



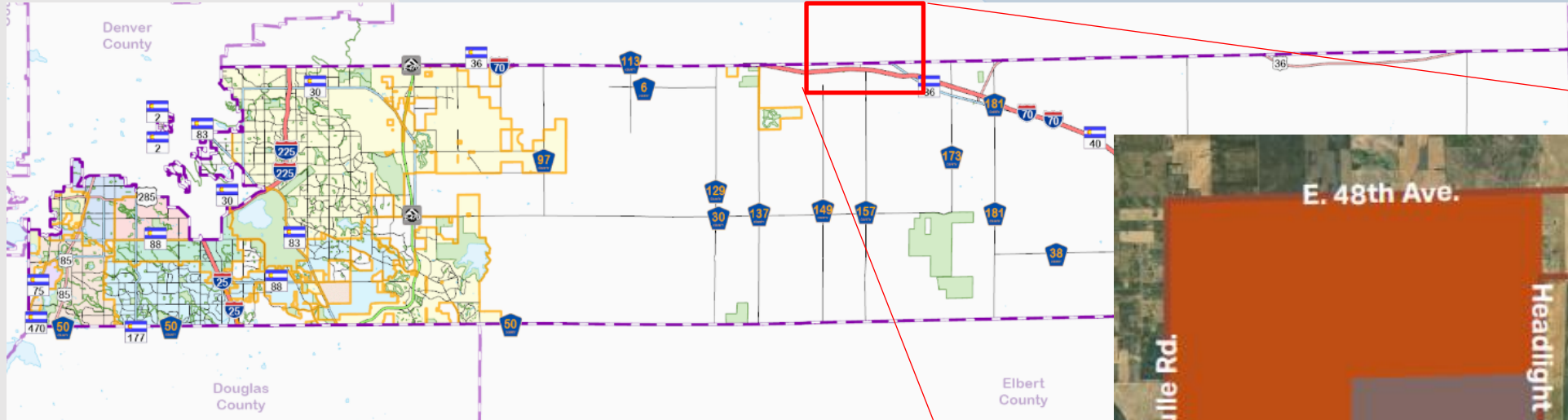
ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

Strasburg 2025: Strasburg Subarea Plan LR25-002

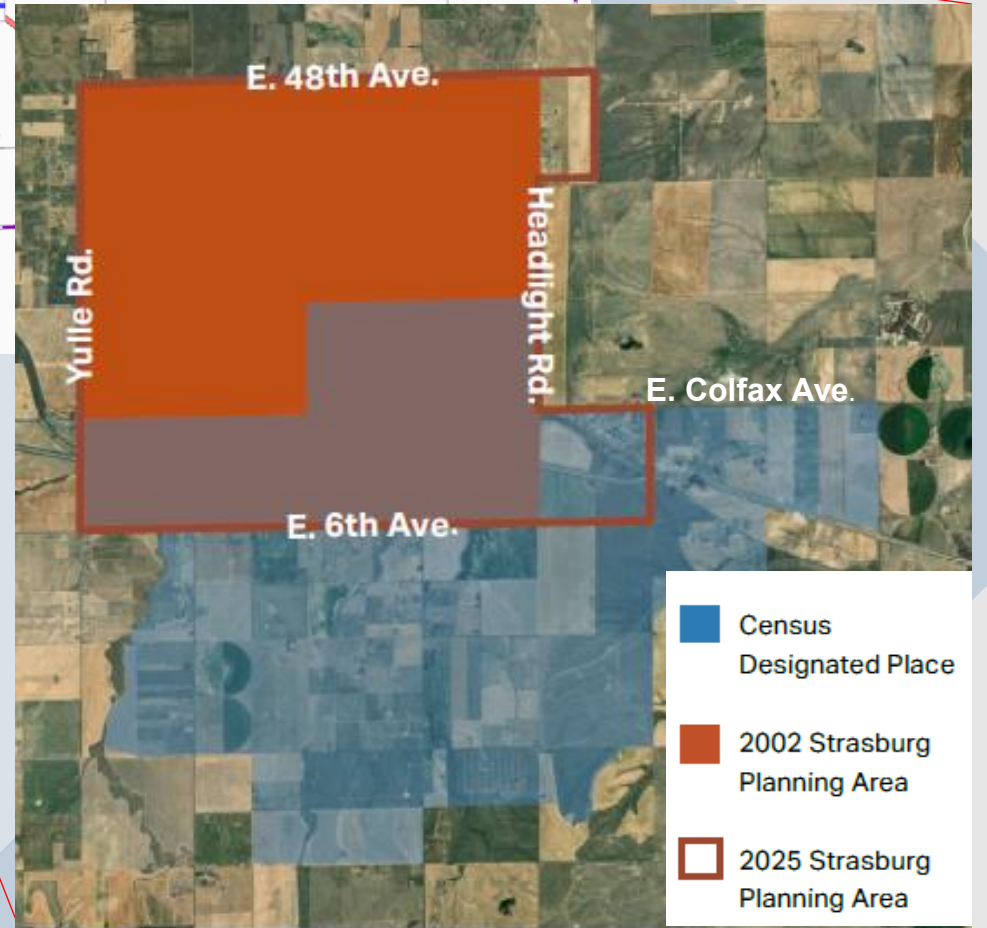
Planning Commission Public Hearing

June 16, 2026





Strasburg Planning Area





Purpose and Request

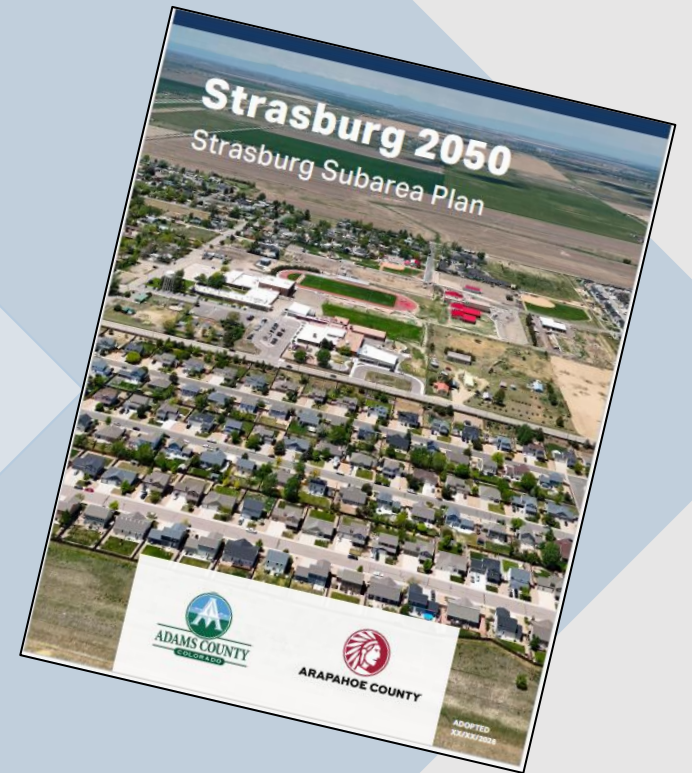
Request:

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.

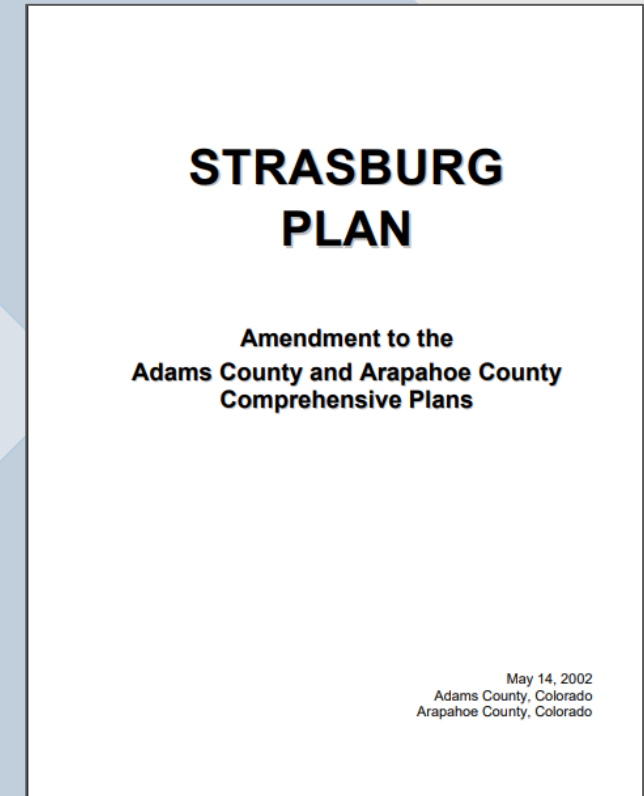




Purpose of the Subarea Plan Update

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**



Key Goal

Create a Community-Based Vision

Community Engagement



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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



Impact

**Extensive community
input formed the Plan's
foundation**

Community Engagement

- ✓ **Vision Statement**
- ✓ **Guiding Principles**
- ✓ **Goals & Policies**



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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

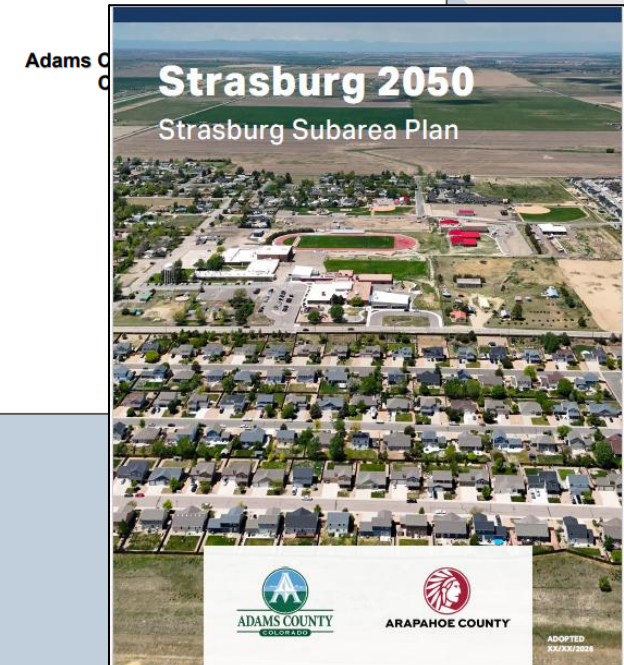


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What's new in the 2025 Plan

- **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

Strasburg 2050 – Strasburg Subarea Plan | SECTION 1

Figure 1-8. Strasburg Future Land Use Map



Legend

-  Agriculture Large Scale*, Agriculture – 35 acres^
-  Agriculture Small Scale*, Agriculture – 19 acres^
-  Commercial
-  Industrial
-  Mixed Use
-  Parks Open Space*, Open Space and Parks^
-  Recreation Commercial
-  Institutional*
-  Public*; Public, Institutional, and Utility^
-  Residential High*
-  Residential Medium*, Residential^
-  Residential Low*, Estate Residential^

*Adams County only ^Arapahoe County only





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 Comments

Public Review Phase:

- **Draft Plan** posted on Adams County project website, links
- **Public Comment Period:** Late August through September 29, 2025
- **Coffee with Planner events:** September 9 and 10, 2025
- **Plan sent to Referral Agencies:** Sent to 23 agencies; 3 comments and 1 “no comment” were received
- **Plan sent to the Department of Local Affairs (DOLA)** May 5, 2026

Notice for Public Hearing: Properly noticed in local newspapers of general circulation May 27, 28, and 29, 2026.





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



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- **Strasburg 2050:** Strasburg Subarea Plan is an update of the 2002 Strasburg Plan and **reflects the aspirations of the community.**
- **Strasburg 2050:** Strasburg Subarea Plan was **prepared with extensive involvement of residents, businesses, property owners, and stakeholders** in the Strasburg planning area.
- The Planning Commission reviewed the draft Strasburg 2050: Strasburg Subarea Plan at a study session on December 2, 2025.
- **Strasburg 2050:** Strasburg Subarea Plan **sets forth a vision, goals, policies, and strategies** that closely align with those in the 2018 Comprehensive Plan and reflect the opinions and comments from the Strasburg community.
- The Planning Commission has the authority to amend the Comprehensive Plan to **adopt by reference, Strasburg 2050: Strasburg Subarea Plan as an element of the Comprehensive Plan**, following a public hearing.



Recommendation



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Staff Recommends:

Approval of Case No. LR25-002, a Comprehensive Plan amendment to adopt, by reference, **Strasburg 2050: Strasburg Subarea Plan**, as an element of the 2018 Comprehensive Plan based on the findings and analysis of this staff report.

