

North & Central Plains Subarea

Office, industrial and retail land uses are the predominate types of development proposed for this area. Residential lot sizes will range from 10 acres or larger to .25 acres, depending on the source of water. This Plan is intended to ensure compatibility of development whether it occurs under Jefferson County jurisdiction or through annexation by one of the adjacent municipalities.

Hazards Policies

A. Map Areas 42 & 46: Special Use Areas

Office and light industrial development can occur in these areas if hazards associated with landslides and Public Service natural gas storage can be mitigated.

Housing Policies

A. General

1. Maximum densities recommended in the Plan should not be interpreted as guaranteed densities. All densities should be earned through excellent site design and compliance with other applicable recommendations in the Plan and the Design Guidelines.

NOTE: A definition of excellent site design is contained in the Glossary.

2. Constraints on residential development in this area include Rocky Flats, slopes and the Jefferson County Airport. Because of these constraints, the area can be suitable as an employment center, attracting employees from outside residential areas, but cannot provide a residential base to supply the employment which could occur within the area.

3. Agricultural and ranching land uses, if consistent with current zoning, should be allowed in all areas, in addition to the other land uses named.

B. Map Areas 43 & 50

Housing along the Foothills

1. Residential development up to 1 du/2 ac with public water and sanitation; up to 1 du/5 ac with well and septic, should be allowed.
2. An equestrian center should be allowed (Map Area 50, only).
3. Large amounts of undeveloped space should be provided.
4. Development should be allowed only on slopes of 30% or less.
5. Drainages should be respected.
6. Views from Colorado State Highway 93 should be protected.
7. Excellent site design should be demonstrated.

C. Residential in Other Areas

1. When public water and sanitation are provided, the following residential densities should be allowed.

- a. Map Area 9, residential up to 4 du/ac.
- b. Map Area 13, residential up to 2 du/ac.

Open Space, Trails & Recreation Policies

A. General

Open space acquisitions by the Jefferson County Open Space Department should be a high priority in the area west of Colorado State Highway 93 because it includes significant views and visual corridors, agricultural and ranching lands and wildlife habitats.

Retail, Office, Industrial & Mixed Use Policies

A. General

1. Retail, office and industrial development west of Colorado State Highway 93 should have a park-like setting.
2. The visual corridor of Colorado State Highway 72, west of Colorado State Highway 93, should be protected. Two techniques suggested are increasing setbacks of development along the road as it goes further to the west, and increasing the amount of screening for development.
3. West of Colorado State Highway 93, building heights should be graduated, setbacks should be increased and development should be sited to preserve a feeling of openness.
4. Access points on major arterials should be minimized.
5. If a different alignment is chosen for W-470, the North Plains Plan should be reviewed to identify any land use changes that would be appropriate.
6. The climatological conditions should be considered when new development is sited.
7. All retail, office and/or industrial development within a 4-mile radius of Rocky Flats should be referred to the Colorado Department of Health for evaluation of:
 - ambient levels of radiation existing in the soil; and
 - adequacy of emergency evacuation plans for the proposed development.
8. Retail, office and industrial buildings should be limited to appropriate heights for fire protection purposes and to reduce the impact on visual corridors. See the Visual Resources section of this Plan.
9. In the activity center at W-470 and Colorado State Highway 72, the intensity of development should decrease as development extends to the western edges of this area.
10. Retail development that is ancillary to office/industrial land uses is acceptable throughout office/industrial areas.
11. Retail and office land use at arterial/arterial intersections should:
 - protect the arterials as transportation facilities;
 - be limited in scale to a neighborhood or community center;
 - be 100,000-300,000 square feet gross leasable area. This includes all quadrants of the intersection;
 - be mixed use and not predominantly retail;
 - have a minimum of 50,000 square feet gross leasable area at all quadrants; and
 - allow for retail development which is part of an office or residential development, i.e., within the same structure. Such retail should be a support use, subordinate to the primary building use. It may exceed 150,000 square feet, but not be more than 30% of the primary use floor area. If approved, the support retail should be

considered a part of the 300,000 square feet of gross leasable area nonresidential use maximum for the intersections.

12. Industrial use would be permitted provided it had the characteristics of light and medium industrial use. Heavy industrial land use would not be allowed.

NOTE: Definitions of light industrial, medium industrial and heavy industrial uses are contained in the Glossary.

B. Map Area 31

North of West 64th and West 66th Avenues

1. Recommended land uses are:

- golf course;
- open space;
- residential up to 4 du/ac when public water and sanitation are provided; and
- neighborhood-scale retail and office development of approximately 100,000 square feet north of West 64th Avenue.

C. Map Area 47

East of Indiana Street and West of Alkire

1. Recommended land uses are:

- golf course;
- office;
- light industrial; and
- limited residential up to 4 du/ac when public water and sanitation are provided.

D. Map Area 48

W-470, Indiana Street & West 104th Avenue Interchanges

1. Office and industrial uses should be allowed.

2. Limited retail should be allowed within 1500 feet of the interchanges.

The 1500 foot area may be adjusted for topography and other physical constraints. The retail use proposed should be of a scale and character appropriate to serve the needs of the surrounding employment center.

E. Map Area 49

W-470, Colorado State Highway 93 & Colorado State Highway 72 intersections

Retail and office development should be allowed.

Transportation Policies

A. General

Existing railroad rights-of-way in the area should be protected for future commuter rail use when travel demand warrants.

Visual Resources Policies

A. General

The visual corridors along Colorado State Highway 72, west of Colorado State Highway 93 and along Colorado State Highway 93, should be protected. Alternative techniques to accomplish this can be found in the Visual Resources and Retail, Office, Industrial & Mixed Use sections of this Plan.

Wildlife & Native Vegetation Policies

A. General

The area west of Colorado State Highway 93 supports a significant wildlife population. Development proposals in this area should be sensitive to impacts on wildlife.