



BYERS SUB-AREA PLAN



Amendment to the Arapahoe County Comprehensive Plan

ADOPTED JUNE 24, 2003
ARAPAHOE COUNTY, COLORADO

BYERS SUB-AREA PLAN

AMENDMENT TO THE
ARAPAHOE COUNTY
COMPREHENSIVE PLAN

APPROVED BY THE
ARAPAHOE COUNTY
PLANNING COMMISSION
JUNE 24, 2003

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Byers Sub-Area Plan Participants

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ARAPAHOE COUNTY PLANNING STAFF

Sue Conaway, Planning Division Manager; Julio Iturreria, Long-Range Planning Manager; Melissa Kendrick, Current Planning Manager; Ron Hovland, Senior Planner; Sherman Feher, Senior Planner and Carol McAllister, Customer Service.

Need for a Plan

A number of different factors came together to encourage the creation of the Byers Sub-Area Plan. The community of Byers and surrounding area has experienced growth pressures, primarily from people who commute to the Denver Metropolitan Area. Many of these people are seeking the ambiance of a small rural community. Another factor was approval of the revised and updated Arapahoe County Comprehensive Plan by the Arapahoe County Planning Commission on June 19, 2001. The purpose of the Comprehensive Plan is to guide land use, growth and development decision made by the County Planning Commission and Board of County Commissioners over the next 20 years. One of the policies of the Comprehensive Plan was to prepare community sub-area plans for the unincorporated eastern communities (Policy CM 5.2). Also, the Denver Regional Council of Governments (DRCOG) as part of implementing Metro Vision 2020 and associated Clean Water Plan and Regional Transportation Plan have designated two square miles of urban growth boundary area for small rural communities, like Byers.

Background

GEOGRAPHY AND NATURAL HISTORY OF BYERS

Byers is located approximately 30 miles due east of the Denver Metropolitan Area on the I-70 Highway. The topography of Byers is composed of gently rolling hills and valleys, which in the past were covered with buffalo grass. Near present-day Byers, West Bijou Creek and other nearby creeks flow in a northerly direction into the South Platte River. Most creeks in this area are dry much of the year with floods occasionally destroying crops, livestock and buildings.

During the last 100 years, there has been much wildlife that has come and gone. Some of these animals include Wild Buffalo, Gray Wolf, Prairie Chicken, Curlew, Swift Fox, Prairie Dogs, Antelope, Jack Rabbits, Cotton-tail Rabbits, Coyote, Rattlesnake, Mule Deer, Badgers, and Prairie Owls.

CULTURAL HISTORY OF BYERS

The following history is meant to be an overview. Much of the very early history of Byers is related to the early history of what is now referred to as Eastern Colorado. Predecessors of the American Indian lived in Eastern Colorado some 20,000 years ago. These Paleo-Indians were referred to as stone age hunters of the Pre-Llano and Llano complexes, followed by the Folsom and Plano cultures. These Paleo-Indians killed large animals, many of them that are currently extinct. These cultures were followed by hunter gatherers, generally called Archaic Indians who lived around 8,000 to 2,000 years ago. They used monos and metates for grinding food and they did some basketweaving. They also used the atlatl for hunting. The atlatl is a specially designed stick that is used to provide extra leverage when throwing spears and darts.

The transition from Archaic to Post-Archaic American Indian activity occurred about 2000 years ago. Some of the technological advances during this time period included the bow and arrow and pottery, as well as stone, bone and wood tools. The Post-Archaic culture, represented by the Plains Woodland and Upper Republican cultures in Eastern Colorado, existed until around 1400 when the Spanish explorers arrived. The Upper Republican culture, in Eastern Colorado, utilized smaller villages and campsites and apparently was more prone to hunting than farming.

Spanish explorers encountered historic Indian culture from 1500 to 1700 in Eastern Colorado. The Plains Apache Indians, who had descended from the Athabascans, were the primary Indian culture in this area. The Indians were nomadic buffalo hunters who used dogs with travois to carry belongings and small tipis. As the Plains Indians began to use horses that the Spanish had brought, they could travel faster, hunt buffalo more easily, and live in larger tipis.

In the early 1700s, the Comanches, who had lived in Wyoming moved southward, ultimately driving Plains Apaches further south. The Comanches and the Utes had an alliance until the mid 1700s at which time the Kiowa and Kiowa Apaches, who came from the North, became allies with the Comanches. During the late 1700s the Cheyenne and Arapaho Indians (this is apparently the preferred spelling, with the plural spelling is Arapahoes) came to eastern Colorado from the northern Great Plains. These two tribes became the most dominant tribes in the Nineteenth Century.

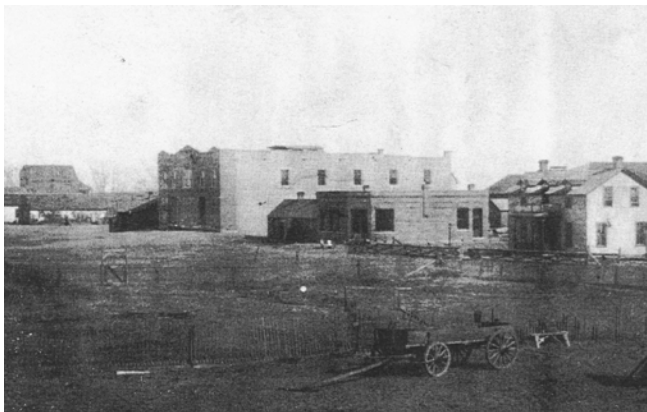
During the early to mid 1800s there were various skirmishes between the various Indian tribes located in and around eastern Colorado. Also during this time hunters, trappers, traders, and explorers traversed eastern Colorado. One French trapper-trader, Joseph Bijou, has left his name in the Byers Area. He was a guide for Stephen Long's expedition in 1820. Long honored Bijou by naming a tributary for him. Most of the trapper-traders were interested in beaver pelts, however, eastern Colorado streams provided only a few beaver. Four

primary trading posts that obtained buffalo hides from the Indians were north of present-day Arapahoe County in northeastern Colorado.

The discovery of gold in 1858 on Cherry Creek brought many migrants into Colorado. One of the routes taken by gold seekers was the Smoky Hill Trail. This trail had three branches; the northernmost branch traversed south of Byers. During this time there was a stagecoach route that roughly follows what is currently I-70. A stage station somewhat south of Byers was part of this route.

During the 1860s, the open range cattle and sheep industry began in eastern Arapahoe County. Joseph Farmer had his cattle operation near Byers. The hunting and decimation of buffalo in the mid 1800s contributed to the demise of the Plains Indian culture in eastern Colorado. Skirmishes between various Indian tribes as well as between the Indians and cavalry occurred during this time in eastern Colorado, but no noteworthy battles occurred around Byers.

The Kansas-Pacific train provided more direct train service from the east, through Byers, to Denver. Construction began September 7, 1863, but was intermittent



until 1867. Tracks from the east reached the eastern Colorado border in January 1870, reaching Byers On August 13, 1870 and ultimately connecting with tracks from the west at Comanche Crossing (now Strasburg) on August 15, 1870. As an incentive

to build the tracks, the Kansas- Pacific received a federal land grant that resulted in the railroad receiving odd-numbered sections for 20 miles on either side of the tracks. For every mile of track, the company earned 20 square miles of land. Thus railroad companies marketed and sold the land. They created townsites such as Deer Trail in 1875 and Byers in 1889. These townsites were already occupied, but the platting created official lots and streets. Most of the railroad

land was sold by 1910, though the railroad company retained the mineral rights because of potential coal resources. In 1898 the Kansas-Pacific became part of the Union Pacific.

Oliver Wiggins founded the town of Bijou, a forerunner to Byers, in 1866. He built a general store that provided various staples to surrounding residents. When the railroad was completed in 1870, Bijou was renamed Byers. Byers was named in honor of William Byers, editor and owner of the *Rocky Mountain News*. In 1873 Oliver Wiggins was appointed the first postmaster. For some time the post office was located in the general store.

In May 1862, the U.S. Congress passed the "Homestead Act" which allowed certain individuals to obtain title to 160 acres (later modified to 320 acres) of land if they lived on and improved the land. The primary influx of homesteaders did not occur in eastern Arapahoe County until the early 1900s, after all the more desirable central plains lands were claimed. While a fair amount of this area was already settled by then, there was still some land left for many newcomers. Many of the homesteaders lived in sod houses or "soddy", which was created from three foot strips of buffalo grass sod. While sod houses moderated temperatures from the extremes in winter and summer, many unwanted animals, such as rats, mice, snakes, insects, and skunks also sought protection in the soddy.

Farming occurred in the late 1800s and early 1900s, with wheat as one of the primary crops. In the early 1900s the "Header" was the most efficient way to harvest small grains. A typical header crew consisted of 10 horses and 6 men to operate the header and wagons. Combines appeared in the late 1920s and early 1930s. Early combines were pulled by tractors, but they were not as widely used as the later self-propelled models. Irrigation resulted in crops of corn and sugar beets. George A. Snow had plans for an extensive irrigation system of reservoirs south of Byers, although only a portion of his plans were used by Snow and Nordloh. South of Byers, another reservoir was owned by Palmer and Owens

which irrigated some acres. This reservoir was also known as a good recreational area for the community. A number of reservoirs were built in eastern Arapahoe County. Irrigation wells were also used for flood irrigation. A significant improvement to agricultural irrigation was the use of a center pivot sprinkler system that was invented by Frank Zyback of Strasburg Colorado and patented on July 22, 1952.

Byers grew slowly during the second half of the 1800s. By 1900, Byers had a one-room schoolhouse, general store/post-office, blacksmith shop, livery barn, depot, meat market, wool-loading dock, saloons, and a hotel. There were approximately a dozen homes in the town. By 1910 a bank, the present-day Presbyterian church, and the two-story Burton Building had been built. The Burton Building had



a large hall on the second floor that was use for various gatherings and dances. Some of the early families or individuals that lived in this area were the Briggs, Mc Connells, Williams, Snows, Parmeters, Burtons, Owens, Parretts, Killens, Andersons, Nordlohs, Mc Donnells, Fetzers, Gerdners, Monroes, Moores, Duncans, Ammons, Mertens, Rotes, Hubbs, Clarks, Pattersons, Terwilligers, Tellers, Marshalls, Seivers, Bertons, Hazels, Berties, and many others.

Byers has experienced many changes since the early 1900s. For more information see [Our Side of the Mountain](#) by Emma Mitchell, [Colorado Plains 1984](#) by Comanche Crossing Historical Society and other history books of Byers.

Census Information

INTRODUCTION

The 2000 Census provides much information regarding the demographics of the Byers Area. Since Byers is not incorporated, the Census Bureau has delineated an area that includes some areas to the north and south of what would currently be called the Town of Byers. The Census Bureau refers to this area as the “Byers Census Designated Place.” All of the following information is derived from this area and will be referred to as Byers in this Plan.

POPULATION

From 1990 to 2000, Byers’ population grew from 1,065 to 1,233. The growth of the male population was slightly greater than the female population during this time. The age groups of “age 5 and under” and “age 65 and older” also decreased somewhat. In 2000, using the population that is greater than the age of 15, 59% were married, and 20.5% were “never married” and “divorced, widowed, or separated” respectively.

BACKGROUND INFORMATION

In 2000, 99.6% of Byers’ residents were born in the USA and 57.1% were born in Colorado. English was the primary language spoken at home (97.4%). The following were the primary ancestries of the people of Byers: German (28%), Other European (20%), English (14%), Irish/Celtic (14%), American (7%) and other (17%) in 2000. The residents of Byers that were 25 or older had the following educational attainment: “High school graduate” (45%), “Some college, no degree” (24%), “12th grad or less, no diploma” (16%), and “Some form of college degree” (15%).

EMPLOYMENT

Byers' residents were Employed by the following Major Industries in 2000:

Transportation, warehousing, & utilities	17%
Retail trade	12%
Education, health, & social services	12%
Construction	11%

In 2000, commuting patterns were as follows: "Drove alone" (77%), "Carpooled" (18%), "Other means" (3%), and "Worked at home" (2%). The average travel time to work was 36 minutes.

ECONOMIC INFORMATION

In 1999, the median household income was \$43,750. The following were different categories of people who were below the Poverty Level: "Families" (6%), "Female with no husband" (21%), and "Individuals" (8%). Listed below are the percent of households in various income ranges:

\$25,000 - 34,999	= 14%
\$35,000 - 49,999	= 22%
\$50,000 - 74,999	= 21%
\$75,000 - 99,000	= 11%

HOUSING

Housing units grew from 413 to 460 from 1990 to 2000. In 2000, 67% were single-family detached or attached dwelling units, 27% were mobile homes, and 5% were multi-family dwelling units.

Vision Statements, Goals, & Implementation Strategies/Tools

INTRODUCTION

The following material was put together by the Byers' Planning Committee with review by the residents of Byers. The Arapahoe County Planning Commission approved this sub-area plan as part of the Arapahoe County Comprehensive Plan on June 24, 2003. The BOCC has also reviewed this material in a study session.

These vision statements, goals, & implementation strategies/tools are high-level statements regarding the future of Byers for the next 20 years. Much more work is required to implement these concepts and ideas. Many of these statements are interrelated with various topical categories, but for simplicity's sake they are generally only covered in one or two topical categories. Ultimately, the approved Plan should be reviewed and reconsidered at least every three to six years.

OVERALL VISION FOR THE COMMUNITY OF BYERS

Byers will be a well-planned, comfortable, affordable, safe, and economically diverse, small home-town community supported by efficient use of infrastructure. It will be governed by its involved residents. Byers will provide a quality educational experience for its population. Byers will be a transportation hub for I-70, State Highway 36, and the railroad. It is envisioned that the population of the Byers' Area by the year 2020 should be approximately 5,000.

BYERS' TOPICAL PLANNING CATEGORIES

COMMUNITY IMAGE, DESIGN, AND IDENTITY

Vision:

Byers will be a family-oriented community with diverse, complementary styles, reflecting the town's rural character.

Goal:

Use signage or landmarks to promote Byers.

Implementation Strategies/Tools:

Determine feasibility of signage or landmarks along I-70, etc.

Implementation Strategies/Tools:

Seek funding for Byers' signs or landmarks.

Goal:

Develop community organization to promote our heritage.

Implementation Strategies/Tools:

Organize community promotion group.

Implementation Strategies/Tools:

Create community web site.

Goal:

Promote the rural character of the Town.

Implementation Strategies/Tools:

Develop rural town road standards.

Implementation Strategies/Tools:

Develop rural town design guidelines.



NEIGHBORHOODS AND HOUSING

Vision:

Byers will plan diverse, integrated neighborhoods.

Goal:

Areas of various residential densities will be generally defined by the Land-use Map.

Implementation Strategies/Tools:

Areas of different single-family residential densities will be generally defined by the Land-use Map.



Implementation Strategies/Tools:

Various other related residential uses will be defined by the Land-use Map and zoning districts.

Implementation Strategies/Tools:

Senior housing will be considered as a potential housing option.

Implementation Strategies/Tools:

Housing for teachers will be promoted



TRANSPORTATION

Vision:

Byers will centralize higher traffic business uses around the I-70 and State Highway 36 interchange; establish traffic patterns that minimize impacts to residential areas; and explore opportunities that railroad and possible spurs may provide for industry.

Goal:

Obtain better scheduling of railroad traffic

Implementation Strategies/Tools:

Discuss with railroad companies various scheduling options (short-term).

Goal:

Create Park and Ride Facility for car pooling.

Implementation Strategies/Tools:

Plan and fund park and ride site.

Implementation Strategies/Tools:

Promote carpools (short-term).

Goal:

Develop an emergency access across/under railroad tracks for emergency vehicles. (short-term).

Implementation Strategies/Tools:

Evaluate feasibility of emergency access across/under railroad tracks.

Goal:

Develop overpass/underpass across railroad tracks (long-term).

Implementation Strategies/Tools:

Evaluate feasibility to overpass/underpass.

Implementation Strategies/Tools:

Seek funding copartners for overpass/underpass.

Goal:

Develop second freeway crossover (long-term).

Implementation Strategies/Tools:

Work with CDOT to determine feasibility of freeway crossover.

Implementation Strategies/Tools:

Seek funding copartners and approval for freeway crossover.

OPEN SPACE, PARKS, AND TRAILS

Vision:

Byers will systematically develop open space, parks, and trails using Quint Valley and Bijou Creek.

Goals:

Plan and develop a network of open space and trails.

Implementation Strategies/Tools:

Have a citizen's committee create a plan for open space and trails.

Implementation Strategies/Tools:

Have developers contribute open space and trails from new developments.

Implementation Strategies/Tools:

Seek out governmental and other funds to help obtain open space and trails.

Implementation Strategies/Tools:

Promote conservation easements as a means to preserve open space

Goals:

Seek contributions of land for open space and trails.

Implementation Strategies/Tools:

Seek public and private sources to contribute land for open space and trails.

Goals:

Work with the Byers Park and Recreation District to implement their plan with the possible addition of a recreation center and swimming pool.

Implementation Strategies/Tools:

Conduct a feasibility study of a recreation center/swimming pool and the different ages that they would serve.



EDUCATION

Vision:

Byers will maintain high-quality schools as its highest priority.

Goal:

Byers School District will provide top-ranked schools for its children.

Implementation Strategies/Tools:

The population will continue to support bonding and other funding mechanisms to provide high quality school facilities.

Implementation Strategies/Tools:

The population will continue to support the hiring of top-notch teachers.

Goal:

Help determine optimum locations for future public school sites.

Implementation Strategies/Tools:

Work with School District to help locate future school sites.



FISCAL AND ECONOMIC IMPACTS

Vision:

Byers will explore opportunities to attract discretionary funds for use by the town and explore the possibility of incorporation as the community grows.

Goal:

Maintain an active and involved citizen's committee that seeks funding opportunities.

Implementation Strategies/Tools:

Create Citizens Committee to seek funding opportunities.

Implementation Strategies/Tools:

Meet with various economic development people to explore funding opportunities.

Implementation Strategies/Tools:

Actively seek funding opportunities.

EMPLOYMENT AND COMMERCIAL DEVELOPMENT

Vision:

Byers will develop opportunities created by the transportation corridors that exist in the community; encourage service and manufacturing businesses compatible with the town by providing a diverse economic base and business districts to serve its residents.

Goal:

Create local employment opportunities.

Implementation Strategies/Tools:

As a general guideline, Byers would seek to have at least an area of 30% business and 70% residential.

Implementation Strategies/Tools:

Create Enterprise Zones.

Implementation Strategies/Tools:

Create a local economic database to help encourage businesses to locate in Byers.

Goal:

Identify, plan, and encourage various business districts (retail/commercial, light industrial/manufacturing).

Implementation Strategies/Tools:

Seek support of local landowners to allow development of various business districts.

Implementation Strategies/Tools:

Locate business districts on Byers' Land-use Map.

Implementation Strategies/Tools:

Zone or rezone various business districts to coincide with Land-use Map.

Implementation Strategies/Tools:

Help establish businesses that assist farming & ranching operations



TOURISM

Vision:

Byers shall remember its western heritage and welcome and encourage tourism.

Goal:

Make an effort to preserve physical history.

Implementation Strategies/Tools:

Tap into historic preservation society's knowledge and funding.

Implementation Strategies/Tools:

Develop zoning standards/district to allow building and rebuilding with historic building setbacks and design standards.

Goal:

Develop and promote Byers as a tourism information center.

Implementation Strategies/Tools:

Develop tourism information for Byers.

Implementation Strategies/Tools:

Develop tourism information booth/kiosk.

Goal:

Promote commercial architecture that reflects rural heritage.

Implementation Strategies/Tools:

Develop commercial architectural standards that reflect rural heritage.

Implementation Strategies/Tools:

Provide sufficient quality motels, restaurants, and other facilities for travelers.

NATURAL & CULTURAL RESOURCES AND ENVIRONMENT

Vision:

Byers will recognize and respect its natural resources and foster cultural activities.

Goal:

Preserve natural resources and the environment.

Implementation Strategies/Tools:

Preserve and acquire open space.

Implementation Strategies/Tools:

Preserve Bijou Creek Area.

Implementation Strategies/Tools:

Promote water conservation.

Implementation Strategies/Tools:

Promote the use of trees as windbreaks.

Goal:

Develop cultural resources.

Implementation Strategies/Tools:

Develop and promote local cultural events.

Implementation Strategies/Tools:

Encourage cooperation with other I-70 Corridor cultural events.

PUBLIC FACILITIES AND SERVICES

Vision:

Byers will expand to meet the recreational, educational, and social needs of the community.

Goal:

Define and prioritize the needs of the community.

Implementation Strategies/Tools:

Use community input to help define and prioritize the needs of the community.

Implementation Strategies/Tools:

Determine financial availability and viability to meet the needs of the community.

Goal:

Determine future public facility sites, such as fire station, library, etc.

Implementation Strategies/Tools:

Work with Special Districts to help locate future public facility sites, such as for a fire station or a library.



Goal:

Determine feasibility of projects that meet the needs of the community.

Implementation Strategies/Tools:

Determine community use and support.

Implementation Strategies/Tools:

Determine public and private funds for respective projects.



CITIZEN INPUT/GOVERNANCE

Vision:

The citizens of Byers and the surrounding area will be actively involved with governing Byers.

Goal:

Various committees will help govern Byers with public input.

Implementation Strategies/Tools:

The citizens of Byers will explore and evaluate the possibility of a citizen's committee to provide overall governance of Byers and a liaison to the Arapahoe County Board of County Commissioners and Planning Commission.

Implementation Strategies/Tools:

A citizens committee will be formed [under the General Byers Citizen's Committee] to annually review the Sub-Area Plan and provide oversight and input to the Arapahoe County Planning Commission and Planning Staff.

Implementation Strategies/Tools:

Other committees will be formed [under the General Byers Citizen Committee] to help implement various aspects of this Plan and address other Byers issues and concerns.

GROWTH MANAGEMENT AND URBAN GROWTH BOUNDARIES

Vision:

Byers will first manage higher-density growth east of Bijou Creek within the boundaries of the Land-Use Map Planning Area.

Goal:

Growth will be managed in part through (the urban growth boundary and) zoning.

Implementation Strategies/Tools:

The Urban Growth Boundary will be used to manage growth per DRCOG requirements.

Implementation Strategies/Tools:

Zoning and rezoning will be done through community and developer input.

Goal:

Growth will be market driven.

Implementation Strategies/Tools:

Growth will meet the needs of the community with consideration of private property rights and developer interests.

LAND USE

Vision:

Byers' land-use policy will be based on efficient allocation of land and resources, while recognizing property rights, and the environment in seeking to provide quality living.

Goal:

Have reasonable and cost-effective utilities and infrastructure which supports the Land Use Vision.

Implementation Strategies/Tools:

Provide quality schools with good teachers and a good transportation system.

Implementation Strategies/Tools:

Provide adequate natural gas, electric power, water & sanitary services.

Implementation Strategies/Tools:

Provide improved roads.

Implementation Strategies/Tools:

Provide recreational facilities.

Goal:

Promote a general balance of various land uses within the Byers' Planning Area to include residential, commercial, industrial, open space, and public uses.

Implementation Strategies/Tools:

The Byers' Land Use Planning Map will reflect a general balance of various land uses.

Goal:

Develop a Business District near the intersection of Interstate 70 and State Highway 36.

Implementation Strategies/Tools:

Provide adequate natural gas, electric power, water & sanitary services.

Implementation Strategies/Tools:

Provide improved roads.

Goal:

Promote a business and residential historic district south of the railroad, as shown on the land-use map.

Implementation Strategies/Tools:

Create a voluntary designated Historic District with historic district standards for business and residential uses.

06/24apvdPC

DEFINITIONS		
Agricultural Use Category	Characteristics and Uses	Purpose
	Agricultural and non-agricultural lot size is 35 acres.	Preserve rural agricultural areas.

Town Center	Town center includes retail, office public buildings, apartments and townhomes and town square.	Provide higher intensity retail and service business, along with community facilities and higher density residential. Also a place for community activities.
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APPENDIX A

Business/Retail/Commercial	Retail and office uses.	Serve surrounding areas and attract new businesses that will provide services and employment.
Light Industrial	Light manufacturing, warehouses and distribution.	Attract industrial businesses and employment opportunities.
Light Industrial – Transitional	Light manufacturing, warehouses and distribution.	Attract industrial businesses and employment opportunities once the area is included within the Urban Growth Boundary.
Mixed Use	Combinations of various uses which may include light industrial, commercial, and business and other uses in a planned unit development	Encourage a mixture of different types of related land uses.
Open Space and Parks	Public and private open space and parks to be retained in agriculture or active or passive parks and trails.	Retain and shape the small town, rural character. Support agriculture and provide recreation opportunities and wildlife habitat.
Community Facilities	Community buildings and facilities.	Provide adequate space for public and community facilities.
Residential single family Less than one acre lots	Single family dwellings on smaller lots	Provide areas for a variety of housing types and price ranges with high densities.
Residential single family Greater than one acre lots	Single family dwellings on larger lots	Provide areas for a variety of housing types and price ranges with lower densities.
Urban Growth Boundary	Residential development of one or more units per acre and commercial, office and industrial development.	Area with-in which urban use will be allowed and encourage compact development. Ensure that urban development does not occur in rural areas.
Urban	May include industrial, commercial/retail, or residential development of at least one unit per acre	Area with physical characteristics, levels of service, and land uses typically associated with more dense population.
Rural	May include agriculture and residential development less than one unit per acre	Area with physical characteristics, levels of service, and land uses typically associated with less dense population.
Cluster	Residential, agriculture, open space and/or natural resource protection areas	Development design techniques, which concentrates building on a portion of a site to leave the remainder undeveloped.
Planning Area	Area included within the Byers Plan that is approximately 12 square miles.	Byers area of influence and base for analyzing the distribution of land uses.
DRCOG	Denver Regional Council of Governments	A regional planning agency.

