


Industrial/Business Stakeholder Meeting #1

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Community and Economic Development Department
June 22nd, 2021



Background

- Unincorporated Adams County
 - Overlays are specific to the Plan Boundaries
- Questions/Comments
 - Type in the chat feature
 - Email LBajelan@adcogov.org
- 1st Public Outreach Meeting (06/22)- Introduction
- 2nd Public Outreach Meeting (07/27)- Redline Drafts

Background

May 11th Board of County Commissioners Study Session

- Implement the visions of our Long-Range Plans
 - Welby Subarea
 - Federal Blvd. Framework Plan
 - TOD and Rail Station Area Planning Guidelines (½ mile buffer from 6 Station Areas)
 - Clear Creek Valley TOD Plan
- Use-by-right allowances of outdoor storage in the Industrial-2 and Industrial-3 zone districts
- Creation of Mixed-Use Zone District
- Tiny Home Village
- Safe Parking Regulations
- Empowering the Comprehensive Plan in criteria of approval for land use cases

Empowering the Comp. Plan

- Adoption of Advancing Adams in early 2022
 - Add compliance with Comp. Plan as criteria of approval
 - Empowers Long Range Plans adopted into the Comp. Plan

Outdoor Storage

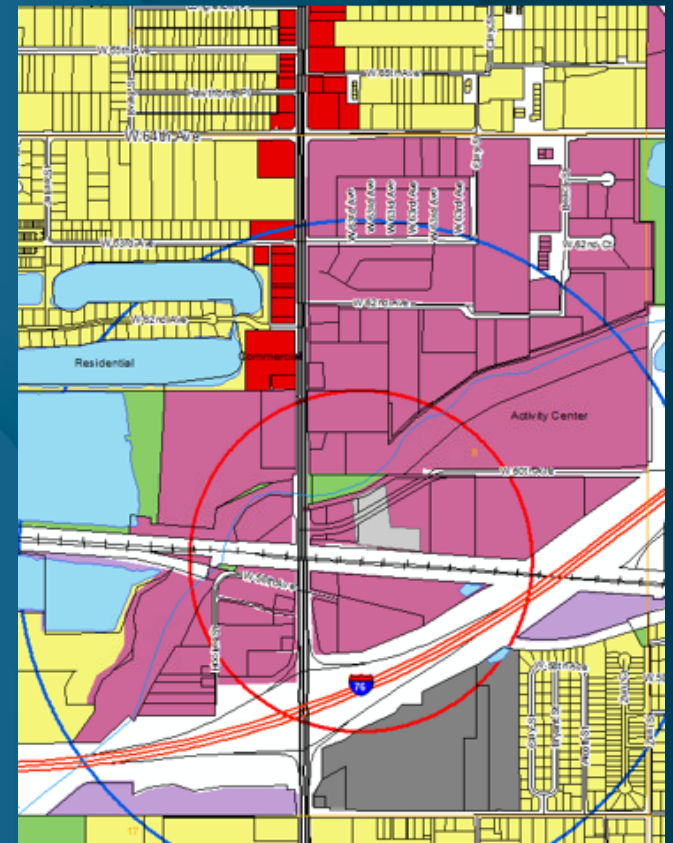
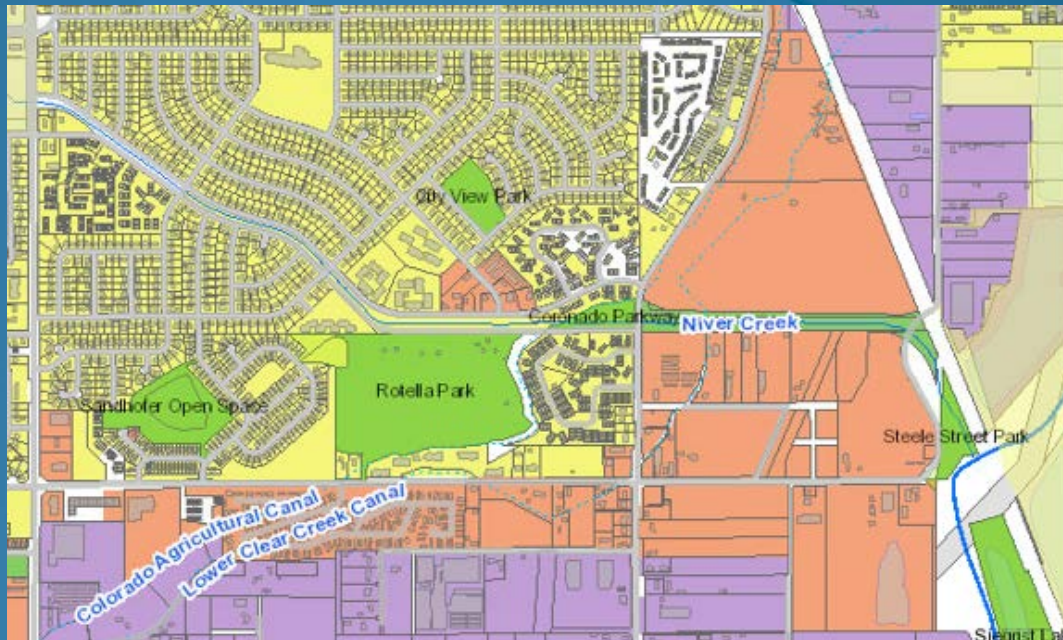
- Use-by-Right allowances of outdoor storage in the Industrial-2 and Industrial-3 zone districts
- Current allowances:

| Zone District | Accessory Outdoor Storage (up to 25% of the building area)* | Accessory Outdoor Storage (in excess of 25% and up to 100% of the building area)* | Outdoor Storage (in excess of 100% of the building area)* |
|---------------|---|---|---|
| Industrial-1 | Permitted | Conditional ** | Conditional |
| Industrial-2 | Permitted | Permitted | Permitted/Conditional |
| Industrial-3 | Permitted | Permitted | Permitted/Conditional |

- Conditional Use Permit- Public Hearing, Compatibility, Neighborhood Meeting
- ** 2019 Code Amendments

Mixed-Use Zone District

- Mixed-Use added Fall 2020 as a CUP in C-5
 - Dimensional Standards for Zone District
- Called for by the 2012 Comp. Plan and Subarea Plans



Tiny Home Villages

- New use- Tiny Home Village
 - Conditionally allowed in certain zone districts
 - Public Hearing, Neighborhood Meeting, Conceptual Review
 - Define Tiny Home and Tiny Home Village
 - Performance standards/ Safety

Examples from other municipalities

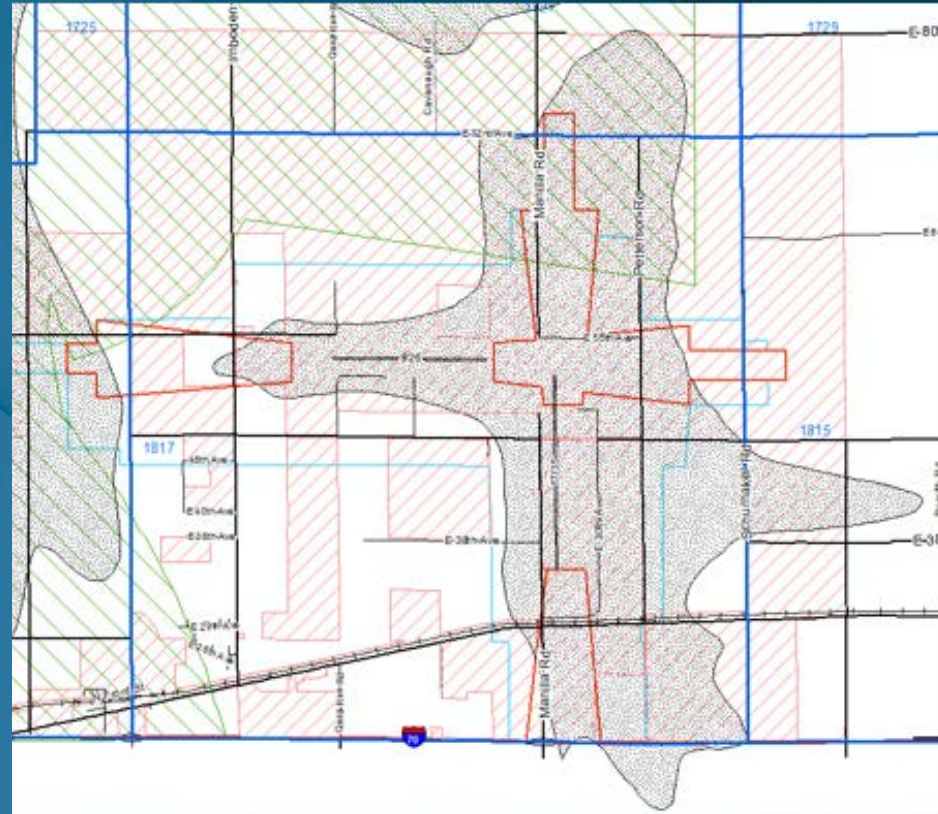
Safe Parking Regulations

- New use- Safe Parking
 - Public Hearing, Neighborhood Meeting, Conceptual Review
 - Define Safe Parking
 - Performance standards/ Safety

Examples from other municipalities

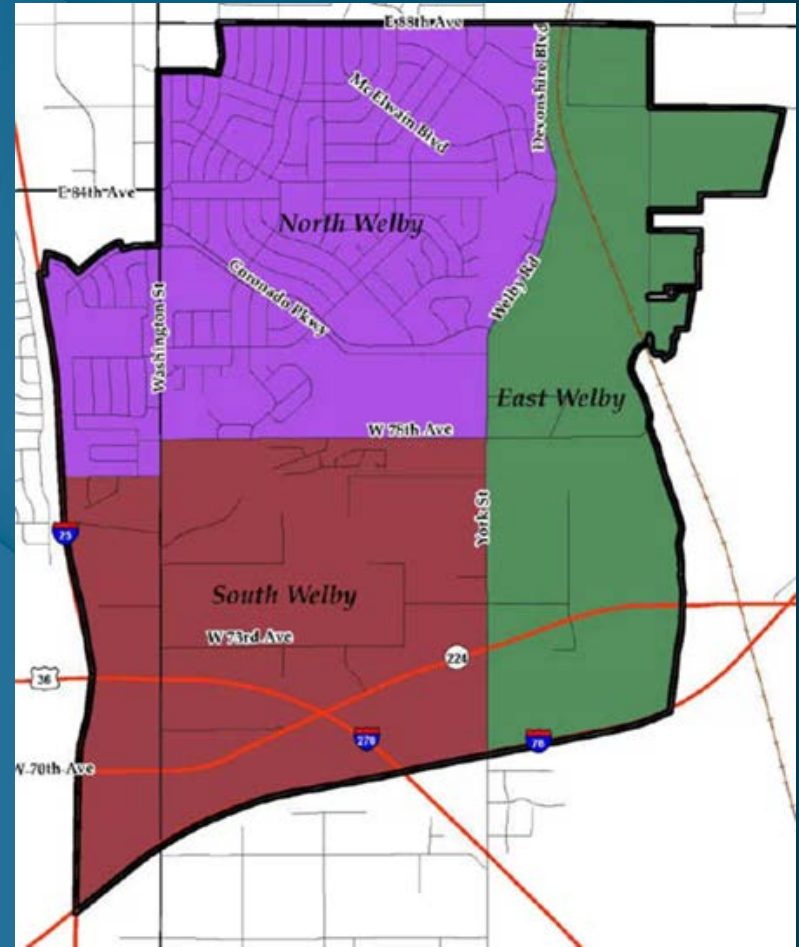
Overlays

- Overlay zoning
- Current Zoning Overlays
 - Aviation Overlays
 - Airport Influence Zone
 - Height Overlay
 - Noise Overlay
 - Colorado Air and Space Port Noise Overlay
 - Flammable Gas Overlay
 - Mineral Overlay
 - Natural Resource Conservation Overlay



Welby Subarea Plan

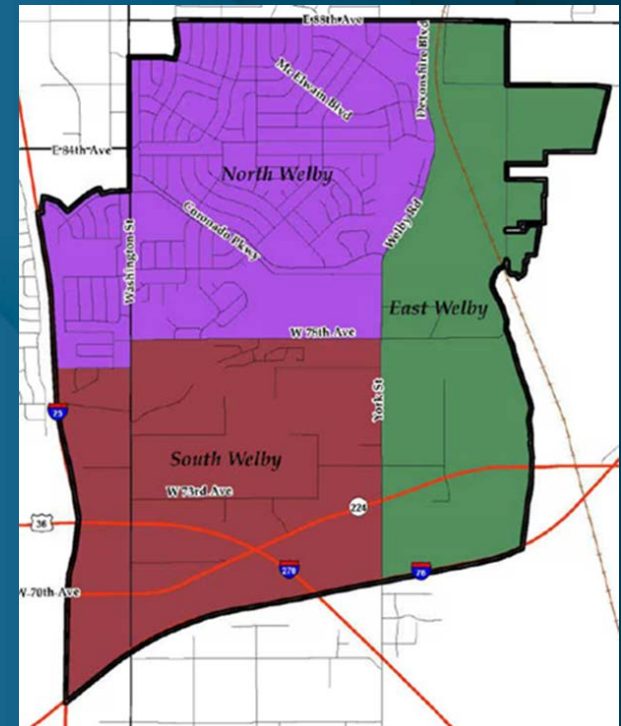
- Adopted in 2014
- Boundaries
- Current conditions



Welby Subarea Plan- North Welby

- Primarily residential with limited neighborhood commercial along Washington
- Includes a portion of the ½ mile buffer from the Original Thornton-88th light rail stations
- Rotella Park

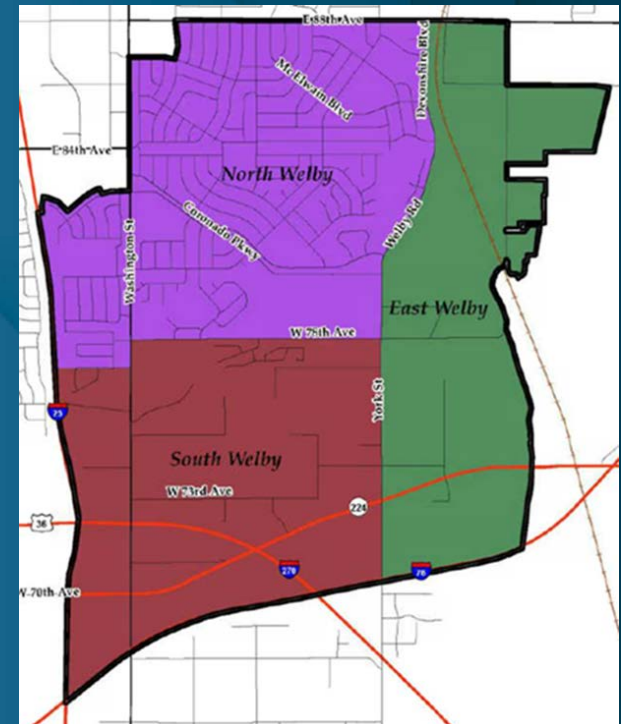
Vision for North Welby



Welby Subarea Plan- South Welby

- Mix of Industrial and Agricultural properties
- Significant change in recent years
- Lacking street connectivity from York to Washington

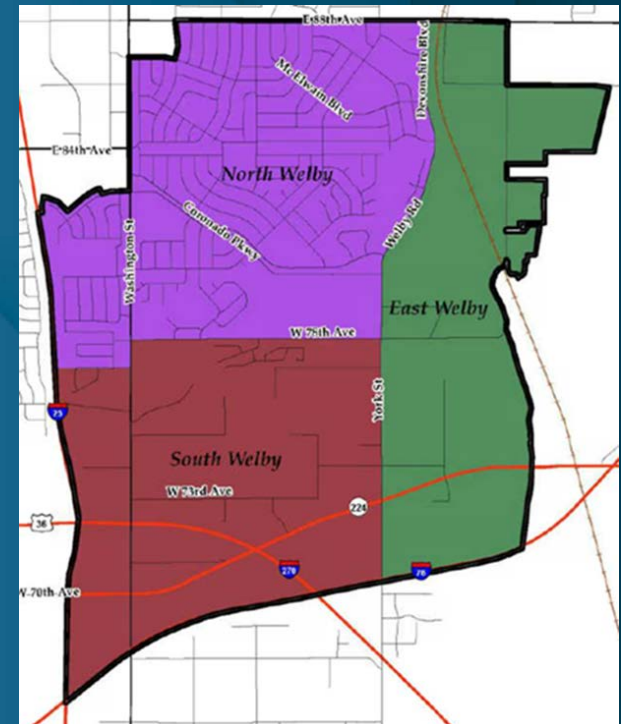
Vision for South Welby



Welby Subarea Plan- East Welby

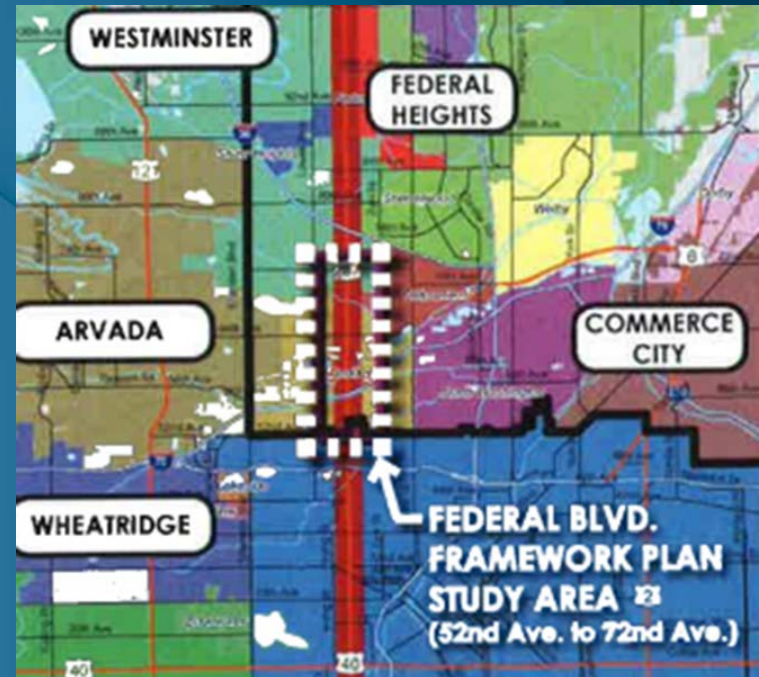
- Underutilized land (primarily agriculture and industrial)
- Lacking street connectivity to Western Welby
- Includes a portion of the ½ mile buffer from the Commerce City 72nd and Original Thornton-88th light rail stations

Vision for East Welby



Federal Blvd. Framework Plan

- Adopted in 2014
- Boundaries
 - Zuni, Lowell, 52nd Ave., and 72nd Ave
- Two new light rail stations
 - Existing conditions
 - Future opportunities



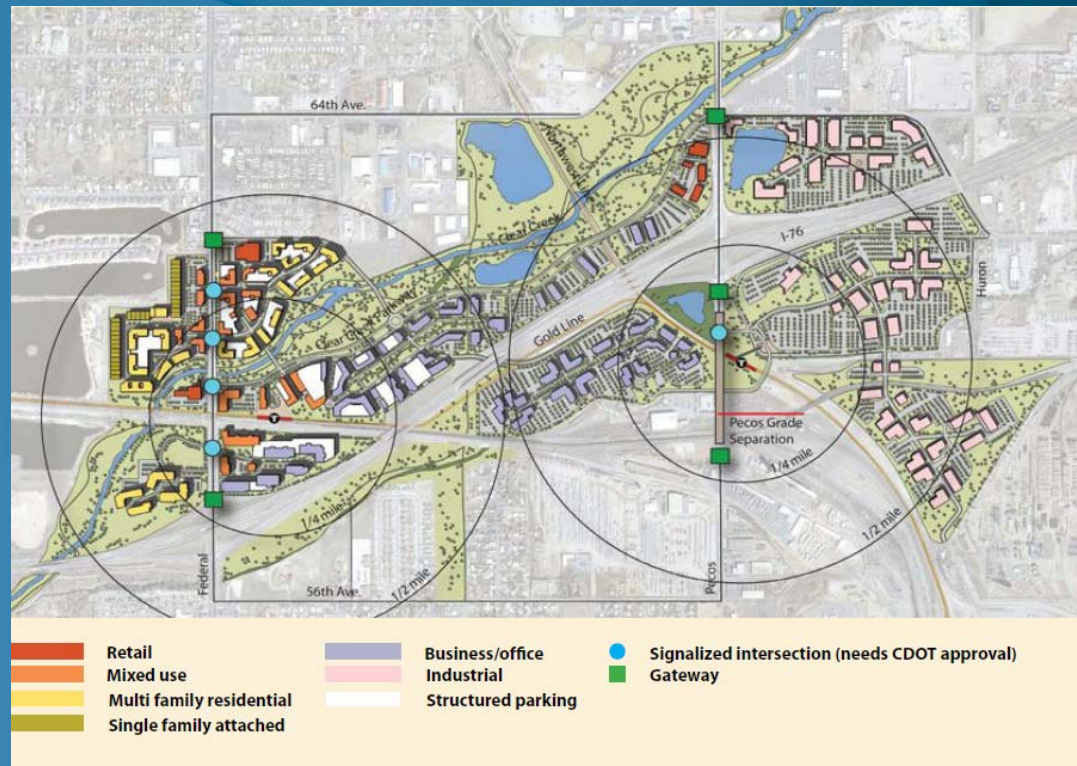
TOD and Rail Station Area Planning Guidelines

- Adopted in 2007
- 8 Station Areas
- Policies and Guidelines for development

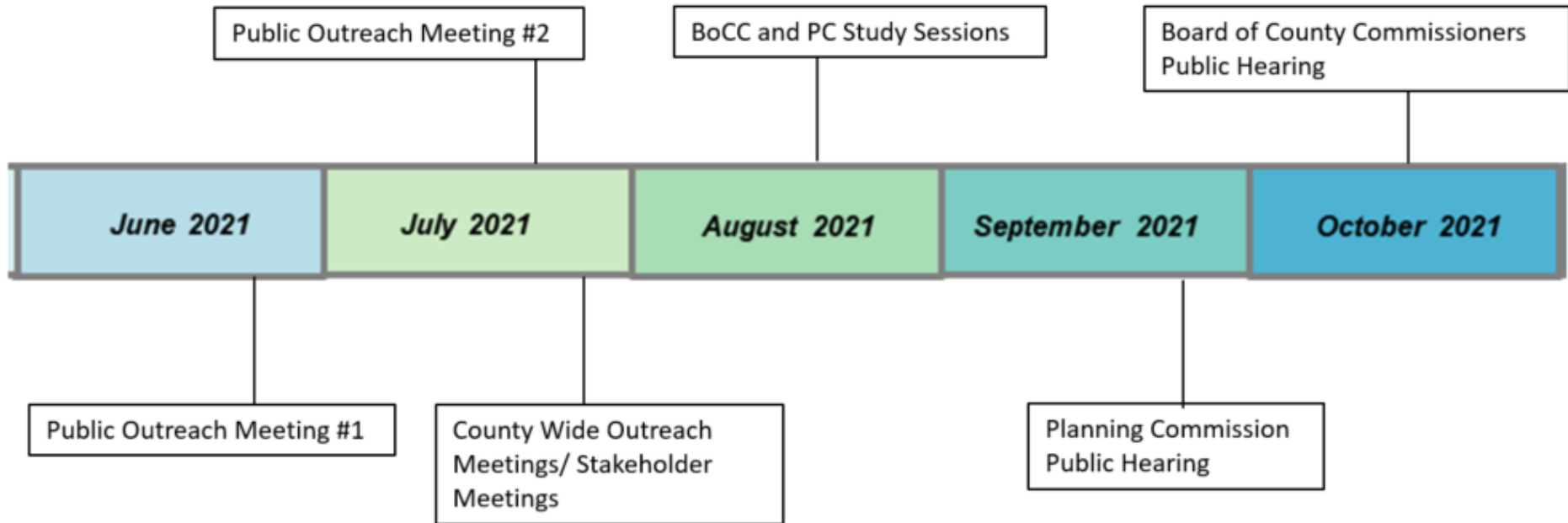
Transit Oriented Development (TOD) is a planning approach that calls for high-density, mixed-use business/residential neighborhood centers to be clustered around transit stations and corridors.

Clear Creek Valley TOD Plan

- Adopted in 2009
- Focuses on Pecos Junction and Federal/Clear Creek Stations
- Policies and Guidelines- Two options



Timeline



Questions/Concerns

Email: LBajelan@adcogov.org

Stay informed about the process:

<https://www.adcogov.org/regulation-amendments>

Several other County initiatives moving forward

- 2nd Public Outreach Meeting- July 27th
- County-Wide Update Meeting- July 29th