

## **Comprehensive Plan Scenarios**

July 20, 2022

- 1. My property is currently zoned as I-2 with a future land use of Industrial. The future land use is proposed to change to Mixed Use Commercial in Advancing Adams. I have a permitted use of RV and Boat Storage on my property, how will I be affected?**

The future land use designation of Mixed-Use Commercial would not change the zoning from Industrial-2 (I-2) nor will it change the uses that are permitted in the underlying zone district. The FLU designation would not cause the underlying zone district or uses to become legal non-conforming. The property can operate under their existing approvals and expand the operations in accordance with the development standards and regulations in place at the time of permit.

- 2. What if I want to sell my property to someone who is proposing a different use than mine, but the use is still a permitted use in I-2? Will this be permitted with the change in FLU?**

The future land use will not change the uses that are permitted in the underlying zone district. All permitted uses within the I-2 zone district could be permitted through a USE permit and/or building permits and will not be required to be in compliance with the Comprehensive Plan or future land use designation. The USE permit does not require public hearings.

- 3. What if I my use is permitted through a Conditional Use Permit (CUP)? How will my property and use be affected?**

Currently, compliance with the Comprehensive Plan is not a criterion of approval for uses that are permitted or conditionally permitted in the underlying zone district. If you were to sell your property, all permitted uses in I-2 would be eligible to apply for a USE permit and/or building permit and are not subject to compliance with the Comprehensive Plan or future land use designations.

- 4. What if I wanted to rezone my property, how will I be affected?**

If the property were to rezone, the proposed zone district would have to be compliant with the future land use designation. The Mixed Use Commercial designation is intended to serve as a land use.

for areas transitioning to industrial or heavy commercial developments where activities and operations are contained within buildings. Mixed Use Commercial areas often have environmental considerations or adjacent to more intense industrial uses that do not necessarily support residential uses. Limited residential uses may be acceptable in a vertical mixed-use setting if all environmental conditions and concerns have been remediated and land-use adjacencies are mitigated. This designation supports zone district such as C-3, C-4, C-5, and I-1.

- 5. My property is zoned as I-2 with a future land use of Mixed-Use Employment. The future land use is proposed to change to Parks and Open Space in Advancing Adams. I have an approved Conditional Use Permit for Asphalt and concrete production facilities on my property, how will I be affected?**

The future land use designation will not affect approved Conditional Use Permits (CUP). The use can operate in accordance with the original approvals until the expiration date of the CUP. Once

expired, a new CUP will be required, and will be subject to meeting all of the Development Standards and Regulations at the time of application. Currently, compliance with the Comprehensive Plan is not a criterion of approval for uses that are permitted or conditionally permitted in the underlying zone district. The Board would evaluate the CUP based on the criteria established in Section 2-02-09-06 of the Adams County Development Standards and Regulations. The Planning Commission and the Board will take into account the surrounding properties and compatibility with the area will be considered.

In addition, the future land use designation of Parks and Open Space would not change the zoning from Industrial-2 (I-2) nor will it change the uses that are permitted in the underlying zone district. The FLU designation would not cause the underlying zone district or uses to become legal non-conforming.

If you were to sell your property or choose to pursue another use on your property, all permitted uses in I-2 could apply for a USE permit and/or building permit, and are not subject to compliance with the Comprehensive Plan or future land use designations. All conditionally permitted uses could be approved through a Conditional Use Permit.

**6. What if I wanted to rezone my property, how will I be affected?**

If the property were to rezone, the proposed zone district would have to be compliant with the future land use designation. The Parks and Open Space designation includes a variety of parks and open space typologies including regional parks, community parks and neighborhood parks.