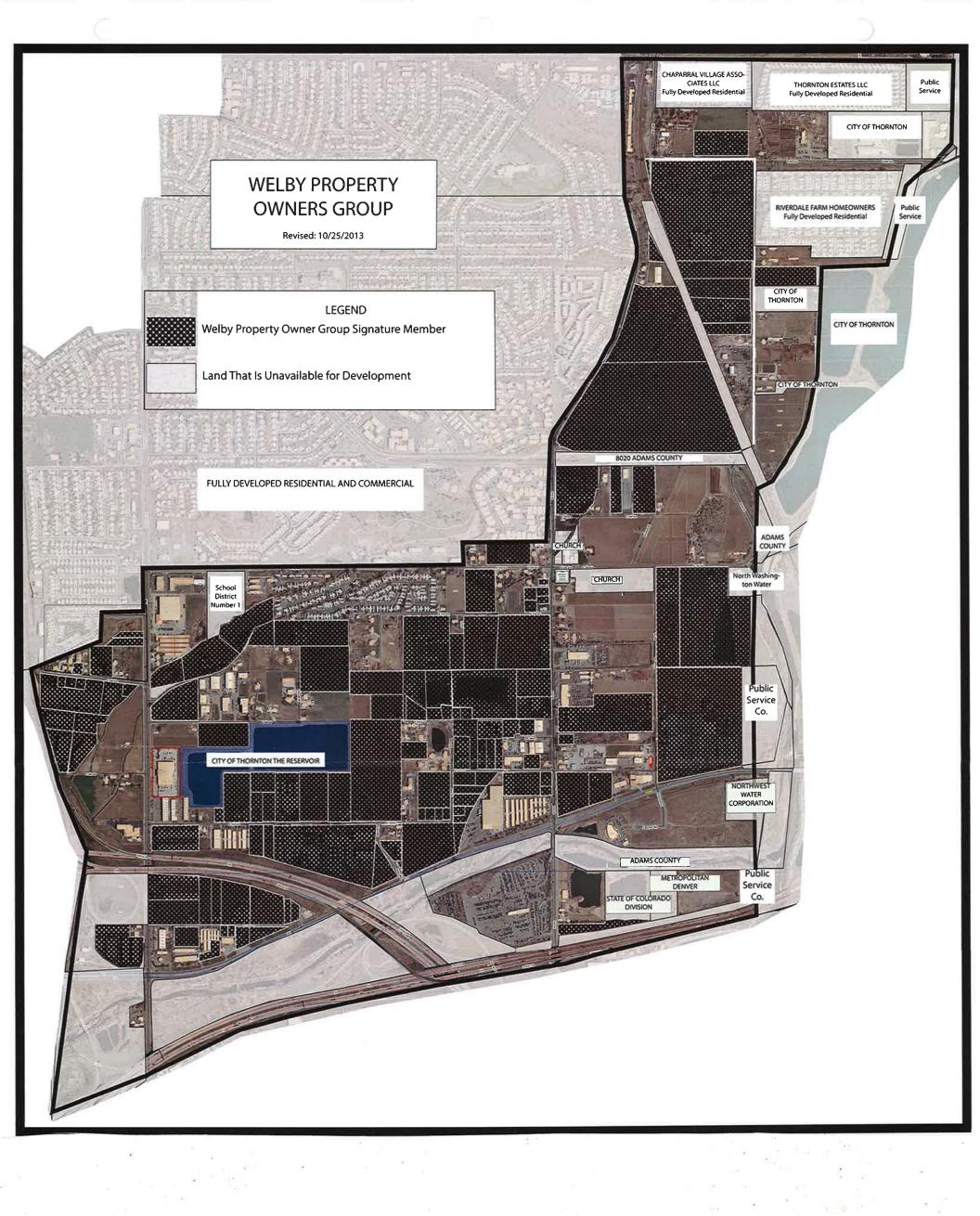
WELBY SUBAREA PLAN

PLANNING COMMISSION MEETING

OCTOBER 29, 2013





WELBY COLORADO BOUNDARIES

Welby CDP - Is a Census Designated Place that is established by the Census Bureau. CDPs are populated areas in unincorporated areas that lack separate municipal government, but which otherwise physically resemble incorporated places.

CDPs are delineated solely to provide data for settled concentrations of population that are identifiable by name but are not legally incorporated.

The boundaries of a CDP have no legal status.[1] Thus, they may not always correspond with the local understanding of the area or community with the same name

Welby Planning Department - Adams County Planning Department Loosely defines Welby as South of 88th Ave., North of I-76, East of I-25, and West pf the Platte River. The boundaries of this definition include 496 Acres of Thornton.



Appendix B - Supplement

	Type of Zoning	Number	Total Area	Total Area	Average Area	Average	Percent of
		of	(Square Feet)	(Square	of Parcel	Area of	Total Area
		Parcels		Acres)	(Square Feet)	Parcel	
						(Acres)	
	A-1	158	19,425,342.2	445.9	122,945.2	2.8	22.20%
l =	A-3	9	1,472,962.0	33.8	163,662.4	3.8	1.68%
<u></u>	C-0	3	209,494.4	4.8	69,831.5	1.6	0.24%
Residential	C-1	2	128,533.9	3.0	64,266.9	1.5	0.15%
<u> </u>	C-2	2	23,953.6	0.5	11,976.8	0.3	0.03%
<u>.</u>	C-3	3	73,407.6	1.7	24,469.2	0.6	0.08%
Sa	C-4	19	974,887.8	22.4	51,309.9	1.2	1.11%
Ž	C-5	17	1,478,707.2	33.9	86,982.8	2.0	1.69%
Non	l-1*	181	18,968,351.3	435.5	104,797.5	2.4	21.68%
0	I-2	20	3,606,091.7	82.8	180,304.6	4.1	4.12%
Z	I-3	3	98,586.8	2.3	32,862.3	0.8	0.11%
	Sub Total	417		1,066.6	1	2.6	53.10%
le	M-H	2	1,310,071.9	30.1	655,036.0	15.0	1.50%
Residential	P-U-D	1,277	9,997,120.2	229.5	7,828.6	0.2	11.43%
<u></u>	R-1-C	2,384	26,267,121.8	603.0	11,018.1	0.3	30.02%
용	R-2	50	719,053.3	16.5	14,381.1	0.3	0.82%
· <u>ĕ</u>	R-3	461	1,548,742.8	35.6	3,359.5	0.1	1.77%
ä	R-4	394	1,108,109.0	25.4	2,812.5	0.1	1.27%
~	R-E	2	85,931.9	2.0	42,965.9	1.0	0.10%
	Totals	4,987	87,496,469				
	Total Acres		2,009				
	Total sq miles		3.1				

Non Residential Analysis for Future Development			
Average Size of Parcel	2.6	Acres	
Land Dedicated for Roads,			
Infrastructure & Buffers	18%	Est.	
Example Of Net Usable Land			
Per Parcel	2.1	Acres	

OBSERVATIONS

- 1. Small Lots with minimal feeder streets and infructure Parcel size is reduced to accommodate infrastructure
- 2. Very Few opportuniutes for single land owners to combine contiguous Parcels to attract larger buildings
- 3. Most property owners have no interest in selling
- 4. Light Rail may or may not have impact on this Area. Guessing at future land use is not prudent

Rod Moe <rodmoe@comcast.net>
To: Abel Montoya <amontoya@adcogov.org>

Cc: Jim Robinson < irobinson@adcogov.org>, Todd Leopold < tleopold@adcogov.org>

Welby Subarea Plan Opposition

Dear Mr. Montova:

My name is Rod Moe and I am a member of a large coalition of Welby Property Owners, Residents and Business Men and Women who oppose the formation of a Welby Subarea Plan.

Our members do not come from the residential highland areas of Welby that have been mostly developed for many years. Our members own the undeveloped and underdeveloped property in the lowland-farming district of Welby. These property owners are the Adams County Constituents who will be impacted by historic preservation measures and/or additional land use and zoning regulations that will result from a subarea plan.

I am writing you today to request a meeting with you and three or four members of our group to discuss this planning initiative.

We have been working with Kristin and Joelle in the past few months and they have done a fantastic job facilitating the meetings so far. However, after the July meeting those of us who were monitoring this planning process finally realized that a subarea plan was not something we support and we began sharing our concerns with other property owners. Within a few days a large group of property owners organized and appeared before Joelle and Kristin at the August 20 meeting to formally announce a complete lack of support for continuing the planning process.

Since the August meeting our coalition has double in size and it continues to grow.

Following is a suggested framework for our meeting:

- 1. Explain who we are and why we do not support a Welby Subarea Plan.
- 2. Obtain a better understanding of how, when and why the Welby Subarea Plan was initiated.
- 3. Discuss options for mitigating conflicts in Welby that doesn't involve a subarea plan.
- 4. Obtain your advice on steps we should take to abolish the subarea planning initiative.

We would prefer meeting prior to the next subarea-planning meeting but if this is not possible we understand.

I'm looking forward to hearing back from you soon.

Best Regards,

Rod Moe

Cell: 720-201-2808

rodmoe@comcast.net

Date:

October 9, 2013

To:

Todd Leopold, Deputy County Administrator

Abel Montoya, Planning Director

From:

Welby Property Owners

CC:

Adams County Board of Commissioners

Eva J. Henry

Charles "Chaz" Tedesco

Erik Hansen

CC:

Jim Robinson, County Administrator Kristin Sullivan, Planning Manager Joelle Greenland, Long Range Planner

CC:

Planning Commission

Vince Buzek Sharon Richardson Steward Mosko Rose Garner Nick DiTirro

Harry Gibney, Alternate

Paul Tochtrop Mike DeMattee

Gary Pratt, Alternate

Subject: Welby Subarea Planning Initiative

Dear Mr. Leopold and Mr. Montoya:

This letter is being sent to you on behalf of a large number of Property Owners who own a significant amount of land in the undeveloped and underdeveloped areas of Welby Colorado and who previously delivered a letter with 159 signatures to Abel Montoya expressing concerns about the Welby Subarea Planning Initiative. Since a subarea plan only applies to future development we are the primary stakeholders who would be affected by this type of plan.

We appreciate the County's efforts in trying to develop an overlay advisory plan for the Welby Area. As it pertains to infrastructure this would be very beneficial because we understand that high value uses require infrastructure that does not currently exist. However, as it pertains to land use we believe it is not beneficial and the prospect of making changes in this regard has caused a great deal of stress and conflict in our community.

We prefer leaving land use decisions to each individual on their own timetable using the same zoning regulations and processes as other communities in Adams County. This might involve something as simple as building a family home next to an industrial property or as complex as building a high value development that requires considerable planning and infrastructure. We understand how these diverse uses could be viewed as a conflict from a planning standpoint but the precedence for this type of diversity has already been established in our area and it has evolved over many years. This diversity is valued by most of us in Welby and we desire to retain this unique and valuable attribute because it differentiates us from other areas in Adams County and it enhances our property values and market appeal.

This letter is in response to the efforts to create a Welby sub area plan. We are not represented by or aligned with the following committees or interest groups:

- Agriculture & Open Space
- Historic Preservation & Cultural Resources
- Strong Business Community
- Spanish Committee

- Environmental Considerations
- Infrastructure, Transportation, Trails
- Vibrant Residential Neighborhoods
- · Welby Heritage Foundation

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If there are any property owners that wish to place these burdens on their property, by all means, allow them to do so and require that funding of any trails, parks, community gardens etc. be done through donation and not taxation and regulation.

Respectfully,	34.		
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Signature Printed Name Address Address	Phone No.
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JOHN J. VANDEMOER	
MANAGING + GENERAL PARTNER	
8741 CIRCLE DRIVE	
WESTMINGER CO 80031	
PH. 303-427-7641	
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Respectfully, Signature Printed Name Printed Name	1731 YORK-8020 Shery/Ciawcio-Mai	29 303-288-5/08 Phone No.
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Signature	Printed Name	Address	Phone No.
	PROPERTY OWNER MAZ	ZZOTTI GEORGE ET ALL, WELBY COLORADO: AS	FOLLOWS
Charlene	Mu Charlene Moe	10023 Tennyson Ct, Westminster, CO 80031	303-466-2838
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- Strong Business Community
- Spanish Committee

- Environmental Considerations
- · Infrastructure, Transportation, Trails
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Respectfully,	
A 3 Janes	Phone No.
Signature Printed Name Address 1955 E75 AVB	Phone No. 333 286 8947
Manuel Manuel Manuel Date Fel	91400 3)286-8947
How Illendon Florence VI lendon 1958. 15	64th Ave . 3/910-5172
Rafael Mende St 101 W 64th	AVE 720,383.0247
Mydan Phillip Mendor 7480 Race St	303-981-5009
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Melissa Mendora	_

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)a. 1) a	Daniel Gerace	2761 E. 74th Ave	303-435-6846
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Respectfully	,	-			
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Abra C. Feik	Debra C. Feik	2690 E. 78th Ave.	720-530-7752
Both A Powell	Berth A. Powell	2690 E 78th Ave	720-635-5605
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Signature	Printed Name		dress	. 2	Phone No.
Stanley J.	Marore 3	Stanley J. Marra	one 10	341 E. 71 St Ave.	303-961-1604
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Respectfully,

COLLIERS INTERNATIONAL AS AGENT FOR WPC CORPORATE II, LLC & WPC CORPORATE II, LLC

Brad W. Calbert

President



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Stepande Maliny	Printed Name John Mahoway	8265 Steele St	DENIVER, CO	Phone No. 815-212-2122

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Respectfully,	
W.C. Alexander KLZ Radio, Inc. 2821 S. Parker Rd., Suite 1205, Aurora, CO 80014 (303)	
Signature Printed Name Address Phone No.	
KLZ Radio. Inc. owns a 51-acre parcel at 8170 York/8220 Welby Road. The parcel has been used for the past 51 years for the	O
transmission towers of KLZ Radio. In 2005, towers were added to the site for KLVZ radio as well. Also in 2005, we cooperated wi	tles
the Adams County Dept. of Public Works, dedicating a right of way for a trail easement along Niver Creek. We do not support the	=
creation of a subarea plan or any additional land use restrictions or encumbrances and wish our parcel to be specifically excluded	H
should such a plan be adopted for the area.	13
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- · Welby Heritage Foundation

We officially request that our land be excluded and not included and/or burdened with any sub area plan, and that we be allowed to enjoy the democratic process as the rest of the county without additional overlay planning and its associated burdens.

If there are any property owners that wish to place these burdens on their property, by all means, allow them to do so and require that funding of any trails, parks, community gardens etc. be done through donation and not taxation and regulation.

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Dear Adams County Public Official,

This letter is in response to the efforts to create a Welby sub area plan. We are not represented by or aligned with the following committees or interest groups:

- Agriculture & Open Space
- Historic Preservation & Cultural Resources
- · Strong Business Community
- Spenish Committee

- Environmental Considerations
- Infrastructure, Transportation, Trails
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Respectfully,

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- · Historic Preservation & Cultural Resources
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- · Spanish Committee

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Printed Name Address 79 to No.

William Massix 2505 & 79 to 303-28

FOUNTION Printed Name Address 2505 & 79 to AU 303-28

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Signature Arinted Name Address
Line Duessin: Gipe Guerrieci 7395 York St + 2722 E 74th Ave 303-210-44
Fran Guerieri 2222 E 74th Ave 303-210-5802
Relia Decerne Robin Gupanieri 7395 Yort 51 303-210-4545 4418
Zatalie Quini Natalie Enversieri 2222 E 74th Ave 303-434-5930
Andrea Feering Andrea Guerrier, 2222 E 74th Ave. 3) 210-1942