Conclusion and References

Conclusion

As the final portion of the physical existing conditions evaluation of "Going Places – An Integrated Land Use Vision for the Miami Valley Region," the *Miami Valley Land Development Suitability Assessment* provides a comprehensive overview of the Region's existing land development condition. This assessment offers insights regarding how the Region has evolved over the years, outlines a dynamic regional landscape where some areas are better suited for physical development than others, and details the quantity and location of developable lands in the Region.

Highlights of the data findings from the assessment include:

- The Urbanized Areas in the Region expanded at a much faster pace than population growth, resulting in an Urbanized Area population density decline from 5,239.6 persons per square mile in 1950 to 2,209.9 in 2000. In addition, the growth in commercial land was the largest (148.1%) between 1975 and 2000 in comparison to residential (36.3%), industrial (22.0%), and agricultural/open space (-9.3%) land.
- According to the comprehensive Land Suitability Measure, 18.4% of the Region's land is Highly Suitable, while 15.3% is Moderately Suitable, 13.9% is Suitable, and 52.3% is Not Suitable
- In 2007, 28.8% of regional land was fully developed while 0.3% was partially developed. Of the developed land, 24.2% is residential, 3.3% is commercial, 2.3% is industrial, 3.7% is institutional, 65.3% is agricultural/open space, and 1.3% is classified as other
- The regional land developability analysis was conducted by identifying undeveloped or partially developed land in the Region, excluding protected and already developed land, and evaluating the development suitability of the remaining land. The analysis revealed that 26.9% of regional land is developable, while 39.4% is undevelopable.

Local planning efforts have impacts on regional development, just as regional planning efforts have impacts on local development. This assessment is intended to provide a snapshot of existing land development suitability in a comprehensive manner at a regional level that could assist local planning practitioners and decision makers. To this end, this assessment provides two examples of how the Land Developability Analysis could be applied as a tool for local planning efforts. However, it is important to note that this assessment only advises on where future development is either suitable or not suitable. It does not advise what specific land use types (i.e. residential, commercial, industrial, etc.) or land development types are most appropriate. Likewise, the development intensity approach used as part of this assessment is not intended to suggest certain types of zoning codes, but rather to provide information on what scale of development intensity is most appropriate for various locations throughout the Region.

The entire Region will benefit if development is planned and executed in a manner that takes advantage of existing infrastructure before paying for new construction and if development takes advantage of our natural resources without threatening their quality. Also, while this assessment has presented the amount of land that could be developed in the future, the message is not that all of that land should be developed. A determination of how much land will be needed for future development will only be appropriate when the future land use demand is considered.

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