

Land Use Categories



The following provides general descriptions of the land use categories shown on the two Land Use Alternatives for Burlington. These descriptions provide the general guidelines for land use planning by category in the Burlington area through 2045.



LOW TO MEDIUM DENSITY RESIDENTIAL

HOUSING TYPES: Single Family Homes, Townhomes and Duplexes, Senior Living.
ALLOWED RESIDENTIAL DENSITY: 2–20 dwelling units/acre
DESCRIPTION: This land use category includes various housing styles and types of various densities, including traditional single family detached homes along with senior housing units and single family attached units such as townhomes and duplexes. A wide variety of lot sizes, house sizes, and architectural styles may be included within the Low to Medium Density Residential designation. This designation includes most of the existing neighborhoods in the future, as shown on the Future Land Use Options 1 and 2. In addition to residential uses, areas shown as Low to Medium Density Residential may include various parks and open spaces, including neighborhood and pocket parks, faith-based institutions, schools, and other community facilities and amenities. This land use classification may include small areas of retail or commercial uses mainly along the main streets within Burlington.



MIXED USE

HOUSING TYPES: Townhomes, Row Homes, Condominiums and Apartments
NON-RESIDENTIAL USES: Commercial, retail, office, entertainment
ALLOWED RESIDENTIAL DENSITY: 12–28 dwelling units/acre
DESCRIPTION: The Mixed Use category provides flexibility for property owners to integrate more than one land use within a particular building or property. Projects may integrate different land uses (including residential and commercial uses), vertically (within the same building). Alternatively, projects may horizontally mix uses by connecting the various land uses through sidewalks, trails, the street network, and other urban design strategies. The overall goal of Mixed Use is to better tie different land uses together. An example of Mixed Use development is the traditional pattern of buildings along Main Streets in America, where retail or commercial uses are located on the first floor and less active uses, including residential units or offices, are located on second or third floors.

As shown on the Future Land Use Options and the images (before and after) of Rose Avenue, the Mixed Use category may include areas along Rose Avenue in Burlington, as well as areas in Downtown, along 14th Street, and areas around the I-70 interchange at Rose Avenue. The Mixed Use form of development along Rose Avenue would emphasize the re-use of vacant properties, or locations where property owners choose to redevelop, along and close to Rose Avenue. The Mixed Use concept for Rose Avenue would emphasize having future buildings located closer to the street, as well as the installation of street trees, landscaping, sidewalks, and other features to make the corridor more attractive for residents and visitors in Burlington.

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RETAIL / COMMERCIAL

DESCRIPTION: Retail / Commercial areas include a wide range of businesses that provide goods and services. They may include neighborhood-oriented retail centers that include uses geared to daily needs (such as a pharmacy, dry cleaner, bank, or restaurant) , as well as grocery stores and larger box retailers.

In Burlington, the Retail / Commercial category includes the various highway-oriented commercial areas (including truck stops, gas stations, and related uses) around the I-70 and Lincoln Street interchange (US 385 South).



BUSINESS PARK / INDUSTRIAL

DESCRIPTION: The Business Park / Industrial category primarily includes employment-related uses either arranged in formal "Business Park" settings, or in smaller concentrations located in various areas around Burlington. This category includes grain elevators and related agricultural processing operations on the edges of Burlington, as well as smaller areas of business operations along the railroad. These areas tend to have proximity and access to the bigger roads in the area to serve the needs of companies.



PARKS AND OPEN SPACE

DESCRIPTION: This land use category captures the parks and open spaces within and near Burlington. This category may include future trail corridors on the edges of the community as well.



AGRICULTURE

DESCRIPTION: The Burlington Comprehensive Plan assumes that the areas surrounding Burlington, within unincorporated Kit Carson County, will be preserved as areas with agricultural operations over the next 20 years. To prevent haphazard development on these areas on the outskirts of Burlington and beyond, the land use alternatives assume that these areas could not be subdivided into parcels smaller than 20 acres. The alternatives assume that areas shown as Agriculture would continue to operate as agricultural lands and would not be developed into other residential or commercial uses through 2045.