



# Property Potential Guide

Lets uncover the possibilities of your land together

# Welcome to your Property Potential Guide

Explore what's  
possible with your  
land

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# Who I Am



Hi, I'm Savannah Lyn a real estate agent, zoning and permitting guide, and someone who genuinely loves digging deep to uncover what's possible on a piece of land.

I grew up in Gig Harbor and now live in Tacoma, surrounded by the mountains, trees, and coastline that make the Pacific Northwest such a special place to live and grow. My path through real estate has been shaped not just by helping people buy and sell homes, but by learning how cities work, how zoning decisions are made, how land gets entitled, and how to translate complex regulations into clear next steps.

As an entitlement coordinator, I work every day with builders, city officials, and homeowners to help projects move forward. Whether it's a new DADU in a backyard, a multifamily development, or reimagining what's possible on an underused property. I've learned that there's almost always more than meets the eye when it comes to land. Just because something's "always been that way" doesn't mean it has to stay that way.

This guide is here to give you a peek into that process to help you start seeing your property not just for what it is, but for what it might become. Whether you're sitting on a big lot with one house or just wondering what zoning even means, I'm here to walk with you through it.

Because your property might hold more possibility than you think and I'd love to help you uncover it.

# What Is Zoning

## Why It Matters

Zoning is how cities decide what can be built and where. It's the foundation for everything from backyard cottages to apartment buildings, and it shapes what's possible for your property.

At its core, zoning tells us:

- ⦿ What types of structures can be built (homes, duplexes, apartments, etc.)
- ⦿ How big those buildings can be (height, square footage, setbacks).
- ⦿ How land can be used (residential, commercial, mixed-use, etc.)

But here's the thing: zoning can change. And it often does.

Cities like Tacoma, for example, have recently made huge updates to allow more flexibility in traditionally single-family neighborhoods. Opening the door for things like DADUs, short plats, or multi-unit housing in place it wasn't allowed before.

That means your property may have untapped potential even if it already has a home on it. And while zoning codes might feel confusing at first (they're not exactly light reading!), I specialize in making them approachable, understandable, and useful for people just like you.

If you've ever wondered:

- ⦿ "Could I add another unit here?"
- ⦿ "Can I split this lot?"
- ⦿ "What else could this land become?"

...you're asking the right questions.

And zoning is where we begin finding the answers.



# What I Look For



Every property tells a story but the possibilities it holds come down to a handful of key factors. When I assess a lot, whether it's raw land or has an existing structure on it, I look beyond just zoning. I'm looking at the full picture: what's allowed, what's realistic, and what's worth exploring.

Here's what I evaluate:

## *Current Zoning*

This is our starting point. It tells us what uses are currently allowed (single-family, duplex, multifamily, etc.) and helps flag whether the city has made any recent changes that could work in your favor.

1

## *Comp Plan Designation*

Cities often have a long-term vision that's bigger than what zoning currently allows. I check if your property's future land use supports more density even if it doesn't yet show on the zoning map.

2

# What I Look For

## *Environmental + Overlay Restrictions*

Things like steep slopes, wetlands, tree canopy requirements, historic districts, and shoreline setbacks can impact what's buildable. I dig through the GIS layers to surface any hidden constraints.

3

## *Lot Size, Shapes, and Layout*

We measure setbacks, frontage, depth, and buildable area. Odd lot shapes or existing structures can affect feasibility but sometimes open doors to creative solutions.

4

## *Access to Utilities*

We check for access to sewer, water, and power. If connections aren't nearby, it may impact the cost or timeline of building.

5

## *Property History*

Past permits, easements, lot combinations, or land use decisions may affect what's possible today. I check city records so nothing surprises us later.

6

All of this helps me build a clear, strategic view of what's actually possible not just what sounds good on paper.

And from there, we can dream smart.

# From Lot to Legacy

## What Can Be Done?

Every property is different but almost all have more potential than meets the eye. Whether you're sitting on an oversized backyard, a corner lot, or a parcel with underused space, here are just a few possibilities that might exist for your land:

- ◎ Add a Detached Accessory Dwelling Unit (DADU)  
A separate rental unit or guest house in your backyard perfect for multi-generational living, passive income, or long-term value.
- ◎ Short Plat or Subdivide Your Lot  
Split your land into two or more legal lots, which can be sold, developed, or held as investments. Even if it seems unlikely, zoning changes might make this possible.
- ◎ Rezone for Higher-Density Housing  
Some areas are now eligible for townhomes, duplexes, or multifamily housing even if they were previously zoned single-family. I help assess if your property aligns with the city's long-term plan.
- ◎ Expand or Rebuild for More Value  
Sometimes it's not about adding a new structure but rethinking the footprint or design of what's already there. I help evaluate if additions or rebuilds make strategic sense.
- ◎ Strategic Holding or Legacy Planning  
Even if you're not ready to build, it's smart to understand what your property could become so you can make informed decisions about future use, family planning, or long-term value.

These are just examples. Every parcel has its own unique story and I'd love to help you discover what might be next for yours.



# What Is Entitlements?

“Entitlements” might sound technical (and let’s be honest a little intimidating), but at its core, it simply means this: Getting permission from the city to do something new with your property.

Before you can build, add a unit, split a lot, or even remodel in some cases, you’ll likely need approval from your local planning and building departments. Entitlements included:

## ZONING RESEARCH

Verifying what your property is allowed to do right now based on the latest city code.

## SITE PLANNING

Drafting a conceptual layout of your idea what you want to build, where it would go, and how it fits code.

## SUBMITTING FOR REVIEW

Filling out applications, gathering documentation, and submitting plans to the city.

## RESPONDING TO REVISIONS

Cities often request changes or clarification. This back-and-forth is part of the process—and where experience really matters.

## FINAL APPROVALS

Once everything checks out, you receive the green light to move forward with permits and construction.



## WHERE I COME IN:

I specialize in helping property owners through the entire entitlement journey from zoning checks to coordinating directly with architects, engineers, and city staff to keep the process moving forward.

You don’t need all the answers just someone who knows how to find them.

# The Process

## When You Work With Me



Exploring what's possible with your property doesn't have to be overwhelming. Whether you're ready to move forward or just starting to ask "what if?", I'm here to help you break it down—clearly, calmly, and one step at a time.

Here's what the process typically looks like:

1

### INITIAL CONSULTATION

We start with a conversation about your goals what you're hoping to do, what questions you have, and what sparked your curiosity about the property.

2

### ZONING & SITE REVIEW

I'll take a close look at your parcel's zoning, overlays, past permits, lot layout, and more. I dig deep into city maps and code so we can understand what may be possible.

3

### FEASIBILITY OVERVIEW

Once I've done my research, I'll share my findings with you, including initial ideas, red flags, and potential next steps. with clarity, context, and care so you feel informed, not overwhelmed.

4

### PRE-LIM SITE PLANNING

If needed, I'll help sketch out a basic layout idea or connect you with an architect to visualize what a project could look like.

5

### ENTITLEMENT + PERMIT COORDINATION

I'll guide the early permitting and entitlement process, helping you complete forms, respond to city comments, and coordinate with your design team.

6

### TRUSTED REFERRALS

If you're ready to build, I'll introduce you to my vetted network of local builders, civil engineers, & subcontractors. Whatever you need to move forward.

You don't have to know what's possible yet. That's what I'm here for! To help you discover, clarify confusion, and guide you to take the next step with confidence.

# Your Not Alone

If this all feels like a lot to navigate, you're not wrong. Zoning codes, overlays, permitting timelines, GIS maps that make your head spin...it's a lot. And most of it isn't designed to be user-friendly.

But the good news?  
You don't have to figure it out alone.

I'm here to be your guide, your advocate, and your go-to person for making sense of what's possible. I'll handle the research (yes, even those confusing city GIS maps), communicate with the city, coordinate with your team, and help you move forward without the stress or second-guessing.

Whether you're dreaming of something big, thinking about a DADU, or just curious if your land could do more, I'm here to walk it with you.

You bring the vision.  
I'll help you uncover the path.



# FAQs



## Common Questions

- ◎ **How do I know if my property has potential for more?**  
That's exactly what I help you figure out. By reviewing your zoning, lot size, overlays, and more, I can help you uncover what may be possible, whether that's a DADU, short plat, or something bigger.
  
- ◎ **What's the difference between zoning and the comprehensive plan?**  
Zoning tells us what you can do right now. The Comprehensive Plan is the city's long-term vision it can hint at future rezoning opportunities.
  
- ◎ **Can I change the zoning of my property?**  
In some cases, yes, but it's a formal process. I can help evaluate whether a rezoning request might be worth pursuing and what it would involve.
  
- ◎ **Does my lot have to be a certain size to split it?**  
It depends. Each jurisdiction sets rules about minimum lot sizes, frontage, access, and more. I'll check all the boxes and help you understand the criteria.
  
- ◎ **How long does permitting or entitlements take?**  
Every city and project is different, but entitlement work can take anywhere from a few weeks to several months. I'll help manage the process and keep it moving forward. The timeline is highly dependent on the scope of the project.
  
- ◎ **Can I do this myself?**  
Technically, yes but most people find the permitting and entitlement process confusing and time-consuming. That's where I come in to handle the research, the forms, and the follow-ups, so you don't have to.

### Still have questions?

I'm happy to chat through your ideas and help you understand your options. Reach out anytime.

# Lets Talk About Your Property



## Get in Touch



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