

ADAMS COUNTY, COLORADO

Project Introduction

Phase 2: Development Standards and Regulations Overhaul

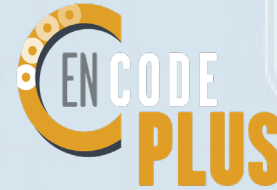
Brian Mabry, AICP, Vice President

Marya Morris, FAICP, Principal Planner

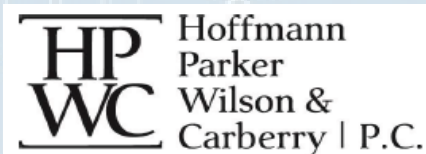
Board of County Commissioners Study Session

July 23, 2024

Who We Are | Multi-Disciplinary Team



Land Dedication Standards



Legal Analysis & Drafting



Subdivision Standards



Environmental Standards

Project Introduction | The DSR IS

- Consolidates County's development-related laws into **one document**
- Removes **duplications and inconsistencies**
- Acts as a **single source** of standards, procedures, and definitions related to the development or redevelopment of private property
- **Simplifies** interpretation, administration, and enforcement
- **Increases user-friendliness** for the development, real estate, and consultant communities and for staff and the public



Project Introduction | The DSR is NOT

Property Tax Policy. It will not raise or lower the County's property tax rate.

Annexation Policy. It regulates areas that have been annexed by the County but does not specify when or where the city will expand its boundaries in the future.

Capital Improvements Program. It does not set policy for scheduling, funding, or construction of public infrastructure (streets, utilities, sidewalks).

Building Code. A building code regulates how structures are built to ensure their future structural soundness and safety.

Property Maintenance or Nuisance Code. It does not force landowners to maintain vacant buildings or properties free from nuisances or maintenance issues. The DSR does come into play if a building or property is being expanded or intensified.

Project Introduction | Goals

MODERNIZE

the DSR with best practices and legal compliance

TAILOR

the DSR to achieve quality outcomes that enhance community character

IMPLEMENT

the goals and objectives of the Comprehensive Plan and other policy documents

ORGANIZE

the regulations into a modern & logical document

STREAMLINE

the review procedures to be more clear, illustrated, less time-intensive

CREATE

a user-friendly document with graphics and tables

Project Goals



Project Introduction | Objectives

- Encourage areas with a **mix of uses, housing types, and lot sizes**.
- Promote the development of lower cost and **affordable** housing.
- Expand opportunities for **infill, reuse, and redevelopment**.
- Promote community **connectivity** and **walkable** neighborhoods.
- Protect **resources** and **open spaces** without compromising **density**.
- Adapt to **new trends and demands** while ensuring that new development and redevelopment of residential, commercial, and industrial properties will be **compatible** with existing land uses and with planned land uses of surrounding properties.



Project Introduction | Guiding Principles



Be As Simple As Possible

- Draft in plain English
- Use graphics, tables, and photos
- Create clarity and certainty for applicants and neighbors

Implement Development Related Policies

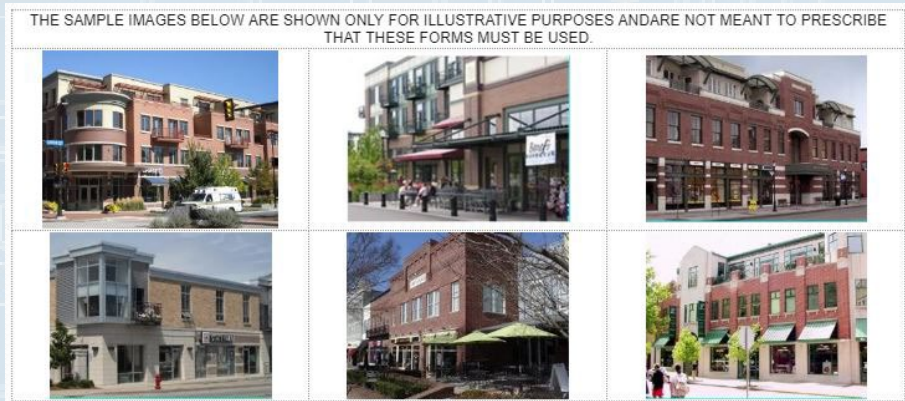
- Understand County's planning objectives
- Build consensus on patterns, form, and community character
- Focus on built form, amenity spaces, and site design

Create Value

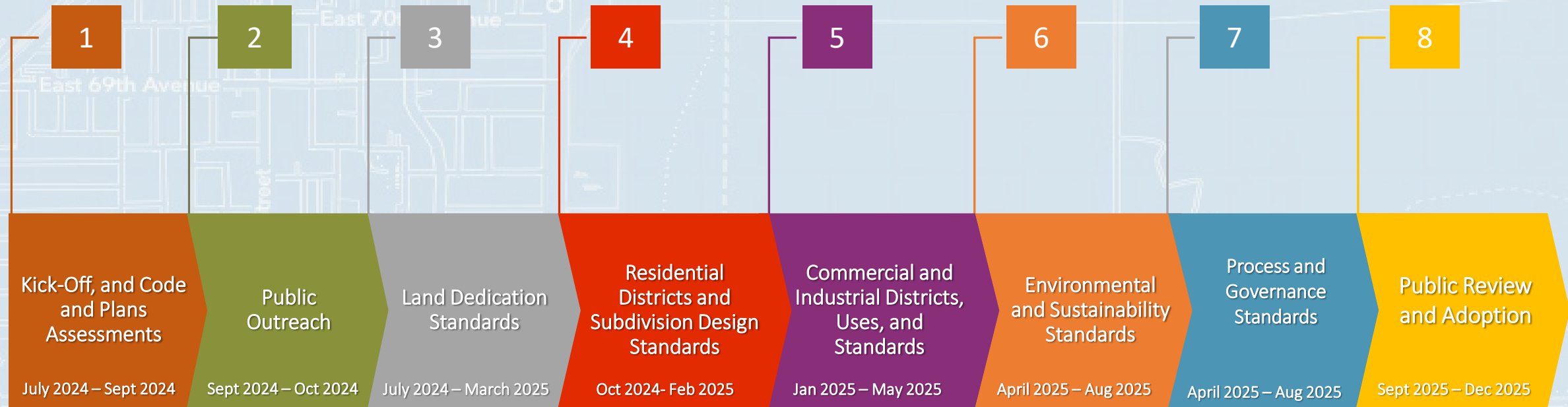
- Streamline review procedures
- Incorporate best practices for responsible development
- Conserve the character and quality of neighborhoods

One Size Does Not Fit All

- Regulations must be contextual
- Understand the County's development climate and level of regulatory tolerance



Project Introduction | Tasks and Timeline

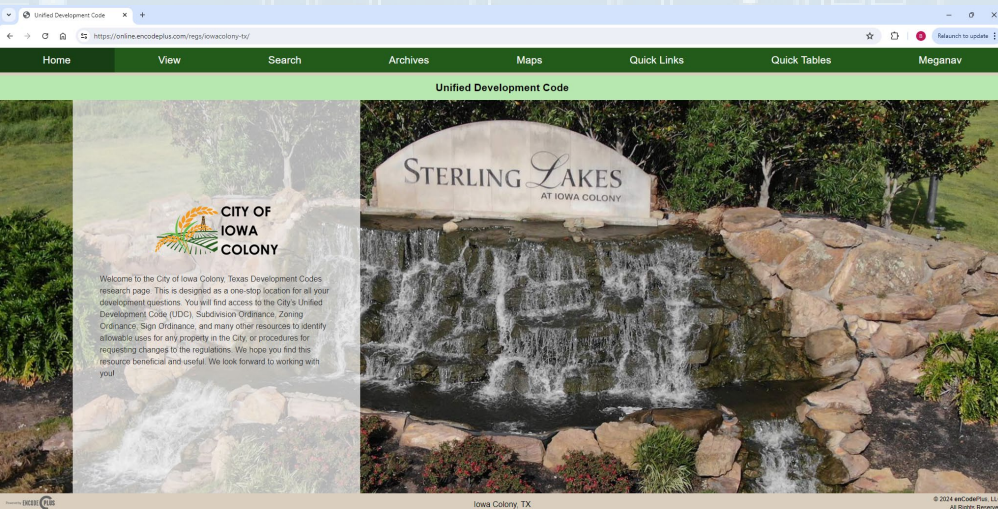


Project Introduction | Public Engagement



Building off of Phase 1 of DSR Overhaul

- 5 stakeholder workshops
- 3 neighborhood meetings
- Community survey with 113 participants
- Publicity in newsletters and social media
- Topics of Interest
 - Residential density, Mixed-Use zoning, Transition from A-1 to RE, Green design incorporation and Low-Impact Design, Home-based businesses, Streamlining of solar panel review, and many more



Phase 2 Public Engagement

- Additional focus group and stakeholder interviews
- Continued use of website (including PublicInput and enCodePlus), social media, and traditional media
- In-person Open Door meetings for each module
- Keeping BoCC and PC up to date
- “No Surprises” when public hearing time comes
- Coordination with County staff who speak Spanish, translation services provider, and KKC staff member who speaks Spanish

DSR Advisory Committee Roles

- **Meet semi-regularly to discuss draft modules**
- **Provide feedback that will inform changes to each module**
- **Things we will want to know:**
 - What is not working with the current regulations?
 - What is working with the current regulations that should be left as is?
 - Any ideas for potential changes to the code?
 - Anything you've seen implemented elsewhere that you think should be explored?



DSR Advisory Committee Members

1. Lukas Hagen - The Neighborhood Development Collaborative
2. Kevin Reidy – Colorado Water Conservation Board, Department of Natural Resources
3. Kevin Christensen – Sherlwood resident/Professional landscape architect
4. Kaitlyn Service – Senior Planner (DRCOG)
5. Danell Kalcevic – Kalcevic Farms, Inc.
6. Rob Newbold –Manufactures Edge
7. Nick Perugini – Solaris Energy, Inc.
8. Steve Kunshier – Maiker
9. Sarah Laverty – EnviroFinance Group Denver
10. Lisa Hough - AC-REP
11. Kristin, Hyser - Executive Director, Broomfield Housing Alliance (Adams County Resident and MA in Planning)
12. IPOC Rep #1
13. IPOC Rep #2



Board of County Commissioners and Planning Commission Roles

- **Give feedback on draft modules**
- **Stay up-to-date on project**
- **Recommendation and Final Action**
 - Make formal recommendation on the Development Standards and Regulations (PC)
 - Conduct Public Hearings (PC & BoCC)
 - Adopt the new Development Standards and Regulations (BoCC)





Comments & Questions



THANK YOU!

ADAMS COUNTY
COLORADO