



Welby Subarea Plan

Adams County Planning & Development Department

October 29, 2013 – Planning Commission Public Meeting

- Why are we here tonight?
 - Progress of the Welby Subarea Plan and what are the next steps
- Why are we are planning in Welby?
 - 2005 – *Southwest Adams County Framework Plan*
 - Welby identified as 1 of 10 future potential planning areas
 - 2012- *Imagine Adams County*
 - Welby identified again for further study

Introduction



The Southwest Adams County Framework Plan

"The Southwest portion of Adams County contains 74.2% of the residents living in unincorporated areas."

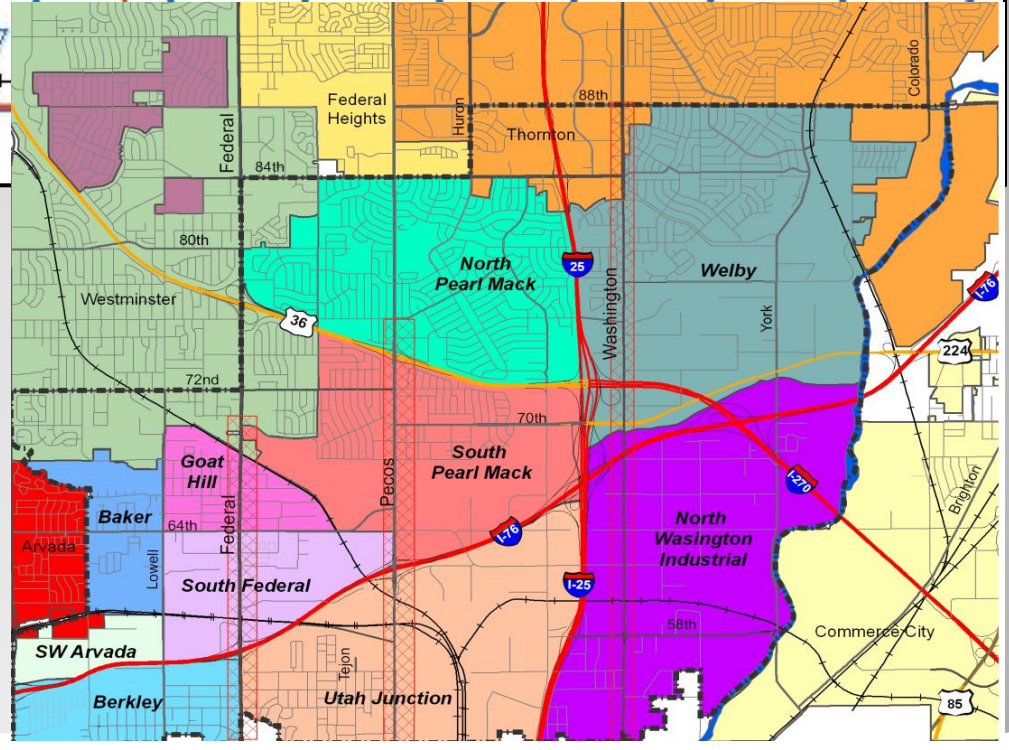
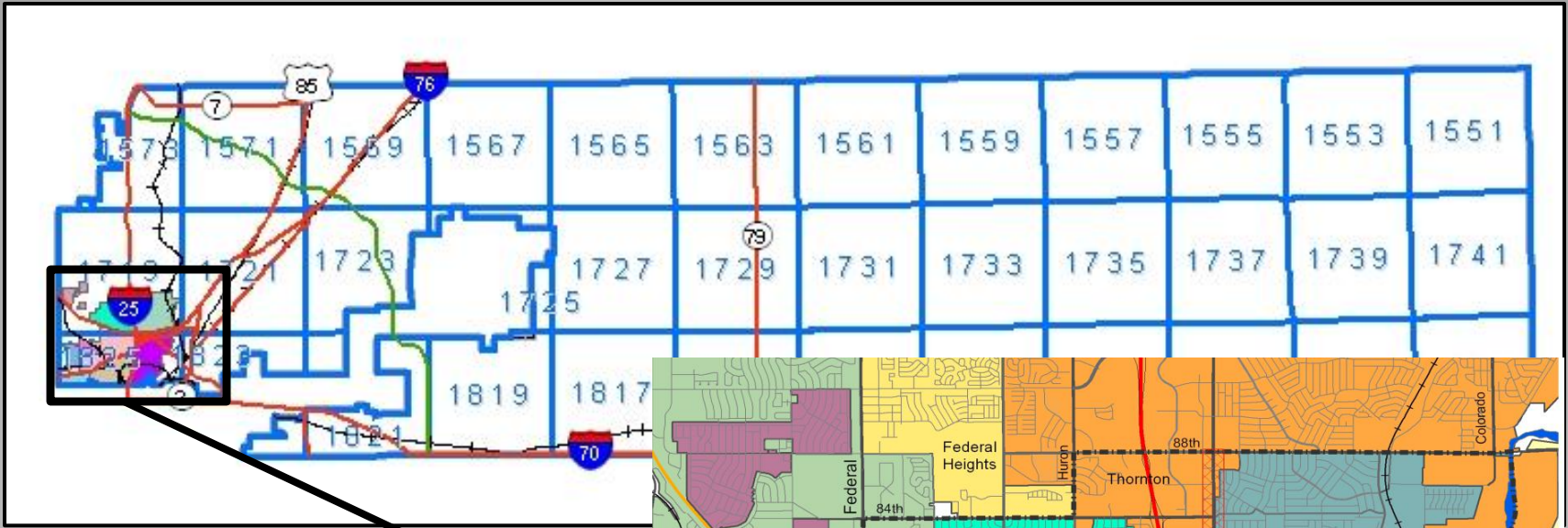
- Provides foundation for future planning & development in southwest Adams County

- Identified 10 potential future planning areas and major corridors (Federal, Pecos and Washington)

- 4 have plans or County is developing plans:

- 1. Berkeley Neighborhood**
(2008)
- 2. Perl Mack/Goat Hill**
(2006 – ongoing)
- 3. Welby** (presently)
- 4. Federal Blvd. Corridor** (presently)

Southwest Adams County Framework Plan



Southwest Adam County Framework Plan

Subarea Plan

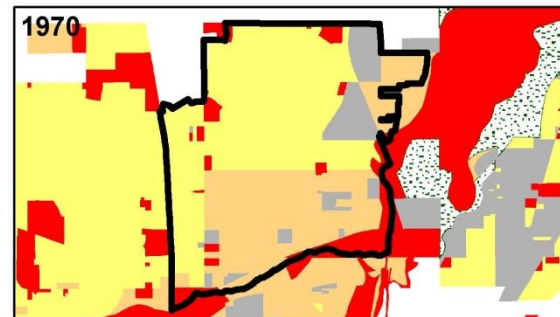
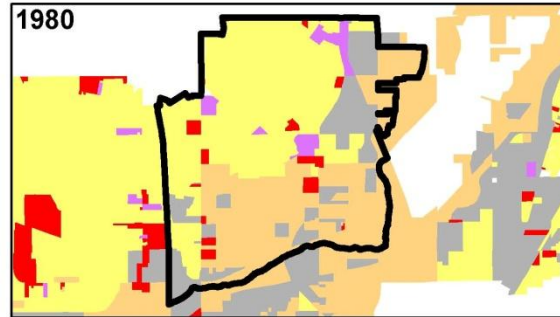
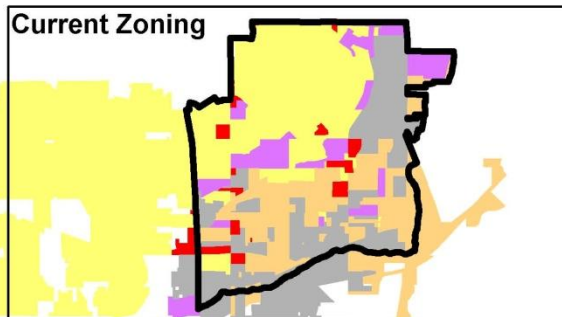
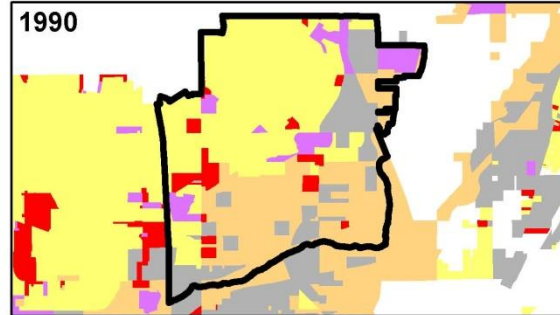
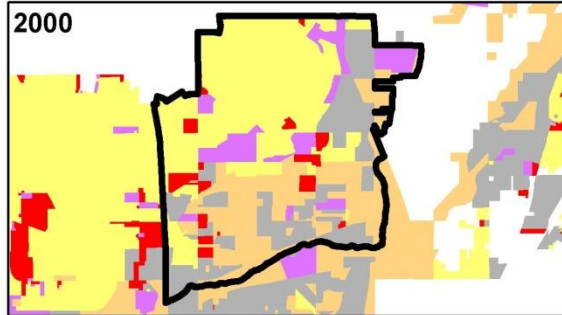
- *Imagine Adams County (2012)*
- Lays out objectives for future development
- Provides a rational basis for local land use decisions with a long range vision for future planning and community decisions
- **Advisory** in nature

Zoning



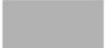




- Zoning regulates the uses and/or development forms of land
- Adams County's Development Standards & Regulations
- 75% of Welby comprised of A-1, I-1 and PUD
- NOT the subject of Subarea Plan

Subarea Plan v. Zoning

Historic Zoning Changes in Welby



Zoning

-  Agriculture
-  Commercial
-  Industrial
-  Min. Coserv.
-  Residential
-  P-U-D
-  Welby

- Imagine Adams County identified several areas for further planning – Agritourism District, Federal Boulevard Corridor and Welby, among others
- Several potential issues and opportunities were identified within Welby through the *Imagine Adams County* process that required further discussion with area property owners, business owners, and residents

Why Welby? Why Plan?

- Allows local government to understand Welby's "needs and wants"
- Informs land development and decisions consistent with community's vision
- Marketing tool for Welby
- Designed to protect and enhance the health, safety and welfare of the area residents and the county as a whole
- Market driven with community support

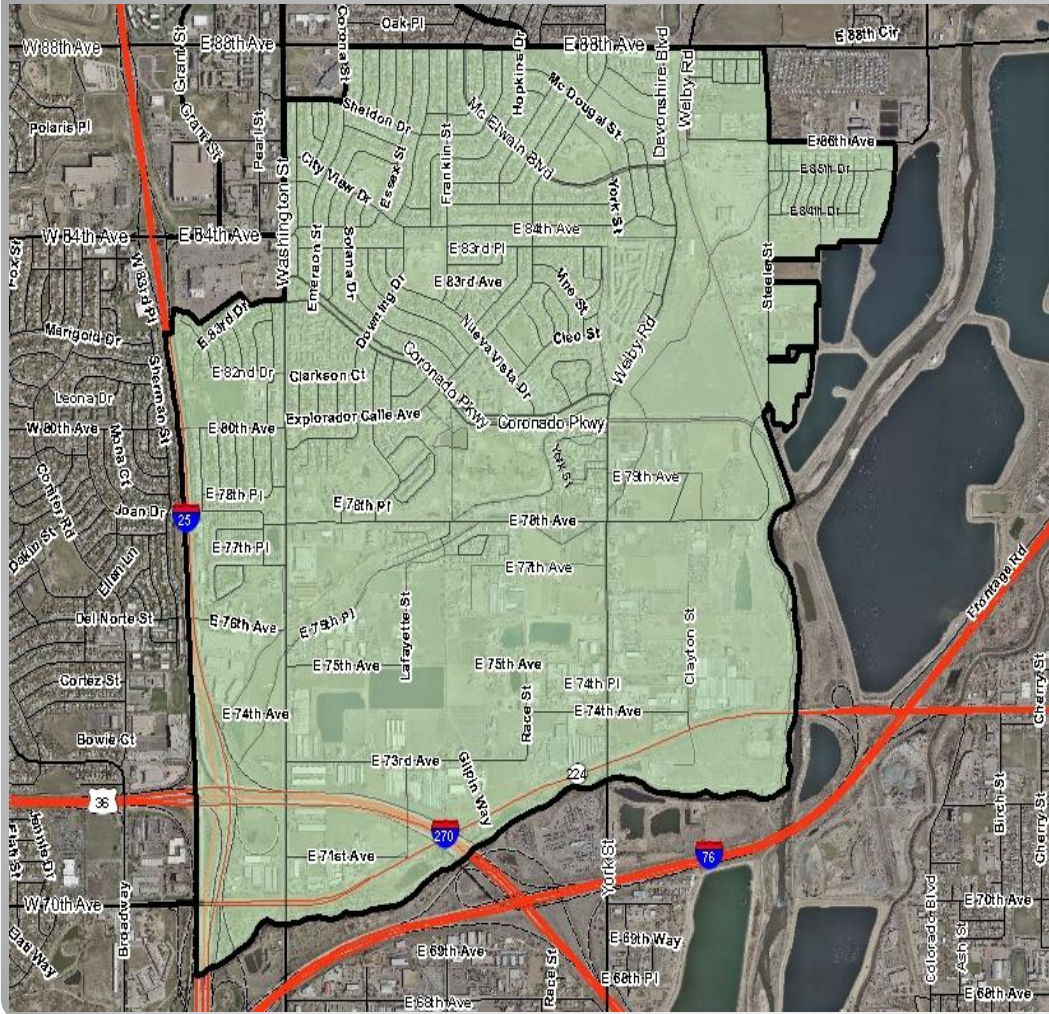
What Does a Plan Do?

- The Subarea Plan will not raise taxes
- The Subarea Plan will not take away property rights
- The Subarea Plan will not affect current zoning and entitlements
- The Subarea Plan will not cause the County to take your property

What Does a Plan Not Do?

Neighborhood Planning

- Important way for people to become involved
- Every place is different – variety of approaches
- Planning's overall purpose: guide what is built
- Seeks to guide both short-term and long-range improvements at local level
- A Plan helps prioritize investment decisions
- How does it **inform** to make things **better**?



Welby Area

- 3.7 Sq. Mi.
- 14,856 People
- Strong Bond to Land
- Diverse mix of uses: Agriculture, Commercial, Residential & Industrial

- Identified issues during 2012 Comprehensive Plan process that needed further discussions:
 - Detailed Existing Conditions Analysis
 - More Refined Delineation of Future Land Use Mix
 - Major Improvements and Planning Studies
 - Integrating Clear Creek Trail System
 - Enhancing Performance Standards
 - Creating a Common Community Vision
 - Exploring Opportunities to Establish Civic/Cultural Attractions

Welby Subarea Plan

PURPOSE

1. Complete a more detailed analysis of the area, which would include:

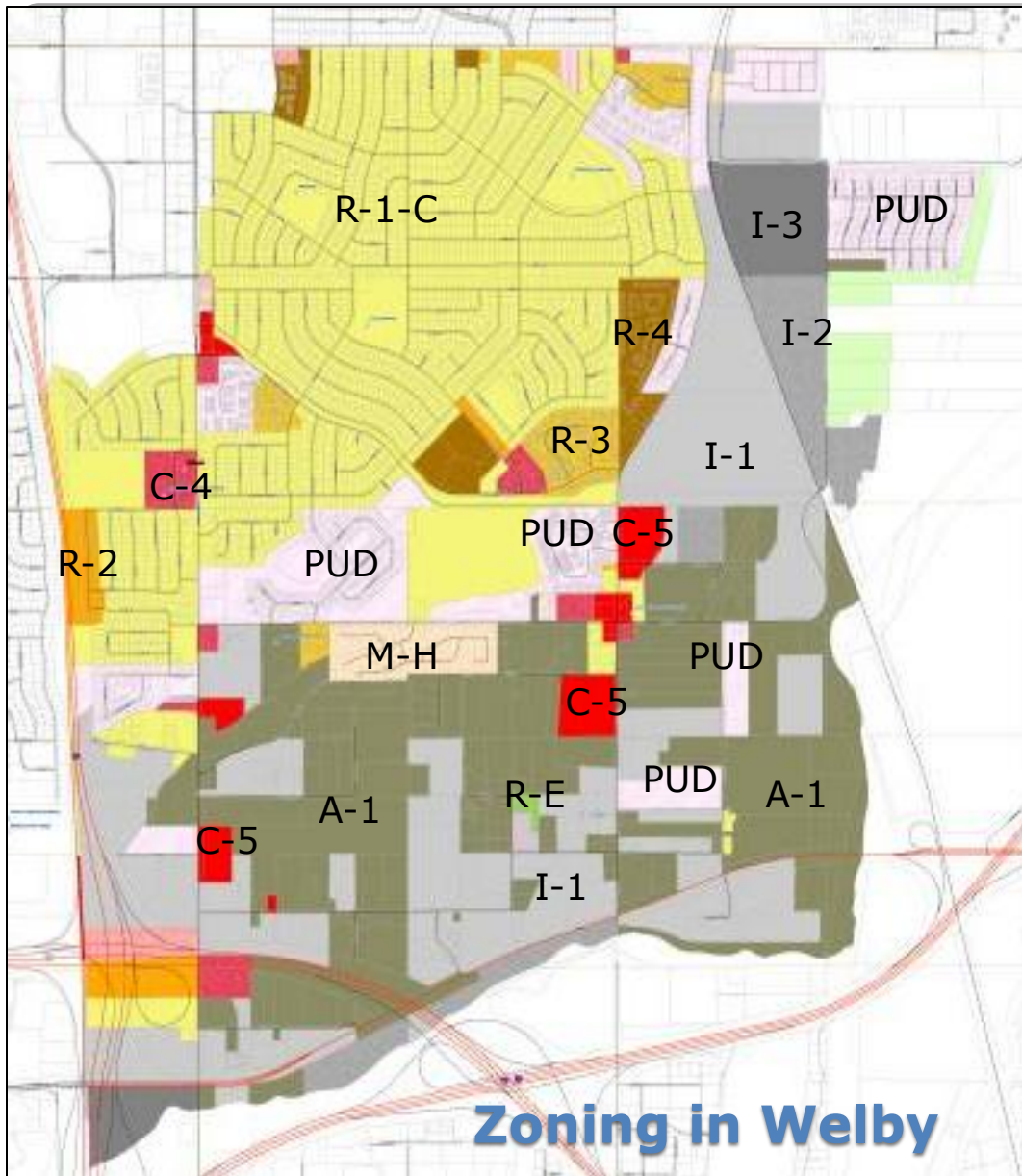
- Inventory of agriculture, residential, commercial and industrial uses ✓
- Inventory of assets and constraints ✓
- Inventory of infrastructure (roads, sidewalks, water, sewer, etc.) **To Be Completed**

2. Identification of development trends ✓

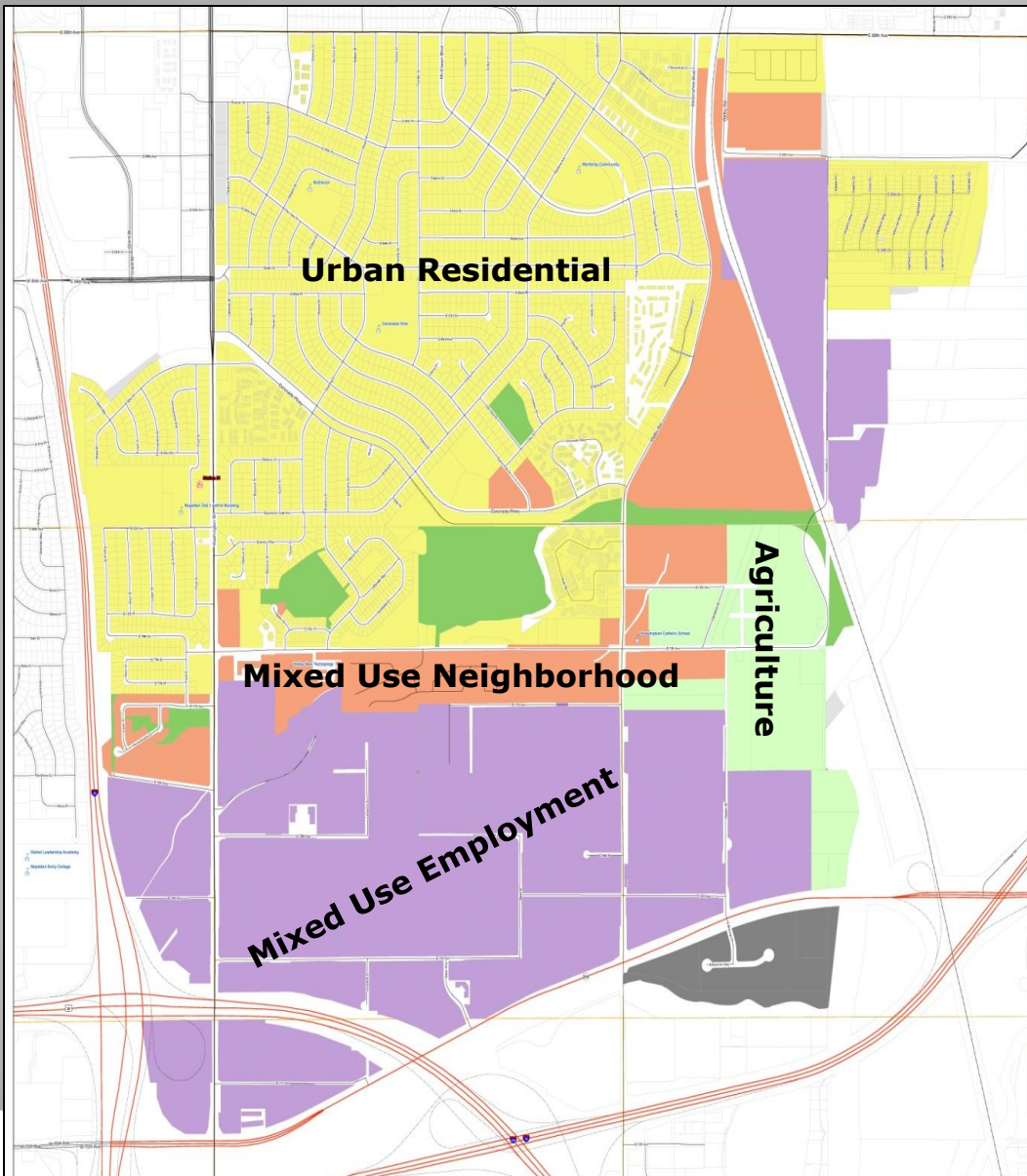
3. Preparation of a new land use plan which demonstrates which land uses should be allowed or permitted in certain areas

To Be Completed Based on Community Input

Welby Subarea Plan



Zoning Type	# of Parcels	% of Total Area
A-1	158	22.20%
A-3	9	1.68%
C-0	3	0.24%
C-1	2	0.15%
C-2	2	0.03%
C-3	3	0.08%
C-4	19	1.11%
C-5	17	1.69%
I-1	181	21.68%
I-2	20	4.12%
I-3	3	0.11%
M-H	2	1.50%
P-U-D	389	11.43%
R-1-C	2,384	30.02%
R-2	50	0.82%
R-3	461	1.77%
R-4	394	1.27%
R-E	2	0.10%
Totals	4,099	



Future Land Uses

- Urban Residential
- Mixed Use Neighborhood
- Mixed Use Employment
- Agriculture

Land Use Category	Characteristics and Uses	Purpose	Criteria for Designation
Urban Residential	<p>Primary: Single and multi-family housing</p> <p>Secondary: Compatible uses such as neighborhood schools, community facilities, parks, open space, and limited commercial development.</p>	<ul style="list-style-type: none"> • Provide areas for a variety of housing types • Create and maintain healthy residential neighborhoods 	<ul style="list-style-type: none"> • Adequate urban services and transportation facilities • Requires central water and sewer services • Avoid incompatible uses in residential neighborhoods

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

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.

- *Imagine Adams County*



Mixed Use Neighborhood

Compatible County Zoning Categories

Land Use Category	Characteristics and Uses	Purpose	Criteria for Designation
<p>Mixed Use Employment</p>	<p>Primary: Offices, light manufacturing, distribution, indoor warehousing, airport and technology-related uses, and clean industry</p> <p>Secondary: Supporting retail and community facilities</p>	<ul style="list-style-type: none"> • Accommodate a range of employment uses with a mix of supporting uses to serve employment needs • Increase employment and contribute to the tax base 	<ul style="list-style-type: none"> • Central water and sewer required • Adequate transportation access • Adequate services and public infrastructure

C-4, C-5, PUD*, I-1

*Planned Unit Development – negotiating zoning or developed under a unified plan for a # of dwellings, commercial, industrial, educational, recreational uses

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

Milestones

Date	Event
February 5	Kick-off Meeting with Community
Spring 2013	UCD Classes study Welby area
April 10	Neighborhood Meeting #2
April 29	UCD Student Presentations to Community
June 11	Neighborhood Meeting #3
July 16	Neighborhood Meeting #4
August 19	Neighborhood Meeting #5
September 17	Neighborhood Meeting #6
October 15	Neighborhood Meeting #7
October 29	Planning Commission Public Meeting
December 3	Neighborhood Meeting #8

Outreach

- 3 Mass Mailings (>4,000)
- www.adcogov.org/welbyplan
- welbyplan@adcogov.org
- Welby Email Distribution (>150)
- Mailing Distribution
- Newsletters (Spanish sections)
- Guest Speakers
- Professional Translation Services
- Child Care Services
- Healthy Catering supporting Live Well Adams County Initiative

Partnerships

- Adams County Neighborhood Services
- Community Enterprise
- FRESC

Community Engagement

Welby Profile - Economic



- Educational services and Construction make up 50% of all jobs in Welby
- Education represents almost 30%
- Most residents work outside of Welby

University of Colorado Academic Work

• Engaged Master of Urban & Regional Planning graduate students (spring and fall)

• Provided research, demographics, areas of improvements & trends

IMPROVE ACCESS



Signed Bike Routes



New Multi-Purpose Trails



New Trail Access Points



Beehive Overlay Vision



- Share Welby: Flex spaces (retail, produce, distribute), business incubators

BEEHIVE



*Symbol of industry
and co-operation*

- FREEMASONRY

- Preliminary SWOT Analysis (strengths, weaknesses, opportunities & threats) by Community
- Self-formed Interest Groups
 - Agriculture & Open Space
 - Environmental Considerations
 - Historic and Cultural Resources
 - Infrastructure, Trails
 - Spanish Speaking Community
 - Strong Business Community
 - Vibrant Residential Neighborhoods
 - Other
- Interest Groups' SWOT Analyses
- Community Graphic Mapping/Policy Exercise



Community Feedback

- **Beautification/Streetscapes** along Washington and York - trees, gateways, sidewalks, banners, lighting
- **Branding** - Common vision/**identity**
- **Business Assoc.** – Welby Trade Federation
- Infrastructure Improvements - **street connectivity** and sidewalks
- **Sidewalks** along York
- **Safety** – call boxes, bike patrols, traffic issues
- Gathering Spaces – **Recreation** Center
- **Honoring agricultural past** – museum, educations programs
- Neighborhood **Amenities** – grocery store, etc.
- Cultural Resources – classes, events
- **Connections** to recreational amenities

Community Feedback

Strong Business Community

- **Goal 1:** Develop a strong business community that encourages residential, commercial, and industrial development that is appropriate to the Welby area and provides jobs and services for area residents.

Strategies:

- Create a business association
- Promote business to business opportunities
- Develop branding/events to attract businesses

Preliminary Goals & Strategies

Infrastructure, Trails

- Goal 1: Provide for the safe, efficient and cost-effective movement of people, goods and services while supporting a diverse economy and high quality of life for all residents and businesses

Strategies:

- Enhancing trail connections – creating corridors
- Infrastructure that promotes health living
- Neighborhoods interconnected by creating a system of bike trails that are safe, beautified and maintained (i.e. off-street, on-street, or designated bike lanes).
- New roads where they are not existing

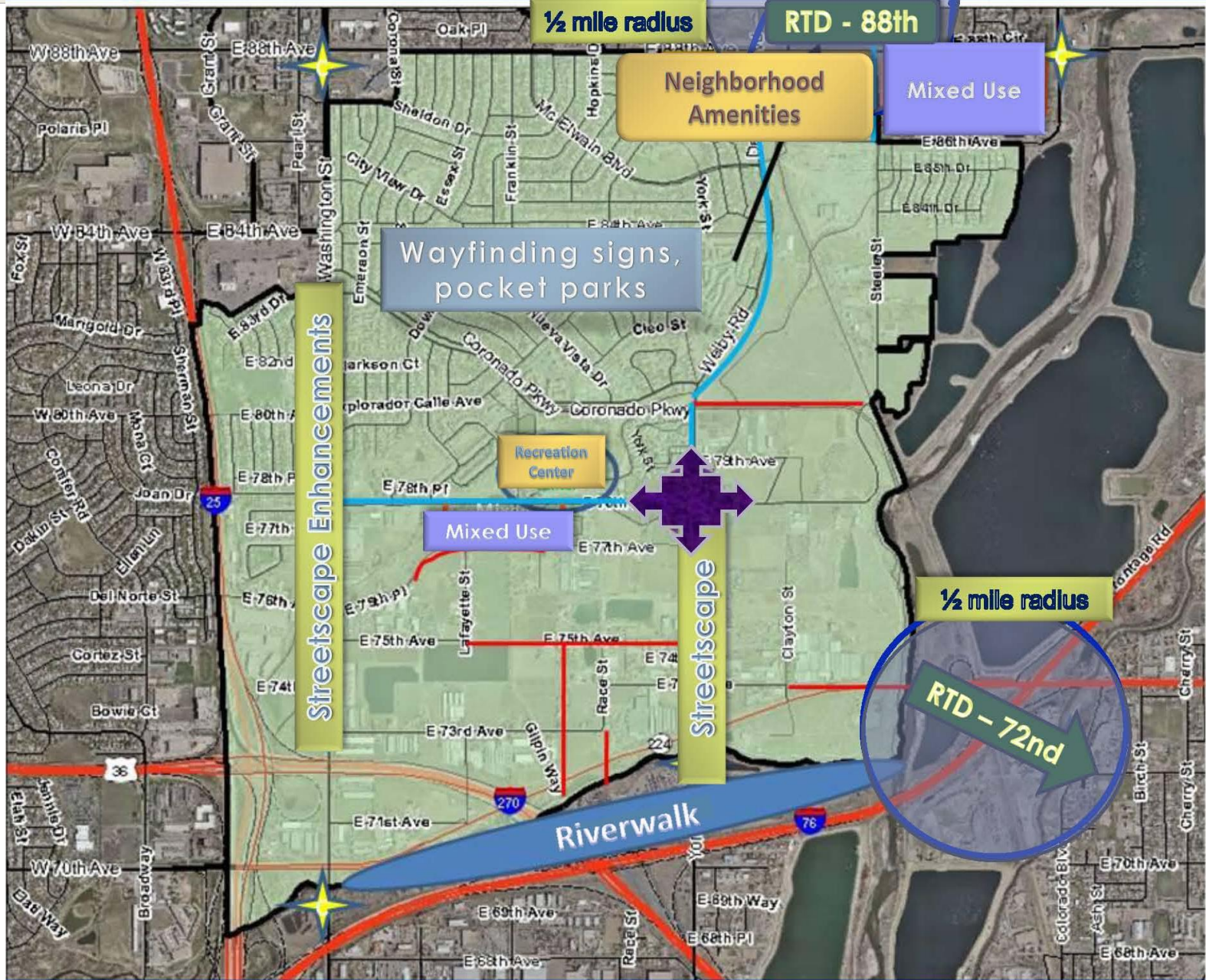
Preliminary Goals & Strategies

“Preserve historic and cultural heritage while improving the quality of life and maximizing economic prosperity”

” Utilizing a well-conceived neighborhood plan created through a partnership with Adams County, Welby residents and businesses, that will promote distinctive and attractive neighborhoods with a strong sense of place that sustains the vision and value of the community ”

Possible Vision Statements

Commonalities



Collection of Welby Ideas – Graphic Depiction

- Subarea Plan is beneficial because:
 - ❖ Informs local government of needs & wants
 - ❖ Provides predictability and a vision
- Subarea Plan vs. Zoning
 - ❖ Advisory v. what can and cannot be done
- Need to complete Infrastructure Inventory and explore opportunities
- Subarea Plan outlines

Summary & Moving Forward



**A
COLLECTION
OF
WELBY
IDEAS**

Prepared by
Adams County Planning and
Development Department
and
Residents of the Welby Neighborhood

October 2013



Adams County Planning and Development Department

NEXT STEPS TIMELINE

- **October - November 15th**
Review Planning Commission Public Meeting comments and receive and review community feedback to "A Collection of Welby Ideas"
- **December 3, 2013** –
Community Meeting to discuss refinement of "A Collection of Welby Ideas"
- **January/February 2014** –
Draft Plan/Community Input
- **Spring 2014** –
Public comment period