

SOUTH JEFFERSON COUNTY COMMUNITY PLAN UPDATE



South Jefferson County Community Plan Update

Land Use Section – Part Two Commercial Properties

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What is a Community Plan?

- A community plan is a guide used by the Jefferson County Planning Commission and Board of County Commissioners to make land use decisions.
- A community plan has policies that apply when a property owner requests a change in permitted land uses



What is a Community Plan?

- A community plan is advisory, not regulatory.
- A community plan DOES NOT change existing allowed uses or zoning.
- There are 10 in Jefferson County (including the C-470 Corridor Plan).
- This area falls within the recommendations of the S. Jeffco Plan.



What is the Comprehensive Master Plan?

- The Comprehensive Master Plan (CMP) is a big-picture guide to be used by the Jefferson County Planning Commission and Board of County Commissioners to make land use decisions.
- The CMP does not currently have any specific land use recommendations. – Those are still in the Community Plans.



What is the purpose of the Plan update?

- Now that the CMP is “completed” we are beginning to incorporate Community Plans into this document.
- The Community Plans may be updated and will become “area plans”, or chapters.
- The way we are doing this is that the general policies currently in the community plans are being compared to the policies in the CMP to eliminate redundancies.
- Land use maps/recommendations are being created. Maps based upon existing uses, zoning, and existing community plan recommendations.



What has happened so far?

- On August 31, 2010 an open house was held in regard to all other sections of the S. Jeffco Plan – sections such as Hazards, Air, Odor, Noise and Light, Open Space, Visual Resources, etc.
- A first Land Use meeting was held on October 27, 2010 to present to the community how the existing S. Jeffco land use policies would be addressed.
- **This meeting tonight is to discuss recommendations for commercial centers within S. Jeffco.**



Three types of commercial development is being addressed:

1. Activity Centers
2. Neighborhood Centers
3. Commercial development outside Activity Centers and Neighborhood Centers



1. Activity Centers

- These are large commercial areas which are intended to accommodate higher intensity land uses, to increase the non-residential portion of the County's tax base, and provide higher density housing.
- They draw activity at a regional scale, whether it's people coming into the Activity Center to shop, or to go to work.
- They are intended to direct larger scale commercial development to areas that have infrastructure and/or enough land to support them, and to be considered for future infrastructure improvements.
- The widest streets and most traffic activity is commonly associated with Activity Centers. All of them have arterial access, and all but one is adjacent to a highway.



1. Activity Centers

- There are FIVE existing Activity Centers within S. Jeffco (or the C-470 Plan).
 - Fehringer Ranch
 - Southwest Plaza
 - C-470/Bowles
 - Ken Caryl-Meadows
 - Belleview/C-470
- There is a new Activity Center being considered at the Alameda/C-470 interchange.



2. Neighborhood Centers

Neighborhood Centers are proposed to be neighborhood shopping areas that serve as community centerpieces and are smaller in scale than Activity Centers, are oriented toward the pedestrian rather than the automobile, provide a sense of place, are designed to serve the day-to-day needs of the immediate surrounding neighborhood, and provide higher density housing.

They are surrounded by and integrated into residential neighborhoods, typically anchored by a grocery store, with supporting establishments including, but not limited to flower shops, pharmacies, restaurants, hardware stores, and personal service establishments, such as medical offices, dry cleaners, beauty shops. Multifamily residential should be encouraged above ground floors.



2. Neighborhood Centers

- This concept has been introduced, but not adequately addressed, in the existing S. Jeffco Plan.
- Whereas Activity Centers are designed to accommodate automobile orientation and highly intensive uses, Neighborhood Centers will emphasize the pedestrian.
 - They will be identified as areas where future infrastructure improvements are geared toward the pedestrian, not the automobile.
- Instead of merely being designed as places to shop and facilitate traffic as quickly as possible, Neighborhood Centers are intended to serve as community gathering places.
- Traffic access is limited or excluded into adjacent neighborhoods, pedestrian connections are enhanced.



2. Neighborhood Centers

- Staff is exploring allowing parking reductions to reduce the dominance of the automobile.
- Suggest improvements such as countdown timers, pedestrian refuges, and striping and signage to make intersections less threatening to pedestrians.
- Staff are supporting community and public uses such as libraries, community centers, and parks to serve as both community gathering places, and support surrounding businesses.
- Allows residential as a mixed use above commercial, and SOME residential as a stand alone use AS LONG AS it is subordinate to commercial development.
- Buildings can be higher if residential is constructed above commercial



2. Neighborhood Centers

- To someday make Neighborhood Center creation a reality, incentives are being explored to facilitate the redevelopment of Neighborhood Centers . Some of the ideas being considered are:
 - Formation of agencies within the County to study and facilitate Neighborhood Center redevelopment.
 - Exploring financial incentives to developers.
 - Identifying which businesses most likely to locate in this area.
 - Providing County services to reduce developer maintenance and operational costs and redirect owner capital toward site improvements.
 - Targeting future public improvements toward these areas.
 - Considering strategies through zoning to attract desirable development.
- These incentives encourage a partnership between the county and developers/landowners to make neighborhood centers happen.



2. Neighborhood Centers

- Four Neighborhood Centers are proposed:
 - Belleview/Kipling
 - Bowles/Kipling
 - Coal Mine/Pierce
 - Chatfield/Wadsworth
- These areas are presently identified as Arterial/Arterial Intersections in the existing plan, each with specific recommendations. We are retaining the pertinent recommendations, and building on them with the Neighborhood Center concept.



3. Commercial Properties Outside of Activity Centers and Neighborhood Centers

- The Plan presently has general policies in regard to Arterial/Arterial Intersections and Redevelopment, with specific recommendations for select vacant parcels.
- But many of these policies are vague, difficult to enforce, or do not meet actual conditions.
 - For example, at arterial/arterial intersections, as well as along arterial roads, office and light industrial is favored, and retail is only recommended as an ancillary use.
 - In fact, other than general “compatibility” statements, the Plan does not specifically indicate where or what type of retail is appropriate outside Activity Centers.
 - This can lead to homeowner fear, and developer frustration, from a lack of predictable commercial development.
 - Commercial properties have been mapped from existing land uses, and staff is considering categorizing them by four levels of commercial intensity.



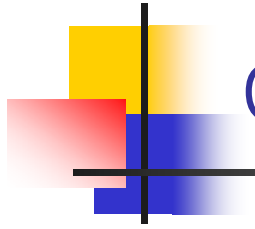
3. Commercial Properties Outside of Activity Centers and Neighborhood Centers

- These four levels closely parallel commercial recommendations of the C-470 Corridor Plan and the allowances of the Corridor District (CD) of the Zoning Resolution:
 1. Limited Commercial (LC) – office and light industrial, retail up to 5,000 sf for a single business, gas stations, fast food, and auto-repair not recommended.
 2. Neighborhood Commercial (NC) – all uses allowed in LC, with retail up to 24,000 sf, grocery stores up to 50,000 sf, gas stations, fast food and auto-repair allowed.
 3. Large Scale Commercial (LSC) – all uses allowed in NC, and retail up to 75,000 square feet, hotels and motels.
 4. Regional Scale Commercial (RSC) – no retail maximum square footage.



What's Next?

- There will be another Land Use Meeting December 7, 2010 here at the Columbine Library from 6-8 PM.
- Staff will present draft residential and commercial land use maps for community input.
- Staff will review community input and revise maps and plans.
- Open houses projected between March-April 2011 to discuss the drafts of the new S. Jeffco Plan.
- Draft plans go out for agency review in April 2011.
- New S. Jeffco Section of CMP scheduled to go to Planning Commission in summer of 2011.



QUESTIONS?
