

Miami Valley Land Suitability Assessment - Built Environment Factors

Conclusion

The Miami Valley Land Suitability Assessment – Built Environment Factors provides a comprehensive overview of the Region’s constructed landscape. Fifteen built environment factors were analyzed both individually and in relation to one another in order to identify locations within the Region that are better suited for further physical development. Separate Suitability Composite Maps were created for residential and non-residential development considerations because of the differences in the way that the built environment suitability factors affect development potential for residential and non-residential development. This assessment alone is not meant to be a comprehensive land suitability assessment, but rather focuses exclusively on the built environment. The results of this analysis must be considered with the results of the natural environment suitability analysis for a more comprehensive assessment of the Region’s physical landscape.

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. Each of the 15 factors were mapped and analyzed at both the regional and county levels to provide a broad scope that is often lacking when land use decisions are made at the local level. Each page in this assessment report graphically illustrates the geographic location of the factor and offers a regional and county-level analysis of each factor.

This assessment revealed that the land in the Region generally exhibits the following characteristics:

- Located outside airport noise affected areas, potentially hazardous areas, industrial clusters, and restricted development lands
- Has good access to the Region’s educational, recreational, and other amenities
- Has adequate public wastewater, water, and fire protection services
- Has certain levels of transportation network connectivity and access to major thoroughfares, public transportation services, and job clusters

The Built Environment Suitability Composite Maps provide a comprehensive spatial overview for residential and non-residential uses. In general, the map showed that over 55% of regional land is highly or moderately suited to accommodate residential or non-residential development. More specifically, approximately 62% of the Region’s land is highly or moderately suited for residential development and approximately 58% is highly or moderately suited for non-residential development. Also, the Comparative Analysis section is an example of how this data can be used in making land use decisions at the local level.

The Miami Valley Region is composed of a variety of different types of communities, from densely built core cities to newly developed suburban cities and townships to rural agricultural communities. These municipalities each have unique constraints and opportunities for improving the quality of life of their residents. The data in this report, however, does not focus on individual municipalities, but rather on the Region as a whole. This emphasis on the need for everyone to consider how their actions contribute to the quality of the Miami Valley is especially important when considering the efficient use of existing infrastructure and the appropriate areas for expansion, which do not always adhere to municipal boundaries.

With the variety of information presented in this report, it is MVRPC’s hope that it raises awareness about the Region’s built environment in the planning process. Through examining development suitability in relation to these factors and examining the potential effects of development, the Region can achieve the goal of maximizing and leveraging existing infrastructure.

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