

CPLN 6050 – Land and Urban Economics Dr. Jay Mittal, PhD, MBA, Associate Professor

Potential Rezoning Options Using Build-Out Analysis In Dothan, AL



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Build-Out Analysis

Category		Current	Max Build-Out of Vacant Parcels	Max Build-Out of All Parcels
Residential Population		68,202 people	91,063 people	155,329 people
Commercial	Max Building Size	-	36,112,626	62,675,237
	Estimated Jobs	9,621	27,436	47,001
Office	Max Building Size	-	9,335,631	20,658,392
	Estimated Jobs	5,282	9,451	20,809
Industrial	Max Building Size	-	76,170,648	113,320,148
	Estimated Jobs	2,694	68,224	97,771
Other	Max Building Size	-	-	-
	Estimated Jobs	9,585	-	-
Total	Max Building Size	-	121,618,905	196,653,778
	Estimated Jobs	28,871	105,111	165,581

Table 1: Build-Out Analysis Results

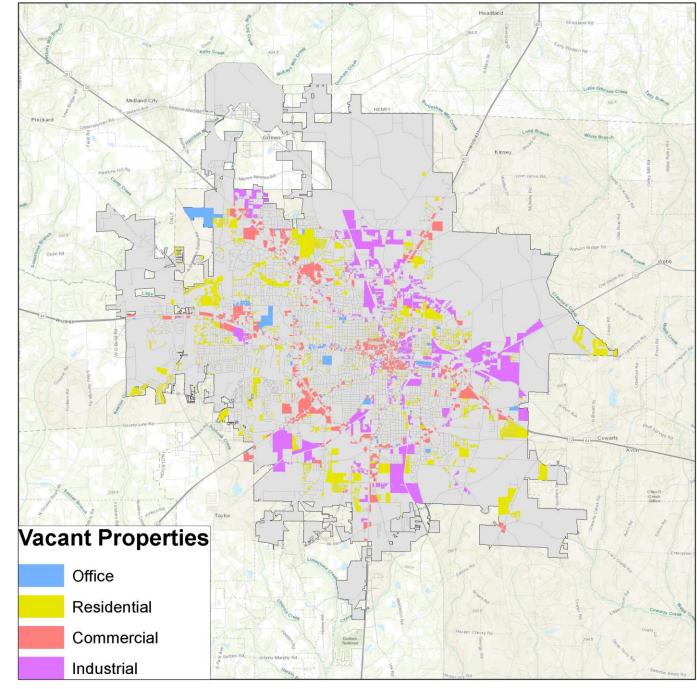


Figure 1: Vacant Properties

Focus Area

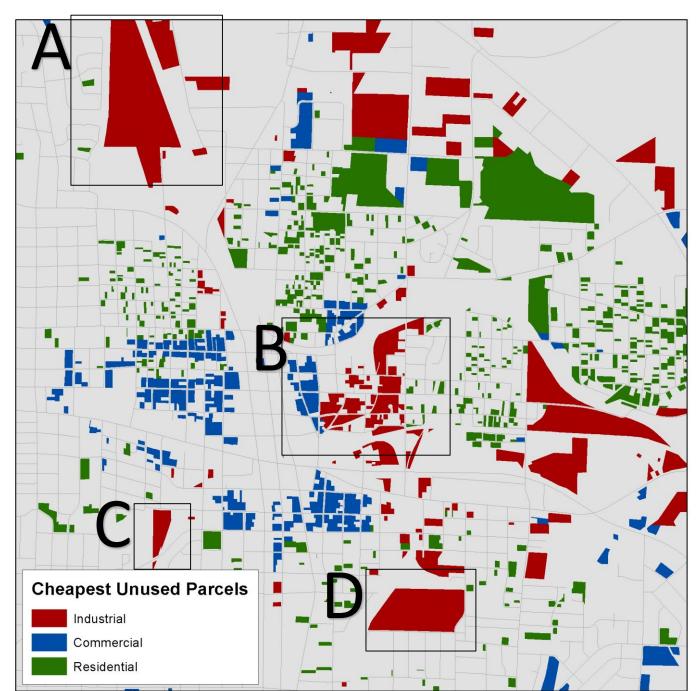


Figure 4: Vacant Properties Within Focus Area

Boxes A, C, and D: Larger industrial parcels with potential to be converted into parks. Totals approximately 100 acres.

Box B: This includes areas east of Foster Street and north of Adams Street, between St. Andrews and Range Streets.

I have identified approximately 40 acres of industrial-zoned property that could has potential to be rezoned or increased in value through development.

Just west of these industrial properties (shown in blue) is a collection of unused commercial properties totaling 12 acres.

GIS Analysis

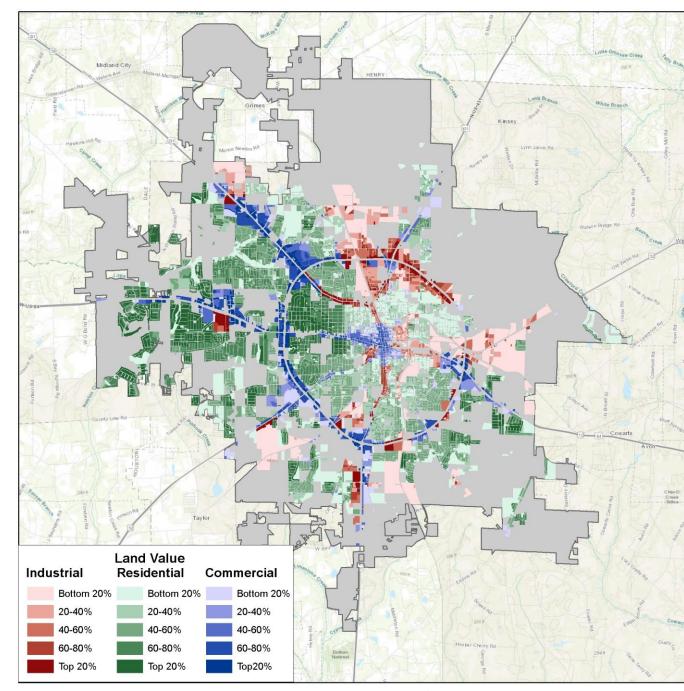


Figure 2: Land Values

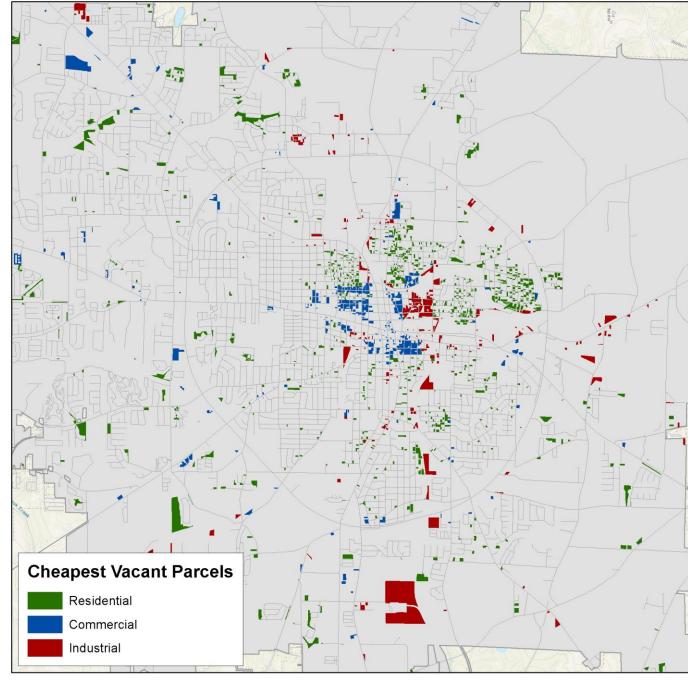


Figure 3: Bottom 40% Vacant Parcels

Recommendations

- Limit the amount of both Light and Heavy Industry zoned properties.
 - Currently have a disproportionate amount of land zoned as industrial.
- Some Industrial land in box B does not seem to be used for industrial purposes.
 - Examine this area and how land values could be raised
- The commercial property in box B could be developed into multi-family housing or recommended for mixeduse developments.
- Expanding the mixed-use of the B-1 zone west of box B, make it more apparent that this area should have housing and work available.
- Look into developing a larger system of parks within the ring road.
 - Expanding on not only the smaller city parks in downtown, but also these larger, undeveloped properties in boxes A, C, and D.
 - Potential to create a network of parks with connecting trails to promote recreation and walkability in town.