



**ARAPAHOE COUNTY**  
PUBLIC WORKS & DEVELOPMENT

# **Comprehensive Plan Amendment to approve the Byers Subarea Plan**

**Board of County Commissioners  
Public Hearing**

**December 9, 2025**





# Purpose and Request

## Purpose:

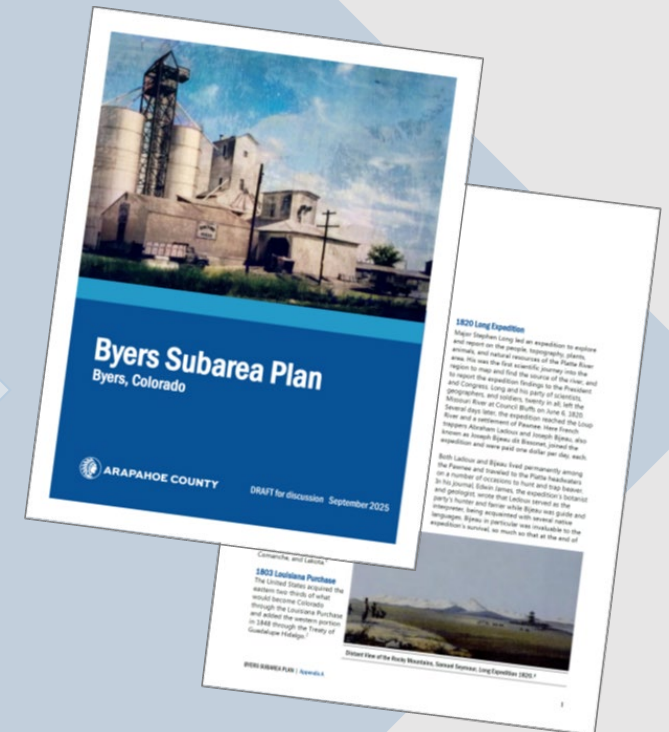
To approve an amendment to the **2018 Arapahoe County Comprehensive Plan** to include the updated **2025 Byers Subarea Plan**.

## 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 Features of the Plan:

- Consists of two parts: the Plan and Appendix A
- Includes a list of implementation actions to ensure it is a "living" and actionable document.

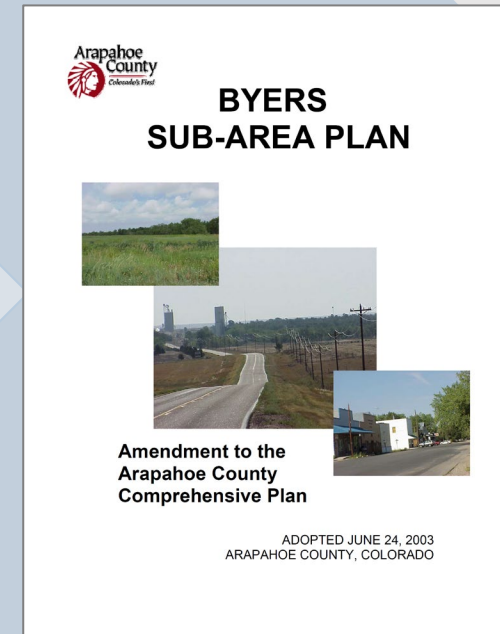




# Purpose of the Subarea Plan Update

## 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

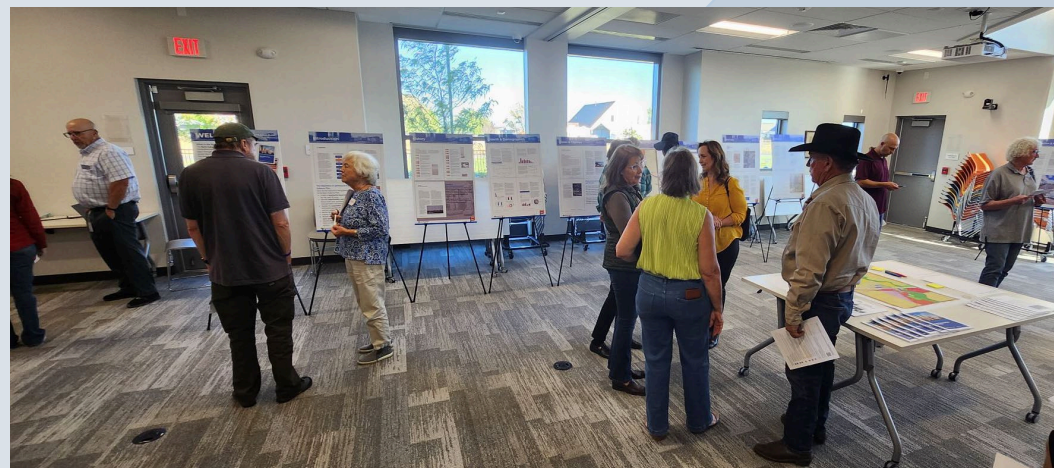
- Approximately 40 people attended
- Presented background information (demographics), the results of the community survey, and asked for more opinions and suggestions.



## 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.

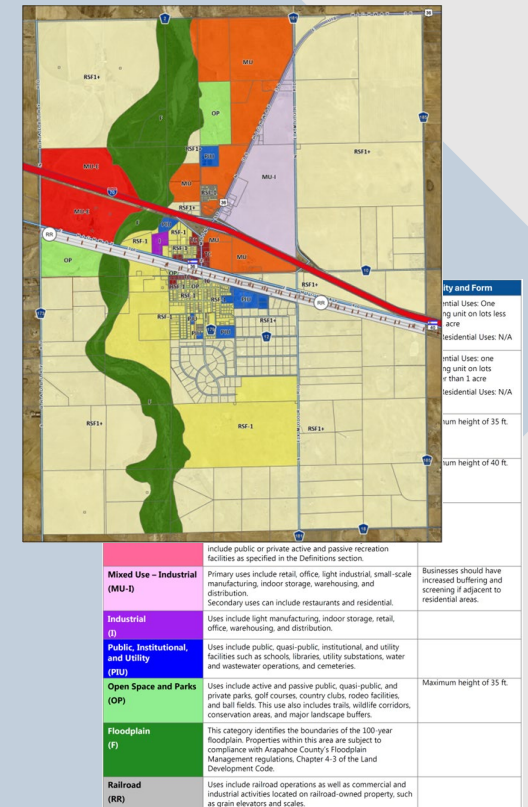
**Process:** Revised with the Advisory Committee based on discussions about development potential, available water, School District capacity, and existing infrastructure limitations.

**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%



# Planning Commission and Approval Process

## Planning Commission:

- Public hearing was held on November 18, 2025.
- Planning Commission adopted, by reference, the Byers Subarea Plan as an amendment to the Comprehensive Plan and moved to submit the Plan to the BOCC for approval. The vote was 6-0.

## Summary of Comprehensive Plan Changes:

- Senate Bill 24-174 (SB24-174) changed the Comprehensive/Master Plan approval process.
- Key Change: Comprehensive Plans and amendments, previously adopted solely by the Planning Commission, must now also be approved by the BOCC.
- Revised Process: Requires two public hearings—one before the Planning Commission and one before the BOCC.
- The BOCC approved this new two-hearing process at a study session on May 5, 2025.

# 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.
- The vision, goals, policies, and actions **align with the 2018 Comprehensive Plan.**
- Board of County Commissioners reviewed the draft Plan at a study session on September 23, 2025.
- The BOCC has the authority to approve the Plan that was referred by the Planning Commission at its public hearing of November 18, 2025.

# Recommendation



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## Staff Recommends:

**Approval** of Case No. LR25-001, a Comprehensive Plan amendment to incorporate the 2025 Byers Subarea Plan.

