

P.O. Box 468
 320 Sixth Avenue
 Ouray, Colorado 81427



970.325.7211
 Fax 970.325.7212
 www.cityofouray.com

TO: City of Ouray Planning Commission
FROM: Lily Oswald, Community Development Coordinator
DATE: June 10, 2022
FOR: June 14, 2022
SUBJECT: Undeveloped Lands Analysis

The following analysis and table summarize the methods (page 2) and calculated undeveloped lands (page 1) within the city of Ouray. This analysis aims to serve as a baseline for the Land Use & Development and Sign Code update process by both visualizing and defining these areas.

*To note: the identified undeveloped lands used in this analysis should be considered a *draft* and not finalized. Additionally, the identified lots/parcels used in this analysis contain lots which are subject to considerable geologic hazards; may be owned by the City of Ouray or the USFS; or may be considered “legal, nonconforming” in size at the time this summary was performed. The identified lots have been included on a map for visual reference to accompany this analysis, “Ouray Undeveloped Lands Map.”*

Table 1. Undeveloped Lands Analysis by Zoning District (June of 2022)

Item	Variable	ZONING DISTRICT				
		C-1	C-2	R-1	R-2	All Zones
A	Total Lot Area Calculated (Sq. Ft.)	137,006	1,466,141	675,690	1,100,766	3,379,603
B	Total Lot Area Calculated (Acres)	3.15	33.66	15.51	25.27	77.59
C	Total Lots Possible (conforming to Zone)	36	206	93	149	463
D	Total Dwelling Units Possible (conforming to Density)	N/A	413	193	310	916
E	Percent Share of Total Dwelling Units Possible	N/A	45%	21%	34%	100%
F	Total Lodging Units Possible (conforming to Density)	N/A	1239	Use Not Allowed	930	2,170
G	Percent Share of Total Lodging Units Possible	N/A	57%	Use Not Allowed	43%	100%

Table 1 - Methods

Item A:

1. *Identification:*

Lots were identified as vacant/undeveloped for improvements by the Ouray County Assessor Parcel data information and on-site survey in 2021. Lots which have an active Building Permit were not included in the database for undeveloped lands or this analysis.

2. *Calculation:*

After identification and isolation in GIS, the identified lots had a calculated area analysis performed to identify square footage. *Note: this area was based on the County Parcel data and not from surveyed points.* Each identified parcel was then individually researched in Ouray County Assessor (Eagle Web) to ensure the correct area was applied for the analysis.

3. *Zone District Isolation:*

The total area (sq.ft.) was calculated for all undeveloped lots. Each zone district area was applied and clipped to the identified lots to isolate the total sq.ft. for each zone district's undeveloped lot area.

Item B:

1. *Conversion:*

Item A total sq.ft. for each zone district and total was divided by 43,560 (or, square feet per acre).

Item C:

1. *Zone District Isolation:*

A new field was created for the identified undeveloped lots' (e.g. only C-1 lots) minimum lot size based on the current Land Use Code Zone District Dimensional Requirements (per §7-5-D).

2. *Calculation:*

The total lot area (**Item A**) was divided by the appropriate zone minimum lot size to calculate the theoretical number of lots possible (via subdivision) for the identified undeveloped lots. *Note: non-conforming lots (less than the minimum lot size for that zone district) were not included in Item C sums.*

Item D:

1. *Zone District Isolation:*

A new field was created for the identified undeveloped lots' (e.g. only C-1 lots) dwelling unit density based on the current Land Use Code Zone District Dimensional Requirements (per §7-5-D).

2. *Calculation:*

The total lot area (**Item A**) was divided by the appropriate dwelling unit density to calculate the theoretical number of dwelling units possible for the identified undeveloped lots. *Note: all zones all for single-family dwelling units; C-1 does not have density restrictions identified for residential dwelling units.*

Item E:

1. *Conversion:*

Item D total allowed dwelling units for each zone district was divided by the total dwelling units possible (and converted to a percentage) to see each zone's share of possible dwelling units. *Note: C-1 was not included.*

Item F:

1. *Zone District Isolation:*

A new field was created for the identified undeveloped lots' (e.g. only C-1 lots) lodging unit density based on the current Land Use Code Zone District Dimensional Requirements (per §7-5-D).

2. *Calculation:*

The total lot area (**Item A**) was divided by the appropriate lodging unit density to calculate the theoretical number of lodging units possible for the identified undeveloped lots. *Note: R-1 does not allow for lodging units within the district; C-1 does not have density restrictions identified for residential dwelling units.*

Item G:

1. *Conversion:*

Item F total allowed lodging units for each zone district was divided by the total lodging units possible (and converted to a percentage) to see each zone's share of possible lodging units. *Note: C-1 and R-1 were not included.*