

BYERS SUB-AREA PLAN

Legend

- Planning Area Boundary
- Proposed Urban Growth Boundary
- Historic District Boundary (Voluntary)
- Section Lines
- Railroad
- Floodplain - Outside Planning Area
- Agricultural Area or Rural Cluster or 35 Acre Lot Minimum (A/R/C/35)

Sub-Area Plan

- Commercial/Retail/Business (C/R/B)
- Community Facility (CF)
- Floodplain/Agriculture/Open Space (FA/O)
- Golf Course (GC)
- Heavy Industry (HI)
- Mixed Use/Commercial/Business/Light Industry (M/U/C/B/L/I)
- Railroad (RR)
- Residential SF - Less Than 1 Acre (RSF-1)
- Residential SF - More Than 1 Acre (RSF1+)
- TOWN CENTER: Mixed Use/Commercial/Business/Community Facility/Residential MF (TC: M/U/C/B/C/F/R/M/F)

Proposed Urban Growth Boundary Area

ID	Acres
1	337.57
2	323.14
3	198.01
4	122.37
5	274.19
Total	1,255.28

REV. DATE: 12/18/2003

NOTES:

1. PER ARAPAHOE COUNTY LAND DEVELOPMENT CODE, NO BUILDINGS WILL BE ALLOWED WITHIN 100 YEAR FLOODPLAIN.
2. FOR TRANSPORTATION PLANNING PURPOSES, SECTION 1/2 SECTION, 1/4 SECTION LINES MAY BE USED AS RIGHT-OF-WAY FOR EXISTING AND FUTURE DEVELOPMENT, BOTH INSIDE AND OUTSIDE OF THE PLANNING AREA.
3. CLOMR HAS BEEN APPROVED BY FEMA, WHICH REMOVED MOST OF THE 100 FLOODPLAIN WITHIN THE URBAN GROWTH BOUNDARY, SUBJECT TO LOMR.
4. THE PURPOSE OF THE PLAN (BYERS' SUB-AREA PLAN) IS TO PROVIDE GENERAL GUIDANCE FOR THE TYPES OF LAND USES THAT WOULD BE ALLOWED IN DIFFERENT AREAS IN THE FUTURE. NO INTENT IS MADE TO TAKE AWAY ANY PROPERTY RIGHTS THAT CURRENTLY EXIST WITH A SPECIFIC LOT OR PIECE OF PROPERTY AND THE CURRENT ASSOCIATED ZONING. CURRENT ALLOWED USES WOULD REMAIN IN EFFECT UNTIL THE PROPERTY OWNER CHOOSES TO CHANGE THEM THROUGH THE REZONING PROCESS; THEN THE REZONING REQUEST WOULD BE EVALUATED FOR COMPATIBILITY WITH THE LAND USE(S) INDICATED ON THE LAND USE PLAN MAP.

