

**City of Durango
Northeast Quadrant
Area Plan**

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Durango Planning Commission

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Northeast Quadrant Area Plan

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Northeast Quadrant Area Plan

Durango Comprehensive Plan Update

1.0 *Introduction*

1.1 Purpose of the Plan

This area plan is intended to guide development decisions affecting land northeast of Durango's City limits. The plan provides guidance for decisions affecting land use, visual character, transportation, relationships to adjoining areas, parks and open space, and public utilities, facilities, and services. The plan makes specific suggestions for developing the area near 32nd Street and East Animas Road and the vacant land between East Animas Road and the River (including Kroeger Ranch) in a way that is consistent with the community's larger vision for Durango. It also describes specific strategies to accomplish Plan goals and objectives.

1.2 Area Covered

The recommendations in this plan cover the Northeast Quadrant, generally defined as the area northeast of the City limits adjacent to Florida Road, 32nd Street and East Animas Road. The study area is bounded by the Animas River to the west, College Mesa to the southeast, Missionary Ridge on the east, the City limits to the south and the northern property line of Kroeger Ranch to the north. The study area is shown in Exhibit 1.

1.3 Relationship to the Comprehensive Plan

The goals and recommendations in this area plan are specific to the study area shown in Exhibit 1. All general goals, objectives and policies in the other sections of the Comprehensive Plan also apply to this area (except those contained within other area plans). This area plan is intended to provide more detailed direction for the development of the Northeast Quadrant.

Exhibit 1: Northeast Quadrant Plan Area

1.4 Background

The plan addresses development issues in the area and focuses upon two distinct areas of concern. Kroeger Ranch presents an opportunity to plan one of Durango's few large vacant tracts of land. The commercial area near East Animas Road, Florida Road and 32nd Street, on the other hand, requires guidance to give the area coherence and focus as a commercial district. Major challenges facing the Northeast Quadrant include developing appropriate land uses and residential densities throughout the area and addressing environmental constraints such as steep slopes, flood plains, migratory corridors and animal habitats.

1.5 Plan Process

The ideas, issues, and concerns identified by the Durango community, property owners, the Comprehensive Plan Steering Committee and City staff were used to prepare the Northeast Quadrant Area Plan.

This plan arose from ongoing development pressures on the City's northeast periphery and the need for a development and annexation strategy. Foremost among these have been the plans for the development of the Riverside PUD (the area known as Kroeger Ranch). Initial plans in 1985 called for a large subdivision of approximately 1,400 units. In 1993, the Ranch's new owner suggested a development plan of 600-800 units. A goal contained in the City's 1985 Comprehensive Plan is to provide a mix of housing types when developing vacant land in, or in close proximity to, the City. The Riverside PUD presents an opportunity to implement this goal.

New residential development in the quadrant suggests that this area could support additional commercial uses in a neighborhood commercial district that would be convenient and would shorten automobile trips for basic goods and services.

Public meetings held in August and November of 1995 provided a public voice in the planning process, as did the Durango Planning Commission's initial public hearing on this Northeast Quadrant Plan on July 18, 1996. Alternative development scenarios were tested against the expectations and desires of the community. The Comprehensive Plan Steering Committee and City Staff refined initially proposed land uses and growth patterns based on input received at these meetings, the hearing, and at City-wide planning workshops.

It is acknowledged that not all the land use proposals for this area have the support of area residents, particularly the proposed use of and densities on the Kroeger Ranch. However, the Comprehensive Plan Steering Committee in reconsidering the land use recommendations reaffirmed the land use and density proposals based upon the overall community need for additional housing opportunities.

This document is organized in five main sections that parallel the development of the plan itself. First, existing conditions in the study area are described, then relevant issues and concerns are identified. The goals that respond to those

concerns are then presented, which are the basis of the plan. Then the plan and recommended policies are described in detail. Finally, an implementation section lists the strategies proposed to take the plan to fruition.

2.0 Existing Conditions

An understanding of the existing conditions was essential to develop the Plan. Exhibit 2 illustrates existing conditions graphically, including development patterns, the transportation network, the East Animas River floodplain, drainage ways, and areas of steep slope. The following subsections are a summary assessment of the study area organized into major categories such as land use, design, and transportation. These categories are used throughout the area plan.

2.1 Land Use—Existing Pattern

The Northeast Quadrant contains three primary roads along which development has occurred. Florida Road exhibits a variety of residential development types, including single-family subdivisions such as Timberline View Estates and Elk Ridge as well as multi-family developments such as Mountain Oaks, Village Townhomes and Heritage Village.

The area adjacent to the intersection of 32nd Street and East Animas Road contains a mix of land uses including light industrial, service commercial, a nursery, and mini-storage facilities. Residential development is sprinkled throughout, including Ptarmigan Ridge, a new mixed-use subdivision on the northeast corner of Florida and East Animas Roads. Although much of the area is relatively flat, development has cut into several moraines.

The area north of 32nd Street and East Animas Road is dominated by large-lot homes and vacant pasture land. Ptarmigan Farms and Kroeger Ranch occupy a significant portion of this area. Much of the development within this low valley is constrained by the East Animas River floodplain which contains wetland areas. Exhibit 3 summarizes existing land uses found in the Northeast Quadrant.

Exhibit 2: Existing Conditions

Exhibit 3: Existing Land Use

Land Use Category	Acres	% of Area
Single family residential	427	35.9%
Multi-family residential	39	3.3%
Commercial	9	0.8%
Industrial	8	0.7%
Parks and Recreation (vacant land)	6	0.5%
Public/Utilities	88	7.4%
Undeveloped/Agricultural	613	51.5%
Totals	1,190	100.0%

2.2 Community Character and Design

The steep slopes of Missionary Ridge and College Mesa and the floodplain of the River constrain development in the Northeast Quadrant. These two constraints also give the area much of its identity. The steep slopes south of Florida Road compress development into a relatively narrow band, giving Florida Road a dense, cluttered appearance. Much of the development is pushed up to the edge of the road right-of-way. Terminal moraines running east-west define the physical character of the Florida/32nd River area.

The land north of 32nd Street and East Animas Road has a very different character. Here, large open pastures contain few trees or structures. Houses on the west side of East Animas Road are on large, multi-acre sites. Homes on the east side of the road vary in size and quality.

The character of the area between Florida Road and the river valley is not well defined. Houses, businesses and warehouses make the area between Florida Road and 32nd Street a mix of large and small structures, with minimal cohesion as a district.

2.3 Transportation

Access to the Northeast Quadrant is provided from the northwest by 32nd Street, a two-lane minor arterial, and from the south by Florida Road, a two-lane principal arterial. Florida Road, also known as County Road 240, ultimately provides access to Lemon Dam and Vallecito Reservoir. 32nd Street ties into U.S. Highway 550, while Florida Road links to the central business district, making the area conveniently accessible. East Animas Road provides access to Kroeger Ranch and points north. This two-lane minor arterial intersects with 32nd Street and Florida Road. Expansions of these roads will need to occur in order to provide adequate capacity for anticipated development through this area.

Access within the Northeast Quadrant is primarily along these major roads, although some internal streets such as Holly Avenue provide access to properties located between the main routes.

North College Drive, one of the primary access routes to College Mesa, intersects Florida Road near the Huck Finn commercial area. The College Mesa Area Plan recommends that primary access to the mesa be shifted eastward to a new road located opposite the intersection of East Animas and Florida Roads.

2.4 Relationship to Adjoining Areas

As shown in Exhibit 1, the Northeast Quadrant is located northeast of Downtown Durango just beyond the City limits. Florida Road is the primary means of access to the area from Downtown.

The plan area is separated from College Mesa by steep slopes, although College Drive provides vehicular access up the mesa. An improved road connection opposite East Animas Drive will increase access between these two areas.

The Animas River floodplain, which forms the western boundary of the study area, is a significant environmental feature affecting the visual character, developability and recreational potential of the western portion of the Plan area. The Animas River Valley provides important wildlife habitat. Wintering deer and elk utilize various parts of the Northeast Quadrant while foraging near the river and on surrounding hillside habitats.

Areas north and northeast of the Plan area (along East Animas and Florida Roads) are largely undeveloped beyond the roadway corridors.

2.5 Parks and Open Space

While there is a neighborhood park proposed for 31st Street and Holly Avenue, this part of the community will continue to have a shortage of easily accessible park facilities. The higher density development along Florida Road was developed with little attention to the need for open space, recreational areas or safe access to such areas. As a result, there are few opportunities to provide park amenities in this portion of the community except for the undeveloped Animas riverfront and the extension of trail networks throughout the plan area. However, much of the riverfront is subject to annual inundation from spring thaws. The City currently is exploring options to acquire a portion of the Kroeger Ranch for parks and open space purposes.

2.6 Public Utilities, Facilities, and Services

Water and Wastewater. The City's water and wastewater systems are adequately designed to accommodate anticipated development in this area, though significant line extensions will be required to serve the Kroeger Ranch area with City utilities.

Police Service. The Durango Police Department provides services to the incorporated portions of the planning area. Upon annexation, the Department will extend services to the remainder of the area, though additional staffing is likely to be required.

Fire Service. The Durango Fire Department assists the Animas Fire Protection District in providing services to this area through a mutual aid agreement. Both departments are evaluating options to enhance response times for incidents in this area. Though the City is evaluating a site located on East 32nd Street within the planning area, long term city-wide service may be enhanced if the site is located west of the planning area, closer to U.S. Highway 550.

Exhibit 4: Existing Water System

Exhibit 5: Existing Wastewater System

3.0 Issues and Concerns

Throughout the planning process, the Durango community, the Comprehensive Plan Steering Committee, key stakeholders in the area, and City staff contributed to this list of issues and concerns. These were gathered from notes at public meetings, hand-outs returned with comments (from public meetings) and citizen letters. The following is a summary of what was seen and heard. These issues and concerns are the foundation of the Plan.

3.1 Land Use

Two primary land use issues must be addressed in the Northeast Quadrant: the development of Kroeger Ranch and the creation of a neighborhood commercial center near 32nd Street/East Animas Road. More specifically:

- **Developing appropriate residential densities on Kroeger Ranch.** The community raised concerns regarding the type and density of development, emphasizing a desire to maintain a low-density character. Residents of nearby subdivisions (Ptarmigan Farms and Valley Acres) were especially concerned about residential development occurring north of 32nd Street and East Animas Road. Compatibility factors identified by area residents included traffic generation, loss of open space, and loss of the area's rural character. The Steering Committee has balanced these concerns with the fact that the Kroeger Ranch is one of the few developable tracts of land adjacent to the City that can effectively accommodate a significant population.
- **Providing an appropriate mix of non-residential development.** A district where nearby residents can shop for basic necessities and services would be convenient for residents and reduce automobile trips to downtown. The size, scale and allowable uses within this commercial area should be limited so that development does not attract significant traffic from other parts of town. In addition, it should be located to most effectively and compatibly serve area residents.
- **Addressing non-conforming uses.** The treatment and designation of non-conforming uses (e.g. industrial and heavy commercial uses) will shape the long term character of this area. If such uses along 32nd Street or East Animas Road are allowed to expand, then this area will be less desirable for residential development.

3.2 Community Character and Design

Two separate character issues will affect the Northeast Quadrant: the quality and character of new residential development (i.e. on Kroeger Ranch) and the creation of a strong sense of place for the 32nd Street/East Animas Road commercial district. Other specific character and design issues include:

- **Encouraging quality development.** New site development should use quality materials and be developed to City standards.
- **Creating an attractive entrance to Kroeger Ranch.** New development should establish an attractive entrance statement on East Animas Road that is compatible with lower density residential development on the east side of the road.
- **Developing a cohesive neighborhood commercial center.** Currently, development in the vicinity of 32nd Street and East Animas Road lacks definable boundaries and an identifiable character. Development in this area should front the street and provide a strong sense of place.
- **Developing coordinated commercial signage.** Signs should be visible from the street, but not distracting.
- **Sharing parking resources.** Parking should not visually dominate commercial areas. When possible, new development should share parking resources and locate them to the sides and rear of buildings.
- **Preserving the aesthetic value of environmentally fragile hillsides.** Development along Florida Road is backed up against the steep slopes of College Mesa. Hillsides should be preserved to minimize visual intrusion and damaging cuts.
- **Spring flooding along the Animas River.** The low elevations in much of the valley north of 32nd Street and East Animas Road make it susceptible to spring flooding. Retaining open space along the river will help to prevent downstream flooding in the City and retain the open, rural edge to the Community.
- **Maintaining a low-density character north of 32nd Street and East Animas Road.** Development should respond to the area's existing character. Higher density residential should be developed at a scale that complements existing, lower density residential development.
- **Improving the aesthetic quality of Florida Road.** Landscaping and other street improvements are needed to improve the appearance of residential development along Florida Road.
- **Screening unattractive land uses.** Mini-storage facilities and light industrial uses in the area contain large structures and outdoor storage incompatible with the area's character.

3.3 Transportation

Area streets serve multiple roles including parcel access and local and through traffic. New development will place additional burdens on the circulation network, especially if higher residential densities are developed on Kroeger Ranch. Specific transportation issues include:

- **Balancing parcel access with the efficient flow of traffic.** Florida Road and 32nd Street must carry through traffic while providing some access to individual parcels. Access near the commercial district should be controlled to minimize the number of access points and facilitate the safe and efficient flow of traffic. Access points must be designed to minimize visual obstructions and ensure adequate room for turning and acceleration.
- **Developing a pedestrian-friendly road network.** Florida Road, 32nd Street and East Animas Road are dangerous for pedestrians where no sidewalks exist. Crossing these roads can also be hazardous. A safe and convenient pedestrian network should be provided to increase foot traffic between developments and minimize short automobile trips.
- **Improving road capacities.** 32nd Street, East Animas and Florida Road may experience congestion as the area develops. Additional roadway capacity should be added as traffic demands increase in this area. The City has obtained many property owner agreements to help fund improvements to Florida Road. Similar assessments should be used to fund needed expansions to East Animas Road.
- **Securing upgrades of private roads.** Throughout the area, private roads have been developed that do not meet City standards. Deficiencies include inadequate widths, substandard or lack of paving and excessive grades that create potential servicing problems and liabilities if the City desires to annex and assume maintenance responsibilities.
- **Improving access for bicyclists.** The Northeast Quadrant is close enough to the City to make it convenient for its residents to commute by bicycle. Currently, travel along roadways is dangerous. Dedicated or widened lanes are needed to provide safe bicycle routes from downtown. In addition, paved trails along the River and elsewhere through the plan area could provide more attractive routes for commuting and recreational use.
- **Providing access to College Mesa.** The current access to College Mesa is via a local street through a residential neighborhood. Creation of a minor arterial road access to College Mesa would improve the flow of traffic on Florida Road and remedy existing traffic problems on North College Drive.

3.4 Relationship to Adjoining Areas

- **Preserving River amenities.** In addition to providing critical wildlife habitat, the Animas River provides recreation opportunities such as rafting, kayaking and fishing. The River can also be enjoyed land side, with activities such as birdwatching and hiking. A large portion of the valley north of East Animas Road and 32nd Street is in the 100-year flood plain. The City's Riverfront Overlay Zone applies to this portion of the study area, protecting it from inappropriate development. A conservation and trail easement should be secured to ensure a trail connection from the River through Kroeger Ranch to the 32nd Street/East Animas commercial area, and to link the east side of the Valley with the primary Riverfront trail.
- **Maintaining visual amenities.** Steep slopes, visible from U.S. 550 and other parts of Durango, define the eastern edge of the plan area. With little room for development on the south side of Florida Road, there are pressures for development to creep up and cut into the hillsides, thereby compromising their appearance.

3.5 Parks and Open Space

- **Developing a community park on Kroeger Ranch.** The Kroeger Ranch has the potential to be developed as a community park, serving the regional needs for active and passive recreation. The site is large enough to meet the long term needs of the community. However, access and compatibility with adjacent development must be addressed before the park can be an effective asset to the community.
- **Adding active recreation uses to Riverview School Park.** Recreation uses on school property should be supplemented with active recreation facilities at the proposed City Park at the corner of Holly Avenue and 31st Street.
- **Maintaining wildlife habitat.** Wintering elk seek out Kroeger Ranch and other properties in the northeast quadrant as a seasonal destination. Development should strive to accommodate this seasonal wildlife use.
- **Protecting wildlife habitat as passive open space.** Elk, deer and other native animal species such as bald and golden eagles, hawks, and other small mammals make their homes throughout the area. Protecting wildlife habitat should be a criteria when planning and designing passive open space amenities such as hiking trails and river access.

3.6 Public Utilities, Facilities, and Services

- **Locating a new fire substation.** The City needs a new fire substation to provide service to the Northeast Quadrant. This area is also being evaluated as a potential site for an Animas Fire Protection District substation. The City

and District should coordinate to ensure that adequate fire protection is provided efficiently and economically.

- **Funding water and wastewater extensions to Kroeger Ranch.** The cost of extending water and wastewater systems to Kroeger Ranch should be born by those benefitting from such improvements. If the City is able to obtain adequate park land for a community park, then the entire community should participate in the costs to provide needed services.

3.7 Annexation

- **Annexation.** The City intends to annex most of the Northeast Quadrant to accomplish the goals set forth in this area plan. Annexations must be coordinated with provision of adequate public facilities and services, and should be approached in a broad rather than piecemeal strategy. However, the City should annex only areas in which land uses and densities permit efficient use of City resources.

4.0 Goals and Policies

The goals and objectives of the City of Durango's Comprehensive Plan apply to growth and development within the Northeast Quadrant Area Plan. This corridor has particular significance for the transportation, economic development, environmental and recreation goals and objectives. Specifically, the development of the corridor will have a direct impact on the City's ability to achieve the following Comprehensive Plan goals:

- GOAL 1: To maintain or improve the quality of Durango's natural resources.
- GOAL 2: To maintain Durango's views of natural hillsides and mountains.
- GOAL 3: To protect sensitive floodplains, hillsides, wetlands and wildlife habitat from inappropriate development.
- GOAL 4: To maintain and enhance the diverse, small town character of Durango.
- GOAL 5: To retain or enhance the aesthetic value of Durango's natural and built environments.
- GOAL 6: To encourage public awareness and participation in community activities.
- GOAL 7: To establish land use patterns that are coordinated with and make the most efficient use of community facilities while allowing for equitable funding strategies.
- GOAL 8: To encourage the development of a variety of housing types for community residents.
- GOAL 9: To promote the provision of adequate affordable housing opportunities for community residents.
- GOAL 10: To promote a healthy, sustainable, balanced economy that capitalizes on the community's natural, recreational, cultural and human resources.
- GOAL 11: To preserve and enhance historic and cultural resources that symbolize the community's identity and uniqueness.
- GOAL 12: To maintain a transportation system that safely and efficiently meets the needs of residents, businesses and visitors.
- GOAL 13: To provide employees, residents and visitors with realistic opportunities to use alternative modes of transportation.

- GOAL 14: To balance the demand for expanding urban development with the efficient provision of facilities and services.
- GOAL 15: To maintain a system of open space throughout the planning area that serves as a visual and recreational amenity, as well as providing sufficient habitat to sustain healthy wildlife populations.
- GOAL 16: To develop and maintain an interconnected system of parks, trails and other recreational facilities.
- GOAL 17: To foster cost-effective public services and facilities that enhance the lives of community residents.

5.0 The Plan

The Vision: The Northeast Quadrant in the Future

The Northeast Quadrant has developed as an attractive place to live and do business. The area is relatively close to downtown and natural amenities, making it an ideal location for residential development. New development is planned to take advantage of natural amenities while remaining unobtrusive. A series of trails gives access to the exceptional environment of the Animas River and public facilities throughout the City. Commercial and residential developments have been enhanced to improve neighborhood compatibility.

A coherently planned neighborhood commercial center serves nearby residents by car, bicycle or foot. Shared parking areas are located behind commercial buildings. Access to parking areas is limited to a few points so that traffic moves safely and efficiently through the district. Street trees, sidewalks, benches and pedestrian-scale light fixtures help give the district an identity.

Kroeger Ranch has developed as a cohesive neighborhood with low and medium residential densities. A community park on the southern and western sides of the property meets many of the community's passive and active recreational needs. The natural drainage way has been sensitively re-designed and incorporated as a central amenity of the community.

The plan for the Northeast Quadrant provides a vision for the future and policies and recommendations to achieve it.

This vision is illustrated in Exhibit 6., the Northeast Quadrant Area Plan. Major elements of the Plan are shown, including key land uses, the recommended development scenario for Kroeger Ranch and components of the proposed open space network.

Exhibit 6: Northeast Quadrant Area Plan

Recommended Policies

Policies are the statements of public intent against which individual actions and decisions are evaluated. The following policies apply to the Northeast Quadrant. They prescribe public and private actions above and beyond those listed in the Comprehensive Plan that will help achieve the vision for this area.

5.1 Land Use

Policy 5.1.1: Promote the development of land uses that are consistent with the plan illustration in Exhibit 6 and the plan policies.

Comment: Appendices 1 and 2 summarize the future land use categories and land use mix proposed for this area.

Policy 5.1.2: Develop a mix of residential densities on Kroeger Ranch, including extremely low-density residential rural or rural estates (10-35+ acre lots), low-density residential (1-5 DU/acre) and medium-density residential (5-12 DU/acre). Extremely low density residential development should provide for additional open space and wildlife movement opportunities on and through the Ranch. Medium-density units are most appropriate near East Animas Road.

Policy 5.1.3: Development of habitable structures should be confined to areas outside the Animas River 100-year floodplain.

Policy 5.1.4: Promote the development of large-lot residential (1-3 acre lots) on the east side of East Animas road and north of 32nd Street.

Policy 5.1.5: Encourage the development of medium-density residential (5-12 DU/acre) along 32nd Street with access off of local streets to continue the current pattern of development.

Policy 5.1.6: Develop a Local Commercial district, as defined in the Comprehensive Plan, on East Animas Road between 32nd Street and Florida Road as shown in Exhibit 6 (subsequently referred to as “Northeast Center”). Encourage neighborhood-serving commercial uses such as grocery stores, dry cleaners, restaurants and other neighborhood-oriented services. Limited office and residential development should also be encouraged within the Northeast Center.

Policy 5.1.7: Reinforce Florida Road as a residential rather than a commercial corridor by promoting medium (5-12 DU/acre) and high-density

(12+ DU/acre) residential development east of Holly Avenue. Commercial development should be focused in Northeast Center. Existing commercial and industrial sites outside the Northeast Center shall be treated as non-conforming uses.

Policy 5.1.8: Reserve the corner of Holly Avenue and 32nd Street for a public use. This site could potentially be used for a new fire substation.

Policy 5.1.9: Promote the redevelopment of underutilized and substandard residential property. The City should facilitate the consolidation of multiple properties into larger development parcels, particularly along Florida Road.

Policy 5.1.10: Require site plan review to determine the environmental and visual impacts of proposed developments. Cut-and-fill impacts should be carefully reviewed. Development on slopes in excess of 30% should be prohibited.

Policy 5.1.11 Allow for low-intensity office uses through the planned development process within medium-density areas fronting on Florida Road. Office projects shall include a residential component and shall be designed to be compatible with the residential architecture (e.g. building height and bulk, roof lines, building materials, etc.). Parking should be located behind structures and screened from adjacent residential units.

5.2 Community Character and Design

Policy 5.2.1: Promote the development of a carefully designed residential community on Kroeger Ranch. Create an attractively landscaped entrance to the development. Build on elements of the natural environment, such as the drainage way, to shape the pattern of development. Pay special consideration to project lighting, building heights and architecture, landscaping and overall relationship of the project to surrounding areas.

Policy 5.2.2: Encourage pedestrian linkages between developments. Require City standard sidewalks or multiple-use paths (separate from streets) in all new developments.

Policy 5.2.3: Develop a unified character in the vicinity of Northeast Center by coordinating public improvements built to applicable City Standards, such as street trees, light fixtures, sidewalks, and street furniture.

- Policy 5.2.4:* Minimize the visual impact of parking areas by requiring special edge treatments such as architectural or landscape screening. Parking lots should be located behind buildings and shared with neighboring uses when practical. Under certain circumstances, parking standards for commercial developments should be eased when parking is coordinated.
- Policy 5.2.5:* Apply design standards to commercial development to ensure compatibility with the desired character for the neighborhood. Northeast Center should be pedestrian-oriented, with buildings fronting the street. Site design standards should address the provision of public spaces, building placement, landscaping, pedestrian circulation, parking lot design, lighting and outdoor storage. Building design standards should address building mass, height, and materials.
- Policy 5.2.6:* Screen large buildings and incompatible uses with perimeter landscaping and planted berms in the vicinity of Northeast Center.
- Policy 5.2.7:* Require landscape buffers between dissimilar and incompatible land uses.
- Policy 5.2.8:* Increase landscaping requirements in developments along Florida Road to soften the appearance of new development. Existing development should be encouraged to increase perimeter planting.

5.3 Transportation

- Policy 5.3.1:* Require improvements to and/or expansion of East Animas Road prior to any development that generates significant traffic from Kroeger Ranch.
- Policy 5.3.2:* Implement traffic calming measures in and around Northeast Center. Pedestrian safety should be given priority in this area. Changes in pavement surfaces and other visual cues should be used to alert drivers to the need for extra caution in this area.
- Policy 5.3.3:* Limit access to commercial development on East Animas Road and Florida Road within Northeast Center.
- Policy 5.3.4:* Construct a new local street behind the neighborhood commercial center connecting 32nd Street and Florida Road. This additional street will improve access to interior parcels.

- Policy 5.3.5:* Develop a local street connecting East Animas Road to Florida Road (around String Hill). This connection should intersect Florida Road at North College Drive.
- Policy 5.3.6:* Prior to or in conjunction with annexation, existing residential streets not meeting City standards should be improved or alternate arrangements made to provide for emergency access and other transportation needs. Annexation agreements should be used to defray any extraordinary costs of providing City services.
- Policy 5.3.7:* Develop a dedicated bike/pedestrian lane on East Animas Road and 32nd Street. Enlarge the shoulder, where possible, on Florida Road to increase bicycle and pedestrian safety.
- Policy 5.3.8:* Develop a trail system that connects the Northeast Quadrant with the Animas River open space corridor.

Provide safe pedestrian crossings where the trail meets major roads (e.g., East Animas Road near Kroeger Ranch) Require all new development to contribute to the trail system in the form of trail construction or fees-in-lieu. Negotiate open space easements as necessary.

5.4 Relationship to Adjoining Areas

- Policy 5.4.1:* Maintain functional wildlife habitat on lands at the lower end of the Animas Valley in this Plan Area that allows for seasonal use and daily movements into and out of these areas by animal species. Land developed at very low residential densities could serve this function. All development should be carefully designed to minimize impacts on wildlife.

5.5 Parks and Open Space

- Policy 5.5.1:* Develop a publicly accessible community park up to 100 to 150 acres with passive and active recreation facilities on Kroeger Ranch. The park should be designed and managed to be compatible with wildlife usage. All park development should be carefully designed to minimize impacts on adjoining areas.
- Policy 5.5.2:* Maintain the Animas River floodplain as open space with limited recreational improvements (e.g., soccer fields, open play areas, etc). Develop safe and convenient alternative bicycle and pedestrian routes to downtown along the River.

Policy 5.5.3: Develop a new neighborhood park with active recreation facilities at the corner of Holly Road and 31st Street.

5.6 Public Utilities, Facilities, and Services

Policy 5.6.1: New development should be reviewed for potential impacts on the utility systems. The water system serving Kroeger Ranch should be looped to the existing system ensure that adequate fire flows can be maintained.

Policy 5.6.2: Develop a City fire sub-station within or adjacent to this plan area to improve emergency response times.

6.0 *Implementation and Action Agenda*

The Plan for the Corridor will take time to implement. Some recommendations will require a minimum investment of time and money, while others will take years and many thousands of dollars to realize. Exhibit 7 lists tasks recommended to implement this area plan and proposes implementation priorities.

Exhibit 7: Implementation Actions

No.	Description	Priority
1	Develop a fire sub-station serving the northeast area.	Short-term
2	Initiate a systematic annexation program for the northeast quadrant.	Short-term
3	Develop a program to upgrade Florida Road, 32 nd Street and East Animas Road between Florida and 32 nd Street to a three-lane road with bike paths.	Short-term
4	Upgrade East Animas Road from 32 nd Street to Kroeger Ranch in conjunction with the development of community park facilities or residential development on the property.	Intermediate
5	Secure adequate land on Kroeger Ranch to develop a community park facility.	Short-term
6	Develop a 100 to 150 acre community park on Kroeger Ranch that is oriented to minimize impacts on adjacent properties.	Intermediate
7	Secure trail and street dedications needed to provide adequate motorized and non-motorized transportation.	Ongoing

Appendix 1: Future Land Use Categories

Land Use	Density / Size Restrictions	Description
Rural	35 acres, minimum	Private land that will remain in parcels of 35 or more acres. Most of these parcels will receive no urban level services.
Rural Estates	10 acres, minimum	Private land that will remain in parcels of 10 or more acres. Most of these parcels will receive no urban level services.
Rural Residential	3 acres, minimum	Private land that will consist of lots typically served by wells and/or septic systems.
Residential - Large Lot	1 to 3 acres	Single family residential lots which typically are served by a public water and/or wastewater system.
Residential - Low density	1 to 4.99 Dus per acre	Single family residential lots ranging from 6,000 SF to 1 acre that receive full urban services. As policies are refined, this land use may be defined to include other dwelling types.
Residential - Medium Density	5 to 11.99 Dus per acre	Single family residential lots smaller than 6,000 SF. Other dwelling types, including duplexes, triplexes, patio homes, mobile home parks, apartments and town homes permitted.
Residential - High Density	12 -24 DUs per acre	Includes multi-family dwellings and group dwellings.
Mixed Use	≤ 24 Dus per acre	Permits a mix of residential (typically multi-family units) and commercial development
Local Commercial	5-acre site, maximum	Small scale commercial development providing goods and services to the surrounding neighborhood (e.g., convenience stores, hair salons, shoe repair, dry cleaners and video stores).
Commercial	NA	Permits a wide range of commercial development (e.g., office, retail, service), with all operations and storage being contained within the primary buildings (e.g., grocery stores, the mall, factory outlet stores, hotels, restaurants).
Institutional /Public	NA	Public and quasi-public uses, such as schools, government facilities, cemeteries, hospitals and churches.
Parks & Recreation	NA	Public and private land designated for passive or active recreational uses.
Conservation / Open Space	NA	Public or private land which will remain undeveloped as natural open space. Minor improvements such as trails and parking areas may exist to provide access.

Appendix 2: Future Land Use Mix

Future Land Use Category	Area in Acres	Percent of Total Area
Open Space/Conservation	218	8.3%
Rural	44	3.7%
Rural Residential	1	0.1%
Residential Estate	68	5.7%
Residential Large Lot	295	24.8%
Residential Low Density	203	17.1%
Residential Medium Density	192	16.1%
Neighborhood Commercial / Mixed Use	18	1.5%
Parks and Recreation	134	11.3%
Public/Institutional/Utility	17	1.4%
Total	1190	100.0%