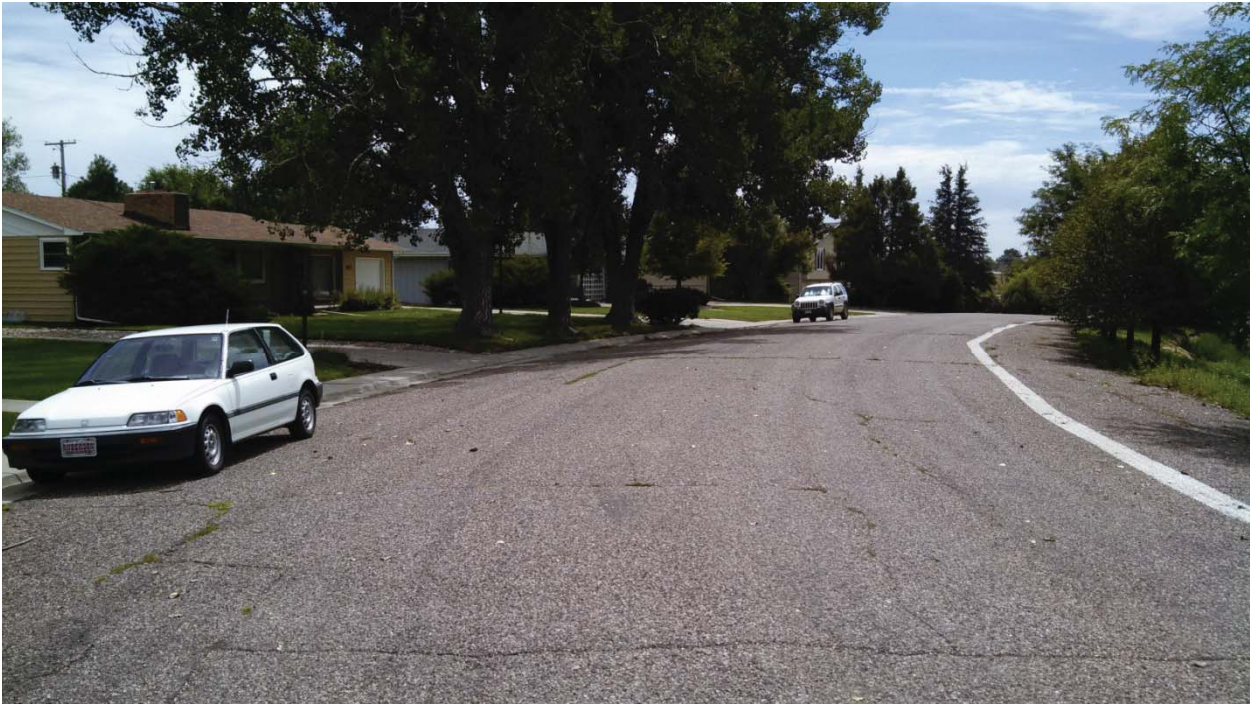


CHAPTER 3 FUTURE LAND USE PLAN



An existing residential neighborhood in Limon



VISION

The Future Land Use Plan Designations and Map articulate a physical planning strategy to implement the goals and strategies of this plan. It is not regulatory like zoning, but it does articulate desired future conditions and provides support for willing property owners to rezone and develop their properties as described in the Future Land Use Plan. Together, the Future Land Use Designations and the Future Land Use Map provide an additional layer of physical specificity to guide implementation of the goals and strategies contained in the other plan elements.

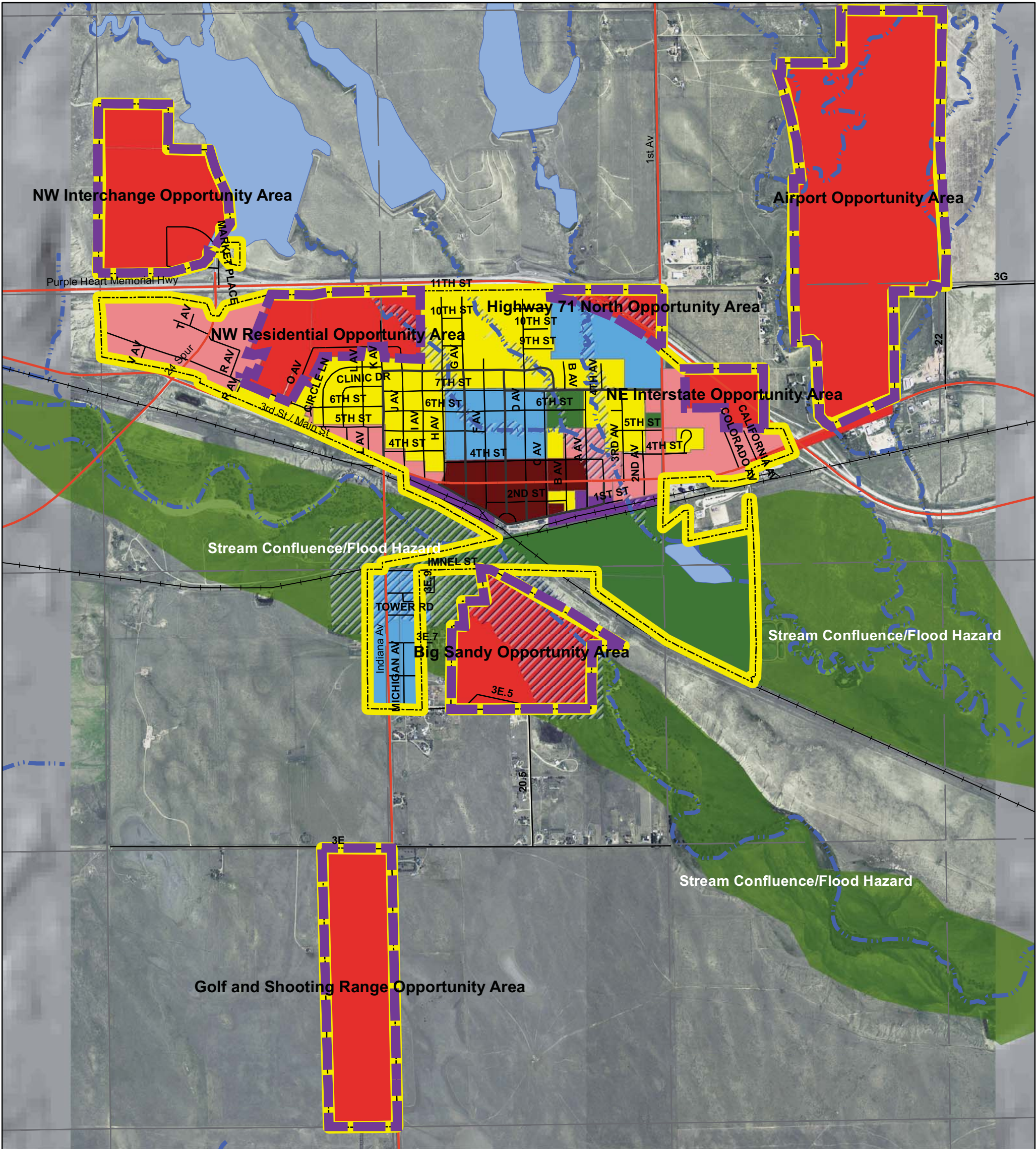
The land base within the current town boundaries can accommodate demand for residential, commercial and primary job development for many years to come. The future land use plan designations and map balances future residential neighborhoods, mixed use areas, highway commercial corridors, light industrial areas, and open space for outdoor recreation. The plan also reflects the reality that some neighborhoods are almost entirely built out and are unlikely to change much in the foreseeable future. The land use designations and map follow.

- **Infill Areas** - These are areas where there is already a development pattern connected to the street network, but where there are vacant lots, larger lots that could be further subdivided, and opportunities for further incremental development within the neighborhood. Infill areas can be commercial, residential, or both and represent opportunities for interested property owners.
- **Opportunity Areas** - These are largely vacant properties that have been annexed into the town and offer opportunities for economic development, housing, and in some cases, portions of these properties are ideally suited for community open space and trails.
- **Developed Neighborhoods** - This designation includes the mostly built-out platted subdivisions and areas of the historic town grid that are unlikely to change significantly in coming decades. This designation encourages the maintenance and replacement of existing residential uses, but does not point towards a desired future that is in any way different from what is in place today.
- **Highway Commercial** - This designation emphasizes convenient automobile access and parking lots in front of the buildings complete with landscaped islands and landscaped areas along the street frontage. Auto access is balanced with obvious and convenient access for pedestrians and bikes.
- **Downtown** - Downtown is the historic center of commerce, celebrations, competitions and civic life. The most important priority for the future of downtown is to maintain and enhance the characteristics that have proven successful in the past. The intent is to stay true to the character of the historic downtown and yet, encourage future development and redevelopment that will strengthen and expand the core of the community.
- **Community Recreation** - These are places that currently provide or could provide recreation, exercise and events and activities that enhance day-to-day quality of life and make Limon a wonderful place to live.



- **Town Periphery and Three Mile Area** - The area around the Town of Limon that is under county jurisdiction is an important component of this plan. This component of the future land use plan focuses on intergovernmental coordination around key topics.





Atlas of Natural and Cultural Features

Legend

- Highways
- Major Roads
- Local Roads
- Railroads
- Streams
- City Limits
- Section Lines
- Lakes

0 0.15 0.3 0.6 Miles

Future Land Use (FLU)

- Downtown
- Highway Commercial
- Industry
- Infill Area
- Developed Neighborhoods
- Opportunity Areas
- Recreational
- 100 Yr Flood / Recreation Potential

**Limon
Future Land Use
Draft**

INFILL AREAS

DOWNTOWN RESIDENTIAL GENTLE INFILL

This neighborhood is currently zoned R-2 and allows for duplexes and single family homes. While the lots have long been occupied with dwellings, there is an opportunity for additional dwelling units in the form of attached and detached accessory dwelling units. This will require a change to the zoning regulations.

These units are typically smaller than the main residence and are often rented to provide additional income for the owners. Accessory dwellings require some level of review for basic standards such as off street parking, size/scale and access to basic utilities. Detached accessory dwellings would require separate water and sewer service.

SOUTH LIMON

This area is already partially developed in a lower density grid pattern extending eastward from SH 71. The properties adjacent to SH 71 are zoned CH-2, which allows commercial, retail and service commercial, as well as mixed residential and commercial land uses. Some commercial businesses exist along the highway, but the majority of developed properties along the highway are currently residential. From one block east of the highway to the municipal boundary, the property is zoned R-4 which allows for high density residential use. The predominant use today is single family dwelling units, but many vacant or underutilized lots exist today. The South Limon Park has been renovated and will better serve the neighborhood and the entire community for many years to come.



**South Limon Residential
Neighborhood Street**

HIGHWAY 71 NORTH RESIDENTIAL INFILL

This area, just south of I-70 and east of SH 71, has a few large lot single family dwellings and is zoned Estate Residential accordingly. There is a lot more land available to continue this development pattern.

OPPORTUNITY AREAS

These are largely vacant properties that have been annexed into the town and therefore, are great opportunities for economic development and housing.



NW INTERCHANGE AREA

The following are the most desirable uses in this opportunity area: “Welcome to Limon!” kiosk & signage, general commercial, transportation, warehousing and docking. A residential neighborhood would fit well on the north end of this opportunity area.



Looking North to the NW Interchange Opportunity Area

AIRPORT AREA

This property is currently owned by the town and is a magnet site identified in the foreign trade zone. It has limited water service and no central sewer infrastructure. This site is an ideal site for commercial uses that are not water intensive such as light industrial, storage and aviation businesses.

BIG SANDY OPPORTUNITY AREA

This property is currently owned by the town and is a magnet site identified in the foreign trade zone (FTZ). Because of its proximity to the developed areas in the town it has the potential to be a master planned property that integrates several types of land use. Most of this property is located in the floodplain and is best suited for open space and trail corridors/greenways. The portions of the property that are not in the floodplain would be suitable for industrial, storage and warehousing in keeping with its designation as a foreign trade zone magnet site. The developable areas of the property could include an appropriate mix of residential unit types. The developable areas of Big Sandy could include live-work format development, which includes both living quarters and low impact commercial workspace in the same building. Water and sewer is readily accessible in Big Sandy.



View of Big Sandy



View of the Vacant Residential Property from I-70

NORTHWEST RESIDENTIAL OPPORTUNITY AREA

This area is annexed into the town and mostly vacant with current zoning of R-3, which allows



single family and multifamily development, and of R-2 which allows single family and duplexes. This is an opportunity to allow for mixed density planned residential communities and an opportunity to develop a new neighborhood in Limon. Uses would include mixed density residential, community recreation features and trail(s) from interchange to downtown. It will be critical to connect future development to the existing street network.

HIGHWAY 71 NORTH OPPORTUNITY AREA

While this area does not have direct access to I-70, it is located in a visible area and is easily accessible along Highway 71. Uses would be highway commercial and other commercial uses that need highway frontage to be successful.

NE INTERSTATE OPPORTUNITY AREA

This property spans across the interstate, with the area south of the interstate having the best development potential. It is currently zoned R-3 which allows single family and multifamily development. Because it is right below the interstate, this area would be better utilized as an extension of the commercial area along Highway 24 near the east I-70 interchange. This area could be an opportunity for more semi-rural development that allows lower investment infrastructure such as gravel streets, on-site storm water management and lowers the cost of development. The portion of this opportunity area on the east side of the interstate is in the planning area for developing an alternate connection from I-70 to Highway 71 to divert eventual Ports-to-Plains corridor commercial traffic around Limon.



Looking West from Near I-70

GOLF COURSE AND SHOOTING RANGE OPPORTUNITY AREA

This is currently zoned open space, but there is enough land area between the shooting range and the golf course for a residential neighborhood on the golf course. One of the goals of this area is to connect the golf course to downtown Limon with a trail or sidewalk. A perimeter trail around the golf course would also expand the use of the golf course property. It will be essential to maintain a safe buffer between the golf course and shooting range.

DEVELOPED NEIGHBORHOODS

This designation includes partially or completely built-out platted subdivisions and areas of the historic town grid that are unlikely to change significantly in coming decades. This



designation encourages the maintenance and replacement of existing residential uses, but does not point towards a desired future that is in any way different from what is in place today. Maintenance of sidewalks, safe street crossings and street surfaces will be an important component of the long term upkeep of Limon's core residential neighborhoods.

HIGHWAY COMMERCIAL

This designation emphasizes convenient automobile access and parking lots in front of the buildings complete with landscaped islands and landscaped areas along the street frontage. Auto access is balanced with obvious and convenient access for pedestrians and bikes. Priority public improvements will include sidewalks and landscaping connecting the west interchange to downtown and signage and an information kiosk leading motorists and pedestrians Downtown.

Encourage developers to integrate interesting and varied façades and encourage a mountain/rustic architectural style that fits the small-town setting and reflects the agriculture and railroad heritage. This designation allows for a flexible mix of retail, restaurants, service commercial, offices and other uses aimed at attracting and accommodating customers on-site.



Highway 24 Looking North

Encourage developers to integrate interesting and varied façades and encourage a mountain/rustic architectural style that fits the small-town setting and reflects the agriculture and railroad heritage. This designation allows for a flexible mix of retail, restaurants, service commercial, offices and other uses aimed at attracting and accommodating customers on-site.

DOWNTOWN

Downtown is the historic center of commerce, celebrations, competitions and civic life. The most important priority for the future of downtown is to maintain and enhance the characteristics that have proven successful in the past. The intent is to stay true to the character of the historic downtown and yet, encourage future development and redevelopment that will strengthen and expand the core of the community. A primary component of this will be to preserve and build support and resources to ensure the preservation and maintenance of historic structures and landmarks in the downtown core and to respect and relate to this historic character.

Increasing the number of residents living in or adjacent to downtown has proven to add vitality and increase the daily customer base all over the country. One strategy for building in downtown residents would be to encourage conversion of hotels in/near downtown to rental apartments.



Looking East on Main Street



Maintaining and improving the pedestrian-friendliness of downtown is a top priority. One of the characteristics that makes Limon's historic district so distinctive is the direct connection between the buildings and the sidewalk, and the obvious orientation towards pedestrians. Future development should site buildings at the edge of the sidewalks and existing gaps in the block faces should be filled in, except for plazas, pocket parks and other gathering places. This designation encourages the revitalization of the historic commercial buildings.

Land uses need to evolve to promote the best use of the land with the possibility of allowing accessory residential units associated with the primary commercial use. Consolidating parking in multi-use collector lots and making the best use of alley parking would help meet peak-season and day-to-day on-site parking needs.

COMMUNITY RECREATION

These are places that currently provide or could provide recreation, exercise and enhance day-to-day quality of life to make Limon a wonderful place to live.

TOWN PARKS AND COMMUNITY SPORTS FACILITIES

Limon is a regional center and it needs to continue to assert its role by maintaining and investing in parks and indoor/outdoor recreation facilities.

RIVER AND CREEK CORRIDORS

Limon is at a confluence of waterways with the Big Sandy Creek just south of Main Street and Downtown and a series of intermittent creeks coming from north to south through town, converging southeast of town. This brings nature right into the daily lives of all who live here and provides cherished discovery of the natural world in Limon.



Creek Corridor Trail near the Cemetery

GOLF COURSE & GOLF COMMUNITY

The golf course offers a wonderful outing for family and friends and attracts regional golfers. With careful planning the golf course could someday include a limited number of course side homes. The golf course will require careful planning and marketing to ensure that it is fiscally sustainable in the future.



CENTERS & CONNECTIONS / PEDESTRIAN SYSTEMS

The walkability and pedestrian systems in Limon could integrate bike routes, pathways, trails and sidewalk throughout town and connecting to parks, open space and other destinations.

TOWN PERIPHERY AND THREE MILE PLAN

The Town Periphery and Three Mile Plan integrates land use planning on the periphery of Limon and intergovernmental cooperation. For the Town of Limon to be its best it must coordinate with the counties surrounding it, Lincoln and Elbert, as well as the Colorado Department of Transportation and the public land management agencies. The topics detailed below are areas where intergovernmental cooperation will be mutually beneficial.

INTERGOVERNMENTAL AGREEMENTS (IGAs) WITH LINCOLN AND ELBERT COUNTIES

The IGAs list the protocol for the communications between the Town of Limon and each county regarding development applications and other activities reviewed under county jurisdiction in the three mile coordinated planning and referral area. County applications within the three mile coordinated planning and referral area are to be referred to the town at least 21 days in advance of a the first public hearing on the land use request. Responses from the Town of Limon will be integrated into the public record regarding the development application. Also the county will encourage land use applications for properties that are currently unincorporated but are contiguous to the town’s municipal boundary to apply for the project under the town’s jurisdiction in a development and annexation application with the town. If the applicant requesting the land use and the Town of Limon cannot reach an agreement for development within Limon, then the county would invite the town to participate in joint review process to inform the county’s final decision.

Additionally the town needs to coordinate with state and county government to ensure the protection of municipal water supply through the wells and to ensure access and the ability to perform maintenance and upgrades to the wells.

REGIONAL OUTDOOR RECREATION

There is a void of outdoor recreation opportunities in the region surrounding Limon. There are no state or national parks nor are there any other major outdoor recreational attractions nearby. This void presents an opportunity to establish a set of regional recreation attractions with Limon at the center and extending out into Lincoln and Elbert Counties.

- Regional trails system extending Limon trails along waterways and linking ponds and public lands.
- Explore possibilities for utilizing state lands for regional recreation.



TRANSPORTATION

Transportation is by nature intergovernmental as roads, train tracks, and flight paths cross through multiple jurisdictional boundaries. It is an especially important topic for Limon, the “Hub City” which is at the intersection of Interstate 70, and Highways 24, 40, 71, and 287, and is also located on two active rail lines through town. The key transportation concerns requiring intergovernmental cooperation are:

- Trains parked on the highway crossings can impede traffic and EMS response to and from South Limon. Continue efforts to find an emergency route in the event of an emergency while a train is obstructing the Highway 71 track crossing.
- The Ports-to-Plains Corridor (Mexico to Canada four lane trade route) will eventually require the construction of a relief route from Interstate 70 to Highway 71 north of Limon to minimize truck traffic on Highway 71 through town.
- Attractive signage that is visible to interstate travelers advertising Limon’s businesses and attractions.
- The airport safety zones extend across jurisdictional lines and enforcement or changes to these zones will require intergovernmental cooperation.

REGIONAL ECONOMIC DEVELOPMENT

Economic development that would require regulation and/or approval by other jurisdictions.

- Many economic development efforts will span jurisdictional boundaries. For example, aviation research and development companies would require review under multiple jurisdictions and agencies and the use of the municipal airport.
- Limon is the regional center, so it is crucial to maintain the geographic identity of Limon with a clear transition from rural and agricultural to in-town Limon.
- Enhancing communications infrastructure and service requires regional cooperation to get companies committed to expanding and improving communications infrastructure.
- Keeping agricultural lands in-tact is a regional effort covering everything from local government land use regulations to state water law.
- Encourage the development of sand and gravel resources near Limon.

ENVIRONMENTAL PROTECTION

Protecting the natural environment in and around Limon is essential to maintaining its character and appeal and to maintaining a clean and reliable water supply.

- Prevent and mitigate flood hazard and erosion.
- Maintain and improve ground water quality.
- Preserve and enhance critical wildlife habitat
- The skyline is an important part of day to day life. Quality of life and livability in this regional center are an important component of regional economic sustainability and the skyline contributes to quality of life. Preserving the skyline and avoiding

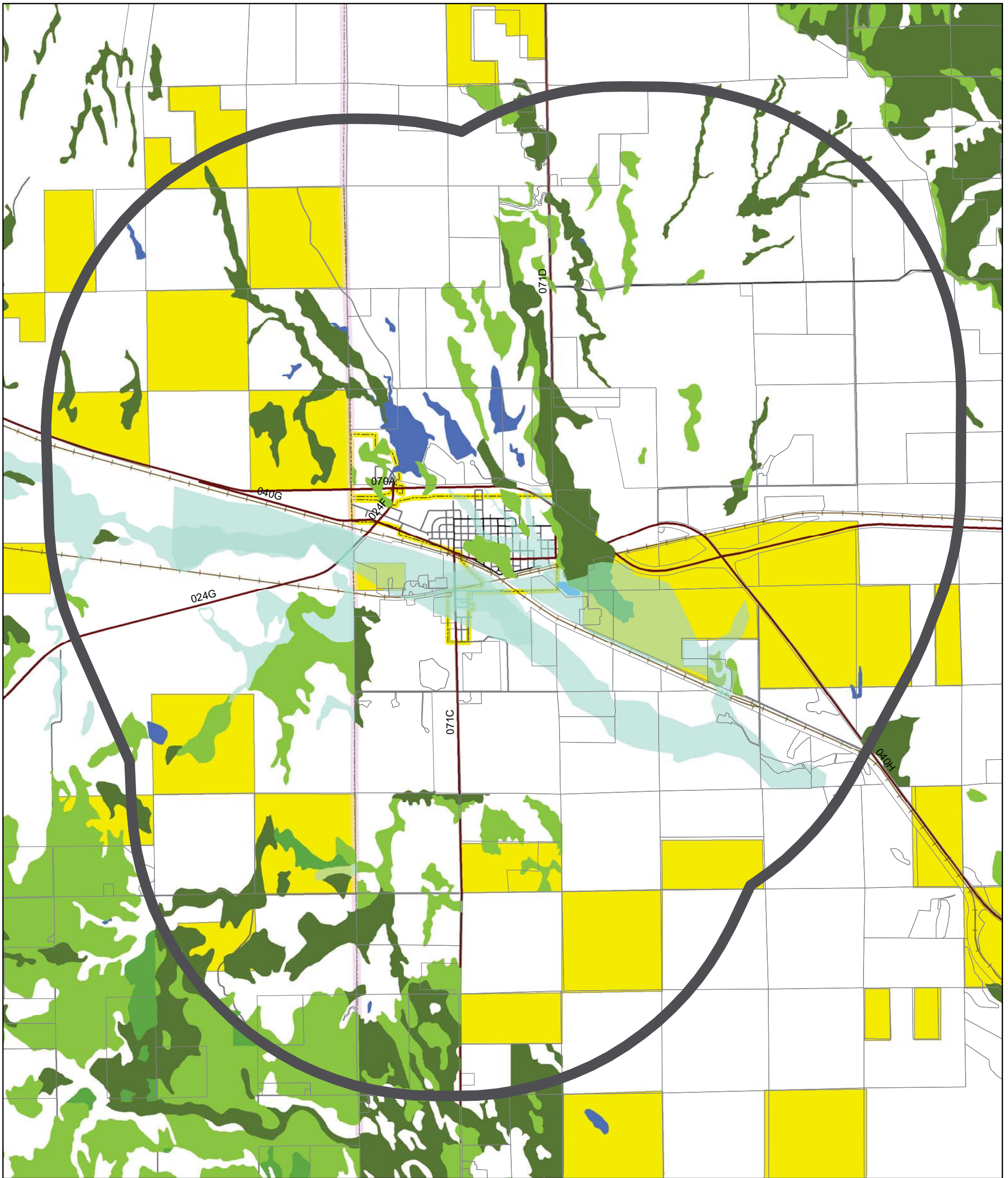


large scale impacts on the views from Limon are an important component of future planning in the three mile planning area.

FIRE PROTECTION, EMS AND LAW ENFORCEMENT

Public safety agencies already work together to cover the needs of the Limon area and future coordination is essential on many fronts including: recruiting and training volunteers and staff, addressing regional EMS needs, and investments in communications technology, equipment upgrades and replacement, and management systems that make the best use of local resources.





Atlas of Natural and Cultural Features

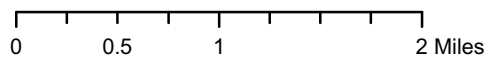
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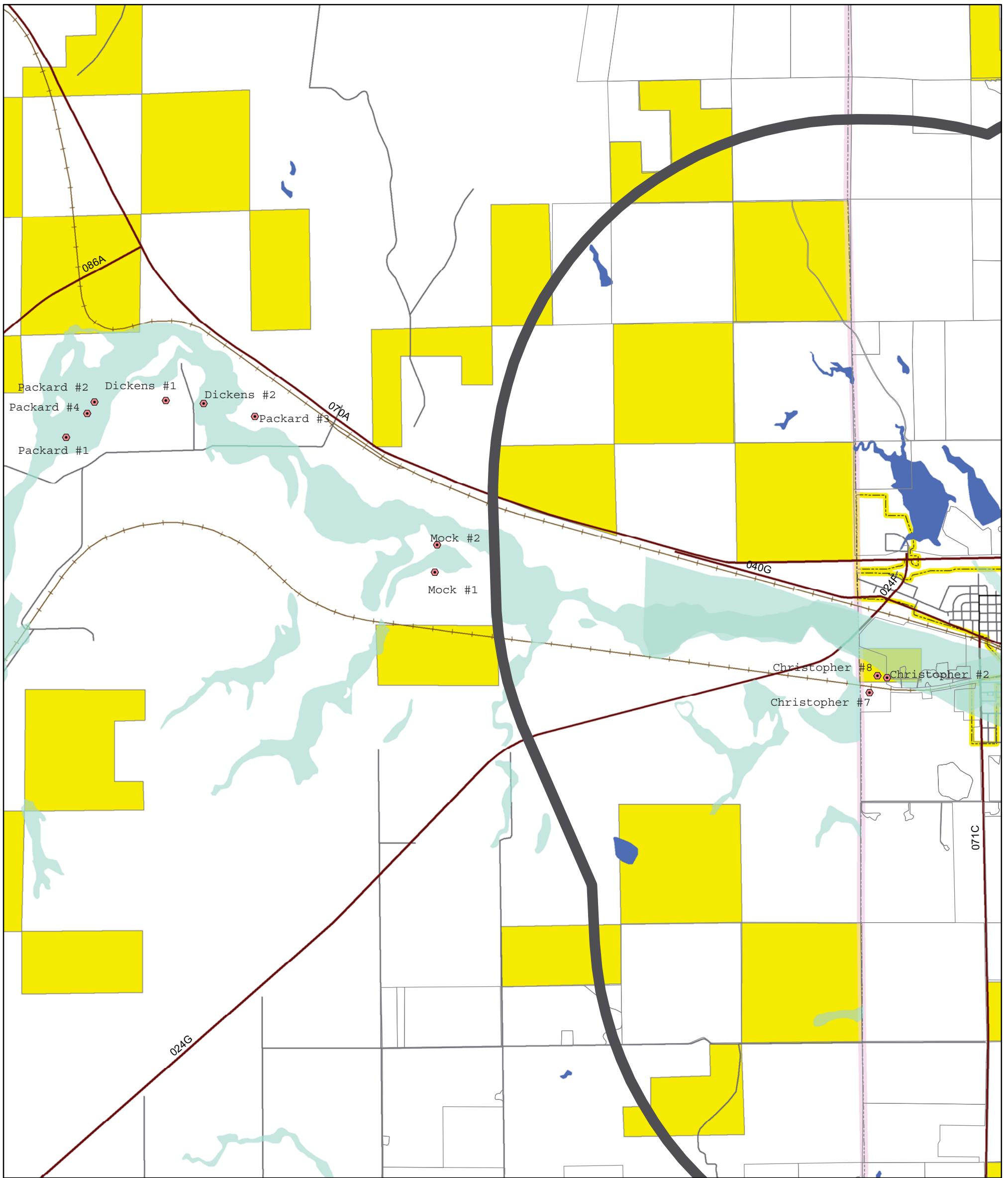
- Highways
- Major Roads
- Local Roads
- Railroads
- Streams
- City Limits
- Section Lines
- Lakes

Legend

- Frequently Flooded
- Farmland of Statewide Importance
- Prime Farmland if Irrigated
- Colorado Land
- Three Mile Buffer

Limon
Three Mile
Plan

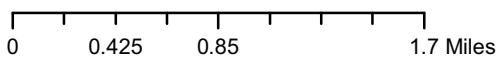




Atlas of Natural and Cultural Features
Legend



- Highways
- Major Roads
- Local Roads
- Railroads
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- City Limits
- Section Lines
- Lakes



Legend

- Town Wells
- Frequently Flooded
- Colorado Land
- Three Mile Buffer

Limon Three Mile Plan

Limon Water Wells