


# **Welby Stakeholder Meeting #1**

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Community and Economic Development Department  
June 22<sup>nd</sup>, 2021



# Background

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

# Background

May 11<sup>th</sup> 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

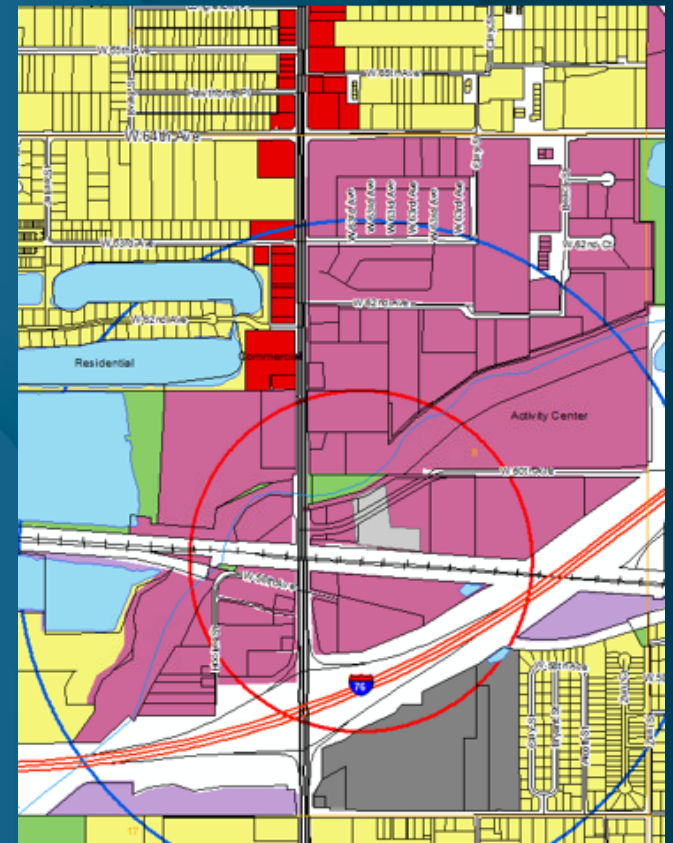
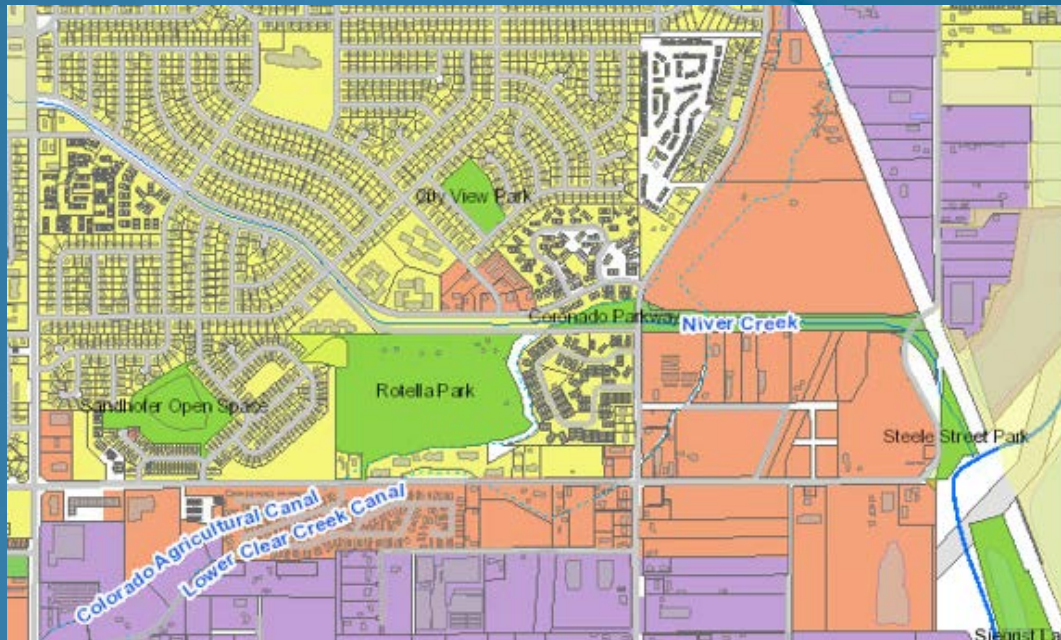
- Use-by-Right allowances of outdoor storage in the Industrial-2 and Industrial-3 zone districts
- Current allowances:

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

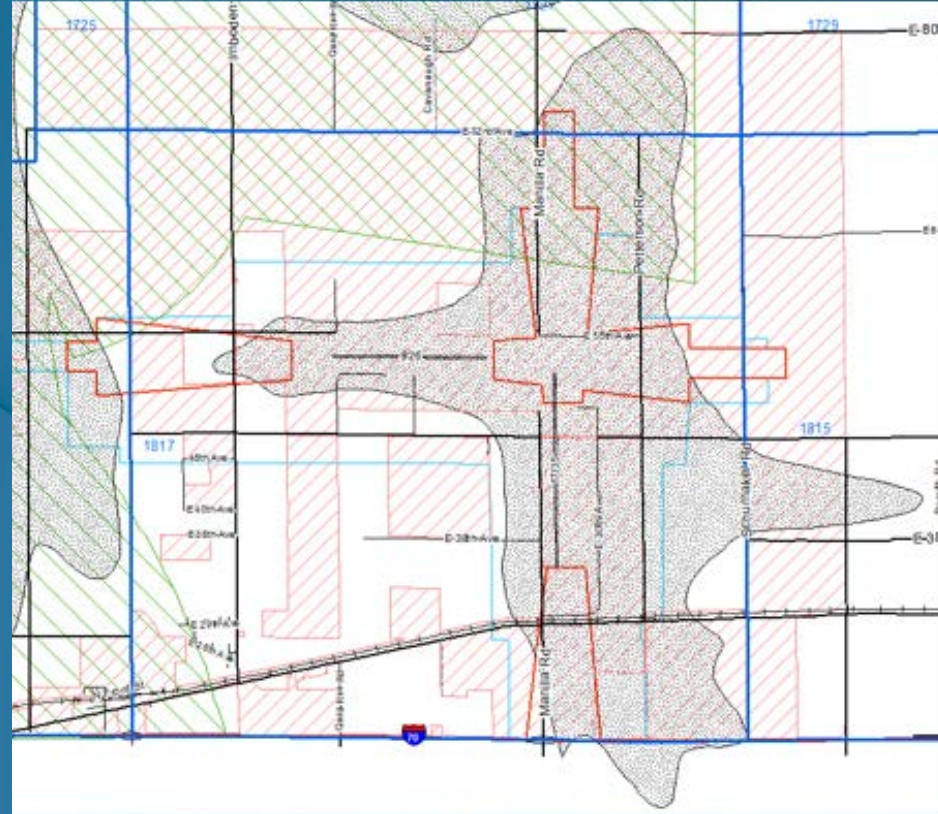
- New use- Safe Parking
  - Public Hearing, Neighborhood Meeting, Conceptual Review
  - Define Safe Parking
  - Performance standards/ Safety

Examples from other municipalities



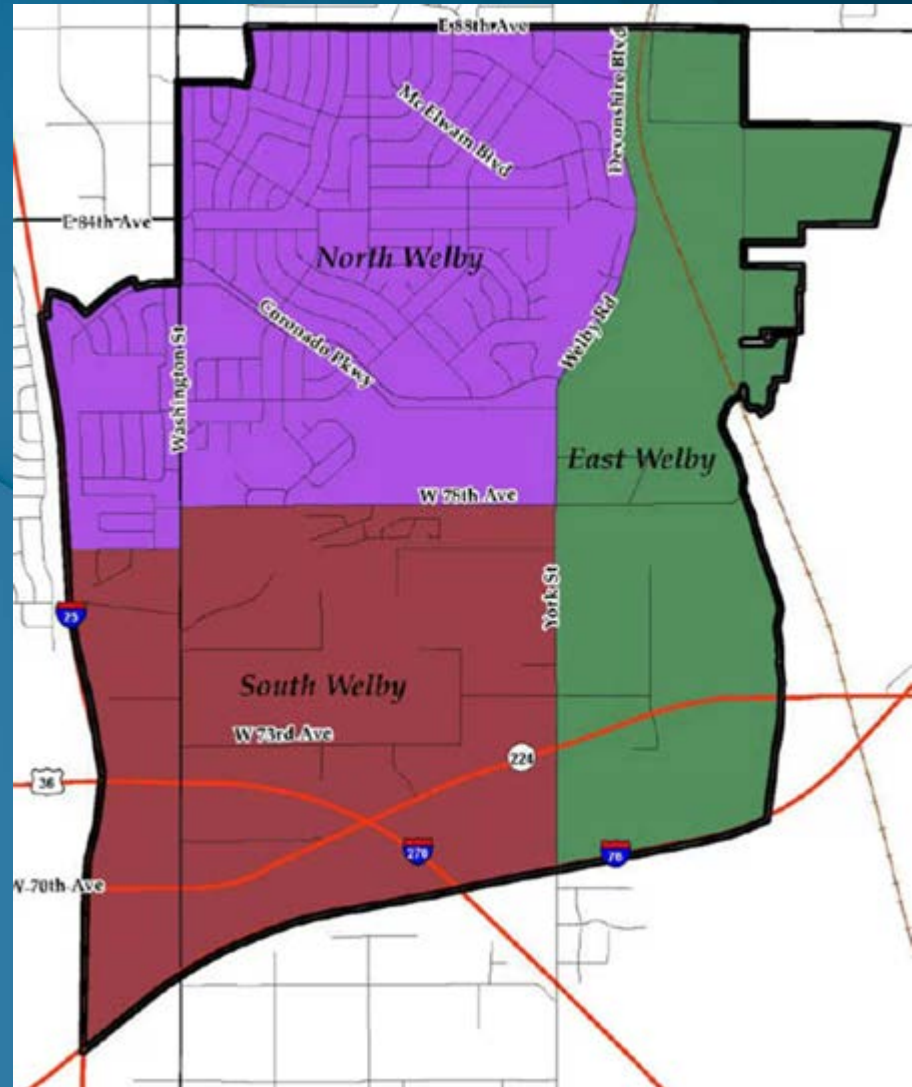
# Overlays

- 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

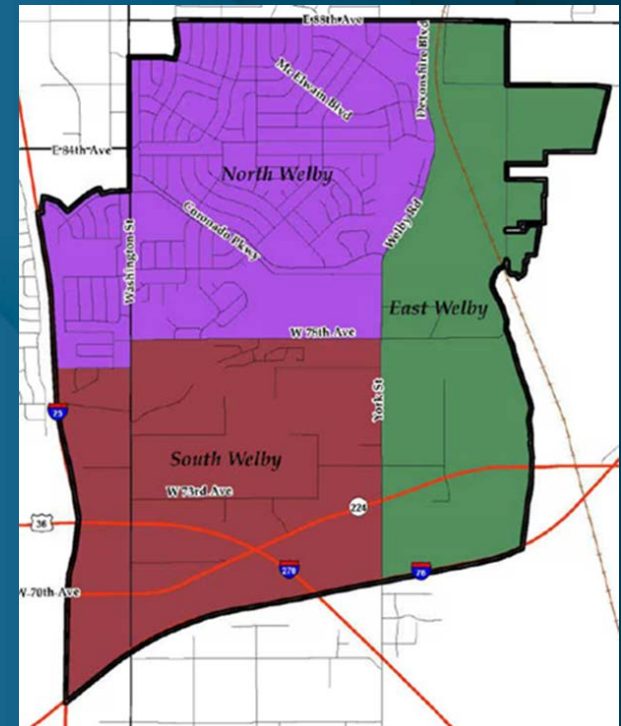
- Adopted in 2014
- Plan boundaries
- Current Conditions



# 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

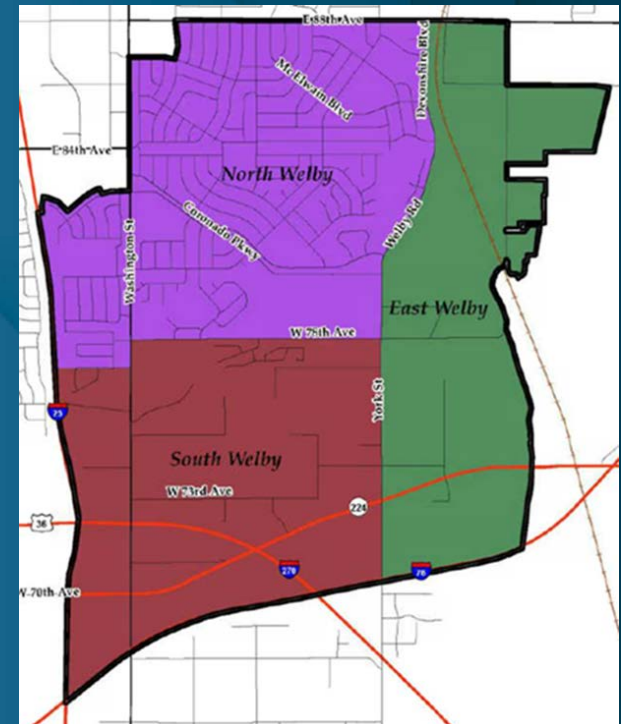
Vision for North Welby



# 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

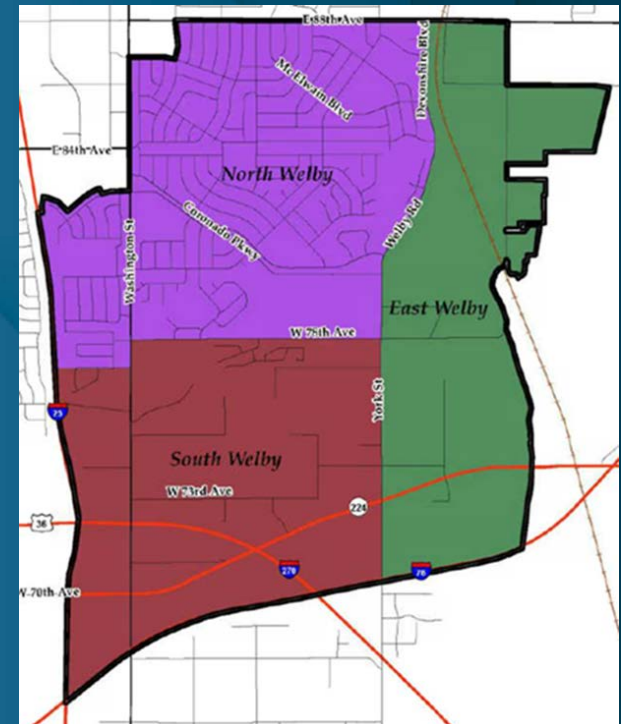




# Welby Subarea Plan- East Welby

- 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



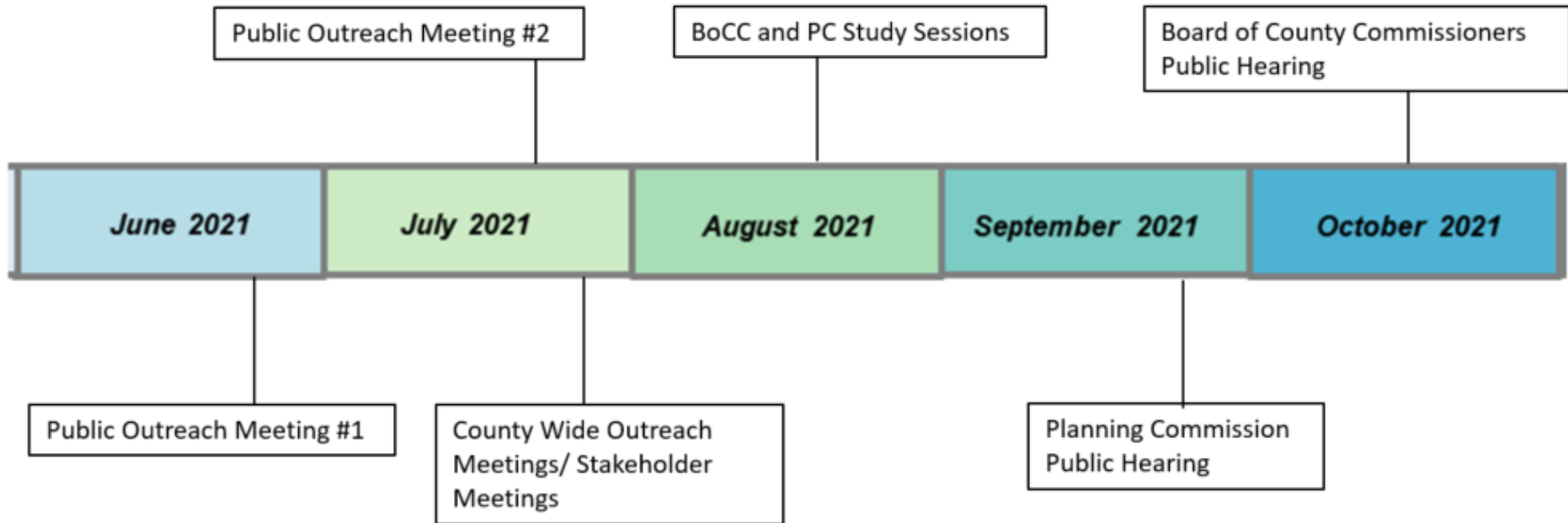
# TOD and Rail Station Area Planning Guidelines

- 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.



# Timeline



# Questions/Concerns

Email: [LBajelan@adcogov.org](mailto:LBajelan@adcogov.org)

Stay informed about the process:

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

Several other County initiatives moving forward

- 2<sup>nd</sup> Public Outreach Meeting- July 27<sup>th</sup>
- County-Wide Update Meeting- July 29<sup>th</sup>