

3.7 | Poncha Springs Sub Area Plan



VISION & CHARACTER

- Uniquely nestled at the base of high mountain peaks, Poncha Springs and Maysville celebrate their **small-town character** and offer a variety of landscapes from **open working ranches** to rocky cliff faces.
- Poncha Springs continues to be a welcoming and physically diverse community that is a **safe and affordable** place to live and work as it grows and changes.
- Old and new developments provide a balance of commercial and residential growth to create **walkable neighborhoods** and remain a family and business-friendly community.

FUTURE LAND USE MAP

Elements of the Poncha Springs/ FLUM include:

- **Mixed Use Corridor** includes the entrances along Highway 50 and is intended to support existing commercial uses located in business and industrial parks. Development in this designation should complement, not detract from the efforts of the Town of Poncha Springs to create commercial centers.
- Tiered residential uses include **Mixed Residential** for land within the Intergovernmental Agreement areas, particularly east of the municipal boundary, where future development and annexation into the municipality is desired and utilities exist or are planned. The next tier includes **Suburban Residential** uses which surround Mixed Residential uses.
- No change in use is envisioned for residential subdivisions with lots under 20 acres in **Rural Residential** or **Rural/Agriculture**.

SUMMARY OF KEY ISSUES

- The average parcel size in Poncha Springs is 3.2 acres, however they have a form-based development code that enables much smaller lot sizes.
- The South Arkansas River corridor is a long-term target for conservation and many private or municipally owned easements already exist.
- Public land access and recreational trails are underdeveloped around Poncha Springs.
- Expansion of the Town's water supply will likely require a multi-zoned system.

- Intergovernmental coordination between Poncha Springs and the County on land use planning is improving and should continue to develop a shared vision for planned growth.
- County Road 120 traffic is increasing as more people use the road between Poncha and Salida to access businesses located on or near CR 120.
- Maysville wells occasionally run dry.

SUB AREA SPECIFIC POLICIES

- While these may also be policies that are relevant throughout the County, these were identified as regional priorities or have greater relevance.
- Work with HOAs on private roadways to balance increasing recreational use with residential traffic, particularly around access to trailheads.
 - Conduct a CR 120 Transportation Study.

COUNTY FAIRGROUND FOCUS AREA

- This 60-acre, County-owned parcel is adjacent to the Town of Poncha Springs and offers development potential due to its size. A master plan for this site should determine how this parcel could be used in the public's best interest including:
- Affordable housing development
 - Rights of way alignments
 - Public facilities, such as schools or recreation facilities
 - Expansion of uses/facilities that support the County Fair.



County Fairgrounds
Photo: Scott Peterson

HIGHWAY 50 CORRIDOR FOCUS AREA MAYSVILLE TOWNSITE FOCUS AREA

A corridor plan for Highway 50 between Salida and Poncha Springs should address land use and transportation including:

- Directing commercial growth to the highway that does not detract from Salida's or Poncha Springs' desire for town centers.
- Establishes safe pedestrian and vehicle routes, access, and crossings.
- Promotes a distinction between rural and urban uses that emphasizes community gateways for both Salida and Poncha Springs.

Maysville's townsite residents enjoy the peaceful location and access to the outdoors. Considerations for a neighborhood plan for this area include:

- Assess extent of current infrastructure (roads, water, wastewater, cellular, broadband) to ensure it is adequate and safe for existing residences.
- Understand whether infrastructure improvements would benefit the neighborhood vision for this area and fiscal options for implementation.
- Explore pathway and trail connectivity projects to connect to Poncha Springs and a regional network.





