

Community Development - Planning and Zoning Department



Homeowner Association Land Use Assessment Report



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July 16, 2015

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Summary

The Homeowners Association Land Use Assessment is a report for the City of Greeley recording all parcels of land owned by a homeowners association (HOA). The parcels that have been documented consist of detailed recording of actual land uses. The purpose of recording the land use for each HOA owned parcel is to identify what the actual land use is versus the recorded land use in much greater detail. The existing land use descriptions are that of which is used for Euclidean Zoning. The detailed land use categorization that has been created specifically for these HOA owned parcels is designated to provide insight in assessing how these parcels are being employed.

An HOA within the City of Greeley operates to protect and enhance the experience and ideals of a neighborhood. Many HOA's pay dues for consistent maintenance and upkeep of their neighborhood, although some HOA's may not pay any dues for these services. The City of Greeley does not regulate HOA's because an HOA runs on private covenants for homeowners within the neighborhood. A document is signed by each owner for them to abide by these covenants once they become a rightful owner of a property.

The State of Colorado records a list of registered HOA in the City of Greeley as of June 2015. This list of registered HOA's was cross referenced with the listed HOA ownership of parcels from the Weld County Assessor's records.

As of June 2015 there were a total of 86 registered Homeowners Associations in Greeley, CO. Of those registered in June 2015, 37 were found in the parcel data of the City of Greeley for land ownership. There were 29 Homeowner Associations whose registry with the state had been expired in Greeley, CO (Colorado Department of Regulatory Agencies, 2015). Thirteen of those that had expired owned land. Out of all of the HOA's that are currently registered with the state, or expired as of June 2015, approximately 43% of them own land within the City of Greeley.

The only record that the City of Greeley has regarding the total number of HOA's is from the list of those registered with the State of Colorado. The City of Greeley does not have an accurate track record kept of existing HOA's within the city. This is the first time that ownership of land by HOA has been tracked within the City of Greeley.

Subdividing the land uses into developed and undeveloped categories exposed how many parcels have a designated, planned use. Approximately 72% of the HOA owned parcels have an existing developed land use, leaving 28% of the HOA owned parcels undeveloped. Among the developed land uses; common space, perimeter, and drainage features were among the top three land uses to exist. It can be interpreted that the perimeter use and drainage uses are not designated to be open spaces for the public. Common space however is a use that permits people to use collectively as an open space, park, or recreation space and is the land use that is being utilized the most in the City of Greeley.

The 28% of HOA owned land does not currently have an existing use can be utilized more effectively within the City of Greeley to provide open spaces, parks, and recreation places to the residents. The highest proportion of underutilized property was a perimeter space around a subdivision and is followed by the undeveloped lots category. The undeveloped land uses of pedestrian trails and common space have been organically created for use by the public but do not have the infrastructure that a developed parcel of land may possess to provide a pedestrian friendly or pleasing aesthetic to the surrounding environment.

The analysis of HOA owned land parcels and the creation of the database will serve as a resource for the City of Greeley to identify areas of fee based HOA structures and the relation to the provision of open spaces, parks, and recreations places within the city.

*Note that the HOA's that are not recorded to own land within the City of Greeley may be because either they do not own any land or the land ownership is not consistent with land owner of City of Greeley Parcel data from the Weld County assessor's property ownership records.

HOA Land Use Ownership Statistics

Figure 1

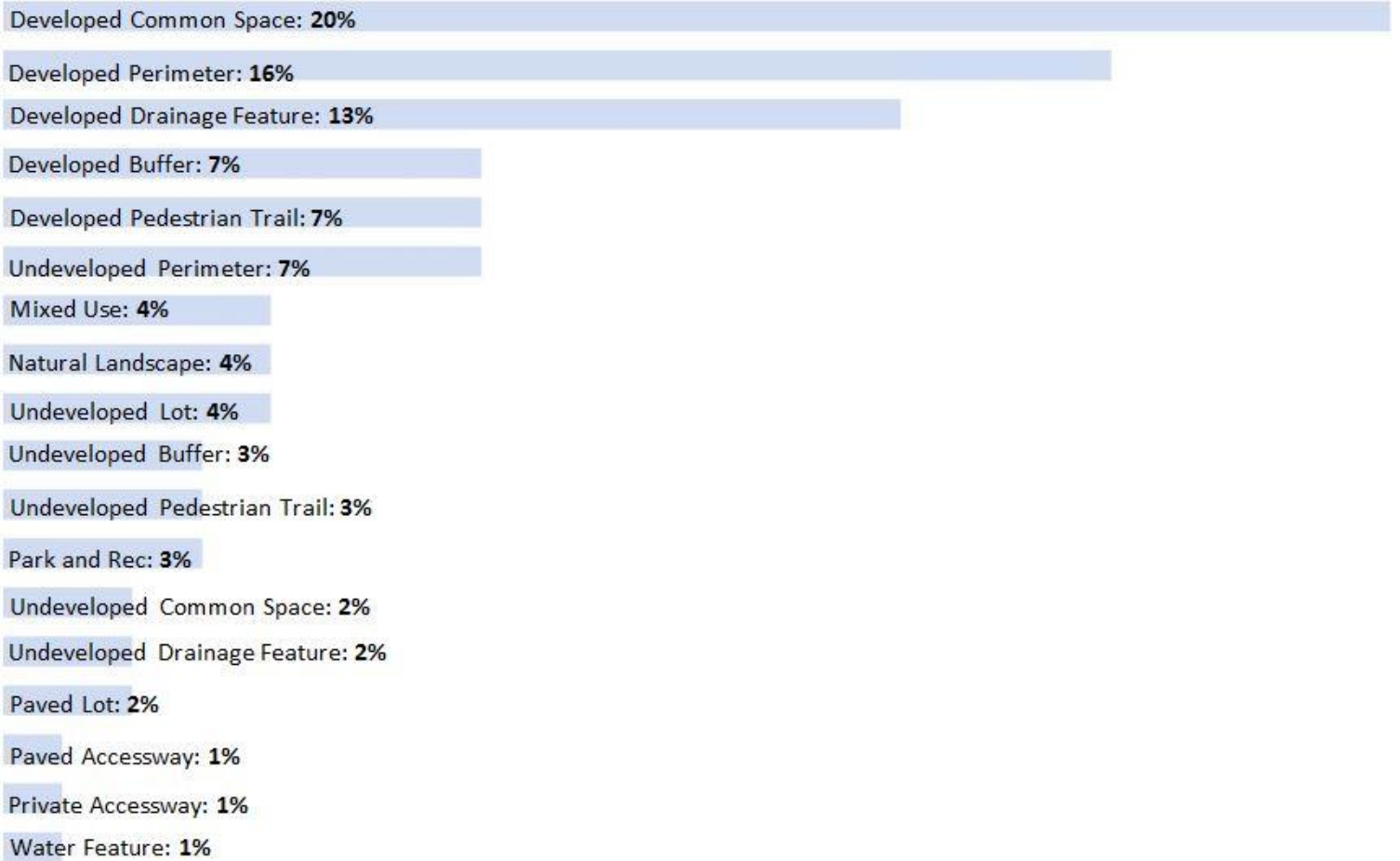


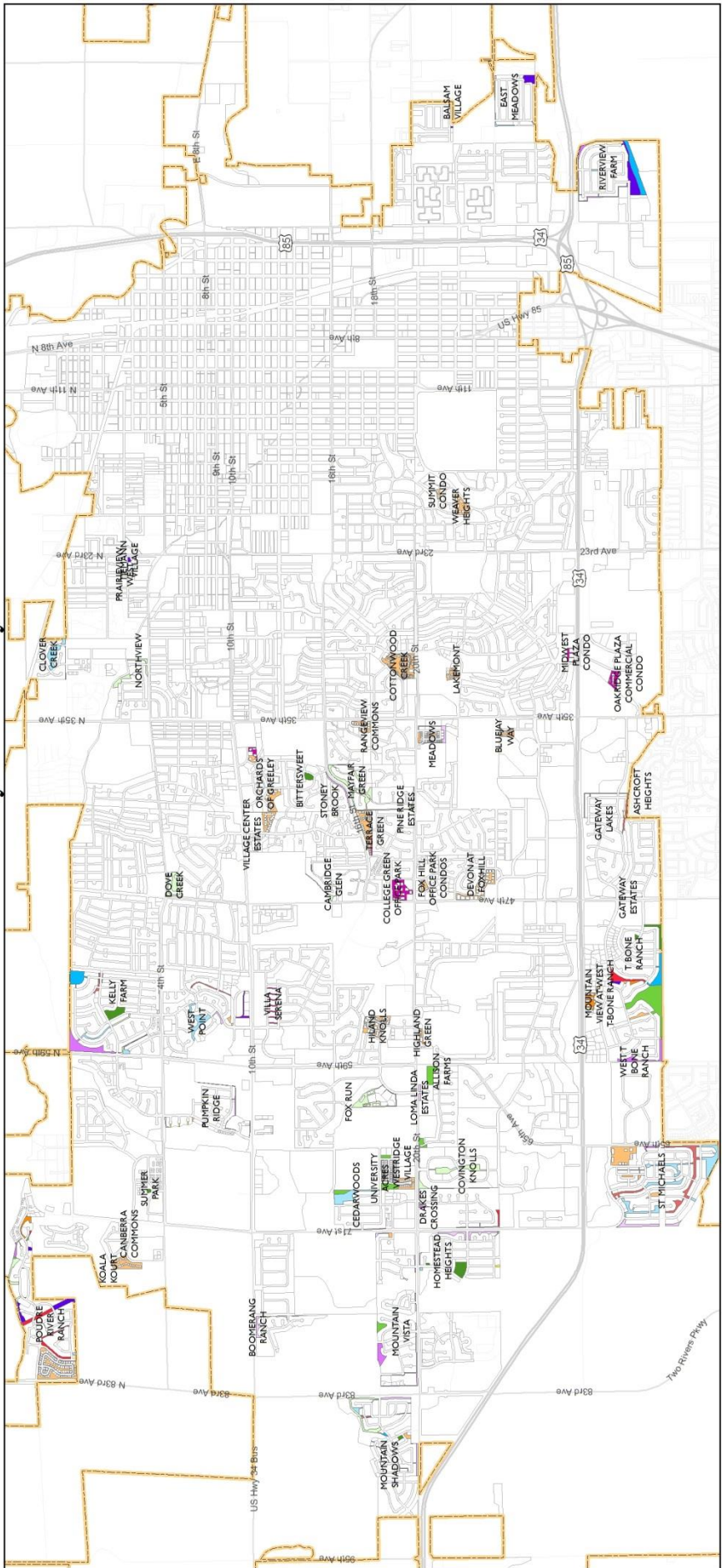
Figure 1 displays the distribution of each land use beginning with the most common use of HOA parcels and ending with the least common use of HOA parcels.

Figure 2

| Land Use Category | Subcategory | # of Parcels | # of Total | % of Total |
|-------------------|-------------------|--------------|------------|-------------|
| Buffer | Developed | 16 | 22 | 9.6% |
| | Undeveloped | 6 | | |
| Common Space | Developed | 48 | 53 | 23.1% |
| | Undeveloped | 5 | | |
| Drainage Feature | Developed | 30 | 34 | 14.8% |
| | Undeveloped | 4 | | |
| Pedestrian Trail | Developed | 17 | 23 | 10.0% |
| | Undeveloped | 6 | | |
| Perimeter | Developed | 36 | 51 | 22.3% |
| | Undeveloped | 15 | | |
| Accessway | Paved Accessway | 2 | 3 | 1.3% |
| | Private Accessway | 1 | | |
| Natural Landscape | Natural Landscape | 10 | 10 | 4.4% |
| Mixed Use | Mixed Use | 10 | 10 | 4.4% |
| Park and Rec | Park and Rec | 8 | 8 | 3.5% |
| Paved Lot | Paved Lot | 5 | 5 | 2.2% |
| Undeveloped Lot | Undeveloped Lot | 9 | 9 | 3.9% |
| Water Feature | Water Feature | 1 | 1 | 0.4% |
| Total | - | 229 | 229 | 100% |

Figure 2 shows the twelve land use categories were broken up into eighteen subcategories to distinguish the developed from the undeveloped parcels.

City of Greeley: Homeowner Association Owned Parcels



Legend:

- DEVELOPED BUFFER
- UNDEVELOPED BUFFER
- DEVELOPED COMMON SPACE
- UNDEVELOPED COMMON SPACE
- DEVELOPED DRAINAGE FEATURE
- UNDEVELOPED DRAINAGE FEATURE
- DEVELOPED PEDESTRIAN TRAIL
- UNDEVELOPED PEDESTRIAN TRAIL
- DEVELOPED PERIMETER
- UNDEVELOPED PERIMETER
- MIXED USE
- NATURAL LANDSCAPE
- PARK AND REC
- PAVED ACCESSWAY
- PAVED LOT
- PRIVATE ACCESSWAY
- UNDEVELOPED LOT
- WATER FEATURE
- CITY LIMITS

Created: June 24, 2015
 By: Katelyn Lobato

Notes:

All geographic data was digitized from aerial photographs dated 1987, 1992, 1995, 2000, and 2005. Updates are continual and data representations will change over time. This product is not guaranteed to be accurate. It is provided as a reference only and does not constitute a warranty. Mapping accuracy standards are based on the National Map Accuracy Standards (NMAS). The information contained within this document is provided as a reference only and is not intended to be used for the preparation of construction documents.

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Methods

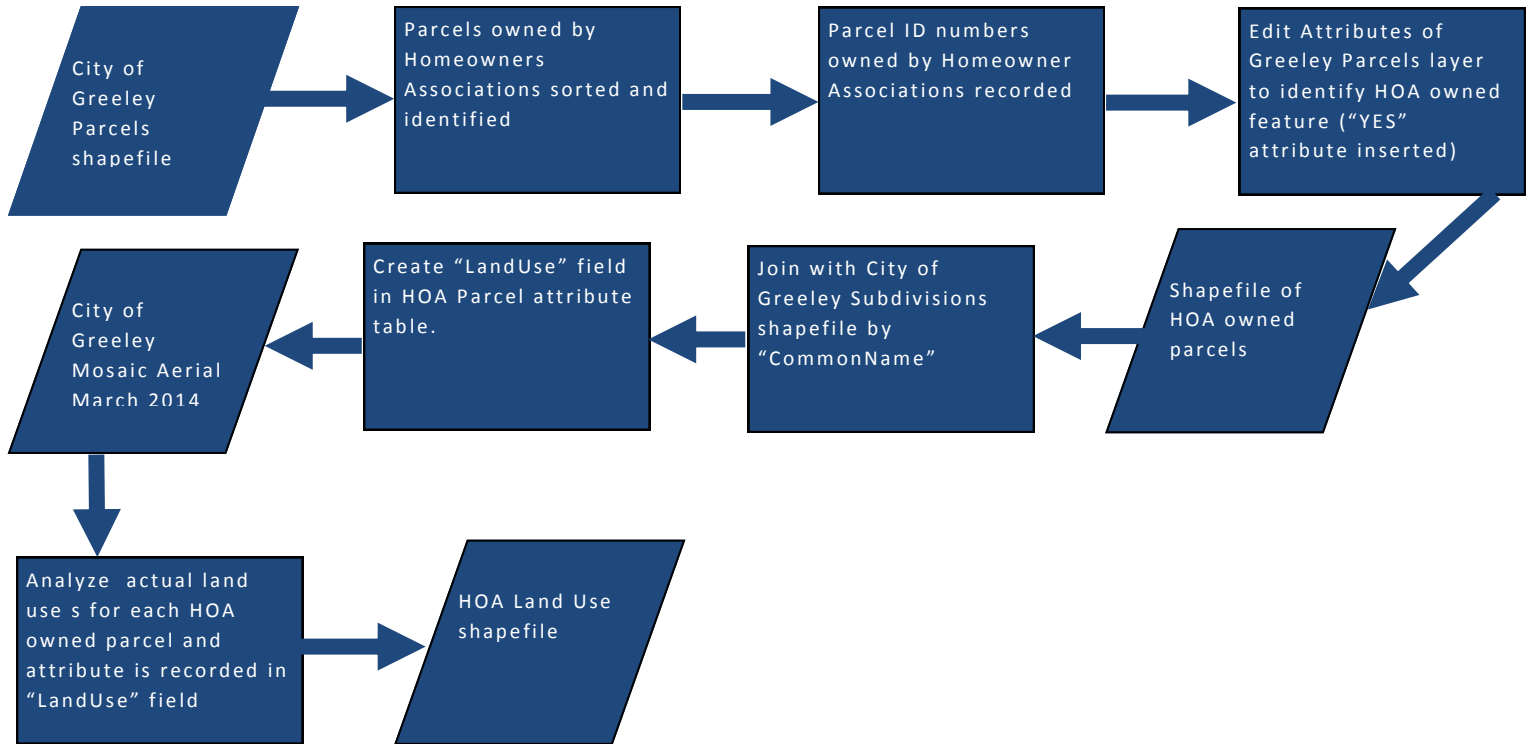
The overall scheme of the analysis involved identifying the parcels that were owned by a homeowner association (HOA) in order to determine the land use of each parcel. To assist the City of Greeley in identifying actual land use of these parcels a database was created to analyze the actual uses by HOA ownership. The City of Greeley does not hold a history in keeping records of homeowner association ownership of land. Therefore, this is the first database to be constructed holding the records of land ownership by HOA's.

To construct an attribute table including all HOA owned property, each parcel of land from the City of Greeley was analyzed for specific attributes. Located in the 'Parcels in Subdivisions' shapefile, the "name" feature (from the Weld County assessor's records) was the essential piece to identifying the ownership of properties. Parcels that were owned by "Homeowners Association", "Community Association", or "Association" within the name were sorted into a new category of the attributes titled "HOA owned". There is no metadata for the parcel of subdivision shape file, however it can be interpreted that it was created prior to 2006 because there are existing HOA's that are presently registered with the State of Colorado are not found in the parcel data as owned by an HOA.

Once HOA owned parcels were identified, the land uses for all 229 parcels were delegated into 10 categories and 18 subcategories by joining the parcel data with aerial imagery from March 2014. The actual land use categories were intentionally more specific categories to accurately interpret the purpose of each parcel. More than half of the categories belong to a "developed" or "undeveloped" subcategory. The subcategory distinguishes uses that are similar in existing use but differ in aesthetics.

A map was created for each HOA to visualize what the land use from the aeriels is. A shape file of land use categories was created and layered on top of each HOA owned parcel to symbolize which category it belongs to in regards to what the aerial imagery displays. By cross referencing the land use category assigned to each parcel with the aerial imagery, it creates more validity within the data. Future analysis can be generated from the geodatabases that was created to add missing HOA's from the present assessor records as well as adding additional information such as fee-based HOA owned parcels.

Flowchart of Processes and Data



Definition of Land Use Categories

The following definitions were used to interpret the categorization of the actual land use for each parcel:

Developed Buffer: Any land that is used to create distance from features in the subdivision that has been developed.

Undeveloped Buffer: Any land that is used to create distance from features in the subdivision that has not had any development.

Developed Common Space: A parcel of land that has been designated to be used by more than one resident and has been developed.

Undeveloped Common Space: A parcel of land that has been designated to be used by more than one resident and has not been developed yet.

Developed Drainage Feature: A parcel of land where a drainage feature exists and has a built infrastructure.

Undeveloped Drainage Feature: A parcel of land where a drainage feature exists with no intentionally built infrastructure.

Developed Pedestrian Trail: A parcel of land where a trail is located for pedestrians and has intentionally built infrastructure.

Undeveloped Pedestrian Trail: A parcel of land where a trail is located for pedestrian use and has no existing built infrastructure.

Developed Perimeter: A parcel of land that's main purpose is to exist as a perimeter barrier surrounding a subdivision with landscaping.

Undeveloped Perimeter: A parcel of land that's main purpose is to exist as a perimeter barrier surrounding a subdivision but does not have any landscaping existing.

Mixed Use: Any parcel of land with a combination of land use categories existing on the premise.

Natural Landscape: A parcel of land that has been exempt from any development or use of any kind and whose natural landscape still stands.

Park and Rec: A parcel of land that consists of any recreational use or infrastructure (i.e. swimming pool, playground, tennis court, park).

Paved Accessway: A parcel that is paved for access to the subdivision.

Paved Lot: A parcel that is paved within the subdivision.

Private Accessway: A parcel that is a private drive for access to the subdivision.

Undeveloped Lot: A lot that has remained undeveloped.

Water Feature: A parcel that has a water feature on the property.

Bibliography

Colorado Department of Regulatory Agencies, Division of Real Estate. (2015). HOA Registration & Information. Retrieved June 2, 2015, from <http://cdn.colorado.gov/cs/Satellite/DORA-DRE/CBON/DORA/1251654053597>.