

**ARAPAHOE COUNTY PLANNING COMMISSION
PUBLIC HEARING
NOVEMBER 18, 2025
6:30 P.M.**

**SUBJECT: CASE NO. LR25-001 – ARAPAHOE COUNTY 2018 COMPREHENSIVE PLAN
AMENDMENT TO ADOPT, BY REFERENCE, THE 2025 BYERS SUBAREA PLAN**

LORETTA DANIEL, LONG RANGE PLANNING PROGRAM MANAGER

PURPOSE AND REQUEST

Arapahoe County proposes to amend the 2018 Arapahoe County Comprehensive Plan to adopt, by reference, the updated 2025 version of the Byers Subarea Plan together with Appendix A.

The updated draft Byers Subarea Plan (the Plan) will provide guidance to staff and County officials on a range of goals and policies over the next 20 years. It will also serve as a framework for public and private investment within the Byers area. The Plan provides a list of implementation actions to accomplish the goals outlined in the Plan, intending to make this a “living” document that has practical, actionable steps. The draft Byers Subarea Plan consists of two documents: the primary Plan document and Appendix A, Byers Historical Information.

BACKGROUND AND DISCUSSION

The 2003 Byers Sub-Area Plan was approved by the Planning Commission as part of the 2001 Arapahoe County Comprehensive Plan on June 24, 2003. At that time, the Board of County Commissioners (BOCC) reviewed the plan at a study session. No amendments to the plan have been made in the past 20 years.

Arapahoe County initiated an update to the 2003 Byers Sub-Area Plan in response to community representatives’ request to modernize the plan since it was outdated. An Advisory Committee was established with representatives from the Byers School District, Byers Water and Sanitation District, Byers Parks and Recreation District, I-70 REAP, residents and business owners, and a developer. The intent was to create a community-based vision for Byers for the next 20 years, with goals, policies, and actions that reflected the community’s desires and suggestions.

The planning process began with an inventory of existing conditions and a community survey, and the information was presented at the first open house. Two supplemental surveys focused on high schoolers and Spanish-speaking adults. In total, there were 135 respondents, and these surveys provided the basis for the vision and the five themes that are carried throughout the Plan. The five themes are:

- 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; and
- Maintain a sense of community and quality of life for families and senior residents.

These themes influenced the goals and policies in all the major topic areas in the Plan, such as land use and development, transportation, economic development, and recreation.

This Plan differs from the 2003 Byers Sub-Area Plan due to the approach taken of collecting comments from the community and using them as the foundation of the 2025 Plan. The action matrix is a new addition that identifies priorities and assigns an implementation timeline. The number of goals, policies, and actions has been expanded to include ideas that reflect the themes and specific comments from the community. The overall organization of the Plan has been updated and structured into 10 topic chapters.

At the Planning Commission meeting of September 16, 2025, staff detailed the four phases of the planning process and presented a draft Plan for the Commission's review. Since then, the draft Plan was presented at a community open house on October 2, 2025, which was followed by a four-week review period for public comments. The adoption draft version of the Plan has incorporated relevant comments from the open house and public review.

FUTURE LAND USE PLAN

One of the planning processes was centered on working with the Advisory Committee to revise the Future Land Use Map and land use categories. The Future Land Use Map is a policy tool that serves as the visual framework for any desired growth the development. It is a key element of the Plan since it provides the policy basis for rezoning and land use regulations and helps guide decisions for development proposals and new infrastructure investment.

As a starting point, the 2003 Future Land Use Map was analyzed by the Advisory Committee, and discussions focused on potential and/or desirable types of development, available water (i.e., development sites in or outside of the Byers Water and Sanitation District boundaries), the ability of the Byers School District to absorb more students, challenges for infrastructure connections, and impacts on the existing community.

Consequently, there were no substantial changes to the residential areas identified in the 2003 Future Land Use Map, and these areas were carried over to the 2025 Future Land Use Map which is in Chapter 4. There were, however, refinements to the Mixed Use categories by adding two new categories as well as changing some boundaries. The Mixed Use-Entertainment category was developed to reflect existing and potential future entertainment and hospitality venues. The Mixed Use-Industrial category was added to more narrowly define where uses such as manufacturing and warehousing could occur. The Mixed Use areas are generally located north of the established residential area of Byers to limit any negative impacts from new development on the core of the community.

PUBLIC COMMENT & COMMUNITY OUTREACH

Public opinion was collected through two surveys as well as two community open houses that were held at the Kelter Library in Byers. The first open house was held on November 13, 2023, to present the results of a community survey and to gather additional comments. The second was on October 2, 2025, where the draft Byers Subarea Plan was presented to the community for comments, and was the beginning of the public review period. Approximately 40 people attended the first open house, and 30 people attended the second. At the second open house, the boards displayed the content of the draft Plan and staff was available to answer questions and explain the rationale for the goals, policies, and actions in each chapter.

The draft Byers Subarea Plan was posted on the County's project website for a public comment period from October 2 to 31, 2025. A survey asked questions about the draft Plan and the level of approval

or disapproval for the goals, policies, and actions in the major chapters. There were fourteen survey responses and the comments received focused on limiting growth and maintaining the rural, small-town character of Byers. There was substantial support for all the main policy chapters, as shown below:

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%

Only one survey comment resulted in an addition to the draft Plan, which was to add “recreational uses” to the Mixed Use-Entertainment land use category and the Definitions section.

It should be noted that the Future Land Use Map remained substantially the same as in the 2003 Byers Sub-Area Plan, with the exception of expanding the Mixed Use category for the proposed May Farms development and some other areas, adding the Mixed Use-Industrial and Mixed Use-Entertainment categories, and changing the boundaries of the Town Center category to reflect the commercial areas along Main and Front Streets. In the survey comments, there were some misinterpretations of the Map, such as the 100-year floodplain being reduced, which was not the case, there was also no indication of low-income housing in Chapter 4 or elsewhere in the Plan, and agricultural land uses were not eliminated.

The draft Byers Subarea Plan was sent to 32 referral agencies and entities, and three responses were submitted to staff. For one response, comments were primarily editorial, and the second was from I-70 REAP which expressed support for the Plan and is included in the Attachments. The third response was from CORE to provide information on its upgraded transmission line and new substation.

The public hearing was noticed in newspapers of general circulation within the County, including the I-70 Scout on October 29, 2025, the Littleton Independent, Englewood Herald, and Centennial Citizen on October 30, 2025, and the Eastern Colorado News on October 31, 2025. Staff referred the proposed amendment to the Colorado Department of Local Affairs as required by Colorado Revised Statutes.

STAFF FINDINGS

Staff finds that:

1. The 2025 Byers Subarea Plan is an update of the 2003 Byers Sub-Area Plan that reflects the aspirations of the community.
2. The 2025 Byers Subarea Plan was prepared with extensive involvement of residents, businesses, property owners, and identified stakeholders in the Byers planning area.

3. The Planning Commission reviewed the draft 2025 Byers Subarea plan at a study session on September 16, 2025.
4. The 2025 Byers Subarea Plan sets forth a vision, goals, policies, and actions that closely align with those in the 2018 Comprehensive Plan and reflect the opinions and comments from the Byers community.
5. The Planning Commission has the authority to amend the Comprehensive Plan to adopt, by reference, the 2025 Byers Subarea Plan and Appendix A, as an element of the Comprehensive Plan, following a public hearing.

STAFF RECOMMENDATION

Staff recommends approval of Case No. LR25-001, a Comprehensive Plan amendment to adopt, by reference, the Byers Subarea Plan and Appendix A, as an element of the 2018 Comprehensive Plan based upon the findings and analysis of this staff report.

PLANNING COMMISSION DRAFT MOTIONS

Motion for Approval:

In the case of LR25-001, Arapahoe County 2018 Comprehensive Plan Amendment to adopt, by reference, the Byers Subarea Plan, I have reviewed the staff report including all exhibits and attachments, and have listened to staff's presentation and any public comment as presented at the hearing, and hereby move to adopt this Comprehensive Plan amendment based on the findings in the staff report and submit the Byers Subarea Plan to the Arapahoe County Board of County Commissioners for approval.

Denial:

In the case of LR25-001, Arapahoe County 2018 Comprehensive Plan Amendment to adopt, by reference, the Byers Subarea Plan, I have reviewed the staff report, including all exhibits and attachments and have listened to staff's presentation and any public comment as presented at the hearing and hereby move to deny this Comprehensive Plan amendment based on the following findings:

1. *State new findings in support of denial as part of the motion.*

Continue to a Date Certain:

In the case of LR25-001, Arapahoe County 2018 Comprehensive Plan Amendment to adopt, by reference the Byers Subarea Plan, I move to continue the hearing to [*date certain*], 6:30 p.m., at this same location, to obtain additional information and to further consider the information presented.

ATTACHMENTS

1. Draft Planning Commission Resolution – Amendment of the 2018 Arapahoe County Comprehensive Plan to Incorporate the Byers Subarea Plan
2. [Adoption Draft 2025 Byers Subarea Plan](#)
3. [Appendix A – Byers Historical Information](#)
4. Referral Comments
5. Report for Byers Subarea Plan – Community Survey #2
6. Presentation