



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

Comprehensive Plan Amendment to adopt the Byers Subarea Plan LR25-001

Planning Commission Public Hearing November 18, 2025





Purpose and Request

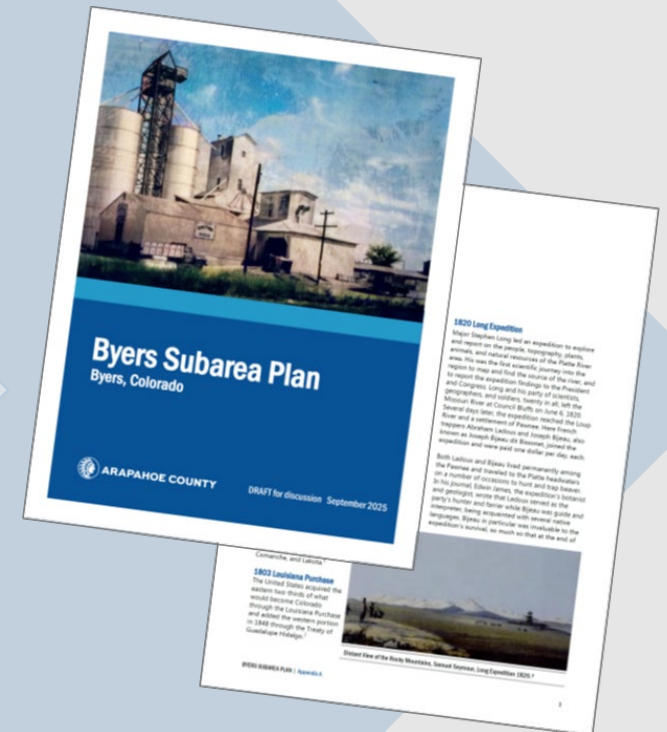
Request:

Amend the **2018 Arapahoe County Comprehensive Plan** to adopt, by reference, the updated **2025 Byers Subarea Plan**.

The Plan's Role:

- Provides 20 years of guidance through goals, policies, and actions for staff and County officials.
- Serves as a framework for public and private investment in the Byers area.

Key Feature in the Plan: Includes a list of implementation actions to ensure it is a "living" and actionable document.

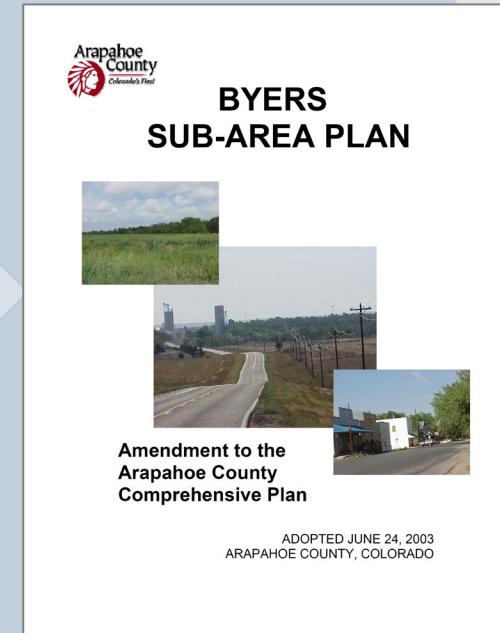




Purpose of the Subarea Plan Update

Goal: To update the Byers Subarea Plan so that it is current and relevant

- Byers Sub-Area Plan was approved in 2003, created based on high growth expectations (2020 forecast was for a population of 5,000 in Byers). There were no amendments for past 20 years.
- Byers' property owners and developers approached staff for an update to the subarea plan. Staff presented the scope of work to the group, which was supported.
- Key objective was to update the Future Land Use Map, add new goals, policies, and actions based on community input, and create an implementation framework
- Community involvement was considered essential to create a plan for the next 20 years.





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Community Engagement in the Planning Process

Goal: Build a Community-Based Vision

Advisory Committee: Established with representatives from the School District, Water/Sanitation District, Parks/Recreation District, I-70 REAP, residents, business owners, and a developer.

Outreach: Inventory of conditions, first community surveys (135 respondents, including high schoolers and Spanish-speaking adults), and first open house.

Impact: This extensive community input formed the foundation of the 2025 Plan.





Community Engagement in the Planning Process

Survey #1 and Open House

November 13, 2023, Kelter Library, in Byers

- Approximately 40 people attended
- Presented background information (demographics), the results of the community survey, and asked for more opinions and suggestions.



Open House and Survey #2

October 2, 2025, Kelter Library in Byers

- Approximately 30 people attended
- Presented the draft Byers Subarea Plan for comments.





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Five Guiding Themes

The five key themes from the first community survey and open house influenced the Plan's goals and policies:

- **Preserve the rural and small-town character** of Byers.
- Focus on **managed and controlled growth**.
- **Attract small businesses** and community amenities.
- **Improve the appearance** of the community and implement infrastructure improvements.
- **Maintain a sense of community** and quality of life for families and senior residents.



Byers Subarea Plan Update
Community Survey #1 Summary Report

November 7, 2023



Key Differences from the 2003 Byers Sub-Area Plan

What's new in the 2025 Plan:

- **Foundation:** Built on **extensive community comments** and input.
- **Organization:** Updated and structured into **10 topic chapters** (e.g., land use, transportation and mobility, parks and open space, economic development, heritage and community identity, implementation).
- **Action Matrix:** A new addition that identifies priorities and assigns an implementation timeline.
- **Scope:** Expanded goals, policies, and actions to reflect community themes and specific suggestions.

The Future Land Use Map



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Key Element: Guidance for future growth, and public and private investments.

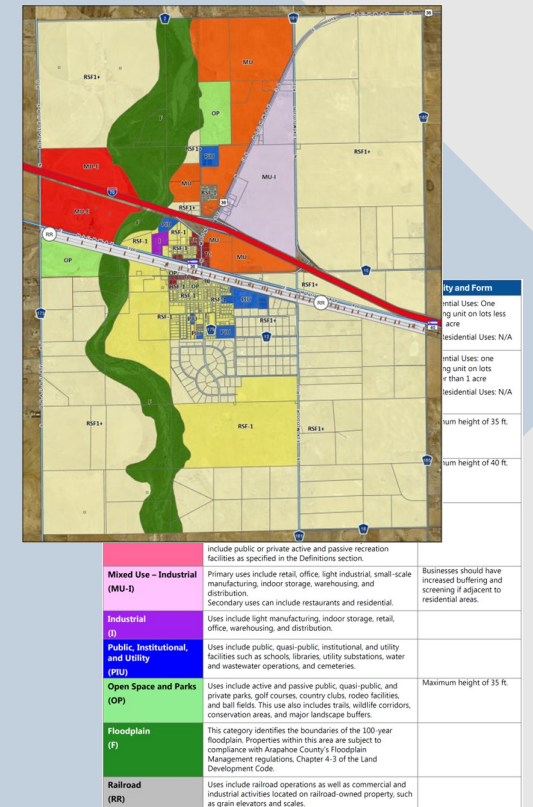
Process: Revised with the Advisory Committee based on discussions about development potential, available water, School District capacity, and existing infrastructure limitations.

Residential Areas: No substantial changes to the identified residential areas from the 2003 Future Land Use Map.

Refinements to Land Use Categories and Areas:

- Added **Mixed Use-Entertainment, MU-E** (for entertainment, recreation)
- Added **Mixed Use-Industrial, MU-I** (to identify specific areas for manufacturing/warehousing).
- Expanded **Mixed Use** areas (include proposed May Farms development)
- **Town Center** boundaries revised to focus on Main and Front Streets.

Location Strategy: Mixed Use areas are generally located north of the established residential core to mitigate potential negative impacts.





Public Review and Comments

Public Review Phase:

- **Second Open House:** Was held on October 2, 2025, to present the draft Plan.
- **Public Comment Period and Survey:** The draft Plan and survey were available from October 2 to 31, 2025, on the County's project website.
- **Plan distributed for referral comments:** Sent to 32 agencies; three responses were received, including support from I-70 REAP.

Survey Feedback (14 responses):

- Comments focused on limiting growth and maintaining rural, small-town character.
- Showed **substantial support** for all main policy chapters.

Public notice for Public Hearing: Properly noticed in local newspapers of general circulation.



Public Comment and Formal Review

Survey #2 – Summary of Responses

The survey asked for approval/disapproval levels for the major chapters.

14 survey responses were received, primarily focusing on limiting growth and maintaining the rural, small-town character.

Relevant comments received were incorporated into the final adoption draft of the Plan.

Chapter	Approve	Neutral	Disapprove
Chapter 3, Vision Statement	86%	0%	14%
Chapter 3, Five Key Themes	86%	0%	14%
Chapter 4, Land Use Policies	43%	29%	28%
Chapter 4, Future Land Use Map	46%	38%	15%
Chapter 5, Transportation and Mobility	50%	21%	28%
Chapter 6, Parks, Open Space and Recreation	64%	7%	29%
Chapter 7, Community Facilities and Infrastructure	79%	0%	21%
Chapter 8, Economic Development and Tourism	50%	21%	28%
Chapter 9, Heritage and Community Identify	50%	36%	14%
Average	62%	17%	21%

Staff Findings

Staff finds that:

- The 2025 Byers Subarea Plan **reflects the aspirations** of the community and is an update to the 2003 Plan.
- It was prepared with **extensive involvement** of residents, businesses, and stakeholders.
- Planning Commission reviewed the draft Plan at a study session on September 16, 2025.
- The vision, goals, policies, and actions **align with the 2018 Comprehensive Plan.**
- The Planning Commission has the authority to adopt the Plan and submit the Plan to the BOCC for approval.



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Recommendation

Staff Recommends:

Approval of Case No. LR25-001, a Comprehensive Plan amendment to adopt, by reference, the **Byers Subarea Plan**, and to submit the Byers Subarea Plan to the Board of County Commissioners for approval.

