



# Land Use Review Request 21-0001

San Juan County Planning Commission

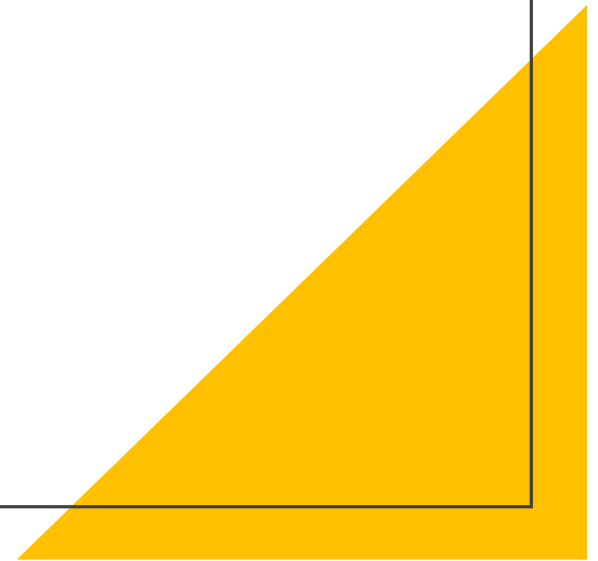
August 20, 2021

Adam Zack, Planner III

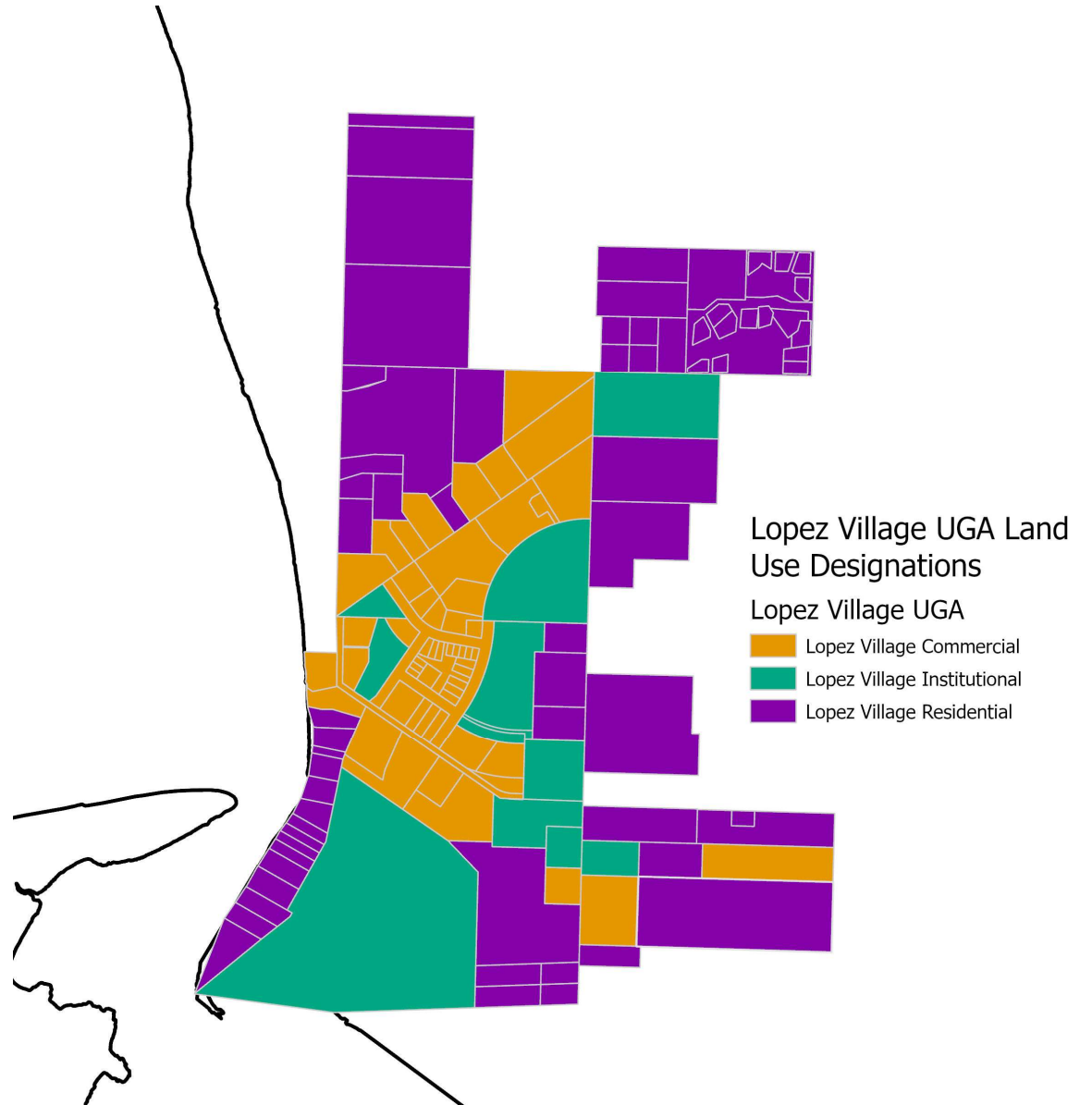
Department of Community Development

# Purpose

Get a preliminary recommendation from the Planning Commission on a requested land use designation change inside the Lopez Village Urban Growth Area (UGA).



# Lopez Village UGA Land Use Designations

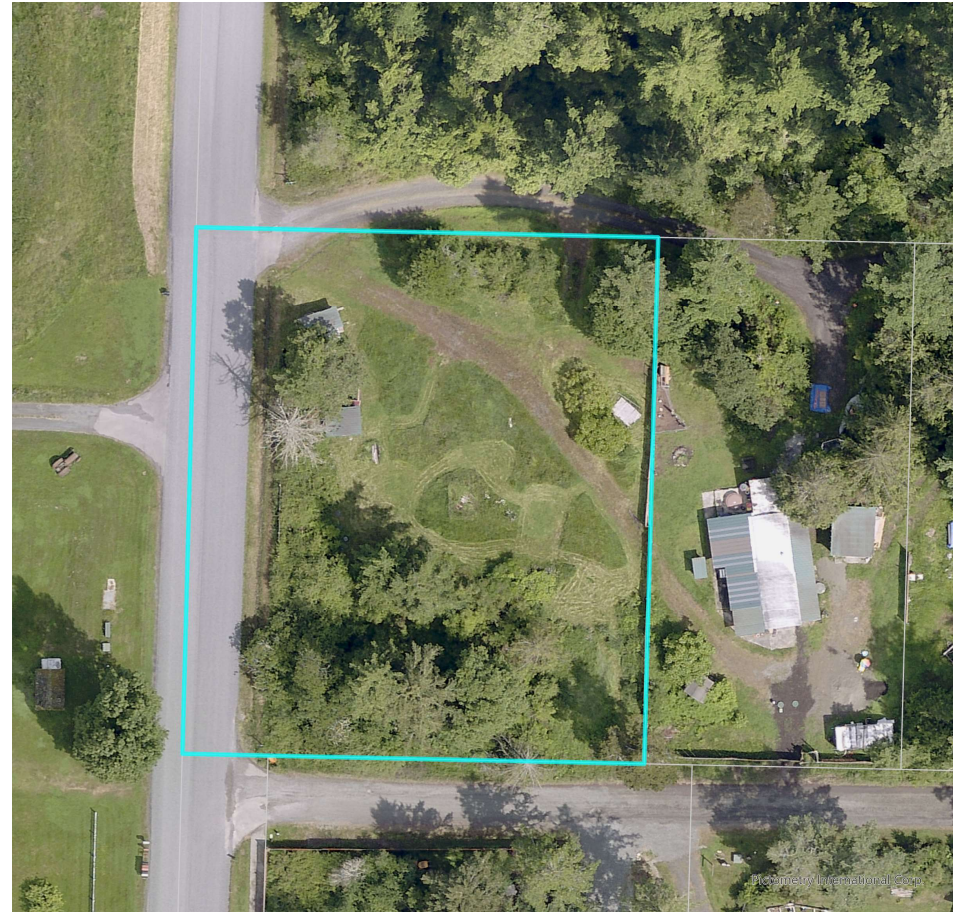


# Request 21-0001

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- Submitted by Dean Frey in March 2021
- Request to re-designate TPN 251423013000 from Lopez Village Residential (LVR) to Lopez Village Commercial (LVC)
- Property owner intends to develop the parcel with a commercial use

2019 Aerial Photograph of the Subject Property

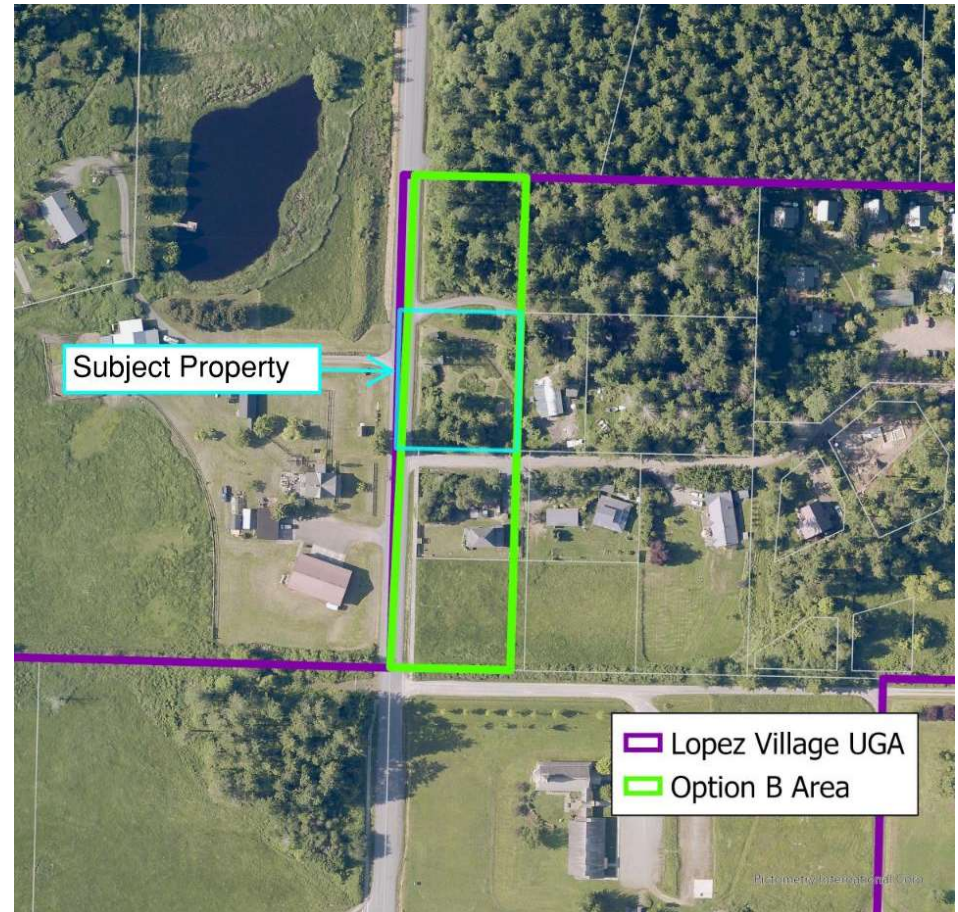


Lopez Village  
Planning Review  
Committee  
(LVPRC)  
Recommendation

- LVRPC discussed request at their meeting on June 12
- Recommended no change
- Proposed developing new performance standards to allow more intense commercial uses in cottage enterprises

# Options

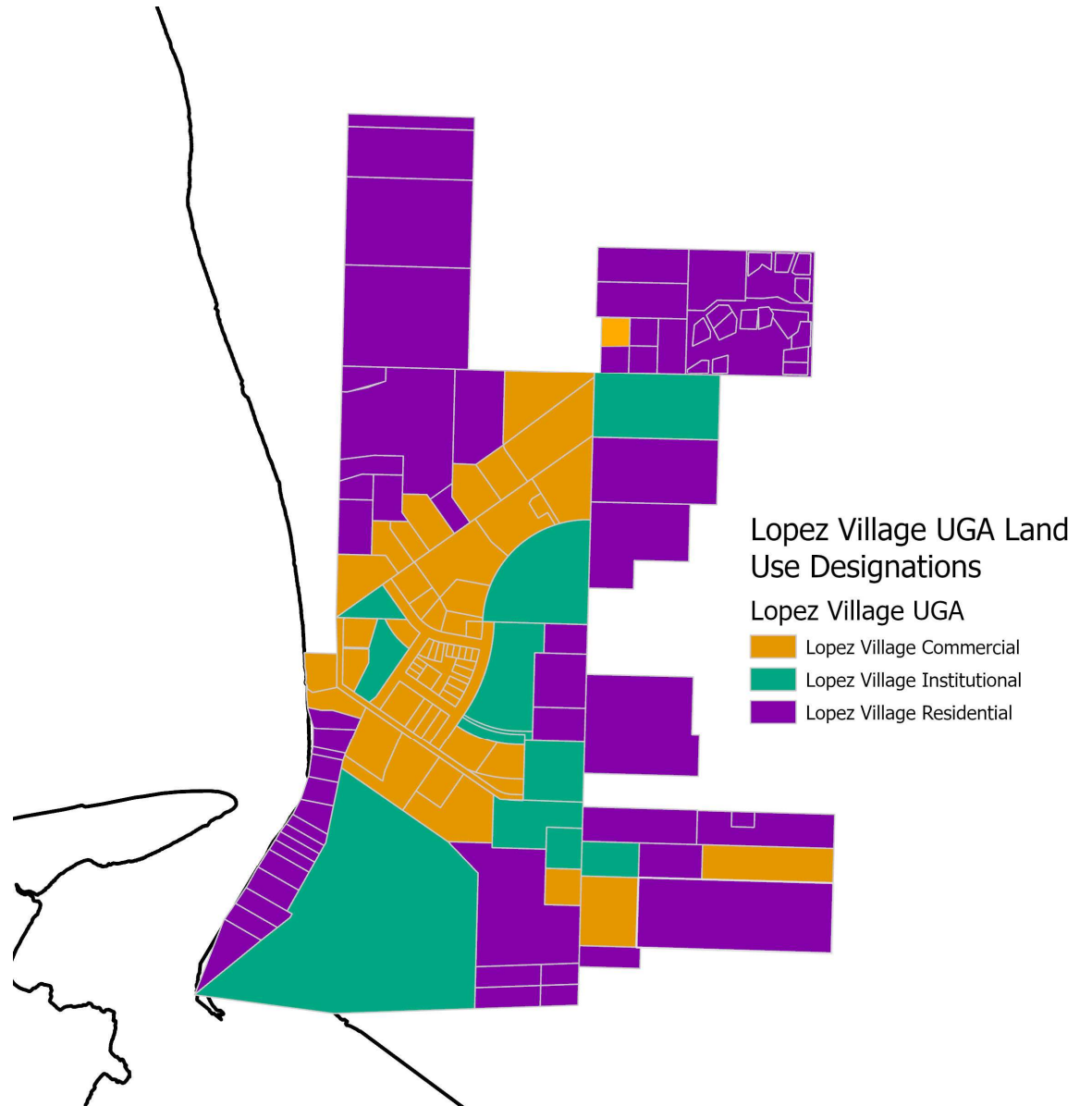
- A. Re-designate TPN 251423013000 to LVC
- B. Re-designate a 160' wide strip along Fisherman Bay Road to LVC
- C. No Change (LVPRC recommended)



Option A:  
Re-designate  
Subject  
Parcel to LVC

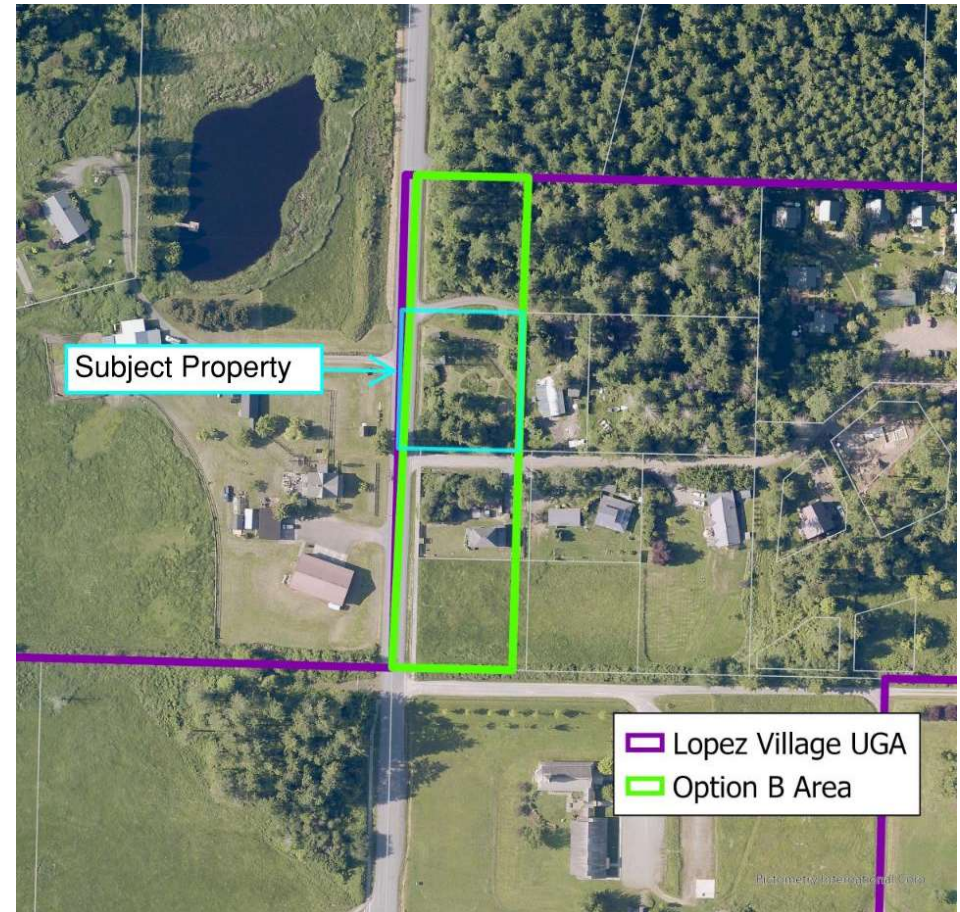
- Would allow commercial development on the parcel
- Could lead to incompatibility between neighboring residential land uses

# Option A Example Map



## Option B: Re-designate a 160' wide strip along Fisherman Bay Road to LVC

- Avoid spot-designation problems from Option A
- Would keep commercial traffic routed to Fisherman Bay Road
- Existing single-Family homes would become nonconforming land uses



# Option B: Sub-Options

## B.1 Allow Single-Family residences in LVC

SFR would be conforming and allowed anywhere in LVC

## B.2 Only allow existing single-family residences in LVC

Existing SFRs would be conforming and no new SFRs would be allowed in LVC

## B.3 No change

Existing SFRs would be nonconforming and new SFRs would not be allowed in LVC

Option C:  
No Change  
LVPRC  
Recommended

- Changing the land use designation is not required
- The area would remain designated for residential development

# Lopez Village Subarea Plan Policies

## Land Use Policy 1a

Create new land use designations and maps to establish a compact, easily identified, and mixed-use commercial core

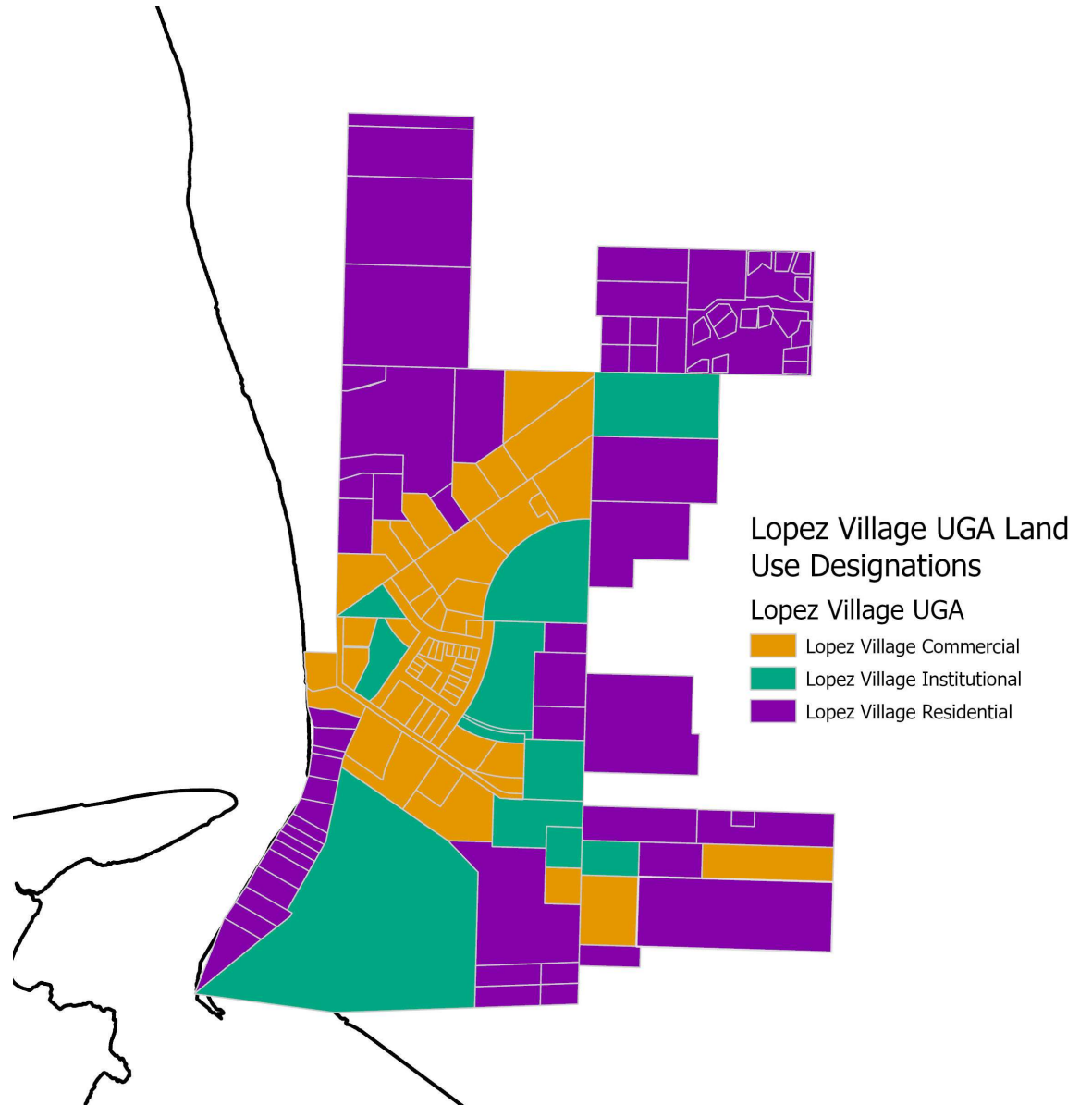
## Economic Development Policy 1b

Contain expanding commercial and service uses within the Village commercial core

## Economic Development Policy 3e

Support local entrepreneurs and business incubation. Accommodate homebased businesses that are consistent with the character of adjoining properties and the Village's overall environment

# Lopez Village UGA Land Use Designations



# Benefits and Drawbacks:

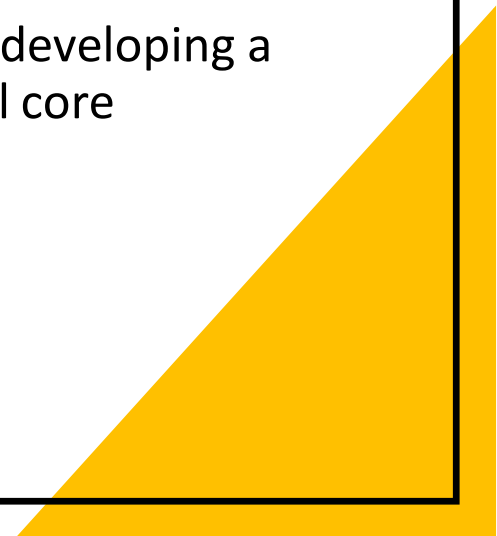
## Commercial Development along Fisherman Bay Road

### **Benefits**

- Could provide additional employment in the UGA
- Additional commercial development that would probably not require expanding infrastructure

### **Drawbacks**

- Could be incompatible with nearby residential areas
- Could be counter to developing a compact commercial core



## LVPRC Recommendation

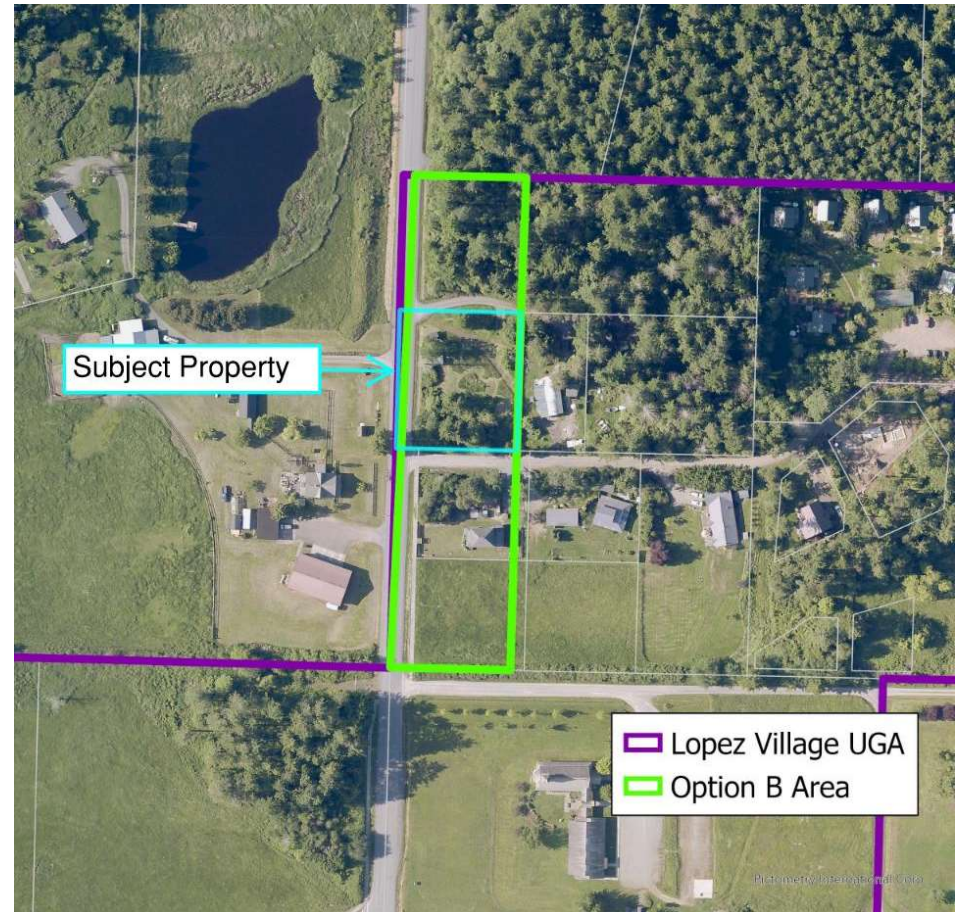
### Recommendation from June 12 meeting:

The Committee appreciates the staff's analysis within the overall policy and qualitative objectives of the Plan. We recommend:

- A) Retention of the current use designation at this time, and
- B) Undertake further analysis with staff of the conditions, limitations and potentials for the Cottage Enterprise designation in relation to the Village's commercial core and adjoining areas including those to the south.

# Options

- A. Re-designate TPN 251423013000 to LVC
- B. Re-designate a 160' wide strip along Fisherman Bay Road to LVC
- C. No Change (LVPRC recommended)



# Next Steps



**Planning Commission Official  
Map Town Halls**



**Planning Commission public  
work sessions**



**Planning Commission public  
hearings**

# Public comments

Please send public comments to  
[compplancomments@sanjuanco.com](mailto:compplancomments@sanjuanco.com)





Questions?

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