

## INVENTORY OF EXISTING CONDITIONS

Currently, within the City of Villa Park, there is a total of approximately 18.7 acres of vacant buildable land scattered throughout the City in 16 different parcels. These parcels vary in size from one-fourth acre to four and one-fourth acres and are shown in Exhibit IV-1. All of the sites are located in a zoning category requiring a minimum net lot size of 20,000 square feet. This would indicate a maximum in-fill of between twenty and twenty-five additional home sites. Current zoning would preclude any lot splits into multiple units. The only commercially zoned land within the city is a site located at the intersection of Santiago and Wanda Roads. This site is currently built and there is minimal opportunity for additional density.

## ISSUES AND OPPORTUNITIES

### Issues

- Villa Park is reaching build-out capacity. With 98 percent of the city developed and no external Sphere-of-Influence for expansion of City boundaries, the potential for additional development is limited.
- Development in the City of Orange, which surrounds most of Villa Park could significantly affect established neighborhoods in Villa Park.
- The high cost of land in Villa Park restricts the range of potential development opportunities.
- Villa Park is impacted by through traffic generated outside the City.
- Proposed major development in the eastern area of the City of Orange will greatly impact circulation in the City of Villa Park.