

## Land Use... is Important

*By John LaMotte*

The use of land in neighborhoods and cities directly affects our environment, economy and “sense of place”. How, where, what and why land gets developed sets the stage for creating viable communities for generations.

When land owners and developers seek to develop a property within Bend, they must use the City’s Comprehensive Plan and Development Code as guiding documents. The Comp Plan outlines what type of use can be developed where, including Residential, Commercial, Industrial, Institutional, Recreational and Mixed-Use. It also provides land use goals and principles. The Code is the regulating zoning document that specifies building density/scale/design, infrastructure needs, open space, landscape/streetscape design and tree preservation.

Before developers can formally process a project for approval through the Plan Commission and City Council, they must first arrange an informal “Pre-Meeting” with the Neighborhood District it is located in to review initial site plans. Bend has 13 Neighborhood Districts that provide residents and local businesses an early look and direct input into projects proposed within their neighborhoods.

Joining our Neighborhood District ([SummitWestBend.org](http://SummitWestBend.org)) by simply signing up for our newsletter emails will provide you with opportunities to check on the potential positives and negatives of developments proposed for Summit West as well as learn about local events and happenings. Land Use is important as is your voice in building and maintaining community.

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