

## **CHANGES MADE TO THE 2020 DRAFT COMPREHENSIVE PLAN**

Attached is information showing proposed changes to the draft 2020 Comprehensive Plan version that will be before Council at the scheduled Public Hearing on July 14, 2020.

Staff has had the opportunity to consider Council's direction from the October 2019 City Council meeting and May 2020 Planning Session, and examine in detail if the proposed new 2020 Future Land Use designations fit with what is "on the ground" as well as considering recent development applications. Changes have been proposed as directed by Council, to fit better with what has already been built and to increase the flexibility to accommodate new desired development while still achieving the goals of the draft 2020 Plan. The changes and clarifications were made to the May 19, 2020 version and to the July 14, 2020 version and are listed below:

### **Changes between the October 8, 2019 version and the May 14, 2020 version of the 2020 Draft Comprehensive Plan presented at the May 19, 2020 Council Planning Session**

The Executive Summary is new and was not included with the October 8, 2019 version of the Plan. Overall the Plan comprises the following parts of the Plan each of which builds upon the other:

- *Vision Themes* which establish long-term aspirations of the community.
- *Goals* which provide broad statements that help realize community's vision themes.
- *Policies* which include specific direction on how the goals will be carried out.
- *Future Land Use Plan and Placemaking Guidelines* which provide a framework for guiding decisions on growth and development.
- *Implementation Strategies* which outline specific strategies to implement the Plan.

The following refinements and clarifications were made to the descriptions of the Future Land Use Categories:

- Page 4.18: Mixed-Use Neighborhoods (MUN), under characteristics second bullet was added to say "In addition to the commercial, the site shall contain at least two (preferably three) distinct types of housing". This was to ensure that the area is "mixed-use".
- Page 4.24: Employment Center - Warehousing Overlay (EC-W), revised under Primary Uses from "Additionally, large distribution warehouses and manufacturing uses" to "Additionally, large distribution warehouse uses are permitted as a primary use" This eliminates the perception that heavy manufacturing uses are allowed.
- Page 4.24: Employment Center - Warehousing Overlay (EC-W) added under Characteristics – "Truck terminals that are not specifically associated with a company's distribution warehouse building are not appropriate in this category". Truck Terminals are not considered a desired use.

- The following changes were made to the "mixed-use" categories to be more flexible and allow mixed-uses to occur over larger areas and ensure connectivity:
- Page 4.17: Mixed Residential Neighborhoods (MRN), a new second bullet was added: "Developer should provide a broad land development plan that shows the location and interconnection of uses across adjacent MRN parcels to demonstrate how the area will achieve a well-integrated development and how, potentially, a mix of land uses is achieved"

- Page 4.18: Mixed-Use Neighborhoods (MUN), a new third bullet was added:  
“Developer should provide a broad land development plan that shows the location and interconnection of uses across adjacent MUN parcels to demonstrate how the area will achieve a well-integrated development and how, potentially, a mix of land uses is achieved”
- Page 4.19: Transit Oriented Development (TOD), information was added to the first bullet to clarify that if an existing Station Area Master Plan (STAMP) or Subarea Plan was not adopted, a broad development plan was needed: “Developer should provide a broad land development plan that shows the location and interconnection of uses across adjacent TOD parcels to demonstrate how the area will achieve a well-integrated development and how, potentially, a mix of land uses is achieved. Refer to the Station Area Master Plans (STAMP) or Subarea Plans, if available, for more detailed guidance. In locations where a STAMP or Subarea Plan has not been adopted, the developer should provide a broad land development plan and refer to the Placemaking Guidelines in this Plan”
- Page 4.20: Community Mixed-Use (CMU), a new first bullet was added:  
“Developer should provide a broad land development plan that shows the location and interconnection of uses across adjacent CMU parcels to demonstrate how the area will achieve a well-integrated development and how, potentially, a mix of land uses is achieved”
- Page 4.22: Regional Mixed-Use (RMU), a new second bullet was added:  
“Developer should provide a broad land development plan that shows the location and interconnection of uses across adjacent RMU parcels to demonstrate how the area will achieve a well-integrated development and how, potentially, a mix of land uses is achieved”

The following refinements and clarifications were made to the Future Land Use Map (FLUM):

- Added Institutional (INS) on 140<sup>th</sup> Avenue and Dalia Street for a future water treatment plant
- Corrected land use for parcels on east side of Washington Street, south of Eppinger Boulevard, from Single-Family Neighborhood (SFN) to Community Mixed-Use (was Commercial on 2012 FLUM and reflects current commercial uses located on the parcel)
- Changed land use from Regional Mixed-Use (RMU) to Mixed Residential Neighborhoods (MRN), located on the northeast part of North Creek Farms, south of 168<sup>th</sup> Avenue and northwest of Highway 7 to comply better with the Northglenn Settlement Agreement
- Changed land use from Mixed-Use Neighborhoods (MUN) to Mixed Residential Neighborhoods (MRN) located west of Holly Street and south of E-470 to reflect better the existing zoning
- Changed land use from Single-Family Neighborhoods (SFN) to Mixed Residential Neighborhoods (MRN) located on the southwest corner of 136<sup>th</sup> Avenue and Yosemite Street which is the location of a new School District 27J middle school, to be consistent with the existing zoning (note schools can be located in any land use)
- Changed land use from Mixed Residential Neighborhoods (MRN) to Commercial (COM) located on the southeast corner of 120<sup>th</sup> Avenue and Colorado Boulevard which is currently occupied by a chiropractic office (was Commercial on 2012 Future Land Use Map)

- Changed land use from Single-Family Neighborhoods (SFN) to Mixed Residential Neighborhoods (MRN) located north of 100<sup>th</sup> Avenue between Colorado Boulevard and Jackson Street, just west of the railway line, which is a City-owned parcel south of the existing Presidential Ridge development. The land uses for this parcel and Presidential Ridge parcel are now consistent
- Created two separate land uses for the triangular property located on the northwest corner of Colorado Boulevard and Thornton Parkway by changing Commercial Mixed-Use (CMU) to Mixed-Use Neighborhoods (MUN) on the existing apartment parcel and CMU to Commercial (COM) on the southern portion. This reflects existing development and existing zoning and the 2012 FLUM
- Created two separate land uses on the parcel located on the southwest corner of Colorado Boulevard and Thornton Parkway, by changing from Commercial Mixed-Use (CMU) to Commercial (COM) on the north parcel and CMU to Mixed Residential Neighborhoods (MRN) on the south parcel to better reflect existing zoning.
- Changed the land use from Employment Center (EC) to Mixed-Use Neighborhood (MUN) on the triangular parcel north of E-470 and west of Holly Street, to be more consistent with zoning
- Corrected land use for parcels on northeast of Fred Drive near Badding Reservoir from Parks, Trails and Open Space (PTO) to Single-Family Neighborhoods (SFN)
- Changed land use from Community Mixed-Use (CMU) to Mixed Residential Neighborhoods (MRN) at the corner of 112<sup>th</sup> Avenue and Colorado Boulevard to allow for a mix of residential uses in the vicinity of the Margaret Carpenter Recreation center and new Senior Center.
- Changed land uses in vicinity of the north east corner of Colorado Boulevard and 136<sup>th</sup> Avenue from Single-Family Neighborhood (SFN) to Commercial (C) and Mixed Residential Neighborhood's (MRN) to be consistent with development applications
- Depicted the water storage and gravel pit areas
- Made changes to the base map to make it more legible

The following changes were made to the Implementation Strategies:

Strategy CII-d was amended to include reference to recognition of historic structures, sites, and districts. Additionally, the lead department responsible for Strategies QDN-b, QDN-c, and QDN-d has been changed to Parks, Recreation and Community Programs to reflect the Community Connections Division's new role taking on housing issues for the City.

### **Changes between the May 14, 2020 version and the July 14, 2020 version of the 2020 Draft Comprehensive Plan**

Since the May 14, 2020 Council meeting, the following refinements and clarifications have been made to the descriptions of the Future Land Use Categories:

#### Community Mixed Use (CMU) (page 4.20)

- Language was changed in the CMU land use description to only allow residential with Council approval. These uses cannot be more than 25% of the land area of the site (as directed by City Council at Planning Session May 19, 2020).
- Note: the Thornton shopping Center was "Commercial" in the 2012 Plan and is still proposed to be CMU in the draft 2020 plan with the restrictions identified above.

- The draft Future Land Use Map that was discussed at the May 19, 2020 Council Planning Session included some properties within the CMU category that were not previously categorized as “Commercial” in the 2012 Plan.
- Following direction by Council, CMU is now intended to be more commercial than mixed-use, unless specifically allowed by Council. Therefore, parcels not shown as “Commercial” land use in the 2012 Plan have been excluded from the 2020 CMU category. In the majority of cases, these other parcels have now been shown on the 2020 Future Land Use Map as having similar Future Land Use designations to those shown on the 2012 Future Land Use Map.
- There were a few exceptions that were previously a land use category other than “Commercial” in the 2012 Plan that have now been changed to CMU in the 2020 Plan. These are existing, already constructed commercial developments and some schools, since the 2020 Plan does not have a separate school category and schools can be located anywhere.
- Nursing homes, convalescent homes and hospices have been added as primary uses to the CMU land use description to be consistent with the types of uses defined and allowed in the Development Code.

Mixed Residential Neighborhoods (MRN) and Mixed Use Neighborhoods (MUN)  
(pages 4.17 and 4.18)

- Description of both of these land uses presented to Council on May 19, 2020 showed multifamily as a secondary use. This has been changed to be a primary use. This has always been a primary use in the 2012 Comprehensive Plan Residential Medium and Residential High categories and some other uses like Mixed Use. In the majority of cases, the MRN and MUN uses were previously in the Residential Medium, Residential High or another land use category that allowed multifamily.
- Senior housing has now been specifically shown as a primary use as well as nursing homes, convalescent homes and hospices.
- Allowance for higher densities with specific City Council approval has been added, as well as not requiring more than one residential use for infill sites which are often too small to accommodate many uses.
- The requirements for adequate transition to lower density areas has been strengthened.
- These changes have been made mostly to concur with what was allowed in the 2012 Plan as well as allowing flexibility for specific sites.
- In the Placemaking Guidelines for MUN, guidance on the desired amount of commercial has been changed from “up to 25%”, to “up to a half of the area”. This was done to provide more flexibility and to provide more opportunity to improve the sales tax base for the city. An example of where this is applicable is the Highpointe development in southern Thornton.

Regional Mixed Use (RMU) (page 4.22)

- Smaller format retail while previously implied, has been specifically included.
- The designated type of residential has been made more flexible as long as it is higher density, greater than 15 du/ac.
- Nursing homes, convalescent homes and hospices have been added as supporting uses to be consistent with the types of uses defined and allowed in the Development Code.

Commercial (COM) (page 4.21)

- Nursing homes, convalescent homes and hospices have been added as primary uses to be consistent with the types of uses defined and allowed in the Development Code.

Since the May 19, 2020 Council meeting, the following refinements and clarifications have been made to the Future Land Use Map (FLUM):

- Changes to some of the areas shown as Community Mixed Use (CMU) in previous drafts of the 2020 plan to what they were in the 2012 Plan (discussed above).
- Changes to parts of the Parterre development, located in the vicinity of E-470 and Quebec Street, to be compatible with the zoning.
- Changing the city owned park on the southwest corner of 88<sup>th</sup> Avenue and Huron Street from Mixed Residential Neighborhood (MRN) to Parks, Trails and Open Space(PTO).
- Changing the King Ranch parcel on the northeast corner of 120<sup>th</sup> Avenue and Quebec from Commercial (C) to Mixed-Use Neighborhoods (MUN) as directed by Council at the May 19, 2020 Planning Session.
- Mapping error corrected for a row of homes along the west side of Pecos from Mixed-Use Neighborhoods (MUN) to Single-Family Neighborhoods (SFN).
- Changes to the boundaries of Open Space where in error

Glossary - Clarifications to the definition of “Multifamily Dwelling”, replaced term “Senior Care Facilities” with definition of “Nursing Homes, Convalescent Homes and Hospices”, added the acronym “DU” Dwelling Units.