

Land Use Policy Comparison Matrix

S. JEFFCO PLAN	COMMENTS	CMP COMPARISION
Land Use		
General As growth continues, it is vital that the county and its citizens work together to ensure our natural resources are protected now and well into the future. Infrastructure and services must be able to support future development, and any necessary improvements should be done to mitigate the potential negative impacts on man-made and natural resources.	Duplicative	This is a very general statement, and all these goals are mentioned numerous times in the CMP.
Goal Maintain the unique character of South Jefferson County.	Retain	General statement, but specific to S. Jeffco
Policies		
1. Projects should be done in concert with the community to ensure compatibility with surrounding uses.	Duplicative	HOUSING 3) Site Design 6. 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. Compatibility mentioned numerous times in CMP
2. Multiple parcels in different ownerships should be encouraged to develop jointly with an overall site design, rather than several piecemeal developments.	Duplicative – but modify CMP	HOUSING – modify CMP for general application 1) General 5. Policy: Multiple parcels in different ownerships should be encouraged to develop jointly with an overall site design, rather than several piecemeal developments. (See Appendix B I. a.)
3. Density Outside Water & Sanitation Districts:		
a. The average residential density should be 1 dwelling unit per 5 acres (1 du/5 ac).	Duplicative.	Lot sizes in regard to well/septic are now addressed in the Water Resources Section of the CMP. Staff is unable to see rationale as to why there would be different restrictions only for S. Jeffco.
b. The development should be clustered to minimize visual impact and maximize the amount of common open space.	Duplicative.	VISUAL RESOURCES 2. Policy: Cluster buildings to protect scenic corridors. 8. Policy: Buildings that must be located in open areas should be clustered, designed and intensely landscaped to blend into their surroundings to the maximum extent possible. Appendix B: Land Use Section b. Benefits of Clustering The benefits of clustering housing include: <ul style="list-style-type: none"> • Increased open space conservation • More efficient use of utilities and infrastructure • Preserved wildlife habitat/corridors • Preserve existing view corridors • Ability to avoid natural hazard areas • Conserve water resources

4. Density Inside Water & Sanitation Districts: When there is a variety of surrounding densities and types, density should be carefully planned using transitional lot sizes or graduating density that also incorporates setbacks and buffers. An average of the surrounding densities should not be used.	Duplicative.	HOUSING 3. Policy: When there is a variety of surrounding densities and types, density should be carefully planned using transitional lot sizes or graduating density that also incorporates setbacks and buffers. An average of the surrounding densities should not be used solely as the basis for a specific density recommendation.
5. Outside Activity Centers, Neighborhood Centers or Arterial Centers , heights should be compatible with surrounding developments and should not exceed 35 feet, with the following exceptions: a. In cases where surrounding heights exceed 35 feet, a greater height may be considered, but should be evaluated on a case-by-case basis for compatibility, view corridors, and any grade differences. b. In cases where there are substantial grade differences between developments, further limitations on height should be considered or alternative options. Suggested alternatives may include varying the location of walkout basement units and encouraging ranch style units.	Modify S. Jeffco	Change in S. Jeffco to read "outside activity centers or neighborhood centers"
6. Residential development should be allowed on slopes of 0-30%.	Duplicative.	HOUSING 4) Site Constraints 4. Policy: Discourage residential development on slopes exceeding 30%. (See Appendix B I. c.)
7. Non-residential development should be allowed on 0- 20% slopes.	Add to CMP	Modify to say: Discourage non-residential development on slopes exceeding 20%. Add as Policy 4 to General Land Use, Urban and Non-Urban Interface, Objective A.
8. Non-agricultural uses are acceptable within sub areas when they are compatible with the existing character of the area.	Specific to S. Jeffco	Recommend moving into Sub-area Section.
9. Within a zoned geohazard area, with the potential for subsidence, the preferred use should be Open Space. If this option is not pursued, then neighborhood retail, service, and professional uses with limited trip generation are recommended. Residential uses could be considered when the applicant can demonstrate mitigation of the existing natural hazard (see Hazards section). If the hazard can be mitigated, the density should be compatible with surrounding densities, in keeping with the character of the area, and demonstrate mitigation of any additional environmental constraints.	Delete	New Land Use map being generated whereas one does not presently exist. This will indicate preferred types of land uses. Geologic hazards will be considered with this process.
10. Residential uses adjacent to highways (US 285 and portions of C-470 not covered by the C-470 Corridor Plan) are discouraged when roadway noise would exceed residential noise standards. If noise can be mitigated, residential densities in conformance with the redevelopment policies may be considered.	Specific to S. Jeffco	
11. New development should meet the following guidelines: a. Buffering and transitions between uses should be provided. b. Internal circulation should be provided and should ensure that the external road networks can accommodate increased traffic generated by the project. c. Excellent architectural and site design should be specified, including building materials; building types; building orientation, separation, massing and height; lot layout and fencing; and overall integration of the project site into existing community development pattern and prevailing topography and setting. d. Historic, archaeological, and paleontological resources should be preserved. e. Compatibility with surrounding uses should be demonstrated. f. The appropriate Design Guidelines should be followed.	Duplicative – design guidelines are being drafted for the CMP	LAND USE 3) Infill and Redevelopment (a) Objective: Ensure compatibility, while transitioning to uses that are needed or more desirable in the future. 1. Policy: Ensure that infill and retrofit development is sensitive to existing buffers, setbacks, landscaping and other protections that were required by the original structures and use. Sensory impacts should be mitigated and redevelopment should blend with its setting. 1. Policy: Ensure that new retail, office, industrial and community use activities are compatible with existing surrounding uses. Housing 4. Policy: Encourage the use of highest design standards during the development or redevelopment of a property. 3) Site Design i) Goal: Ensure that new residential development and rehabilitation of existing residential development complements the character of the community and creates healthy communities. TRANSPORTATION (a) 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. (c) Objective: Promote connectivity and continuity in the transportation system.

		<p>1. Policy: Encourage connectivity between adjoining neighborhoods and community facilities and services by connecting local and collector streets and roads, and bicycle and pedestrian paths, where appropriate, and minimizing the use of cul-de-sacs.</p> <p>4) Future Growth HISTORIC, ARCHAEOLOGICAL, PALEONTOLOGICAL & GEOLOGICAL RESOURCES</p> <p>1) General i) Goal: Protect the County's historic, cultural, archaeological and paleontological resources and historic districts</p>
12. Wildlife habitats should be protected. (See the Wildlife section for specific areas.)	Redundant	<p>WILDLIFE & VEGETATION</p> <p>1) Protection of Wildlife Habitat i) Goal: Support the preservation and/or protection of wildlife habitats, natural areas and movement corridors to maintain a healthy ecosystem and healthy wildlife populations.</p>
13. Where natural resource or hazard areas occur, such as wildfire, wildlife, floodplains and geologic hazards, the policies in those sections will override other housing density recommendations. When more than one constraint or resource area exists, the most restrictive policy applies.	Redundant	<p>HOUSING</p> <p>4) Site Constraints</p> <p>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>
Activity Centers		
<p>Activity Centers are intended to serve two purposes:</p> <ul style="list-style-type: none"> • Increase the non-residential portion of the County's real estate tax base, especially higher-wage employment opportunities; and • Provide areas for support services and higher density housing. <p>To meet these purposes, Activity Centers have cores of employment-based land uses (e.g., office, industrial, research and development) which are supported by higher density attached housing, support and highway-oriented retail, child care, educational and religious facilities, recreation, and open spaces. These areas have highway and arterial vehicular access, offer a full range of urban services, and are able to absorb the most adverse impacts of higher intensity mixed-use development, without adversely affecting lower density areas..</p> <p>Activity Centers are, by intention, compact in geographic area. They provide focus for the community and convenient access to employment, goods and services. The concentration of these uses promotes the efficient use of land and public services, such as water, sanitation, fire and police protection, recreation and Open Space, and transportation.</p>	<p>Activity Centers definitions are being moved into the glossary of the CMP. Specific recommendations will be addressed in each Area Plan.</p>	<p>Glossary An area of the community where a mix of more intense land uses occur, including residential, retail, office, mountain light industrial, community uses, and public and private open space. Also referred to as Village Centers, Neighborhood Centers, and Community Centers in existing community plans.</p>
<p>There are five Activity Centers defined in this plan:</p> <ol style="list-style-type: none"> 1. Southwest Plaza Activity Center. 2. Fehringer Ranch Activity Center. 3. Portions of The C-470/Bowles Activity Center that opted out of the C-470 Corridor Plan. 4. Belleview Activity Center 5. Ken Caryl Activity Center 6. C-470/Alameda Activity Center <p>NOTE: Current changes to "Activity Centers" from previous South Jefferson County Community Plans:</p> <ol style="list-style-type: none"> 1) The Chatfield Activity Center is no longer an Activity Center; it is now Jefferson County Open Space. 2) The Ken Caryl/Meadows Activity Center and a majority of the C-470/Bowles Activity Center are now subject to the C-470 Corridor Plan. 	Specific to S. Jeffco.	Delete the "Notes" at this end of this, add land use recommendations from Activity Centers as indicated in C-470 Plan, and create three new centers – Belleview and C-470/Alameda.

<p>Goal Consolidate related high intensity land uses (such as higher density residential, retail, office, light industrial, and community uses) to:</p> <ul style="list-style-type: none"> • Promote employment opportunities and business development; • Encourage the joint use of public services; • Protect surrounding neighborhoods and the natural environment; • Avoid strip development; and • Provide a focal point for community activities. 	<p>Add to CMP</p>	
<p>A. General 1. Retail, office, light industrial, research and development, and high density residential should be encouraged in Activity Centers.</p>	<p>Redundant, although not specific to Activity Centers. If this is retained, it should be in the Glossary.</p>	<p>ECONOMIC DEVELOPMENT Retail, office, industrial and higher density residential uses are an essential part of a balanced community, and they assure convenience and jobs for residents. In order to maintain a vibrant local economy, these uses need to be maintained in an appropriate balance. 1) Economic Base i) Goal: Promote land uses that expand and diversify the County's economic base to create primary jobs. HOUSING In the plains, higher density residential housing, including multi-family, is encouraged in Activity Centers and at Arterial/Arterial intersections, where specifically noted in the community/subarea plans, but may be located elsewhere if compatible.</p>
<p>2. All Activity Centers should be subject to the policies and guidelines in all relevant sections of this Plan and existing county regulations.</p>	<p>Delete</p>	<p>Is it really necessary to have this statement?</p>
<p>3. Each Activity Center should work as a unit by: a. Coordinating vehicular and non-vehicular circulation between and within developments; and b. Integrating development into the surrounding community through design and appropriate uses.</p>	<p>Add to CMP</p>	<p>Adding under General Land Use, Activity Centers, Objective A</p>
<p>4. Activity Centers adjacent to residential neighborhoods should locate lower intensity uses at the boundary, with more intense uses in the center of the site.</p>	<p>Add to CMP</p>	<p>Adding under General Land Use, Activity Centers, Objective A</p>
<p>5. Activity Centers should preserve views to the Hogback, foothills, mountains, and other scenic amenities, taking into account building height, location, bulk, and spacing.</p>	<p>Redundant</p>	<p>VISUAL RESOURCES 2) Scenic Corridors i) Goal: Protect scenic corridors and public views. (a) Objective: Protect view corridors of the hogback, mountain backdrop/foreground, North and South Table Mountains, downtown Denver and other landmarks. Site Design 9. Policy: Building siting and height should respect the views of the Front Range Mountain Backdrop/Foreground. 10. Policy: Use building envelopes, clustering, building orientation and other site design techniques, where appropriate, to minimize visual impacts. (See Appendix C IV. d.</p>
<p>6. Public services or offices should be concentrated and centrally located.</p>	<p>Delete</p>	<p>Staff believes public services should be located in areas of need.</p>
<p>7. Residential densities of up to 15 du/acre or higher is recommended within Activity Centers. Single-family residential is only recommended where a transition to existing uses is needed.</p>	<p>Activity Center densities should be specific to the Area Plans.</p>	<p>Density recommendations will likely become specific to individual Activity Centers.</p>
<p>8. Some flexibility in zoning should be allowed in Activity Centers to accommodate employment opportunities and market fluctuations. Such flexibility should ensure a balanced mix of uses that work together as a unit.</p>	<p>Delete.</p>	<p>This is unnecessary as the P-D is intended for this type of flexibility</p>

<p>9. Land uses within the Activity Centers that result in removal of property from the tax rolls should be carefully evaluated based on the supply, location and feasibility of alternative sites located outside of the Activity Center. These uses may include public open spaces, public parks, schools, government and religious facilities. These uses should be discouraged from occupying critical frontage locations along major arterials, unless other non tax-exempt uses can be integrated into the site plan. Each tax-exempt land use proposal should:</p> <p>a. Be evaluated against the pattern of existing uses and the zoning of undeveloped uses in the entire center; b. Demonstrate that its presence, specific location, and scale and range of activities will not compromise the fundamental purposes of the center; and c. Assess the impact of the tax-exempt use as a separate development, as well as the cumulative effect it might have when taken together with any other similar existing or zoned uses in the center.</p>	<p>Move into CMP</p>	<p>Add to Activity Centers language.</p>
<p>10. Where possible, provide safe pedestrian spaces that connect to other portions of the Activity Center. These pedestrian spaces should include areas for local artist displays, outdoor cafes, and cultural enrichment.</p>	<p>Redundant.</p>	<p>TRANSPORTATION 4) Trail System i) Goal: Promote connectivity and continuity of local and regional trails. (a) Objective: Provide connections between neighborhoods, local Activity Centers, schools, public places and transit.</p>
<p>11. Create a pedestrian/bike connection along drainage areas and other potential corridors to link residential areas to Activity Centers. As much as possible, these trail links should be preplanned and reflected in the master plan documents of the Jefferson County Open Space Department and local park and recreation districts.</p>	<p>Redundant</p>	<p>OPEN SPACE 1. General 3. Policy: Encourage parks, trails, and open lands to be integrated into major infrastructure projects such as roadways, drainage improvements, reservoirs and utility corridors. 5. Policy: Use existing natural or man-made corridors (drainage-ways, ditch corridors, utility corridors) to support connections. TRANSPORTATION 1. Policy: Encourage connectivity between adjoining neighborhoods and community facilities and services by connecting local and collector streets and roads, and bicycle and pedestrian paths, where appropriate, and minimizing the use of cul-de-sacs. i. Implementation: Develop connectivity guidelines that provide for motorized and non-motorized connections between neighborhoods, commercial areas and employment centers, open areas and parks. 4) Trail System i) Goal: Promote connectivity and continuity of local and regional trails. (a) Objective: Provide connections between neighborhoods, local Activity Centers, schools, public places and transit. V.4 Using The Comprehensive Master Plan (CMP) – Which Plan Rules Land Use Decisions? Relationship to other Non-Land Use Plans: Other Department or Division Plans, such as the Open Space Master Plan and Countywide Transportation Plan, have been recognized as part of the creation of the CMP. To the extent feasible, the recommendations in the CMP compliment and expand upon the recommendations in these other County plans.</p>
<p>12. Provide transit connection points, including park-n- Ride lots, at appropriate locations within Activity Centers, where such facilities would not preclude or substantially reduce employment-oriented land uses.</p>	<p>Redundant</p>	<p>TRANSPORTATION 4. Policy: Provide trail connections with park-n-Ride lots to link bicycle/pedestrian facilities with transit. 5) Multi-Modal Transportation System 2. Policy: Support a system of multi-modal corridors that are designed to accommodate a complete range of modes of travel, including transit, bicycle, pedestrian, and vehicular traffic, where appropriate. 4. Policy: Encourage additional Regional Transportation District (RTD) parkand- Ride sites as demand increases. i. Implementation: Develop connectivity guidelines that provide for motorized and non-motorized connections between neighborhoods, commercial areas and employment centers, open areas and parks.</p>

<p>B. Southwest Plaza Activity Center The Southwest Plaza Activity Center should be a community focal point with a full range of community services.</p> <ol style="list-style-type: none"> 1. It should serve as a primary regional retail hub, with office and business center uses, a major health and recreation area, and multi-family and single family development. 2. Redevelopment of under-utilized and/or under-valued property, should be encouraged to emphasize primary jobs, such as professional and medical office. 3. Existing multi-family uses should be preserved. Additional multi-family uses should be considered when rezoning or redevelopment proposals are evaluated to improve the balance of jobs and housing. 4. Affordable housing should be encouraged, to serve workers in the area. 5. Housing for active seniors is also encouraged, especially in the vicinity of W. Layton Way at the western border of Clement Park. Residential units may exist as a stand alone use in this area. 6. In areas recommended for mixed-use, including if Southwest Plaza is redeveloped, housing on upper levels should be encouraged. 7. Jefferson County's Highways & Transportation Division should consult with the City and County of Denver and the Colorado Department of Transportation (CDOT) to consider methods to improve the Cross Drive and Wadsworth Boulevard intersection. 8. Jefferson County's Highways & Transportation Division should coordinate with the Regional Transportation District (RTD) and the City and County of Denver on the traffic circulation pattern and RTD bus transfer problems. 9. Taller buildings may be appropriate within this Activity Center. However, consideration should be given to mountain views from existing development. 10. Maximum residential densities should be limited by compatibility, available services and infrastructure, and the impacts on existing residential development. 	<p>Retain in S. Jeffco (with revisions as shown in bold)</p>	
<p>C. Fehring Ranch Activity Center The Fehring Ranch Activity Center is appropriate for a mix of primary job land uses and public uses.</p> <ol style="list-style-type: none"> 1. Emphasis should be on employment uses that pay, on average, higher than the median salary, such as general and medical offices, hospital, financial institutions, retail and wholesale facilities, light manufacturing, research and development, and flex space. Ancillary retail uses should be limited to uses that support the primary jobs, generally limited to 10% of the total gross leasable area (GLA). Site design should include clustered buildings, a high percentage of open area, and no outdoor storage. 2. There should be a mix of open area, parks, recreational uses, trails, buffers, fairgrounds, educational facilities, government facilities, and other community uses. 3. Particular attention should be given to adequately buffering the existing residences along Quincy Avenue and Oak Street from future development. 	<p>Retain in S. Jeffco (with revisions as shown in bold)</p>	

<p>D. C-470/Bowles Activity Center</p> <p>Emphasis should be on employment uses that pay, on average, higher than the median salary, such as general and medical offices, retail and wholesale facilities, light manufacturing, research and development, and flex space. Stand-alone retail uses should be limited to the NE and SE areas of C-470 and Bowles Avenue as indicated in the land use map.</p> <p>C-470 Plan:</p> <p>There are approximately X acres of vacant land in the C-470/Bowles Activity Center. Approximately 96 acres of the vacant land in this area are zoned A-2, allowing agricultural uses and one house per every ten acres. The remaining 99 acres are zoned PD and allow a wide range of uses, including residential, schools, churches, and self-storage facilities. The Bowles Area Recommended Land Use Map shows the recommended land uses for this area.</p> <p>Many of the agriculturally zoned properties to the west of C-470, north of Bowles Avenue, and southwest of the Bergen Reservoir were not included in the Bowles area of the C-470 Corridor Plan; therefore, these properties are subject to the recommendations in this Plan.</p> <p>1. Jefferson County Open Space is encouraged to conserve the unique value of properties adjacent to the Hogback through purchases, conservation easements, or other methods. (See the Open Space, Trails, Parks, & Recreation section for additional techniques.)</p> <p>2. The maximum residential density outside of a public water and sanitation district should be 1 dwelling unit per 5 acres (1 du/5 ac).</p> <p>3. If public water and sanitation is available, then densities and land uses should be re-evaluated.</p> <p>2. Any new development should preserve the relatively undisturbed character of the Hogback and its wildlife values.</p> <p>3. Any new development should establish view corridors and have limited building heights, to protect views to the Hogback and Mountain Backdrop (see Open Space Master Plan).</p> <p>4. Office and Light Industrial uses should be allowed directly adjacent and west of C-470 as long as it is compatible with the existing character of the area, which is low-density residential and agricultural uses. There should be adequate buffering and protection of the existing adjacent uses. Rezoning should ensure compatibility with the existing uses and meet all of the criteria in the Design Guidelines and other applicable sections of this Plan. Planned Development (PD) may provide opportunities for creative site design.</p>	<p>Add to S. Jeffco from C-470 (with additions in bold).</p>	<p>Notes:</p> <p>#2 - Lot sizes in regard to well/septic are now addressed in the Water Resources Section of the CMP. Staff is unable to see rationale as to why there would be different restrictions only for S. Jeffco.</p>
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<p>E. Ken-Caryl Activity Center</p> <p>The Ken-Caryl Activity Center is intended to serve as a major employment center for technology, health care and research and development. Emphasis should be on employment uses that pay, on average, higher than the median salary, such as general and medical offices, financial institutions, retail and wholesale facilities, light manufacturing, research and development, and flex space. To provide housing opportunities nearer to employment and encourage a more vibrant center, residential units may be allowed above commercial units in specified areas.</p> <p>From C-470:</p> <p>There are approximately 245 acres of vacant land in the Ken-Caryl Area. All of these vacant parcels are zoned PD, allowing for a variety of office, light industrial, mixed use and retail uses.</p> <p>1. In the event of rezoning, land at the West Ken Caryl, and Kipling Parkway entrances into this Activity Center should be redeveloped as mixed use or Medium-Scale Retail, while the remaining land in the Ken-Caryl Area should be Office, Light Industrial and research and development. The Ken-Caryl Area Recommended Land Use Map shows the recommended uses.</p> <p>2. Within areas developed for mixed use (residential above commercial), there should be a mix of open area, parks, recreational uses, trails, buffers and other community uses.</p> <p>land within approximately 800 feet of Kipling Parkway and Ken-Caryl Avenue should be developed, or redeveloped, as</p>	<p>Add to S. Jeffco (previously only referred to in C-470 Plan, with revisions in bold).</p>	<p>Language in yellow highlights may be updated.</p>
<p>Bellevue Activity Center</p> <p>The Bellevue Activity Center is intended to be a collection of office and light industrial uses, medium and small scale retail on either side of Quincy Avenue east of C-470, with mixed use and stand alone residential west of C-470. Maximum residential densities should be limited by compatibility, available services and infrastructure, and the impacts on existing residential development</p> <p>There are approximately 102 acres of vacant land in the Bellevue Area. Eleven acres of vacant land are zoned A-2, allowing agricultural uses and one house per every ten acres. Eighteen acres are zoned PD for multi-family residential uses, while the remaining 73 acres are zoned PD or C-1, allowing retail and office development. In the event of rezoning, these properties should be developed as shown on the Bellevue Activity Center Recommended Land Use Map. (C-470).</p> <p>1. Medium-scale retail should be allowed on either side of Quincy Avenue directly east of C-470, with small scale retail to serve the adjacent neighborhood directly west of Eldridge Street.</p> <p>2. Office and Light Industrial uses are recommended west of C-470 and northwest of Quincy Avenue with residential allowed on upper levels</p>	<p>Add to S. Jeffco (previously only referred to in C-470 Plan). New language in bold.</p>	<p>Language in yellow highlights may be updated.</p>

<p>only. Multifamily residential should be allowed either as a stand-alone use, or above office and light industrial uses at the SW quadrant of the Activity Center (west of C-470 and north of Belleview Avenue). Low densities or Office and Light Industrial uses are recommended at the south periphery of the this area, closest to Belleview Avenue. Development should not take access through existing neighborhoods.</p> <p><i>Access from C-470 does not favor commercial development on the land between Belleview and Quincy. Approximately 72 acres have been rezoned for residential and community use, with some retail along Belleview. If this land does not develop as residential, and the future owner requests a rezoning, then the feasibility of Office and Light Industrial or Mixed Use should be re-examined. However, because of the proximity to the existing single family residential and poor access, this land may be developed as single family residential of similar lot size. (C-470)</i></p>		
<p>Implementation</p> <p>To successfully create a viable Activity Center over time, the county may need to use proactive strategies, such as:</p> <ol style="list-style-type: none"> 1. County-initiated rezoning of existing and underutilized Activity Centers. 2. Land banking of key parcels which may take years to develop under normal market conditions. 3. Pursuing financial incentives, such as use of the county's bond authority, block grant funds, creation of enterprise zones, tax deferrals, assistance in constructing needed infrastructure, and job training. 4. Identifying business sectors most likely to locate in this area through detailed market studies by the Jefferson Economic Council (JEC) and others. 5. Creating a unique identity for each Activity Center. Any new land use proposal should submit evidence indicating how its design standards conform to or build on the high quality design and architectural themes of existing development within the same Activity Center. 	<p>Add to CMP</p>	<p>Add to appendix</p>
<p>Arterial/Arterial Intersections</p>		<p>Arterial/Arterial Section proposed to be renamed "Arterial Development"</p>
<p>Arterial roads are designed to move large volumes of traffic at relatively high speeds, and to manage access to adjoining parcels of land. The highly visible quadrants formed by these intersecting arterials are neighborhood centers designated suitable for higher intensity land uses, such as retail, office, and light industrial. and high density residential projects.</p>	<p>Retain in S. Jeffco (with edits).</p>	
<p>Goal Designate neighborhood commercial locations for goods and services for the surrounding neighborhoods.</p>	<p>Retain in S. Jeffco</p>	
<p>Policies A majority of the land within the arterial/arterial intersections has been built-out or has been approved for development. Four intersections have vacant land within or adjacent to the 850 foot radius boundary. These individual properties were evaluated for inclusion into the arterial/arterial intersections. Redevelopment of older and built out arterial/arterial intersections should follow the policies for new development, and respect existing constraints that protect the surrounding neighborhoods.</p>	<p>Delete</p>	<p>The 850 foot radius rule is being removed. Policies for new development is being removed, will be replaced by the Infill and Redevelopment policies of the CMP.</p>
<p>A. General 1. New development at arterial/arterial intersections should be coordinated with existing development to avoid or mitigate negative impacts to traffic capacity</p>	<p>Retain in S. Jeffco</p>	

and adjacent land uses.		
2. Land use and design features should provide a transition into the surrounding development.	Retain in S. Jeffco	
3. The arterial/arterial intersections generally extend 850 feet in each direction from the intersection of the roadway centerlines.	Delete	Where did this number come from? Remove because it so often splits properties, doesn't follow existing development patters, etc.
4. The 850 foot radius should be extended when a vacant adjacent property is oriented toward existing commercial land use, and negative impacts to adjacent noncommercial land use can be avoided or mitigated.	Delete	Where did this number come from? Remove because it so often splits properties, doesn't follow existing development patters, etc.
5. Proposed development should maintain and/or improve the efficiency of vehicular and pedestrian circulation. Project access should serve multiple tenants and provide safe ingress/egress to the site.	Duplicative	First sentence is addressed multiple times in CMP. Second sentence is addressed by the following policies: TRANSPORTATION (c) Objective: Promote connectivity and continuity in the transportation system. 1. Policy: Encourage connectivity between adjoining neighborhoods and community facilities and services by connecting local and collector streets and roads, and bicycle and pedestrian paths, where appropriate, and minimizing the use of cul-de-sacs. i. Implementation: Develop connectivity guidelines that provide for motorized and non-motorized connections between neighborhoods, commercial areas and employment centers, open areas and parks. 3. Policy: Ensure development shares, combines, or coordinates access and circulation patterns with adjacent properties, where appropriate.
6. A mix of office, service, retail, and light industrial land uses should be encouraged, and second level and multifamily residential development should be considered to support local employment needs.	Retain in S. Jeffco	
7. Development along the arterial frontage should utilize landscaping, varied setbacks and building separations, and other creative site design to avoid the appearance of "strip development." (See the Design Guidelines and Glossary.)	Retain in S. Jeffco	
8. Performance standards for proposed development should be established at the time of zoning and/or rezoning to assure conformance with the Design Guidelines section.	Delete	This is unnecessary. The purpose of this community plan IS to establish performance standards with rezonings; if the property is not being rezoned this Plan will not be consulted anyway.
9. The Planned Development (P-D) zoning process should be used to provide the site design flexibility important to creative, innovative site design. The natural site amenities should be featured, when possible, and negative impacts on the boundary communities should be avoided and or mitigated.	Retain in S. Jeffco	
B. Intersections with Vacant Parcels	Delete`	The "Vacant" parcels language is proposed to be removed, there will be specific recommendations for neighborhood centers versus arterial centers.
1. Belleview & Simms – in the northeast corner, north of Bowen Place ODP. Recommended Uses: Mixed uses with a buffer between any existing or proposed residential neighborhoods. Uses should emphasize primary and professional employment, including offices, medical uses, research and development, restaurants with no drive-thrus, plus ancillary retail, and housing above commercial uses. Joint access with the development approved to the south, Bowen Place ODP, should be pursued.	Retain. Specific to S. Jeffco	These recommendations proposed to become part of a new "Arterial Centers' designation.
2. Belleview & Kipling – in the southwest corner, south of Progress Recommended Uses: Front portion (eastern): Mixed use with commercial uses oriented on the front portion towards Progress Avenue and Kipling Street. These commercial uses should emphasize primary and professional employment, medical uses, research and development, restaurants with no drivethrus, plus ancillary retail. These uses should have limited heights, no bright lights, and buffers and landscaping in the back of the lots that are adjacent to the Montgomery Acres Subarea. Back portion (western): The back portion land uses should provide	Retain in S. Jeffco	These recommendations proposed to become part of a new "Neighborhood Centers" designation.

transitional buffering and screening, such as single family homes allowing horses, or other transitions, such as trails. Any development should be cohesive and similar in look and feel to the Montgomery Acres Subarea. Shared access should be provided to the property to the south. Access should not be permitted from the special character subarea.		
3. Belleview & Kipling – in the southwest corner, east and west of Lee Recommended Uses: Front portion (eastern): Mixed use with commercial uses oriented on the front portion towards Kline and Belleview. These commercial uses should emphasize primary and professional employment, medical uses, research and development, restaurants with no drive-thrus, plus ancillary retail. These uses should have limited heights, no bright lights, and landscape buffers along the back of the lots adjacent to the Montgomery Acres Subarea. Overflow parking for adjacent commercial uses may also be considered. All traffic should be oriented to Kline. Back portion (western): The land uses should provide transitional buffering and screening. Single family homes with large animals allowed, trails, etc. Any development should be cohesive, and similar to the look and feel of the Montgomery Acres Subarea. In order to integrate any development of the back portion of the property into the Montgomery Acres Subarea, access should be off of Miller Street.	Retain in S. Jeffco	These recommendations proposed to become part of a new “Neighborhood Centers” designation.
4. Coal Mine & Kipling – in the northeast corner, north of Car Care Center ODP Recommended Uses: Mixed uses with a buffer between residential neighborhoods (see Design Guidelines). Uses should emphasize primary and professional employment, including offices, office condominiums, medical uses, research and development, restaurants with no drive-thrus, plus ancillary retail, and housing above commercial uses. Shared access with the development approved to the south should be pursued.	Retain. Specific to S. Jeffco	These recommendations proposed to become part of a new “Arterial Centers’ designation.
5. Coal Mine & Pierce – the southwest corner Recommended Uses: Mixed uses with a buffer between any residential neighborhoods. Preferred land uses include primary and professional employment, including offices, medical uses, research and development, restaurants with no drive-thrus, plus retail, and housing above commercial uses. Retail should not exceed 40% of the gross leasable area (GLA) of the project for the property. Higher density residential or assisted living could be appropriate adjacent to residential neighborhoods when negative impacts can be avoided and/or mitigated. Preferred access should be from Coal Mine Avenue and Pierce Street and not through the Columbine West neighborhood, except for bicycle and pedestrian access.	Retain in S. Jeffco	These recommendations proposed to become part of a new “Neighborhood Centers” designation.
Arterial/Arterial Intersections Land with Potential for Redevelopment GRAPHIC	Delete	Map of vacant parcels no longer relevant as a land use map is being created, and these arterial intersections will be dealt with specifically.
C. Mixed Use: Residential, Office, Retail, Light Industrial		
1. Commercial development is the preferred land use at arterial/arterial intersections. Single and multifamily dwelling units should be permitted when the impacts would be compatible with adjacent land uses, traffic capacity of the arterials, density of surrounding residential areas, and availability of necessary services. Multifamily projects should be 10-16 du/acre and limited in height to 35 feet.	Retain in S. Jeffco (as edited).	Density allowances may be set upon compatibility rather than numbers.

2. Where there are substantial grade differences between developments, further limitations on height and/or alternative options should be considered.	Add to CMP	Add to Design Guidelines
3. All residential development site design should provide open spaces for active and passive recreational uses and pedestrian connections to common open space, adjacent development, and to the boundary of the development.	Duplicative.	<p>OPEN SPACE, OPEN LAND, PARKS & TRAILS</p> <p>1) General i) Goal: Provide public and private open spaces, parks and trails for County residents and visitors. 1. Policy: Provide neighborhood parks, open land, trails, and recreational spaces to meet the needs of the citizens in all areas of the County. 3. Development Review 12. Policy: Encourage tot lots, pocket parks, and other recreational facilities to be provided in new developments. 13. Policy: Provide open land and trail corridors within residential development to allow access to natural features and to promote recreation and exercise opportunities.</p> <p>6) Trails i) Goal: Provide extensive trail systems throughout the County. (4. Policy: Create local trails to provide connections between services, parks and neighborhoods. Ensure that amenities such as benches, tables, and exercise areas are provided where appropriate.</p>
4. Parking and service areas should be screened buffered from the arterials, either by the buildings or landscape features.	Add to CMP	Add to Design Guidelines. “The visual impact of parking and service areas should be mitigated by creative use of landscaping and/or building design placement”.
5. Developments along arterial roadways should use a variety of fencing materials, landscape treatments, and fence setbacks to avoid the “tunnel/wall effect.”	Add to CMP	Add to Design Guidelines as “Fencing along arterials should avoid the tunnel/wall effect through a variety of fencing materials, landscape treatments, and fence setbacks and heights”.
6. Commercial uses at arterial/arterial intersections should be limited in scale to that of a neighborhood center. A neighborhood center:	Retain in S. Jeffco	The Neighborhood Center concept will be expanded.
a. draws traffic from adjacent neighborhoods (not regional traffic);	Retain in S. Jeffco	The Neighborhood Center concept will be expanded.
b. does not contain a freestanding, all retail, convenience level center (under 50,000 square feet gross leasable area);	Retain in S. Jeffco	The Neighborhood Center concept will be expanded.
e. is ancillary retail and generally 20% gross leasable area (GLA) of a commercial project; and	Delete. Neighborhood Centers can have stand alone retail.	
d. offers goods and services required daily within an immediate market area, neighborhood, or community, and is comprised of multiple establishments.	Retain in S. Jeffco and/or add to Neighborhood Centers Section	The Neighborhood Center concept will be expanded.
7. Internal circulation paths should coordinate vehicular and pedestrian circulation, signage, and landscape design with existing and adjoining properties.	Add to CMP – Transportation Chapter	

8. Retail and office centers should have defined boundaries.	Delete.	This would be problematic with mixed use projects. What is the intent of this?
9. Adequate buffering shall be provided for centers adjacent to residential areas.	Add to CMP	Modify and add to design guidelines
10. Development should provide pedestrian connections to common open space and to the boundary of the development. Open spaces for active and passive recreational uses should be provided.	Retain in S. Jeffco	These recommendations proposed to become part of a new "Neighborhood Centers" designation.
11. Height of structures should not exceed 35 feet adjacent to existing residential neighborhoods that have a 35- foot height limit.	Retain in S. Jeffco	Will probably be allowances for greater heights if residential is constructed above commercial in Neighborhood Centers.
12. Low impact, light industrial uses are permitted. Architectural style and site design features for light industrial uses should complement other developments in the immediate area.	Retain in S. Jeffco	
Redevelopment Redevelopment of urbanized areas within South Jefferson County will encourage the reuse of existing facilities, thus decreasing the demand for build out of vacant land. Redevelopment offers many advantages, particularly for industrial and commercial based companies as many of their requirements are already in place, such as infrastructure, public services, and zoning. Redevelopment projects should not have a negative impact on surrounding uses. This can be minimized through maintaining minimum buffers between uses, upgrading/ improving access to the facility, and utilizing design and architecture standards as described in the Design Guidelines section. It is also highly recommended that community involvement be an integral part of the process.	Duplicative – general recommendations that are either covered in the CMP, or will be addressed in the Design Guidelines, such as buffering.	GENERAL LAND USE 3) Infill and Redevelopment i) Goal: Encourage infill and redevelopment projects to improve the vitality of the community, to reduce sprawl and to increase tax benefits to the County. (a) Objective: Ensure compatibility, while transitioning to uses that are needed or more desirable in the future. 1. Policy: Ensure that new retail, office, industrial and community use activities are compatible with existing surrounding uses. i. Implementation: Evaluate the existing land use pattern to determine the best use of infill properties. (b) Objective: Support adaptive reuse of historical and outdated buildings. 1. Policy: Ensure that infill and retrofit development is sensitive to existing buffers, setbacks, landscaping and other protections that were required by the original structures and use. Sensory impacts should be mitigated and redevelopment should blend with its setting. 2. Policy: Upgrade multi-modal access and site-circulation when necessary, and mitigate the sensory impacts of light, noise, and odor to comply with current standards.
Goal Create well-planned redevelopment that blends with the character of the community and enhances environmental resources.	Duplicative, and very general statement	GENERAL LAND USE 3) Infill and Redevelopment i) Goal: Encourage infill and redevelopment projects to improve the vitality of the community, to reduce sprawl and to increase tax benefits to the County. (a) Objective: Ensure compatibility, while transitioning to uses that are needed or more desirable in the future. 1. Policy: Ensure that new retail, office, industrial and community use activities are compatible with existing surrounding uses. 8) Sustainability i) 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. 4) Future Growth 3. Policy: Ensure compatibility of development with the existing natural environment.
Policies		
4. New development or redevelopment outside of activity centers, arterial/arterial intersections, and subareas as shown in this Plan should maintain or increase the county tax base.	Deleted per Mike Schuster	GENERAL LAND USE 3) Infill and Redevelopment i) Goal: Encourage infill and redevelopment projects to improve the vitality of the community, to reduce sprawl and to increase tax benefits to the County. Economic Development (a) Objective: Develop an adequate tax base to attract new businesses and to support quality services, facilities and amenities. 1) Economic Base i) Goal: Promote land uses that expand and diversify the County's economic base to create primary jobs. (a) Objective: Promote the research and development of new technologies. (b) Objective: Recruit and support industries that create primary jobs. (See Appendix B II. a.) 1. Policy: Accommodate the development and redevelopment of a balance of mixed land uses.

		(c) Objective: Pursue balanced and sustainable economic development. i. Implementation: Target areas for new commercial and industrial development and redevelopment. 1. Policy: Rezoning from commercial and industrial uses to residential uses should be strongly discouraged. There should be no net loss of commercial and industrial zoning in the County when examining the cumulative impact of proposed rezonings. 3. Policy: When commercial zoning is proposed, discourage big box retail uses and encourage office and light industrial uses
2. Any change in use or expansion of a use over 25% of the original gross leasable area (GLA) of a project, should involve the community.	Delete.	The Plans are reviewed at the time of rezoning or site approval, which DOES involve the community. If those processes aren't pursued, the Plan wouldn't be consulted anyway.
3. At a minimum, redevelopment should maintain existing buffers, separations and screening and preferably enhance these items. Where appropriate, improvements to ingress and egress should improve traffic flow and/or internal circulation patterns.	Add to CMP – second sentence is duplicative.	Buffers are mentioned numerous times in the CMP, and will also be addressed in the Design Guidelines. TRANSPORTATION (d) Objective: Encourage land use patterns that support an efficient transportation system. i. Implementation: Require appropriate transportation improvements with new developments. 2) Capacity (a) 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. 3. Policy: Ensure development shares, combines, or coordinates access and circulation patterns with adjacent properties, where appropriate. 2. Policy: Upgrade multi-modal access and site-circulation when necessary, and mitigate the sensory impacts of light, noise, and odor to comply with current standards.
4. Where a non-tax-generating land use is being abandoned, office or light industrial developments should be the replacement, as long as there is community involvement and adverse impacts to the surrounding neighborhoods are eliminated or mitigated.	Retain in S. Jeffco	
5. The preferred land use for land that is adjacent to US 285 and portions of C-470 not covered by the C-470 Corridor Plan should be research and development, professional office, or limited light industrial development.	Delete.	A new Land Use map is being generated whereas one does not presently exist. This will indicate preferred types of land uses.
6. Along arterial and collector roads, professional office, research and development, or limited light industrial uses that have impacts comparable to residential uses (i.e., traffic, noise, lights, etc.) should be considered, provided that the traffic generated can be accommodated within the existing transportation system (see Transportation section).	Delete – LU Map will be created which will address this	
7. Retail uses should be targeted to Activity Centers and arterial/arterial intersections, or integrated into a new planned development residential project as a commercial center. This precludes rezoning a parcel to retail within an existing subdivision.	Add first sentence to CMP. This will also be retained in S. Jeffco	Either in Economic Development, or General Land Use. Is there any rationale as to why this would only pertain to S. Jeffco? Second sentence should be removed as this is addressed on an case by case basis, through a process such as a PD.
8. All non-residential uses, not covered by other sections of this Plan, should demonstrate that: a. No outdoor storage is allowed. b. Surrounding residential uses are protected by buffers and screening. c. Height is limited to 35 feet. Height should be more restrictive in cases where there are substantial grade differences between a non-residential and a residential development. d. Permits are secured from regulatory agencies, e.g., building, transportation, planning and zoning, to provide for the identification and safe handling and disposal of hazardous substances. (See the Hazards section.)	Retain in S. Jeffco,	Will probably be combined into existing language.

Subareas		
No changes are proposed to this section except as noted below:		
A. General		
2. If any use other than Open Space is to be considered on the Hogback, such uses should conform strictly to the General and West of the Hogback Design Policies outlined in the Design Guidelines section of this Plan.	Retain in S. Jeffco	Specific Guidelines to S. Jeffco should be retained or drafted.
5. Any development allowed should strive to preserve the scenic resources of the area and ensure compatibility with its natural amenities.	Duplicative – this could apply to all of Jeffco	VISUAL RESOURCES 2) Scenic Corridors i) Goal: Protect scenic corridors and public views. (a) Objective: Protect view corridors of the hogback, mountain backdrop/foreground, North and South Table Mountains, downtown Denver and other landmarks
B. Subarea A East		
3. The minimum common open area (not including the yards of individual lots) should be 15%.	Discuss	Should this open space percentage be increased? Can a GIS study be done to see what is realistic?
C. Subarea A West		
3. The minimum common open area (not including the yards of individual lots) should be 15%.	Discuss	Should this open space percentage be increased? Can a GIS study be done to see what is realistic?
5. Development should conform to the recommendations in the following Housing Density chart:	See below	
Individual wells & sewage disposal 1 du/5 ac or more, single family, in-house-use-only well, not to exceed 298 gal/day	Moving into CMP	There will be general density restrictions based on MGWOD, well septic, slope etc.
D. Subarea A North		
2. Light Industrial uses should be defined and characteristics listed. Characteristics should include: a. no outside storage b. building height limited to 35 feet c. 360 degree architecture d. natural materials (architectural finish) e. earth tone colors f. no perimeter fencing g. lot coverage limited to 30%, including parking areas 3. Light industrial uses should be allowed when roadway capacity can carry the anticipated traffic.	Retain in S. Jeffco	
F. Subarea C		
1. The average gross density should be 1 du/5 acres when served by well and ISDS. Density recommendations vary with constraints. Proposals should conform to the Housing Density chart for Subarea C.	Moving into CMP	There will be general density restrictions based on MGWOD, well septic, slope etc.

a. The General and West of the Hogback Design Guidelines should be followed. (See the Design Guidelines section.)	Retain in S. Jeffco	Specific S. Jeffco Design Guidelines are under consideration.
b. Buffering and transitions between uses should be provided. c. Internal circulation should be provided and should ensure that the external road networks have the capacity to carry the traffic generated by the project. d. Excellent architectural and site design should be specified, including building materials; building types; building orientation, separation, massing and height; lot layout and fencing; and overall integration of the project site into the existing community development pattern and prevailing topography and setting.	Retain in S. Jeffco if not covered in proposed CMP Design Guidelines.	
Housing Density Chart for Subarea C		
Individual wells & sewage disposal 1 du/5 ac or more, single family, in-house-use-only well, not to exceed 298 gal/day	Moving into CMP	There will be general density restrictions based on MGWOD, well septic, slope etc.