

# FUTURE LAND USE MAP

## KEY CONSIDERATIONS

- Preserving Paonia's small town feel and rural and historical character
- Maintaining the Town's agricultural legacy and its connection to agricultural and public lands
- The increasing demand for affordable housing
- Identifying options for a gradual density increase
- Maintaining the economic vitality of the historic downtown
- Maintaining commercial development along Grand Ave. and clustering new commercial development along the Town's gateways
- Identifying areas for creative mixed use and business opportunities
- Preserving and increasing access to open space and the river
- Protecting wildlife habitat and riparian corridors
- Identifying natural hazards and their implications on existing and future development

## MAP ELEMENTS

### Future Land Use Categories

1. **Downtown Commercial Core** – The vibrant commercial heart of Paonia with a unique historic character. This area is oriented towards local businesses and pedestrian access. Its restaurants and the Paradise Theater are the gravitational center of community life. Commercial activities are generally limited to small scale retail, professional offices, and restaurants and food trucks. Maintaining local core businesses that serve the community's daily needs in this district is a key step to preserving the small town feel and sense of self-reliance.

Primary Uses: Small scale retail, restaurants, professional offices, and other compatible commercial uses

Supporting Uses: Institutional, civic and government facilities, parks and recreational facilities, residential

2. **Mixed Use** – This category is intended to support a range of uses that serve and complement the Downtown Core while blending with lower density residential areas. The commercial, residential mix, and light industrial mix contributes to maintaining access to services and provides diverse housing options. Mixed Use areas are walkable and connected to nearby amenities, parks, and open space.

Primary Uses: Mixed residential, light industrial, home office, art studios, commercial, restaurants, public

Supporting Uses: Small scale manufacturing, institutional

3. **Downtown Neighborhood** – Part of the oldest residential neighborhood in the historic town grid, this area is predominantly defined by historical architecture styles and single-family housing. Slightly higher residential density than other residential areas is located here due to its proximity to Grand Ave and the Town's most vibrant commercial axis. Maintaining the historic character and scale while allowing for increased density is the focus in this area.

Primary Uses: Residential including one, two and three family housing

Supporting Uses: Home office/studio, parks, institutional, ADUs

4. **Town Original Neighborhood** – This district encompasses the central residential neighborhood in the historic town grid, characterized by tree-lined streets and an older architecture (turn of the century to 1940's). Its historic architectural character, walkability and small neighborhood feel are highly valued by the community. Maintaining walkability by sidewalk improvement, tree maintenance and off-street parking solutions is key in this area.

Primary Uses: Residential, single family

Supporting Uses: Home office/studio; ADU, institutional

*\*Note to Staff: we'd like to discuss density with the public ("gentle", duplexes, ADUs) and where they are appropriate within different neighborhoods.*

5. **Traditional Neighborhood** – This district defines a more recent residential part of the Town (post 1950), with mostly single-family homes properties. It represents a transition from the historic core residential and mixed use areas towards the lower density residential districts that border agricultural land and open space. Residential density in this area will increase gradually over time with the addition of new ADUs or two family dwellings.

Primary Uses: Residential single family

Supporting Uses: Senior apartments. Two family dwellings and ADUs

6. **Conservation Neighborhoods** - Low-density conservation developments at the edge of Town, dedicated to preserving open space and the wildlife habitat corridor within the Town's larger geographic and ecological context. This area acts as a transition buffer between the Town and the surrounding open lands. It offers a pedestrian and visual connection between the Town core and the recreational areas outside of the Town limits, reflecting the community's appreciation of its natural environment. Conservation measures such as conservation easements are encouraged in this area.

Primary Uses: Residential (cluster or conservation development)

Supporting Uses: Parks and trails, natural habitat preservation, access easements

7. **Urban Farmland** – This area is defined by agricultural land that supports the practice of cultivating crops, raising livestock, and agritourism. It creates a transition between Town living and the surrounding rural farmland and it contributes to conserving open space and historic agricultural land. This category plays a critical role in preserving Paonia's rural history and character and in reinforcing its local culinary farm-to-table tradition. Development in this area includes clustered and single family housing in conjunction with agriculture and land conservation.

Primary Uses: Single Family Residential

Supporting Uses: Agriculture, open space conservation, land trusts, worker housing

**Urban Growth Area (UGA)** – Includes areas near the boundaries of the incorporated municipality, and represents a way to achieve ordered and controlled urban growth in accordance with the County and in harmony with the rural character of the North Fork Valley. New development in this area should focus on maintaining productive rural areas, open land and scenic viewsheds and it should be concentrated in

proximity to existing infrastructure. The UGA includes several Natural Hazard areas, the most significant being the FEMA 100-year floodplain.

For more details on planning and development in these areas, please refer to the *Paonia – Delta County IGA* and the *Town of Paonia Highway 133 Corridor Master Plan (Planning Areas A and B)*.

**3-Mile Plan Area** – Considers properties within 3 miles outside of the Town limits that are not included in the Urban Growth Area. New development in this area should be compatible with its surroundings and designed within the context of preserving existing agricultural areas and wildlife corridors. The 3-Mile Area includes several natural hazards, including flooding, landslide and runoff prone regions, and is overall characterized by a significant wildfire risk.

For more details on planning and development in these areas please refer to the *Paonia – Delta County IGA* and the *Town of Paonia Highway 133 Corridor Master Plan (Planning Areas A and B)*.

**Historic Core** – The central area of Town that is defined approximately from Niagara Ave. to Rio Grand Ave., and from First Street to Fourth Street. The buildings and streets in these areas reflect the original settlement of Paonia around the turn of the 20th century and into the 1940's. While not all properties are historic, this area generally displays a unique architectural character and a rich historic legacy that are highly valued by the community. Remodels and new development in these areas should be compatible with the general character and scale of the surrounding neighborhood. The Historic Core generally includes future land use categories: Downtown Core, Town Core and Town Original Neighborhoods, and some Mixed Use/Light Industrial.

**Gateways** – The two main gateways to Paonia play a crucial role in connecting the Town geographically (through Hwy 133) and represent key nodes in the future of the Town as they are located mostly in UGA areas. They provide opportunities for improved signage, safe pedestrian paths, and recreation access. For more details on planning and development in these areas refer to the *Town of Paonia Highway 133 Corridor Master Plan*.

- a. Samuel Wade Road represents the main access point from the highway. While future commercial and residential development is encouraged in this area, it is crucial to preserve agricultural land and the scenic view sheds. Development should be concentrated in clusters in order to maintain Paonia's small-town, agricultural character.
- b. Grand Avenue is the secondary access to the Town from the highway. Development in this area should focus on landscaping and beautification, on integrating the River Park and on creating a safe bike and pedestrian-friendly access to the Paonia K-8 School.

**Wildlife/River Corridor** - The “green backbone” of the Town, it is a system of areas that include the existing parks, the Gunnison River and Minnesota Creek riparian corridors and the Jumbo Mountain BLM area, complemented by pockets of conservation land within the Town limits. This area overlaps with identified wildlife habitat zones and it is intended to recognize and protect endangered species as well as the existing ecological systems that intersect with the Town. This area offers recreational opportunities as well as habitat continuity and protection for wildlife, and will benefit from further conservation and protection efforts, as well as improved accessibility. Responsible development in the area will include measures to preserve habitat and wildlife corridors.

**Natural Hazards** - Paonia is shaped by the surrounding hills and mesas, as well as the rise and fall of the river and its tributaries. Natural hazards are a part of living close to wilderness and the natural cycles of our environment. It's necessary to plan and prepare for the following risks: the recurrence of floods along the river and other waterways during spring runoff and significant precipitation events; landslides in areas with steep slopes and/or soil conditions susceptible to settling or expansion; runoff across areas that can increase erosion and channelize drainage; and wildfire risk, particularly in neighborhoods within the Wildland-Urban Interface.

For information on these areas refer to the *FEMA 100 year floodplain*, the *Colorado State Forest Service Wildland/Urban Interface*, and existing maps referencing the region's wildfire hazard areas and areas prone to landslides and runoff.

### FUTURE LAND USE MAP

The Future Land Use Map (FLUM) is a graphic representation of the desired future for Paonia, as expressed by the shared community vision. It is a tool meant to guide decision-making. The FLUM is not a zoning map, and it does not regulate or restrict existing or vested uses.

