

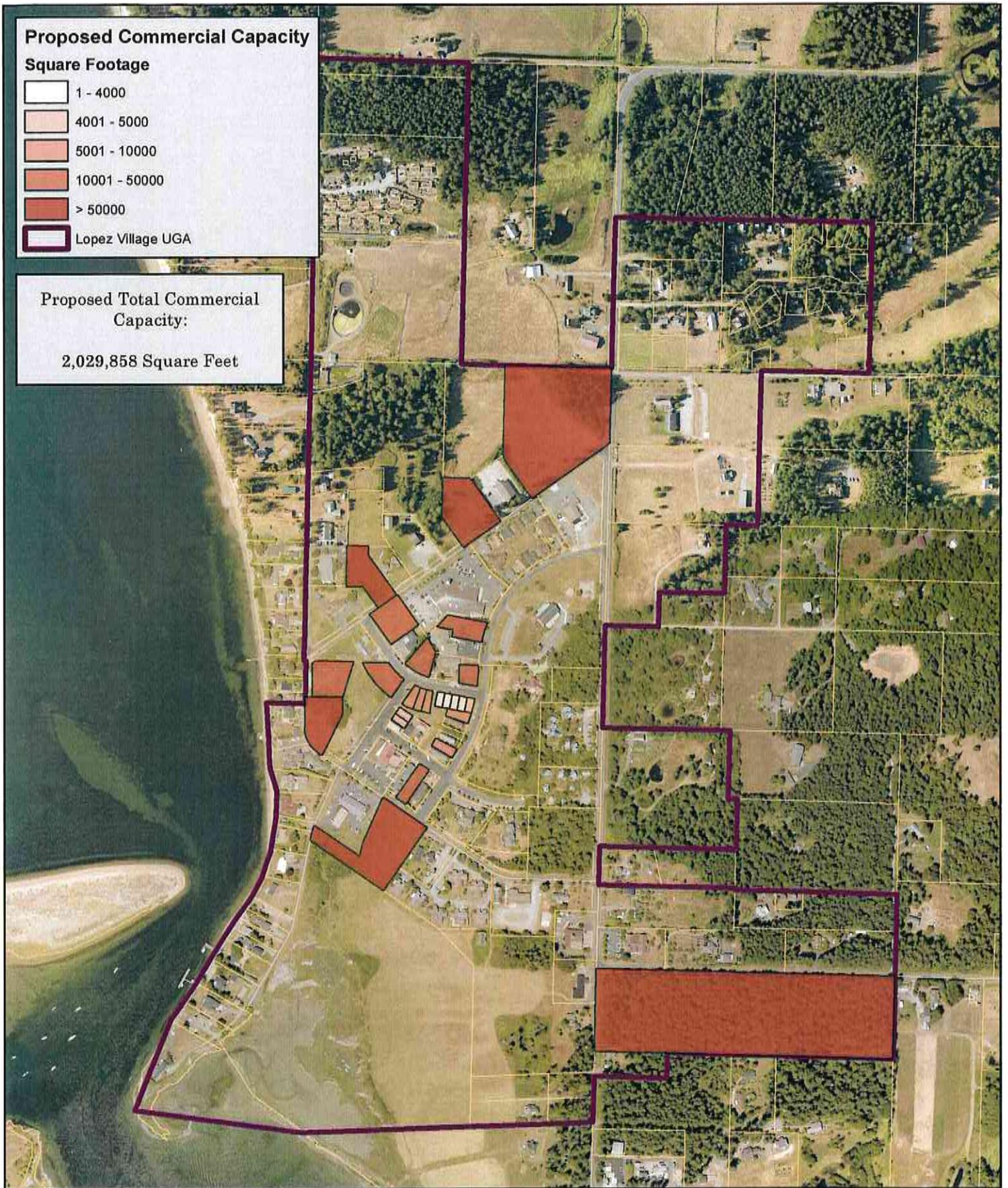
**DRAFT**

**San Juan County - Lopez Village Land Use  
 Proposed Residential Capacity**

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 survey accuracy. The information represented on this map is subject to change.*



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

- 1 - 4000
- 4001 - 5000
- 5001 - 10000
- 10001 - 50000
- > 50000
- Lopez Village UGA

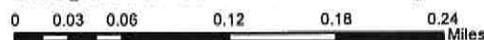
**Proposed Total Commercial Capacity:**  
**2,029,858 Square Feet**

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# LCA Parcels Lopez Village Proposed Land Use Shapefile

## GIS Calculation Notes and Assumptions

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

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

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

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

LVR Density = .1667 or 6 units per acre

### Category:

0 – Fully Developed – PCU, or BLDG\_Value  $\geq$  25,000 and Density Ratio  $<$  2 and Land use designation = LVR, or BLV  $>$  1 and density ratio  $<$  2 and land use designation = LVC

1 – Partially Used – BLV  $>$  1 and Density Ratio  $\geq$  2

2- Vacant, not sub dividable, Bldg\_Value  $<$  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  $<$  25,000 and Density Ratio  $\geq$  2; condominium and taxing anomalies verified. For example condos, open space and public buildings have no building value; or Bldg\_Value  $<$  25,000 and land use designation = LVC

4- Redevelopable, BLV  $<$  1 and land use designation = LVC; or BLV  $<$  1 and land use designation = LVR and density ratio  $\geq$  2

### Type:

R -Residential

CI- Commercial/Industrial

MU – Mixed Use

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

### BuildCap:

Commercial or non-residential capacity in building square feet for LVC properties (Category 2, 3 or 4).  
BuildCap = legal\_ acre\* .65 (lot coverage)\*43560\*3 (stories). For Category 1 properties, BuildCap= legal acre\* .65 (lot coverage)\*43560\*3 (stories) – TotalBuild (Existing building square feet). Fully developed properties have no building capacity.

Assuming that a commercial development cannot build in critical areas or buffers, but those areas will be in the 35% not covered by impervious surfaces.

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

**DwellCap:** Total residential capacity of LVR designated parcels in dwelling units.

**LVR parcels.** For Category 2, 3 and 4 properties DwellCap= Density Ratio. For Category 1 properties, DwellCap= DenseRatio-ExDwell. 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.

**LVC parcels.** For Category 2, 3 and 4 properties  $DwellCap = BuildingCap/1000$ . LVC allows multi-family. Assume 1,000 square foot unit size.

**MUCap:** Commercial/retail building capacity in square feet for LVC designated properties assuming that LVC will be developed with both residential and commercial.  $MUCap = Buildcap * 0.50$

**MUDwell:** Dwelling unit capacity for LVC designated properties assuming that LVC will be developed with both residential and commercial. Dwelling unit assumed at 1,000 square feet.  $MUDwell = (Buildcap * 0.50) / 1000$ .

Lopez Village Subarea Plan  
Land Capacity Analysis  
July 13, 2018  
**Proposed Land Use Designations**

2036 Lopez Population 2936  
April 1, 2016 Population 2466

	Gross		Market Factor Reductions				Net		Additional Population 2016-2036	Additional Population 2016-2036	470
	Additional Residential Capacity (Dwelling Units)	Additional 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)			
<b>Scenario A - LVC develops with 100% commercial</b>											
Lopez Village Commercial	0	2,029,859	101,493	507,465		608,958	3,129		1,420,901		
Lopez Village Institutional	-	-									
Lopez Village Residential	411	-	21	103	144	267	25	119		242	
<b>Total</b>	<b>411</b>	<b>2,029,859</b>						<b>119</b>	<b>1,420,901</b>	<b>242</b>	<b>7</b>
<b>Scenario B - LVC develops with 50% commercial and 50% residential</b>											
Lopez Village Commercial	1,015	1,011,801	50,590	252,950		303,540	3,129		708,261		
Lopez Village Institutional	-	-									
Lopez Village Residential	411	-									
<b>Total</b>	<b>1,426</b>	<b>1,011,801</b>	<b>71</b>	<b>356</b>	<b>499</b>	<b>927</b>	<b>25</b>	<b>474</b>	<b>708,261</b>	<b>967</b>	<b>732</b>
<b>Scenario C - LVC develops with 100% multi-family</b>											
Lopez Village Commercial	2,030	-					3,129				
Lopez Village Institutional	-	-									
Lopez Village Residential	411	-									
<b>Total</b>	<b>2,441</b>	<b>-</b>	<b>122</b>	<b>610</b>	<b>854</b>	<b>1,586</b>	<b>25</b>	<b>829</b>	<b>-</b>	<b>1,692</b>	<b>1,457</b>