Industrial/Business Stakeholder Meeting #1

Layla Bajelan, Long Range Planner II
Community and Economic Development Department
June 22\textsuperscript{nd}, 2021
Background

• Unincorporated Adams County
  – Overlays are specific to the Plan Boundaries

• Questions/Comments
  – Type in the chat feature
  – Email LBajelan@adcgov.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:

<table>
<thead>
<tr>
<th>Zone District</th>
<th>Accessory Outdoor Storage (up to 25% of the building area)*</th>
<th>Accessory Outdoor Storage (in excess of 25% and up to 100% of the building area)*</th>
<th>Outdoor Storage (in excess of 100% of the building area)*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Industrial-1</td>
<td>Permitted</td>
<td>Conditional **</td>
<td>Conditional</td>
</tr>
<tr>
<td>Industrial-2</td>
<td>Permitted</td>
<td>Permitted</td>
<td>Permitted/Conditional</td>
</tr>
<tr>
<td>Industrial-3</td>
<td>Permitted</td>
<td>Permitted</td>
<td>Permitted/Conditional</td>
</tr>
</tbody>
</table>

- 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
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

- **June 2021**: Public Outreach Meeting #1
- **July 2021**: County Wide Outreach Meetings/ Stakeholder Meetings
- **August 2021**: BoCC and PC Study Sessions
- **September 2021**: Planning Commission Public Hearing
- **October 2021**: Board of County Commissioners Public Hearing
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