



City of Arvada

Planning Commission Agenda

OCTOBER 5, 2021
CITY COUNCIL CHAMBERS
Regular Business

Commission Members:

T.O. Owens, Chairman
Michael P. Griffith, Vice Chairman
Patricia Connell, Secretary
Andrew Gay
Steve Hannan
Tim Knapp
Doug Magee

Staff Members Usually Present:

Ryan Stachelski, Dir. of Community and Economic Development
Emily Grogg, Senior Assistant City Attorney
Rob Smetana, Manager of City Planning and Development
Jenny Wolfschlag, Manager of Development Engineering
Josie Suk, Systems and Administrative Manager
Abigail Ogg, Administrative Specialist

Info: 720-898-7435

The meeting will include an open comment period where participants will have three minutes to provide comments to the Commission. Members of the public who wish to provide public comment on any agenda item or during general public comment should go to www.arvada.org/PLNCOMMISSION for information about how to participate. If any member of the public wishes to submit written comment regarding the item on the agenda, you may submit comments in writing via email to the Planning Department at cedboardsandcommission@arvada.org. Comments must be received no later than 5 p.m. the day before the meeting. All timely comments submitted will be presented to the Planning Commission. Please contact Josie Suk with any questions at 720-898-7627.

PLANNING COMMISSION MEETING – 6:15 PM

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL OF MEMBERS
4. APPROVAL OF MINUTES
 - A. Approval of September 7, 2021 Meeting Minutes
5. GENERAL BUSINESS
6. REPORTS
7. PETITIONS & COMMUNICATIONS
8. PUBLIC HEARINGS
 - A. Rezoning certain land in the City of Arvada for Animal Assisted Therapy of Colorado from the City of Arvada RA (Residential Agricultural) to the City of Arvada PUD (Planned Unit Development) and Amending the Official Zoning Maps of the City of Arvada, Colorado, approximately located at 7275 Kipling St. Unit A and Unit B
 - B. PUD Development Plan for Animal Assisted Therapy of Colorado, approximately located at 7275

Kipling St. Unit A and Unit B

- C. An Ordinance Amending the Land Development Code, of the Arvada City Code (TO BE CANCELLED)

9. WORKSHOP

- A. Sub Area Planning Updates

10. OTHER ITEMS

11. ADJOURN



SUMMARY MINUTES OF PLANNING COMMISSION ACTION HELD
SEPTEMBER 7, 2021

Planning Commission meeting minutes are not an exact transcript and represent key points and the basis of discussion.

1. **CALLED MEETING TO ORDER**– By T. O. Owens at 5:34 P.M.
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL OF MEMBERS**

Those present: T.O Owens, Michael P. Griffith, Patricia Connell, Steve Hannan, Doug Magee, Tim Knapp

THOSE ABSENT

Andrew Gay

Mr. Owens moved to excuse Andrew Gay from the meeting.

The following votes were cast on the motion:

Those voting Yes: Owens, Griffith, Connell, Hannan, Magee, Knapp

Those voting No: None

Those absent: Gay

The motion carried 6-0.

ALSO PRESENT: Ryan Stachelski, Director of Community and Economic Development; Rob Smetana, Manager of City Planning and Development; Emily Grogg, Sr. Ass't. City Attorney; Josie Suk, Systems and Administrative Manager; Abigail Ogg, Recording Secretary/Administrative Specialist; Jonathan Moore, City Planner; Jake Sawaya, Civil Engineer, Carol Ibanez, Senior Planner; Shane Greenburg, City Planner II.

4. **APPROVAL OF MINUTES**

June 22, 2021.

Mr. Magee proposed a grammatical correction on page five. The sentence should read “the facility is not intended to operate with semi-truck deliveries” instead of “the facility is not intended to operate without semi-truck deliveries.”

The minutes stand approved as corrected.

5. **GENERAL BUSINESS**

None
6. **REPORTS**

None

7. **PUBLIC COMMENT**

There being no one wishing to speak. Public Comment was closed.

Three attendees were sworn in for Public Comment.

8. **PUBLIC HEARINGS**

Annexing certain land into the City of Arvada, Rezoning from Jefferson County A-2 to City of Arvada PUD, a Major Subdivision Preliminary Plan and a PUD Development Plan for Whitewing at Ralston Summit, a 25.5 acre Parcel of land approximately located at the Northeast corner of Indiana Street and W. 82nd Avenue also known as 8200 Indiana Street.

Mr. Owens opened the public hearing, and asked Staff if the required documents were in order.

Mr. Moore stated that three forms of notice are required. Staff published notice in the paper and the mailing affidavits and posting log are both in order. There were no additions or corrections added to staff report.

Mr. Owens entered into the record the staff report dated September 7, 2021, affidavit of mailing, posting log, and the public comment that was received.

Mr. Moore gave a brief overview of the project. Staff recommended approval and noted the conditions of approval for the PUD Development plan on page 14 of the staff report.

Mr. Owens asked for the applicant to present their project.

Greg Bamford, on behalf of Ralston Valley Land Partners, LLC, applicant and Joe Jehn, project engineer, explained the site, the zoning, the surrounding area, and the reason for the requests. They stated that they are proposing plans to have a gated community.

Mr. Bamford explained his experience with growth in the past and the desire to find the best designated area for the proposed site plan. He explained that the lots will be sold separately to single families or other developers to be able to build custom homes.

Mr. Owens opened the hearing for comments from the public.

PUBLIC COMMENT

IN FAVOR

None

IN OPPOSITION

Mr. Tom Crask introduced himself and gave a warning about high school kids that frequent the proposed site. He stated concerns about the development access points affecting the traffic along Indiana and 82nd Avenue. He asked which direction the sewer would be built. Mr. Crask asked how to have access to comments from the city and the developer.

APPLICANT REBUTTAL

Mr. Jehn stated that they are not allowed to have access along a State Highway, per the State Highway Code. They will have one access point on the far east side of the site to try and reduce traffic from Highway 72 and Indiana Street. He expressed that they are going to do interim grading to meet requirements of future improvements, along with the fees in lieu of improvements. Mr. Jehn stated the sanitary sewer will be going all the way to western edge of the High School Football field to connect with an interceptor sewer that was previously built for access capacity.

Mr. Owens closed public comment.

QUESTIONS FROM THE COMMISSION

Mr. Hannan asked the applicant if the annexation was contiguous to Arvada due to the location of railroad

Mr. Jehn explained that state law regarding annexations allows annexations to jump railroad right-of-way when considering contiguity requirements.

Mr. Hannan asked the applicant how we the City can assess a fee-in-lieu of a railroad bridge without the final cost of the construction.

Mr. Jehn explained that the fee-in-lieu of is not for the railroad bridge and it is simply a cost estimate for the preliminary design roadway improvements from 82nd Avenue to north of the railroad.

Mr. Hannan asked the applicant about the note of a shared trail on the North side of the development, but did not see it in the plans.

Mr. Jehn explained that they are in the preliminary stage still and the shared trail is planned to go on the North side of the site adjacent to the railroad and connect into the 82nd Avenue trail. He expressed that the shared trail is for the community and is a private system.

Mr. Hannan asked the applicant if Arvada has a gated community.

Mr. Jehn stated there are no gated communities in the City of Arvada.

Mr. Hannan asked the staff and applicant if the stormwater historic rate referred to post development or current conditions.

Mr. Jehn explained the requirements on flow restriction and where their detention ponds are placed.

Mr. Hannan asked staff if on-street parking is not permitted because it is a private road.

Mr. Moore explained since it is a private road and is not being built to city standards.

Mr. Hannan asked staff about the current bond for Ralston Valley High School was in fact current and not for future use.

Mr. Moore confirmed the bond is current.

Mr. Magee asked the applicant if there was a minimum size requirement for the homes.

Mr. Jehn explained that they have dictated a maximum lot coverage ratio of 35% and on average, the homes are expected to be 4,000 to 5,000 square feet.

Mr. Magee asked the applicant if the proposed home was too small, would it be rejected.

Mr. Jehn confirmed that they will be rejected if they are not in balance with the development.

Mr. Magee asked the applicant for a sense on the size of the retaining walls.

Mr. Jehn stated that they are trying to limit the height to 4 feet tall tiered walls in backyards. There will be nothing on the front side of the home. He stated that some of the homes will have walk-outs.

Mr. Magee asked the applicant if the property had water rights in the Tucker Ditch.

Mr. Jehn explained that there are no water rights associated with this property and they are working with the ditch company to pipe the ditch and make it accessible.

Mr. Magee suggested the applicant look into the option to purchase water rights and use the ditch water for irrigation in the open space and drainage areas.

Mr. Jehn agreed and explained that it would be difficult to purchase the water rights without a storage right, which they don't have. He stated the City of Arvada has a significant interest in the Tucker Ditch.

Mr. Magee commented on the landscape plan and how impressed he was with the thought process that was involved.

Mr. Knapp asked staff about classification of 82nd Avenue and how the city traffic department proposed to treat the road and address the concerns of the neighbors.

Mr. Moore explained that the traffic department agreed with the local road classification and the City will keep the lowered speed limit and speed humps. He explained that traffic issues need to be dealt with by enforcement.

Mr. Knapp asked staff if the draining surface water would become an overflow issue for the residents south of 82nd Avenue.

Mr. Sawaya confirmed that there will be no overflow across 82nd Avenue and the drainage will continue to go in the culvert under the intersection of 82nd Avenue and Indiana Street.

Mr. Knapp asked staff if the fire department had specific comments on the gated community and access.

Mr. Moore stated that the fire department didn't have any comments specific to the gated community and that this community is required to meet the International Fire Code 2018 with

Amendments, adopted by City Council. He stated that the gate will need to have a Knox box for emergency responders.

Mr. Knapp asked the staff if the homes in the development would be required to have sprinkler systems installed.

Mr. Moore explained that the final development plan will need to meet the requirements under the IFC, by either proving access can be easily attained by the fire department or by installing sprinkler systems in the home.

Mr. Knapp confirmed that it will be dependent on what the fire department requests.

Mr. Jehn agreed and stated that the fire department will be the ultimate decider, dependent on the fire code.

Mr. Knapp asked the applicant if there is a sufficient amount of land to be able to provide for vehicle stacking 82nd Avenue.

Mr. Jehn stated that the gate will be offset enough to have a cut through for anyone that cannot gain access and will not have to back up onto 82nd Avenue.

Mr. Knapp asked staff about the status with the Union Pacific railroad bridge.

Mr. Moore explained that the City has been working with CDOT and the railroad to identify funding sources for the railroad bridge. He stated that there isn't a time-frame at the moment.

Mr. Griffith asked the applicant if there was going to be an HOA.

Mr. Jehn explained that there are very strong HOA's active in these types of developments.

Mr. Griffith asked the applicant how the HOA will monitor landscape requirements, pertaining to water use.

Mr. Bamford stated that they will be stressing low water use and the use of native seeds. He explained that these are customized homes and everyone will want something different; however the landscaping will be on equal footing with the architecture.

Mr. Griffith asked the applicant if there would be a minimum requirement for landscape.

Mr. Bamford stated that they will not have a minimum requirement for landscape to review building plans. He explained that they will have a list of approved plants.

Mr. Griffith asked the applicant about the extra space needed for guest cars if street parking is not allowed.

Mr. Jehn explained that the driveways are long and will be able to fit. He stated that on-street parking is prohibited in this community.

Mr. Bamford explained that there will be isolated incidents for on-street parking but it is a rarity, he ultimately agreed that on-street parking will be prohibited. He stated that it has worked in other developments.

Mr. Griffith asked the applicant if the cost estimate for the roadway improvements has been completed or if it is to be completed at a later date.

Mr. Jehn stated that once they have an approved plan from staff they would be able to create a final public improvement cost estimate.

Mr. Griffith asked the applicant who would be on the Design Review Board for the new builds.

Mr. Jehn stated that the Design Review Board will be Mr. Bamford, (applicant), David Bamford and a registered architect.

Mr. Griffith asked if residents would be allowed on the Design Review Board as the community grew.

Mr. Bamford explained that as the community grows and gets built out, residents would be welcome to join the board.

Mr. Griffith asked staff if it is viable that people will still want to buy a premium, custom product so close to a rail road and if any considerations need to be made for noise levels created by the railroad.

Mr. Moore explained the typical setback requirements from railroads and stated that staff would examine the need for noise barriers with the final development plan. He explained that staff does not have any serious concerns about the noise levels at this time due to the proposed location of the homes, but it could be addressed with the final development plan.

Mr. Griffith asked the applicant how the general public would know the access point off of Indiana Street was for emergency responders only. He expressed concerns of people parking there and blocking access.

Mr. Jehn explained that it will be a 20ft wide paved roadway for emergency access.

Mr. Moore added there would be a gate at the access point blocking off the area, allowing only emergency responders to be able to pull in.

Mr. Griffith asked the staff about construction standards for dust and how the applicant proposed to mitigate it.

Mr. Moore explained the permit process for construction and inspection stages. He stated there are control measures the applicant must show to prove they are controlling dust from construction.

Mr. Jehn stated that contractors have to meet City and State permit requirements.

Mr. Griffith asked staff if there was an environmental study done for toxic or hazardous material underneath the surface.

Mr. Moore stated that the City requires all annexations to complete a phase one environmental site assessment report. The report completed for this project did not indicate any environmental concerns to warrant a phase two report. He also mentioned that the question was likely related to the former Rocky Flats Plant and stated that federal and state authorities released a statement after the site had been cleaned indication that future developments in Arvada would not be impacted by hazardous or toxic materials from the former plant.

Mr. Griffith asked the staff how this development will impact peak traffic hours taking into consideration the nearby schools.

Mr. Sawaya stated that the morning peak hour provided 32 trips and the afternoon provided 41 trips and that it is a very limited percentage of the traffic going on in the area.

Ms. Connell asked the applicant what kind of impact this would have to the surrounding school system.

Mr. Jehn explained that they anticipate paying a school impact fee.

Mr. Owens asked if there were any further comments, no more comments were made. Mr. Owens asked for a motion.

MOTION:

It was moved by Mr. Magee, Annexation of certain land into the City of Arvada for Whitewing at Ralston Summit, a 25.5 acre parcel of land approximately located at the Northeast corner of Indiana Street and W 82nd Avenue also known as 8200 Indiana Street, be recommended to City Council for approval. This motion is based on the findings of fact and approval criteria on Page 11 of the staff report.

DISCUSSION OF MOTION

Mr. Hannan explained the three approval criteria for annexations and how this development meets those.

Mr. Magee stated that this is a reasonable project for the size of the land. He explained that the City will need to work with CDOT and the applicant to minimize traffic impacts and lighting impacts for neighboring residents.

Ms. Grogg corrected Mr. Magee's motion to say Page 10 of the staff report, not page 11.

Mr. Griffith stated that some pieces of the public infrastructure are greatly needed by the City and this development will be able to provide for them and he will be supporting it.

Ms. Connell stated she is supporting due to the innovative ideas.

Mr. Knapp stated the water line will benefit the residents south of 82nd Ave and he will be approving.

Those voting Yes: Owens, Griffith, Connell, Hannan, Magee, Knapp

Those voting No:

Those absent: Gay

The motion carried 6-0

MOTION:

It was moved by Mr. Magee, that Zoning certain land into the City of Arvada for Whitewing at Ralston Summit, a 25.5 acre parcel of land from Jefferson County A-2 to City of Arvada PUD, Planned Unit Development and amending the official zoning map of City of Arvada Colorado, approximately located at the Northeast corner of Indiana Street and W 82nd

Avenue also known as 8200 Indiana Street be recommended to City Council for approval. This motion is based on the findings of fact and approval criteria on Page 11 of the staff report.

DISCUSSION OF MOTION

None

Those voting Yes: Owens, Griffith, Connell, Hannan, Magee, Knapp

Those voting No:

Those absent: Gay

The motion carried 6-0

MOTION:

It was moved by Mr. Magee, that a Major Subdivision Preliminary Plat for Whitewing at Ralston Summit, a 25.5 acre parcel of land approximately located at the Northeast corner of Indiana Street and W 82nd Avenue also known as 8200 Indiana Street, be recommended to City Council for approval. This motion is based on the findings of fact and approval criteria on Pages 11-12 of the staff report.

DISCUSSION OF MOTION

None.

Those voting Yes: Owens, Griffith, Connell, Hannan, Magee, Knapp

Those voting No:

Those absent: Gay

The motion carried 6-0

MOTION:

It was moved by Mr. Magee, that a PUD Development Plan for Whitewing at Ralston Summit, a 25.5 acre parcel of land approximately located at the Northeast corner of Indiana Street and W 82nd Avenue also known as 8200 Indiana Street, be recommended to City Council for approval subject to the conditions stated in the staff report, Items 1-5 Page 14. This motion is based on the findings of fact and approval criteria on Pages 12 - 14 of the staff report.

DISCUSSION OF MOTION

Mr. Owens asked for discussion on the gate.

Mr. Knapp made a formal amendment to strike condition five of the staff report.

Mr. Owens stated that he would support the request to allow gate due to the uniqueness and safety of a gated community.

Mr. Hannan supported the amendment.

Mr. Griffith stated that he would be supporting the amendment and it would be a positive addition.

Voting on the amendment to remove condition 5, which would have the effect of allowing the gate.

Those voting Yes: Owens, Griffith, Connell, Hannan, Magee, Knapp
Those voting No:
Those absent: Gay
The amendment carried 6-0

Mr. Owens stated that he approved of the larger lot sizes and diverse homes. He will be supporting the development.

Those voting Yes: Owens, Griffith, Connell, Hannan, Magee, Knapp
Those voting No:
Those absent: Gay
The motion carried with the amendment. 6-0

8. **OTHER ITEMS**

Mr. Owens moved to cancel the September 21, 2021 meeting.

Those voting Yes: Owens, Griffith, Connell, Hannan, Magee, Knapp
Those voting No:
Those absent: Gay
The motion carried 6-0

Next meeting will be October 5, 2021.

City staff asked the commissioner if they are okay with future meetings being held in-person. The commissioners agreed that they will continue with in-person meetings.

9. **ADJOURNED** at 7:52 P.M.

T.O. Owens, Chair

Patricia Connell, Secretary

Abigail Ogg, Recording Secretary



CED Boards and Commission <cedboardsandcommission@arvada.org>

Please slow down the growth

1 message

pkhorseplay@yahoo.com [REDACTED] >
To: "cedboardsandcommission@arvada.org" <cedboardsandcommission@arvada.org>

Thu, Sep 30, 2021 at 2:11 PM

City Board and Planning Commission,

We have been residence of the Arvada area for over 30 years. We really like this area but as the most recent years have passed we are seeing the reality of the results passed on to the citizens by City Council building and planning folks. Enough already Everything is not about growth. It is about QUALITY OF LIFE!!!!

1st issue that got run through without notice is the distance between houses. It is horrible. Pack em in like sardines seems like the goal you have achieved. (I know this is a county issue but I am sure Arvada was all about it. Lots of tax revenue and the builders love to add more houses to each block so they make their \$ and move on with little regard for what they leave behind) The streets are narrow with parked cars on both sides in Candales and Lyden Rock.

Roads have NOT been adjusted to handle the thousands of additional cars and trucks that have to drive on these roads every day. NOT GOOD. With so many people moving here, the crime rate has soared in our area and traffic is not mid size town congestion it is City type congestion.

At the corner of Lyden Rd and Quaker is a disaster waiting to happen. How many accidents do we need before the City and County work together to fix this. Thousands of cars go through this small intersection every day and someone is going to die if they have not already!!! Work together and fix this intersection to handle the cars that go through it each and every day!!!!!!!!!!

Your growth intentions might be in the right place but the effect is an obvious disaster. Just talk to the people that have lived here over 10-15 yrs and get their opinion and you will get an ear full. Growth can be a good thing but with out GOOD PLANNING, it is a nightmare.

You could see by the reaction and actions that people took to keep AMAZON out of the middle of suburbia just shows a sample what we think of your out of control growth.

Please redirect your energy to slowing this avalanche of homes and cars into our area and work to fix the traffic, roads, parks, & schools along with OPEN SPACE for the betterment of this area. STOP THE MADDNESS . . . ENOUGH ALREADY !!! (let these builders go make \$\$ somewhere else and put the homes on top of each other where is might be appreciated (NOT)

Not sure what your goals are for Arvada but if you continue with this trajectory you are going to ruin what once was awesome!!!

Thanks
P Kinsella



REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.A.

TO: PLANNING COMMISSION

DATE: October 5, 2021

SUBJECT: Rezoning certain land in the City of Arvada for Animal Assisted Therapy of Colorado from the City of Arvada RA (Residential Agricultural) to the City of Arvada PUD (Planned Unit Development) and Amending the Official Zoning Maps of the City of Arvada, Colorado, approximately located at 7275 Kipling St. Unit A and Unit B

Report in Brief

MOTION:

MOVED BY: _____

Zoning certain land in the City of Arvada for Animal Assisted Therapy of Colorado from the City of Arvada RA (Residential Agricultural) to the City of Arvada PUD (Planned Unit Development) and Amending the Official Zoning Maps of the City of Arvada, Colorado, approximately located at 7275 Kipling St. Unit A and Unit B be recommended to City Council for (approval) (denial).

This motion is based on the findings of fact and approval criteria on Page 7, 8 & 9 of the Staff Report.

This motion is based on the following findings of fact for denial: (Recite approval criteria you believe the evidence fails to satisfy and your reasons).

YES _____ NO _____ ABSENT _____

Prepared by:

Abigail Ogg, Administrative Specialist

Reviewed by:

Approved by:

Jeremiah Bebo, Planner II

9/23/2021

Josie Suk, Development Systems and Administrative Manager

9/27/2021

Ryan Stachelski, Director of Community and Economic Development

9/27/2021

Emily Grogg, Senior Assistant City Attorney

9/29/2021

SUBJECT: Rezoning certain land in the City of Arvada for Animal Assisted Therapy of Colorado from the City of Arvada RA (Residential Agricultural) to the City of Arvada PUD (Planned Unit Development) and Amending the Official Zoning Maps of the City of Arvada, Colorado, approximately located at 7275 Kipling St. Unit A and Unit B

PAGE: 2
ITEM: 8.A.

Enclosure, exhibits & attachments required to support the report

City of Arvada
Community and Economic Development Department
PUBLIC HEARING STAFF REPORT

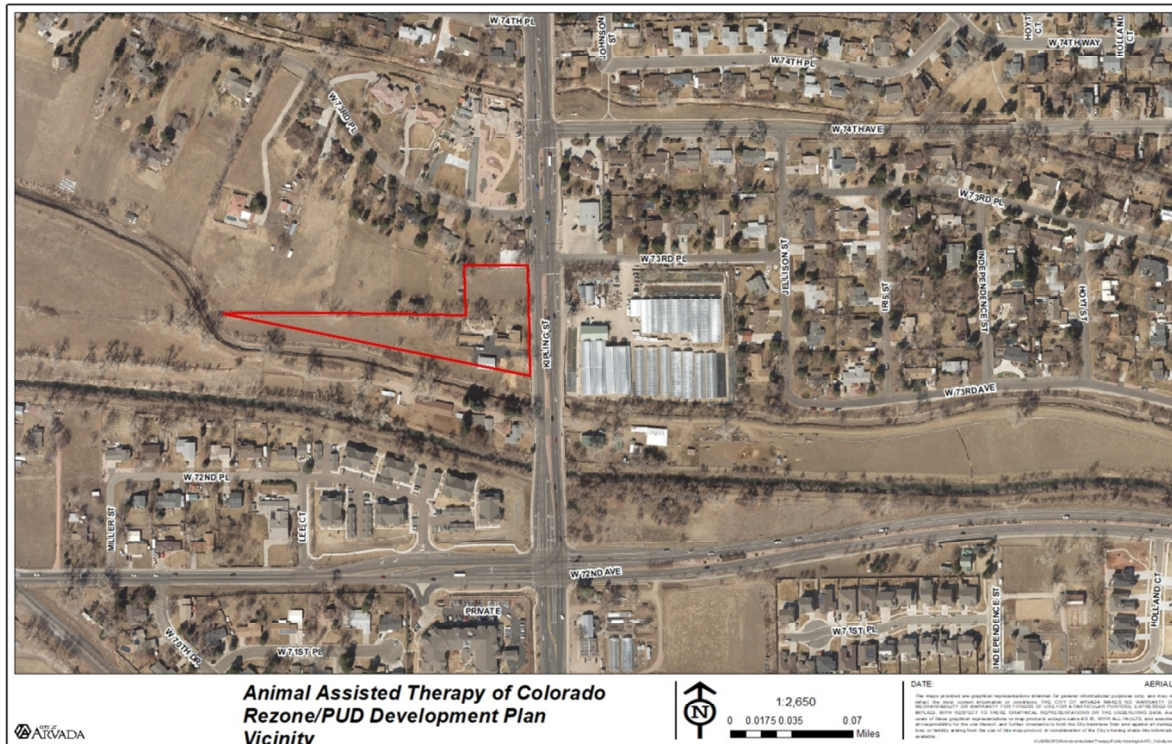
Animal Assisted Therapy Programs of Colorado
Rezoning/PUD Development Plan
DA2020-0143

NATURE OF REQUEST

Select Building Group and Linda Chassman Craddock and Jeffrey Craddock are requesting approval of a rezoning and PUD Development Plan in order to expand the existing business (Animal Assisted Therapy Programs of Colorado). Animal Assisted Therapy Programs of Colorado is a non-profit organization that offers specialized therapy utilizing animals to treat patients with mental, developmental, and behavioral disadvantages.

The property is approximately 3.29 acres in size and contains a 3,640 square-foot primary building, three additional accessory buildings, and various mini-structures. The primary building contains office spaces for administrative staff as well as therapy rooms. The various accessory buildings contain additional therapy rooms as well as barns for animals. Additionally, a stable located on the west-side of the property is used to house various large animals including horses. In addition to horses other various animals including alpacas, donkeys, goats, dogs, cats, rabbits, guinea pigs, and rats are also on-site and are kept either in secure barns or in the building. One full-time caretaker for the animals lives on-site in an accessory dwelling unit.

The intent of the PUD zoning and PUD Development Plan is to allow a unique use to be established specifically for a site and operate while ensuring that the City can maintain strict control over any changes in use and expansions in the future. This specific PUD will establish a more agricultural/commercial use allowing for employees and customers while at the same time allowing large and small animals to be kept on the property as well as a care-taker. The PUD intends to preserve the more rural and agricultural character by keeping the design of the existing building as a single-family form, allowing the parking lot to remain unpaved, allowing various barns, stables, and accessory buildings to remain, and keeping the visual connections between the existing neighborhood to the north.



LOCATION AND HISTORY

The subject property is located at 7275 Kipling Street and is currently operating as Animal Assisted Therapy Programs of Colorado.

The subject property was annexed into the City of Arvada in 1979 with the Parcel A Unilateral Annexation and is currently unplatted land. The property has historically operated as an agricultural/commercial property with previous uses including a kennel with care-takers living in the main building as well as other large animals living on the property.

NEIGHBORHOOD MEETING

Division 8-2-2 of the Land Development Code requires that at least one neighborhood meeting be held for projects that require public hearings before the Planning Commission and City Council.

The required neighborhood meeting for this project took place on August 26, 2020. The applicant, staff, and two neighbors were in attendance.

The neighbors raised concerns related to the height and scale of the new addition, noise, animals, and well water impacts.

The applicant prepared a summary of the meeting, which is attached.

PUBLIC NOTIFICATION

Division 8-2-4 of the Land Development Code requires public notification for all public hearings as follows:

Written Notice: At least 15 days prior to all public hearings, written notice must be mailed to all property owners within 500 feet of the subject property and to all homeowners associations and neighborhood associations with a known interest in the subject property. The applicant will provide an affidavit of mailing verifying this requirement has been met prior to the public hearing.

Posted Notice: At least 15 days prior to all public hearings, signs notifying the public of the hearing must be posted on the subject property. The applicant will provide a posting log verifying that this requirement has been met prior to the public hearing.

Published Notice: At least 15 days prior to all public hearings, notice of the hearing must be published in a newspaper of general circulation in the City. The required notice has been published.

SEVERED MINERAL RIGHTS

At least 30 days prior to the public hearing, written notice of the application must be mailed to any owner of mineral rights associated with the subject property. The applicant has provided the required Certification of Notice pursuant to Colorado Revised Statute 24-65.5-103.

DEVELOPMENT REVIEW TIMELINE

The applicant submitted their development application on December 29, 2020 and were placed on the standard track. The applicant explored changing the scope of the project throughout the review process and therefor did not resubmit during the standard timeframe which pushed their process out longer. The review was completed in 31 weeks.

ALIGNMENT WITH CITY COUNCIL STRATEGIC PLAN

The project is consistent with the City Council Strategic Plan principles for the Community and Economic Development work system.

ZONING AND LAND USE

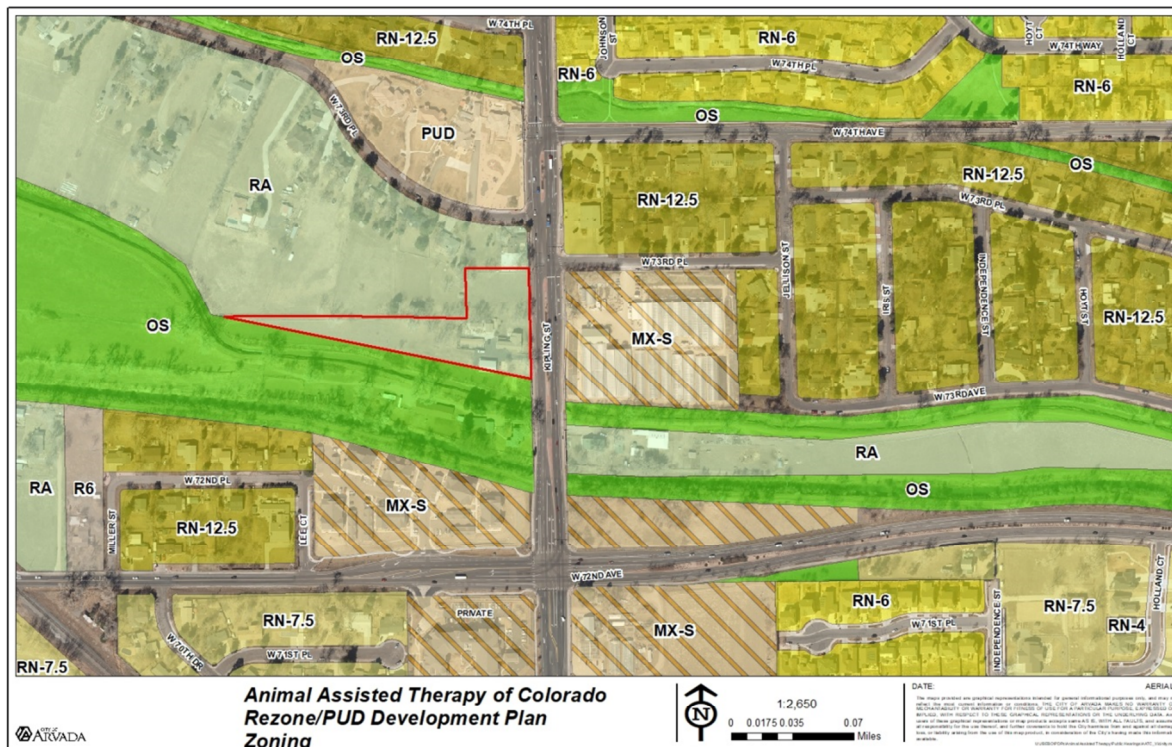
The subject property is currently zoned RA (Residential/Agricultural) and is approximately 3.29 in size.

Surrounding properties are zoned and utilized as follows:

Direction	Zoning	Actual Use
North	RA	Single-family home
South	OS (Open Space)	Farmers Highline Canal
East (across Kipling Street)	MX-S (Mixed Use – Suburban)	Greenhouses
West	RA	Single-family homes

The applicant is proposing to rezone the property from RA to PUD (Planned Unit Development). The intent of the rezoning is to legally establish the use which is not specifically defined in the LDC. The purpose of the PUD zone district is to: 1) provide for procedures by which a subject property can be uniquely zoned and developed to meet the needs of the City, property owners, residents, and developers and 2) to allow for flexibility that results in innovative or exceptional project and site design or for unique and imaginative uses or combinations of uses, where no other zoning district set out in this Land Development Code would allow for a product that is substantially similar to the proposed development, and where the proposed development would result in a net benefit to the community.

The PUD zoning would allow the business expansion and building addition, the ability to keep animals already allowed in the RA zone district on site, and allow an on-site caretaker to live on the property.



PROJECT ANALYSIS

Compliance with the Comprehensive Plan

The property is designated as Low-Density Residential on the Comprehensive Plan Future Land Use map. The intention of the Low Density Residential designation is to allow for residential densities lower than typically found in suburban residential areas and encourage more rural characteristics. Both residential and agricultural uses are allowed under this designation. The proposed development is consistent with the Low Density Residential designation as well as the following Comprehensive Plan Goals & Policies:

GOAL ED-1: Expand and diversify the City's economic base to create primary jobs to increase the City's fiscal capacity to meet the needs of its citizens.

POLICY ED-1.2: Existing Business Retention

The City will work with its strategic public and private partners to grow and otherwise assist existing businesses throughout the City to increase existing business retention, especially for primary employers and small, locally-owned businesses.

Goal CC-1: Plan Arvada as a City of different development character districts.

Policy CC-1.1: Variety of Development Types

The City will include a variety of development types including rural areas, suburban residential neighborhoods, historic districts, redevelopment areas, and mixed-use communities that contain services, employment, and higher density housing.

Goal CC-2: Establish and maintain Arvada's distinct qualities and small-town identity.

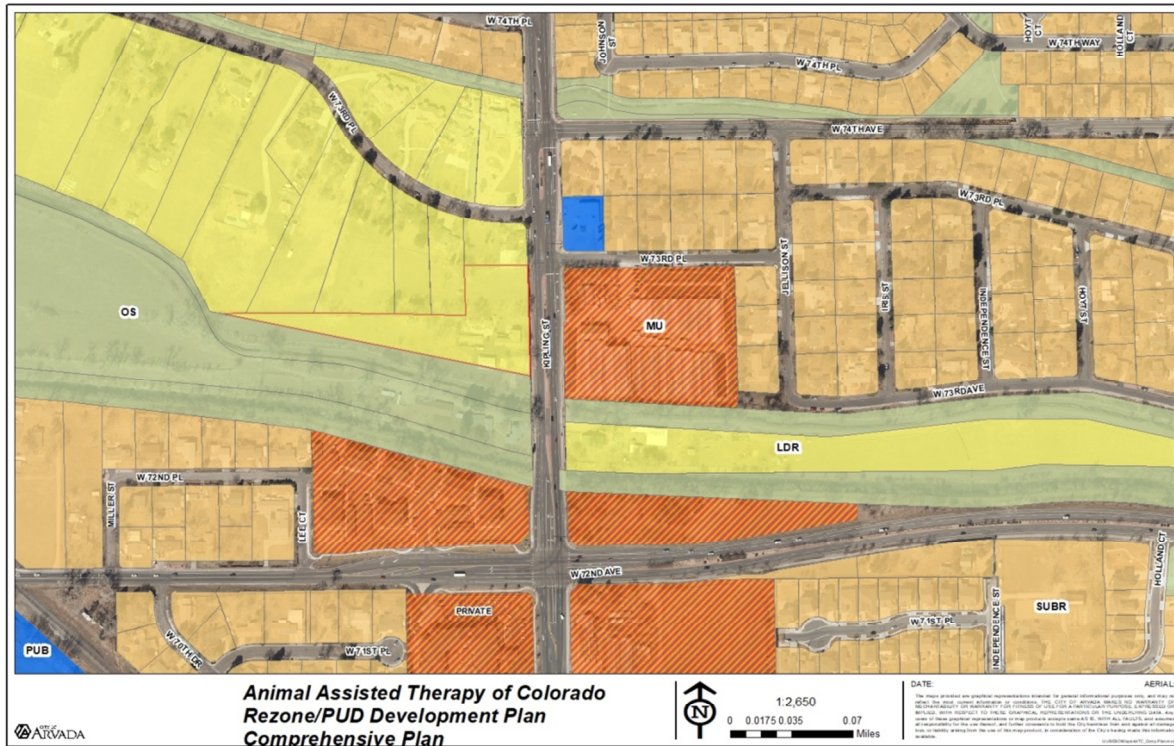
Policy CC-2.2: High Quality Private Development

The City will promote high quality architecture, site planning, landscaping, signage, and lighting for new residential and commercial developments.

GOAL CC-3: Identify places and assets that are unique and important to the community and work to preserve them.

Policy CC-3.4: Low Density Areas

Development within designated Low Density areas should have an open feel and incorporate characteristics found in rural areas such as significant open space, existing vegetation, more natural landscaping, open fencing, view corridors from public places, and non-suburban road design



Setbacks

The setbacks established for this PUD are as follows:

Principal & Accessory Buildings:	Barns and Stables
Front: 27.3'	Front: 30'
Side: 15'	Side: 25'
Rear: 15'	Rear: 25'

Building Height

A maximum height of 35 feet is allowed in the RA zone district and will be established in the PUD. As shown in the plans, the maximum height of the new addition would be 20.4 feet.

Open Space

A maximum lot coverage of 20 percent is established in the PUD zone district. As shown in the plans, only 2.3 percent of the site will be covered in building.

Landscaping, Buffering and Fencing

No new landscaping is being proposed with the project. The site currently contains many mature trees along Kipling Street as well as between this site and various single-family properties to the north. No fencing or buffering is provided nor required.

Building Design

The design of the building addition is intended to compliment and tie into the existing building utilizing primarily stucco and a pitched roof. Additionally, a new deck leading from the second floor addition with stairs to the ground will be provided on the north elevation. The intent of the

PUD is to maintain the single-family character of the building even though it contains a commercial use.

Circulation and Connectivity

One existing point of access to the site is provided off of southbound Kipling Street. Access is median restricted to right-in right-out movement only.

Grading and Drainage

The site generally slopes from the north to the south. No major changes to grading or drainage are proposed. No water quality or detention is required with this proposal.

Parking and Loading

Staff recommended a parking ratio of 3 spaces per 1,000 GFA of building which is the minimum parking ratio required for medical office uses and would require 17 parking spaces. The applicant has determined that a parking ratio of 4.9 spaces per 1,000 GFA resulting in 25 parking spaces is needed to accommodate their business.

Utility Services

The property currently receives City water and sanitary sewer service.

Police and Fire Protection

The property is serviced by both Arvada Police and the Arvada Fire and Protection District. As a part of their approval, the applicant will be required to construct a new fire hydrant in the right-of-way along Kipling Street as there is currently no nearby hydrant to service the property in the event of an emergency. The City and AFD are currently reviewing those plans.

LAND DEVELOPMENT CODE APPROVAL CRITERIA

It is the responsibility of the applicant to justify the requested land use application. The Planning Commission should make a recommendation to the City Council based on its findings regarding the approval criteria shown in the table(s) below and upon testimony heard during the public hearing as it applied to the criteria.

Staff performed an analysis of the proposal, based on the approval criteria listed in Chapter 8 of the Land Development Code, and presents the following findings:

Div. 8-3-4 Zoning and Rezoning Approval Criteria	Finding	Rationale
1. The rezoning is consistent with the Arvada Comprehensive Plan, or an adopted sub-area plan, corridor plan, or urban renewal plan, or reflects conditions that have changed since the adoption of the Comprehensive Plan.	Complies	The rezoning is consistent with the Low-Density Residential designation in the Comprehensive Plan as demonstrated in the report.
2. The intended land use is consistent with the stated intent of the proposed zoning district.	Complies	The intended land use is consistent with intent of the PUD zone district. The PUD zone district will allow a

		unique use to operate with standards that are specific to this site.
3. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will, prior to development, be available to serve the subject property while maintaining adequate levels of service to existing development.	Complies	Facilities and services necessary to serve the property are available. A new fire hydrant will also be installed to service this property and others nearby.
4. The intended land use for which the rezoning is sought will not result in significant adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation, or such impacts will be substantially mitigated.	Complies	The intended land use will not result in significant adverse impacts.
5. The rezoning is consistent with the character of existing or planned development on adjacent properties and in the surrounding area or neighborhood, or measures will be taken to substantially buffer or otherwise substantially mitigate any negative impacts.	Complies	The rezoning is consistent with the character of the existing area. The agricultural character of the property will be preserved while allowing expansion of the commercial use.

Div. 8-3-10 PUD Development Plan Approval Criteria	Finding	Rationale
1. The plan is consistent with the Comprehensive Plan or reflects conditions that have changed since the adoption of the Comprehensive Plan	Complies	The plan is consistent with the Low-Density Residential designation in the Comprehensive Plan.
2. The plan is consistent with and implements and previously approved Outline Development Plan in effect for the subject property, per Section 8-3-10-7, PUDs Approved Prior to Effective Date.	NA	
3. The plan represents a development that will address a unique situation, confer a substantial benefit to the City, or incorporate creative site design such that it achieves the purposes set out in Section 8-3-10-1, Purpose of Planned Development Zone, and represents an improvement in quality over what could have been accomplished through application of the otherwise applicable zoning district or development standards.	Complies	The plan addresses a unique situation to accommodate a unique use that could not have been accomplished otherwise in another zone district. The use of the property currently exists and the expansion will maintain an agricultural character to the property.
4. The plan generally complies with the intent of the use, development and design standards set forth in the LDC.	Complies	The plan complies with the intent of the PUD zone district and the LDC.
5. To the extent reasonably feasible, the plan provides for integration and connection with	Complies	The plan maintains existing connections to the public right-of-

adjoining development through street connections, sidewalks, trails, and similar features; unless due to the nature of the uses that are allowable in the plan such connections are not desirable.		way. No additional connections are proposed.
6. Sufficient public safety, transportation, and utility facilities and services will, prior to development, be available to serve the subject property, while maintaining sufficient levels of service to existing development.	Complies	Facilities and services necessary to serve the property are available. A new fire hydrant will also be installed to service this property and others nearby.
7. The proposed uses (or group of uses) are appropriately located and designed, both within the boundaries of the plan and in relation to adjacent uses, such that the foreseeable, material adverse impacts that may be created by the scale, design, and operating characteristics (e.g., hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts) of the uses are avoided or mitigated.	Complies	The intended land use will not result in significant adverse impacts that cannot be mitigated. The use is currently existing and the expansion will not result in any additional significant adverse impacts.
8. If the application for plan approval is accompanied by an application for rezoning to the PUD zoning district, the rezoning application is concurrently approved.	Complies	A PUD rezoning application is being processed concurrently.

STAFF RECOMMENDATION

Based upon project analysis and review of the Land Development Code approval criteria, staff recommends approval of the project.

If the Planning Commission finds that a recommendation to approve the Rezoning and PUD Development Plan are supported by the approval criteria, then staff recommends that the following conditions be made part of the approval:

1. All remaining comments from the review of the PUD Development Plan shall be addressed in the PUD Final Development Plan.

The Planning Commission may recommend denial of the request(s) if it cannot make affirmative findings of the approval criteria stated above.

Neighborhood Meeting for PUD rezoning

August 26, 2020 6:00 PM

Location: 7275 Kipling Street

In attendance:

- Linda Chassman, AATPC
- Melissa Jungbauer, AATPC
- Zack Crabtree, SBG
- Jeremiah Bebo, City of Arvada Planning
- Pam Glover, neighbor
- Susan Cornman, neighbor

There were 2 members of the neighborhood that came. Both ladies live on 73rd and their properties back up to the back of our property and pasture.

Concerns:

- Noise
- More animals – smell, flies
- Well water usage
- Height of new addition

The neighbors were given a tour of the property after the meeting and their concerns were addressed. Once they learned of the purpose of our program and the limitations we will have after the PUD, they understood that there is advantage to having the PUD as it will restrict our growth. As of the current zoning we could build more and add more animals without consideration of the neighbors.

- We specifically agreed that the new building will be only 2 stories with no intention of building higher. And we do not intend to add more outdoor animals.
- We also agreed to keep our well-water usage to a reasonable amount.
- We agree to monitor noise, and flies caused by animal waste and we noted that we do clean up stalls daily, which is not usual practice.

We believe the neighbors' concerns were resolved.





REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.B.

TO: PLANNING COMMISSION

DATE: October 5, 2021

SUBJECT: PUD Development Plan for Animal Assisted Therapy of Colorado, approximately located at 7275 Kipling St. Unit A and Unit B

Report in Brief

MOTION:

MOVED BY: _____

PUD Development Plan for Animal Assisted Therapy of Colorado, approximately located at 7275 Kipling St. Unit A and Unit B, be recommended to City Council for (approval subject to the conditions stated in the Staff Report, Item 1, Page 9) (denial).

This motion is based on the findings of fact and approval criteria on Page(s) 7-9 of the Staff Report.

This motion is based on the following findings of fact for denial: (Recite approval criteria you believe the evidence fails to satisfy and your reasons).

YES _____ NO _____ ABSENT _____

Prepared by:

Abigail Ogg, Administrative Specialist

Reviewed by:

Approved by:

Jeremiah Bebo, Planner II

9/23/2021

Josie Suk, Development Systems and Administrative Manager

9/27/2021

Robert Smetana, Manager of City Planning and Development

9/27/2021

Ryan Stachelski, Director of Community and Economic Development

9/30/2021

Emily Grogg, Senior Assistant City Attorney

9/30/2021

Enclosure, exhibits & attachments required to support the report

ADDITION TO:

ANIMAL ASSISTED THERAPY PROGRAMS OF COLORADO OFFICES EXPANSION

7275 Kipling St, Arvada, CO 80005

ISSUE FOR PERMIT - 03.04.2021



CLIENT
ANIMAL ASSISTED THERAPY
PROGRAMS OF COLORADO

7275 Kipling St
Arvada, CO 80005
[REDACTED]
Linda Chassman
[REDACTED]

ARCHITECT
ROGUE
— ARCHITECTURE —
CHALLENGING THE STATUS QUO™

1660 Lincoln Street, Suite 100
Denver, CO 80264
[REDACTED]
BRANDON HEALD
[REDACTED]
Architect of Record: Juan G. Luna

GENERAL CONTRACTOR
SELECT BUILDING
GROUP COMMERCIAL

7342 S Alton Way Unit 7A,
Centennial, CO 80112
[REDACTED]
Zach Crabtree
[REDACTED]

**STRUCTURAL /
CIVIL ENGINEER**
MB CIVIL & DESIGN

8908 E Caley Way
Greenwood Village, CO 80111
[REDACTED]
Matthew Bolling
[REDACTED]

MEP ENGINEER

JCAA
4100 Wadsworth Blvd
Wheat Ridge, CO 80033
[REDACTED]
CRAIG NELSON
[REDACTED]

ROGUE
— ARCHITECTURE —
CHALLENGING THE STATUS QUO™

03.05.2021

ANIMAL ASSISTED THERAPY PROGRAMS OF COLORADO (AATPC) PRELIMINARY PUD DEVELOPMENT PLAN
COVER PAGE

7275 KIPLING STREET, ARVADA, COLORADO
LOT 1, BLOCK 1, ANIMAL ASSISTED THERAPY MINOR SUBDIVISION LOCATED
IN THE SE1/4 OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 69 WEST, 6TH P.M.
CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO

PROJECT DESCRIPTION:

THE SCOPE OF REZONING AND DEVELOPMENT ACTIVITIES TO OCCUR AT 7275 KIPLING ST, ARVADA, CO 8005, FOR ANIMAL ASSISTED THERAPY PROGRAMS OF COLORADO (AATPC) ARE AS FOLLOWS:

THE INTENT IS TO REZONE THE PROPERTY TO A PUD (PLANNED UNIT DEVELOPMENT) AS THE USE DOES NOT CONFORM TO ANY OF THE ALLOWED USES IN CHAPTER 2 OF THE LDC.

THE INTENT FOR DEVELOPMENT IS TO CONSTRUCT AN APPROXIMATELY 1,760GSF TWO-STORY ADDITION ON THE BACK OF THE EXISTING SPLIT-LEVEL BUILDING TO PROVIDE SIX THERAPY OFFICES ON THE GROUND LEVEL FOR CLIENTS, FOUR OFFICES FOR STAFF ON THE SECOND LEVEL, AND TO ENLARGE THE EXISTING OPEN OFFICE AREA OF THE EXISTING BUILDING AT THE SECOND LEVEL. A SMALL DECK AND STAIR ARE ALSO PROPOSED OFF THE BACK OF THE STRUCTURE. FINALLY, AN EXISTING RESTROOM WITHIN THE EXISTING BUILDING ON THE LOWER LEVEL WOULD BE DEMOLISHED AND RECONSTRUCTED TO BE FULLY ACCESSIBLE, WITH A DOOR ADDED TO THE EXTERIOR FOR ACCESS. THIS DOOR WOULD OPEN INTO THE "BREEZEWAY" CREATED BY THE SECOND LEVEL ABOVE AND WOULD ALLOW CLIENTS IN THE LOWER-LEVEL THERAPY ROOMS CONVENIENT ACCESS TO A RESTROOM. THE PROPOSED ADDITION AND DOOR WOULD MATCH AS CLOSELY AS POSSIBLE THE EXISTING ARCHITECTURE IN MATERIAL (STUCCO), WINDOW AND DOOR STYLES AND SIZE, AND ARCHITECTURAL DETAILS.

PATIENTS, MANY WITH MENTAL HEALTH ISSUES AND DISABILITIES, CAN VISIT THE FACILITY TO MEET WITH ANY 1 OF 18 DIFFERENT STAFF MEMBERS. AT ANY GIVEN TIME, THE FACILITY CAN ACCEPT 8 PATIENTS PRIVATELY IN CLIENT OFFICES AND 4 VISITORS PRIVATELY IN STAFF OFFICES. THE ANIMALS USED FOR THERAPY ON SITE INCLUDE 4 HORSES, 2 DONKEYS, 2 ALPACAS, 3 GOATS, 2 DOGS, 4 CATS, 2 RABBITS, 4 GUINEA PIGS, AND 4 RATS. THE NUMBER OF EACH TYPE OF ANIMAL MY CHANGE OVER TIME BUT SHALL REMAIN IN COMPLIANCE WITH THE CITY OF ARVADA MUNICIPAL CODE.

THE FACILITY HAS A FULL-TIME CARETAKER WHO LIVES ON SITE IN THE ACCESSORY DWELLING UNIT IDENTIFIED ON THE PLANS.

THE HOURS OF OPERATION FOR THE FACILITY ARE AS FOLLOWS:

MONDAY: 8:00 AM TO 5:00 PM
TUESDAY: 8:00 AM TO 5:00 PM
WEDNESDAY: 8:00 AM TO 5:00 PM
THURSDAY: 8:00 AM TO 5:00 PM
FRIDAY: 9:00 AM TO 5:00 PM
SATURDAY: CLOSED
SUNDAY: CLOSED

SURVEY NOTES:

- 1. SITE SURVEY FOR THIS PROJECT WAS PREPARED BY HUFFMAN SURVEYING, DENVER, CO. ALL BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 69 WEST, BEING N01°14'59"W AS MEASURED BETWEEN THE RECOVERED SECTION CORNER MONUMENTS AS SHOWN HEREON.
- 2. ALL LINEAR UNITS SHOWN HEREON ARE MEASURED IN US SURVEY DECIMAL FEET. UNLESS OTHERWISE NOTED, ALL ANGLES, BEARINGS AND DIRECTIONAL COURSES ARE MEASURED IN DEGREES, MINUTES AND SECONDS AS DETERMINED FROM THE NEAREST CARDINAL DIRECTION, UNLESS OTHERWISE NOTED.
- 3. THE SURVEY RELIES ON A TITLE REPORT ISSUED BY CHICAGO TITLE OF COLORADO FOR POLICY NO. C2059232-095-095-2CA, AMENDMENT NO. 2, DATED JUNE 17, 2021.
- 4. HUFFMAN SURVEYING COMPLETED A PREREQUISITE LAND SURVEY PLAT OF THIS PARCEL, RECORDED AT RECEPTION NO. 2019066076 ON JULY 31, 2019.
- 5. THE EXISTING SITE FEATURES, UTILITIES, MARKERS, ETC. SHOWN ON PLANS WERE LOCATED BY THE SURVEY. NOTIFY THE SURVEYOR OR ENGINEER OF ANY KNOWN EXISTING UTILITIES OR FEATURES THAT WERE NOT MARKED OR VISIBLE AT THE TIME OF THE SURVEY AND ON EXISTING SURVEY MAPPING.
- 6. THE SITE LEGAL DESCRIPTION:

THE UNDERSIGNED, BEING THE OWNERS OF LOT 1, BLOCK 1, ANIMAL ASSISTED THERAPY MINOR SUBDIVISION, DESCRIBED BY THE SOUTH 1/2 OF TRACT 2, STAR ACRES, RECORDED UNDER RECEPTION NO. 49465618 TOGETHER WITH A TRACT OF LAND LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

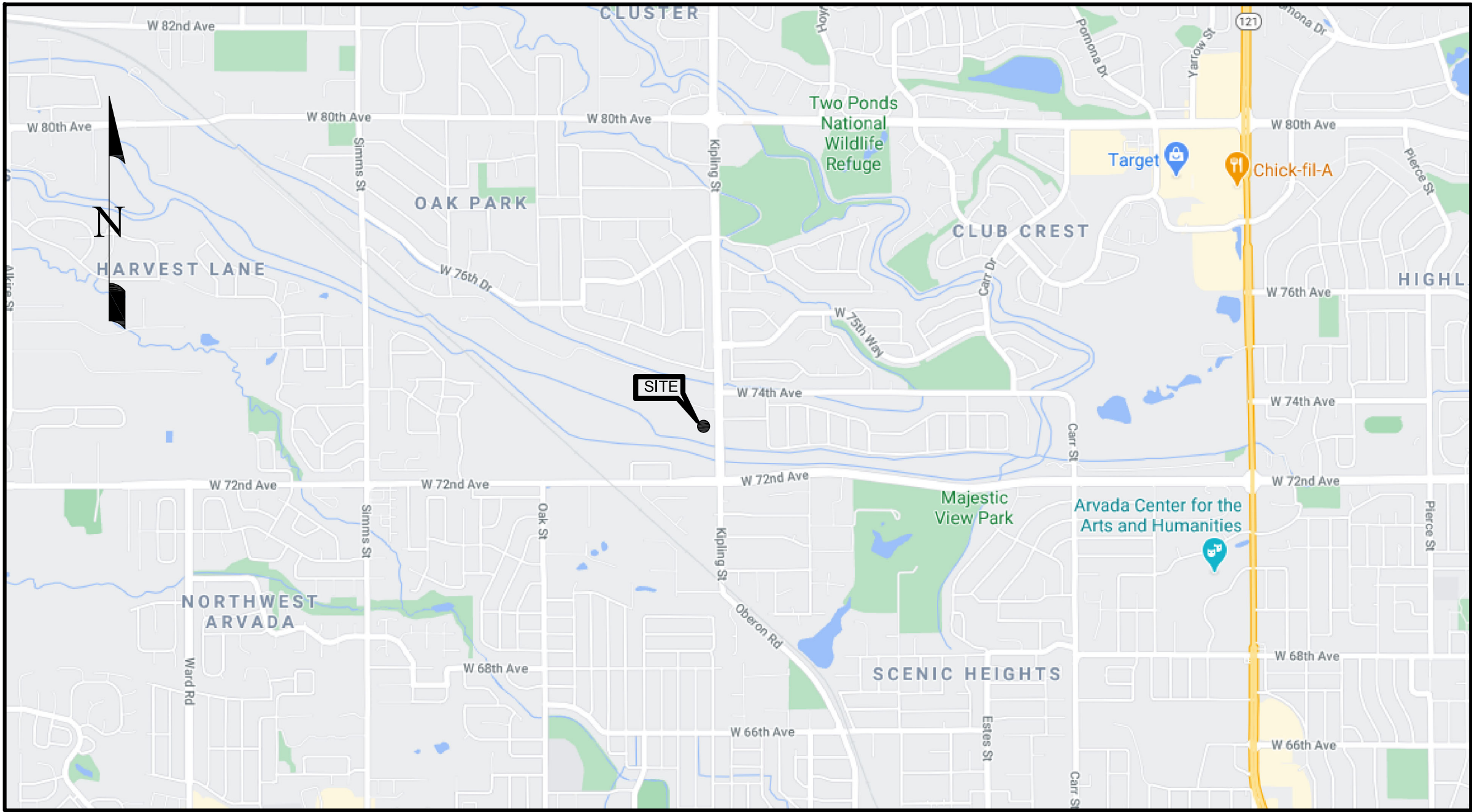
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 33, FROM WHENCE THE EAST 1/4 CORNER OF SAID SECTION BEARS N01°14'59"W A DISTANCE OF 2696.69 FEET (BASIS FOR ALL SUBSEQUENT BEARINGS); THENCE N01°14'59"W ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33 A DISTANCE OF 549.70 FEET TO THE POINT OF BEGINNING; THENCE S88°45'01"W A DISTANCE OF 50.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF KIPLING STREET AND ON THE NORTHERLY RIGHT OF WAY OF THE ARAPAHOE DITCH (A.K.A. FARMER'S HIGHLINE CANAL); THENCE ALONG SAID NORTHERLY RIGHT OF WAY OF THE ARAPAHOE DITCH THE FOLLOWING FIVE (5) COURSES:

- A. N79°10'38"W A DISTANCE OF 67.25 FEET;
- B. N74°36'48"W A DISTANCE OF 417.40 FEET TO A POINT OF CURVATURE;
- C. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 686.71 FEET AND AN ARC LENGTH OF 122.27 FEET, THROUGH A CENTRAL ANGLE OF 10°12'07" (CHORD BEARS N79°42'49"W AND DISTANCE OF 122.11 FEET);
- D. N84°48'53"W A DISTANCE OF 263.78 FEET TO A POINT OF CURVATURE;
- E. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 136.56 FEET AND AN ARC LENGTH OF 125.82 FEET, THROUGH A CENTRAL ANGLE OF 52°47'26" (CHORD BEARS N58°25'10"W A DISTANCE OF 121.42 FEET);

THENCE, DEPARTING FROM THE NORTHERLY RIGHT OF WAY OF THE ARAPAHOE DITCH AND TRAVELING N89°51'22"E ALONG THE SOUTH LINE OF STAR ACRES A DISTANCE OF 749.71 FEET TO THE SOUTHWEST CORNER OF TRACT 2, STAR ACRES; THENCE N00°43'05"W A DISTANCE OF 148.54 FEET; THENCE S87°48'50"E A DISTANCE OF 188.93 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF KIPLING STREET; THENCE N88°45'01"E A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE S01°14'59"E ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 375.00 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT THE EASTERLY 50 FEET THEREOF;

CONTAINING 143,593 SQ.FT. (3.296 ACRES), MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF ANIMAL ASSISTED THERAPY MINOR SUBDIVISION, AND HEREBY GRANTS TO THE CITY OF ARVADA SUCH EASEMENTS AS ARE CREATED HEREBY AND DEPICTED OR, BY NOTE, REFERENCED HEREON, ALONG WITH THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, AND APPURTENANCES, EITHER DIRECTLY OR THROUGH THE VARIOUS APPLICABLE SERVICE PROVIDERS AS MAY BE NECESSARY TO ACCOMPLISH THE INTENDED PURPOSES OF SUCH EASEMENT, UNLESS MORE NARROWLY DEFINED BY NOTE HEREON, UTILITY SHALL MEAN SEWER, WATER, DRAINAGE, ELECTRICITY, GAS, TELEPHONE, CABLE AND OTHER TELECOMMUNICATION FACILITIES.



ANIMAL ASSISTED THERAPY PROGRAMS OF COLORADO (AATPC) PRELIMINARY PUD DEVELOPMENT PLAN
PROJECT SITE PLAN

NOTES

1. THE AATPC PROJECT, IS LOCATED AT 7275 KIPLING STREET, ARVADA, COLORADO 80005, PART OF TRACT 2, STAR ACRES, AND A TRACT OF LAND LYING WITHIN A PORTION OF THE SE1/4 OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 69 WEST, 6TH P.M. COUNTY OF JEFFERSON, STATE OF COLORADO.
2. PROJECT CONSISTS OF NEW TWO-LEVEL BUILDING EXPANSION NORTH OF THE EXISTING MAIN BUILDING. PROJECT ALSO REQUIRES WIDENING THE ENTRANCE TO A MINIMUM WIDTH OF 24 FEET AND THE INSTALLATION OF A NEW FIRE HYDRANT AND ASSOCIATED LATERAL PIPING TO MEET ARVADA FIRE REQUIREMENTS. EXISTING PARKING AREAS WILL BE STRIPED ALONG WITH THE EMERGENCY FIRE LANE.
3. SITE SURVEY FOR THIS PROJECT WAS PREPARED BY HUFFMAN SURVEYING, DENVER, CO.
4. EXISTING AWNING TO BE REMOVED FROM EXISTING STRUCTURE. CONCRETE PAD UNDER AWNING TO ALSO BE DEMOLISHED AND REPLACED.
5. GRADING ELEVATIONS SHOWN ARE TO THE TOP OF FINISHED SURFACING.
6. ALL HARDCAPED AREA SOILS SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE STANDARD PROCTOR DENSITY (SPD) PER ASTM D-698. REFER TO THE PROJECT GEOTECHNICAL INVESTIGATION FOR ADDITIONAL INFORMATION AND SITE SPECIFIC REQUIREMENTS.
7. ALL CUT AND FILL SLOPES SHALL BE 3H:1V MAXIMUM. EROSION CONTROL BLANKETS REQUIRED FOR ALL SLOPES 3H:1V OR STEEPER.
8. SEDIMENT TRACKED OFF THE SITE SHALL BE REMOVED FROM THE ROADWAY, CURB, AND GUTTER AT THE END OF EACH DAY.
9. CONCRETE WASHOUT ACTIVITIES SHALL BE PERFORMED INA DESIGNATED CONCRETE WASHOUT AREA. NO WASHOUT WATER IS ALLOWED TO BE DISCHARGED OFF THE SITE.
10. THE DISCHARGE OF SEDIMENT OR WATER INTO THE CURB, GUTTER, AND STORM SEWER SYSTEM IS PROHIBITED.
11. CONSTRUCTION TRASH AND DEBRIS MUST BE CONTAINED ON SITE.
12. SITE ACCESS ROAD AND ALL STORM DRAINAGE FEATURES INCLUDING CULVERTS, STORM DRAIN AND DITCHES, ARE PRIVATELY OWNED AND WILL BE MAINTAINED IN PERPETUITY BY AATPC, OR SUCCESSORS AND ASSIGNS. ALL STORM DRAINAGE FEATURES ARE EXISTING EXCEPT WHERE OTHERWISE NOTED.
13. OWNER/CONTRACTOR MUST OBTAIN A C.D.P.S. STORMWATER DISCHARGE PERMIT FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, IF REQUIRED.
14. SEE CONSTRUCTION NOTES AND DETAILS ON SHEET CE-06.
15. THE CITY OF ARVADA SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ROADWAY AND APPURTENANT IMPROVEMENTS, INCLUDING STORM DRAINAGE STRUCTURES AND PIPES, FOR ANY PRIVATE STREETS.
16. APPROVED FIRE LANE AND EMERGENCY ACCESS SHALL BE PROVIDED DURING VERTICAL CONSTRUCTION. UNLESS OTHERWISE APPROVED, THE EVA SHALL CONSIST OF THE FIRST LIFT OF ASPHALT OR CONCRETE AND BE PROVIDED PRIOR TO COMMENCING VERTICAL CONSTRUCTION.
17. FIRE HYDRANTS SHALL BE INSTALLED AND OPERATIONAL TO PROVIDE THE MINIMUM REQUIRED FIRE FLOW PRIOR TO COMMENCING VERTICAL CONSTRUCTION.
18. THE MINIMUM REQUIRED FIRE-FLOW IS 1,750 GALLONS-PER-MINUTE.
19. EXTERIOR WALLS OF NEW ADDITION WILL BE 1-HOUR FIRE RATED.

LEGEND

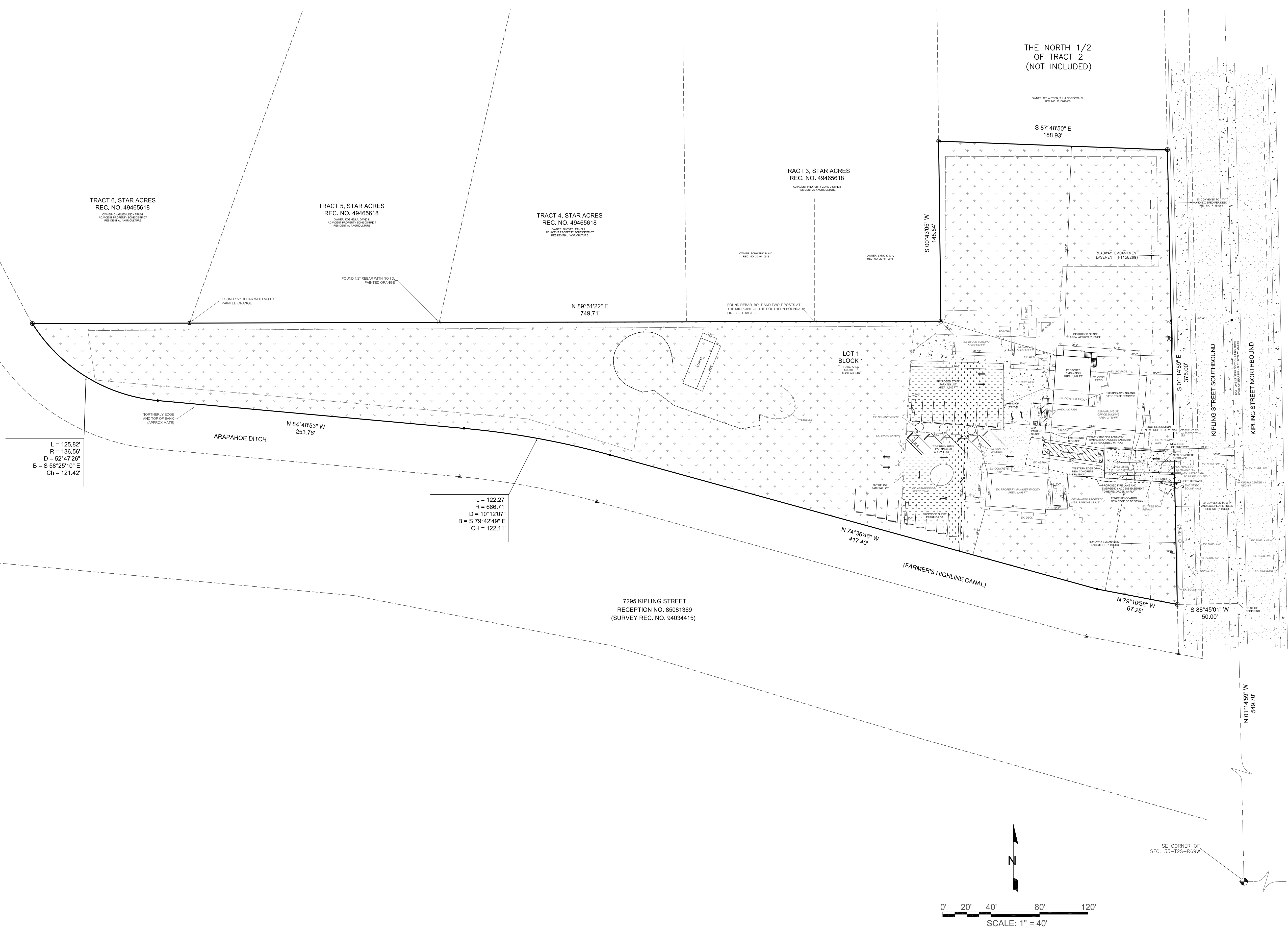
- 5570--- EXISTING CONTOUR
- 5570— PROPOSED CONTOUR
- PROPERTY LINE / RIGHT-OF-WAY (ROW)
- - - - - ROW EASEMENT
- - - - - F.I.E.A. EASEMENT
- - - - - BIKE LANE
- - - - - ADJACENT PROPERTY LINES
- X - X - SITE FENCING (CHAIN LINKED)
- O - O - SITE FENCING
- - - - - SEDIMENT CONTROL LOG (SCL)
- - - - - POWER LINE
- GAS - GAS - GAS - GAS - UNDERGROUND GAS MAIN
- SANITARY - SANITARY - UNDERGROUND SANITARY SEWER
- WATER - WATER - FIRE WATER MAIN
- - - - - SD - - - - - STORM SEWER
- ➔ TRAFFIC FLOW
- 1.5% FLOW DIRECTION / SURFACE GRADE
- GRAVEL SURFACING (PARKING LOTS)
- EXISTING ASPHALT PAVEMENT
- NATURAL / EXISTING LANDSCAPING
- NEW CONCRETE PAVEMENT
- EXISTING CONCRETE PAVEMENT
- EXISTING EARTH
- FILL MATERIAL

STANDARD APPROVAL BLOCK:

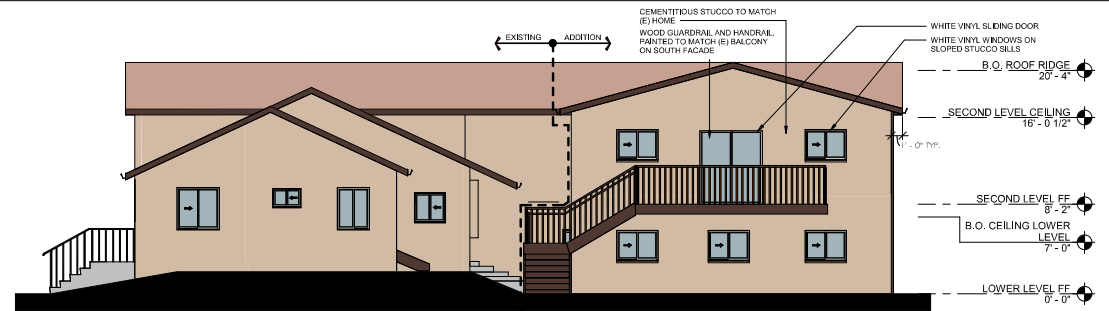
THIS APPROVAL BLOCK MUST APPEAR ON EACH SHEET OF THE CONSTRUCTION PLANS.

APPROVED:

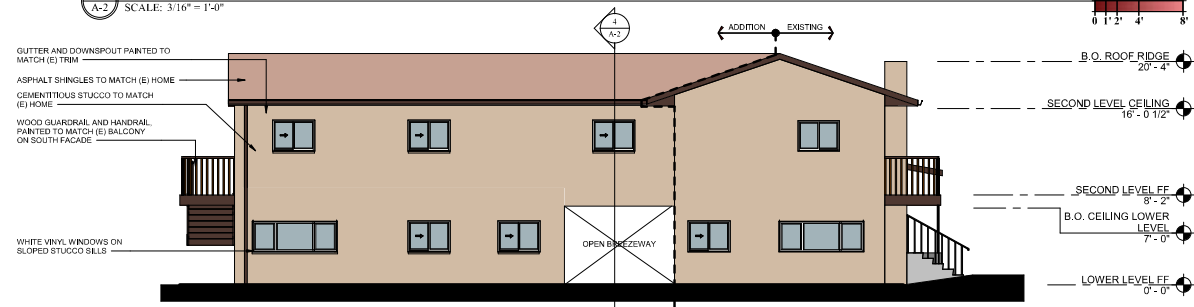
CITY ENGINEER _____ DATE _____ JOB NUMBER _____



REFERENCES:	REVISIONS:	DATE:	CONTRACTOR:	MB CIVIL & DESIGN	PROJECT:	ANIMAL ASSISTED THERAPY PROGRAMS OF COLORADO PRELIMINARY PUD DEVELOPMENT PLAN	SHEET NUMBER:
	ISSUE FOR REVIEW		SELECT BUILDING GROUP COMMERCIAL 7342 SOUTH ALTON WAY, UNIT 7A CENTENNIAL, CO 80112	MATTHEW BOLLING P.E. PMP 8908 E. CALEY WAY GREENWOOD VILLAGE, CO 80111 PHONE: 719-331-3445 EMAIL: mbcivilanddesign@gmail.com	SHEET TITLE:	SITE PLAN 7275 KIPLING STREET ARVADA, CO 80005	SP-02
							REV: G



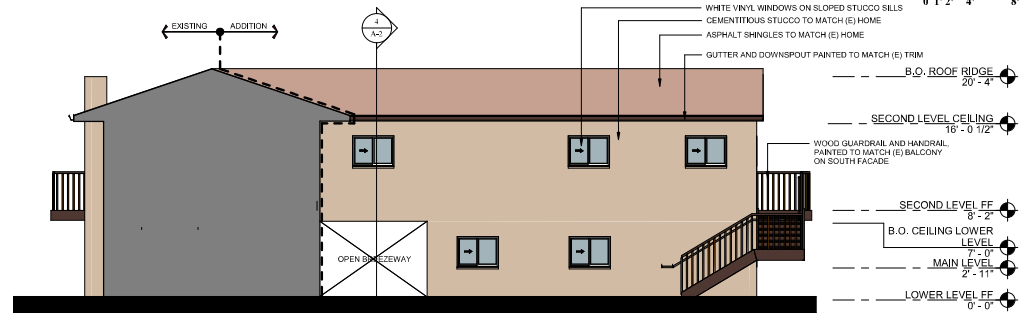
1
A-2
COLOR NORTH ELEVATION
SCALE: 3/16" = 1'-0"



2
A-2
COLOR WEST ELEVATION
SCALE: 3/16" = 1'-0"



4
A-2
COLOR SOUTH ELEVATION OF ADDITION
SCALE: 3/16" = 1'-0"



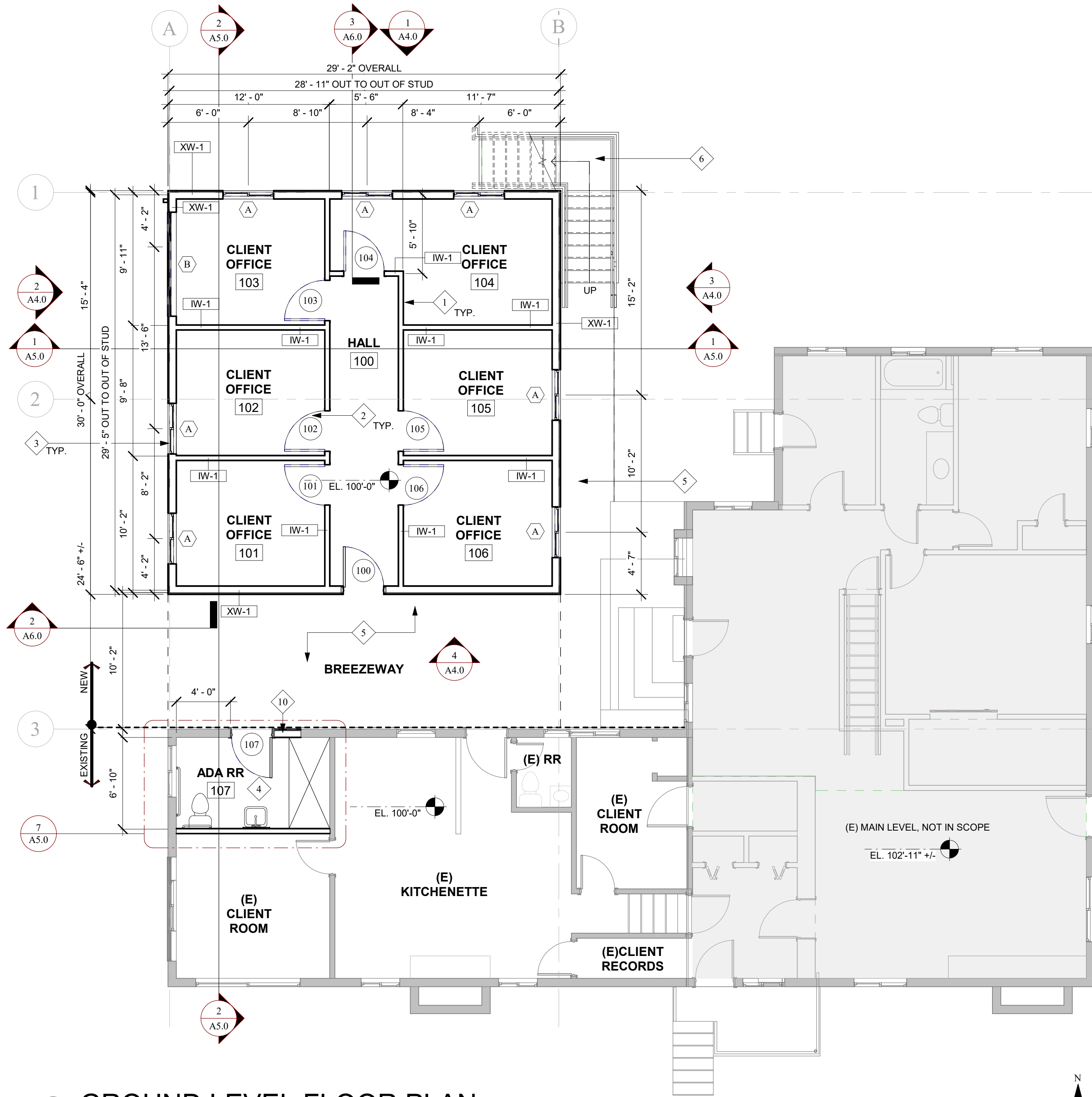
3
A-2
COLOR EAST ELEVATION
SCALE: 3/16" = 1'-0"

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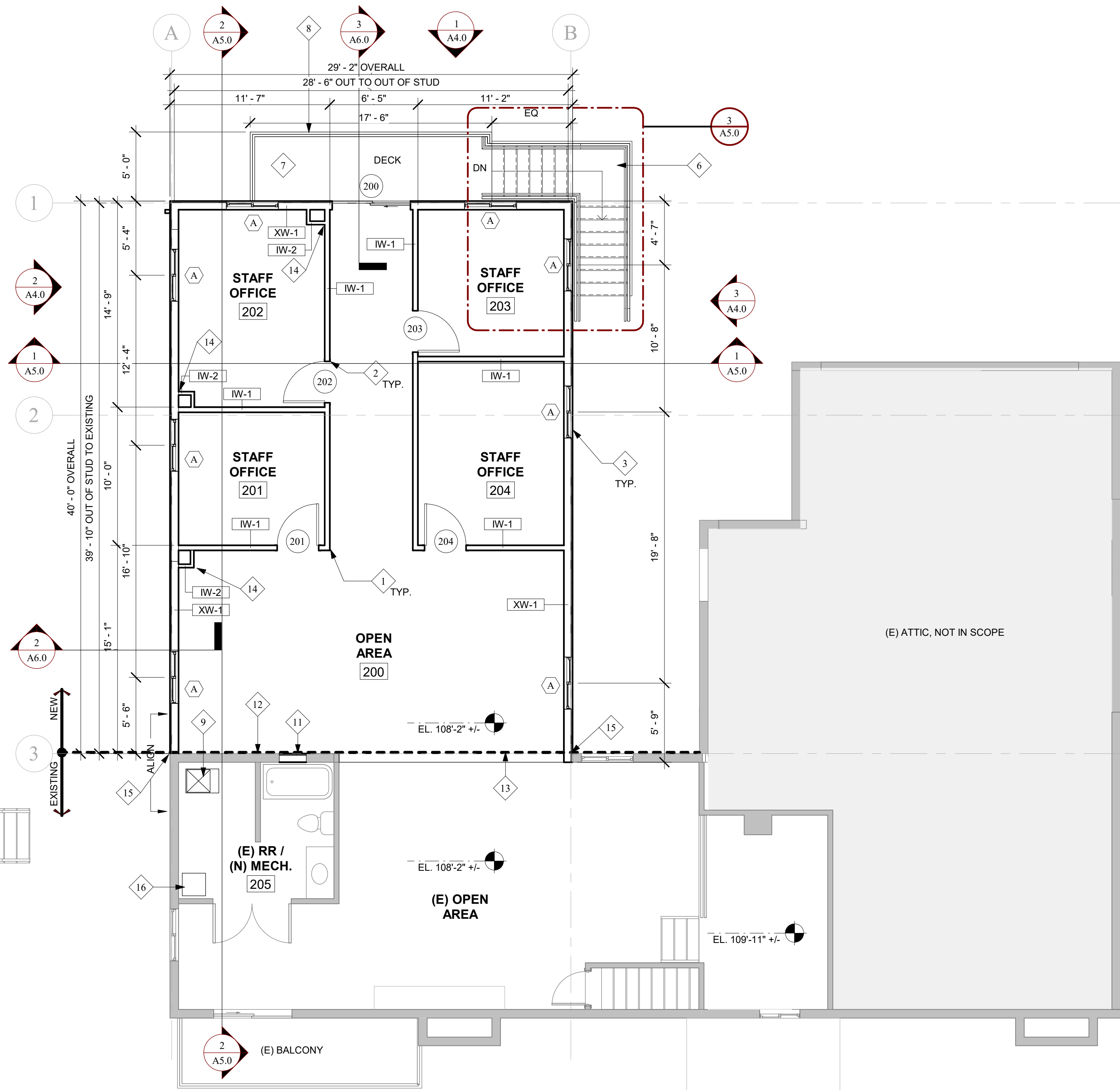
1669 Lincoln Street Suite 100, Denver, Colorado 80204 | Ph: 720.999.3330
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REFERENCES:	REVISIONS:	DATE:	CONTRACTOR:	PROJECT:	SHEET TITLE:	SHEET NUMBER:
		12/24/2020	SELECT BUILDING GROUP COMMERCIAL 7342 SOUTH ALTON WAY, UNIT 7A CENTENNIAL, CO 80112	ANIMAL ASSISTED THERAPY PROGRAMS OF COLORADO EXPANSION	COLOR ARCHITECTURAL ELEVATIONS 7275 KIPLING STREET ARVADA, CO 80005	A-2
						REV: A

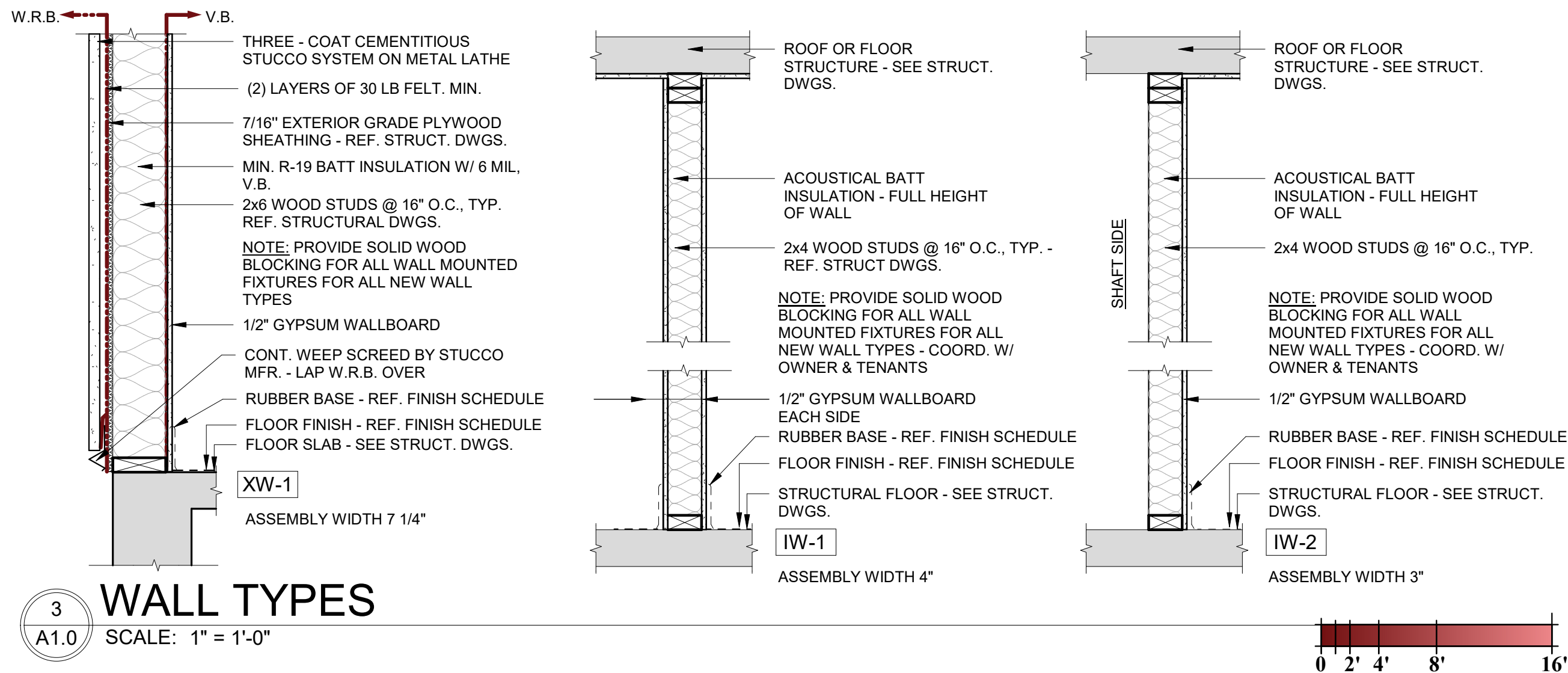
MB CIVIL & DESIGN
MATTHEW BOLLING P.E. PMP
8908 E. CALEY WAY
GREENWOOD VILLAGE, CO 80111
PHONE: 719-331-3445
EMAIL: mbcivilanddesign@gmail.com



1
A1.0
GROUND LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"



2
A1.0
SECOND LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"



PLAN LEGEND

- EXISTING TO REMAIN
- NEW CONSTRUCTION

FLOOR PLAN NOTES

- NEW DOORS & FRAMES TO BE INSTALLED 4" FROM ADJACENT PERPENDICULAR WALL UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO FACE OF STUD, OR EXISTING FINISH UNLESS OTHERWISE NOTED. INTERIOR "CLEAR" DIMENSIONS ARE TO FACE OF STUD. INTERIOR "HOLD" DIMENSIONS ARE FINISH SURFACE DIMENSIONS.
- ALL INTERIOR PARTITIONS ARE TO BE BUILT AS SHOWN ON A1.0 EXCEPT WHERE NOTED OTHERWISE.
- SECURITY SYSTEMS ARE TO BE PROVIDED & INSTALLED BY OWNER. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH OWNERS SECURITY SYSTEM CONTRACTOR.
- PROVIDE WOOD BLOCKING IN PARTITIONS AS REQUIRED. COORDINATE WITH OWNER & FUTURE TENANTS ON ITEMS/FIXTURES & EQUIPMENT INSTALLED BY THE OWNER THAT MAY REQUIRED BLOCKING.
- WALL SURFACES MUST BE CLEAN AND DUST FREE PRIOR TO CAULKING.

PLAN KEYNOTES

- | | |
|--|--|
| 1 WOOD FRAMED WALL - REF. WALL TYPES. | 9 NEW MECHANICAL EQUIP. - REF. MECH. DWGS. |
| 2 WOOD DOOR - REF. DOOR SCHEDULE. | 10 PATCH & REPAIR WALL TO MATCH ADJACENT FOR A SEAMLESS LIKE (N) APPEARANCE. |
| 3 VINYL WINDOW - REF. WINDOW TYPES. | 11 INFILL WALL W/ FRAMING TO MATCH (E) |
| 4 PROVIDE NEW PLUMBING FIXTURES AS SHOWN IN ENLARGED PLAN - REF. PLUMB. DWGS. | 12 PROVIDE 1/2" GYP BOARD OVER (E) FRAMING WHERE EXPOSED & WALL FINISH |
| 5 NEW SIDEWALK - REF. CIVIL. DWGS. | 13 EXPANSION JOINT COVER @ FLOOR CEILING/BETWEEN (N) & (E) |
| 6 NEW WOOD FRAMED STAIR W/ 42" HIGH GUARDRAIL - 4" SPHERE SHALL NOT PASS THROUGH ANY PORTION OF HANDRAILS OR GUARDRAILS AND BALUSTERS - REF. STRUCT. DWGS. | 14 MECHANICAL CHASE - FRAME TIGHT TO DUCT |
| 7 WOOD FRAMED DECK - REF. STRUCT. DWGS. | 15 EXPANSION JOINT BETWEEN (N) & (E) BUILDING - SEAL TIGHT & PROVIDE E.J. COVER @ EXTERIOR |
| 8 42" HIGH GUARDRAIL TO MATCH (E) BALCONY ON PLAN SOUTH - 4" SPHERE SHALL NOT PASS ANY PORTION OF HANDRAILS OR GUARDRAILS AND BALUSTERS | 16 EXISTING FURNACE |

TENANT ADDITION:
ANIMAL ASSISTED THERAPY
PROGRAMS OF COLORADO OFFICES
EXPANSION

7275 Kipling St. Arvada, CO 80005

03.05.2021

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— ARCHITECTURE —
CHALLENGING THE STATUS QUO™

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www.roguearchitecture.com

DATE: 03.04.2021
ISSUE: ISSUE FOR PERMIT

DATE: 03/03/21
DRAWN: GCC
CHECKED: JGL
ROGUE NO.: 2020.71

FLOOR PLANS

A1.0

ISSUE FOR PERMIT - 03.04.2021



REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.C.

TO: PLANNING COMMISSION

DATE: October 5, 2021

SUBJECT: An Ordinance Amending the Land Development Code, of the Arvada City Code (TO BE CANCELLED)

Report in Brief

MOTION:

MOVED BY: _____

That LDC2021-0001, An Ordinance Amending the Land Development Code, of the Arvada City Code, be recommended to City Council for (approval subject to the condition stated in the Staff Report, Item __, Pages __ - __) (denial).

This motion is based on the findings of fact and approval criteria on Page(s) ____ of the Staff Report.

This motion is based on the following findings of fact for denial: (Recite approval criteria you believe the evidence fails to satisfy and your reasons).

YES _____ NO _____ ABSENT _____

Prepared by:
Abigail Ogg, Administrative Specialist

Reviewed by:

Approved by:

Josie Suk, Development Systems and Administrative Manager
Robert Smetana, Manager of City Planning and Development
Ryan Stachelski, Director of Community and Economic Development

9/13/2021

Enclosure, exhibits & attachments required to support the report

REPORT TO PLANNING COMMISSION

AGENDA ITEM
9.A.

TO: PLANNING COMMISSION

DATE: October 5, 2021

SUBJECT: Sub Area Planning Updates

Report in Brief

As part of the implementation of the Land Development Code (LDC), the City Team has begun to create a series of "Sub-Area Plans" which will focus on targeted areas around the City. The primary areas of interest are places that could see infill or redevelopment over the next five to ten years. These areas include Northwest Arvada, the New Town area, 64th and Indiana/McIntyre, 80th and Wadsworth, and 64th Avenue, to name a few. These plans will help the Development Review Team incorporate the community's vision into development that happens within the plan areas.

Three sub-area plans were initiated in 2020 and include the Northwest Arvada Sub-Area Plan, New Town Sub-Area Plan and in collaboration with Adams County, the Square Lake Sub-Area Plan and will provide an update on these sub-area plans.

Other area plans are anticipated to be completed over the next few years.

The Northwest Arvada sub-area is generally defined as the Indiana Street corridor between the railroad overpass on the south and the City boundary on the north, and along Highway 72 between Highway 93 to Indiana Street.

The New Town sub-area is generally defined as the areas along Wadsworth Boulevard and Bypass between the G Line tracks on the north and Interstate 70 on the south. The Arvada Marketplace center along 52nd Avenue will also be included.

The Square Lake sub-area plan is located from 60th Avenue to 52nd Avenue between Sheridan Boulevard and Tennyson Street. The northern portion of the sub-area plan is located in the City of Arvada with the remaining area in Adams County.

The sub-area plan process has included stakeholder engagement with residents, businesses, property owners, staff, community organizations, consultants and multi-jurisdictional representatives through multiple technical committee, steering committee and community meetings. These sub-area plan efforts will continue stakeholder committee meetings, and Planning Commission and City Council workshops, as well as multiple public input opportunities, to result in:

- * A phasing and implementation schedule and identify priorities for action.
- * Act as a framework for regeneration and attract private sector investment.
- * Conceptualize and shape the three-dimensional urban environment which is the "missing link".
- * Define public, semiprivate, and private spaces and public amenities.
- * Determine the mix of additional uses, density and their physical relationship to each other.
- * Engage the local community and act as builder of consensus.

It is anticipated that these sub-area plans will be completed in the next six months.

Prepared by:

Josie Suk, Development Systems and Administrative Manager

Reviewed by:

Approved by:

Patty McCartney, Long Range Planner

Ryan Stachelski, Director of Community and Economic Development

Enclosure, exhibits & attachments required to support the report

SUBJECT: Sub Area Planning Updates

PAGE: 2

ITEM: 9.A.

Arvada Sub-Area Planning Efforts

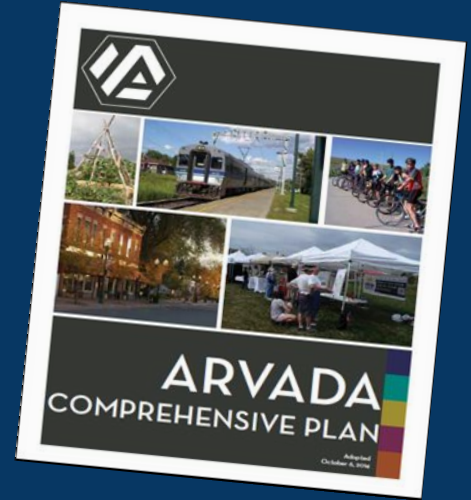
Planning Commission Workshop
October 5, 2021



We Dream Big and Deliver

Comprehensive Plan

- Comprehensive Plan was adopted in October, 2014.
- The Plan “articulates the community’s shared values and vision”.
- The Plan Policies and Goals guide the development of the City.
- Prepare sub-area plans in specific focus areas of the City to further implement the Comprehensive Plan in 2020.



Sub-Area Planning Efforts

- Create a series of "Sub-Area Plans" that will focus on targeted areas around the City as part of the implementation of the Comprehensive Plan and Land Development Code (LDC).
- Primary areas of interest are places that may experience infill or redevelopment over the next five to ten years.
- Sub-area Planning helps to create a long term vision for future development and redevelopment in a specific geographic area.
- Includes stakeholder committees, Planning Commission and City Council workshops, as well as multiple public input opportunities

Sub-Area Planning – 2021/2022

- The first sub-area planning efforts initiated in 2020 are the Northwest Arvada Sub-Area Plan and the New Town Sub-Area Plan that are anticipated to be completed by early 2022.
- The Square Lake Sub-Area Plan collaboration with Adams County began in 2020 and is anticipated to be completed by 2021.
- Other area plans are expected to be completed over the next few years.

Sub-Area Plan Communication and Public Engagement

- What is Sub-Area Planning? [Video Link](#)
- Social Media, E-mail and Publication Articles
- Public Open Houses and Virtual Community Meetings
- Ask Arvada Surveys
- Advance@Arvada.org e-mail
- AdvanceArvada.org website

Sub-Area Plan Information

Provide comments

Sub-Area Plan Updates

Sign up for e-mails

Square Lake Sub-Area Plan Project Overview

- Collaborative sub-area planning effort with Adams County
- Project initiated in 2020 and anticipated to be completed 2021
- Relevant City Plans - Comprehensive Plan; Arvada Station Framework Plan; Imagine Arvada Parks, Trails and Open Space Master Plan; and Clear Creek Corridor Plan
- Community Engagement and Stakeholder Participation
 - o Technical Advisory Committee - 5 meetings
 - o Stakeholder Advisory Committee - 6 meetings
 - o Community Open Houses - One virtual and 2 in-person
 - o Virtual Online Survey
- Consulting Team and Project Manager
 - MIG in association with Otak

Community Open House One-Word Vision



Square Lake Sub-Area Study Area

Partially located in City of Arvada and unincorporated Adams County

G-Line Area

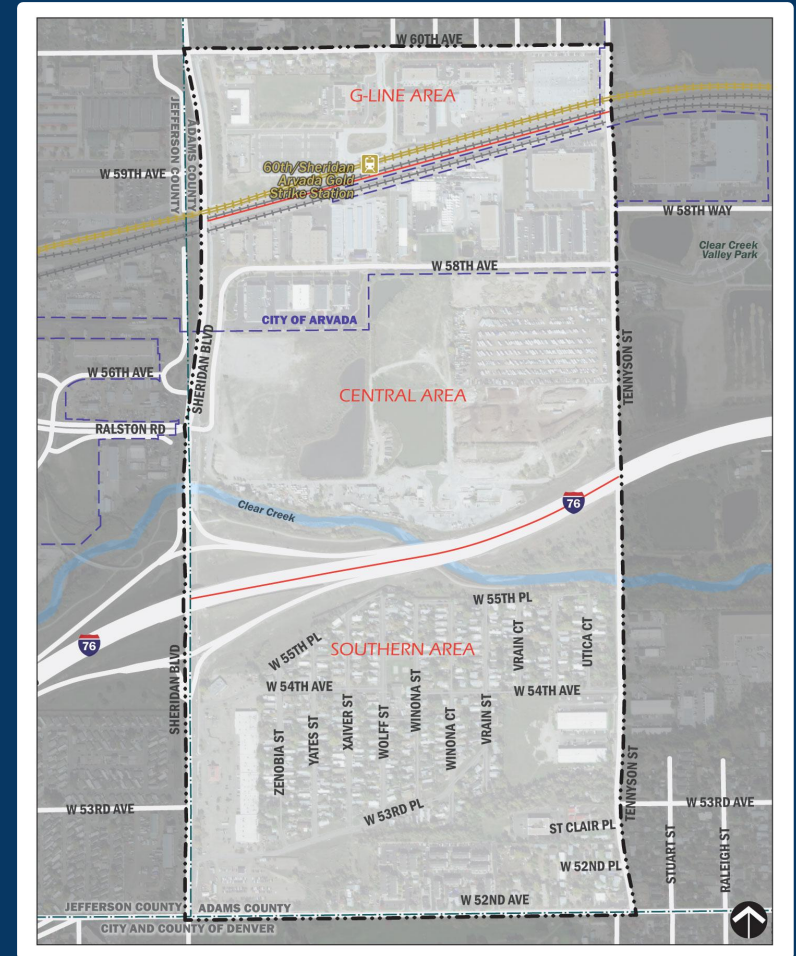
- Gold Strike Station and RTD Parking Lot
- Residential and light industrial
- Minimal east-west connectivity

Central Area

- Light and heavy industrial
- Floodway impacts
- No direct connection to Station

Southern Area

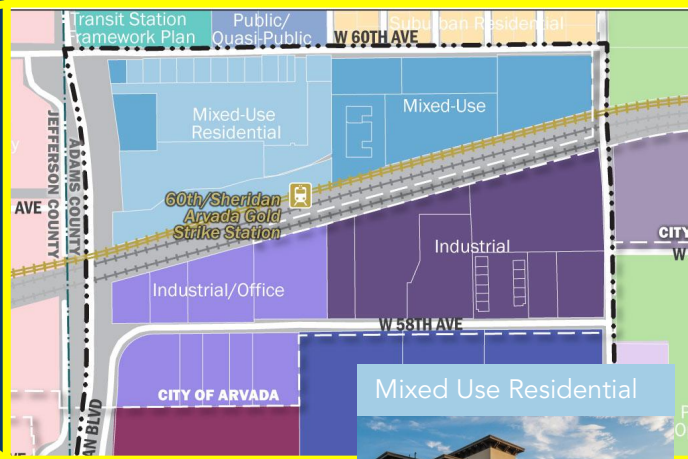
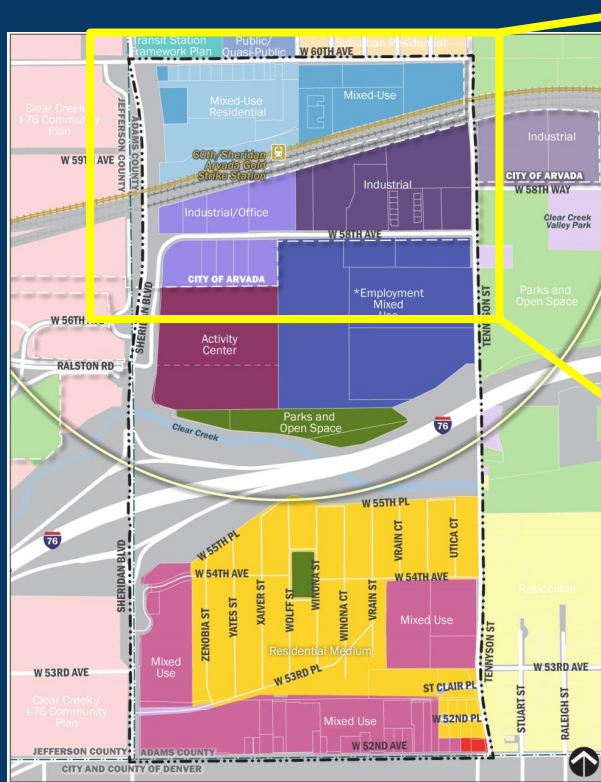
- Unincorporated Adams County
- Berkeley Village Mobile Home Park
- Former landfill and Flammable Gas Overlay



Square Lake Sub-Area Draft Recommendations

- Preferred Future Land Use Scenario
- Perimeter Roads - Streetscape Improvements
- G-Line Area
 - TOD and RTD Parcel
 - Gold Strike Station Access
- Central Area
 - Clear Creek Trail
 - Ralston Road Intersection
 - Central Area Connectivity
- Southern Area
 - Development along Sheridan
 - Tennyson Neighborhood-Serving Uses
 - Underpass Improvements

Square Lake Sub-Area Preferred Future Land Use Scenario



Mixed Use Residential



Mixed Use



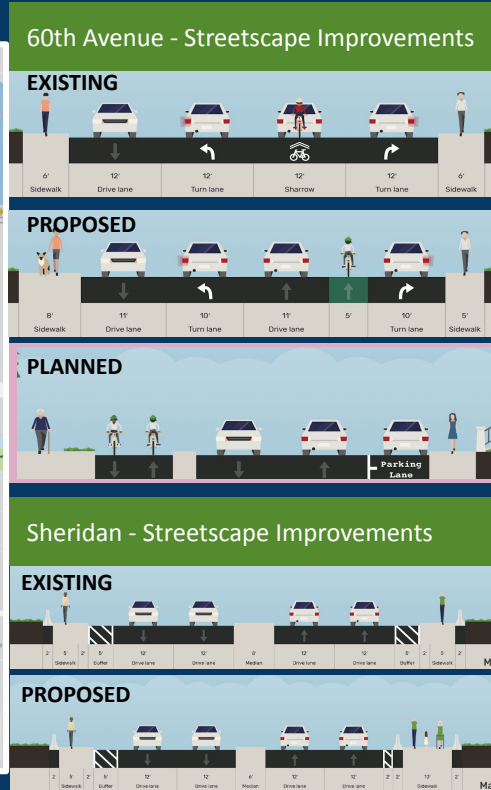
Industrial/Office



Industrial



Streetscape Improvements and Gold Strike Station Access



- 11

New Town Sub-Area Plan



Develop a sub-area plan to create a long-term vision and implementation plan to encourage, promote and support cohesive and sustainable community development in the New Town area of the city.

New Town and Northwest Arvada Sub-Area Plan Timeline



New Town Sub-Area Plan

Study Area

.41 Acres

2020 Population - 116 persons

2020 Housing Units - 43

Influence Area

.77 Acres

2020 Population - 4,696 persons

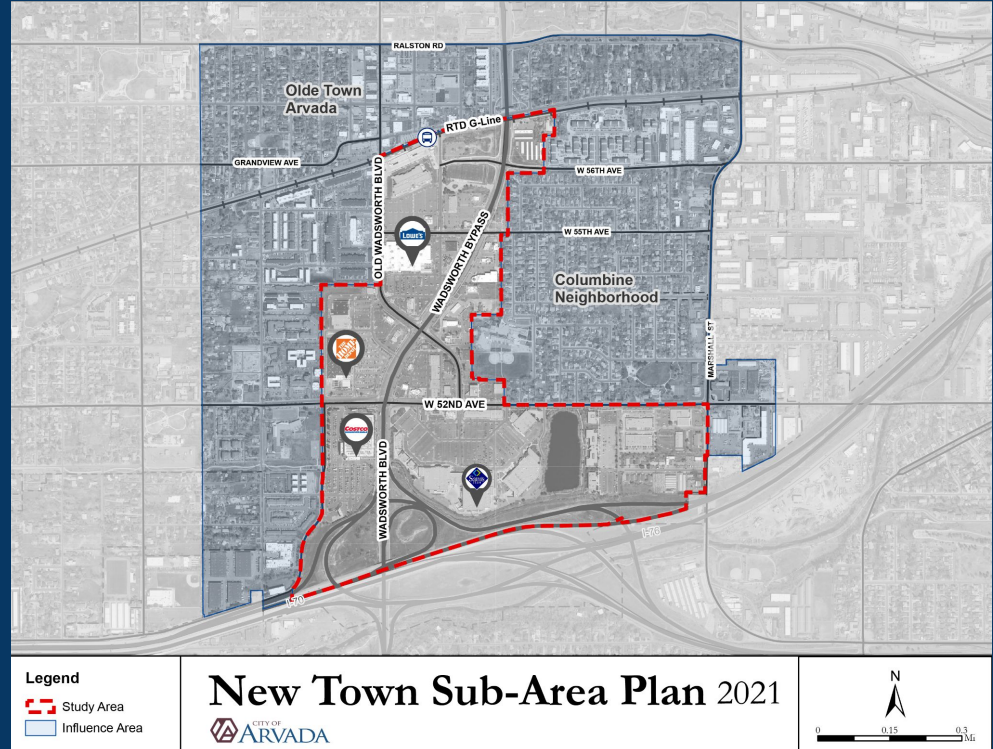
2020 Housing Units - 2,278

Focus Elements

Redevelopment
Housing/Density
Placemaking
Parking

Connectivity
Parking
Traffic
Views

Architectural/Design



New Town Sub-Area Plan Community Engagement

- Community Kick-off meeting – September 24, 2020
- Virtual Community Meeting - February 11, 2021
- Speak Up Arvada Survey - April 2021
- Community Open House - August 11, 2021
- Speak Up Arvada Survey - September 2021
- Technical Committee Meetings - October 2020, March and October 2021
- Steering Committee Meetings - October 2020, March and October 2021

New Town Sub-Area Plan

Community Comments - Summary

Land Use and Design

- Retail and commercial development and redevelopment
- Need grocery store
- Smaller scale development to help encourage small business
- Walkability and connectivity to area amenities
- Mixed income and diverse housing options
- Appreciate the City looking to the future and considering pedestrian oriented development and scale of blocks

Transportation and Connectivity

- Wadsworth Boulevard/Bypass traffic
- Improved vehicular and pedestrian connectivity
- Bicycle and pedestrian safety
- Proximity to RTD facility, Gold Strike Station and Olde Town

Parking

- Parking concerns for residents near New Town
- Appropriate parking for development.

Miscellaneous

- Don't overdevelop
- Public safety concerns

New Town Sub-Area Plan Land Use - Future Redevelopment

Community and Committee Feedback

- Retail/Commercial businesses and development is very important
- Need for attainable housing and multi-family is important
- Appropriate predominant land use for each potential Character Area (Community Open House Responses)

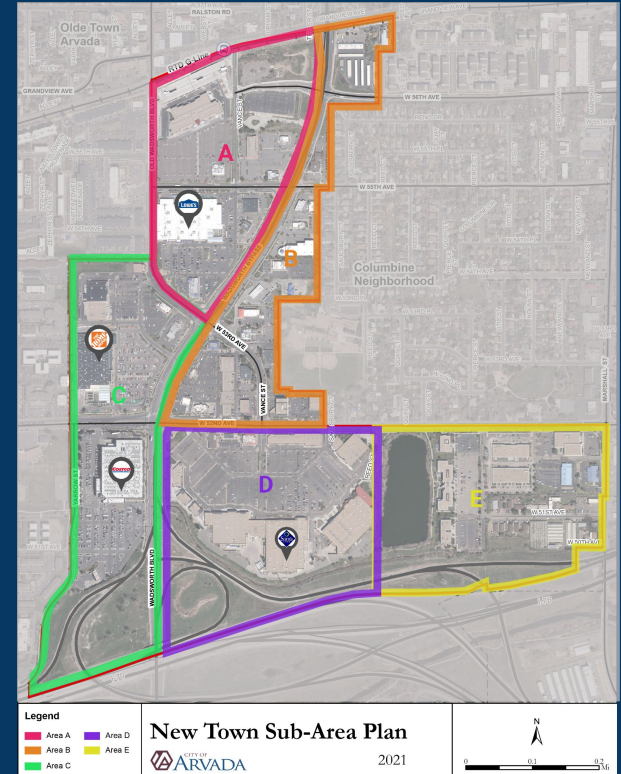
Character **Area A** - Pedestrian Oriented Mixed Use

Character **Area B** - Pedestrian Oriented Mixed Use

Character **Area C** - Pedestrian Oriented Mixed Use

Character **Area D** - Auto Oriented Commercial

Character **Area E** - Office, Light Trade and Technical
(within an enclosed building)



New Town Sub-Area Plan Architecture and Design

Community and Committee Feedback

- One form of design and architecture within the Sub-area plan study area is generally important
- Traditional architecture with brick/stone material and natural materials was preferred



Community Open House Survey

- Consistent architecture and urban design in potential Character Areas

Character Area A - Yes

Character Area B - No

Character Area C - Yes

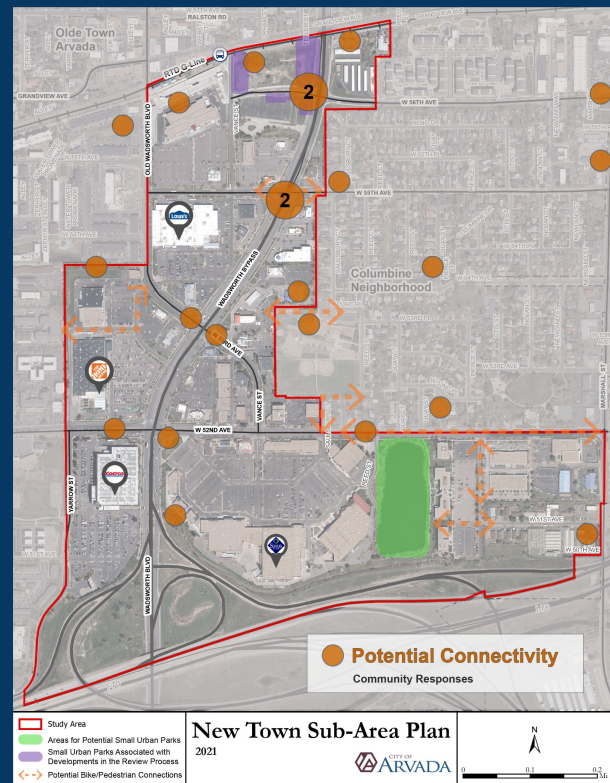
Character Area D - Yes

Character Area E - No

New Town Sub-Area Plan Connectivity - Potential Opportunities

Community and Committee Feedback

- Improve pedestrian and bicycle connectivity
- Top potential connections
 - o W. 56th Avenue and Wadsworth Bypass
 - o W. 55th Avenue and Wadsworth Bypass
 - o W. 53rd Avenue and Wadsworth Boulevard/Bypass
 - o Along W. 52nd Avenue
 - o South of RTD G-Line to Olde Town



New Town Sub-Area Plan

Connectivity/Design - Potential Urban Parks

Community and Committee Feedback

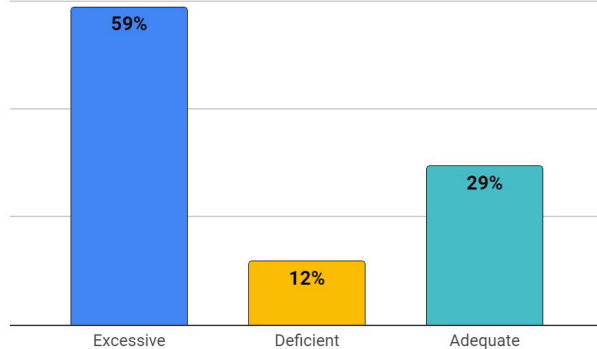
- Connectivity to community open space areas
- Primary potential urban park opportunities
 - o Columbine Lake
 - o Northeast corner of 55th Avenue and Olde Wadsworth Blvd.
 - o South of RTD G-Line west of Wadsworth Bypass



New Town Sub-Area Plan Parking

Community Feedback

From your experiences in the area, do you feel the existing parking is excessive, deficient or adequate?



Northwest Arvada Sub-Area Plan



To create a vision and implementation plan to create neighborhood commercial/retail development that is cohesive with the existing and developing communities along the Indiana Street corridor and Highway 72 in the northwest area of the City.

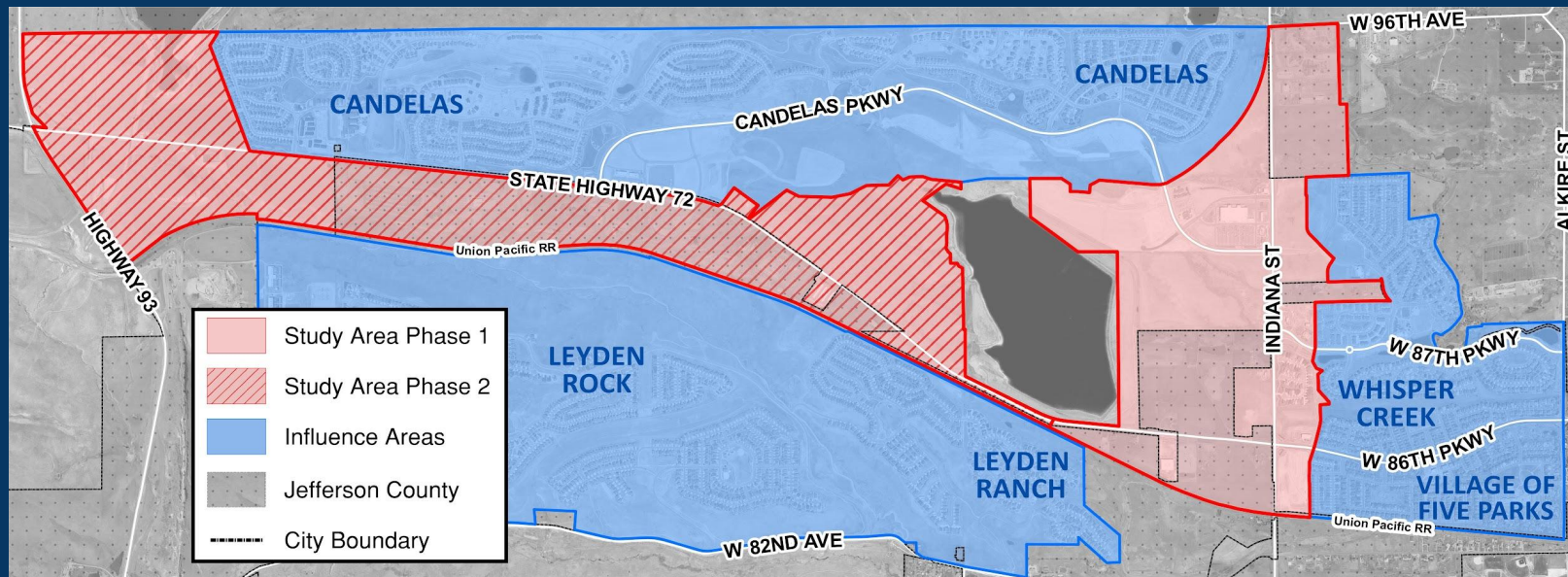
Northwest Arvada Sub-Area Plan

PHASE 2

Focused along Hwy 72 between
Welton Reservoir and Hwy 93
696 Acres Total

PHASE 1

Focused on Indiana Street between
W 96th Ave and Union Pacific RR
587 Acres Total



Northwest Arvada Sub-Area Plan Community Engagement

- Community Kick-off Meeting – October 8, 2020
- Virtual Community Meeting - March 4, 2021
- Speak Up Arvada Survey - April 2021
- Community Open House - July 29, 2021
- Speak Up Arvada Survey - September 2021
- Technical Committee Meetings - October 2020,
March and October 2021
- Steering Committee Meetings - October 2020,
March and October 2021



Northwest Arvada Sub-Area Plan

Community Comments - Summary

Land Use and Design

- Neighborhood focused retail and commercial uses like restaurants in the area.
- More affordable housing options
- More open space, parks, trails and community amenities
- Mixed opinions about the scale of future residential development
- Reduce Industrial Uses in Phase 2 area
- Create a place people want to live within, want to come to and want to experience.
- Protect views

Transportation and Connectivity

- Improve traffic congestion, signalization and street infrastructure to support existing development and future growth.
- More pedestrian and bike trails
- Pedestrian and bike access and connectivity along Indiana Street
- Widen railroad bridge on Indiana Street.
- Public transportation alternatives

Miscellaneous

- Water resource management, sustainability and drought impact concerns for landscaping and development
- Reduce light pollution
- Infrastructure to support current and future development.
- Community identity as part of Arvada

Northwest Arvada Sub-Area Plan

Phase 1 Area

Study Area

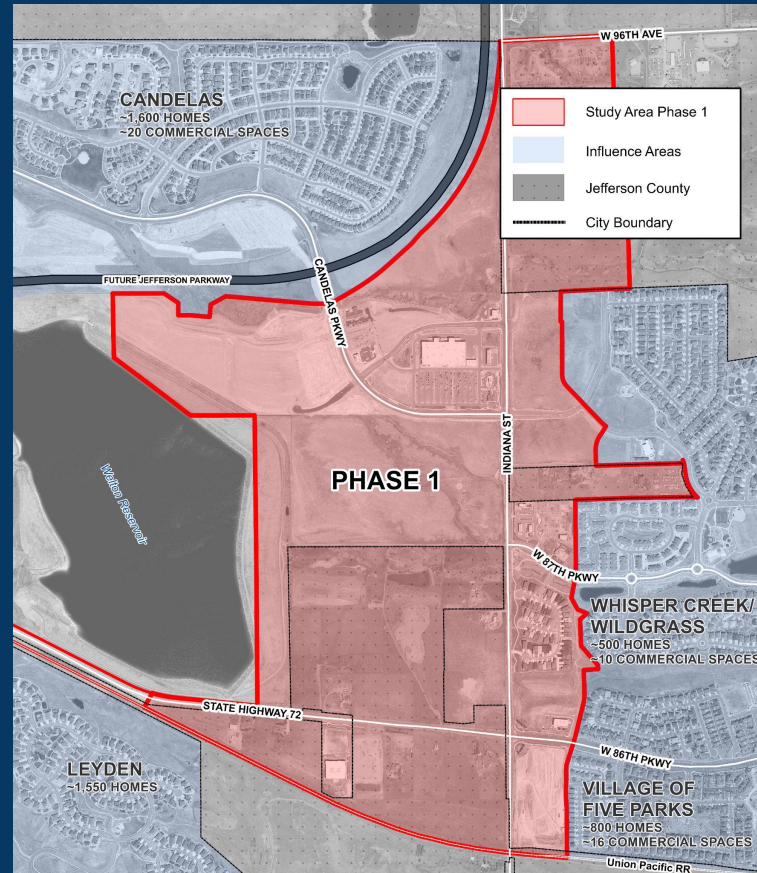
Housing Units - about 120 homes
Commercial - about 25 commercial spaces
2020 Population - about 145 persons

Influence Areas

Housing Units - about 4,600 homes
Commercial - about 25 commercial spaces
2020 Population - about 12,420 persons
14 city parks and 18 miles of trails
2 public schools
1 police community station

Focus Elements

Land Use and Mixed Use
Balanced and Sustainable
Retail & Neighborhood Services
Connectivity
Placemaking



Northwest Arvada Sub-Area Plan

Phase 2 Area

Study Area

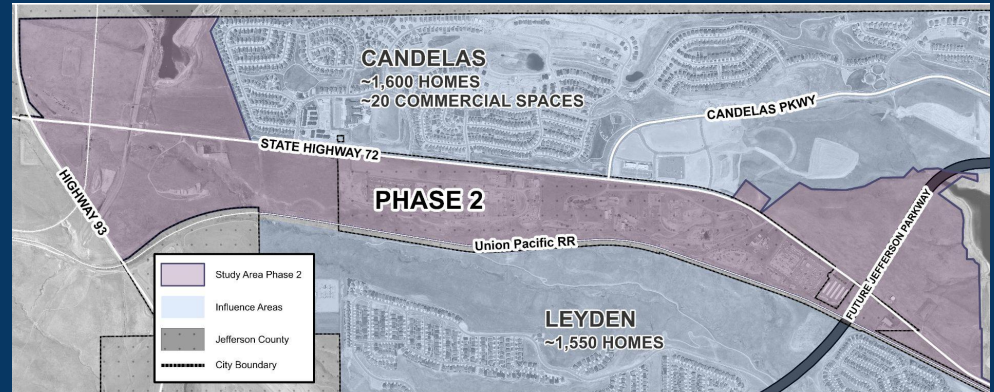
Housing Units - about 10 homes
2020 Population - about 27 persons
Commercial and industrial developments

Influence Areas

Housing Units - about 4,600 homes
Commercial - about 25 commercial spaces
2020 Population - about 12,420 persons
14 city parks and 18 miles of trails
2 public schools

Focus Elements

Land Use
Other detailed elements will be developed in the future



Northwest Arvada Sub-Area Plan

Phase 1 Area - Placemaking

What is Placemaking?

Create a sense of place defined as ‘quality places’ that are active, unique locations, interesting, visually attractive, people-friendly, safe, and walkable with mixed uses.

Community and Committee Feedback

- Community neighborhood amenities and gathering places
- Placemaking and quality spaces
- Community identity as part of Arvada
- Community strongly supported the installation of City entry signage at near Highway 93 and Highway 72 and north city boundary at Indiana Street and W.. 96th Avenue

What placemaking means to Northwest Arvada?



Northwest Arvada Sub-Area Plan

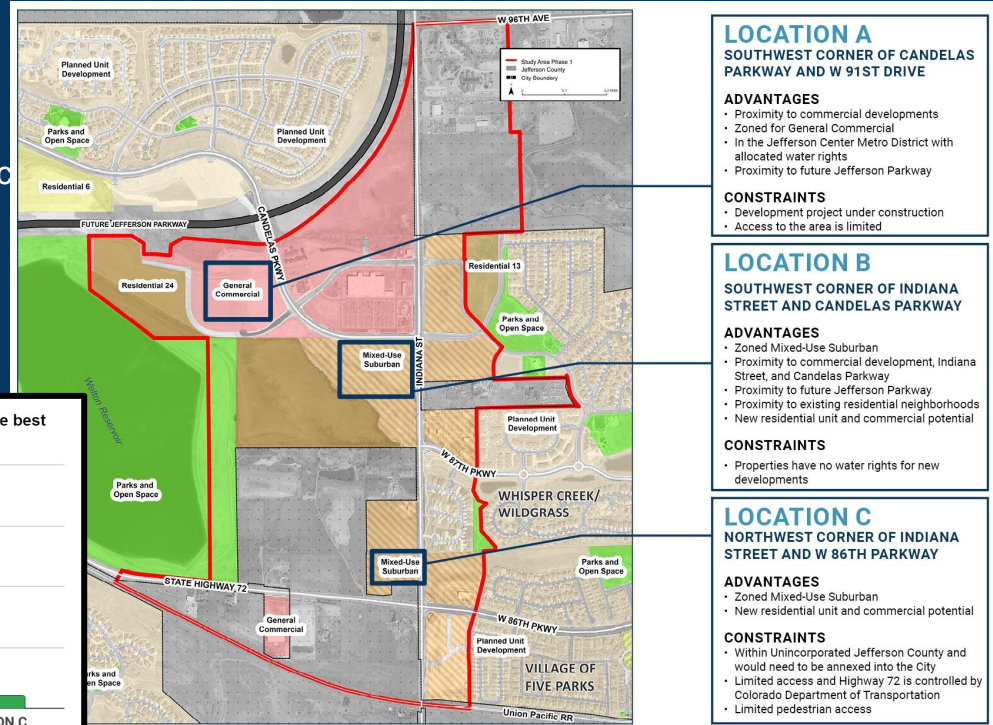
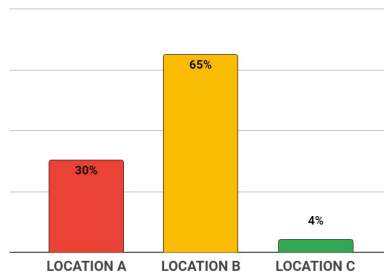
Phase 1 Area - Land Use

Potential Commercial and Community Place

Community and Committee Feedback

- Neighborhood focused retail and commercial uses in the area.
- Need for commercial and community place
- Primary potential commercial with community place development opportunity locations

Of the locations shown, where do you think is the best area for a commercial and community place?



Northwest Arvada Sub-Area Plan

Phase 1 Area - Connectivity

Existing and Potential Trail System

A goal of the plan is to identify important areas that should be linked together.

Community and Committee Feedback

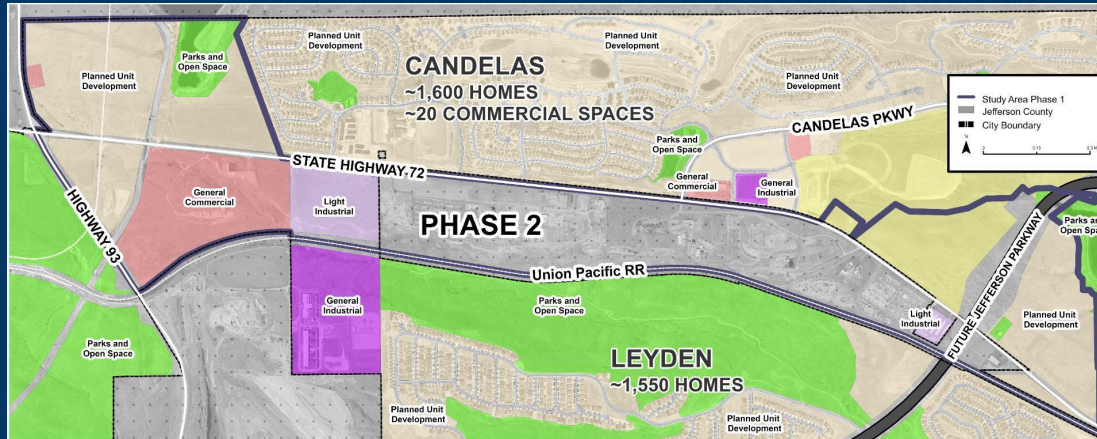
- Pedestrian and bike trails throughout this area to connect existing neighborhoods and any future development
- Pedestrian safety and connections along Indiana Street



Northwest Arvada Sub-Area Plan

Phase 2 Area - Land Use

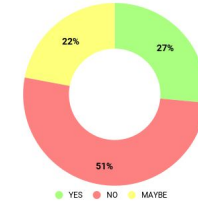
Existing Zoning



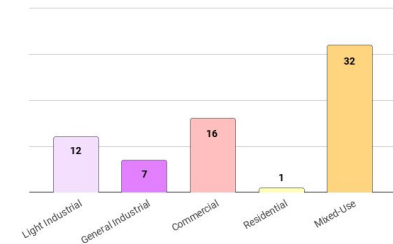
- Existing Uses include Industrial, Heavy Industry, Manufacturing, Outdoor Storage, Storage Facility, and Major Utilities and Residential
- Developed in City of Arvada and Jefferson County

Community and Committee Feedback

Is the existing industrial zoning appropriate for the Phase 2 Study Area?



What type of land use should be considered for potential future development?



Next Steps

- City Council Study Session, October 11, 2021
- Technical and Steering Committee Meetings, October 2021
- Speak Up Arvada Survey, October 2021
- Next Public Community Meeting first part of 2022
- First draft of plans in first quarter of 2022
- Adoption of plans in mid 2022

*Visit AdvanceArvada.org website for updates
and more information*

Questions?