Area | 2021



DATA

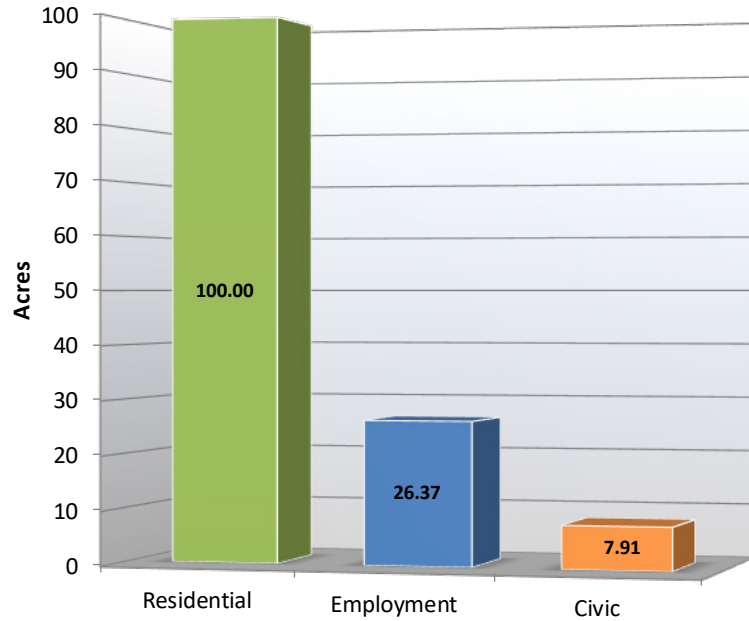
CHANGE IN LAND USE AREA:

Land Use	04/2012	04/2020
Rural	1,949	-
LDR	10,169	8,277
MDR	15,222	16,709
MHDR	694	901
HDR	622	662
MU-N	935	1,048
MU-C	1,450	1,921
MU-R	1,580	1,589
MU-NR	499	403
MU-I	270	254
O-T	336	336
MU-Com	162	252
MU-Res	44	68
LC	73	-
COM	1,551	1,627
OFF	372	315
IND	946	1,210
HDE	74	77
LDE	98	97
ME	488	518
Civic	1,394	1,639
Park	37	-
Gas	14	-
Civic TM	91	-

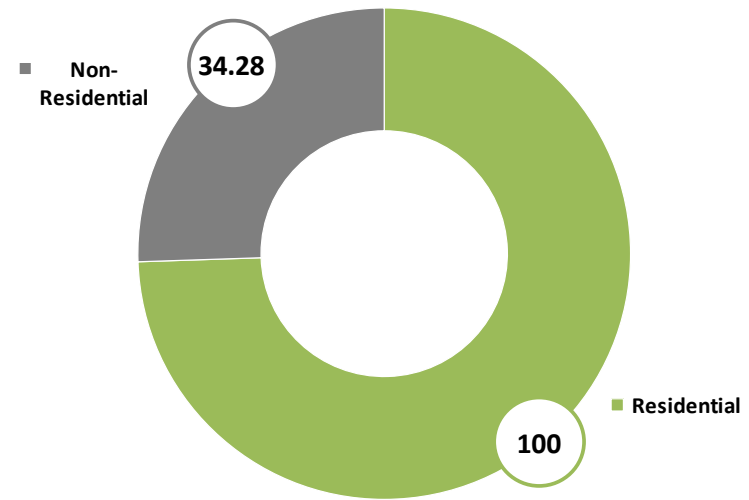
Total 39,071 37,903

Note: Values are in acres.

Acres of Non-Residential Future Land Uses for Every 100 Residential Acres | 2021



Acres of Non-Residential Future Land Uses for Every 100 Residential Acres | 2021



Note: These charts compare the ratio of residential to non-residential land uses, by depicting how many acres exist of non-residential land uses for every 100 acres of residential. Residential land uses include all residential designations plus assumed ratios for each of the mixed use designations. Employment designations are all non-residential designations, excluding those that are Civic type, and portions of mixed use.

DATA

RATIO OF RESIDENTIAL FUTURE LAND USES TO OTHERS

Type	Not Mixed Use	In Mixed Use	Total	Ratio	Acres
Residential	26,549	1,679	28,228	1.00	100
Employment	3,846	3,598	7,443	0.26	26.37
Civic	1,639	593	2,232	0.08	7.91
Non-Residential			-	0.34	34.28

Note: This chart uses information from the Land Use Area tables on previous page.

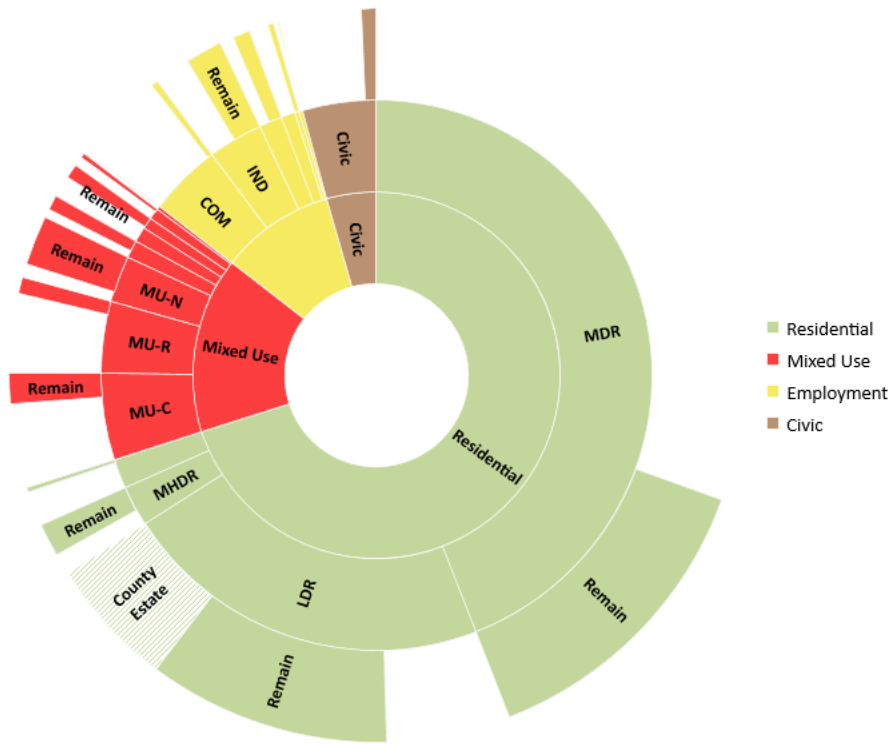
DATA

FUTURE MIXED USE ASSUMPTIONS

Type	% Residential	% Office	% Commercial	% Civic	Total % NR
MU-N	50	30	10	10	40
MU-C	35	25	30	10	55
MU-R	15	25	50	10	75
MU-NR	0	40	55	5	95
MU-Com	20	25	50	5	75
O-T	25	25	35	15	60
MU-Res	50	25	20	5	45
MU-I	30	30	20	20	50

Note: While some of the mixed use assumptions are based on performance criteria, others are simply planning for a diversified and balanced future buildout. This chart uses information from the Land Use Area tables on previous page. NR is non-residential but also excludes Civic uses.

Land Use Areas: Remaining Undeveloped | 2021



Note:

These charts explore the different land uses and groups by their annexation status. The sunburst chart (top-left) shows remaining (unannexed) lands in relation to the total available for each land use. Remaining lands are those on the outside edge of the chart. The section titled County Estate, are those subdivisions and estate homes on non-farms in the County on larger lots, and which may remain in their current configuration, even if annexed. Some of this area does fall into land use groups other than LDR, but are consolidated into County Estate category for reporting.

The bar chart (top-right) shows the relationship of land use groups by total AOCI (in and outside of the City, by annexed (in the City), and by not annexed (in the County). % Not Annexed are those areas that may be annexed into the City in the future.

Future Land Use by Groups



DATA

STATUS OF FUTURE LAND USE AREAS BY ANNEXATION

	AOCI Acres	Annexed Acres	Not Annexed Acres	% AOCI	% Annexed	% Not Annexed
Group						
Residential	26,549	14,573	11,976	70.0%	65.1%	77.1%
Mixed Use	5,870	3,704	2,166	15.3%	16.3%	13.9%
Employment	3,846	2,711	1,134	10.1%	12.1%	7.3%
Civic	1,639	1,390	249	4.3%	6.2%	1.6%

Note: Civic will continue to grow in area (size) over time, as new parks, schools, and other public facilities are added to the map. This will come out of the other land use designations.

KEY INFORMATION

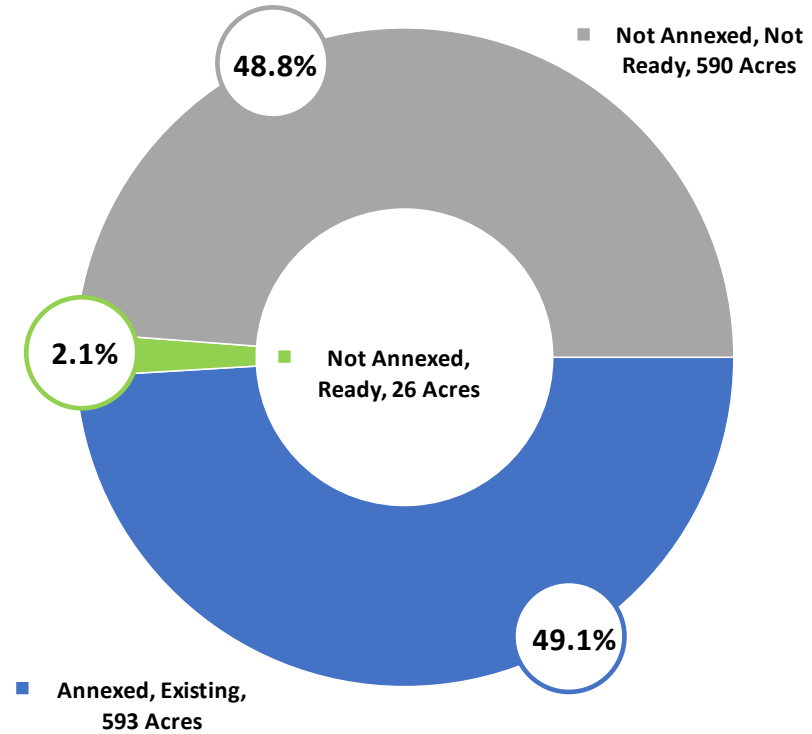
FEATURE: INDUSTRIAL FUTURE LAND USE AREAS

Per the Comprehensive Plan, industrial uses may include processing, warehouses, storage units, light manufacturing, flex, and incidental retail and offices uses.

There is a very limited supply of available industrial lands with services available in Meridian. Some areas in the County with services available, such as existing agricultural uses, may not be under ownership amenable to such a change. Other areas identified for future industrial uses and interested in development, do not have services readily available and may be many years away. It's important to understand the context of industrial land use supply, and ownership, when considering infringing on these critical employment areas with other uses. Considering potential impacts, land values, and general market conditions, adding new areas of industrial land uses to the City's Future Land Use Map, later, may be very difficult.

One key indicator for industrial development opportunities, or readiness, is sewer trunksheds that service industrial areas. When critical mainlines or lift stations within a trunkshed have not been constructed or extended, the costs of this infrastructure is typically too expensive for industrial developments to absorb.

Industrial Land Use (Acres)



DATA

INDUSTRIAL LAND USES BY SEWER ACCESSIBILITY

	Annexed	Not Annexed	Total
Serviceable	593	26	618
Can-Ada Regional Lift Station (not ready)	-	372	372
South McDermott Trunkshed (not ready)	-	218	218
Total	593	615	1,208

Note: Those areas (rows) not identified as serviceable above, are in trunksheds requiring significant infrastructure improvements before they can be developed.

ZONING DISTRICT AREAS

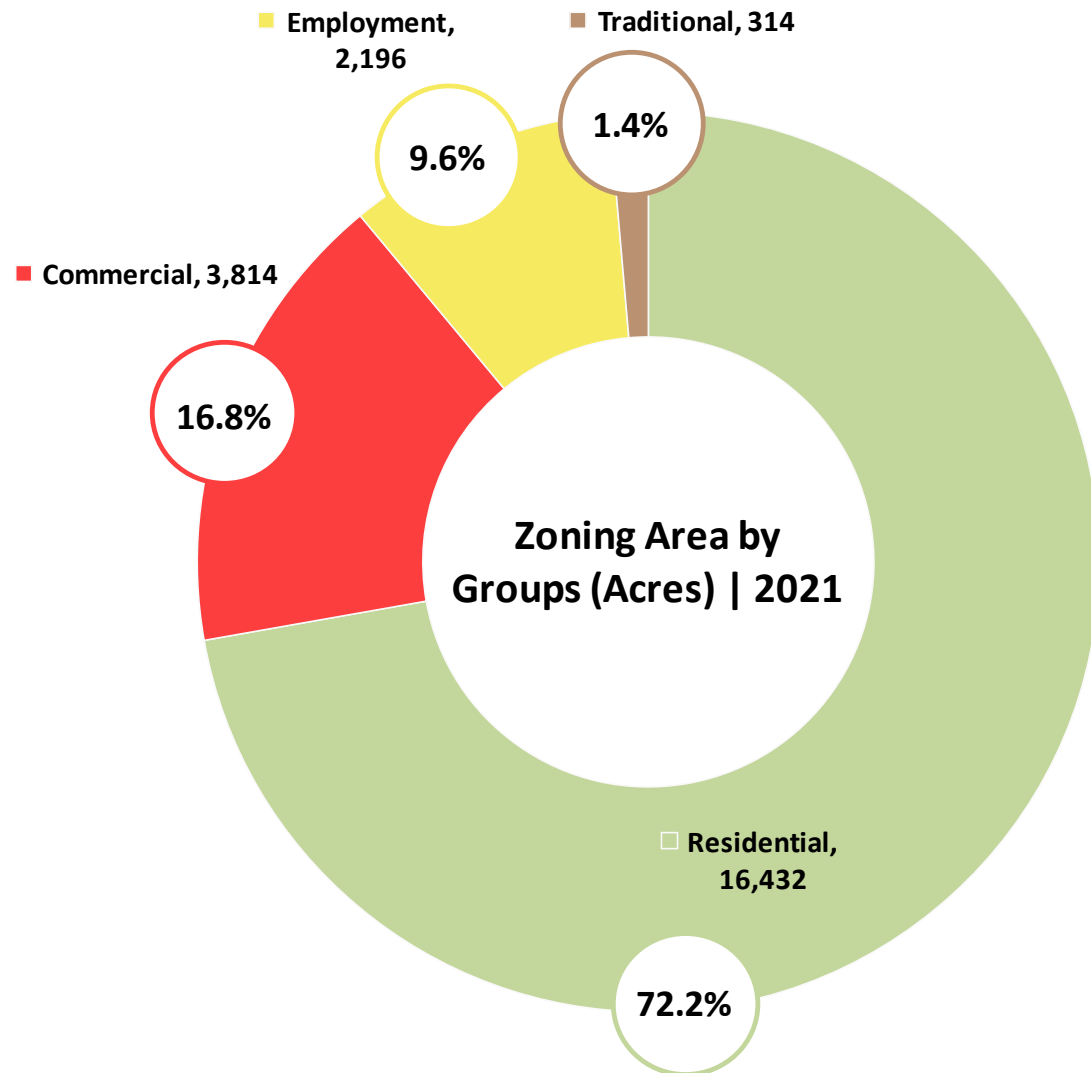
KEY INFORMATION

ZONING DISTRICTS

Zoning is outlined and described within the City of Meridian Unified Development Code (UDC). For the purposes of this report, and to more closely compare with future land uses (outlined in the City of Meridian Comprehensive Plan), zoning can be characterized in four groups:

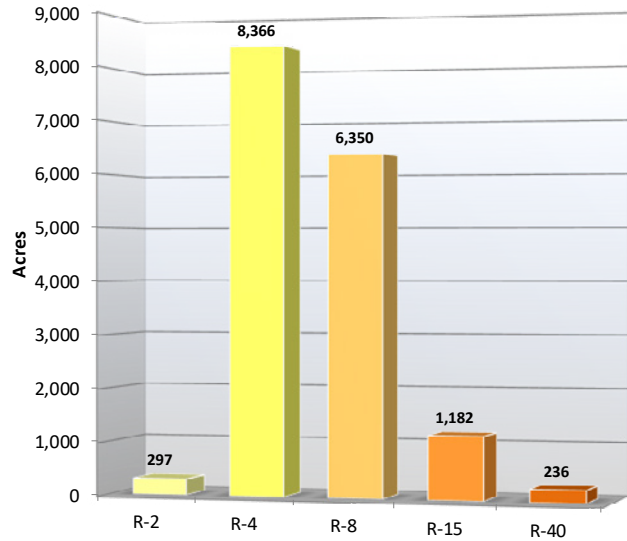
- Residential. This includes low density (R-2), medium-low density (R-4), medium density (R-8), medium-high density (R-15), and high density (R-40).
- Traditional. This includes old town (O-T), traditional neighborhood residential (TN-R), and traditional neighborhood center (TN-C).
- Commercial. This includes neighborhood business district (C-N), community business district (C-C), and general retail and service commercial district (C-G).
- Employment. This includes limited office (L-O), mixed employment (M-E), high-density employment (H-E), light industrial (I-L), and heavy industrial (I-H).

The following tables and charts are current as of April 5th, 2021.

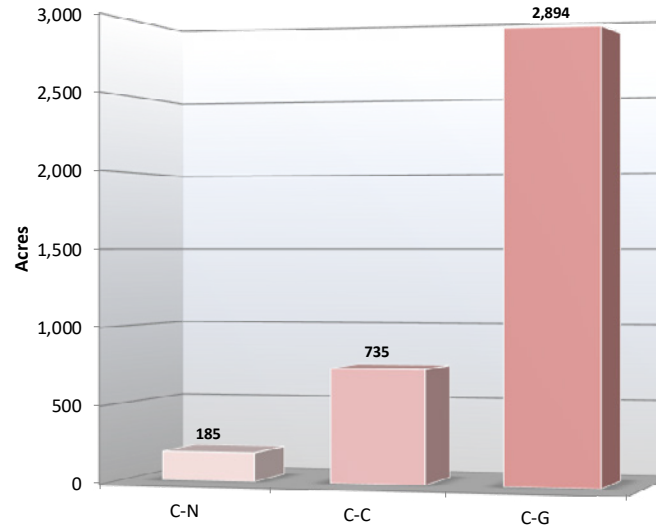


Note: Zoning by groups are for comparative purposes only and do not necessarily correlate with text in City Code. See the following page for a table of all individual acreage values. Land Use areas are for the entire Area of City Impact and not just annexed lands

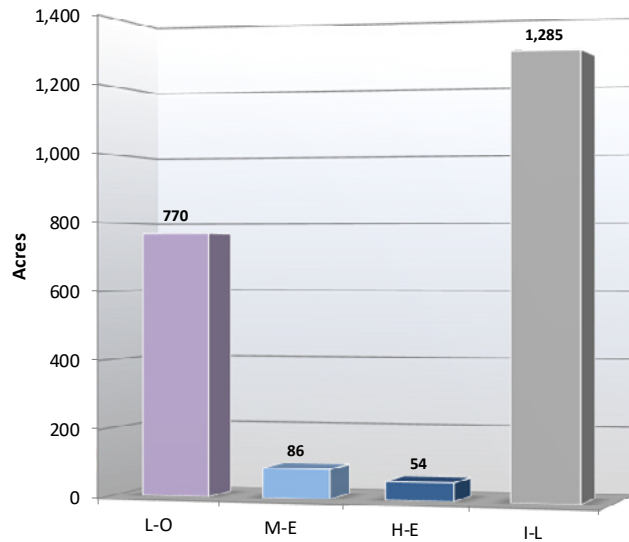
Zoning: Residential Area | 2021



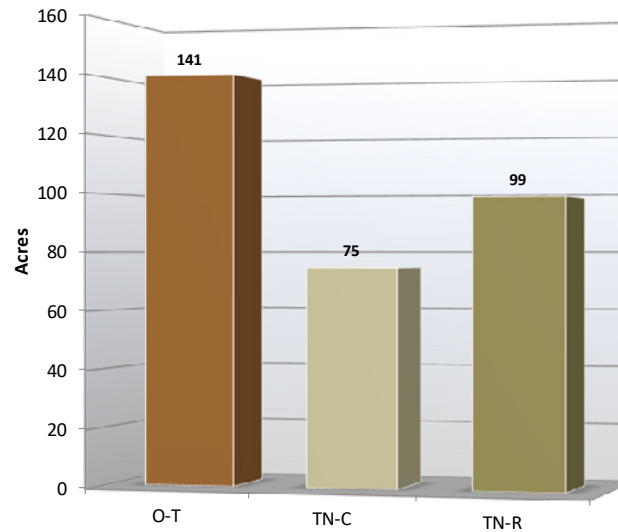
Zoning: Commercial Area | 2021



Zoning: Employment Area | 2021



Zoning: Traditional Area | 2021



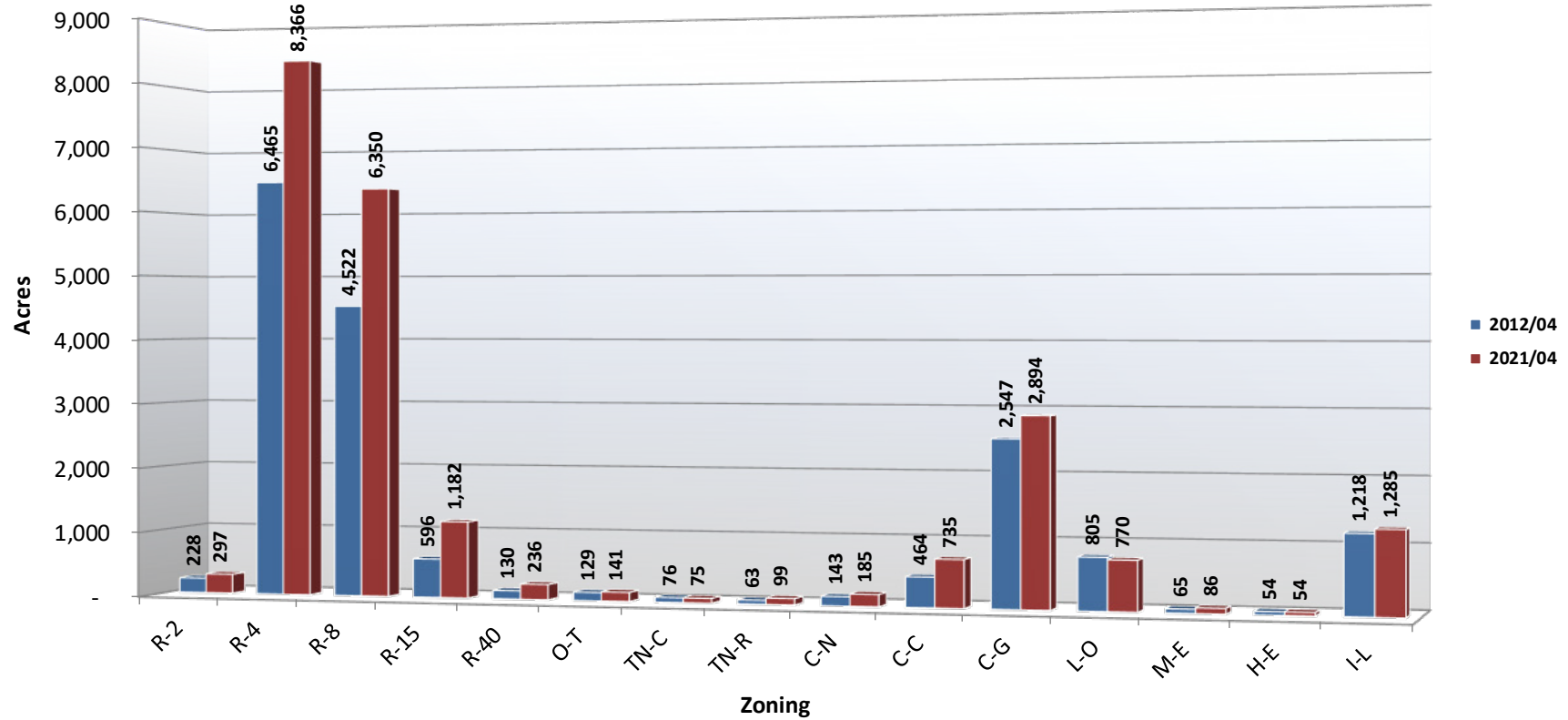
DATA

ZONING AREA:

Land Use	Acres
R-2	297
R-4	8,366
R-8	6,350
R-15	1,182
R-40	236
O-T	141
TN-C	75
TN-R	99
C-N	185
C-C	735
C-G	2,894
L-O	770
M-E	86
H-E	54
I-L	1,285
I-H	0
Total	22,756

Note: This information is official city-wide zoning data and includes areas of land that are public right-of-way. Zoning district areas that are parcel specific may have different totals. See Key Information on previous page for full list of abbreviations and names of zoning designations.

Change in Zoning Areas (2012 to 2021)



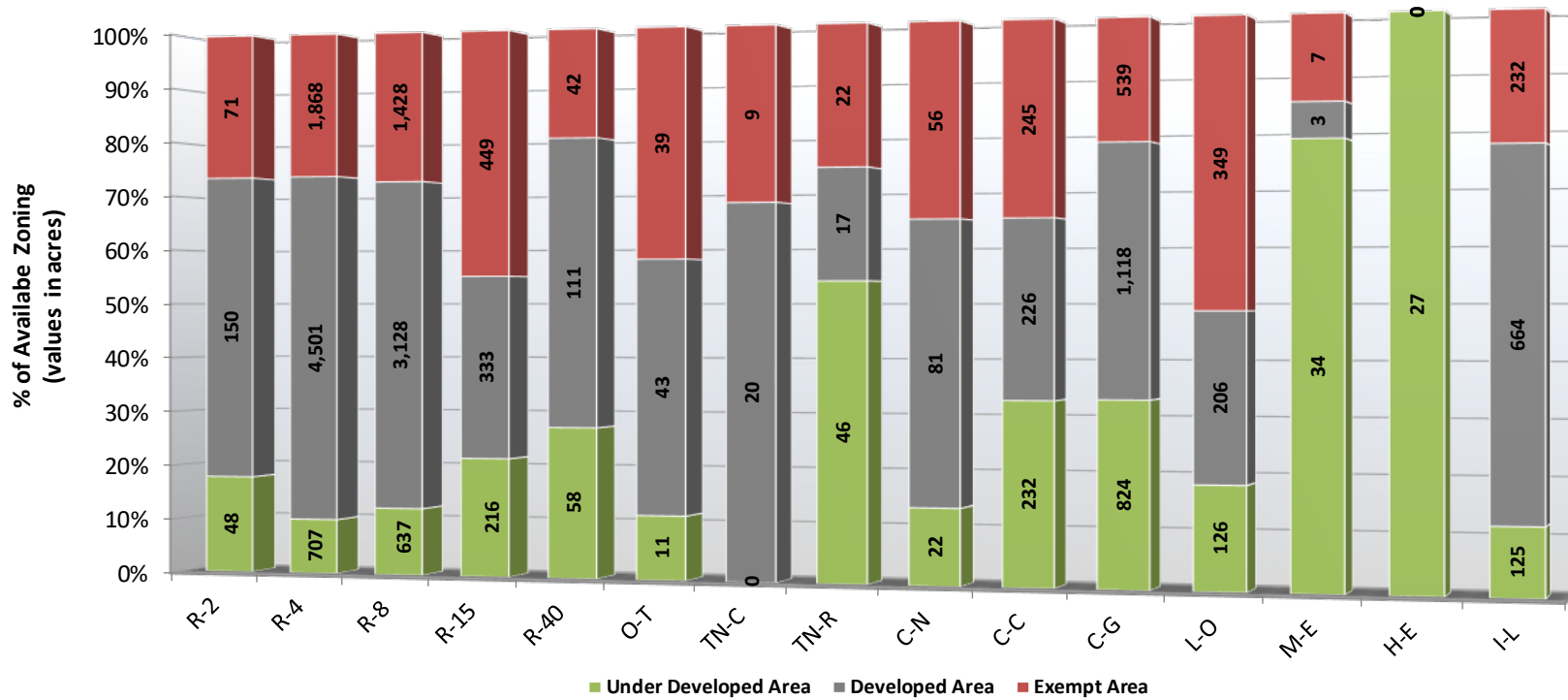
DATA

CHANGE IN ZONING AREA (ACRES):

	R-2	R-4	R-8	R-15	R-40	O-T	TN-C	TN-R	C-N	C-C	C-G	L-O	M-E	H-E	I-L
Year	Zoning Area (acres)														
2012/04	228	6,465	4,522	596	130	129	76	63	143	464	2,547	805	65	54	1,218
2021/04	297	8,366	6,350	1,182	236	141	75	99	185	735	2,894	770	86	54	1,285
Change	69	1902	1828	586	106	11	-1	36	42	272	347	-35	22	0	66

Note: This information is official city-wide zoning data and includes area of land that is public right-of-way. Zoning district totals that are parcel specific may have different totals.

Development Cover by Zoning | 2021

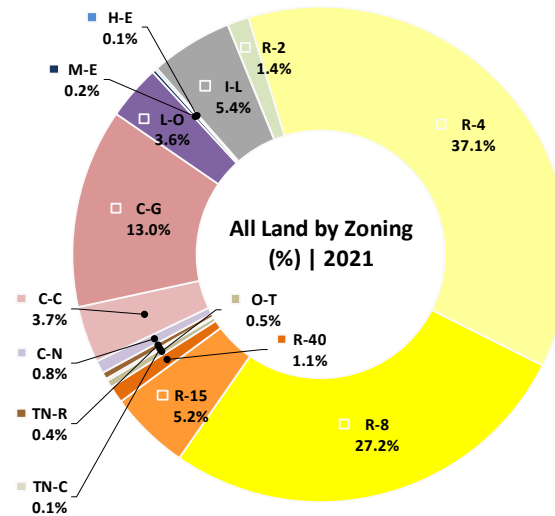
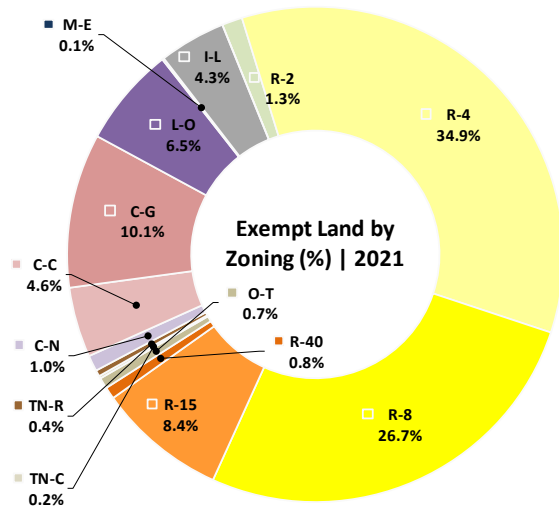
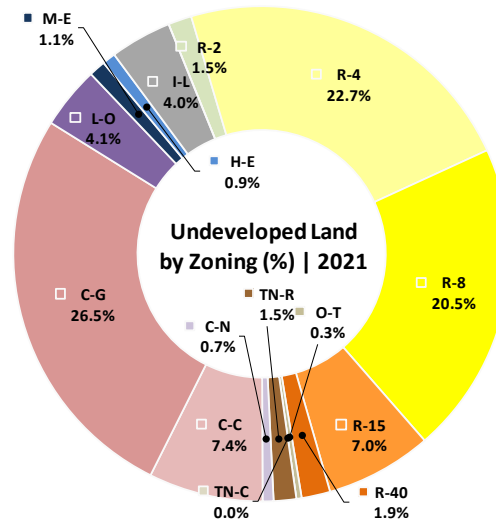
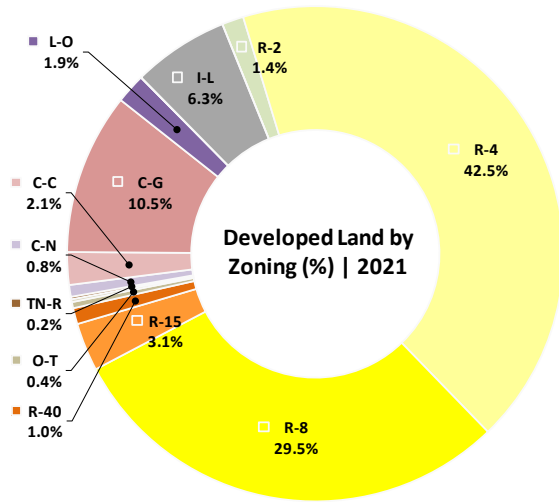


DATA

DEVELOPMENT COVER BY ZONING (ACRES):

	R-2	R-4	R-8	R-15	R-40	O-T	TN-C	TN-R	C-N	C-C	C-G	L-O	M-E	H-E	I-L
Zoning Area (acres)															
Undeveloped	48	707	637	216	58	11	-	46	22	232	824	126	34	27	125
Developed	150	4,501	3,128	333	111	43	20	17	81	226	1,118	206	3	-	664
Exempt	71	1,868	1,428	449	42	39	9	22	539	245	539	349	7	-	232
Total	269	7,076	5,192	999	211	92	29	84	643	703	2,481	681	43	27	1,021

Note: This information is based on unofficial parcel specific zoning, and varies from official zoning data which is not parcel specific. Official zoning information includes all land such as public right-of-way. Development Cover refers to all land as being either developed, undeveloped, or exempt.



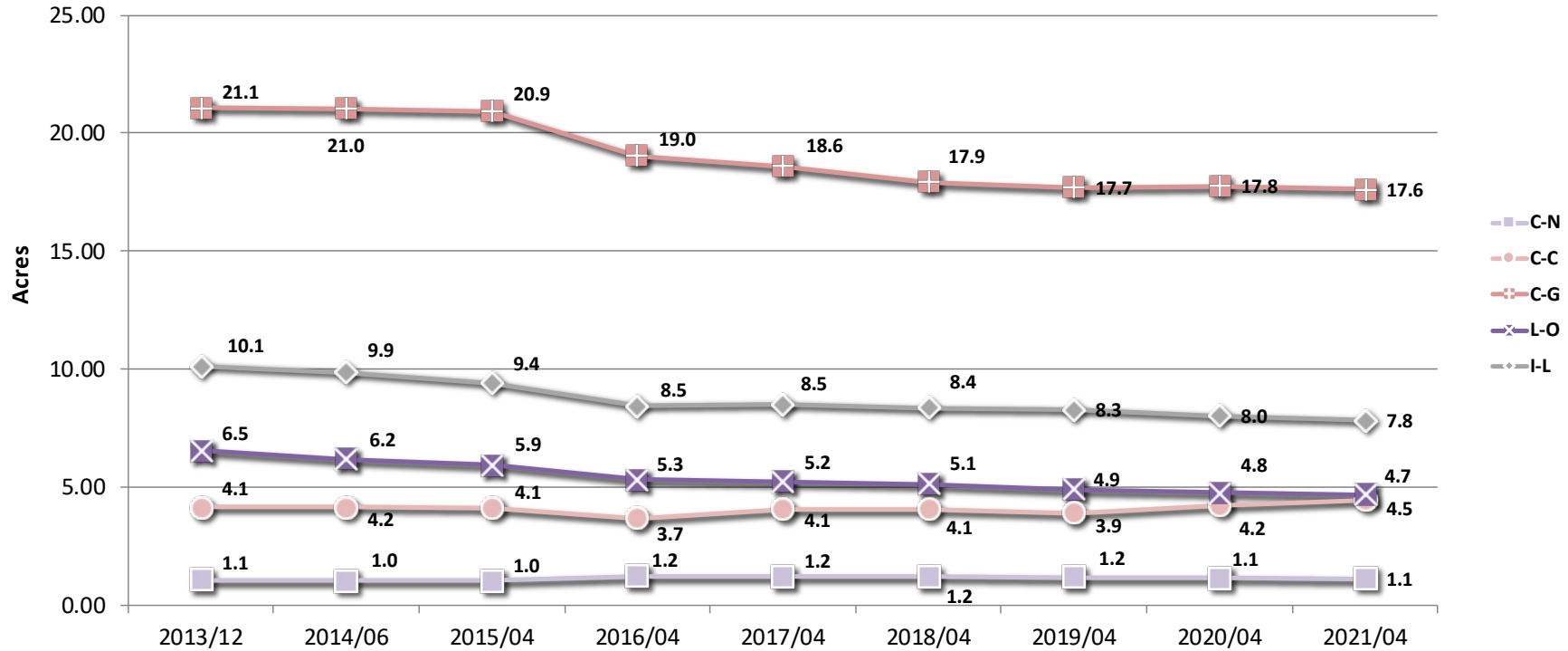
DATA

DEVELOPMENT COVER BY ZONING (%)

Land Use	Undev .	Dev.	Exempt
R-2	1.5%	1.4%	1.2%
R-4	22.7%	42.5%	32.0%
R-8	20.5%	29.5%	24.4%
R-15	7.0%	3.1%	7.7%
R-40	1.9%	1.0%	0.7%
O-T	0.3%	0.4%	0.7%
TN-C	0.0%	0.2%	0.2%
TN-R	1.5%	0.2%	0.4%
C-N	0.7%	0.8%	9.2%
C-C	7.4%	2.1%	4.2%
C-G	26.5%	10.5%	9.2%
L-O	4.1%	1.9%	6.0%
M-E	1.1%	0.0%	0.1%
H-E	0.9%	0.0%	0.0%
I-L	4.0%	6.3%	4.0%
I-H	0.0%	0.0%	0.0%
Total	100.0%	100.0%	100.0%

Note: This information is based on unofficial parcel specific zoning, and varies from official zoning data which is not parcel specific. Official zoning information includes all land such as public right-of-way. Development Cover refers to all land as being either developed, undeveloped, or exempt.

Non-residential Zoning for every 100 Acres of Residential Zoning



DATA

NON-RESIDENTIAL ZONING FOR EVERY 100 ACRES OF RESIDENTIAL ZONING:

	2013/12	2014/06	2015/04	2016/04	2017/04	2018/04	2019/04	2020/04	2021/04
Acres of Designations shown on the left, for every 100 Acres of Residential Zoning Designations									
C-N	1.1	1.0	1.0	1.2	1.2	1.2	1.2	1.1	1.1
C-C	4.1	4.2	4.1	3.7	4.1	4.1	3.9	4.2	4.5
C-G	21.1	21.0	20.9	19.0	18.6	17.9	17.7	17.8	17.6
L-O	6.5	6.2	5.9	5.3	5.2	5.1	4.9	4.8	4.7
I-L	10.1	9.9	9.4	8.5	8.5	8.4	8.3	8.0	7.8

Note: This information is based on unofficial parcel specific zoning, and varies from official zoning data which is not parcel specific. Official zoning information includes all land such as public right-of-way. Mixed use zoning designations (such as Old Town) are not shown. Dates above are in sequential YYYY/MM format.

LAND VALUATION

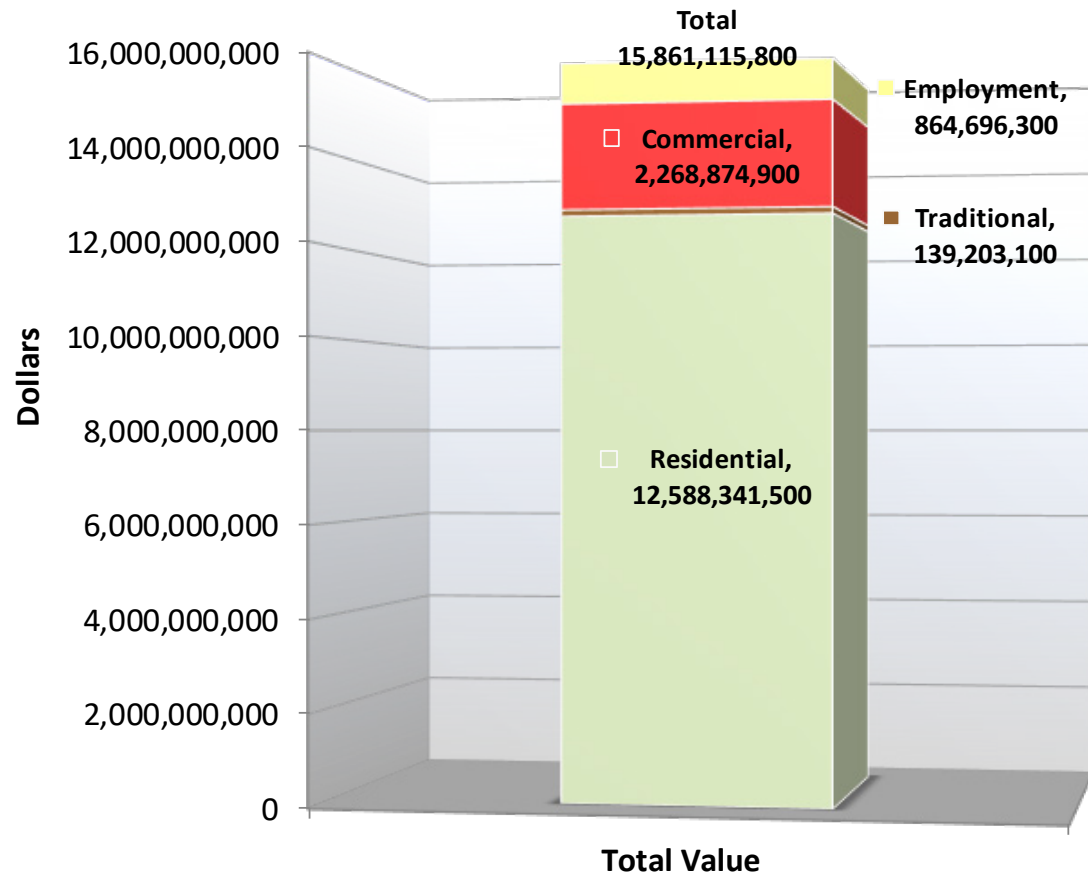
KEY INFORMATION

SUMMARY OF DEVELOPMENT INFORMATION

The following land valuation information and parcel information is based on Ada County Assessor records, and does not necessarily reflect market rates. This information is intended to inform comparisons of taxable land values only. While not exhaustive, the following are a sample of indicators used to compile this data:

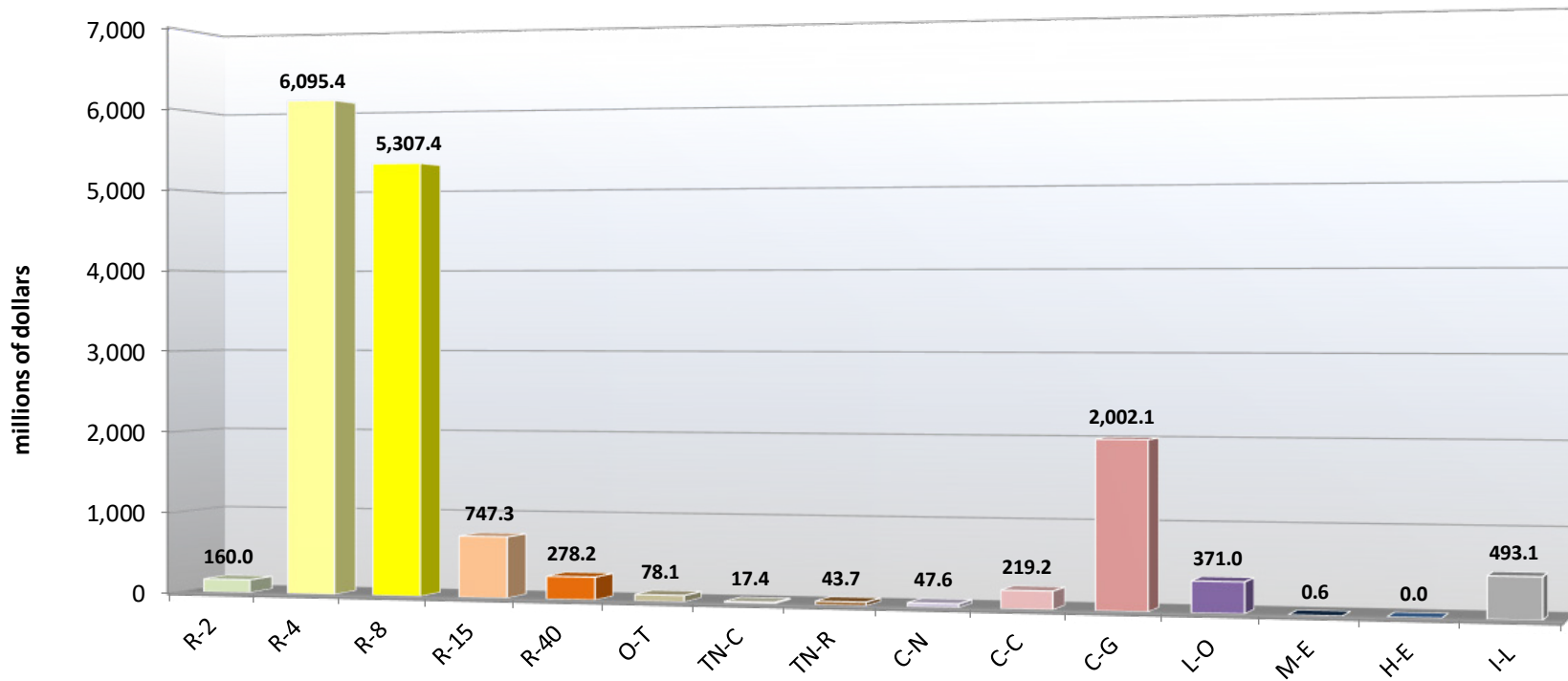
- County Property Code. This is used in conjunction with zoning districts, to determine whether a property is being used for a residence, commercial property, or other.
- Zoning District. This is used in almost all indicators to group types of development together.
- Improvement Values. This is used most frequently to determine if a property is developed or not. It is often used with a minimum improvement assumption and minimum square foot assumption values, such that small improvements like an old houses or small shed on large properties, are excluded from developed property aggregate.

Total Developed Land Values by Zoning District Group | 2021



Note: These values do not reflect improvement costs on exempt land, such as City facilities, Schools, Churches, those properties with tax exemptions, etc. See Zoning section for explanation of zoning district groups. For explanation of developed land, see the Introduction section.

Total Developed Land Value by Zoning | 2021

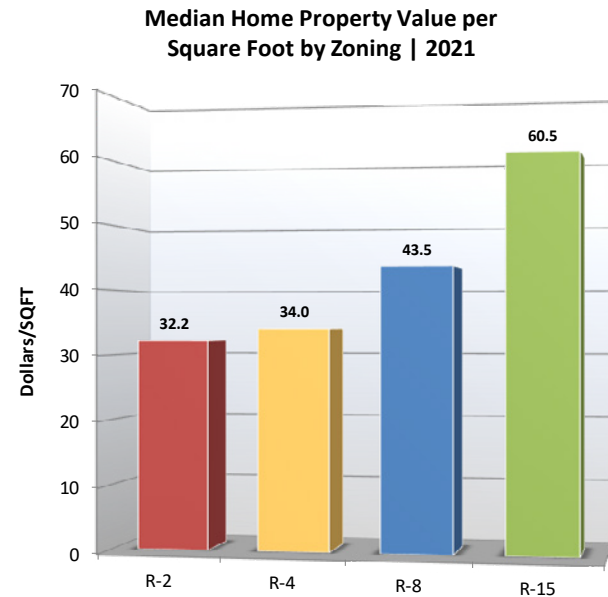
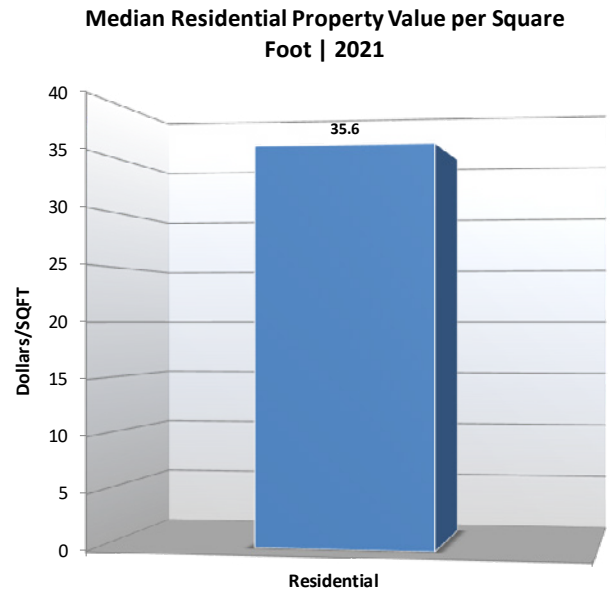
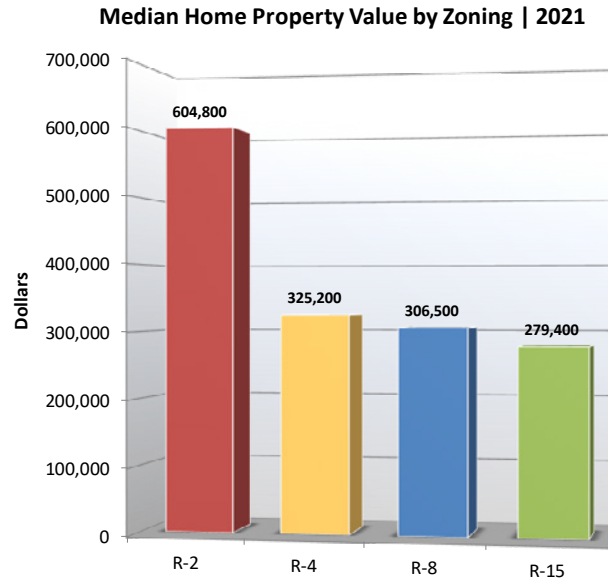
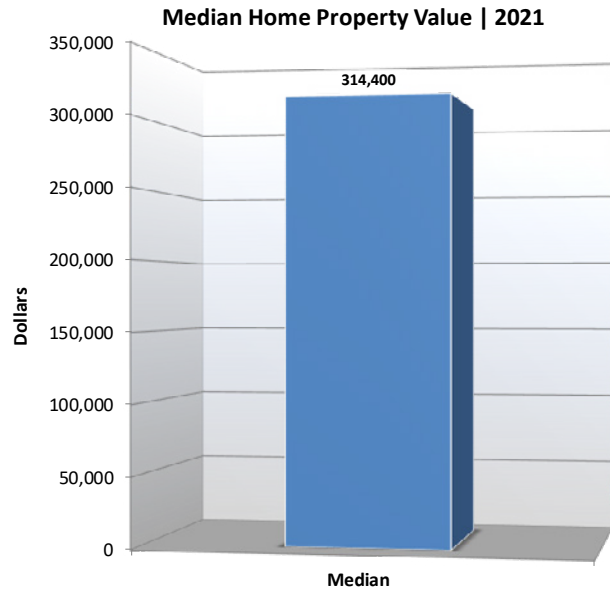


DATA

TOTAL DEVELOPED LAND VALUE BY ZONING (MILLIONS OF DOLLARS):

	R-2	R-4	R-8	R-15	R-40	O-T	TN-C	TN-R	C-N	C-C	C-G	L-O	M-E	H-E	I-L
Value by Zoning															
Developed Value (millions)	160.0	6,095.4	5,307.4	747.3	278.2	78.1	17.4	43.7	47.6	219.2	2,002.1	371.0	0.6	0.0	493.1

Note: This information is based on unofficial parcel specific zoning, and varies from official zoning data which is not parcel specific. Official zoning information includes all land such as public right-of-way. Land values are based on Ada County Assessor data, and does not necessarily reflect actual market values. Exempt land such as government buildings and churches are not included.



DATA

MEDIAN HOME VALUE:

Total Value	
R-2	604,800
R-4	325,200
R-8	306,500
R-15	279,400
Median	314,400

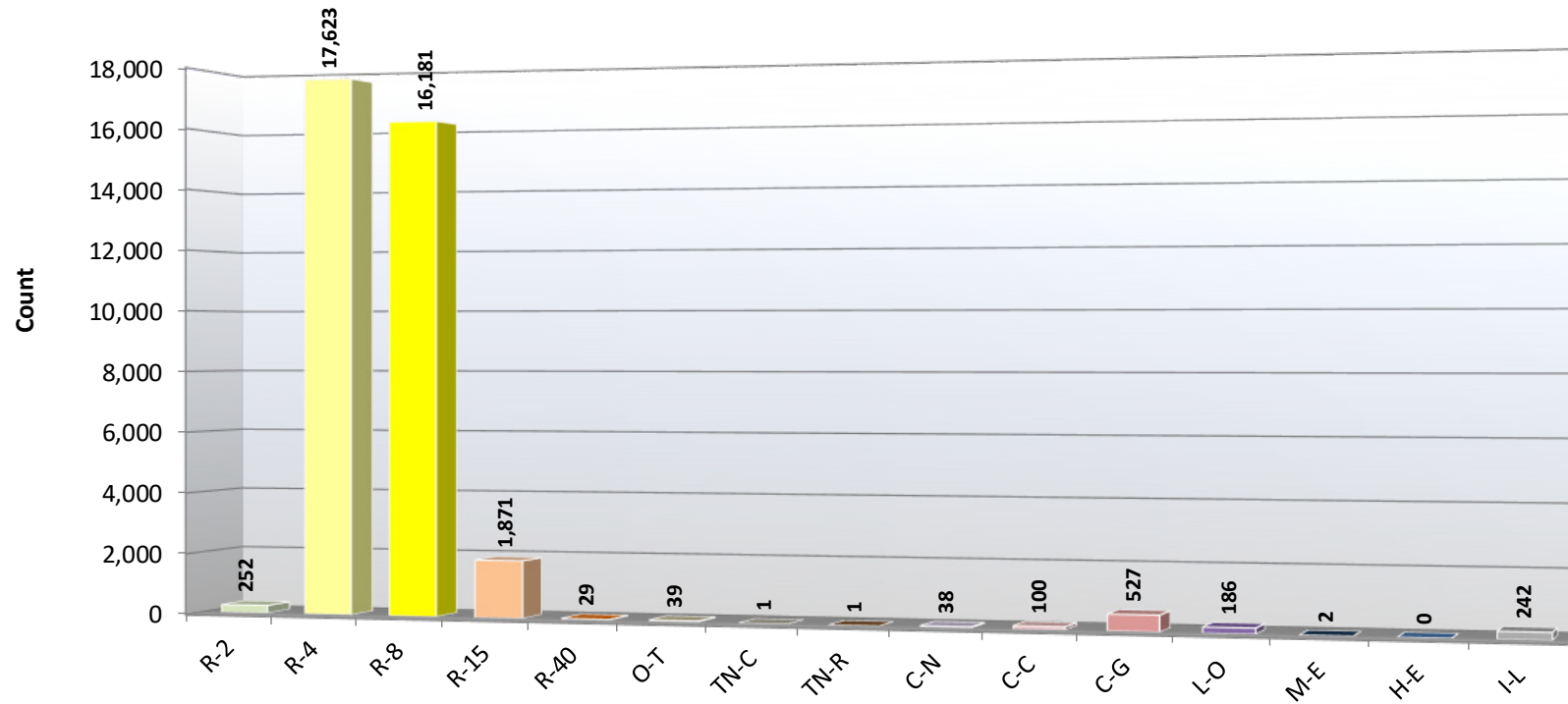
Note: Only parcels with residential "R" propcodes are included in median value calculations. Median value includes both land and improvements.

MEDIAN HOME VALUE:

Value/SQFT	
R-2	32.2
R-4	34.0
R-8	43.5
R-15	60.5
Residential	35.6

Note: Only parcels with residential "R" propcodes are included in median value calculations. PPSF indicates property per square foot. Median PPSF values are based on the total property value divided by the total land area.

Developed Parcel Counts by Zoning District | 2021



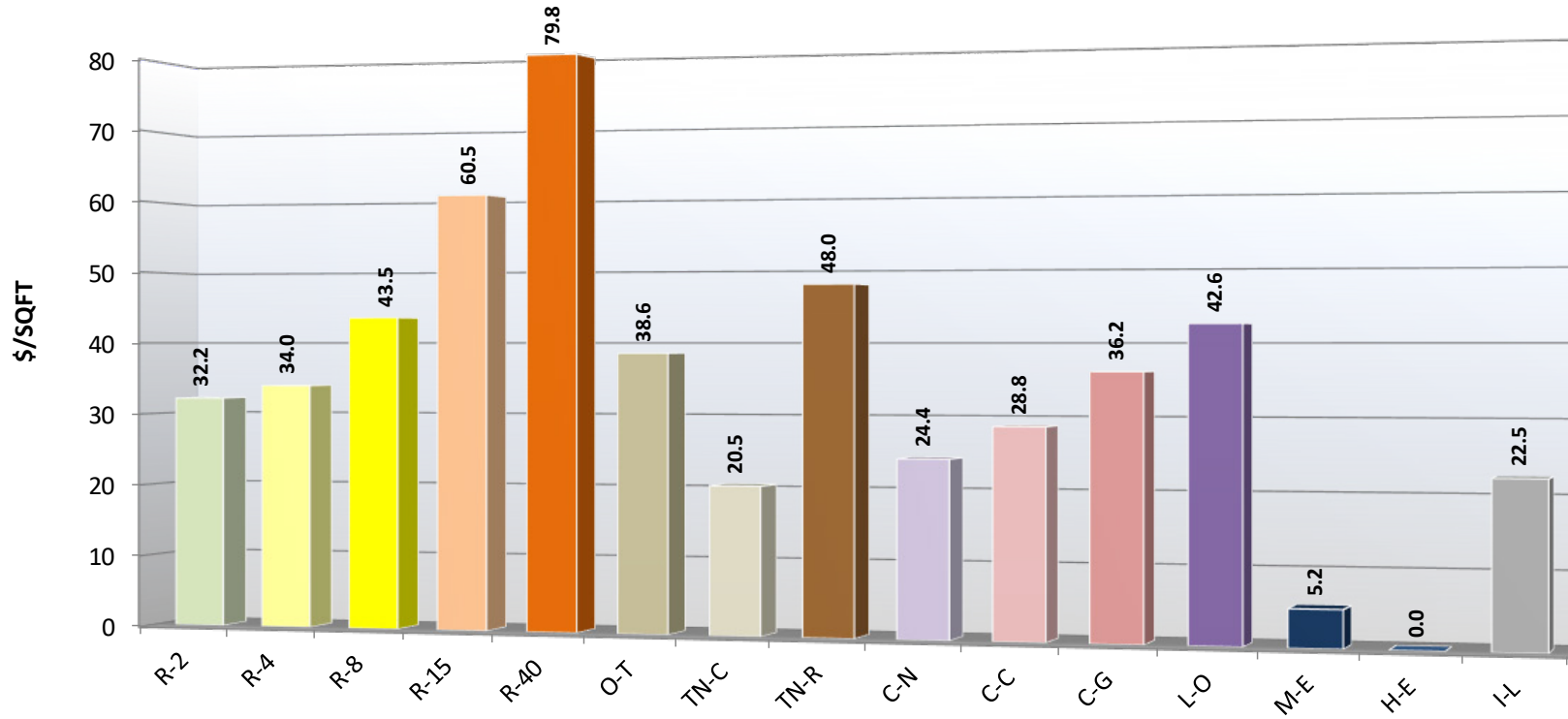
DATA

DEVELOPED PARCEL COUNTS BY ZONING DISTRICTS:

	R-2	R-4	R-8	R-15	R-40	O-T	TN-C	TN-R	C-N	C-C	C-G	L-O	M-E	H-E	I-L
Parcels by Zoning															
Number of Parcels	252	17,623	16,181	1,871	29	39	1	1	38	100	527	186	2	0	242

Note: These numbers represent the number of developed parcels within each zoning designation. In commercial districts there may be multiple buildings on a single parcel. In some residential districts there may be multiple dwelling units and accessory dwelling units per parcel. For TN-R, TN-C, and O-T, only commercial properties were included in calculations. In R-2, R-4, R-8, and R-15, only residential properties were considered. The same assumptions were used in subsequent calculations for property, land, and improvement median values, and represents how many parcels were considered for each zoning designation.

Median Property Value per Square Foot by Zoning District | 2021



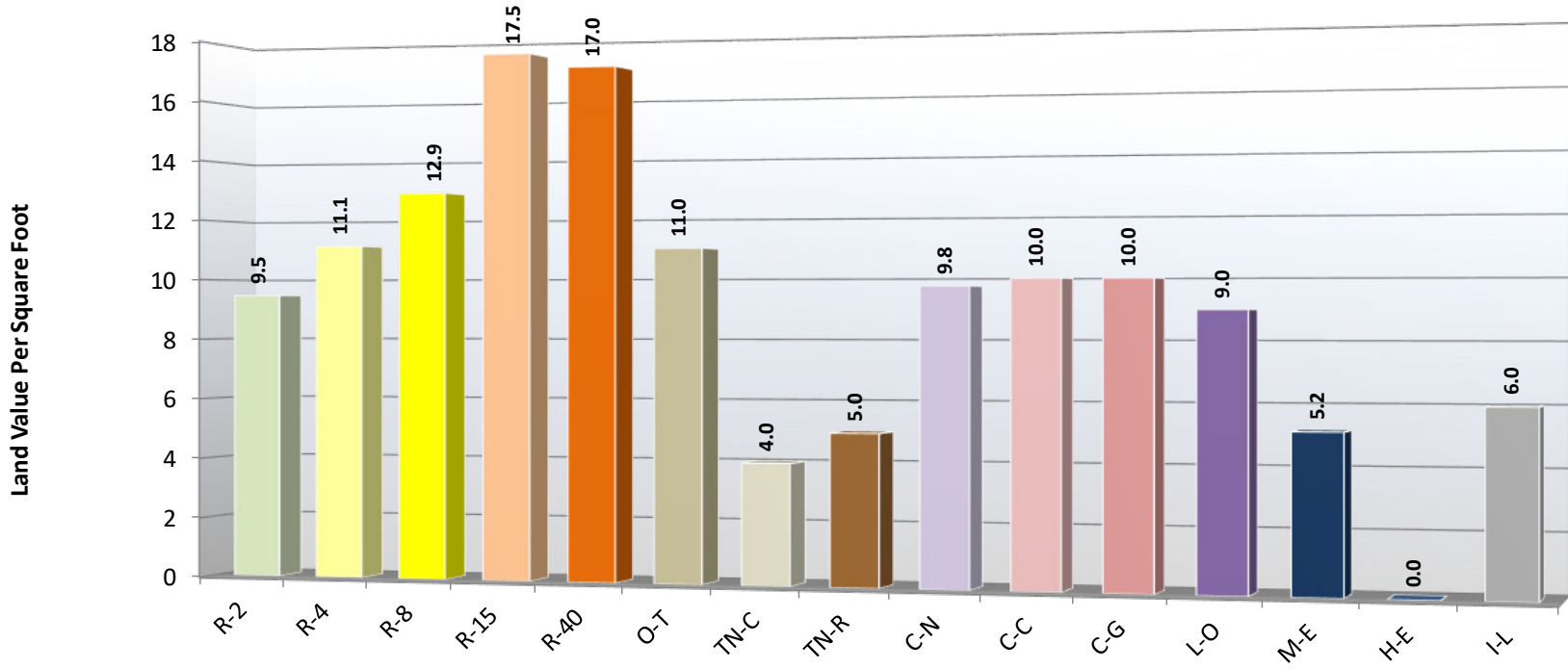
DATA

MEDIAN ZONING VALUE PER SQUARE FOOT (DOLLARS):

	R-2	R-4	R-8	R-15	R-40	O-T	TN-C	TN-R	C-N	C-C	C-G	L-O	M-E	H-E	I-L
Value by Zoning															
SQFT Value (dollars)	32.2	34.0	43.5	60.5	79.8	38.6	20.5	48.0	24.4	28.8	36.2	42.6	5.2	0.0	22.5

Note: Median values shown are for entire parcel area and their total value. This information is based on unofficial parcel specific zoning, and varies from official zoning data which is not parcel specific. Official zoning information includes all land such as public right-of-way. Land values are based on Ada County Assessor data, and does not necessarily reflect actual market values. Exempt land such as government buildings and churches are not included.

Median Land Value Per Square Foot by Zoning District | 2021



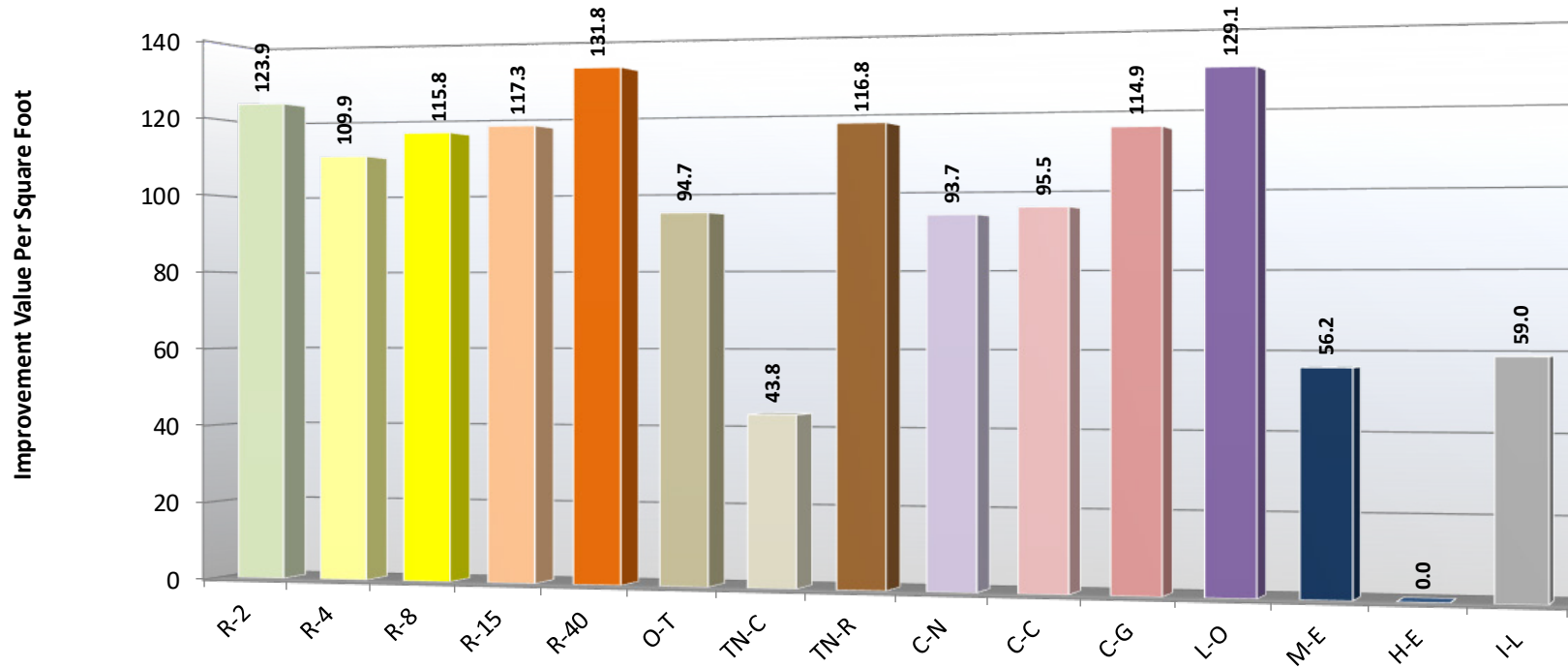
DATA

LAND VALUE PER SQUARE FOOT (DOLLARS):

	R-2	R-4	R-8	R-15	R-40	O-T	TN-C	TN-R	C-N	C-C	C-G	L-O	M-E	H-E	I-L
Value by Zoning															
SQFT Value (dollars)	9.5	11.1	12.9	17.5	17.0	11.0	4.0	5.0	9.8	10.0	10.0	9.0	5.2	0.0	6.0

Note: Median values shown are for entire parcel area and the underlying land value only (does not include improvement values). This information is based on unofficial parcel specific zoning, and varies from official zoning data which is not parcel specific. Official zoning information includes all land such as public right-of-way. Land values are based on Ada County Assessor data, and does not necessarily reflect actual market values. Exempt land such as government buildings and churches are not included.

Median Improvement Value Per Square Foot by Zoning District | 2021

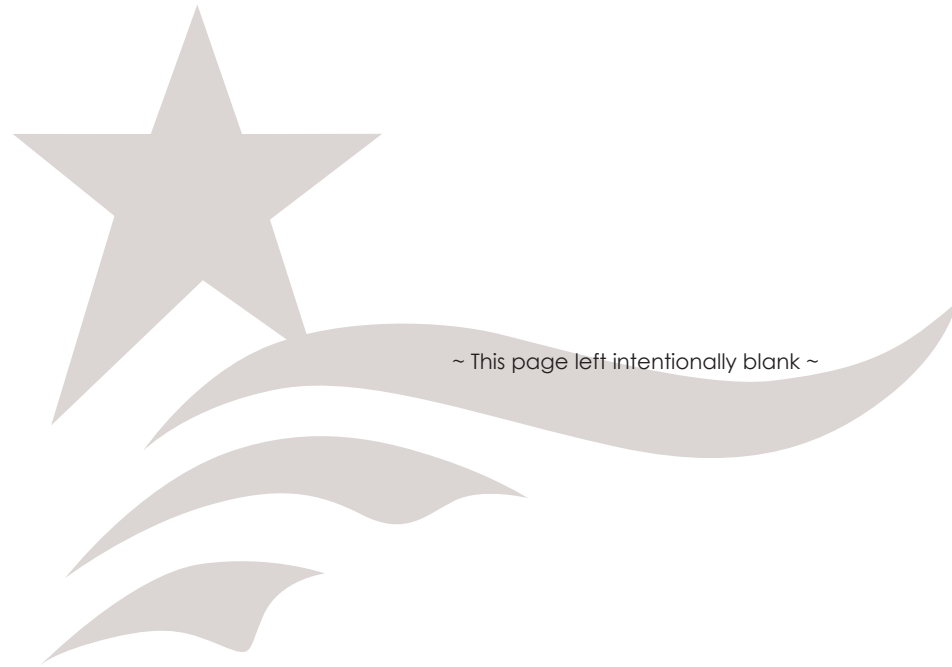


DATA

MEDIAN IMPROVEMENT VALUE PER SQUARE FOOT (DOLLARS):

	R-2	R-4	R-8	R-15	R-40	O-T	TN-C	TN-R	C-N	C-C	C-G	L-O	M-E	H-E	I-L
Value by Zoning															
SQFT Value (dollars)	123.9	109.9	115.8	117.3	131.8	94.7	43.8	116.8	93.7	95.5	114.9	129.1	56.2	0.0	59.0

Note: Median values shown are for the parcel improvement value (which excludes value of the land) and the building area of a parcel (not the entire parcel). This information is based on unofficial parcel specific zoning, and varies from official zoning data which is not parcel specific. Official zoning information includes all land such as public right-of-way. Land values are based on Ada County Assessor data, and does not necessarily reflect actual market values. Exempt land such as government buildings and churches are not included.



PERMIT DEVELOPMENT

KEY INFORMATION

SUMMARY OF PERMITTING DATA

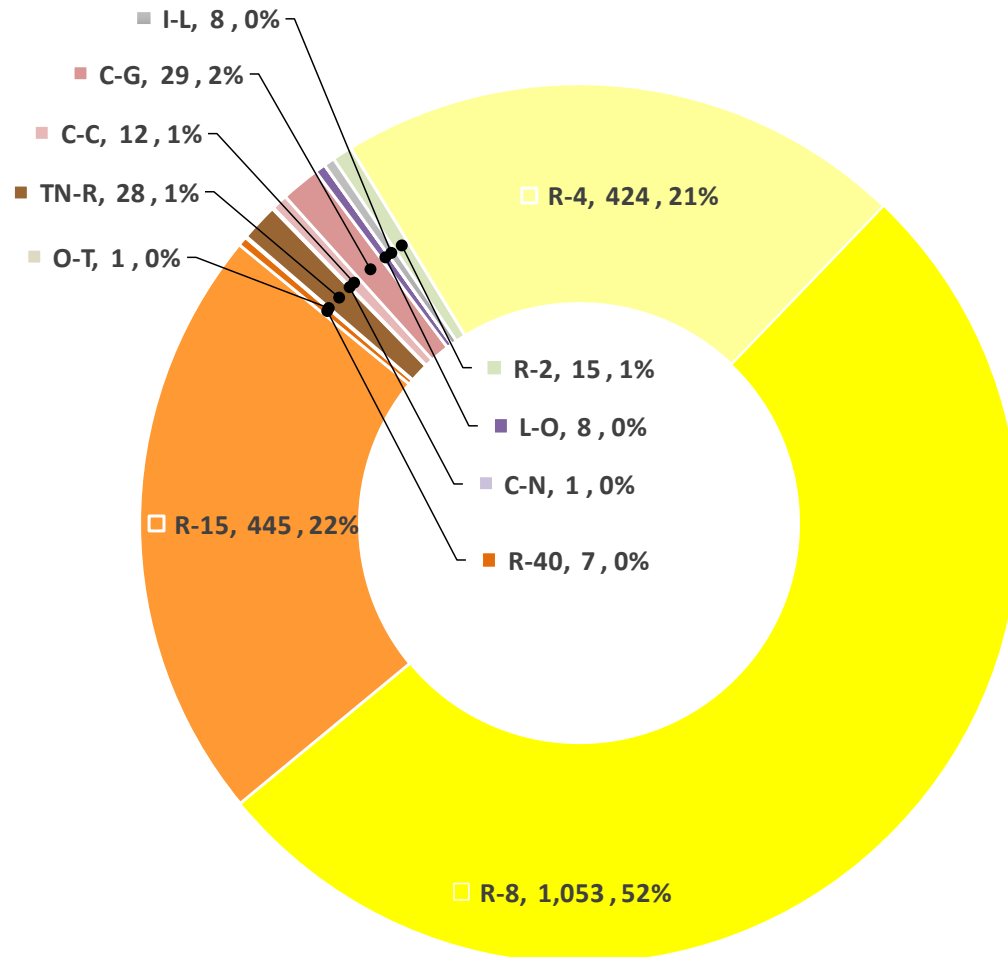
The Community Development Department's New Construction (N.C.) permits process when geolocated can be coded to zoning designations and demographic areas. Demographic areas are essentially "buckets" intended to define specific geographic areas.

By grouping permits into demographic areas and zoning areas, it is more apparent which areas are seeing development activity. It also helps to generally understand the types of development, either residential or commercial, and to better understand the general size and configuration of residential development based on zoning designations. Keep in mind that zoning is not an indication of use though; some facilities such as schools and utilities are allowed in many zoning designations.

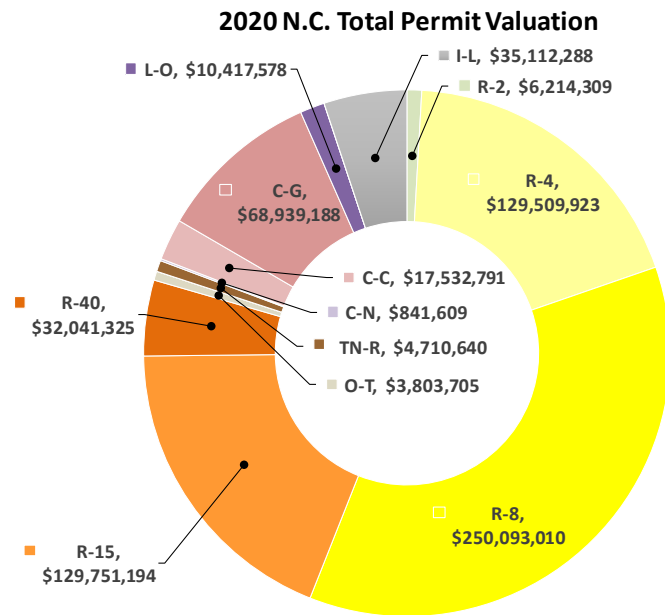
Please note that zoning designations do not indicate density. Instead, zoning defines things like building envelopes (setbacks, minimum property size, minimum building size, etc.).

The following maps, tables, and charts are based on new construction permit data only, for the entire previous calendar year. This permit data does not include permit information for remodels, tenant improvements, or other similar types of activities.

2020 N.C. Permit Counts by Zoning



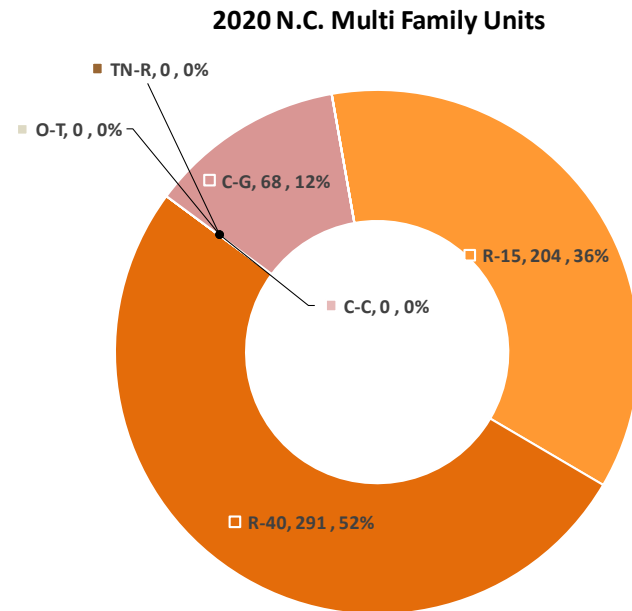
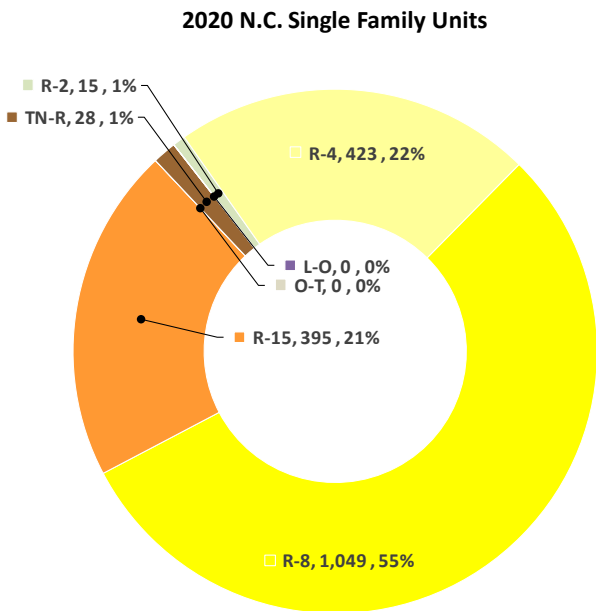
Note: For additional zoning information, see the Zoning District section. See the following page for a complete table of associated permit values.

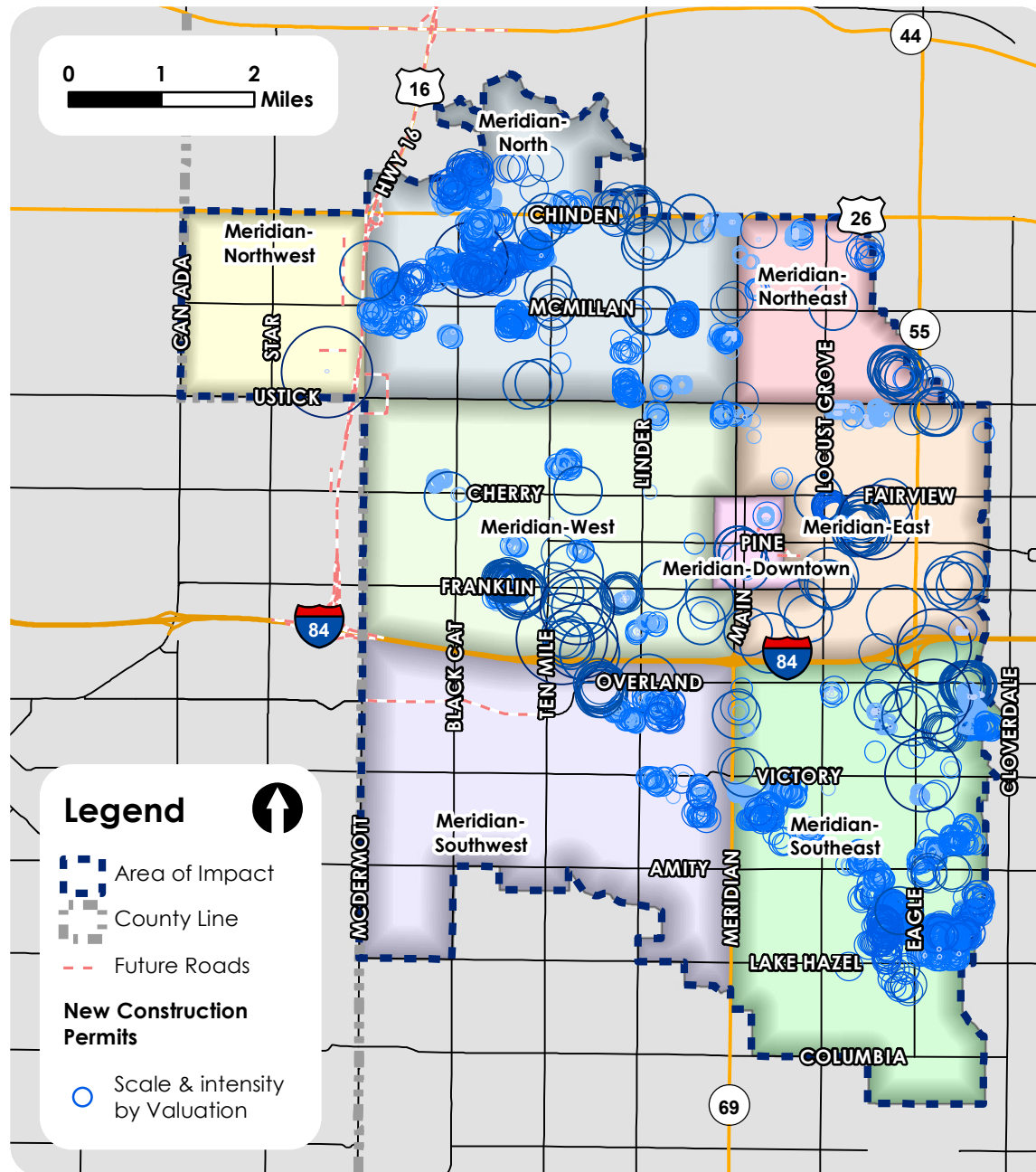


DATA

N.C. PERMIT INFORMATION BY ZONING:

Zoning Designation	Total Permits	Permit Valuation	Dwelling Units	Single Family Units	Multi Family Units
R-2	15	\$6,214,309	15	15	0
R-4	424	\$129,509,923	423	423	0
R-8	1,053	\$250,093,010	1,049	1,049	0
R-15	445	\$129,751,194	599	395	204
R-40	7	\$32,041,325	291	0	291
O-T	1	\$3,803,705	-	0	0
TN-C	-	\$-	-	0	0
TN-R	28	\$4,710,640	28	28	0
C-N	1	\$841,609	-	0	0
C-C	12	\$17,532,791	-	0	0
C-G	29	\$68,939,188	68	0	68
L-O	8	\$10,417,578	-	0	0
M-E	-	\$-	-	0	0
H-E	-	\$-	-	0	0
I-L	8	\$35,112,288	-	0	0
Total	2,031	\$688,967,561	2,473	1,910	563





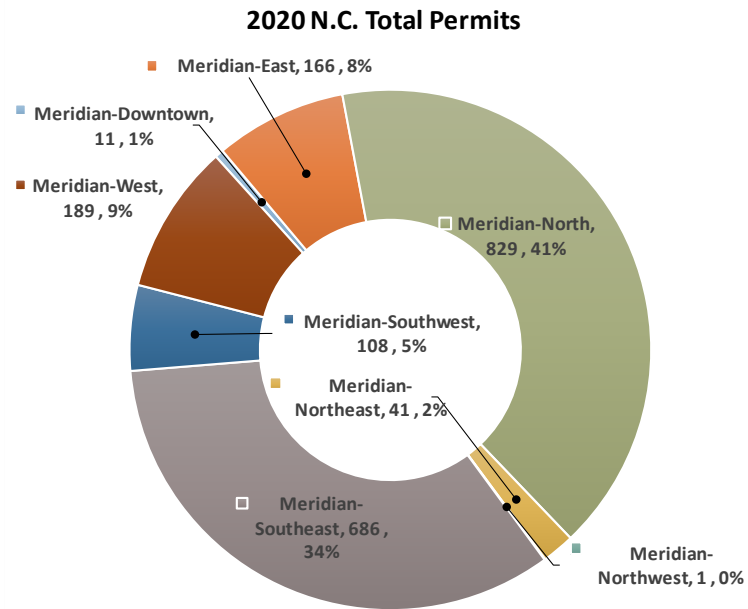
MAP

PERMITS BY DEMOGRAPHIC AREAS

The map to the left shows N.C. permits geolocated by address and correlated by relative permit value.

- Typically commercial permits such as large retail, office, and multifamily projects, are of significantly greater value than other permits. There are fewer of these.
- The larger the permit value, the larger the ring.
- Areas of many dense smaller overlapping rings are typically single-family homes in traditional subdivisions.

The demographic areas defined on the map are named by their geographic area within the City. Downtown Meridian is the only one not generally defined entirely by major roadway corridors, or by the Area of City Impact boundary.

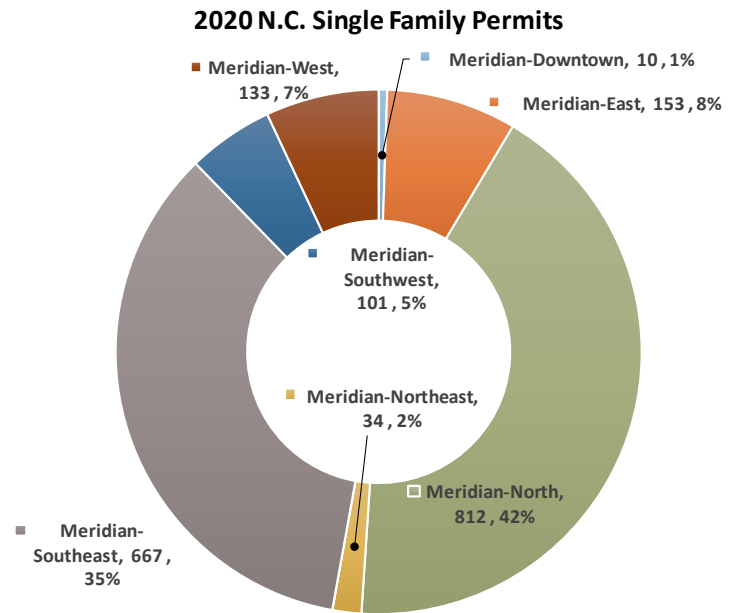
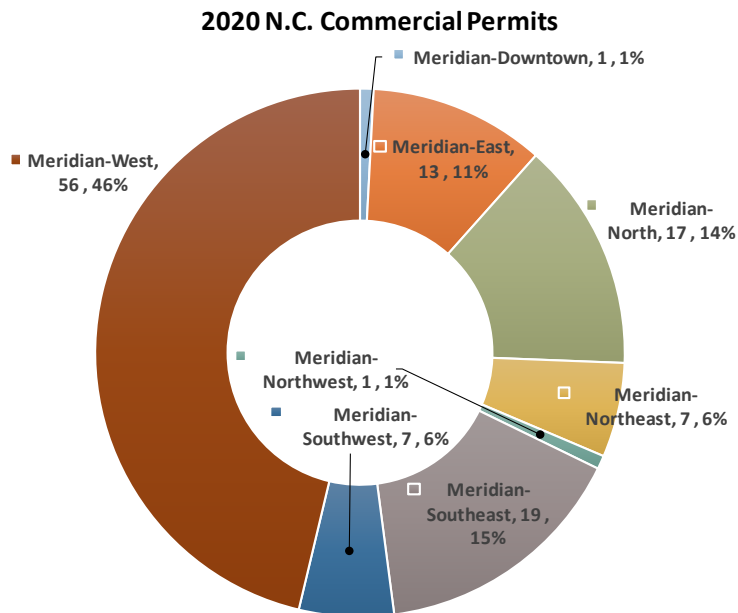


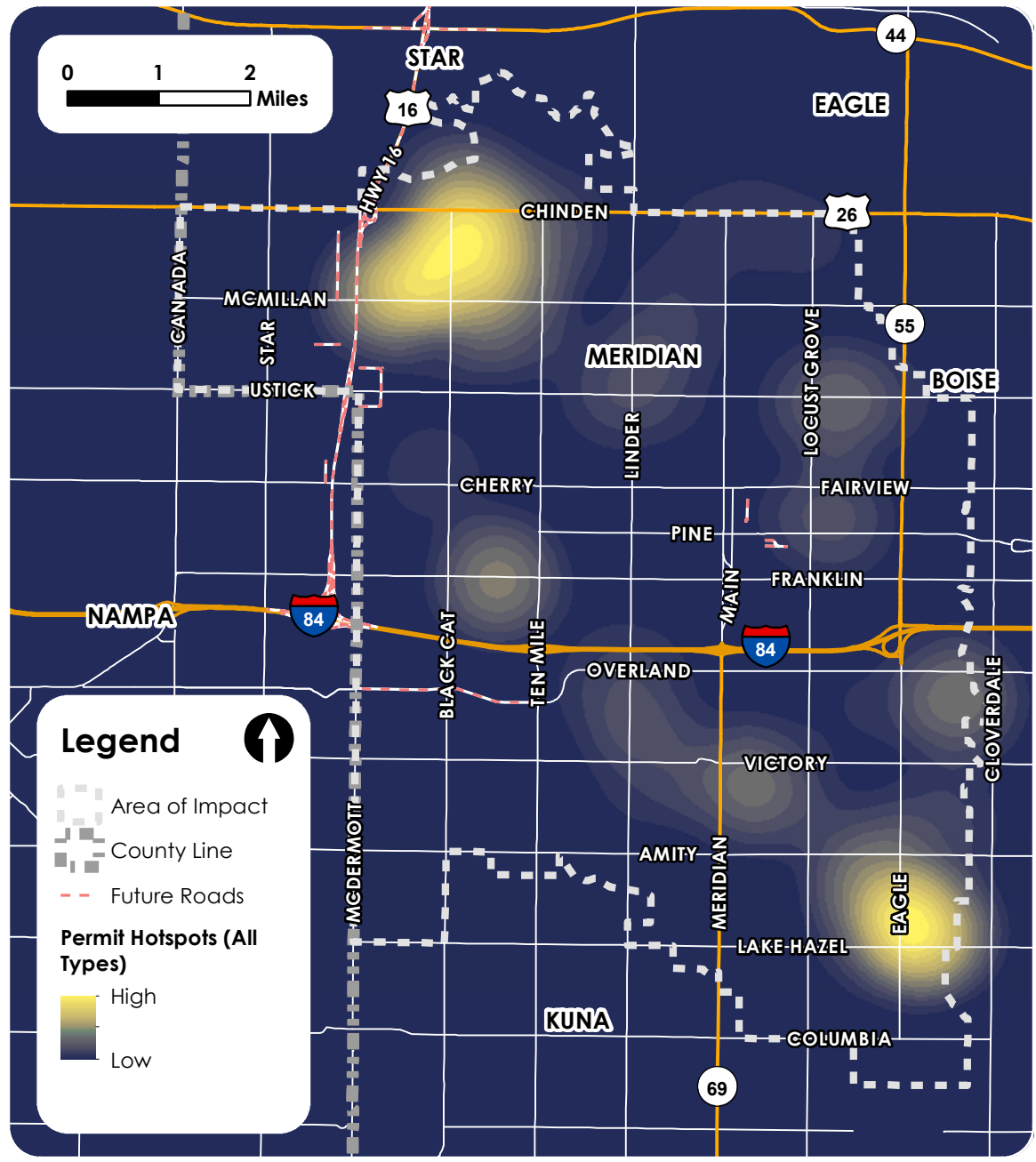
DATA

N.C. PERMIT INFORMATION BY DEMOGRAPHIC AREA:

Demographic Area	Total Permits	Commercial Permits	Total Dwelling Units	Total Single Family Units
Meridian-Downtown	11	1	10	10
Meridian-East	166	13	189	153
Meridian-North	829	17	812	812
Meridian-Northeast	41	7	66	34
Meridian-Northwest	1	1	0	-
Meridian-Southeast	686	19	667	667
Meridian-Southwest	108	7	173	101
Meridian-West	189	56	556	133
Total	2,031	121	2,473	1,910

For more information of Demographic Areas, see the Permit Development Section intro sidebar.



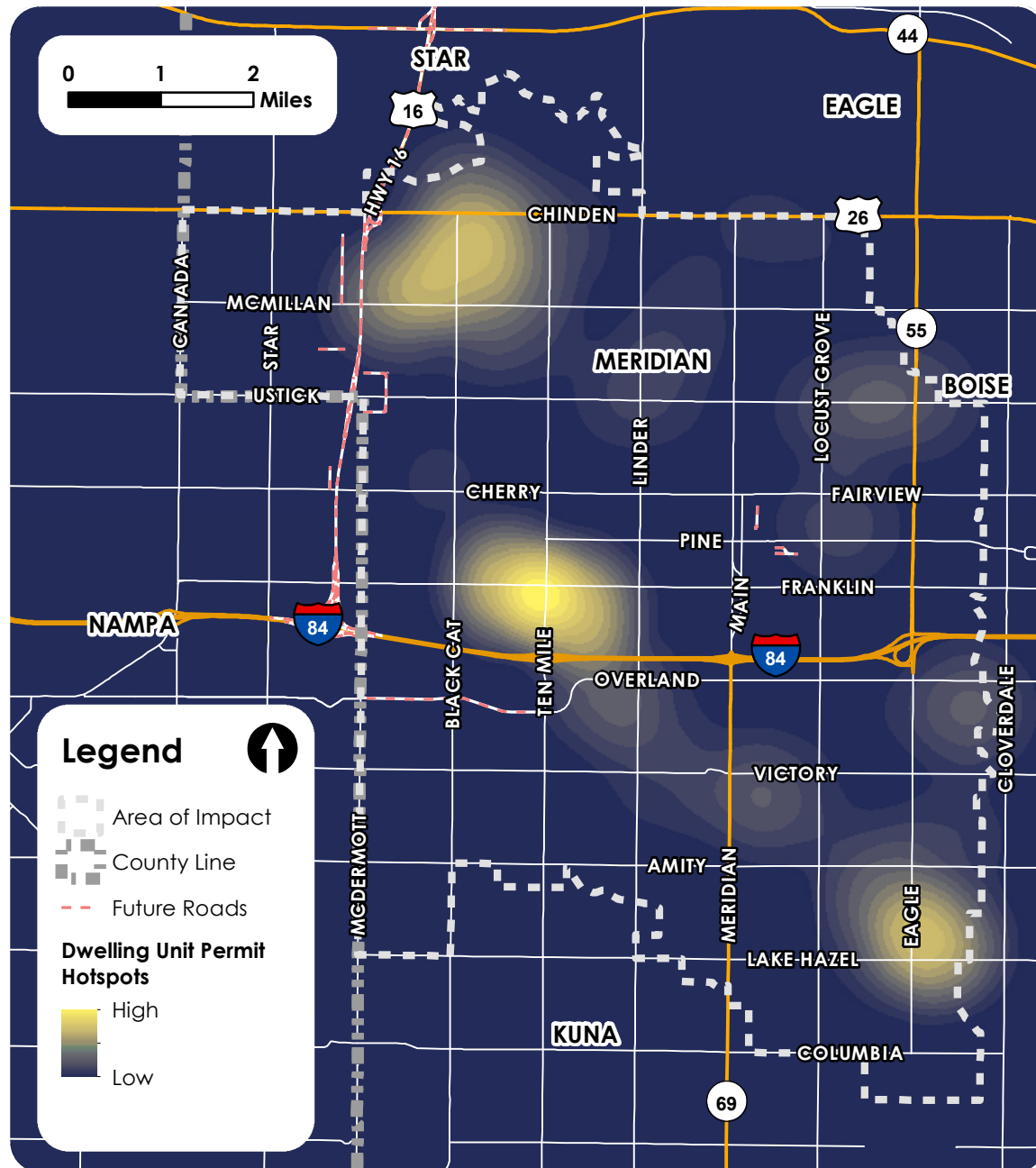


MAP

N.C. PERMIT HOT SPOTS

The map to the left shows all applicable permits types across the City. Hot spots are areas defined as being of high density, either in the total number of points (permit addresses), or in a “population” control field such as dwelling units or permit value.

This map looks at the density of permits only, and does not use a population control. The search radius is set at 1 mile or 5,280 feet, and displays values in relative acres.



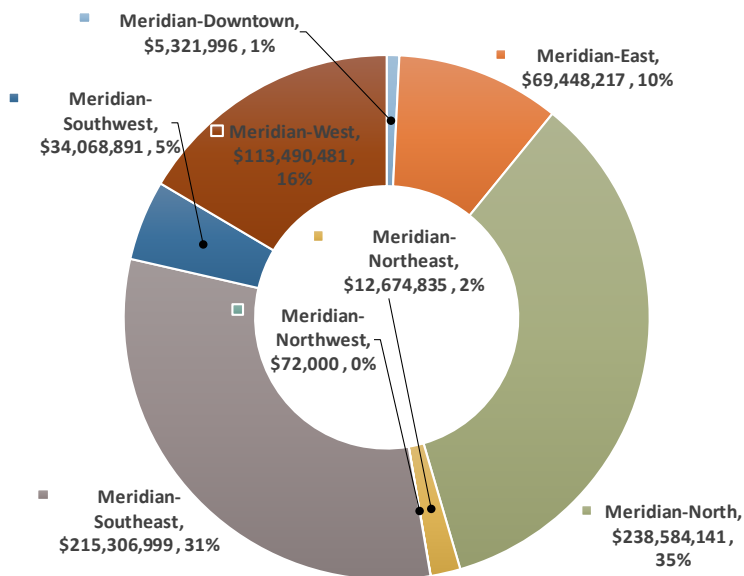
MAP

N.C. DWELLING UNIT PERMIT HOT SPOTS

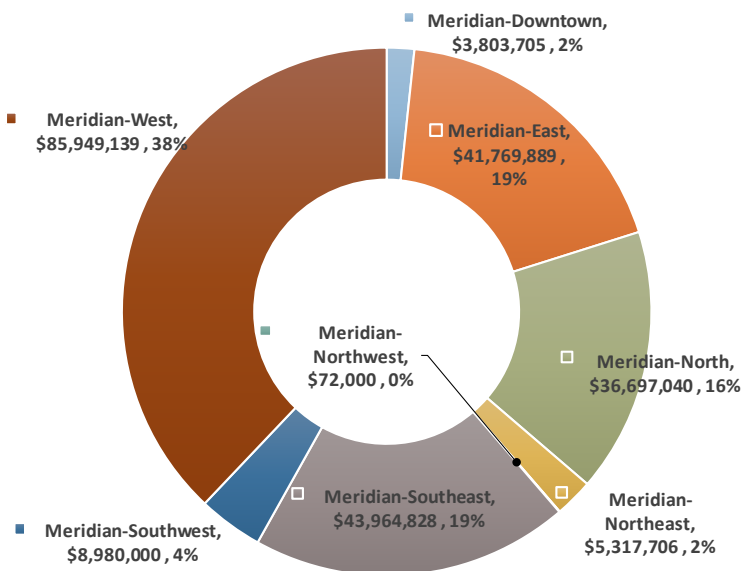
The map to the left shows all applicable permits types across the City. Hot spots are areas defined as being of high density, either in the total number of points (permit addresses), or in a “population” control field such as dwelling units or permit value.

This map looks first at the permit location, and then factors a population control representing dwelling units. Large multi-family complexes are typically much higher densities than single-family homes, and so those types of facilities may be more pronounced on this map. The search radius is set at 1 mile or 5,280 feet, and displays values in relative acres.

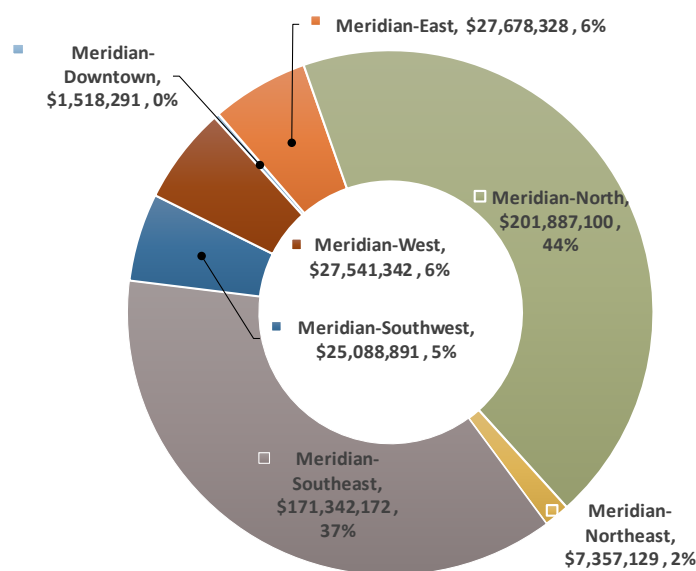
2020 N.C. Permit Valuation



2020 N.C. Commercial Permit Valuation



2020 Residential Permit Valuation

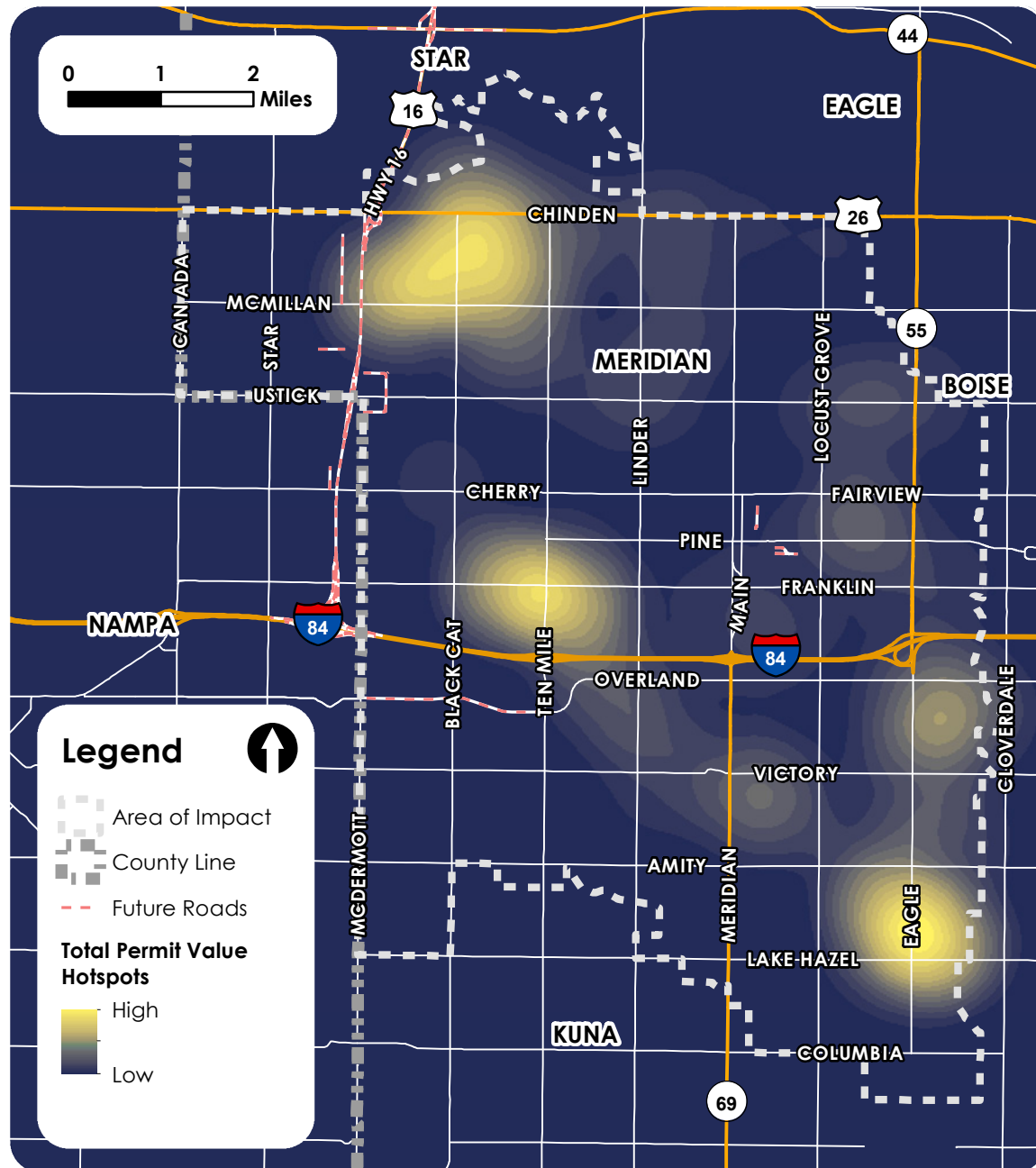


DATA

N.C. PERMIT VALUATION BY DEMOGRAPHIC AREA:

Demographic Area	Total Valuation	Commercial Valuation	Single Family Residential Valuation
Meridian-Downtown	\$5,321,996	\$3,803,705	\$1,518,291
Meridian-East	\$69,448,217	\$41,769,889	\$27,678,328
Meridian-North	\$238,584,141	\$36,697,040	\$201,887,100
Meridian-Northeast	\$12,674,835	\$5,317,706	\$7,357,129
Meridian-Northwest	\$72,000	\$72,000	\$-
Meridian-Southeast	\$215,306,999	\$43,964,828	\$171,342,172
Meridian-Southwest	\$34,068,891	\$8,980,000	\$25,088,891
Meridian-West	\$113,490,481	\$85,949,139	\$27,541,342
Total	\$688,967,561	\$226,554,308	\$462,413,254

For more information of Demographic Areas, see the Permit Development Section intro sidebar.

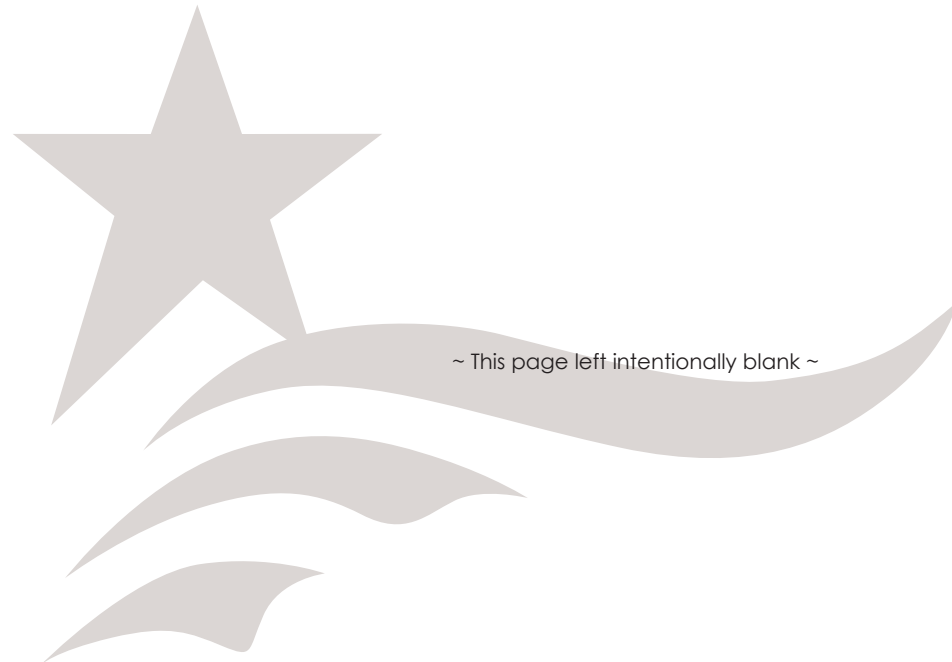


MAP

N.C. PERMIT VALUATION HOT SPOTS

The map to the left shows all applicable permits types across the City. Hot spots are areas defined as being of high density, either in the total number of points (permit addresses), or in a “population” control field such as dwelling units or permit value.

This map looks first at the permit location, and then factors a population control representing permit values. Both new subdivisions, usually with many permits, and large multi-family and commercial buildings, typically with fewer permits and higher values, may be more pronounced on this map. The search radius is set at 1 mile or 5,280 feet, and displays values in relative acres.



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