Council Communication

Buildable Lands Inventory

<table>
<thead>
<tr>
<th>Meeting Date:</th>
<th>November 15, 2011</th>
<th>Primary Staff Contact:</th>
<th>Brandon Goldman</th>
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</thead>
<tbody>
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<td>Approval:</td>
<td>Larry Patterson</td>
<td>Estimated Time:</td>
<td>5 Minutes</td>
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**Question:**
Will Council approve Second Reading of an ordinance titled, “An Ordinance Amending the City of Ashland Comprehensive Plan to Adopt the Buildable Lands Inventory as Supporting Documentation to the City of Ashland Comprehensive Plan”?

**Recommendations:**
The Planning Commission reviewed the draft Buildable Lands Inventory (BLI) at a study session on August 24, 2011, held a public hearing on September 13, 2011, and following public testimony and deliberations the Planning Commission unanimously recommended approval of the ordinance and adoption of the Buildable Lands Inventory.

Staff recommends the Council adopt the Buildable Lands Inventory as a supporting technical document to Chapter XII of the Ashland Comprehensive Plan.

**Background:**
The City Council held a public hearing on this topic at the October 18, 2011 regular meeting. The public hearing on this item is now closed.

The purpose of updating the “Buildable Lands Inventory” (BLI) is to quantify the amount of vacant and underdeveloped land in the City of Ashland. The updated BLI and associated Geographic Information System (GIS) database provide a detailed inventory of residential, commercial and employment lands. The BLI consists of a Geographic Information Systems (GIS) database that quantifies buildable areas for all tax lots within the City’s Urban Growth Boundary (UGB).

The attached technical report and associated BLI GIS Database describe:
- the aggregate buildable area of parcels within each comprehensive plan designation;
- allowable base densities by zone or comprehensive plan designation;
- projected population growth and household size;
- the size and locational characteristics of each parcel within the City’s UGB;
- the capacity of each parcel to accommodate future dwellings; and
- the cumulative buildable acreage by zoning and comprehensive plan designation.

The information assembled and presented in the BLI provides geographically based information regarding the capacity of potential future development locations. This BLI information is integrated into a number of City plans and functions including:
- Provides a factual basis to assist in evaluating land use applications relating to annexation and or zone changes;
• Provides information useful to implementing economic development strategies (Economic Opportunities Analysis forecasting, business land searches, etc);
• Provides necessary information to compare land availability with projected land needs in a Housing Needs Analysis;
• Provides a basis for modeling future traffic generation and transit opportunities (Transportation System Plan and individual traffic studies);
• Informs the Water Master Plan, and utility installation efforts to ensure new facilities are sized to accommodate future growth at installation;
• Assists the Fire Department in weed abatement and hydrant testing prioritization efforts;
• Informs Parks Master Planning efforts to identify future growth areas and neighborhood parks and greenway opportunities.

In 1999, the City of Ashland prepared a Buildable Lands Inventory. In January 2005, the BLI was updated. The attached 2011 BLI has been updated to reflect all land availability for both residential and commercial lands current as of July 2011.

In order to allow the Buildable Lands Inventory GIS database to be more regularly updated the ordinance presented for consideration includes a provision allowing future updates of the BLI to be approved by Resolution of the City Council. This provision will enable staff to more readily update the BLI and present the revised technical document to the City Council reflecting consumption of buildable land by development, and redevelopment, through the issuance of building permits as well as to make modifications to reflect any changes in residential development potential due to land use or zone changes as approved by ordinance by the City Council

Related City Policies:
Comprehensive Plan
   Chapter XII of the Ashland Comprehensive Plan
   Appendix A entitled “Technical Reports and Supporting Documents”
Article 10 of the Ashland City Charter
ALUO 18.108.170 – Procedure for Legislative Amendments.

Council Options:
Approve or disapprove the proposed ordinance amending the Comprehensive Plan to include the BLI as a supporting technical document.

Potential Motions:
Move to approve second reading of the ordinance amending the City of Ashland Comprehensive plan to adopt the Buildable Lands Inventory as a supporting document.

Attachments:
Draft Ordinance
Exhibit A - Buildable Lands Inventory
Exhibit B – Comprehensive Plan Appendix A: Technical Reports and Supporting Documents
PA#2011-01001 Application