

8.3.1.7 FUTURE ZONING, PLANS AND DISTRICTS

Layers reviewed and analyzed in the category include the Agricultural, Open Space and Vacant classifications of the Future Land use plan, the Downtown Overlay Zone and the Historic Overlay Zone as areas with public and jurisdictional support for protection (see **Figure 53**).

Future Zoning, Plans, or Districts
Downtown Overlay Zone
Future Land Use (Agricultural, Open Space and Vacant)
Historic Overlay Zone

Figure 53 - Zoning/District Layers

These areas are represented on the map (**Figure 54**) as a purple shade, being slightly transparent within the comprehensive plan boundary and vastly transparent in the areas outside of the comprehensive plan boundary. These areas were applied to the county parcel data demonstrating those cadastral units with the presence of resource or future zoning or overlay areas. Each parcel with the presence of a future zoning or overlay area was assigned a value of 1 for the category and highlighted in red (**Figure 55**).

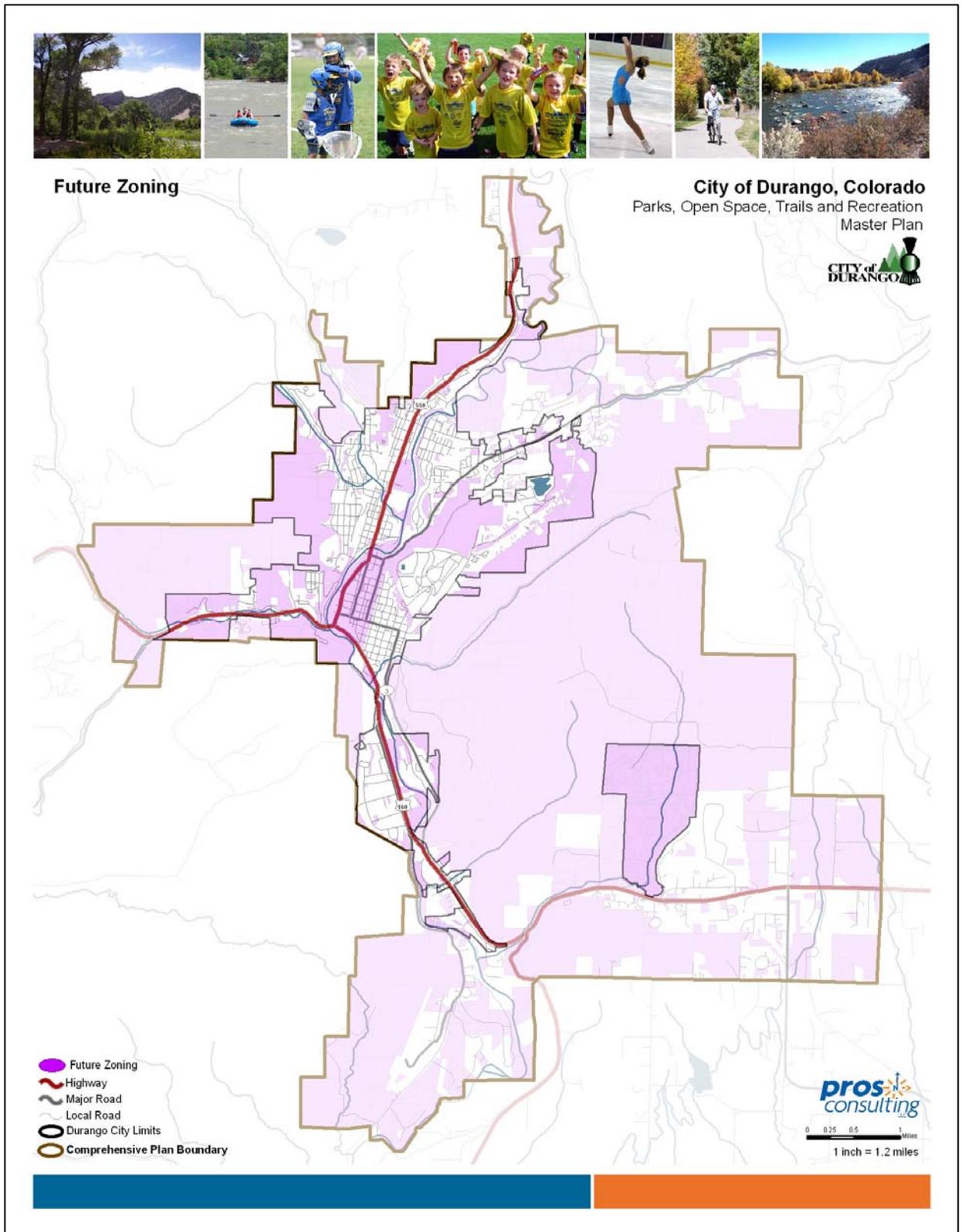


Figure 54 – Zoning/District Layers

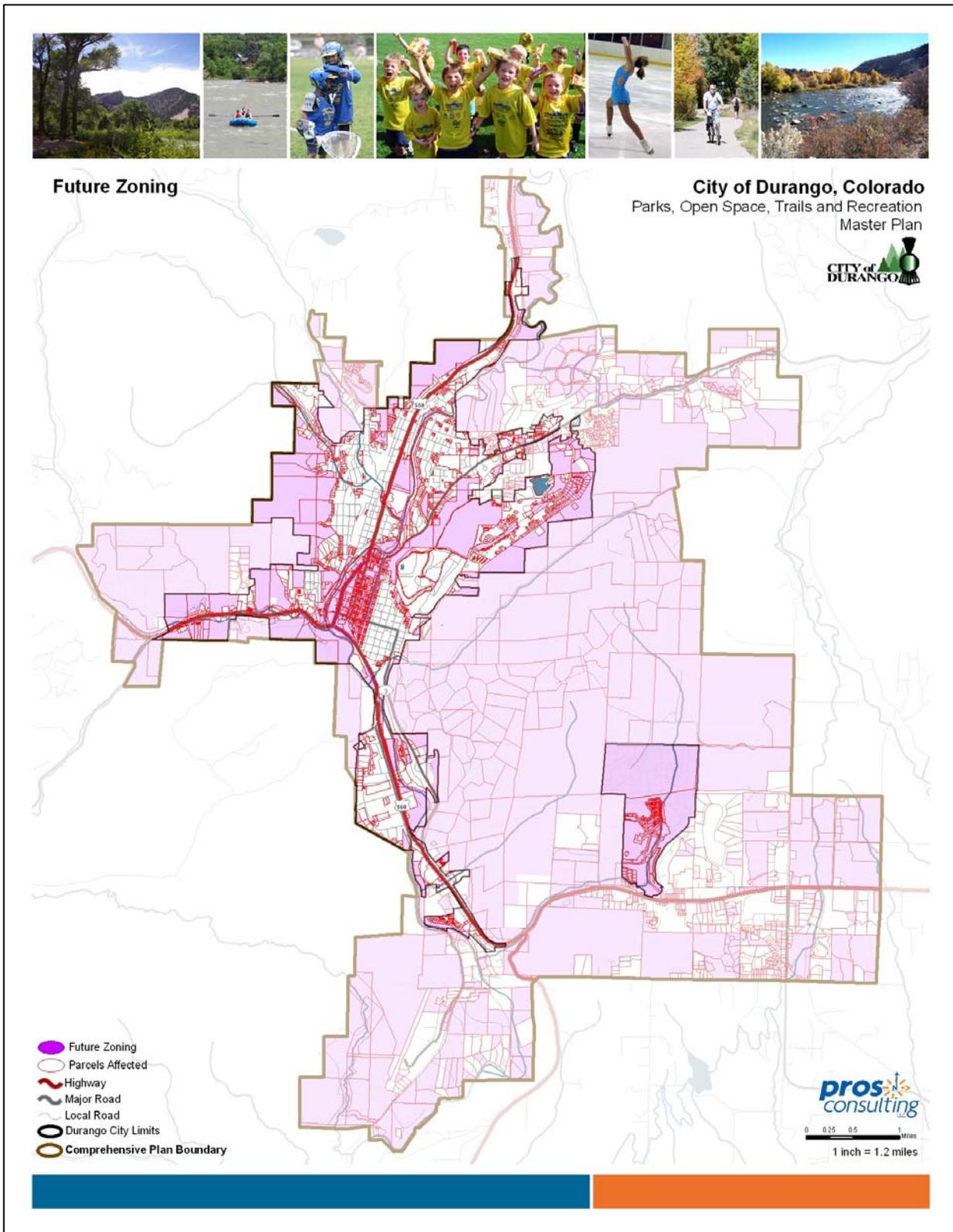


Figure 55 - Parcels with Zoning/District Layers

8.3.1.8 CULMINATION OF SCORING

All of the categories were scored the values for each of the categories and placed on a map (see **Figure 56**). Nearly every area of Durango scored on some level of the analysis; however there are clear areas and groupings that score consistently high. By stripping away the lower half of the scores, being values 0 through 3, a better picture of the greenprint higher-value lands identified through this exercise becomes apparent (see **Figure 57**). On this map, the orange values represent those parcels scoring a value of 4, with the burnt orange values of 5 and the red values of 6, being the highest possible. By the very nature of Durango, most of the map is still covered in a higher score. This is not unusual for western cities surrounded by public lands, of which partnerships could be formed between the city and the county, state or federal government. However, by identifying which parcels are already under public ownership, the greenprint develops a picture of the high value private lands of interest for preservation, conservation or open space (see **Figure 58**). The primary pockets are those areas to the north of the city and into the north portions of the comprehensive plan boundary, to the east in the comprehensive plan boundary, and the southern portion of the city spilling over into the comprehensive plan boundary. This is even more apparent when the parcels with a greenprint score of 4 are removed (see **Figure 59**). There are additional non-contiguous areas of a high greenprint score which have an equal preservation value.

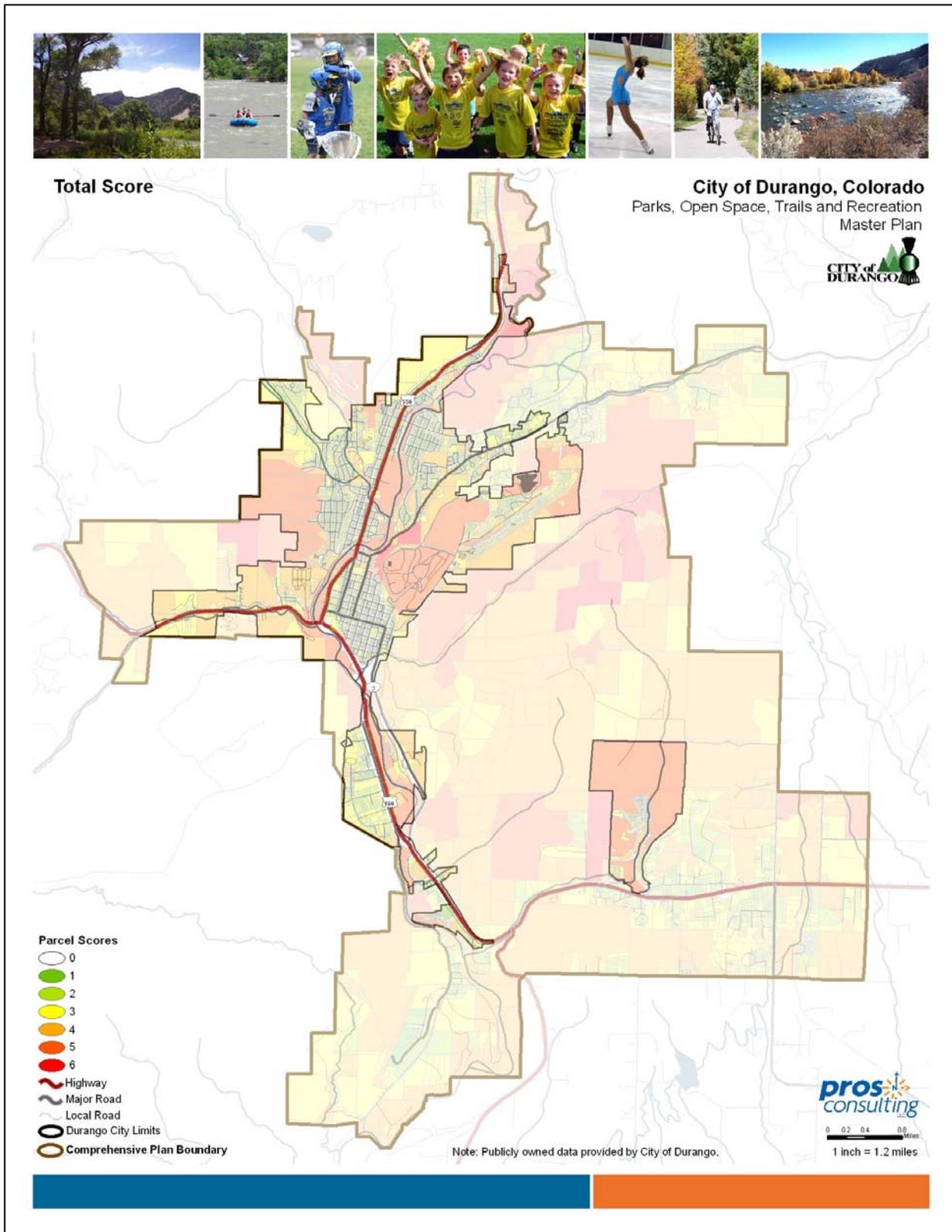


Figure 56 - Overall Greenprinting Score



Total Score

City of Durango, Colorado
Parks, Open Space, Trails and Recreation
Master Plan

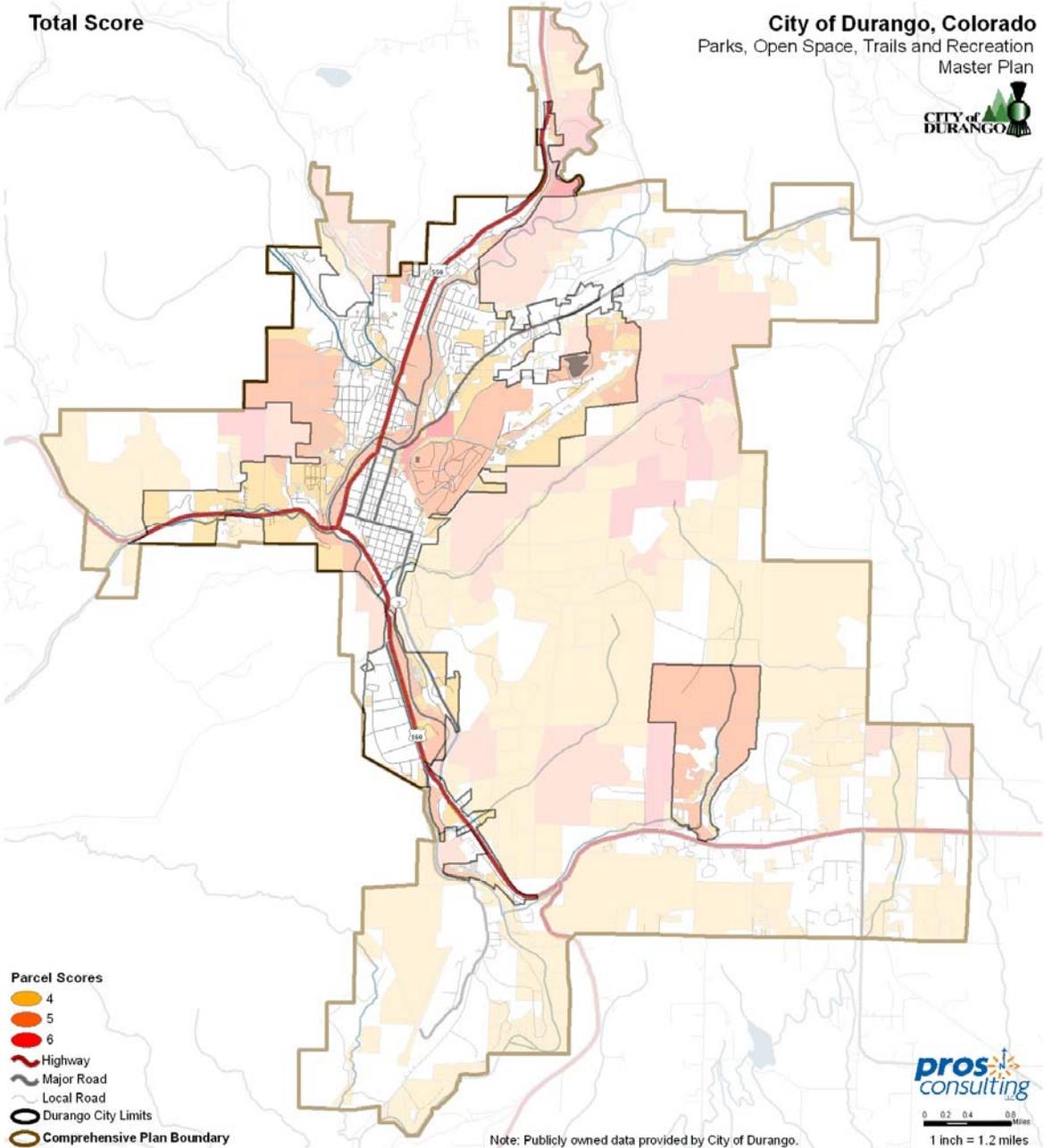


Figure 57 - High Value Greenprinting Score

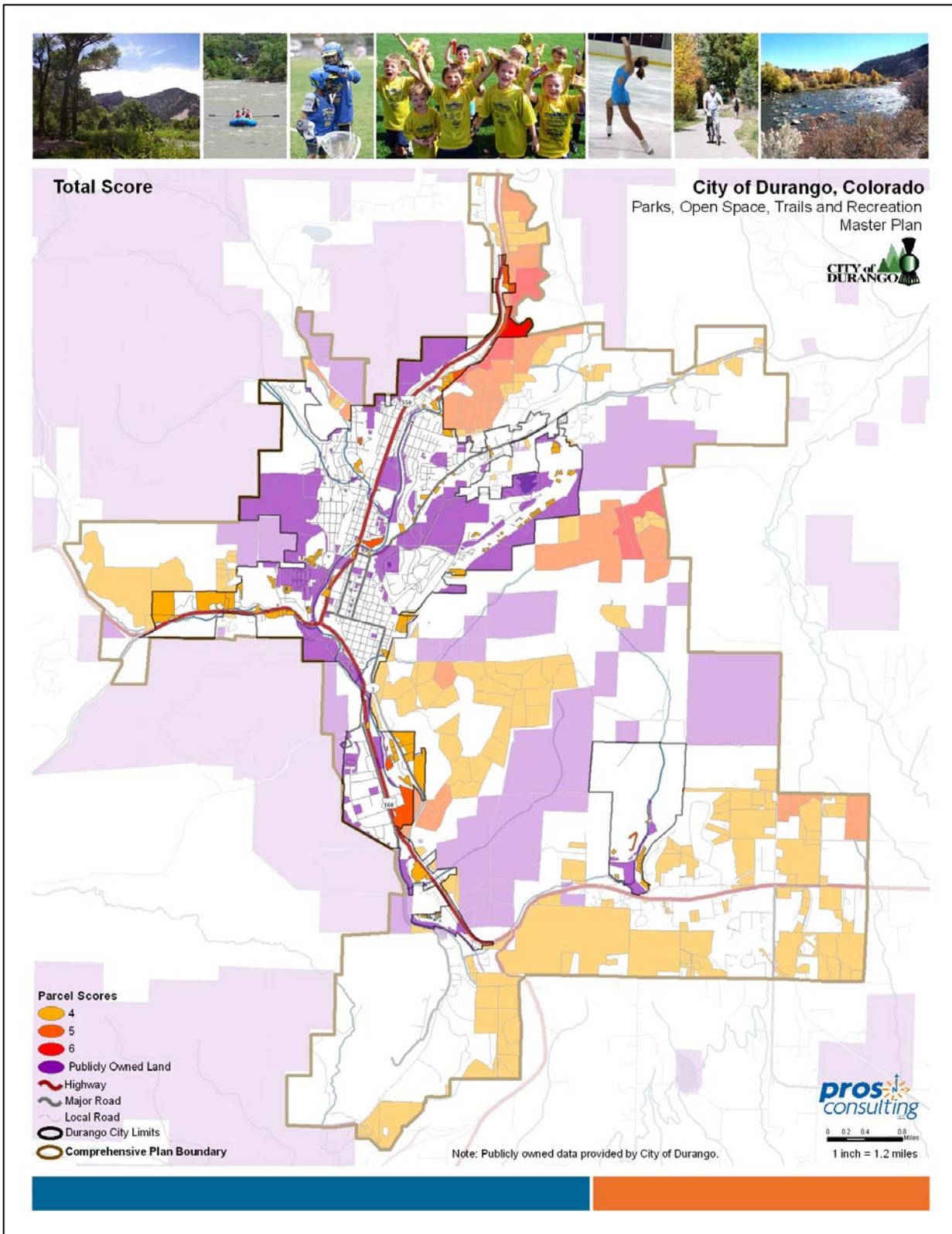


Figure 58 - High Value Greenprinting Score with Public Properties Identified

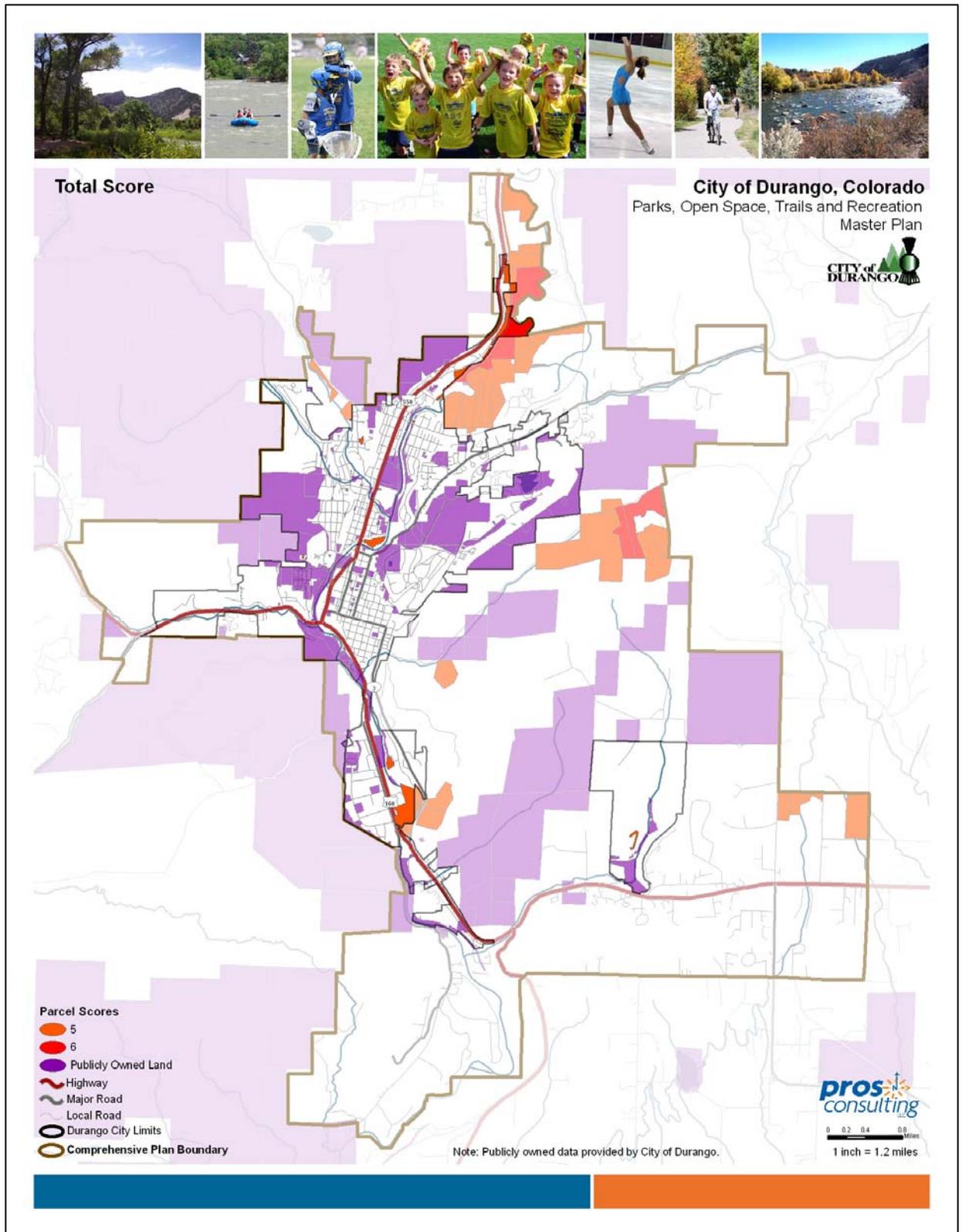


Figure 59 - Higher Value Greenprinting Score with Public Properties Identified