


Colorado Air and Space Port Subarea Plan

PLN2021-00005

August 3, 2021

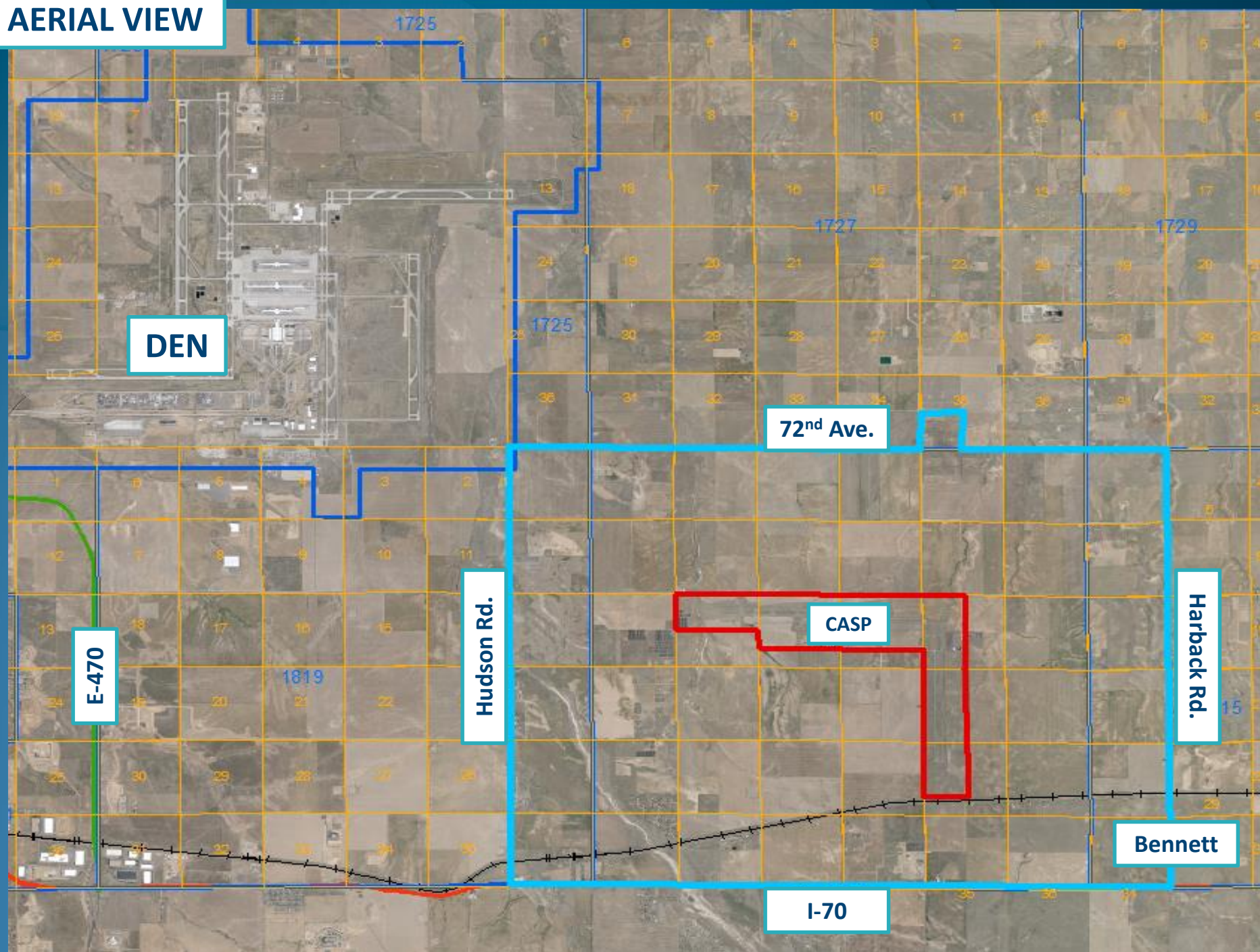
Board of County Commissioners Public Hearing
Community and Economic Development Department
Case Manager: Nick Eagleson



Request

Amendment to the Adams County Comprehensive Plan for
the creation of the Colorado Air and Space Port Subarea
Plan

AERIAL VIEW

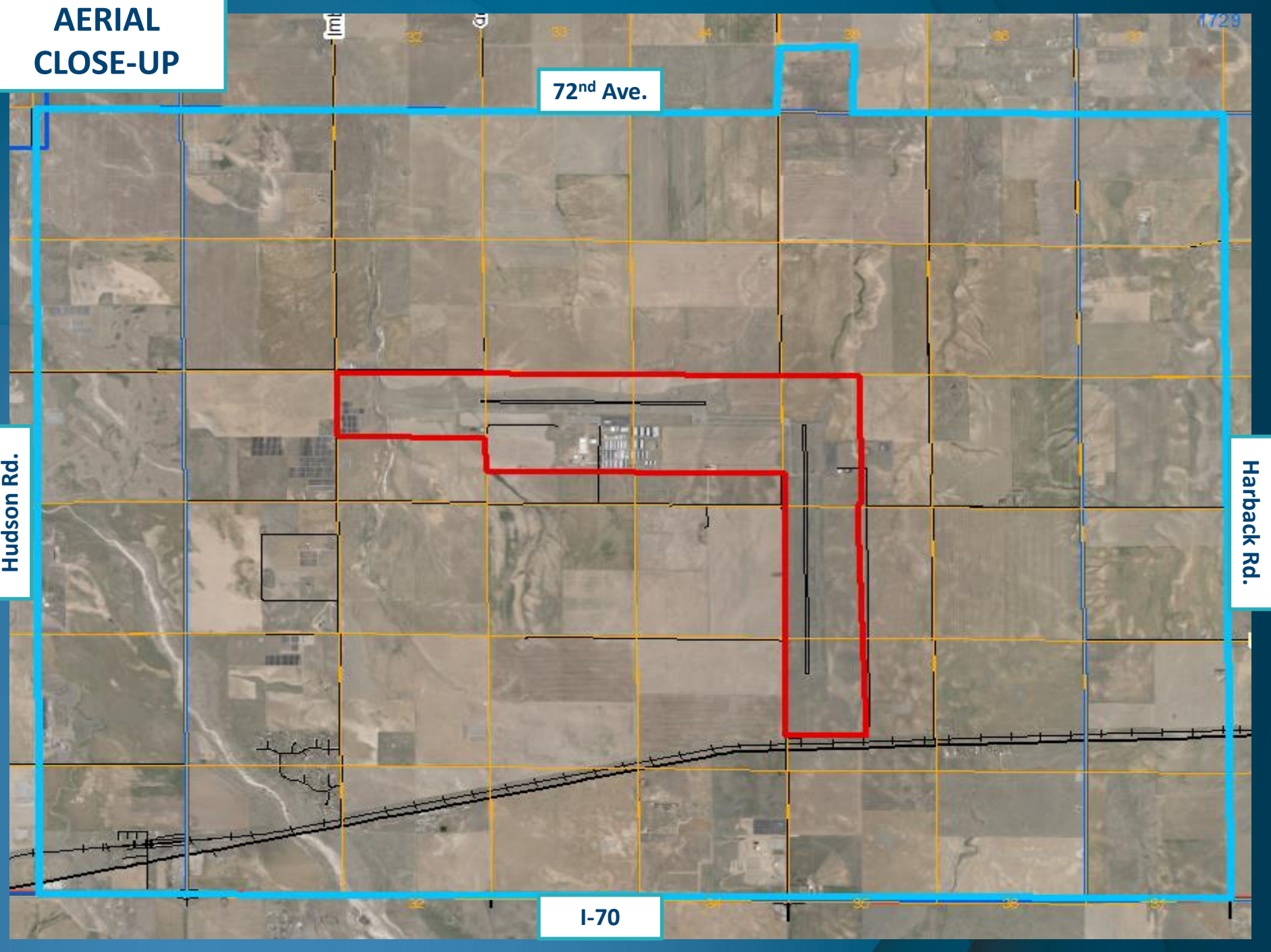


**AERIAL
CLOSE-UP**

72nd Ave.

Harback Rd.

I-70



Background

- Establish a vision for the desired future around Colorado Air and Space Port (CASP)
- Serve as a guide for review of future development proposals
- Provide details about intended future land uses, infrastructure, and development policies and standards
- Address near-term and long-term goals for the defined area

Background

- Posted RFP and selected consultant in spring 2020
- Initial kick-off meeting in June 2020
- Establish Advisory Group, Steering Committee, and stakeholder groups
- Colorado Air and Space Port Master Plan – Expanding aerospace and spaceport capabilities.



The Planning Process

- Existing Conditions Report
 - Land use, planned development, transportation, mobility, and public utilities
 - Market analysis – Regional employment, area forecasts, and market potentials
- Incorporate Plans and Studies (Aurora Comp. Plan, Bennett Comp. Plan, NEATS, ADCO)
- Vision and Goals (Innovative, Integrated, and Resilient Subarea)
- Scenarios and Strategies
- Draft Plan

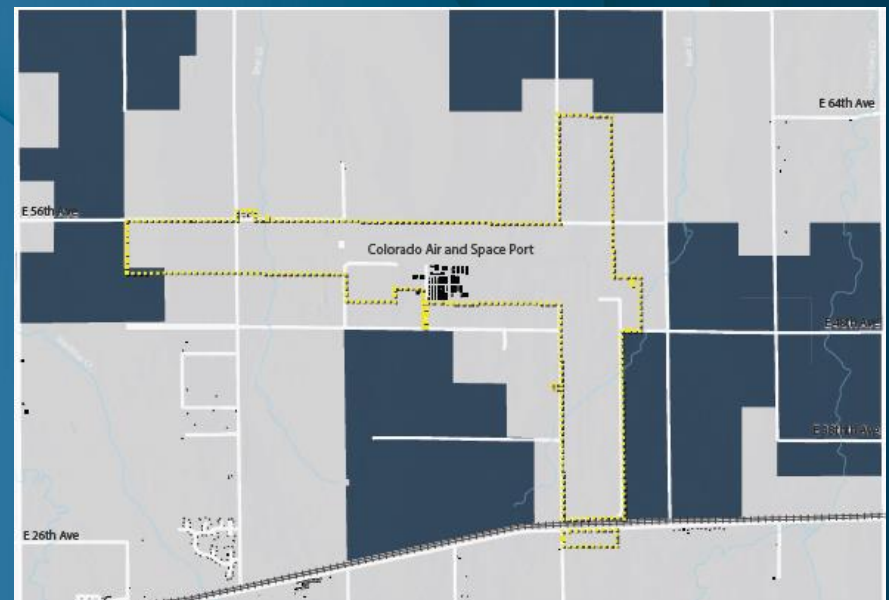


Future Land Use Plan

- Community and Stakeholders
- Vision of previously adopted plans
- Development of six Character Areas:
 - Industry Hub
 - Aerospace and Innovation
 - Mixed-use Industrial
 - Green Energy and Sustainable Agriculture
 - Community Hub
 - Neighborhood Residential

Industry Hub

- Mix of commercial and industrial uses, primarily focused on warehousing, and logistics.
- Located near major roadways and rail lines



Aerospace and Innovation

- Focuses on light industrial, employment, as well as connecting aerospace industries within CASP to supporting businesses.
- Adjacent to CASP to provide access to aerospace related services



Mixed-Use Industrial

- Low-intensity flex, light industrial, office, and supporting retail land uses.
- Provide transition between mixed use areas and heavier intensity employment areas (industry hub & Aerospace)



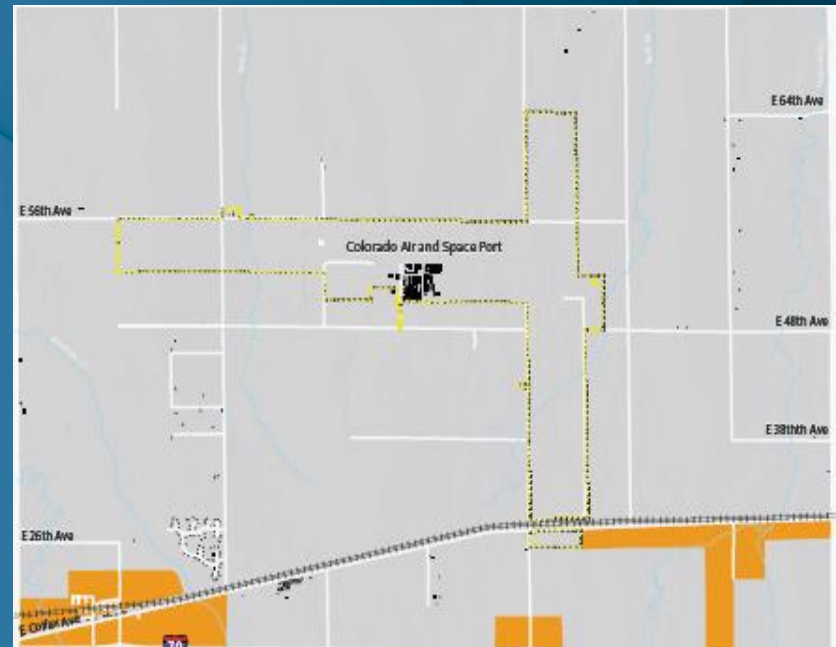
Green Energy and Sustainable Agriculture

- Solar farms, other forms of renewable energy, greenhouses, and traditional agriculture.
- Low-density buildings and residential development and processing facilities should be “accessory” to the land itself



Community Hub

- Centers of activity that support the surrounding areas with retail, daily services, office, entertainment, and civic uses.
- Connected to surrounding neighborhoods



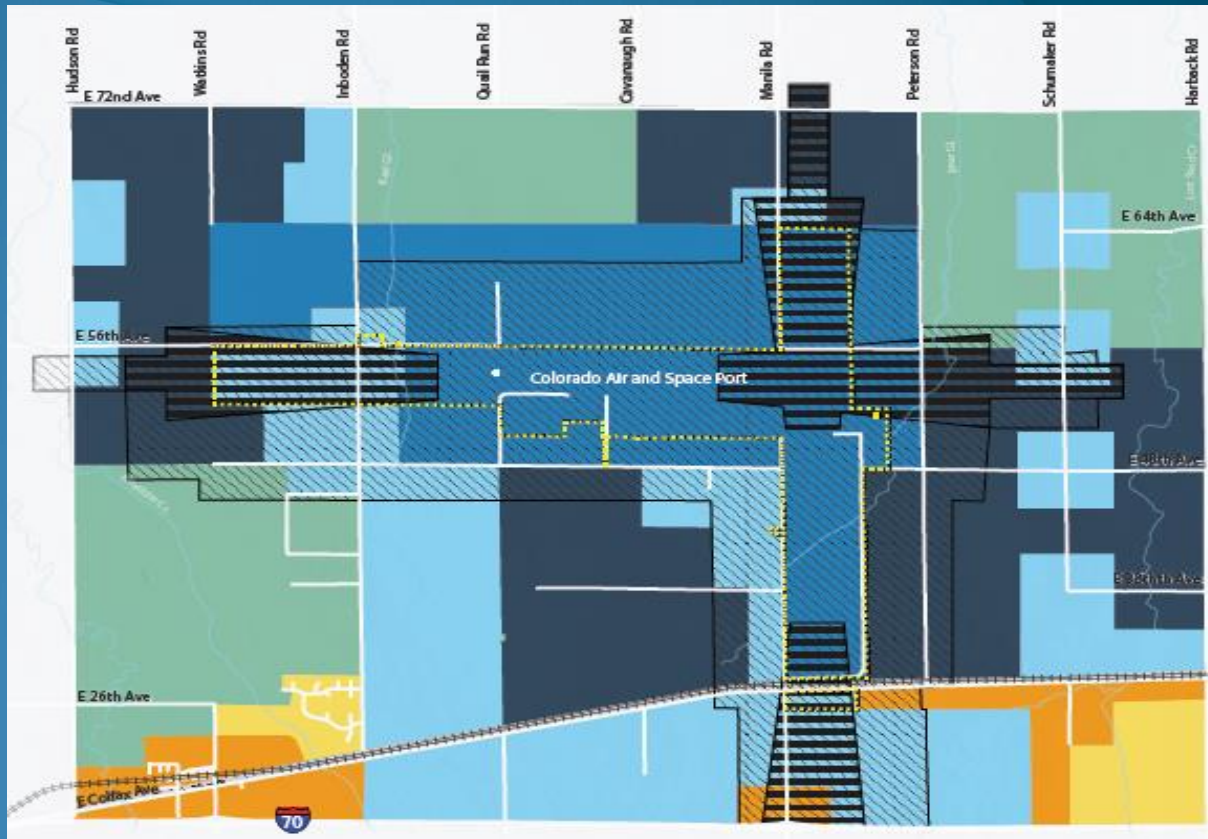
Neighborhood Residential

- Mix of residential types including, attached single-family, small-lot detached single-family, and large-lot single family residential.



Recommended Scenario

- Prioritized set of goals and recommendations for land use, mobility, parks and open space, utilities, and economic development.



Outreach

- Steering Committee
 - Craft goals, challenges & opportunities
 - Collaboration between multiple jurisdictions:
 - City of Aurora Water, Aurora Planning, Aurora ED
 - ADCO ED
 - Metro EDC
 - DEN
 - Arapahoe County
 - CASP
- Focus Groups
 - Work directly with residents, business owners, and landowners
 - Designated website to conduct online workshops and surveys to continue gauging public input

Criteria for Amendment to Comprehensive Plan

Section 2-02-15-06-03

- Consistency with the goals and policies of the Adams County Comprehensive Plan.
- Consistent or compatible with the land use, transportation, and open space maps in the Adams County Comprehensive Plan.
- The amendment advances the health, safety, and welfare of citizens and property owners.

Public/Referral Agency Comments

- Steering Committee
 - Aurora Water, Aurora Planning, Town of Bennett, CASP, Arapahoe County, Rocky Mountain Industrials
- Public Comments
 - Future land use designations impacting property values
 - Would the proposed future land use designation impact the future of their business operations.
 - More flexibility for residential development in the Town of Bennett.
- County Comments
 - Incorporating elements of the Subarea Plan into the Transportation Master Plan, and the Comprehensive Plan update (Advancing Adams).
 - The potential to maintain any new parks, open space, or trails within the area.

Planning Commission

- Planning Commission hearing June 24, 2021
- Two public comments:
 - Alignment of Watkins Road
 - Future Land Use within CASP Restriction Areas
- Approval (6-0)

Staff Summary

- Subarea Plan demonstrates a more proactive, forward-thinking approach for the region.
- Recommends more collaboration between Adams County and the communities of Aurora and the Town of Bennett.

Recommendation

Ratification of the Approval of Planning Commission for an Amendment to the Adams County Comprehensive Plan for the Colorado Air and Space Port Subarea Plan (PLN2021-00005) based on:

- 5 Findings-of-Fact
- 1 Condition

Findings-of-Fact

1. Development patterns or factors have substantially changed in ways that necessitate or support the plan.
2. The proposed plan is consistent with the goals and policies of Adams County.
3. The proposed plan is consistent and/or compatible with the land use, transportation, and open space plans.
4. The proposed plan advances the health, safety, and welfare of the citizens and property owners within the region.
5. The proposed plan does not overburden the County's existing or planned infrastructure systems, or else provides measures to mitigate such impacts.

Condition of Approval

1. Up until August 31, 2021, the Development Services Department staff may make minor corrections to the Colorado Air and Space Port Subarea Plan, including but not limited to, typographical errors, to ensure accuracy and consistency throughout the Plan.