

BANDON UGB: BUILDABLE LAND INVENTORY METHODOLOGY

In accordance with OAR 660-008-0005 (2), an estimate of buildable land inventory (BLI) within Bandon's Urban Growth Boundary (UGB) has been created to determine the amount of land available to meet housing needs. The BLI analysis uses the most current Geographic Information Systems (GIS) data available for the Bandon UGB.

BUILDABLE LAND INVENTORY METHODOLOGY

The objective of the BLI is to determine the amount of developable land available for future residential housing development within the UGB. The steps taken to perform this analysis are as follows:

1. Calculate gross acres by plan designation, including classifications for fully vacant, partially-vacant parcels, and development potential. This step entails "clipping" all of the tax lots that are bisected by the current UGB to eliminate land outside current UGB from consideration for development at this time. City staff input was provided to provide a level of quality assurance to review output is consistent with OAR 660-008-0005(2).
2. Calculate gross buildable acres by plan designation by subtracting land that is constrained from future development, such as such as existing public right-of-way, parks and open space, open water, steep slopes, and floodplains. The analysis excludes any wetlands but treats locally significant wetlands as approved via Oregon's local wetlands inventory as its own entity.
3. Calculate net buildable acres by plan designation, by subtracting future public facilities such as roads, schools and parks from gross buildable acres.
4. Determine total net buildable acres by plan designation by taking into account potential redevelopment locations and mixed-use development opportunity areas.

The detailed steps used to create the land inventory are described below.

Residential Land Base

The residential land base reflects current Bandon base zone classifications:

Residential Zoning Categories via the City of Bandon are:

- Residential 1
- Residential 2
- Old Town Commercial
- General Commercial
- Marine Commercial
- Light Industrial
- Heavy Industrial
- Controlled Development Zone 1
- Controlled Development Zone 2
- Controlled Development Zone 3
- Controlled Development Residential 1
- Controlled Development Residential 2

Land Use Categories in UGB, Coos County:

- C-1 Commercial
- UR-1 Urban Residential 1
- UR-1 Urban Residential 2
- CD-10 Controlled Development 10
- RR-5 Rural Residential 5

These classifications have been kept consistent throughout the analysis.

The City allows residential development within most zones.

Bandon Buildable Land Categories HNA

The next step in the BLI analysis includes classifying each tax lot (parcel) into one of the following categories. In some cases, tax lots had to be split to accompany different plan classifications. Split tax lots are treated as individual and might go into any of the categories described below.

Vacant land: Properties with no structures or have buildings with very little value. For purpose of the BLI, residential lands with improvement value less than \$10,000 are considered vacant. These lands were also subjected to review using satellite imagery via Google Earth; and if the land is in a committed use such as a parking lot, an assessment has been made to determine if it is to be classified as vacant, part vacant or developed.

Partially vacant land: Properties that are occupied by a use (e.g., a home or building structure with value over \$10,000) but have enough land to be subdivided without the need for rezoning. This determination is made using tax assessor records and satellite imagery. For Single Family lots, it is assumed that ¼ acre (10,890 sq. ft.) is retained by each existing home, and the remainder is included in the part vacant land inventory. For non-single family uses aerial imagery was used to determine the size of the unused portion.

Redevelopment Potential: Occupied properties with a higher land value than the on-site structure. Properties must be at least 20,000 sq.ft. to be considered of interest for redevelopment.

Developed: Properties unlikely to yield additional residential development for one of two reasons: they possess existing structures at densities that are unlikely to redevelop over the planning period; or they include parcels with zoning categories that do not permit housing development.

Other: Properties which are regarded as unlikely to be developed because they are restricted by existing uses such as: public parks, schools, ballfields, roads and public right-of-way (ROW); common areas held by Homeowners Associations, cemeteries, utilities, marinas, tidelands (PCLSD), and are constrained by more than 85% of its area or have less than 3,000 sqft of developable land. Other includes properties that might be developable but do not allow for residential development.

These tax lot classifications were validated using satellite imagery, street view, and assessor records. Preliminary results were refined based on City staff and public input received during the time of the project.

Development Constraints

The BLI methodology for identifying and removing development constraints is consistent with state guidance on buildable land inventories per OAR 660-008-0005(2) as well as 660-038-0070. By definition, the BLI is intended to include land that is “suitable, available, and necessary for residential.” “Buildable Land” includes residential designated land within the UGB, including vacant, part vacant and land that is likely to be redeveloped; and suitable, available and necessary for residential uses. Public-owned land is generally not considered to be available for new growth unless the underlying zoning permits it.

It should be noted that “available” does not mean that the land is presently on the market. It is assumed in this analysis that such land is expected to come on the market within the 20-year timeframe of this study. Land is considered to be “suitable for new development” unless it is:

- Severely constrained by natural hazards as determined by the Statewide Planning Goal 7;
- Subject to natural resource protection measures determined under Statewide Planning Goals 5, 6, 15, 16, 17 or 18;
- Has slopes of 25 percent or more;
- Is within the 100-year flood plain; or
- Cannot be provided or served with public facilities

Based on state guidelines and data provided by the City of Bandon, the following constraints have been deducted from the residential lands inventory.

- Open water of at least one-half acre in size.
- Land within the 100-year floodplains.
- Land with slopes greater than 25%.
- Parks.
- Significant local wetlands via the States approved Local Wetland Inventory are treated on their own. As well as other wetlands used by the City for development purposes.

Lots that are constrained by 85% or more are excluded from development. Environmental constraints are not necessarily just in one area of a site. The nature of constraints is to spread out throughout a site and cover pieces here and there. Therefore, it is assumed that any lot that is 85% or more constrained is unbuildable.

The BLI analysis includes two additional adjustments to determine buildable lands: 1) 50% reduction in the part-vacant and redevelopable lands to account for property owners that are not likely to partition their properties given the parcel size or configurations of smaller tax lots; and 2) 25% reduction in the remaining BLI to account for future public facilities, such as roads, utilities and neighborhood parks.

Figure 1 provides a map of the Bandon BLI by land use designation.

Figure 1: Bandon Buildable Land Inventory by Land Use Designation

