



**ARAPAHOE COUNTY**  
PUBLIC WORKS & DEVELOPMENT

**Comprehensive Plan Amendment  
to adopt  
Strasburg 2050:  
Strasburg Subarea Plan  
LR25-002**

**Board of County Commissioners  
Public Hearing  
July 14, 2026**





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# Purpose and Request

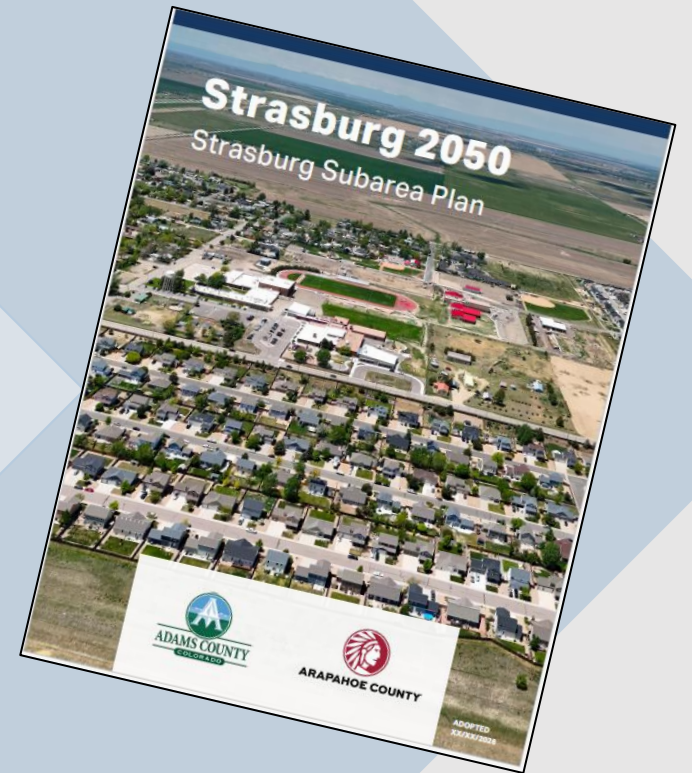
## Request:

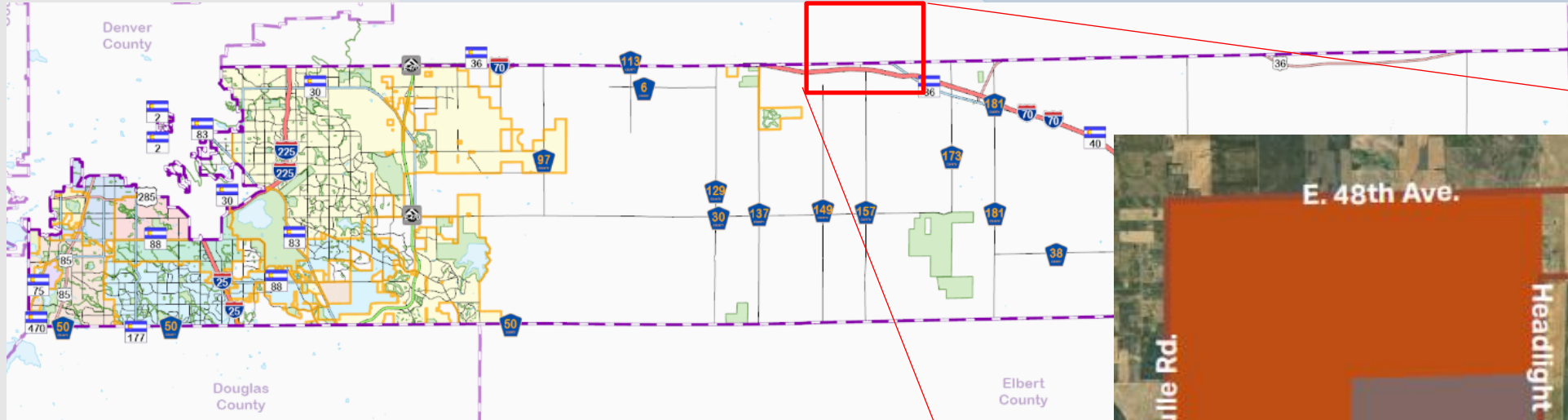
Amend the **2018 Arapahoe County Comprehensive Plan** to adopt, by reference, **Strasburg 2050: Strasburg Subarea Plan**.

## The Plan's Role:

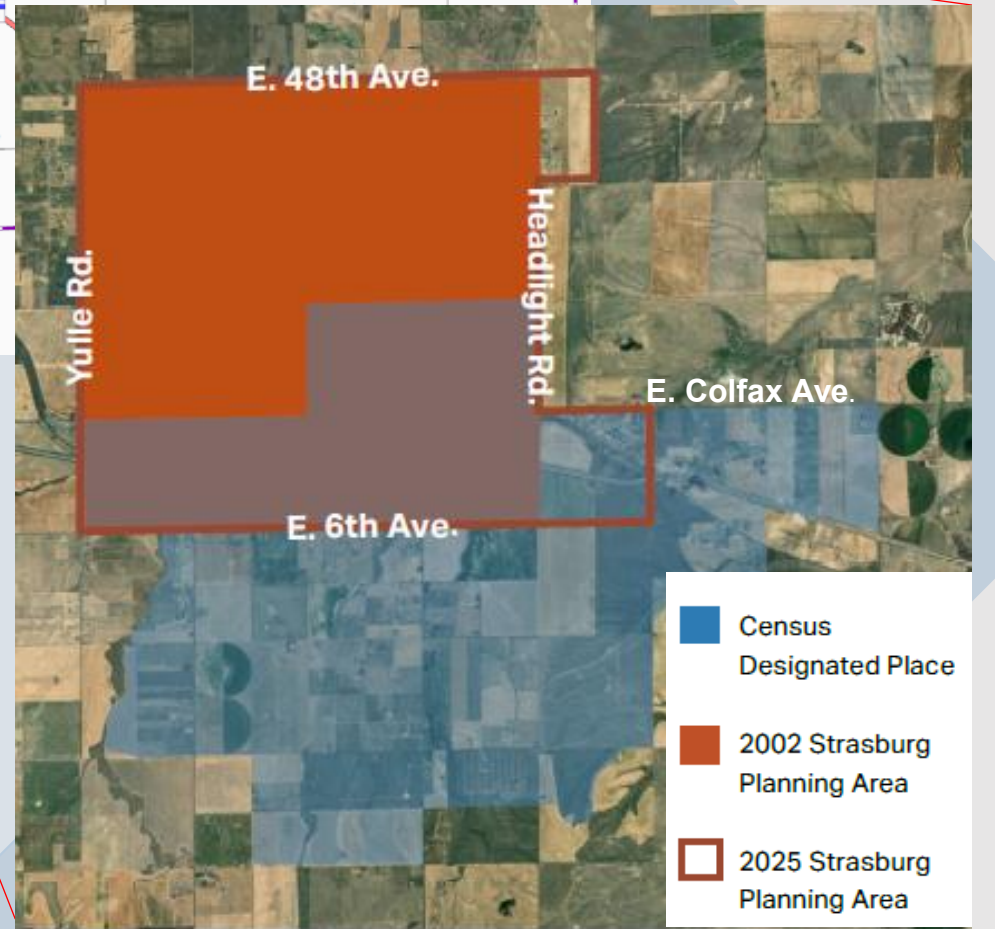
- Provides 25 years of guidance through goals, policies, and strategies for staff, County officials, and partners.
- Serves as a framework for public and private investment.

**Key Feature:** Includes an Implementation Matrix to ensure the Plan is a living and actionable document.





# Strasburg Planning Area

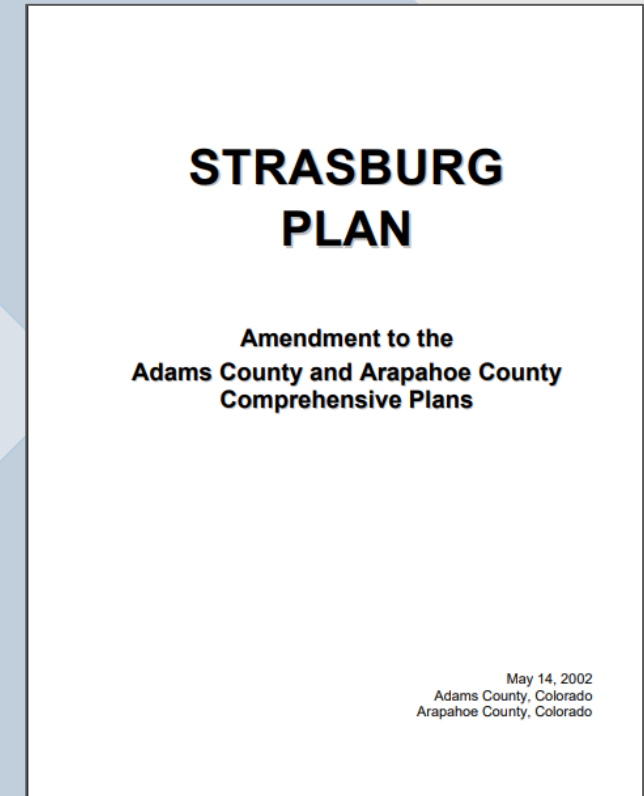




# Purpose of the Subarea Plan Update

**Goal: To update the Strasburg Plan so that it is current and relevant**

- First Strasburg Plan approved in 2002, created based on high growth expectations (forecasted population of 10,000 by 2020)
- Community involvement was considered important and essential
- Key objectives were to update the Future Land Use Map, add new goals, policies and actions based on community input, and create an implementation framework.
- Adams County would lead the plan update effort.





# Purpose of the Subarea Plan Update

## Key Objectives

- Create a **community-based vision** for Strasburg for the next 25 years
- Build upon the **community's assets and opportunities**
- Provide a range of **feasible growth projections** to 2050
- Revise the **Future Land Use Map**
- Provide **goals, policies, and actions** that reflect the community's vision
- Identify **implementation actions**





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## Key Goal

# Create a Community-Based Vision

## Community Engagement

### Public Outreach

- Surveys
  - Community-wide survey – 262 responses
  - Business Owner survey – 14 responses
  
- Open Houses at TBK Bank
  - November 20, 2024
  - December 2, 2024
  - August 19, 2025
  
- Hometown Days 2024 and 2025



## Project Website and Social Media Community Steering Committee



# Strasburg Plan 2050



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## Vision Statement

*Strasburg is a thriving small-town community that cherishes its main-street charm and agricultural heritage, while prioritizing the well-being of its residents. By fostering a vibrant local economy with small businesses, enhancing safe transportation options, and preserving the cherished community spaces, we aim to create a welcoming environment that supports families while maintaining its unique character and ensuring thoughtful growth.*

## Seven Guiding Principles

- Enhance and maintain the **charming small-town character** and sense of place
- Promote a friendly and **safe sense of community**
- **Steward development intentionally** to ensure any growth enhances rather than diminishes existing amenities and services, while protecting our natural resources
- **Support and promote local businesses** that reflect the community's values, providing residents with diverse shopping and service options within the community
- Prioritize the **maintenance and improvement of roads** and **develop safe mobility options** to connect community members
- Foster **strong community ties** through cherished spaces, events, and historical preservation, **honoring our shared heritage** and the stories that connect us
- **Actively involve residents in decision-making** processes to **ensure that all voices are heard**



# Key Differences from the 2002 Strasburg Plan

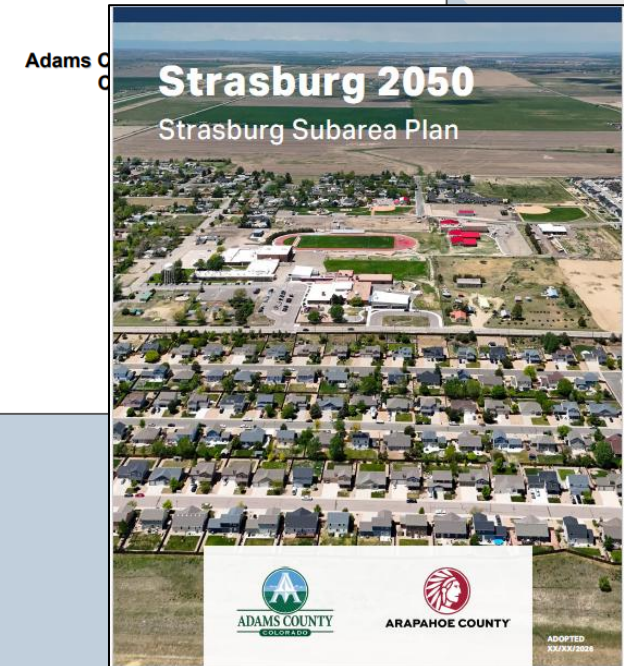


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## What's new -

- **Foundation:** Built on **extensive community comments** and input.
- **Background Data:** Includes demographic and growth projections; Planning area extended.
- **Organization:** Structured into **5 sections** (e.g., land use and housing, East Colfax Avenue design, transportation and mobility, economic development, cultural and historical resources).
- **Scope:** Expanded goals, policies and strategies.
- **Implementation Matrix:** A new addition that identifies priorities and assigns an implementation timeline and responsibilities.

## STRASBURG PLAN



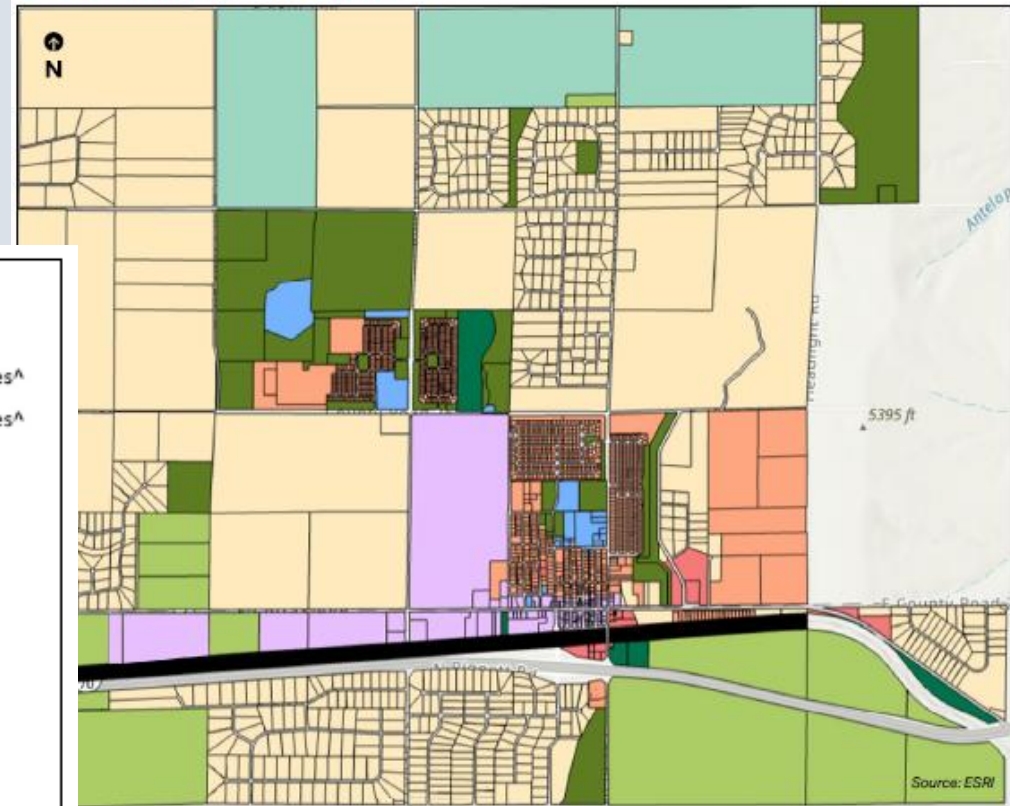


# The Future Land Use Map

**Key Element:** Guides future growth, and public and private investments.

**Process:** Revised with the Steering Committee and community input

Figure 1-8. Strasburg Future Land Use Map





# The Future Land Use Map-Arapahoe County



## Legend

- Agriculture – 35 acres^
- Agriculture – 19 acres^
- Commercial
- Industrial
- Mixed Use
- Parks Open Space\*, Open Space and Parks^
- Recreation Commercial
- Public, Institutional, and Utility^
- Residential^
- Estate Residential^

## Area Additions:

- Added properties east of Headlight Rd.
- Revised land use definitions
- Added definitions for “Railroad” and “Recreation Commercial”
- Changed much of downtown area from Commercial to Mixed Use to allow more flexibility and to reflect current uses



# Public Review and Formal Comment

## Public review and comment

Four-week period - Late August to Sept. 29, 2025

## Coffee with Planner events:

September 9 and 10, 2025

## Study Sessions

Planning Commission

Dec. 2, 2025

Board of County Commissioners

Jan. 13, 2026

## Strasburg 2050 Strasburg Subarea Plan



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**Comments incorporated** into Adoption Draft



# Public Hearing and Plan Adoption Process

## Plan sent to Referral Agencies

23 agencies; 3 comments and 1 “no comment” were received

## Plan sent to the Department of Local Affairs (DOLA) May 5, 2026

## Planning Commission Hearings

Adams County Planning Commission

June 11, 2026

Arapahoe County Planning Commission

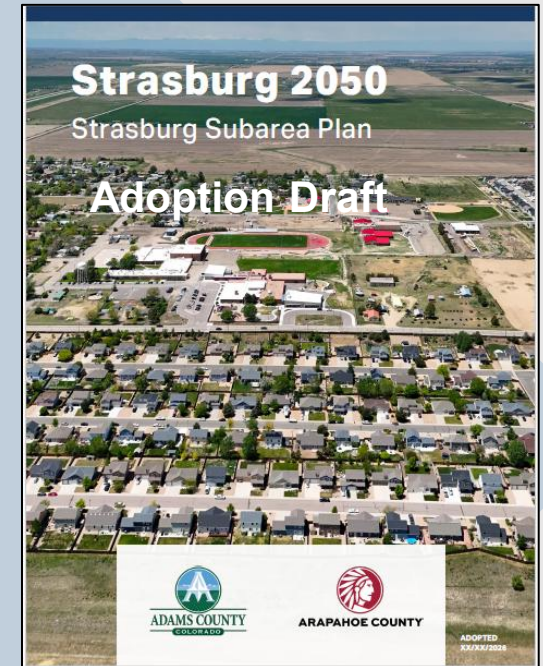
June 16, 2026

## Notice for Public Hearing

Properly noticed in local newspapers of general circulation June 24 and June 25, 2026.



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# Reviewing Agency Comments

## **Arapahoe County Public Health**

- Wastewater treatment system capacity and performance
- Long-term water supply and potable water demands

## **Colorado Parks and Wildlife**

- Concern about proposed trail development and impacts on wildlife
- Other concerns regarding construction timing, lighting, weed mitigation, fencing, leash law enforcement

## **Colorado Department of Transportation**

- Work within the CDOT right-of-way requires CDOT review and approval





# Staff Findings

- Strasburg 2050: Strasburg Subarea Plan **reflects the aspirations of the community.**
- Strasburg 2050: Strasburg Subarea Plan was **prepared with extensive involvement** of residents, businesses, property owners, and stakeholders.
- The vision, goals, policies, and strategies closely **align with the 2018 Comprehensive Plan.**
- On June 16, 2026, the Arapahoe County Planning Commission conducted a public hearing and **unanimously adopted the Strasburg Subarea Plan** as an amendment of the 2018 Arapahoe County Comprehensive Plan.
- The **Planning Commission submitted the Strasburg Subarea Plan to the Board for approval.**



# Recommendation



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## Staff Recommends:

**Approval** of Case No. LR25-002, a Comprehensive Plan amendment to incorporate the **Strasburg 2050: Strasburg Subarea Plan**.

