

THE NORTH PLAINS COMMUNITY PLAN **UPDATE**

Hello,

The Jefferson County Planning Division is in the midst of updating the North Plains Community Plan. This plan helps to direct future land use development in the portion of unincorporated Jefferson County that lies north of Clear Creek, east of the mountains, west of the incorporated cities (Arvada, Westminster, Wheat Ridge and Golden) and south of the border with Boulder County. The current North Plains Community Plan is 21 years old, and is in need of updating.

As part of the update process, we have identified areas where the density recommendations in the current plan may no longer be appropriate. One such area may be the land north and west of the Van Bibber Open Space Park. Currently, the plan recommends that if a landowner wishes to rezone their property to allow more houses, the density in this area could be 2.5 houses per acre. This can create lot sizes of around 15,500 square feet.

Other community plans within the county have designated certain neighborhoods “special character” areas. These areas are typically rural in appearance, with large lots and some agricultural uses. Staff is considering designating the areas north and west of Van Bibber Open Space Park as “special character” areas. This would have the effect of changing the recommended density/lot size dramatically. Generally, designating the area a “special character” area would limit new development to larger lot sizes and attempt to preserve the special rural character of the neighborhood.

You have been sent this letter because you own property that may be included in a “special character” area. **The Jefferson County Planning Division is hosting a meeting on Monday, November 8th, from 6 – 8:30 PM at the Apex Center in Arvada** to discuss this idea with property owners (and any other interested parties) in the area. Specific lot size recommendations will be discussed at this meeting.

If you have any questions, please call or email me at 303-271-8754, or rclark@jeffco.us

Thank you,

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