

Welby Stakeholder Meeting #2

Ella Gleason, Planner I

Community and Economic Development Department

July 27th, 2021



Background

- Unincorporated Adams County
 - Overlays are specific to the Plan Boundaries
- Questions/Comments
 - Type in the chat feature
 - Email LBajelan@adcogov.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

- Proposed Allowances for Outdoor Storage:

| | I-1 | I-2 | I-3 |
|---|-------------|------------------------|------------------------|
| Existing | | | |
| In excess of 100% of building area | Conditional | Permitted/Conditional* | Permitted/Conditional* |
| *Less than 80% of entire lot or less than 10 acres | - | Permitted | Permitted |
| *In excess of 80% of entire lot or 10 acres | - | Conditional | Conditional |
| Proposed | | | |
| In excess of 100% of building area | Conditional | Permitted/Conditional* | Permitted/Conditional* |
| *Less than 25% of entire lot or 3 acres | - | Permitted | Permitted |
| *Less than 50% of entire lot or less than 6 acres | - | Conditional | Permitted |

Outdoor Storage

- **Current Definition:**

- The storage of materials or inventory naturally and normally incidental to the primary use of a property limited to the primary user of the property and located on the same lot with the primary use. Accessory storage shall not include vehicles, which can be driven off the property under their own power and are licensed to be driven on public rights-of-way. Merchandise for sale or lease shall not be considered accessory storage, except storage of gravel, rock, recycled asphalt, or other landscaping materials shall be considered outdoor storage.

- **Revised Definition:**

- The storage of materials for a period greater than 72 hours, including items for sale, lease, processing, and repair (including vehicles) not in an enclosed building.



Source: RVshare

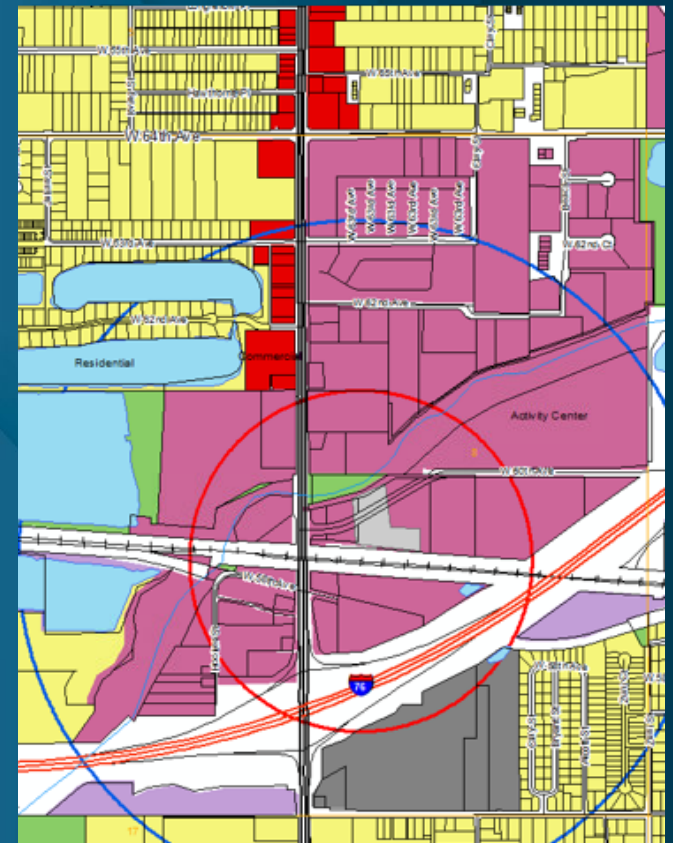
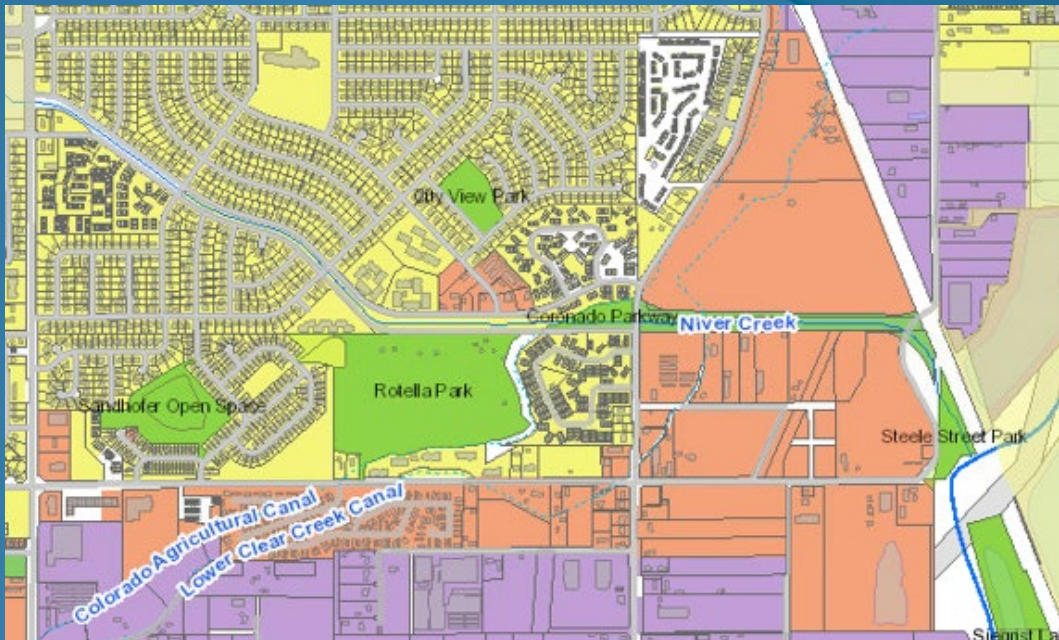


Source: Shelby Materials

Mixed-Use Zone District

- Mixed-Use added Fall 2020 as a Conditional Use Permit in C-5 district
 - Dimensional Standards for Zone District
- Called for by the 2012 Comp. Plan and Subarea Plans

- Mixed Use Employment
- Mixed Use Neighborhood



Mixed-Use Zone District

- Purpose: To create a flexible approach to land uses and enhance the character of Adams County's commercial corridors and centers by promoting development that:
 - Creates a balanced mix of land uses;
 - Facilitates quality mixed use development that is consistent with the goals and strategies of the Comprehensive Plan;
 - Supports a sustainable and resilient local economy;
 - Provides unique places for people to live, work, shop, and play;
 - Improves the public realm through high quality design;
 - Promotes use by pedestrians, bicyclists, and transit users, in addition to automobiles;
 - Encourages active lifestyles; and
 - Maintains the character and integrity of adjacent residential neighborhoods
- Only available to properties facing an arterial or collector street
- Site plan approval required

Tiny Home Villages

- New use
- Purpose: to grant flexibility in building form and site design requirements for providers of transitional housing for people who are experiencing homelessness or are at risk of becoming homeless.
- Conditional Use Permit only in Residential Zone Districts
 - Neighborhood Meeting, Conceptual Review, Public Hearing
- Proposed Regulations:
 - Minimum lot size: ½ acre
 - Density: 1 home/2,100 sf
 - Responsible Agent Required
 - Parking provided
 - Common facilities provided
 - No outdoor storage allowed, but private storage is provided



Beloved Tiny Home Village
Source: Denverite

Safe Parking Sites

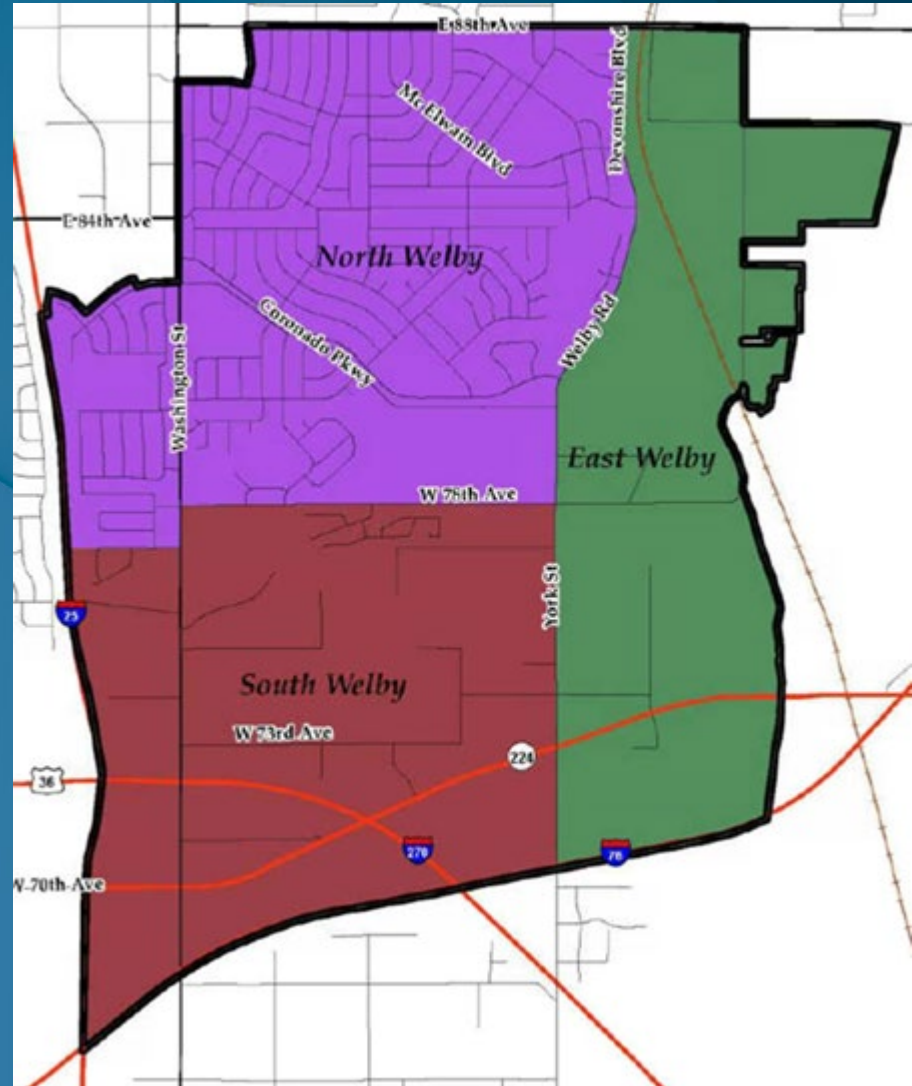
- New use
- Purpose: to provide for the establishment and operation of safe parking sites at existing commercial and institutional uses that assures the compatibility of safe parking site activities with the surrounding uses.
- Accessory use to existing commercial and institutional uses
- Administrative Review Process
 - Site plan and site management plan submittal; community meeting
- Proposed Regulations:
 - Minimum lot size: 1 acre
 - Parking on approved surfaces only
 - Setbacks to adjacent residential uses
 - Hours of operation: 7 pm – 7am (Quiet hours: 10 pm – 7 am)
 - Hygiene and waste facilities provided

Overlay Districts

- **Welby Subarea Overlay**
- **Transit-oriented Development (TOD) Overlay**
- The provisions of an Overlay District are in addition to the requirements of the underlying zoning district for a subject property and may supersede the zoning district requirements.
- Where 2 or more overlays overlap, all sets of requirements apply to the subject property.

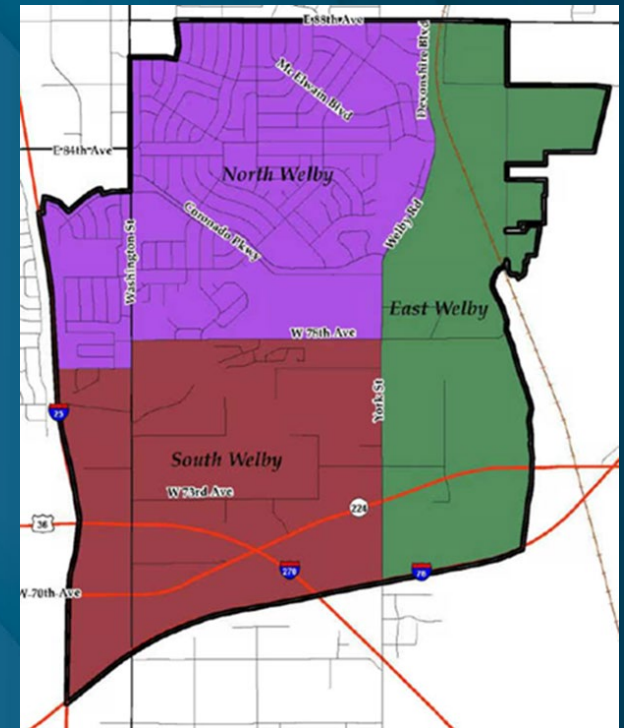
Welby Subarea Plan

- Adopted in 2014
- Plan boundaries
- Plan calls for specific regulations for area



Welby Subarea Plan

| | North Welby | East Welby | South Welby |
|------------------------------------|---|---|--|
| Existing Land Uses | Primarily residential, some commercial along Washington | Underutilized agricultural and industrial lands | Mix of residential, industrial, and agricultural |
| Vision for Future Land Uses | Mostly urban residential and mixed-use neighborhood | Mixed-use employment, urban residential, and mixed-use neighborhood | Mixed-use employment |



Welby Subarea Overlay Proposal

- Purpose: To modify the underlying zone districts to encourage land uses, density, and design standards that enhance the Welby Subarea.
- Multiple permitted uses (“Beehive” concept)
 - To allow multiple businesses to be self-sufficient on one property
 - Must front a state highway, arterial, or collector road
 - All uses must be associated with one use that is permitted in the zone district
- Improved pedestrian environment
 - Building Orientation: Commercial and multi-family buildings shall face streets, connecting walkways, parks, or similar outdoor spaces
 - Off-Street Parking: No parking allowed between the street and front or side of building (single-family and duplexes exempt)

Welby Subarea Overlay Proposal

- Improved pedestrian environment
 - Sense of Place: Enhanced landscaping and open space required between sidewalks and buildings, using elements to make it uniquely Welby
 - Additional design requirements coming soon

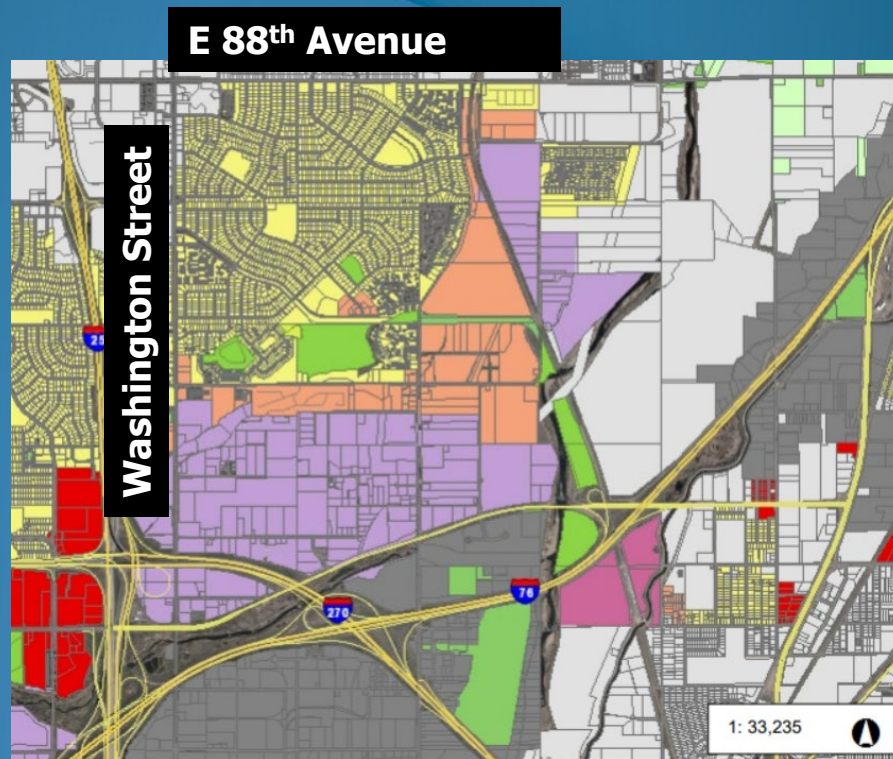


An existing pocket park with historical elements in Welby along 73rd Avenue

Welby Subarea Overlay Proposal

- Industrial Development

- New industrial development within Welby should be restricted to those parcels with a Mixed-Use Employment Future Land Use. New industrial uses should be clean, indoor uses
- For properties zoned I-2 and I-3, outdoor storage limitations are restricted to the allowances in the I-1 district.
- New industrial development is prohibited in the North Welby area.



Welby Future Land Use Map

 Mixed Use Employment

Welby Subarea Overlay Proposal

- Additional Landscape Buffers when adjacent to Existing Agricultural or Residential Use

| | New Commercial Use | New Industrial Use |
|------------------|--|--|
| Existing: | Bufferyard C* | Bufferyard D** |
| Proposed: | Bufferyard C + 5 ft of additional bufferyard and 2 additional trees per 80 linear feet of lot line | Bufferyard D + 5 ft of additional bufferyard and 3 additional trees per 60 linear feet of lot line |

***Bufferyard C:** Fifteen (15) foot minimum bufferyard width with two (2) trees per eighty (80) linear feet of lot line and six (6) foot high sight obscuring fence or wall located on the interior line of the bufferyard.

***Bufferyard D:** Fifteen (15) foot minimum bufferyard width with three (3) trees per sixty (60) linear feet and six (6) foot sight obscuring fence or wall located on the interior line of the bufferyard

Welby Subarea Overlay Proposal

- North and East Welby
 - Higher density residential encouraged along key corridors, such as Washington St., York St., and E 78th Ave.; height and density incentives available
 - Mixed-use development encouraged

Guiding Documents for TOD Overlay

TOD and Rail Station Planning Guidelines

- Adopted in 2007
- Policies and Guidelines for development
- 6 Station Areas

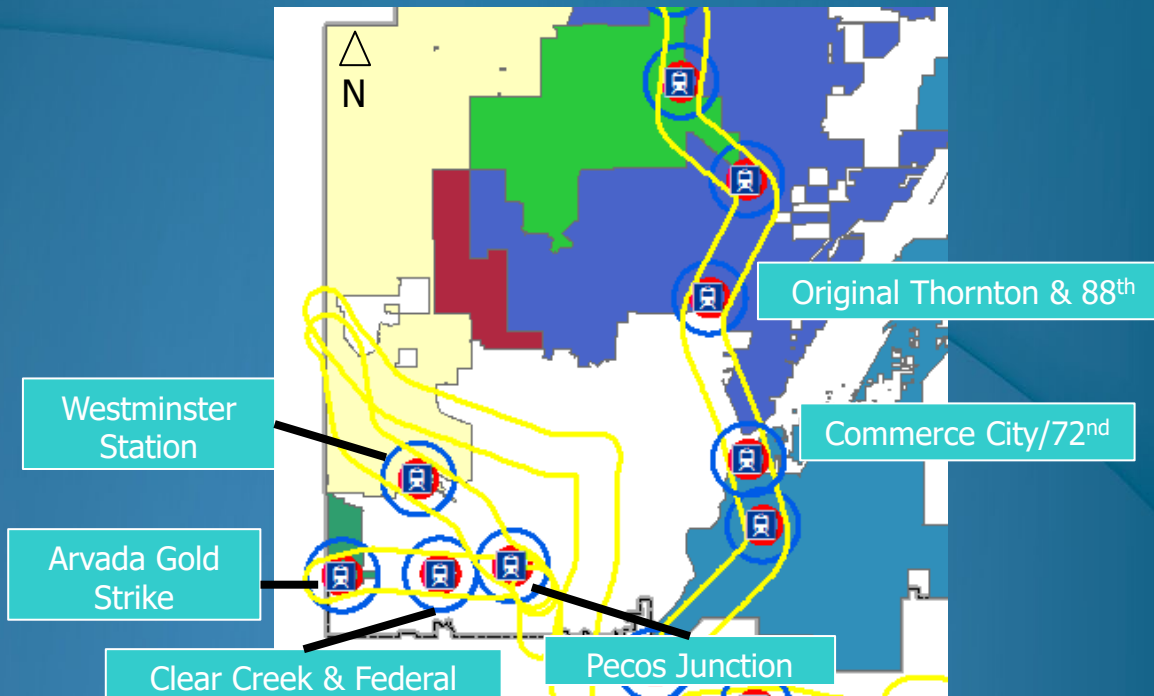
Clear Creek Valley TOD Plan





- Adopted in 2009
- Focuses on Pecos Junction and Federal/Clear Creek Stations
- Policies and Guidelines- Two options


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.

Proposed TOD Overlay

Applies to properties within a ½ mile radius from station:

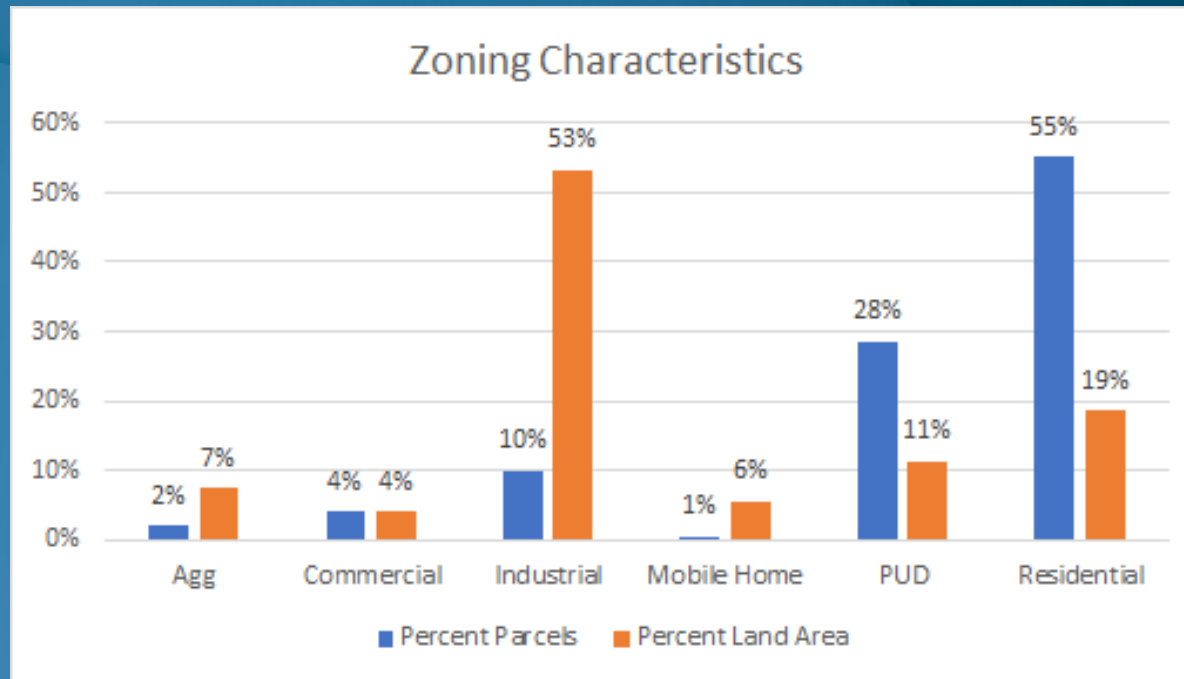


-  FasTrack Station
-  ½ mile buffer
-  ¼ mile buffer
-  1500 ft from tracks

-  Thornton
-  Federal Heights
-  Commerce City
-  Westminster
-  Arvada
-  Northglenn

Proposed TOD Overlay

Zoning characteristics of properties within the 1/2 mile buffer of all 6 stations:



Proposed TOD Overlay

May include:

| Existing TOD Zone | Proposed TOD Overlay | Applies to |
|-----------------------------------|---|--------------------------------------|
| Modified use table | Modified use table | All zones |
| Modified parking requirements | Modified parking requirements | All zones |
| Traffic circulation plan required | Only for large development proposing streets or connections | N/A |
| Buffer requirements | Buffer Requirements | All zones |
| No outdoor storage | Modified outdoor storage | All zones permitting outdoor storage |
| Upper-story stepbacks | Upper-story stepbacks | All zones |
| Enhanced design | Enhanced design | All zones |
| Increased height | Incentive based design | All zones |

Next Steps

- Refine Draft Amendments
- Share Drafts at <https://www.adcogov.org/regulation-amendments> (Early August)
- Study Session with Board of County Commissioners (Late August)
- Referrals from relevant agencies
- Planning Commission Meeting
 - Thursday, October 28th (tentative)
- Board of County Commissioners Meeting
 - Tuesday, November 9th (tentative)

Questions/Concerns

Email: LBajelan@adcogov.org

Stay informed about the process:

<https://www.adcogov.org/regulation-amendments>

Several other County initiatives moving forward

- County-Wide Update Meeting- July 29th