SiteScore

SITE FEASIBILITY



70

BUILDABILITY RATING

Fair Buildability

EXAMPLE ONLY

bend, OR 97703

deschutes County

PARCEL DETAILS

Size	**1.08 Acres**
Zoning	**RS**
APN	
Owner	

BUILDABILITY CHECKS

Zoning Status	🟡	**RS — single-family home permitted outright; 1.08 ac (47,320 sf); siting set by Awbrey Butte ARC**
Floodplain	🟢	**Zone X — outside SFHA (100% of parcel)**
Wetlands	🟡	**No NWI on parcel; riverine R4 features within ~100 m — river-corridor buffer applicability open**
Slope Analysis	🔴	**Hillside lot, ~30% average slope, ~130 ft of fall; gentlest just downhill of the road**
Access	🟢	**YES: ~119 ft frontage on NW Archie Briggs Rd (City of Bend collector); driveway location set at design**

ASSESSMENT & VALUATION

Assessed Land	**$138,780**
Market Land	**$461,000**
Improvements	**$0 (Vacant)**
Annual Taxes	**$2,337.31**
Last Sale	**05/31/2021 ($400,000)**

ENVIRONMENTAL & CONTEXT

NEARBY FEATURES

On the rim above the Deschutes River canyon

Lot 1 sits on the canyon rim of Awbrey Butte, bordered by park and open space, with Archie Briggs Natural Area to the west and north and Riley Ranch Nature Reserve across the river. The Deschutes River below is a designated State Scenic Waterway, protecting the canyon's natural character for the long term; new homes along it follow state guidelines for notice, color and height on the river-facing side.

WILDFIRE

Firewise community with modern fire-resistant building standards

Awbrey Butte has been a Firewise USA community since 2019, and its design guidelines build defensible space and fire-resistant materials into every new home. The City of Bend also applies wildfire construction standards to new homes citywide, so a home here is designed to current fire-resistant practice from the start

OPEN SPACE

Permanently open land next door

The recorded subdivision plat designates the neighboring Lot 12 as park, greenbelt, open space and trails, with no residential development allowed. Combined with Archie Briggs Natural Area beyond it, Lot 1 borders protected open land rather than future homes on its canyon side.

+1 more



TOPOGRAPHIC OVERLAY MAP

bend, OR 97703

COORDINATES

THINGS TO CONSIDER

Desktop screen only: A desktop screen of a 1.08-acre Awbrey Butte rim homesite with City water and sewer, Flood Zone X and no mapped wetlands. The hillside grade, architectural review and a few City and state checks are the items to plan around; the SiteFacts report confirms each one.

Zoning: The lot is zoned RS (Residential Standard Density) inside the City of Bend, which allows a single-family home outright. At 1.08 acres it is well above the 4,000 sq ft minimum, and the City's setbacks (10 ft front, 5 ft side and rear) leave a generous building area. City lot coverage is 45%, or 50% for a single-story home, and height is limited to 35 ft. Like every Awbrey Butte homesite, the lot also falls under the neighborhood's CC&Rs and Architectural Review Committee, whose setbacks and height limits are somewhat tighter than the City's. That review, not zoning, is what shapes the home's design here.

Floodplain: FEMA mapping places the entire parcel outside the Special Flood Hazard Area, so no floodplain-development permit or elevation path is triggered by flood mapping. Flood status does not affect homesite placement.

Wetlands: Neither the National Wetlands Inventory nor Oregon's Statewide Wetlands Inventory maps a wetland on the lot, and the soils are well-drained, not wetland soils. The nearest mapped water features are narrow channels just beyond the north tip, likely tied to an irrigation canal easement shown on the subdivision plat, outside the lot. The Deschutes River runs roughly 700–900 ft away and well below the lot, so the City's river setbacks, which are measured from the river's edge, do not reach a homesite here. The one item worth confirming is whether the City's river-corridor overlay applies a rim setback to this lot; a homesite toward the road would typically sit farthest from the rim.

Slope: A hillside homesite typical of Awbrey Butte's rim lots, with established homes on similar terrain next door. Expect more site work and engineering than on a flat lot, and plan the home, driveway and grading together. The state's landslide screening map shades this slope, which a geotechnical evaluation addresses.

Access: Direct frontage on a paved City street, with underground power and a gas stub at the road. One driveway connection is allowed, and because the lot slopes down from the road, its grade is designed together with the homesite.

PREPARED BY

SiteFacts, a product of Sand and Sage Solutions LLC
Reviewed by a SiteFacts Land Consultant

DISCLAIMER

This SiteScore™ report is for informational purposes only. No warranty is made as to completeness or accuracy. Buyers must verify all information with licensed professionals, surveyors, and local planning departments prior to purchase or construction. NWI data may not show all wetlands; FEMA maps may not reflect current conditions.

THINGS TO CONSIDER (CONT.)

Rim-lot specifics: The recorded deed calls for a private sewage pump to reach the City main uphill, and the lot is inside the Deschutes State Scenic Waterway, which requires notice to the state before building.

NEXT STEPS

Contact the Awbrey Butte ARC: Request the design guidelines and Lot 1's building-site location from Aperion Management, (541) 389-3172.

Order a survey and geotechnical review: Order a boundary and topographic survey and a geotechnical evaluation before design.

Zoning: Request the Awbrey Butte Design & Construction Guidelines and the lot's building-site location from the HOA's manager, Aperion Management, (541) 389-3172, early in the design process. The City of Bend Permit Center, (541) 388-5580, can confirm setbacks and height for a specific home plan.

Floodplain: Confirm the Zone X determination against the current FIRM panel at permit intake. No LOMA or elevation certificate is expected to be needed unless the FIRM changes.

Wetlands: Ask City of Bend Planning, (541) 388-5580, to confirm whether the lot falls within the river-corridor overlay and, if so, where the canyon rim is measured. No wetland study is expected unless site work turns up wet ground.

Slope: Topographic survey and geotechnical evaluation before design. Detailed in the SiteFacts report.

Access: Show the driveway on the topographic survey. Requirements detailed in the SiteFacts report.

DISCLAIMER

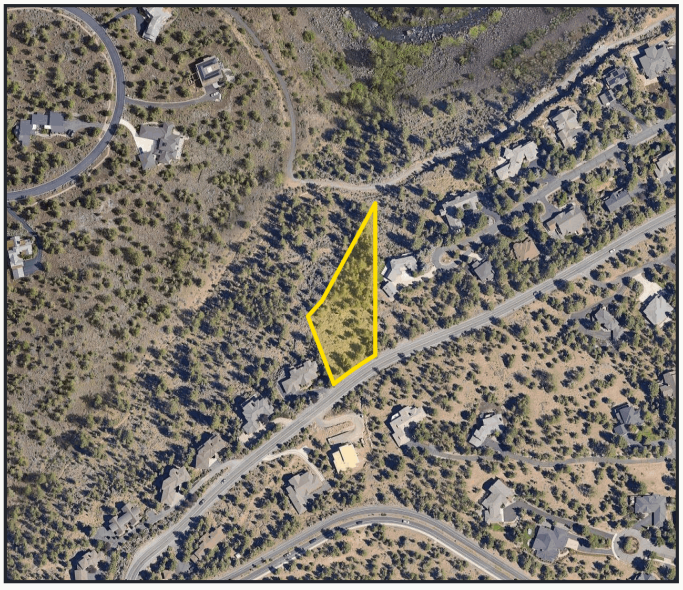
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STREET VIEW
raw capture



COVER ART
oil-painting rendition



SATELLITE
site overview map

EXAMPLE ONLY

FLOOR PLAN
as provided