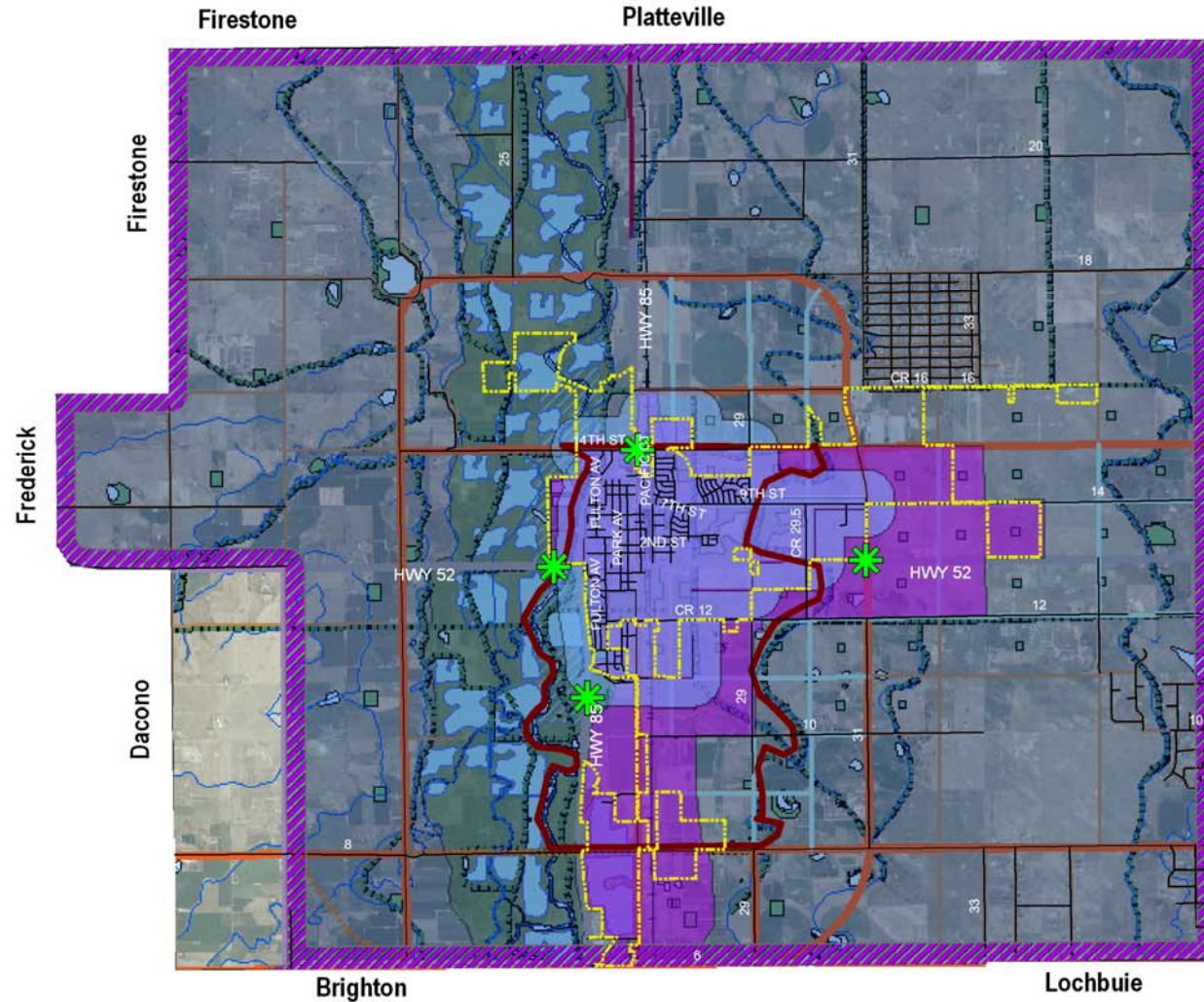


FORT LUPTON COMPREHENSIVE PLAN UPDATE 2007

Community Growth & Identity Map



Legend

- City Limits
- Gateways
- Planning Area Boundary
- Rivers and Creeks
- Growth Tier One
- Growth Tier Two
- Growth Tier Three
- Community Buffer
- Wellhead Protection
- State and US Highways
- Arterial
- Arterial to be determined
- Collector - Urban
- Collector to be determined
- Collector - Rural
- Retail Street

Tier One is the priority growth area that is within 1/2 mile of existing water lines and can serve five years of population growth (at a 5 percent growth rate). This enables the City to plan for and provide new services efficiently. The City will consider extending urban services beyond this area, but development must pay the full costs of doing so.

Tier Two is Fort Lupton's secondary growth boundary. It has sufficient land to approximately serve the twenty-year growth area and existing infrastructure within two miles. There are inherent limitations on growth in this tier. The farther out that the City grows, the harder it is to integrate the new development into the City and extend the necessary infrastructure. Therefore, a gradual progression of growth from Tier One to Tier Two is recommended. However, properties in Tier Two can become eligible for annexation upon the City's approval of an overall neighborhood plan that addresses the issues associated with annexation. Upon approval of a neighborhood plan, the Comprehensive Plan is amended to extend Tier One around the new neighborhood.

Tier Three contains the remaining land that is within Fort Lupton's planning area that would require significant capital investments to provide public services to, such as land west of the South Platte River. The City has or is in the process of entering into Intergovernmental Agreements with the surrounding municipalities and Weld County to help ensure the City has input regarding any potential development applications in this area since changes in land use and transportation systems will directly affect the City. Eighty-six percent (86%) of workshop participants want the City to define areas of mutual interest with neighboring communities and develop revenue-sharing agreements.

