

DRAFT



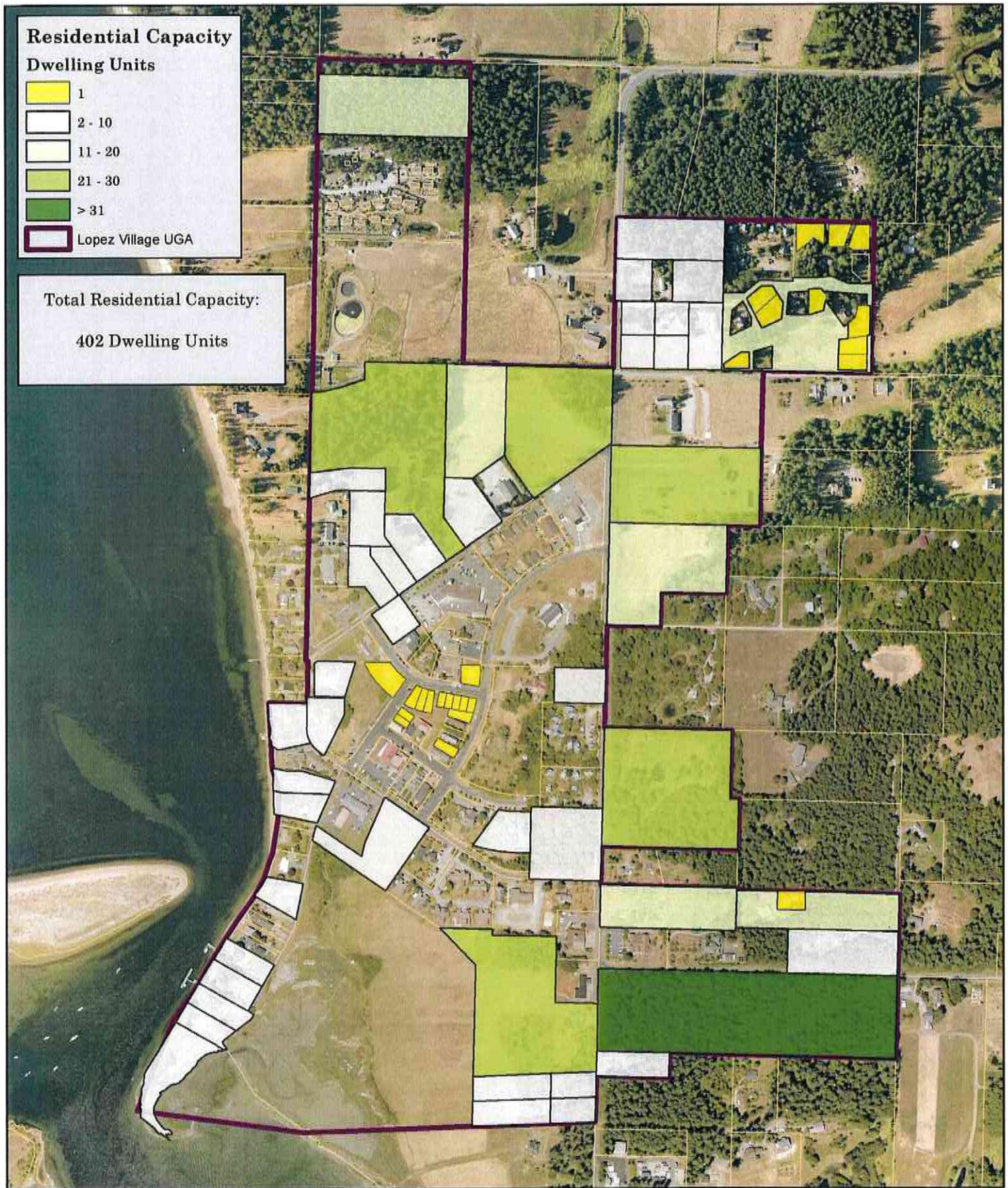
*This map is derived from San Juan County's Geographic Information System (GIS). It is intended for reference only and is not guaranteed to survey accuracy. The information represented on this map is subject to change.*

### San Juan County - Lopez Village Land Use Development Category



Map Prepared  
7/10/2018





**Residential Capacity**

**Dwelling Units**

- 1
- 2 - 10
- 11 - 20
- 21 - 30
- > 31
- Lopez Village UGA

**Total Residential Capacity:**

**402 Dwelling Units**

**DRAFT**

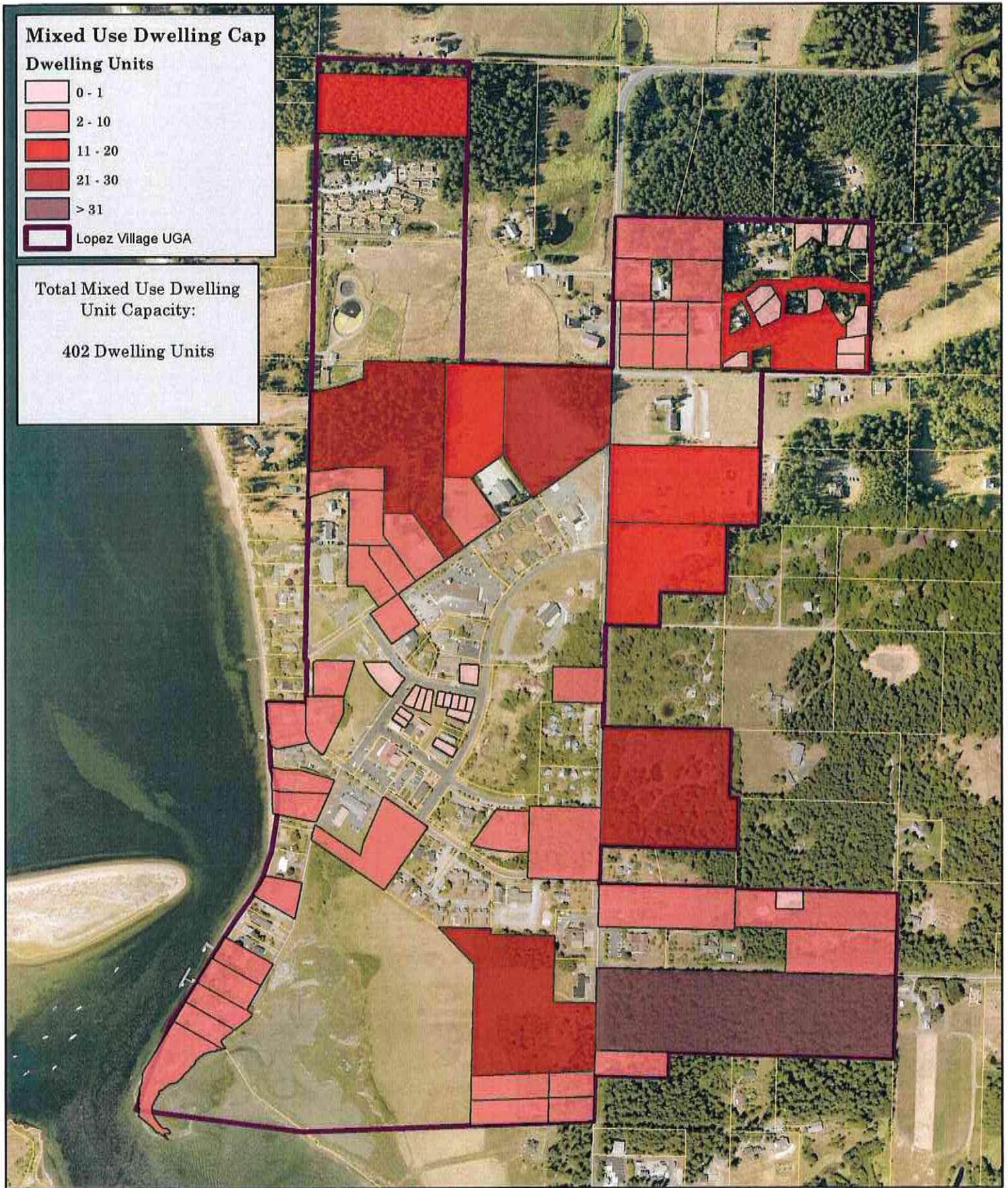
**San Juan County - Lopez Village Land Use  
Existing Dwelling Unit Capacity**

0 0.03 0.06 0.12 0.18 0.24 Miles

Map Prepared:  
7/10/2018



*This map is derived from San Juan County's Geographic Information System (GIS). It is intended for reference only and is not guaranteed to convey accuracy. The information represented on this map is subject to change.*



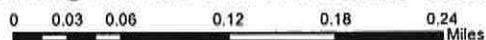
**Mixed Use Dwelling Cap**  
**Dwelling Units**

- 0 - 1
- 2 - 10
- 11 - 20
- 21 - 30
- > 31
- Lopez Village UGA

**Total Mixed Use Dwelling  
 Unit Capacity:**  
 402 Dwelling Units

**DRAFT**

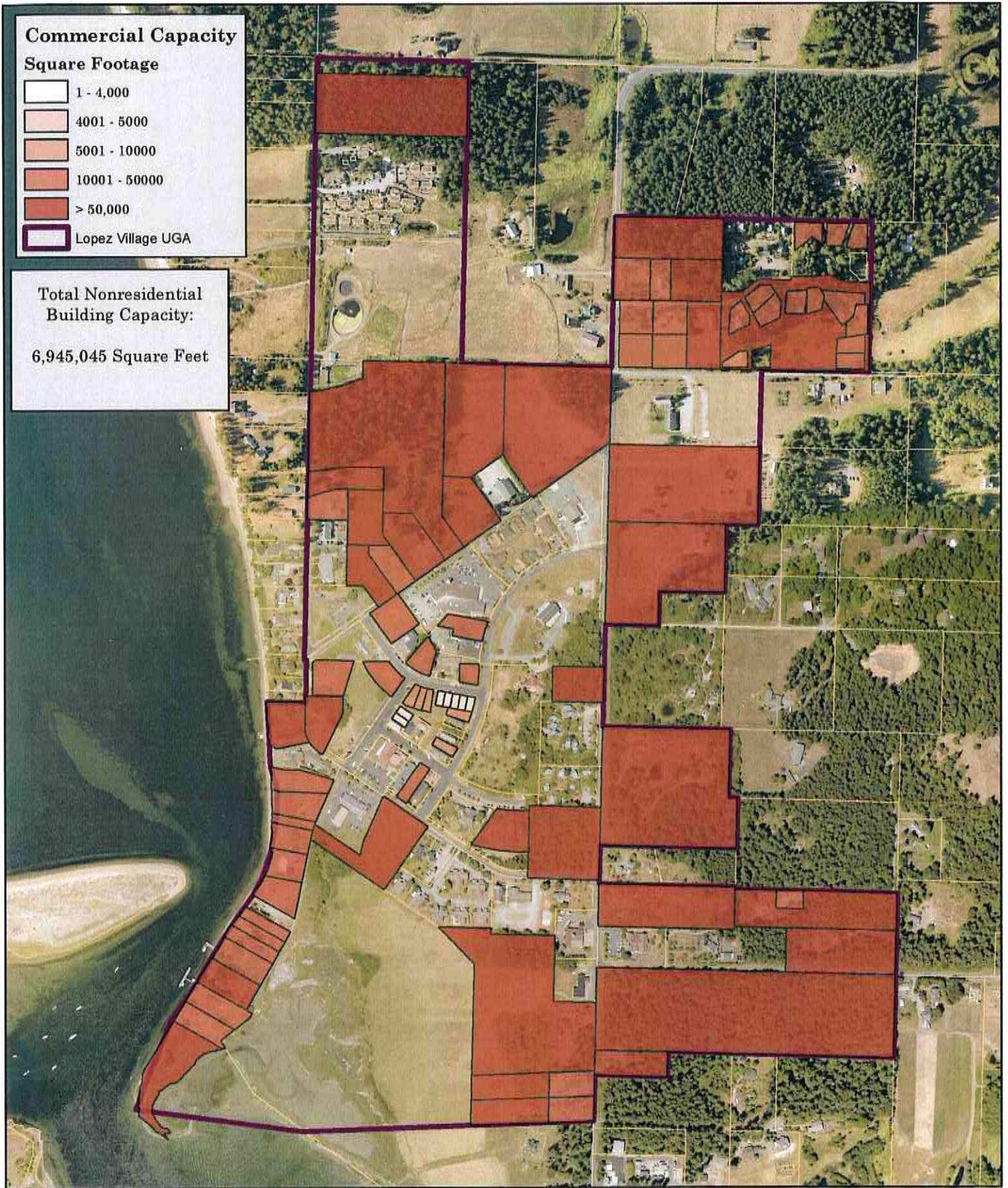
**San Juan County - Lopez Village Land Use  
 Existing Mixed Use Dwelling Unit Cap.**



Map Prepared: 7/10/2018



*This map is derived from San Juan County's Geographic Information System (GIS). It is intended for reference only and is not guaranteed to convey accuracy. The information represented on this map is subject to change.*



**Commercial Capacity**  
**Square Footage**

- 1 - 4,000
- 4001 - 5000
- 5001 - 10000
- 10001 - 50000
- > 50,000
- Lopez Village UGA

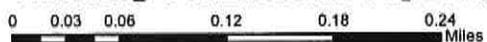
**Total Nonresidential Building Capacity:**  
**6,945,045 Square Feet**

**DRAFT**

**San Juan County - Lopez Village Land Use**  
**Existing Commercial Capacity**



*This map is derived from San Juan County's Geographic Information System (GIS). It is intended for reference only and is not guaranteed to survey accuracy. The information represented on this map is subject to change.*



Map Prepared:  
 7/10/2018



# LCA Parcels Lopez Village Existing Land Use Shapefile

Path: N:\Land Use\Long Range Projects\PCOMPL-17-0001 Comp\_Plan\Public Record\Land Capacity\Land Capacity Analysis\2017 Data

## GIS Notes and Assumptions

**BLV:** Bldg\_Value/Land\_Value

**Net Area:** Parcel area – critical areas and buffers in square feet

**Density Ratio:** Legal\_Acre/Density

### Category:

0 – Fully Developed – BLV >1 and Density Ratio <2, or PCU

1 – Partially Used – Not applicable in LUGA

2- Vacant, not sub dividable, Bldg\_Value less than 25,000 and Density Ratio <2; condominium and taxing anomalies verified. For example condos, open space and public buildings have no building value.

3- Vacant, sub dividable, Bldg\_Value less than 25,000 and Density Ratio >2; condominium and taxing anomalies verified. For example condos, open space and public buildings have no building value.

4- Redevelopable, BLV <1 or Use code 1100-1128

### Type:

R -Residential

CI- Commercial/Industrial

MU – Mixed Use

PCU- Public, Conservation, Utility lands – no further development potential

### DenseRatio

Density ratio is the number of dwelling units allowed under the allowed density designation.  $DenseRatio = \text{Legal acre} / 0.25$

### BuildCap:

Commercial or non-residential capacity in building square feet = legal lot area\*43560\*.65 (lot coverage)\*2.5 (stories). Assuming that a commercial development cannot build in critical areas or buffers, but that those critical areas will be located in the 35% of the site that is not allowed to be built on.

**ExDwell:** Number of existing dwellings on the parcel. Based on use code 1100.

**DwellCap:** Total residential capacity in dwelling units.  $DwellCap = \text{Density Ratio on Category 2, 3 or 4 properties where density ratio } >2. \text{ Category 2, 3, or 4 with density ratio } < 2 \text{ assigned 1 dwelling unit.}$  Assuming that flexible lot layout regulations will allow max residential development regardless of critical areas. In order to determine additional capacity, one needs to subtract existing dwellings on the site. DwellCap is the capacity without considering existing development on-site.

**MUDwellCap:** Dwelling unit capacity in LUGA (All Mixed Use) designation as follows:

$MUDwell \text{ Cap} = DwellCap - ExDwell$

**MUCap:** Non-residential building capacity (square feet) in LUGA (All Mixed Use) assuming retail/commercial development in all building areas not necessary to meet max dwelling units at 4 dwelling units per acres and 1,000 square feet per dwelling unit for all Category 2, 3 or 4 properties.

MUCap = BuildCap - (MUDwellcap\*1000). Assume no non-residential development on Category 1 properties.

Lopez Village Subarea Plan  
 Land Capacity Analysis  
 July 13, 2018

**Existing Land Use Designations**

2036 Lopez Population 2936  
 April 1, 2016 Population 2466  
 Additional Population 2016-2036 470

Gross Market Factor Reductions Net

	Gross Residential Capacity (Dwelling Units)	Gross Non-Residential Capacity (Building square feet)	Public Use Factor (5%)	Market Factor (25%)	Seasonal/Recreational Home Factor (35%)	Subtotal Reductions	Deduct Existing Building SF or Dwelling Unit	Additional Residential Capacity (Dwelling Units)	Additional Non-Residential Capacity (Building square feet)	Population Capacity (2.04 persons per household)	Capacity Excess/Shortfall	50% for sizing UGA Capacity
<b>Scenario A - LUGA develops with 100% commercial Lopez Village UGA</b>												
	0	6,945,045	347,252	17363		364,615	88,254		6,580,430			
<b>Total</b>	-	<b>6,945,045</b>						<b>0</b>	<b>6,580,430</b>	<b>0</b>	<b>-235</b>	<b>235</b>
<b>Scenario B - LUGA develops with 50% commercial and 50% residential Lopez Village UGA</b>												
	402	6,581,871	329,094	16,455		345,548	88,254		6,236,323			
<b>Total</b>	<b>402</b>	<b>6,581,871</b>	<b>20</b>	<b>101</b>	<b>141</b>	<b>261</b>	<b>32</b>	<b>109</b>	<b>6,236,323</b>	<b>222</b>	<b>-13</b>	<b>235</b>
<b>Scenario C - LUGA develops with 100% Residential Lopez Village UGA</b>												
	402	-				Included below						
<b>Total</b>	<b>402</b>	<b>-</b>	<b>20</b>	<b>101</b>	<b>141</b>	<b>261</b>	<b>32</b>	<b>109</b>	<b>-</b>	<b>222</b>	<b>-13</b>	<b>235</b>