

North Plains Area Plan	COMMENTS	CMP COMPARISION
Housing		
<p>The natural environment and the proximity of the North Plains to the Denver Metropolitan area attracts people to the area. The North Plains area of Jefferson County is a "place of choice" for residents because of the quality of life it provides.</p>	Keep in Local Plan	<p>Housing Vision Jefferson County: A collection of healthy, energy efficient communities with a range of housing types for all income levels, which address the needs of those who work and live here and provide opportunities for those with special needs.</p> <p>People are drawn to Jefferson County because of the proximity to open space, unique geologic features, wildlife viewing, and mountain recreation, in addition to the proximity to city amenities, such as major league sports, cultural events, and entertainment.</p> <p>Jefferson County offers residents a wide variety of housing options. The plains areas offer high density residential living to pockets of rural, large-lot development, all in close proximity to downtown Denver, the foothills and the mountains. In the mountain areas, residents can choose from multifamily units to 35+ acre lots and most areas are a short drive into the Denver Metro Area.</p>
<p>GOAL</p> <p>Provide for a diversity of housing development that is compatible with the North Plains character and complies with the Design Guidelines adopted as part of this Plan.</p>	Duplicative	<p>Housing 1 General Goal: Provide a variety of housing, which promotes excellent community character, design and materials.</p> <p>Infrastructure & Services Goal: Encourage a positive relationship between housing development, land use planning, and adequate and available transportation systems, public facilities and other services.</p> <p>Site Design Goal: Ensure that new residential development and rehabilitation of existing residential development complements the character of the community and creates healthy communities.</p> <p>Site Constraints Goal: Consider the physical constraints on the site when developing new residential development.</p>
<p>POLICIES</p> <p>A. General</p> <p>1. New residential development should:</p> <ul style="list-style-type: none"> * complement the character of the community; * comply with the appropriate Design Guidelines for the area; and * comply with the recommendations in the other sections of this Plan. 	Duplicative	<p>Housing General Objective: New residential development should complement the character of the community.</p> <p>Site Design Policy: Ensure that new residential development complies with the Design Guidelines in the applicable community/subarea plan.</p> <p>General Policy: As quality of site design increases, the density may increase as well. The quality of site design depends on the level of compliance with the applicable community/subarea plan design guidelines. Policy: See the appropriate community/subarea plan and the Water Resources chapter for density recommendations.</p> <p>Site Constraints Policy: A site's natural features and slope must be considered. The density for the site is determined by whichever factor is more restrictive. Once the maximum number of housing units is determined, houses may be located in more desirable areas of the parcel. See the appropriate community/subarea plan for density recommendations.</p>
<p>2. Housing development should help to maintain the character of the North Plains area.</p>	Duplicative	<p>Housing General Objective: New residential development should complement the character of the community.</p> <p>Site Design Objective: Maintain the character of the residential areas (mountain, rural, and historic).</p>
<p>3. 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.</p>	Keep in Local Plan	<p>Housing Site Constraints Policy: A site's natural features and slope must be considered. The density for the site is determined by whichever factor is more restrictive. Once the maximum number of housing units is determined, houses may be located in more desirable areas of the parcel. See the appropriate community/subarea plan for density recommendations.</p>
<p>4. New residential development should be designed with sensitivity to any adjacent or nearby permitted agricultural uses. New residential developments should include vegetative or other buffers and could utilize other design techniques to mitigate the noise, odor and other off -site impacts associated with the agricultural uses permitted by adjacent or nearby zoning. Additional techniques for creating buffers are included in the Design Guidelines document.</p>	Duplicative	<p>Housing Site Constraints Policy: New development should be responsible for buffering and/or screening the noise, odor, and visual impacts of existing agricultural and ranching uses.</p>
<p>5. Areas zoned for open space on Official Development Plans should not be rezoned for development. The Design Guidelines in this section are examples of the techniques which can be used to maintain open space areas; additional techniques are included in the accompanying Design Guidelines document.</p>	Duplicative	Covered by the Zoning Resolution – not needed in Plan

<p>6. Residential development proposed within 4 miles of Rocky Flats should be evaluated by the Colorado Department of Health, using the following criteria:</p> <p>a. Ambient levels of radiation existing in the soil should not present a hazard during the construction and full-time occupancy of residential dwellings; and</p> <p>b. The adequacy of the emergency evacuation plan proposed to serve the development in the event of a radiation emergency at Rocky Flats.</p>	<p>Keep in Local Plan</p>	<p>None</p>
<p>7. Alternatives to curbs and gutters should be encouraged in the rural and semi-rural areas, shown on the Summary Map of the North Plains, to help maintain the established character of these areas.</p>	<p>Keep in Local Plan</p>	<p>Housing Site Design Policy: Encourage alternatives to curb, gutter, and sidewalk, such as trails and ditches, in the rural and semirural areas of the County.</p>
<p>8. The constraints that would apply to all housing densities are:</p> <p>a. High Hazard Areas No development should occur in these areas. The units earned may be located on another portion of the parcel. The High Hazards Areas are identified on the Hazards Map. (See specific subarea recommendations for transfer of density allowed.)</p> <p>b. Floodplains No development should be allowed in floodplains unless it meets adopted County standards.</p> <p>c. Fire Protection Development should be served by a public fire protection district.</p> <p>d. Water & Sanitation Service New residential development should be served by a public water and sanitation district wherever possible. Private wells and septic systems are permissible where public systems are unavailable and when lot sizes conform with County and State regulations.</p> <p>e. Park & Recreation Service New residential subdivisions should be allowed to provide a trail, in lieu of a sidewalk, across property frontage or along the perimeter of the subdivision in the designated rural or semirural areas. Trail locations should be coordinated with the Trails Map in the Open Space, Trails & Recreation section of this Plan. In a new subdivision of 30 acres or more, Jefferson County Land Development Regulations for park land dedications could be satisfied by the provision of trails and/or recreation areas in the subdivision. Provisions for maintenance of the trails and /or recreation areas should be included on Official Development Plans.</p> <p>f. Visual Corridors Visual corridors and techniques for mitigating impacts on these corridors should be identified at the time of zoning.</p> <p>g. Wildlife Sensitivity A list of wildlife areas which are particularly sensitive to development is included in the recommendations in the Wildlife & Native Vegetation section. Development should be prohibited or suitably restricted in these areas to maintain the existing natural conditions. The accommodation of important wildlife travel corridors and special wildlife habitats should be considered in determining the degree of excellence of site design and the density allowed for a development.</p> <p>h. Slope No residential development should be permitted on slopes of 30% or greater.</p> <p>i. Jefferson County Airport No additional residential development should be permitted within the Jefferson County Airport Critical Zone (Approach and Departure Zone). Avigation easements should be required for all new residential development within the Airport Influence Zone.</p>	<p>A Duplicative</p> <p>B Duplicative</p> <p>C Duplicative</p> <p>D Duplicative</p> <p>E Keep in Local Plan</p> <p>F Duplicative</p> <p>G Add list to Local Appendix</p> <p>H Duplicative</p> <p>I Keep in Local Plan</p>	<p>Hazards & Geologic General 1. Policy: Development in hazard areas should be avoided or the effects of such development mitigated to minimize harm to the County and its' residents such that each is not subject to future safety or cost implications. Geologic Hazards and Constraints 4. Policy: Development in geologic hazard areas should be discouraged. Development should only be allowed in these designated hazard areas when adequate mitigation or elimination of the potential hazards can be demonstrated.</p> <p>Floodplains 1. Policy: Development in a floodplain should comply with the Floodplain Overlay Zone District.</p> <p>Housing Infrastructure & Services 1. Policy: Require new development to be served by a fire protection district.</p> <p>Water Resources Centralized Water and/or Sanitation Systems 1. Policy: All new development in the plains and Activity Centers in the MGWOD should be served by a centralized water and sanitation system. Both water and sanitation services should be provided. However, where such systems are not available or fiscally viable, private wells and ISDS are permissible</p> <p>Entire Visual Resources Chapter covers this topic in detail.</p> <p>Housing Site Design 1. Policy: Use building envelopes, clustering and other site-design techniques, where appropriate, to direct buildings away from environmentally-and visually-sensitive lands. (See Appendix B I. b.)</p> <p>Wildlife & Vegetation Wildlife and Development i) Goal: Minimize and/or mitigate impacts to wildlife and their habitats as development occurs. (a) Objective: To reduce the degradation of habitat, carefully site and design development projects to minimize impact to wildlife. 1. Policy: Avoid development in maximum/critical wildlife quality areas. Transfer the density that would have been allowed in these areas to other portions of the site.</p> <p>Housing Site Constraints 4. Policy: Discourage residential development on slopes exceeding 30%. (See Appendix B I. c.)</p>
<p>9. New residential development should be served by public water and sanitation and public fire protection. When well and septic are proposed the residential density should be 1 du/5 ac.</p>	<p>Duplicative</p>	<p>Housing General Policy: See the appropriate community/subarea plan and the Water Resources chapter for density recommendations. Site Constraints Policy: Ensure that residential development is at a scale consistent with locally available water resources when wells and ISDS's are used.</p>

10. Land that is zoned and not platted, or not exempted from platting, should be brought into conformance with this Plan at the time of application for rezoning or platting.	See below	Introduction to the Comprehensive Master Plan: Proposed changes in land use should conform to the Plan's policies and maps. Although the recommendations do not apply to existing development, it should be used as a guide for redevelopment that requires a change of land use.
11. Land that is zoned and platted, or is exempted from platting, should be encouraged to comply with this Plan's Design Guidelines at the time of building permit application.	Add to CMP	Add language as Policy 6, under the General Land Use chapter, Sustainability, Objective A. 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 platting, exemption from platting, site development plan, special use, and site approval.
12. All rezonings involving more than three dwelling units should be processed as Planned Developments.	Add to CMP	Modify to say: Rezonings should be processed as a planned development except in those cases where a straight zone district can ensure substantial conformance with the Plan. Add as Policy 5 under the General Land Use chapter, Future Growth, Objective A. To Glossary add definitions: Planned Development Zone District: A versatile zoning mechanism allowing for land development of any nature either as a single use or in combination, through total integrated project planning. Development standards are established on a case-by-case basis. Straight Zone District: A zone district in the Jefferson County Zoning Resolution with pre-established development standards for things such as uses, lot size, building setbacks, and heights.
13. The tax status of agricultural uses should be protected regardless of the property's zoning or subdivision status, as long as the land is used for agricultural purposes.	Delete	The tax status is under the control of the Assessor, as mandated by state statute. This plan cannot have any affect on this.
14. Developers should be required to inform and offer to meet with homeowners associations in the vicinity of the proposed development prior to public hearings.	Delete	Required by the Zoning Resolution – Not needed in the plan
B. Housing Densities Outside Activity Centers 1. Housing density, as shown on the North Plains Summary Map, can be allowed outside activity centers when all of the following criteria are met. a. A public water and sanitation district or a public water district is available to serve the development wherever possible. Private wells and septic systems are permissible if public systems are not available and if lot sizes conform with County and State Health Department regulations. b. The slope is less than 30%. c. The development does not adversely impact a visual corridor. d. Existing and planned services, e.g., schools, water/sewer, fire protection, emergency services, are adequate and available. e. The Level of Service goals contained in the Transportation Section can be met. f. The development, if more than three units, is submitted as a Planned Development. g. A high degree of conformance with the Design Guidelines can be demonstrated. h. The housing constraints and other recommendations in the Plan can be met. i. The keeping of livestock is proposed for lot sizes which comply with the livestock recommendations in "Livestock on Residential lots".	Keep in Local Plan	
2. Specific densities for each development should be determined by the quality of the site design, and the degree of compliance with the Design Guidelines and other recommendations of this Plan. The maximum densities recommended should be allowed only if there is a high degree of compliance with the Design Guidelines and other recommendations in this Plan.	Keep in Local Plan	Housing Site Constraints 1. Policy: A site's natural features and slope must be considered. The density for the site is determined by whichever factor is more restrictive. Once the maximum number of housing units is determined, houses may be located in more desirable areas of the parcel. See the appropriate community/subarea plan for density recommendations.
C. Housing Densities Inside Activity Centers 1. The specific densities allowed inside activity centers are shown on the Summary Map and are contained in the Specific Subarea Recommendations.	Keep in Local Plan	None
2. The specific density for a project should be determined by the quality of the site design and the degree of compliance with the Design Guidelines and the other recommendations in this Plan. The maximum densities recommended should be allowed only if there is a high degree of compliance with the Design Guidelines and other recommendations in this Plan.	Keep in Local Plan	Housing Site Constraints 1. Policy: A site's natural features and slope must be considered. The density for the site is determined by whichever factor is more restrictive. Once the maximum number of housing units is determined, houses may be located in more desirable areas of the parcel. See the appropriate community/subarea plan for density recommendations.

<p>D. Housing in Mixed Use Areas 1. Traffic patterns for residential and nonresidential uses should be separated; and</p>	<p>???? Delete ????</p>	<p>Don't understand how this is possible/feasible.</p>
<p>2. Residential areas should be protected from adverse impacts associated with nonresidential development. NOTE: This is not intended to preclude integration of the two land uses when excellent site design and compliance with other Plan recommendations can be demonstrated.</p>	<p>Duplicative</p>	<p>Housing Infrastructure & Services Policy: Require new developments to analyze traffic and demonstrate how the existing transportation network will accommodate the traffic generated by the development. Transportation Capacity Objective: Ensure that new development has adequate transportation infrastructure to serve it. (See Appendix D I. c.) 1. Policy: Ensure that new street and roads improvements maintain safe and efficient traffic flow and maintain neighborhood character, as appropriate. 2. Policy: Require that developers provide studies that demonstrate how transportation systems can accommodate the traffic generated by the proposed development, or how the system can be improved to accommodate the traffic generated by the development. Developers should be responsible for providing county approved and identified improvements.</p>
<p>E. Livestock on Residential Lots 1. Horses and other livestock should be permitted as follows: The minimum lot area, including the dwelling, should be 12,500 square feet. The minimum square footage of unbuilt lot area, not including the dwelling, should be 9,000 square feet for the first animal and 6,000 square feet for each additional animal. The total number of animals should not exceed 4 per acre, except that offspring of animals on the property may be kept until weaned. Accessory buildings housing animals should be set back at least 100 feet from the front property line and should conform to side and rear setbacks for the dwelling. Manure should not be allowed to accumulate so as to cause a hazard to the health, safety and welfare of humans and/or animals. Stallions and bulls should be kept in a pen, corral, or run area enclosed by a 6-foot chain link fence or material equal to or greater in strength.</p>	<p>Keep in Local Plan</p>	<p>Housing Site Constraints 3. Policy: In addition to following the livestock regulations in the Zoning Resolution, new developments that include the keeping of livestock should include the following: • Accessory buildings for animals should be setback 100 feet from the front lot line. • Manure piles, accessory buildings, pens and runs should not damage riparian areas, canals, or wetlands. • Protect wells from manure pile pollution by employing wellhead protection practices and good manure pile management practices. Manure piles should be sited, designed and maintained so they do not pollute wells for drinking water.</p>
<p>2. In new planned developments, lots permitting horses and other livestock should be clearly identified on the plat. Livestock lots and non-livestock lots should be segregated within a development to prevent conflicts between livestock activities and non-livestock residential activities. Equine management guidelines are in the Appendix.</p>	<p>Keep in Local Plan</p>	<p>None</p>
<p>DESIGN GUIDELINES A. Residential Character 1. Significant natural features and vegetation should be maintained and enhanced where feasible in new developments. Clustering is one option that should be considered.</p>	<p>Duplicative</p>	<p>Visual Resources Site Design (a) Objective: Promote site design and intensity that is compatible with visual resources and the natural environment. (See Appendix C IV. c.) 1. Policy: Maximize use of existing and proposed topography and vegetation to screen development from view. New landscaping should emulate the mass and type of rocks and plants found in the area. Plant material should be native and drought resistant. Housing Site Design (a) Objective: Encourage new residential development to complement the natural surroundings and unique resources. 1. Policy: Use building envelopes, clustering and other site-design techniques, where appropriate, to direct buildings away from environmentally-and visually-sensitive lands. (See Appendix B I. b.)</p>
<p>2. An enforceable instrument to maintain and preserve open space areas within residential developments should be provided. Examples of such instruments are escrow accounts for funds dedicated to the maintenance of designated open areas in subdivisions, and lease-back arrangements between the County or a park and recreation district and a homeowners association. The maintenance provisions should be included on the Official Development Plan.</p>	<p>Add to CMP</p>	<p>Open Space General Policy: Encourage a variety of land conservation techniques. (See Appendix B III. a.) i. Implementation: Review existing laws, policies, practices, and budgeting and find ways to eliminate disincentives and provide incentives for preservation of land. ii. Implementation: Analyze the viability of a Transfer of Development Rights (TDR) program to protect rural character, open land, scenic features, and environmental resources. iii. Implementation: Evaluate revisions to the Land Development Regulation to determine the appropriateness of accepting cash-in-lieu of land dedication. Policy: Encourage private property owners to explore public and private conservation easement options. Add the language as stated as Implementation i., under the Housing chapter, Site Design, Objective A, Policy 1.</p>