

Advancing Adams: Work Session

BoCC Study Session

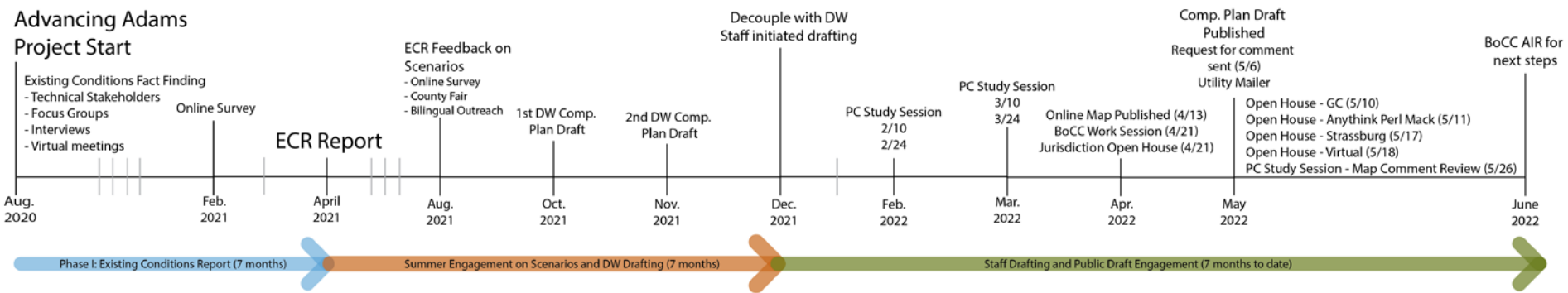
Community & Economic Development Department

July 20, 2022

Agenda

- Project Timeline & Engagement Summary
- Public Map Comments
- Planning Commission Direction on Draft FLUM
- Draft FAQ
- Scenarios
- Next Steps: Development Standards Overhaul

Project Timeline & Engagement Summary



Summary of Comments

Agency	Comment
Adams County Regional Economic Partnership (ACREP)	General support of policy
Arapahoe County Planning	General support of policy
City of Arvada	No comment
Town of Bennett	Specific map comments
City of Brighton	Specific map comments
City of Commerce City	No comment
City of Thornton	General support of policy
City of Westminster	Specific map comments, recommended text changes
CORE Electric Cooperative	No comment
Denver International Airport (DEN)	Some concern regarding Mixed Use Commercial and Public and Institutional categories

Summary of Comments

Agency	Comment
Denver Water	No comment
Division of Water Resources	No comment
Regional Economic Advancement Partnership (REAP)	General support of policy
Regional Transportation District (RTD)	No comment
South Adams County Water and Sanitation District	No comment
Todd Creek Village Metropolitan District	General support of policy
Tri-County Health Department	General support of policy
Xcel Energy	No comment

Summary of Map Changes

FLUM Category as Percentage of Total Land Area

General FLUM Category	2012 Percent	2022 Percent
Agriculture	81.9%	81.2%
Commercial	0.2%	0.2%
Industrial	0.8%	0.7%
Mixed Use	0.2%	0.5%
Mixed Use Commercial	4.1%	5.2%
Parks Open Space	5.6%	6.8%
Public	0.6%	0.8%
Residential Low	3.4%	3.8%
Residential Medium/High	1.6%	0.9%

Figure 2-1

Current Zoning Compared to FLUM Category

Future Land Use	Total Acres	Percent of Zoned Area
Agriculture Large (A-3)	592,609	90.9%
Agriculture Small (A-2)	3,356	0.5%
Commercial (C-0, C-1, C-2, C-3)	220	0.0%
Industrial Low (I-1 [50%], I-2)	1,670	0.3%
Industrial Medium (I-2 [75%], I-3)	3,701	0.6%
Institutional (PL)	346	0.1%
Misc. (AV, DIA, PUD)	23,316	3.6%
Mixed Use Commercial (C-4, C-5, I-1 [50%])	1,763	0.3%
R-1, R-2, MH (Residential Medium)	192	0.0%
Residential High (R-3, R-4)	275	0.0%
Residential Low (A-1, RE)	19,507	3.0%
Residential Medium (R-1, R-2, MH)	5,024	0.8%
Total Acres	652,177	100.0%

Figure 2-3

Q: Why do a comprehensive plan?

Q: If I have a property zoned I-2 with a permitted business and the future land use is Mixed Use Commercial, what do?

Q: What is the difference between zoning and future land-uses?

Q: How can a comprehensive plan be used as a regulatory tool?

Q: What are next steps after adoption?