

# Welby Subarea Plan

Zoning, Land Uses and Comprehensive Plan

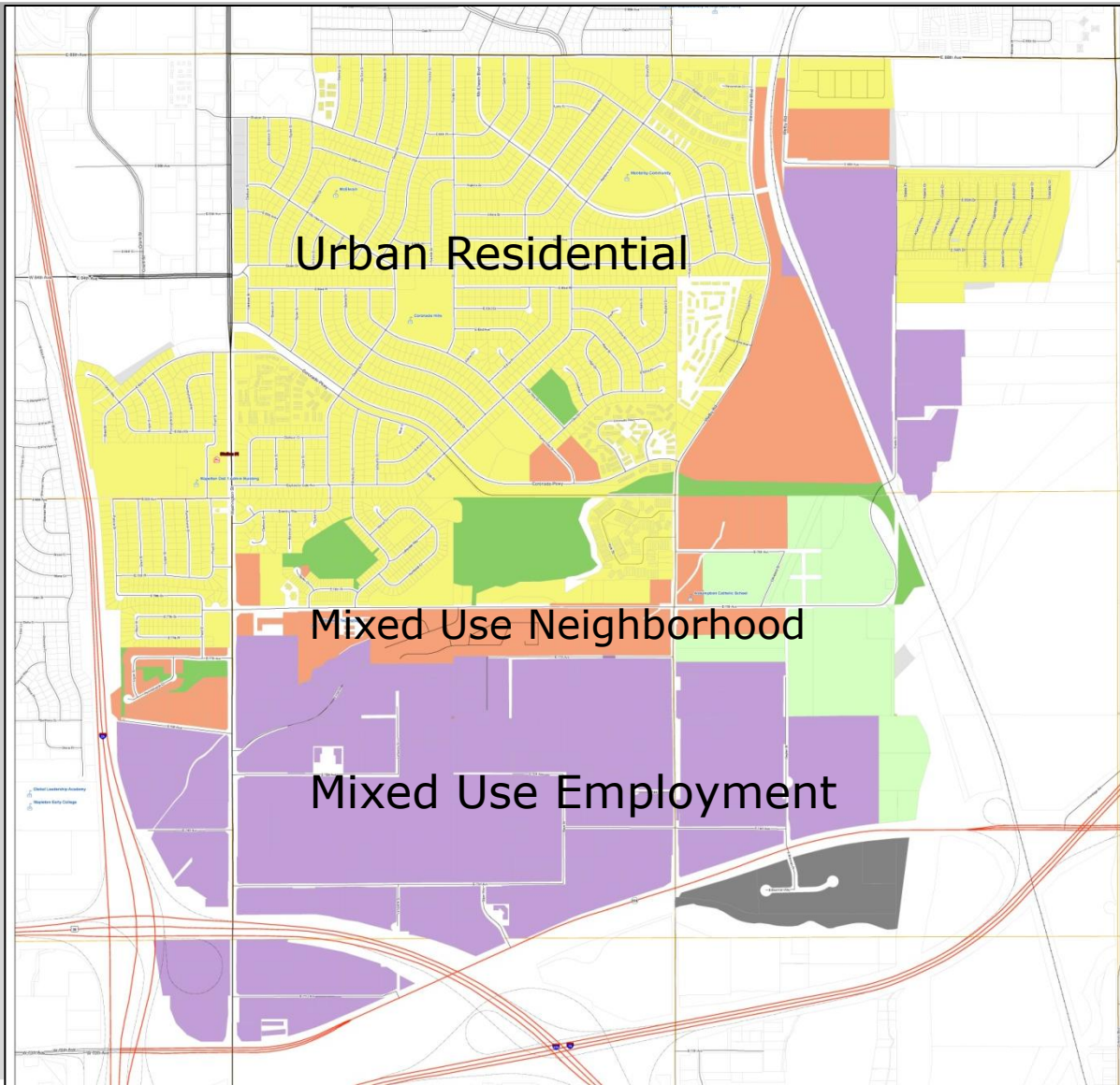
Adams County Planning & Development Department  
Welby Community Meeting #7  
October 15, 2013

- *Imagine Adams County (2012)*
- Lays out objectives for future development
- Provides a rational basis for local land use decisions with a long range vision for future planning and community decisions
- Advisory in nature

## Comprehensive Plan

- Zoning regulates the uses and/or development forms of land
- This is Adams County's Development Standards & Regulations

**Zoning**



# Welby Future Land Use

Land Use Category	Characteristics and Uses	Purpose	Criteria for Designation	Compatible County Zoning Categories
<b>Urban Residential</b>	<p><b>Primary:</b> Single and multi-family housing</p> <p><b>Secondary:</b> Compatible uses such as neighborhood schools, community facilities, parks, open space, and limited commercial development.</p>	<ul style="list-style-type: none"> <li>• Provide areas for a variety of housing types</li> <li>• Create and maintain healthy residential neighborhoods</li> </ul>	<ul style="list-style-type: none"> <li>• Adequate urban services and transportation facilities</li> <li>• Requires central water and sewer services</li> <li>• Avoid incompatible uses in residential neighborhoods</li> </ul>	R-1-C, R-2, R-3, R-4, C-0, C-1, C-2 (5 acres or less) PUD

Urban residential areas are designated for single and multiple family housing, typically at urban densities of one dwelling per acre or greater. These areas are intended to provide for development of residential neighborhoods with a variety of housing types, with adequate urban services and transportation facilities. Urban residential areas may include supporting neighborhood commercial uses designed to serve the needs of nearby residents.

- *Imagine Adams County*



# Urban Residential

Land Use Category	Characteristics and Uses	Purpose	Criteria for Designation	Compatible County Zoning Categories
<b>Mixed Use Neighborhood</b>	<p><b>Primary:</b> Mix of single and multi-family housing, commercial, office</p> <p><b>Secondary:</b> Compatible uses such as neighborhood schools, community facilities, parks, and open space</p>	<ul style="list-style-type: none"> <li>Accommodate a range of housing types combined with a mix of complementary and supporting uses and activities to serve the neighborhood</li> </ul>	<ul style="list-style-type: none"> <li>Compatible with surrounding development</li> <li>Avoid uses that are incompatible with residential uses</li> <li>Central water and sewer required</li> <li>Adequate transportation access</li> <li>Adequate services and public infrastructure</li> </ul>	R-1-C, R-2, R-3, R-4, C-0, C-1, C-2, C-3, C-4, C-5, Mixed Use PUD

The Mixed Use Neighborhood category allows for a range of urban-level residential uses, including single and multi-family housing combined with compatible and supporting uses and activities that serve the neighborhood and are developed and operated in harmony with the residential characteristics of a neighborhood.

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# Mixed Use Neighborhood

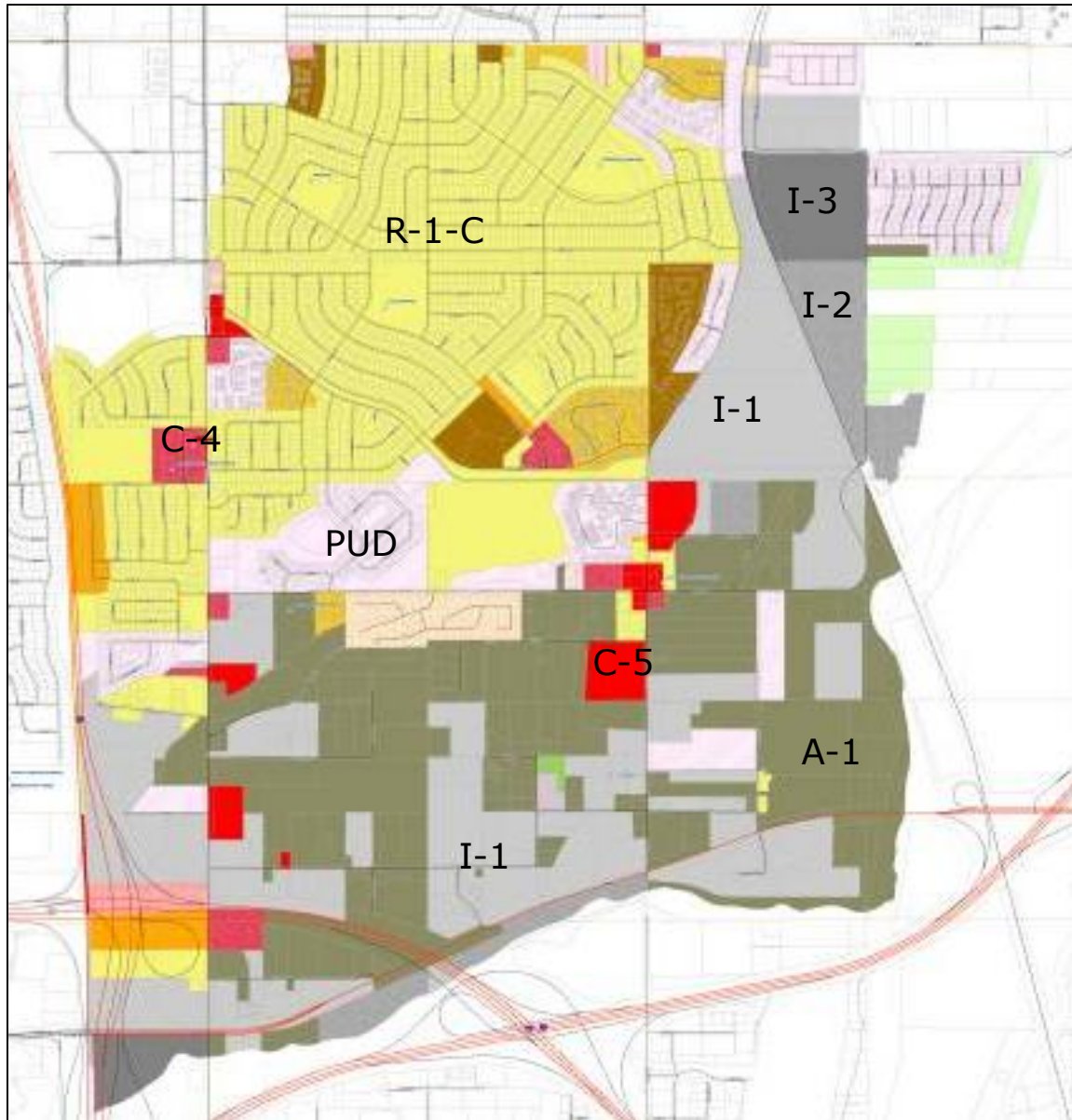
Land Use Category	Characteristics and Uses	Purpose	Criteria for Designation	Compatible County Zoning Categories
<b>Mixed Use Employment</b>	<p><b>Primary:</b> Offices, light manufacturing, distribution, indoor warehousing, airport and technology-related uses, and clean industry</p> <p><b>Secondary:</b> Supporting retail and community facilities</p>	<ul style="list-style-type: none"> <li>• Accommodate a range of employment uses with a mix of supporting uses to serve employment needs</li> <li>• Increase employment and contribute to the tax base</li> </ul>	<ul style="list-style-type: none"> <li>• Central water and sewer required</li> <li>• Adequate transportation access</li> <li>• Adequate services and public infrastructure</li> </ul>	<p>C-4, C-5, PUD*, I-1</p> <p>*Planned Unit Development – negotiating zoning or developed under a unified plan for a # of dwellings, commercial, industrial, educational, recreational uses</p>

Some existing Mixed Use Employment Areas, such as the Welby area, contain pockets of existing residential and agricultural uses. In these locations, some additional residential may be appropriate. Nonresidential development in these locations should incorporate buffering and other mitigation tools to reduce impacts between dissimilar uses.

- *Imagine Adams County*



# Mixed Use Employment



# Zoning in Welby Neighborhood



## Permitted Uses

- Farming
- Nurseries
- Ranching
- Outdoor Public Uses (hiking, recreational parks)
- Bed & Breakfast
- Single-family dwelling

## Conditional Uses

- Equestrian, Commercial
- Railroad Yards
- Truck Stops
- Public Service
- Institutional Care (hospitals, foster homes, group living (>5 persons))
- Commercial Towers
- Extraction or Disposal Uses
- Place of Worship

**A1 – Agricultural**

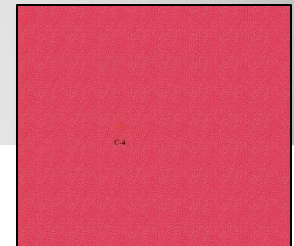
## Permitted Uses

- Farming/Nurseries
- Automotive repair
- Neighborhood Indoor Uses
- Institutional Care
- Funeral Home
- Outdoor Public Uses
- Alcoholic Beverage Manufact.
- Commercial Retail (apparel, food stores, furniture, legal)
- Convenience Store
- Business Park (R&D, bakeries, space, technology)
- Lodging, Commercial

## Conditional Uses

- Equestrian, Commercial
- Agricultural Businesses
- Public Service (utility)
- Communication Towers
- Heavy retail/services (Pawn shops, automotive services, radio broadcasting, pawn shops)
- Outdoor Commercial Rec.
- Extraction or Disposal Use
- Major energy facility

# C-4 Commercial



## Permitted Uses

- Agricultural Businesses
- Farming/Nurseries
- Automotive repair
- Neighborhood Indoor Uses
- Institutional Care
- Funeral Home
- Outdoor Public Uses
- Alcoholic Beverage Manufact.
- Commercial Retail (apparel, food stores, furniture, legal)
- Convenience Store
- Business Park (R&D, bakeries, space, technology)
- Lodging, Commercial

## Conditional Uses

- Halfway House
- Agricultural Businesses
- Jails/Prisons
- Public Service (utility)
- Communication Towers
- Heavy retail/services (Pawn shops, automotive services, radio broadcasting, pawn shops)
- Outdoor Commercial Rec.
- Extraction or Disposal Use
- Major energy facility
- Landscape Storage Yards
- Light Industry (auction houses, electronics, general building contractors )
- Light Manufacturing
- Moderate Manufacturing (Candy)

**C-5 Commercial**



## Permitted Uses

- Traditional Farming
- Group Living (5 or less)
- Single Family Dwelling
- Outdoor Public Uses

## Conditional Uses

- Group Home (>5)
- Manufactured Home Park
- Institutional Care
- Neighborhood Indoor Uses
- Places of Worship
- Public Service
- Bed and Breakfast
- Extraction or Disposal Uses
- Major Energy Facility

**R-1-C Commercial**



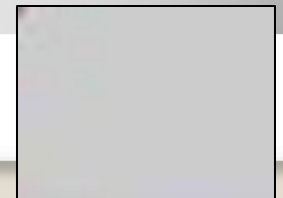
## Permitted Uses

- Agricultural Uses
- Farming/Nurseries
- Funeral Home
- Institutional Care
- Neighborhood Indoor Uses
- Outdoor Public Uses
- Place of Worship
- Automobile Service Stations
- Bed and Breakfast
- Commercial Retail
- Convenience Retail Store
- Heavy Retail and Services (cold storage, auto repair)
- Business Parks
- Landscape storage yards
- Outdoor storage with a building up to 100% of building area

## Conditional Uses

- Halfway House
- Jails/Prisons
- Public Service
- Airports, landing strips
- Communication towers
- Off-premise advertising devices
- Outdoor Commercial Recreation
- Pistol and shooting ranges
- Heavy Industrial (Asphalt and concrete production, chemical manufacturing, R&R transportation)
- Outdoor Storage (exceeds building size)

# I-1 Industrial



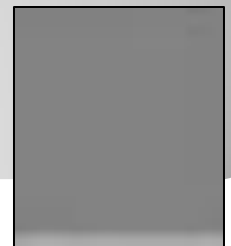
## Permitted Uses

- Everything allowed in I-1, Industrial
- Heavy Industry
- Heavy Manufacturing
- Forging Plant Foundry (I-3)
- Medical waste, paper mill, salvage yard, heavy contractors yard, concrete production , outdoor storage without a building (<10 acres)

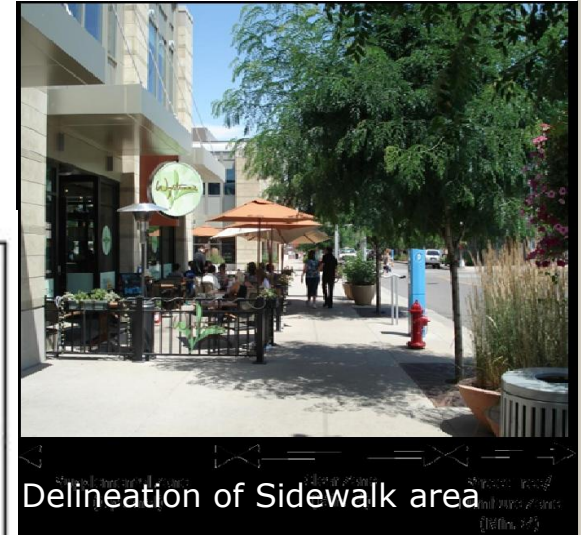
## Conditional Uses

- Industrial
- Forging Plant Foundry (I-2)
- Major Energy Facility
- Outdoor Storage (> 10 acres)
- Recycling facility, Poison manufacturing, hazardous waste manufacturing, asbestos manufacturing

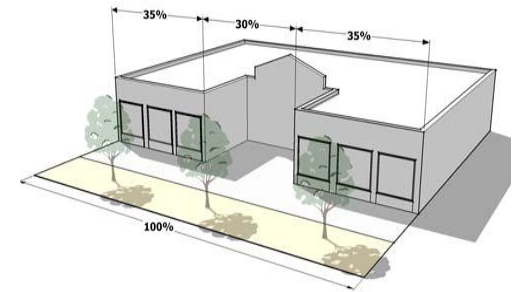
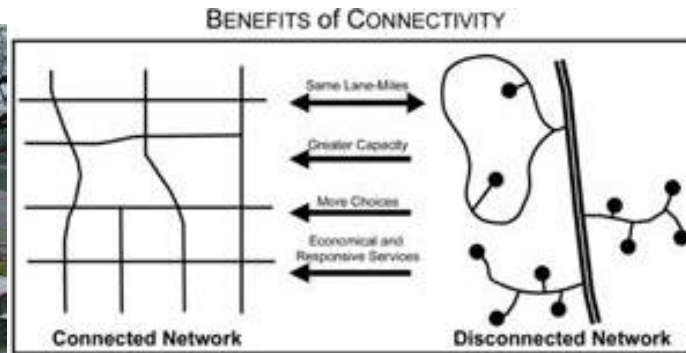
**I-2 and I-3 Industrial**



- What should go where?
- How should it look?



Delineation of Sidewalk area

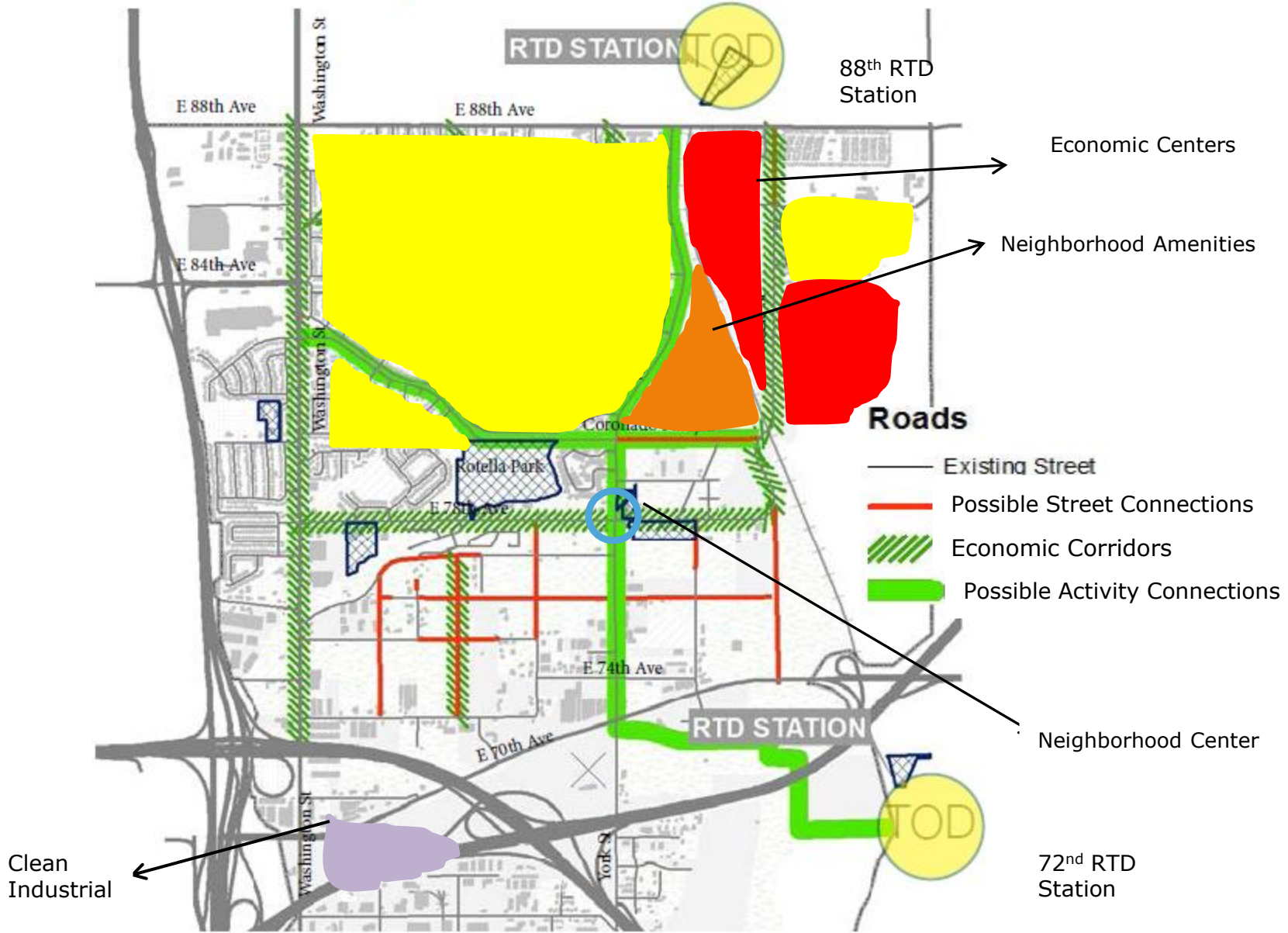


1. Place Making (Graphical)
2. Policy Making (Written)
3. Hybrid of Place and Policy Making

## **APPROACHES**



# Connectivity & Centers

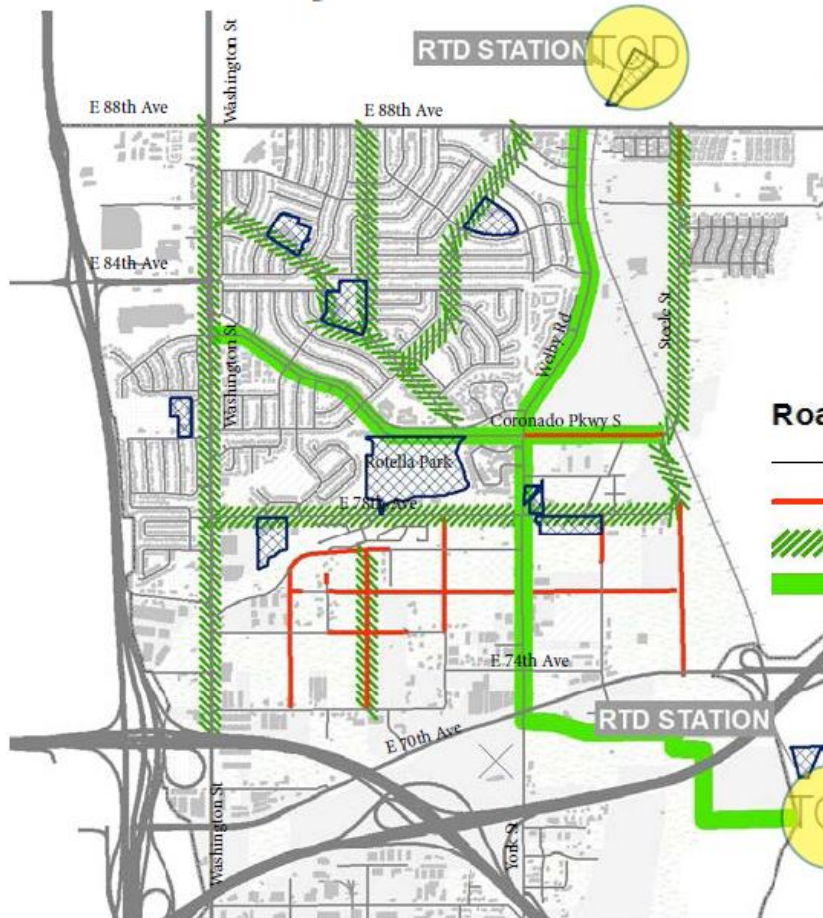


## 1. PLACE MAKING

- Neighborhood Parks
  - Goal: Develop community parks to serve neighborhood residents.
  - Objectives:
    - a. Incorporate community facilities such as a community or fine arts center into open space where appropriate.
    - b. Provide passive and active recreation opportunities at no cost with a focus on open spaces oriented to young children and teens.
  
- Street Improvements
  - Goal: Improve the appearance and physical condition of neighborhood streets.
  - Objectives:
    - a. Reconstruct curbs, gutters, and sidewalks as needed to improve pedestrian circulation.
    - b. Improve street lighting to increase pedestrian safety and visibility.

## 2. POLICY MAKING

## Connectivity



Examples:

“Commercial retail office should be located on major arterials and collectors but not adjacent to I-1 Industrial”

“Better and safer street connections to maximize usage of future RTD commuter rail stations at 88<sup>th</sup> and 72<sup>nd</sup>”

## 3. HYBRID

# Tonight's Exercise

- Adams County Action Network Summit
- Conference for community members and agency partners to promote safe, healthy and inclusive neighborhoods.
- Register to attend
- Saturday October 26, 2013;
- 8:00 a.m. – 4:00 p.m.
- Dick's Sporting Goods Park

**October 26, 2013**

- Public Meeting with Planning Commission
- Adams County government Center
- 124<sup>th</sup> & Sable (4430 S. Adams County Parkway)
- 6:00 p.m.
- Presentation by the Planning Dept describing the process of where we are in the Welby plan
- Listen, provide input, receive feedback and answer questions
- NO FORMAL ACTION WILL BE TAKEN

**October 29, 2013**