

Non-Residential Uses

CENTRAL PLAINS PLAN	COMMENTS	CMP COMPARISON
<p>Land Use: Non-Residential Use</p> <p>Protect the community by adhering to the following land use recommendations:</p> <p>Area 16: Office Office uses should locate in this area. The intent of this recommendation is to provide areas for employment and professional services.</p> <p>Area 17: Research and Development Research and Development oriented industries should locate in this area. The intent of this recommendation is to provide an area to meet the needs of industries that would support research, technology transfer, and collaboration with the National Renewable Energy Laboratories.</p> <p>Area 18: Light Industrial Light industrial uses, such as manufacturing, processing and warehousing, should be located in this area. The intent of this recommendation is to provide areas that allow for office uses or small-scale processing, manufacturing, warehousing, and distribution of commodities.</p> <p>Area 19: Retail Retail and service facilities should be located in this area. The intent of this recommendation is to provide for a wide range of goods and services for the community.</p> <p>Area 20: Automotive Automotive associated uses, such as sale, storage, servicing and repair of automobiles and recreational vehicles, should be located in this area. The intent of this recommendation is to provide a central automotive-oriented area while also allowing for office and light industrial uses.</p> <p>Area 21: Industrial Heavy industrial uses should be limited to this area. The intent of this recommendation is to provide an area that allows for all industrial uses, including the processing, manufacturing, warehousing, and distribution of commodities.</p> <p>Area 22: Mixed Use A mix of Retail, Office, and Multi-family residential should be encouraged to locate in these areas. The intent of this recommendation is to provide an area that allows for different types of land uses that are planned as a unified complementary whole and are functionally integrated, featuring shared vehicular and pedestrian access and parking areas.</p> <p>Area 23: Government Facility</p> <p>a. The National Renewable Energy Laboratories and the Department of Energy should be allowed to continue their mission of research, development, and technology transfer of renewable energy and energy efficient technologies.</p> <p>b. If any Camp George West property redevelops, future land uses should be Research and Development to provide an area for research, technology transfer, and collaboration with private industry.</p>	<p>Keep - These are specific areas that need to be addressed in the Area Plan.</p>	<p>Not addressed in CMP</p> <p>Modify Land Uses to say: Transition Areas</p> <p>There are several areas that have been identified as “Transition Areas”. These are areas that are currently predominantly residential, but that may change to more intense residential uses, commercial uses, or industrial uses because of changes to the surrounding land uses and/or infrastructure. The transition of these areas should be sensitive to the existing single-family residential uses.</p> <p>Area 15: Office/Research & Development</p> <p>The residential area south of the National Renewable Energy Laboratories is surrounded by government facilities, industrial and other non-residential uses. With the expansion of the National Renewable Energy Laboratory, the impacts to this residential area will increase. Recognition of these impacts underlies the recommendation that this area transition from residential to Research and Development. Residential uses are allowed to continue in this area. Transition from residential to nonresidential use should occur along the periphery or when all property owners in the area agree with the change.</p> <p>Area 16: Small-Scale Office/Senior Housing</p> <p>Single family residential uses should continue to be allowed on this property. But given the frontage onto West Colfax Avenue, these properties may transition from residential to small office uses or senior housing, when the specific Design Guidelines for Area 16 are met. The intent of this area is to allow for small, low impact office uses, such as engineering, insurance, realty, accounting, and other similar professional office uses, not including medical or dental offices.</p> <p>Area 17: Mixed Use</p> <p>With the extension of Moss Street to the National Renewable Energy Laboratory Campus, there is the potential for this area to transition to non-residential uses. Limited Commercial may be more appropriate directly adjacent to Moss Street and McIntyre Street. Office and Light Industrial uses may be more appropriate toward I-70. However, single-family residential, multi-family, community uses, mixed use, limited commercial, office, and light industrial may be considered in any portion of this transition area, as long as the Design Guidelines for Area 17 are met.</p> <p>Area 18: Mixed Use</p> <p>The residential uses in this area may continue to exist and be expanded. However, this area has been or will be impacted by the Colorado Mills Mall and the West Corridor light rail line and may experience development pressure. This area may be well suited for affordable senior housing. A range of uses including single-family residential, multi-family, senior housing, community uses, mixed use, limited commercial, office, and light industrial may be considered in any portion of this transition area, as long as the Design Guidelines for Area 18 are met. West 7th Avenue and Moss Street should be improved through this area to include cohesive street landscaping, sidewalks, and a bike lane to make pedestrian and bicycle movement safer in the area.</p> <p>Area 19: Mixed Use</p> <p>The residential area north of 6th Avenue and between Eldridge Street and Indiana Street has been impacted by The Colorado Mills and the redevelopment of businesses along Indiana Street. Additional improvements to West 6th Avenue and I-70, and at the West Corridor light rail line, will impact this area further. Recognition of these impacts underlies the recommendation that this area transition from residential to Mixed Use. No new single-family residential uses would be appropriate in this area.</p>

CMP = Comprehensive Master Plan
ZR = Zoning Resolution

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<p>Area 24: Transition Area The residential area north of 6th Avenue and between Eldridge Street and Indiana Street has been impacted by The Colorado Mills and the redevelopment of businesses along Indiana Street. Future improvements to West 6th Avenue and I-70, and a proposed light rail line, will impact this area further. Recognition of these impacts underlies the recommendation that this area transition from residential to Mixed Use. No new single-family residential uses would be appropriate in this area. Transition from residential uses to Mixed Use should start on the west side or when all property owners in the area agree with the change. The residential area east of Eldridge Street should be buffered by a residential component or low intensity office component of the Mixed Use development.</p> <p>Area 25: Transition Area The residential area south of the National Renewable Energy Laboratories is surrounded by government facilities, industrial and other non-residential uses. With the expansion of the National Renewable Energy Laboratory, the impacts to this residential area will increase. Recognition of these impacts underlies the recommendation that this area be designated to transition from residential to Research and Development. No new residential uses would be appropriate in this area. Transition from residential to nonresidential use should occur along the periphery or when all property owners in the area agree with the change.</p> <p>Area 26: South Golden Road Corridor The South Golden Road Corridor should be a place that provides services and employment for residents and supports research and development industries. To accomplish this, the recommended uses for the South Golden Road Corridor should be followed. (See South Golden Road Corridor map.)</p>	<p>Transition from residential uses to Mixed Use should start on the west side or when all property owners in the area agree with the change. The residential area east of Eldridge Street should be buffered by a residential component or low intensity office component of the Mixed Use development.</p> <p>Land Use: Non-Residential Mixed Use, Commercial, Industrial, and Institutional Uses The Central Plains Area offers a variety of jobs and services, with many more opportunities located within adjacent cities. The unincorporated portions of the County should concentrate on creating and maintaining an appropriate jobs-housing balance.</p> <p>Protect the community by adhering to the following land use recommendations:</p> <p>Area 20: Automotive Automotive associated uses, such as sale, storage, servicing, and repair of automobiles and recreational vehicles, should be located in this area. The intent of this recommendation is to provide a central automotive-oriented area while also allowing for office and light industrial uses.</p> <p>Area 21: Industrial Heavy industrial uses should be limited to this area. The intent of this recommendation is to provide an area that allows for all industrial uses, including the processing, manufacturing, warehousing, and distribution of commodities.</p> <p>Area 22: Mixed Use A mix of Retail, Office, Neighborhood Commercial and multi-family residential should be encouraged to locate in these areas. The intent of this recommendation is to provide an area that allows for different types of land uses that are planned as a unified complementary whole and are functionally integrated, featuring shared vehicular and pedestrian access and parking areas.</p> <p>Area 23: Government Facility a. The National Renewable Energy Laboratories and the Department of Energy should be allowed to continue their mission of research, development, and technology transfer of renewable energy and energy efficient technologies. b. If any Camp George West property redevelops, future land uses should be Research and Development to provide an area for research, technology transfer, and collaboration with private industry. Historic structures on the south side of South Golden Road should be evaluated for adaptive reuse as community uses, such as museums or cultural centers.</p> <p>Area 24: Transition Area The residential area north of 6th Avenue and between Eldridge Street and Indiana Street has been impacted by The Colorado Mills and the redevelopment of businesses along Indiana Street. Future improvements to West 6th Avenue and I-70, and a proposed light rail line, will impact this area further. Recognition of these impacts underlies the recommendation that this area transition from residential to Mixed Use. No new single-family residential uses would be appropriate in this area. 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		<p>transition from residential to Research and Development. No new residential uses would be appropriate in this area. Transition from residential to nonresidential use should occur along the periphery or when all property owners in the area agree with the change.</p> <p>Area 1624: Office</p> <p>Office uses should locate in this area. The intent of this recommendation is to provide areas for employment and professional services.</p> <p>Area 1725: Research and Development</p> <p>Research and Development oriented industries should locate in this area. The intent of this recommendation is to provide an area to meet the needs of industries that would support research, technology transfer, and collaboration with the National Renewable Energy Laboratories.</p> <p>Area 1826: Light Industrial</p> <p>Light industrial uses, such as manufacturing, processing and warehousing, should be located in this area. The intent of this recommendation is to provide areas that allow for office uses or small scale processing, manufacturing, warehousing, and distribution of commodities.</p> <p>Area 19: Retail</p> <p>Retail and service facilities should be located in this area. The intent of this recommendation is to provide for a wide range of goods and services for the community.</p> <p>Area 28: Limited Commercial (LC)</p> <p>Area 29: Neighborhood Commercial (NC)</p> <p>Area 30: Large Scale Commercial (LSC)</p> <p>Area 31: Regional Scale Commercial (RSC)</p> <p>Area 2632: South Golden Road Corridor</p> <p>The South Golden Road Corridor should be a place that provides services and employment for residents and supports research and development industries, especially renewable energy research and development. To accomplish this, the recommended uses for on the South Golden Road Corridor map should be followed. (See South Golden Road Corridor map.)</p> <p>Area 33: C-470/Alameda Activity Center</p> <p>The construction of the interchange at C-470 and Alameda and recent rezoning cases have made the land surrounding the interchange prime for higher intensity uses. This area should allow for retail, office, light industrial, and multi-family residential uses. See the C-470 & Alameda Activity center map for specific recommendations.</p>
<p>Development Review Policies</p>		
<p>Rezoning should be processed as straight zone districts except in those cases where a planned development district is needed to ensure compliance with the recommendations in all sections of this Plan.</p>	<p>Add to CMP</p>	<p>Modify to say:</p> <p>Rezoning should be processed as a planned development except in those cases where a straight zone district can ensure substantial conformance with the Plan.</p> <p>Add as Policy 5 under the General Land Use chapter, Future Growth, Objective A.</p>

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Implementation Strategies		
1. The Planning and Zoning Division should use the recommendations (other than land use recommendations) in this Plan to evaluate proposals in any land development application process, including zoning, platting, exemption from platting, site development plan, special use, and site approval.	Add to CMP	Add the language as stated as Policy 6, under the General Land Use chapter, Sustainability, Objective A.
2. The county should develop a regulation that sets a time limit between approval/recording of zoning and approval/recording a plat and between approval/recording of a plat and dedication of, or completion of, public improvements.	Delete	<p>The County does have regulations that set time frames between approval of a rezoning or plat and recordation of necessary rezoning or plat documents.</p> <p>The County has a regulation that requires that development improvements be installed within one (1) year of the occupancy of the building.</p>

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<p>3. The county should assist with the negotiations/agreements made between the community and developers during the rezoning process. For example, if a developer promises to keep existing trees, or install and maintain a trail, even though outside the scope of the rezoning process, the county should see that promises are carried through.</p>	<p>Modify CMP</p>	<p>Add the first sentence as Policy 7, under the General Land Use chapter, Sustainability, Objective A.</p> <p>The County needs to ensure any promises the developer makes at the time of rezoning are include in the zoning document. If the developer promises items that are not included in the zoning document, the County has no enforcement power to see that promises are carried through.</p>
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