

August 10, 2022

Developable Land Analysis Approach, Comprehensive Plan Update, City of Suffolk

This document outlines the approach and assumptions used to determine developable land for the City of Suffolk Comprehensive Plan update.

Approach

The approach for analyzing developable land will include several key steps:

- 1. Determine existing land use.** Staff evaluated the existing land use map from the previous comprehensive plan and made appropriate updates based on recent development. This data will serve as the basis for identifying available land intended for future development. Definitions of land use categories were established to guide updates to the existing land use map and are included in this memo.
- 2. Evaluate relationship with zoning districts.** Using the existing land use data, the consultant team will evaluate what land is currently developed and what areas are intended for future development. This will determine how remaining land within the growth boundaries is distributed among key development categories (industrial, residential, commercial, etc.). The result of this analysis will identify overall developable land in the growth boundaries and intended development types.
- 3. Relate developable land with place types / use districts.** Based on the developable land analysis, the consultant team will further explore how available land relates to the place types within the comprehensive plan use districts. This will allocate land to specific projected densities and development types to determine the anticipated development growth. **These projections will be used as the baseline for the fiscal analysis conducted by TischlerBise.**
- 4. Prepare recommendations for changes to growth areas and place types / use districts.** Based on analysis, and input from Staff, the Steering Committee, stakeholders and the public, the consultant team will prepare draft recommendations for changes to growth areas and/or use districts. This will form the recommended future land use plan and, as with the baseline, specific projected densities and development types will be allocated. **These projections will be used as the recommendations for comparison to the baseline for the fiscal analysis conducted by TischlerBise.**