

MEMORANDUM

TO: Martha DeBry, City Manager

FROM: Angie Lehnert, AmeriCorps/RARE Participant

DATE: July 2011

SUBJECT: Buildable Lands Inventory

All taxlots in the North Plains Urban Growth Boundary (UGB) were inventoried for current land use in the fall of 2010. Each lot was classified as:

- Industrial
- Single family residential
- Multi-family residential
- Commercial
- Institutional
- Vacant

Lots were also noted as partitionable or redevelopable if there appeared to be enough square footage on lots for additional structures and/or if the buildings on the lot appeared to be in disrepair and therefore re-developable. Based on these observations and current zoning classifications, taxlots were then further categorized as:

- Vacant Residential
- Partitionable or re-developable residential
- Vacant Commercial
- Partitionable or re-developable commercial
- Vacant Industrial
- Partitionable or re-developable industrial

The following steps were then completed with GIS software:

- The area of each of the above categories was calculated
- Then, for residential, commercial, and industrial land in the UGB, the buildable lands were calculated with the following formula:

$$\begin{aligned} & (\text{Vacant area}) + [(\text{Partitionable or Redevelopable area}-\text{Building area on Partitionable} \\ & \text{or Redevelopable lots})] - [(\text{Floodplain area in vacant land} + \text{Floodplain area in} \\ & \text{partitionable or redevelopable land})] \\ & = \underline{\underline{\text{Buildable Land Area}}} \end{aligned}$$

- Using this formula, the following Buildable Lands acreages within the North Plains UGB are:
 - **179.0 Buildable Residential acres**
 - **11.0 Buildable Commercial acres**
 - **88.2 Buildable Industrial acres**

A few notes about the calculations:

- Partitionable and redevelopable areas are only estimates. Omitting the building square footage in the calculations attempts to give a more accurate calculation, however the county's taxlot data is missing square footage data for some structures, so not all building square footages were included in calculations.
- Because floodplain acreages include structures, a negligible amount of building square footages was subtracted twice in partitionable or redevelopable lands.
- A future parcel of land in the eastern UGB area that is designated for a future school was not included in buildable land calculations.
- Park land and the St. Edward's Church parcel were also omitted from buildable land calculations.