

North Plains Area Plan	COMMENTS	CMP COMPARISON
Retail, Office, Industrial & Mixed Use		
The proximity of the Jefferson County Airport, the existing rail transportation, and the expansion of transportation routes in the North Plains area increase the suitability of this area for retail, office and industrial uses. Proper planning is necessary to avoid undesirable impacts on the character of the community.	Keep in Local Plan	General Land Use Vision Jefferson County: A sustainable balance of residential, commercial, community, recreational and open land uses, which protects and maintains the quality of the mountain and plains environment, provides economic vitality for current and future generations, and maintains Jefferson County as a place of choice to live, work and recreate.
GOALS 1. Provide a diversity of retail, office and industrial activities that are needed for the convenience of local residents and employees and provide employment opportunities for the region. 2. Ensure that retail, office and industrial activities are compatible with surrounding uses in terms of visual appearance, traffic, noise, and air quality impacts.	Duplicative	General Land Use Goal: Encourage an appropriate diversity of residential, commercial, community, recreational and open space uses. Goal: Encourage development appropriate to the area to ensure that there are unique and diverse communities in which to live, work and recreate. Goal: Promote an appropriate mix of land uses that maintains or enhances economic opportunity and community well-being while protecting and restoring the natural environment upon which current and future generations and economies depend. Economic Development Goal: Promote land uses that expand and diversify the County's economic base to create primary jobs. Goal: Encourage economic development that enhances a sense of community, provides vitality to the economy and respects the environment while contributing to the overall fiscal health of the County.
POLICIES A. General 1. All new development should be processed as Planned Development.	Add to CMP	Modify to say: Rezoning 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.
2. All retail, office and industrial development should be served by a public fire protection district.	Duplicative	Services, Special Districts, Facilities and Utilities Objective: Ensure that proposed new development will be served by fire protection, law enforcement and emergency services essential for the daily needs of residents and businesses.
3. Retail, office and industrial development should be served by a public water and sanitation district. Exceptions can be considered for individual systems which would serve small retail, office and industrial development, provided there is an agreement to connect to a public water and sanitation district when these services become available.	Duplicative	Water Resources Centralized Water and/or Sanitation Systems 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.
4. Adequate fire flows and equipment access should be available prior to construction of retail, office and industrial development.	Required by Building Code (2009 IBC)	Services, Special Districts, Facilities and Utilities Objective: Ensure that proposed new development will be served by fire protection, law enforcement and emergency services essential for the daily needs of residents and businesses.
5. Existing retail, office and industrial development should be encouraged to improve the landscaping along roads and parking areas.	Keep in Local Plan	Air, Light, Odor and Noise Policy: Use berming, solid fencing, or increased landscaping between loading docks, and/or parking/drive areas and residential uses.
6. No development should be permitted in high hazard areas. High hazard areas are shown on the Hazards Overlay map, which is available in the Jefferson County Planning Department.	Duplicative	Hazards & Geologic Constraints General 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 Objective: Ensure activities do not aggravate or accelerate existing geologic hazards and constraints. (See Appendix C II. a.) Policy: Avoid development in geologic hazard areas, unless a study is conducted on the area and there is adequate mitigation or elimination of the hazards.

7. All development greater than 100 feet in height, which is proposed within the area defined by the Jefferson County Airport Height Zoning Map, should be reviewed by and coordinated with the Jefferson County Airport Authority.	Duplicative	<p>Economic Development Airport Goal: Ensure the viability of the Rocky Mountain Metropolitan Airport. Objective: Encourage land uses that will support the future economic viability of the Rocky Mountain Metropolitan Airport. Policy: Ensure the compatibility of land use proposals near the Rocky Mountain Metropolitan Airport. Implementation: Maintain the integrity of the Airport Influence Zone (AIZ) by:</p> <ul style="list-style-type: none"> • Ensuring airport activities are a priority in the AIZ; and • Incorporating airport’s comments into proposals in the AIZ.
8. Nonresidential development should be allowed only on slopes of 20% or less.	Modify and Add to CMP	<p>(Slopes of between 20% and 30% are classified as “Moderate Geologic Constraints”) Hazards & Geologic Constraints Geologic Hazards and Constraints Policy: Design development to ensure slope stability, withstand stress caused by slope conditions and create a natural appearance with the surrounding landscape. Modify to say: Non-residential development should be allowed-located on 0- 20% slopes.</p> <p>Add as Policy 4 to General Land Use, Urban and Non-Urban Interface, Objective A.</p>
9. When retail, office or industrial development is proposed adjacent to existing residential properties, an adequate buffer should be provided to mitigate the impacts of the new development, e.g., landscaping, setbacks, etc.	Modify and Add to CMP	<p>Economic Development Infill and Redevelopment Policy: Ensure that retail, office, industrial and community use activities are compatible with existing surrounding uses. Modify to say:</p> <p>When non-residential development is proposed adjacent to existing residential properties, an adequate buffer should be provided to mitigate the impacts of the new development, e.g., landscaping, setbacks, etc.</p> <p>Add as Policy 6 under the Economic Development Chapter, Infill & Redevelopment, Objective A and renumber existing Policy 6 to Policy 7.</p>
10. The scenic corridors along State Highway 93 and State Highway 72 should be protected.	Keep in Local Plan	<p>Visual Resources Scenic Corridors Goal: Protect scenic corridors and public views. Objective: Protect view corridors of the hogback, mountain backdrop/foreground, North and South Table Mountains, downtown Denver and other landmarks. Policy: Transfer density from scenic corridors to other portions of the site. Policy: Cluster buildings to protect scenic corridors. Policy: Maintain key views to the mountains and other significant scenic vistas from such public areas as major roadways, parks and public buildings.</p>
11. Densities recommended in the Plan are 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 in the Glossary.	Keep in Local Plan	<p>Housing 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.</p>
12. Developers should include area residents in all phases of development planning, beginning with preapplication design and extending through the approval process.	Modify and Add to CMP	<p>(this is also addressed in the Zoning Resolution) Housing Site Design Policy: Encourage participation from neighborhood-based community organizations, residents and property owners in land development decisions, as well as services and facilities planning. The County will notify organizations that may be affected by decisions in a timely manner so they have an opportunity to participate and/or sponsor meetings. Move Policy 6 under the Housing chapter, Site Design, Objective A to the General Land Use Chapter: Encourage participation from neighborhood-based community organizations, residents and property owners in land development decisions, as well as services and facilities planning. The County will notify organizations that may be affected by decisions in a timely manner so they have an opportunity to participate and/or sponsor meetings.</p> <p>This will become Policy 6 under the General Land Use Chapter, Sustainability Objective A.</p>

<p>13. In mixed use areas which include residential land use, the following conditions for development apply:</p> <p>a. traffic patterns for residential and nonresidential uses should be separated.</p> <p>b. residential areas should be protected from adverse impacts associated with nonresidential development. Techniques which could be used include buffering, screening and topographical separation.</p> <p>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</p> <p>Mixed Use Neighborhoods</p> <p>Goal: Promote development of mixed use neighborhoods.</p> <p>Objective: Encourage vertical mixed use developments, where housing is located above retail and office space.</p> <p>Policy: Promote stable, safe, attractive mixed use neighborhoods whenever appropriate.</p> <p>Policy: The arrangement of land uses within new neighborhoods should ideally allow residents to conveniently walk and bicycle to and from parks, schools, work, shopping, places of worship and transit stops.</p> <p>Policy: Mixed use neighborhoods should be served by public transportation.</p> <p>Policy: The height of mixed use developments should not alter the character of the neighborhood.</p>
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