

City of Arvada

Planning Commission Agenda

APRIL 5, 2022

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
Heidi Van Gieson, 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
5. GENERAL BUSINESS
 - A. A Resolution by the Planning Commission for the City of Arvada, Colorado, Adopting the 2014 Arvada Comprehensive Plan as Arvada's Three Mile Plan Pursuant to Section 31-12-105(1)(E), C.R.S., as Amended
6. REPORTS
7. PETITIONS & COMMUNICATIONS
8. PUBLIC HEARINGS
 - A. Rezoning certain land in the City of Arvada for Howard Ranch, a 13.11-acre parcel of land from City of Arvada RA- Residential Agricultural District to City of Arvada R6- Residential 6 District and Amending the Official Zoning Maps of the City of Arvada, Colorado, generally located at

14760 W 64th Ave.

9. OTHER ITEMS

10. ADJOURN



REPORT TO PLANNING COMMISSION

AGENDA ITEM
5.A.

TO: PLANNING COMMISSION

DATE: April 5, 2022

SUBJECT: A Resolution by the Planning Commission for the City of Arvada, Colorado, Adopting the 2014 Arvada Comprehensive Plan as Arvada's Three Mile Plan Pursuant to Section 31-12-105(1)(E), C.R.S., as Amended

Report in Brief

MOTION:

MOVED BY: _____

That CP2022-0001, a Resolution by the Planning Commission for the City of Arvada, Colorado, Adopting the 2014 Arvada Comprehensive Plan as Arvada's Three Mile Plan Pursuant to Section 31-12-105(1)(E), C.R.S., as Amended, be (adopted) (denied) and recommended to City Council for (ratification) (denial).

This motion is based on the findings of fact and approval criteria 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	3/16/2022
Robert Smetana, Manager of City Planning and Development	3/16/2022
Emily Grogg, Senior Assistant City Attorney	3/16/2022
Ryan Stachelski, Director of Community and Economic Development	3/16/2022

Enclosure, exhibits & attachments required to support the report

City of Arvada Community and Economic Development Department STAFF REPORT

Three Mile Plan Comprehensive Plan Amendment CP2022-0001

NATURE OF REQUEST

The purpose of this resolution is to comply with Section 31-12-105(1)(e), C.R.S. of the Colorado Municipal Annexation Act, which requires that the City's Three Mile Plan regarding future annexations be updated at least once annually.

The City has used the Arvada Comprehensive Plan as Arvada's Three Mile Plan for purposes of compliance with Section 31-12-105(1)(e). That section generally requires:

1. That no annexation have the effect of extending a municipal boundary more than three miles in any one year; and
2. That, as a precondition to final adoption of an annexation ordinance within the three mile area outside present city boundaries, the municipality has in place a plan for that area, in the nature of a comprehensive or master plan. The plan must be updated at least annually.

The Three Mile Plan is intended to provide guidance on land use decisions in the plan area; to promote well-ordered development compatible with the indigenous character of the area; and to encourage the simplification of governmental structure and efficient provision of services through discouragement of special district creation. To that end, the plan must generally describe items such as proposed streets, other public ways, open spaces, utilities and proposed land uses within the three mile area.

All plans require an annual update in order to comply with the statute. Accordingly, Arvada's Three Mile Plan must be reviewed (and updated where necessary) to ensure such conformance. The 2014 Comprehensive Plan, as amended in association the new Land Development Code adopted in May of 2020, addresses proposed land uses and other statutorily prescribed matters with respect to land within the three mile area; consequently, it should be adopted as the City's Three Mile Plan.

RESOLUTION NO. CP2022-0001

A RESOLUTION BY THE PLANNING COMMISSION FOR THE CITY OF
ARVADA, COLORADO ADOPTING THE 2014 ARVADA
COMPREHENSIVE PLAN AS ARVADA'S THREE MILE PLAN PURSUANT
TO SECTION 31-12-105(1)(E), C.R.S., AS AMENDED

WHEREAS, Section 31-12-105(1)(e), C.R.S., as amended, of the Colorado Municipal Annexation Act provides that no annexation by a municipality shall have the effect of extending a municipal boundary more than three miles in any one year; and

WHEREAS, Section 31-12-105(1)(e), C.R.S., as amended, further provides that the municipality shall have in place a plan for the three mile area outside present municipal boundaries prior to any annexation and that such plan be updated at least annually; and

WHEREAS, the Planning Commission adopted, to the extent applicable, the 2014 Comprehensive Plan as the City's Three Mile Plan in accordance with the Municipal Annexation Act, which action was ratified by the Arvada City Council on October 6, 2014; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF ARVADA, COLORADO:

That, to the extent applicable, the 2014 Comprehensive Plan is hereby adopted as the City's Three Mile Plan pursuant to Section 31-12-105(1)(e), C.R.S., as amended.

APPROVED AND ADOPTED this _____ day of _____, 2022.

CITY OF ARVADA PLANNING COMMISSION

T.O. Owens, Chairman

ATTEST:

Patricia Connell, Secretary

RATIFIED AND APPROVED this _____ day of _____, 2022.

Marc Williams, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

Rachel A. Morris, City Attorney



REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.A.

TO: PLANNING COMMISSION

DATE: April 5, 2022

SUBJECT: Rezoning certain land in the City of Arvada for Howard Ranch, a 13.11-acre parcel of land from City of Arvada RA- Residential Agricultural District to City of Arvada R6- Residential 6 District and Amending the Official Zoning Maps of the City of Arvada, Colorado, generally located at 14760 W 64th Ave.

Report in Brief

MOTION:

MOVED BY: _____

That rezoning certain land in the City of Arvada for Howard Ranch, a 13.11-acre parcel of land from the City of Arvada RA- Residential Agricultural District to the City of Arvada R6- Residential 6 District and Amending the Official Zoning Maps of the City of Arvada, Colorado, generally located at 14760 W 64th Ave. be recommended to City Council for (approval subject to the condition stated in the Staff Report, Item 1, Page 10) (denial).

This motion is based on the findings of fact and approval criteria on Pages 9 and 10 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:

Jacob Nitchals, Senior Planner	3/29/2022
Josie Suk, Development Systems and Administrative Manager	3/29/2022
Robert Smetana, Manager of City Planning and Development	3/29/2022
Emily Grogg, Senior Assistant City Attorney	3/29/2022
Ryan Stachelski, Director of Community and Economic Development	3/30/2022

SUBJECT: Rezoning certain land in the City of Arvada for Howard Ranch, a 13.11-acre parcel of land from City of Arvada RA- Residential Agricultural District to City of Arvada R6- Residential 6 District and Amending the Official Zoning Maps of the City of Arvada, Colorado,generally located at 14760 W 64th Ave.

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

Howard Ranch Rezone
DA2021-0097

NATURE OF REQUEST

Baseline Engineering, on behalf of redT Homes, is requesting approval of a rezoning from the RA (Residential Agriculture) zone district to the R6 (Residential 6) zone district.

The concept plan included with the proposed rezoning includes lots for three different housing types. There are 29 single-family detached lots, 28 duplex lots, and 12 clustered housing cottage lots for a total of 69 lots on the 13.11 acre property. This results in a density of 5.26 dwelling units per acre. The maximum density in the R6 zone district is six dwelling units per acre. Access to the proposed development will be from a local street off of W 63rd Place.

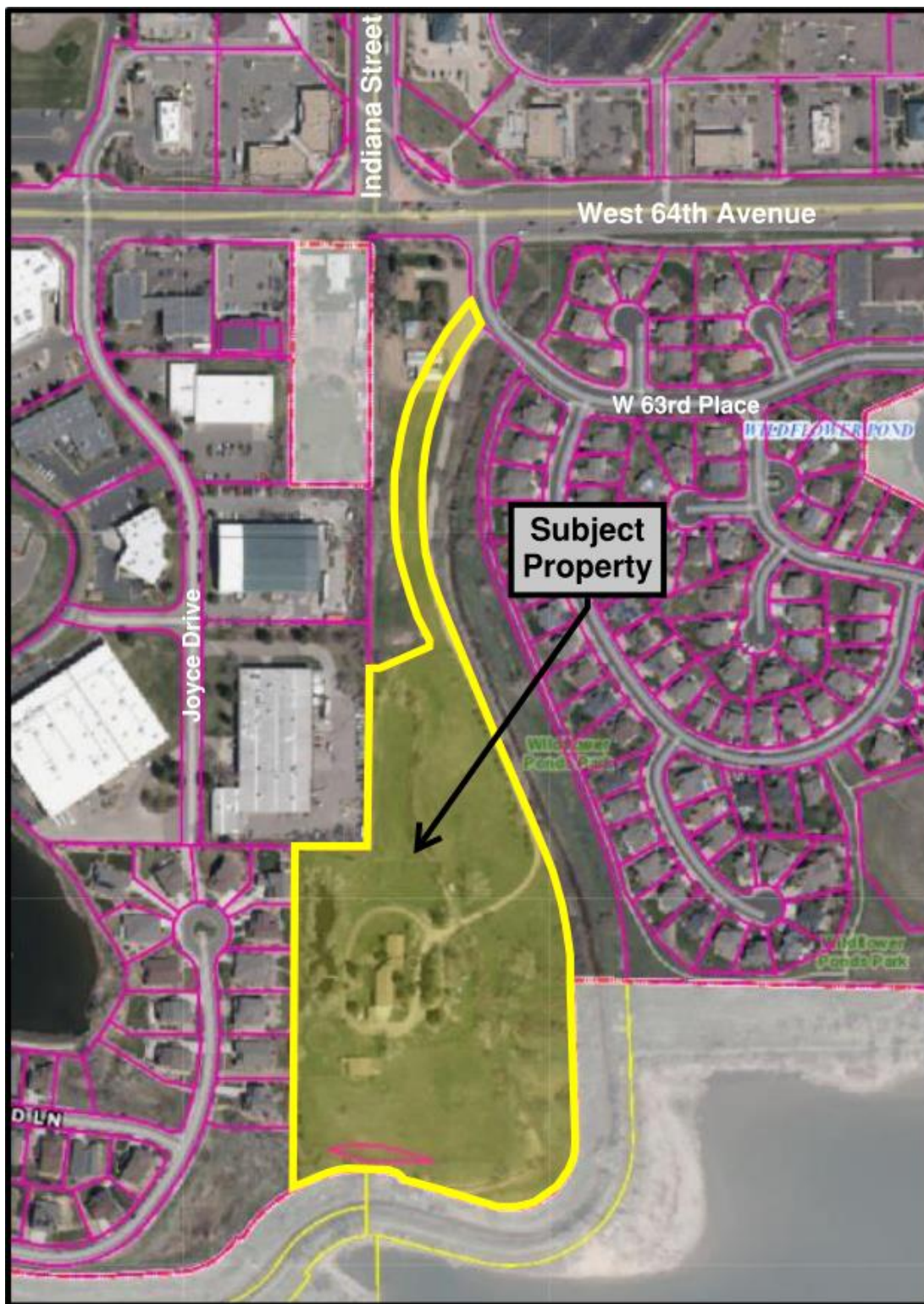
LOCATION AND HISTORY

The subject property is located 14760 W 64th Avenue and there is one existing single-family detached home and a few accessory structures on the property (see Project Vicinity Map on following page).

As depicted on the zoning map, the subject property consists of three parcels: Parcel A, Parcel B, and Parcel C. The majority of the property, approximately 10.3 acres, is comprised of Parcel A, which is also known as Lot 1 of A Minor Replat of Lots 1 and 2 of the Minor Replat of Tract 5 Ralston Creek Industrial Office Park (recorded in 1991). Parcel A was first platted in 1981 as a portion of Tract 5 of the Ralston Creek Industrial Office Park which also included what is now the Wildflower Ponds subdivision to the east. Parcel B and C, which total approximately 2.8 acres, have never been platted.

Parcel A was annexed into the City of Arvada in 1978 as part of the larger W 64th & Indiana Annexation which also included what is now the Wildflower Ponds subdivision and the portion of the Croke Canal that lies between the subject property and the Wildflower Ponds development. Parcel B and C were annexed into the City of Arvada in 2000 as part of the larger Howard Annexation which also included a majority of the land that is now the The Lakes at Westwoods subdivision.

PROJECT VICINITY MAP



NEIGHBORHOOD MEETING

Section 3.1.6 of the Land Development Code (LDC) 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 Thursday, July 29th, 2021. The applicant, staff, and approximately 45 neighbors were in attendance. In addition, a virtual meeting was held on August 25th to accommodate those who either couldn't make the first meeting or weren't comfortable attending an in-person meeting.

Many of the attendees expressed concerns about the proposed development. Topics of concern included the density of the project; the architectural design of some of the homes included in the applicant's presentation; compatibility with the adjacent developments to the west and east in terms of both design and lot size; the need for more common open space within the project; increased traffic on W 63rd Place through the Wildflower Ponds subdivision; traffic safety as it relates to sight visibility for the turning movement from the proposed development onto W 63rd Place; safety impacts from the single access point for the proposed development; the loss of trees and wildlife habitat; and impacts on Broad Lake and the Croke Canal.

The applicant prepared a summary of the July 29th meeting, which is attached.

The City has received numerous emails and letters opposing the proposed development. All correspondence received after the rezoning application was accepted for review have been attached.

PUBLIC NOTIFICATION

Section 3.3 of the LDC requires public notification for all public hearings as follows:

Written Notice: At least 12 days prior to all public hearings, written notice must be mailed to all property owners within 400 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

This project was processed in three reviews, totaling 25 weeks.

ALIGNMENT WITH CITY COUNCIL STRATEGIC PLAN

This project aligns with the Community and Economic Development strategic goal.

ZONING AND LAND USE

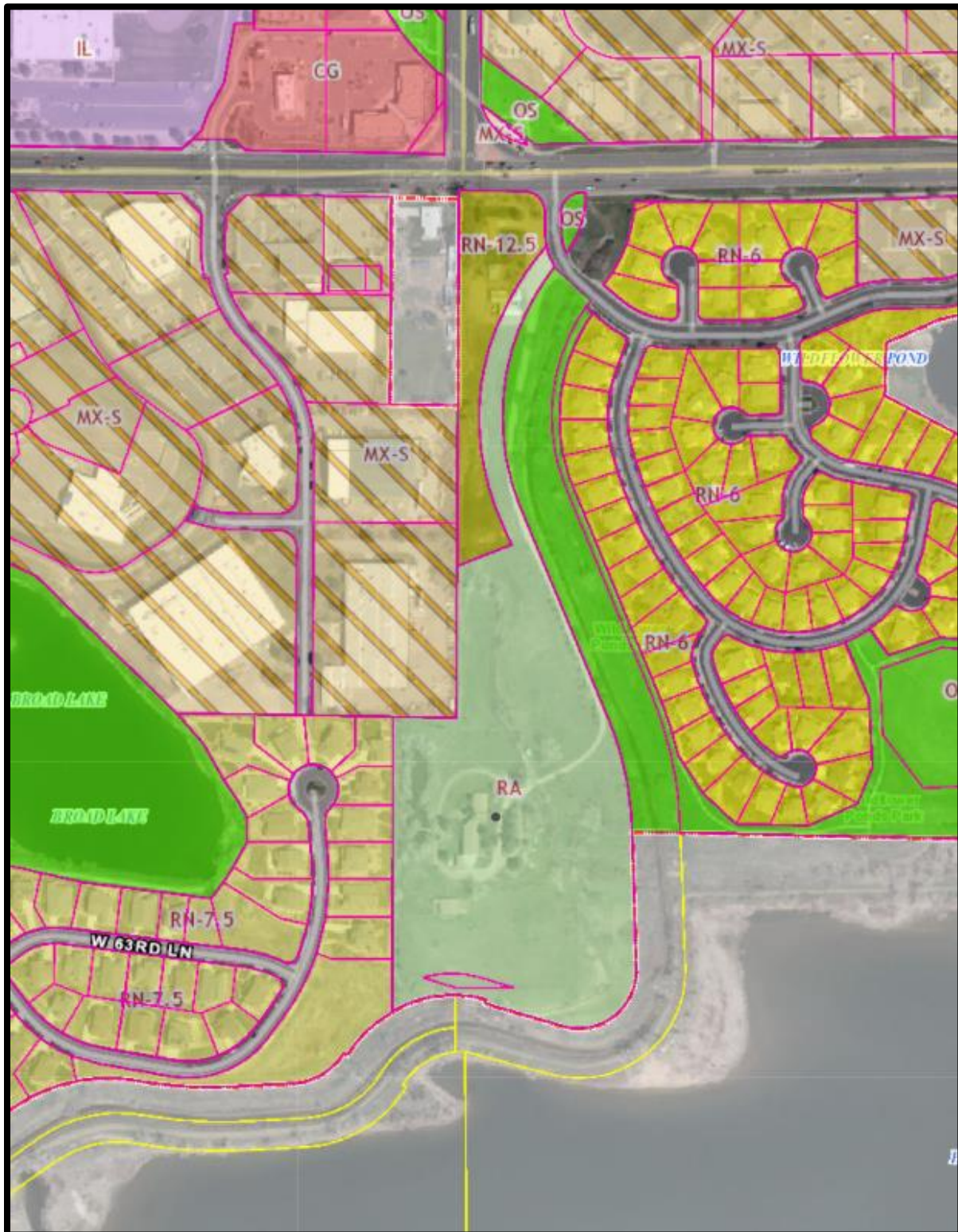
The subject property is currently zoned RA and is 13.11 acres in size.

Surrounding properties are zoned and utilized as follows (see Zoning Map on following page):

Direction	Zoning	Actual Use
North (Across W 64 th Ave)	MX-S (Mixed-Use Suburban)	Commercial Center – Arvada West Town Center
South	Jefferson County A-2 (Agriculture-Two)	Hyatt Lake
East (Across Croke Canal)	RN-6 (Residential Neighborhood 6) Jefferson County A-2 (Agriculture-Two)	Single-Family Detached – Wildflower Pond Hyatt Lake
West	RN-12.5 (Residential Neighborhood 12.5) MX-S RN-7.5 (Residential Neighborhood 7.5)	Single-Family Detached Light Industry Single-Family Detached – The Lakes at Westwoods

The applicant is requesting to rezone the property to the R6 zone district. The stated purpose of the R-6 district in the LDC is, “to allow for new residential development of a variety of housing products up to a gross density of six units per acre along with supporting community and institutional uses.”

ZONING MAP



PROJECT ANALYSIS

Compliance with the Comprehensive Plan

The Comprehensive Plan Future Land Use Map designation for the subject property is Suburban Residential which lists the primary land uses as single-family residential and duplexes, with a maximum density of six dwelling units per acre. This is consistent with the proposed R6 zoning and the proposed housing mix that included single-family detached, cluster home cottages, and duplexes.

The proposed development is consistent with the following Comprehensive Plan goals and policies:

Goal L-2: Plan for a balanced mix of commercial and residential land uses in Arvada.

The location of the project off of the W 64th Avenue corridor contributes to a balanced mix of commercial and residential land uses.

Policy CC-1.3: The City will encourage new infill development to consider and be sensitive to the character of existing neighborhoods.

While the proposed concept plan includes smaller lots and different housing types than found in the existing subdivisions to the east and west, all three housing types are considered single-family units. In addition, the Croak Canal acts as a natural buffer between the proposed development and the Wildflower Pond subdivision to the east and the concept plan includes a landscape buffer and increased rear setback for the lots adjacent to the The Lakes at Westwoods subdivision to the west.

Policy CC-2.2: The City will promote high quality architecture, site planning, landscaping, signage, and lighting for new residential and commercial developments.

The project integrates three different housing types, including cluster homes around a common green. The project also exceeds code requirements by incorporating a landscape buffer and additional rear setback along the western property line where directly adjacent to the existing homes in the The Lake at Westwoods.

Policy N-1.2: The City will encourage new neighborhoods that incorporate a mix of lot sizes, development densities, and housing types and styles.

By utilizing single-family detached homes, duplexes and cluster home cottage units, the project adds to the variety of housing types and lot sizes found in the surrounding area.

Lot Size, Dimensional Standards, and Setbacks

The applicant is proposing to use three different housing palettes. The single-family detached lots will utilize the Small General housing palette. The duplex lots will use the Side-by-Side housing palette, and the Clustered Housing will be Cottages. The concept plan indicates compliance with lot sizes, dimensional standards, and setbacks for each housing type.

Building Height

All homes will be required to comply with the 35-foot maximum height limit in the R-6 zone district. This will be reviewed with the building permit for each home.

Open Space

The LDC requires five percent of the site area to be dedicated as amenitized open space. Tracts A, C, and D on the conceptual plan depict compliance with this requirement. The cumulative size of these tracts is 29,817 square feet; five percent of the subject property is 28,554 square feet. The final design of these tracts will be reviewed with the Site Plan application should the development move forward.

Landscaping, Buffering and Fencing

Specific details of the landscape plan, including amenities, and fencing will be reviewed with the Site Plan application should the development move forward.

Numerous trees will need to be removed from the site to accommodate the proposed development. The applicant has provided staff with a preliminary tree survey and mitigation plan. Of the 272 total trees on-site, the preliminary tree survey indicates 53 are proposed to be preserved in-place or relocated on-site. Many of the trees proposed to be removed are Ashes, Cottonwoods, and Siberian Elms. The City Forester has walked the site and has no objections at this time. Any tree removal not mitigated on-site will require fees-in-lieu of mitigation that will be used to plant trees in City parks or on City property.

The concept plan also indicates that there will be a 20-foot buffer along the lots 26-31 which are adjacent to the existing homes in The Lakes at Westwoods subdivision to the west of the subject property. This buffer will incorporate the Type D Bufferyard planting requirements. This is not required by the LDC and results in an effective rear setback that is double the standard 10' rear setback.

Parks

Fees-in-lieu of park land dedication will be required if the project moves forward.

Building Design

All homes will be required to comply with all applicable building design standards. This will be reviewed with the Site Plan, and building permit for each home.

Circulation and Connectivity

Vehicular access to the proposed development is through a local road that has one point of access to W 63rd Place which was built to collector standards with no driveway access to the existing single-family homes in the Wildflower Ponds subdivision. The proposed development includes sidewalks along all public streets, incorporates a pathway between the cluster homes, and dedicates a trail easement at the southwest corner of the property to accommodate a future connection to the future Heritage Canal Trail alignment which is proposed to be located adjacent to either the Farmer's High Line Canal or the Croke Canal and intersect the future extension of the Van Bibber Trail.

Grading and Drainage

The site will be graded to drain into the detention pond located in Tract F on the concept plan. The detention pond will drain into an existing City stormwater line in W 64th Avenue. Typically the capacity of a detention pond is designed for a 100-year storm event; however, the proposed detention pond has the capacity for two 100-year storm events. This was done to appease the Farmers Reservoir and Irrigation Company's concern that stormwater could overtop the

detention pond and spill into the Croke Canal. In short, the detention pond's capacity is double what is required.

The U.S. Fish and Wildlife Service's National Wetlands Inventory map indicates that there may be wetlands on the subject property. However, the applicant requested that the Army Corps of Engineers perform a Jurisdictional Determination which concluded that there are no "waters of the U.S." or regulated wetlands on the site. This Jurisdictional Determination has been provided to staff and has been made part of the case record.

Parking and Loading

All single-detached and duplex homes will be required to provide two off-street parking spaces. This will be reviewed with the building permit. The clustered home cottages are required to provide 2.25 spaces per unit, or 27 spaces for the 12 cottages. The concept plan indicates compliance with this requirement by locating 11 parallel spaces in each alley and five on-street spaces on the local streets between the alleys. The LDC allows on-street parking to be counted toward off-street parking requirements in new developments that provide on-street parking on internal streets. In this case, the only on-street parking that is being used to satisfy parking requirements are the spaces located adjacent to the cottages and between the alleys that provide access to the cottages.

Utility Services

Sanitary sewer service will be provided by the City and there is sufficient capacity to serve the proposed development. Water will be provided by North Table Mountain Water and Sanitation District and they have stated that they can serve the proposed development.

Police and Fire Protection

Police and fire protection will be provided by Arvada Police and Arvada Fire Protection District. Arvada Fire Protection District has approved the single point of access to the subdivision subject to the condition that all homes in the subdivision will be constructed with fire suppression systems.

School District

Fees-in-lieu of park land dedication will be required if the project moves forward.

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 Section 3 of the Land Development Code, and presents the following findings:

§3.6.13 Rezoning Approval Criteria (9-23-11)	Finding	Rationale
A. The rezoning is consistent with the Arvada Comprehensive Plan, or reflects conditions that have changed since the adoption of the Comprehensive Plan.	Complies	The rezoning to the R-6 zone district is consistent with the Suburban Residential Comprehensive Plan Future Land Use map designation and numerous Comprehensive Plan goals and policies as stated in the staff report.
B. The intended land use is consistent with the stated intent of the proposed zoning district.	Complies	Residential land uses, including all three proposed housing types, are consistent with the intent of the R-6 zone district. The stated purpose of the R-6 district in the LDC is, “to allow for new residential development of a variety of housing products up to a gross density of six units per acre along with supporting community and institutional uses.”
C. 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	All facilities and services are available to this site. The proposed use will not have an adverse impact on facilities or services.
D. 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 applicant has provided a Jurisdictional Determination from the U.S. Army Corps of Engineers stating that there are no regulated wetlands on the property. The U.S. Fish and Wildlife Information for Planning and Consultation mapping system indicate that there are no critical habitats at this location. Staff, including the City Forester and Stormwater Administrator, visited the site and did not see anything of concern. For these reasons, Staff finds that there will not be significant adverse impacts on the natural environment.

E. The rezoning is compatible with existing and 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 incompatibility.	Complies	While the proposed concept plan includes smaller lots and housing types other than single-family detached, all three housing types are considered single-family units. In addition, the Croak Canal acts as a natural buffer between the proposed development and the Wildflower Pond subdivision to the east and the concept plan includes a landscape buffer and increased rear setback for the lots adjacent to the The Lakes at Westwoods subdivision to the west. For these reasons, Staff finds that the proposed rezoning and associated residential development is compatible with the adjacent uses in terms of scale, site design, and operating characteristics.
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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 is supported by the approval criteria, then staff recommends that the following conditions be made part of the approval:

1. Any future Site Plan application shall be substantially consistent with the concept plan included with the Rezoning application.

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

August 6, 2021

Jacob Nitchals
Planning & Zoning
City of Arvada
8101 Ralston Road
Arvada, CO 80002

RE: Howard Ranch Rezone Application Neighborhood Meeting Summary

As part of our rezone application, a neighborhood meeting was held per City of Arvada standards on July 29, 2021 at 6:00 PM at the Apex Center. Notifications were sent by mail to property owners within 500 feet of the subject property. Several residents were unable to attend the meeting, or were uncomfortable with an in-person meeting, and requested a virtual neighborhood meeting. Though this is not required by Code, we have scheduled a follow-up meeting to be held virtually on August 25th.

49 residents attended the meeting, including Jake Nitchals from the City of Arvada, Kevin Wulfekuhler of RedT Homes, and Andrew Baker and Kortney Harris of Baseline Engineering. Many questions and issues were raised and were answered to the best of our ability. The developer provided a sign-up sheet for a project newsletter, which will be sent out in order to follow up with certain questions that the project team was unable to answer at the meeting. Below is a summary of the topics brought up by meeting attendees.

Architecture

- What is the range of square footage for the homes?
 - *We believe in home diversity in a neighborhood. Homes will range from 1,200 – 2,200 sqft*
- What is height of the homes? (Consideration of views from adjacent neighbors.)
 - *Heights will meet City of Arvada R6 zone standards.*
- How many homes will have garages?
 - *All homes will have garages, except for cluster homes which will include attached carports.*
- What is the price range of the homes?
 - *Price points have yet to be determined, however the homes will be sold at market rate.*
- Roof pitch of conceptual architecture precedent photos was a concern.
 - *All precedent photos are conceptual and do not represent actual architectural proposals. Roof pitch will be in accordance with Arvada's zoning standards.*

Site Layout + Landscape Architecture

- Where do people gather?

- *A community garden will be provided, as well as pedestrian paths throughout the site connecting to regional trails.*
- Where do children play?
 - *All single-family homes will have a backyard. The cluster homes will back into a greenspace to promote community integration. There will be several areas of open space throughout the community.*
- Will those neighbors be using their “private amenities” if they don’t have their own? (Example of adjacent, private gazebo and pond being used.)
 - *The proposed development will have access to a community garden, a pond, a greenbelt, rain gardens, and open space throughout the community.*
- Fence/natural fence abutting canal should be in place – concerns of adjacent property owners taking advantage of the canal and/or cutting down vegetation, even if they are not supposed to.
 - *Privacy fences are not being considered at this time, but 3-4 foot tall split rail fences will be installed on the periphery.*
- What size is the site? Confusion on acreage and where the “extra” came from.
 - *The main property contains 12.1 acres, and an additional unplatted property has been acquired and included in this proposal.*
- Concerns of lateral ditch; impacting the landscape, natural fence, value to home, water flow from back of homes.
 - *Property Owner/Developer does not own High Line Canal water rights and unable to serve the man-made pond. Broad Lake issues were voluntarily dealt with by previous property owner, and significant email records show the difficulty of these dealings. Historical lateral continued further East, but abandoned when Wildflower Ponds was developed. Excess water now drains to the Croke Canal, which is not allowed by FRICO. Manual operations of irrigation lateral without an agricultural purpose and no end draining point would not be practical for a residential subdivision.*
 - *Environmental impacts are being researched by professional consultants.*

Planning

- What is the definition of a dwelling unit?
 - *A single-family detached home is one unit, duplexes are considered to be two units.*
- What is adjacent zoning? How does that compare to what is existing/ the comprehensive plan?
 - *Surrounding zoning is RN-6, RN-7.5, and MX-S. Allowed densities are similar to surrounding area and consistent with Comprehensive Plan.*
- Why more density? How does that help the existing neighbors? (Schools, grocery stores, etc.)
 - *The City’s Comprehensive Plan dictates allowed density, our proposal is based on approved plans and a pre-application meeting with City staff.*

Sustainability

- Will there be an environmental review?

- *The City will refer this and subsequent applications to all appropriate review agencies.*
- Who determines what trees are kept or removed?
 - *The City requires a tree survey and mitigation for removed, protected trees.*
- Will you focus on saving the trees?
 - *To the highest degree possible.*
- How are you replacing all of the vegetation/trees?
 - *Per City guidelines.*
- Concerns of trees currently – no longer being cared for since the site has been sold.
 - *The trees were watered by irrigation water which is no longer available due to the previous owner selling his water rights.*
- How does this impact Broad Lake? Can you do anything to help?
 - *Broad Lake is to be maintained by Arvada. Any issues should be discussed with Arvada and the High Line Canal Company. The previous property owner voluntarily tried to fix issues with the High Line Canal Company, but email records show they were not keen on helping.*
- Where is the water going on site?
 - *The site drains to the east, is collected in a detention pond and sent to existing City stormwater infrastructure.*
- Getting rid of the pond could hurt vegetation, water filtration, etc.?
 - *The current pond is not a natural pond and was supplied by the same irrigation water that is no longer available.*
- Why can't the pond be filled? Were water rights attempted to be purchased?
 - *Water rights were not attempted to be purchased.*

Safety

- Concern of access throughout the site – emergency egress and wildfire evacuations.
 - *Site access is reviewed and approved by City of Arvada and Arvada Fire Department. Access will meet all applicable standards and homes will be sprinklered per fire district standards.*
- Concern of Floodplains in relation to canal – reference of the Boulder floods were reoccurring.
 - *The proposed development falls into a flood zone x which is an “area of minimal flood hazard” and is above the 500-year flood level according to the Federal Emergency Management Agency.*
- Concern of access off of W. 64th – median, people who whip around the corner too fast, distance from the intersection is too short, sight distances.
 - *Density and traffic will meet all City plans, codes, and standards. We will bring up concerns with Arvada Engineering during those design review discussions.*
- Will kids be playing in the street if they do not have a playground?
 - *Children will have access to private yards, community open space, and community garden.*

General Questions and Concerns

- How is the site being used until development starts?
 - *The single-family home will be rented out until construction starts.*
- Who is taking care and maintaining the land until then?
 - *Current occupant will maintain the property.*
- Would like to see the vegetations and trees be cared for while unoccupied.
 - *Current occupant will maintain the property*
- What is the expected timeline for completion?
 - *That is currently unknown. The application processes were explained.*
- Many neighbors were concerned with the proposed density and increased traffic.
 - *Density and traffic will meet all City plans, codes, and standards.*
- Depreciation of adjacent home values.
 - *We do not see market data to support this. Our homes will be built to higher sustainability standards and generally sell for more than a similarly sized home. Often this will influence the \$/sqft price of existing neighborhood homes.*
- Would appreciate another community meeting, in person, longer timeframe.
 - *A follow-up virtual meeting will be held, all were invited to sign up for newsletter which will include more details.*

N:\PLANNING LLC\460 14760 W 64th Avenue\Drawings\Survey Documents\460 - ZONING BOUNDARY.dwg, 1/28/2022 10:28:42 AM, David Wilson

HOWARD SUBDIVISION REZONE MAP

PARCELS OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH,
RANGE 69 WEST AND THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 70 WEST
OF THE 6th P.M. CITY OF ARVADA, JEFFERSON COUNTY, COLORADO

HISTORICAL LEGAL DESCRIPTION:

PARCEL A:
LOT 1, A MINOR REPLAT OF LOTS 1 AND 2 OF THE MINOR REPLAT OF TRACT 5, RALSTON CREEK INDUSTRIAL OFFICE PARK, COUNTY OF JEFFERSON, STATE OF COLORADO.

PARCEL B:
A PORTION OF LAND DESCRIBED IN THE "PLAT OF SURVEY" RECORDED JULY 2, 1984 AT RECEPTION 84061620 IN THE CLERK AND RECORDER'S OFFICE OF JEFFERSON COUNTY, COLORADO, SAID LAND BEING IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT AN ALUMINUM CAP STAMPED "ENGR. SERV." AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, SAID POINT ALSO BEING IN THE APPROXIMATE CENTER OF ELDRIDGE STREET; THENCE NORTH 00 DEGREES 00 MINUTES 45 SECONDS EAST 1063.26 FEET ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND ALONG THE APPROXIMATE CENTERLINE OF ELDRIDGE STREET TO THE SOUTHEAST CORNER OF THE GOEDERT SUBDIVISION AS RECORDED AUGUST 7, 1958 UNDER RECEPTION NO. 725426, SAID CORNER ALSO BEING SOUTH 00 DEGREES 00 MINUTES 45 SECONDS WEST 1582.00 FEET FROM A 1/2" STEEL PIN AT THE NORTH 1/4 CORNER OF SAID SECTION 7; THENCE SOUTH 86 DEGREES 30 MINUTES 45 SECONDS WEST 100 FEET ALONG THE SOUTHERLY BOUNDARY OF THE SAID GOEDERT SUBDIVISION TO A POINT; THENCE SOUTH 46 DEGREES 00 MINUTES 45 SECONDS WEST 100 FEET TO A POINT; THENCE NORTH 89 DEGREES 00 MINUTES 13 SECONDS WEST 184.77 FEET ALONG THE SOUTHERLY BOUNDARY OF THE SAID GOEDERT SUBDIVISION, SAID CORNER ALSO BEING THE NORTHEASTERLY RIGHT OF WAY LINE OF A 50 FEET WIDE EASEMENT FOR THE FARMER'S HIGH LINE CANAL; THENCE SOUTH 69 DEGREES 05 MINUTES 05 SECONDS WEST 49.47 FEET TO A 5/8" IRON PIN SET IN CONCRETE AT THE SOUTHEAST CORNER OF THE RALSTON CREEK INDUSTRIAL OFFICE PARK SUBDIVISION AS RECORDED OCTOBER 29, 1981 AT RECEPTION NO. 81079516; THENCE NORTH 89 DEGREES 13 MINUTES 58 SECONDS WEST 1685.39 FEET ALONG THE SOUTH BOUNDARY OF THE SAID RALSTON CREEK INDUSTRIAL OFFICE PARK SUBDIVISION TO A 4" X 4" CONCRETE MONUMENT/BRASS CAP NO. 438 AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 10 MINUTES 36 SECONDS EAST 379.79 FEET ALONG AN EAST BOUNDARY OF SAID RALSTON CREEK INDUSTRIAL OFFICE PARK SUBDIVISION TO A 4" X 4" CONCRETE MONUMENT/BRASS CAP NO. 438 FOR A CORNER; THENCE SOUTH 89 DEGREES 47 MINUTES 53 SECONDS WEST 299.98 FEET TO A 4" X 4" CONCRETE MONUMENT/BRASS CAP NO. 438 FOR A CORNER; THENCE NORTH 73 DEGREES 13 MINUTES 23 SECONDS WEST 150.88 FEET TO A 4" X 4" CONCRETE MONUMENT/BRASS CAP NO. 438 AT THE SOUTHWEST CORNER OF SAID RALSTON CREEK INDUSTRIAL OFFICE PARK SUBDIVISION; THENCE SOUTH 00 DEGREES 11 MINUTES 31 SECONDS EAST 98.41 FEET TO A POINT ON A CURVE IN THE NORTHWESTERLY RIGHT OF WAY LINE OF THE CROKE CANAL; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 289.80 FEET, A CENTRAL ANGLE OF 45 DEGREES 03 MINUTES 22 SECONDS, AN ARC LENGTH OF 227.89 FEET AND A CHORD WHICH BEARS NORTH 83 DEGREES 37 MINUTES 24 SECONDS EAST TO ITS POINT OF TANGENCY; THENCE SOUTH 16 DEGREES 09 MINUTES 05 SECONDS WEST 10.00 FEET TO A RIGHT OF WAY OFFSET; THENCE SOUTH 73 DEGREES 50 MINUTES 55 SECONDS EAST 197.60 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 141.00 FEET, A CENTRAL ANGLE OF 108 DEGREES 00 MINUTES 00 SECONDS, AN ARC LENGTH OF 265.78 FEET AND A CHORD WHICH BEARS NORTH 52 DEGREES 09 MINUTES 05 SECONDS EAST TO ITS POINT OF TANGENCY; THENCE NORTH 01 DEGREES 50 MINUTES 55 SECONDS WEST ALONG THE WESTERLY RIGHT OF WAY LINE OF THE CROKE CANAL A DISTANCE OF 332.01 FEET TO THE SOUTH LINE OF SAID RALSTON CREEK INDUSTRIAL OFFICE PARK; THENCE NORTH 89 DEGREES 13 MINUTES 58 SECONDS WEST ALONG THE SAID SOUTH LINE A DISTANCE OF 134.22 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF JEFFERSON, STATE OF COLORADO.

PARCEL C:
BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 1, MINOR REPLAT OF TRACT 5, RALSTON CREEK INDUSTRIAL OFFICE PARK, SAID POINT BEING SOUTH 90 DEGREES 00 MINUTES WEST, 154.62 FEET FROM THE MOST SOUTHEASTERLY CORNER OF SAID LOT 1; THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE SOUTH LINE OF SAID LOT 1; NORTH 73 DEGREES 40 MINUTES 00 SECONDS WEST 82.43 FEET, WESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 259.62 FEET WITH A DELTA ANGLE OF 32 DEGREES 12 MINUTES 15 SECONDS AND WHOSE CHORD BEARS NORTH 89 DEGREES 46 MINUTES 10 SECONDS WEST 144.01 FEET TO THE INTERSECTION WITH A LINE BEARING SOUTH 73 DEGREES 00 MINUTES 00 SECONDS EAST; THENCE LEAVING THE SOUTH LINE OF SAID LOT 1, SOUTH 73 DEGREES 00 MINUTES 00 SECONDS EAST 81.28 FEET TO A 4" X 4" CONCRETE MONUMENT/BRASS CAP NO. 438; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 145.38 FEET TO THE POINT OF BEGINNING, COUNTY OF JEFFERSON, STATE OF COLORADO.

PARCELS CONTAIN A COMBINED AREA OF 571,014 SQUARE FEET OR 13.11 ACRES AS DESCRIBED ABOVE.

AS SURVEYED BOUNDARY:

THE PARCEL OF LAND DESCRIBED IN THE WARRANTY DEED RECORDED AT RECEPTION NO. 2021068816 BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 69 WEST AND THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO

BASIS OF BEARINGS: ASSUMING THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS MONUMENTED BY A 3-1/4 INCH ALUMINUM CAP STAMPED PLS 16406 AT THE NORTHWEST CORNER OF SAID SECTION 7 WITH A 3-1/4 INCH ALUMINUM CAP STAMPED PLS 13213 AT THE NORTH QUARTER CORNER OF SAID SECTION 7 TO BEAR NORTH 88°44'46" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 2383.14 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERE TO.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7:

THENCE SOUTH 00°02'19" WEST A DISTANCE OF 955.50 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 67°08'16" EAST A DISTANCE OF 139.53 FEET;

THENCE NORTH 22°51'44" WEST A DISTANCE OF 70.00 FEET TO A POINT OF CURVATURE;

THENCE ON THE ARC OF A TANGENT CURVE TO THE RIGHT 729.18 FEET, SAID CURVE HAVING A RADIUS OF 637.81 FEET, A DELTA OF 65°30'14" AND BEING SUBTENDED BY A CHORD BEARING NORTH 09°18'13" EAST A DISTANCE OF 690.11 FEET TO A POINT OF CURVATURE;

THENCE ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT 70.44 FEET, SAID CURVE HAVING A RADIUS OF 150.00 FEET, A DELTA OF 26°54'16" AND BEING SUBTENDED BY A CHORD BEARING SOUTH 19°28'06" EAST A DISTANCE OF 69.79 FEET TO A POINT OF CURVATURE;

THENCE ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT 625.98 FEET, SAID CURVE HAVING A RADIUS OF 587.13 FEET, A DELTA OF 61°05'12" AND BEING SUBTENDED BY A CHORD BEARING SOUTH 07°40'52" WEST A DISTANCE OF 596.75 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 22°51'44" EAST A DISTANCE OF 550.00 FEET TO A POINT OF CURVATURE;

THENCE ON THE ARC OF A TANGENT CURVE TO THE RIGHT 281.68 FEET, SAID CURVE HAVING A RADIUS OF 768.51 FEET, A DELTA OF 21°00'01" AND BEING SUBTENDED BY A CHORD BEARING SOUTH 12°21'43" EAST A DISTANCE OF 280.10 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 01°36'45" EAST A DISTANCE OF 339.72 FEET TO A POINT OF CURVATURE;

THENCE ON THE ARC OF A TANGENT CURVE TO THE RIGHT 265.76 FEET, SAID CURVE HAVING A RADIUS OF 141.00 FEET, A DELTA OF 107°59'31" AND BEING SUBTENDED BY A CHORD BEARING SOUTH 52°18'46" WEST A DISTANCE OF 228.13 FEET TO A POINT OF TANGENCY;

THENCE NORTH 73°41'00" WEST A DISTANCE OF 197.59 FEET;

THENCE NORTH 16°19'00" EAST A DISTANCE OF 10.00 FEET TO A POINT OF CURVATURE;

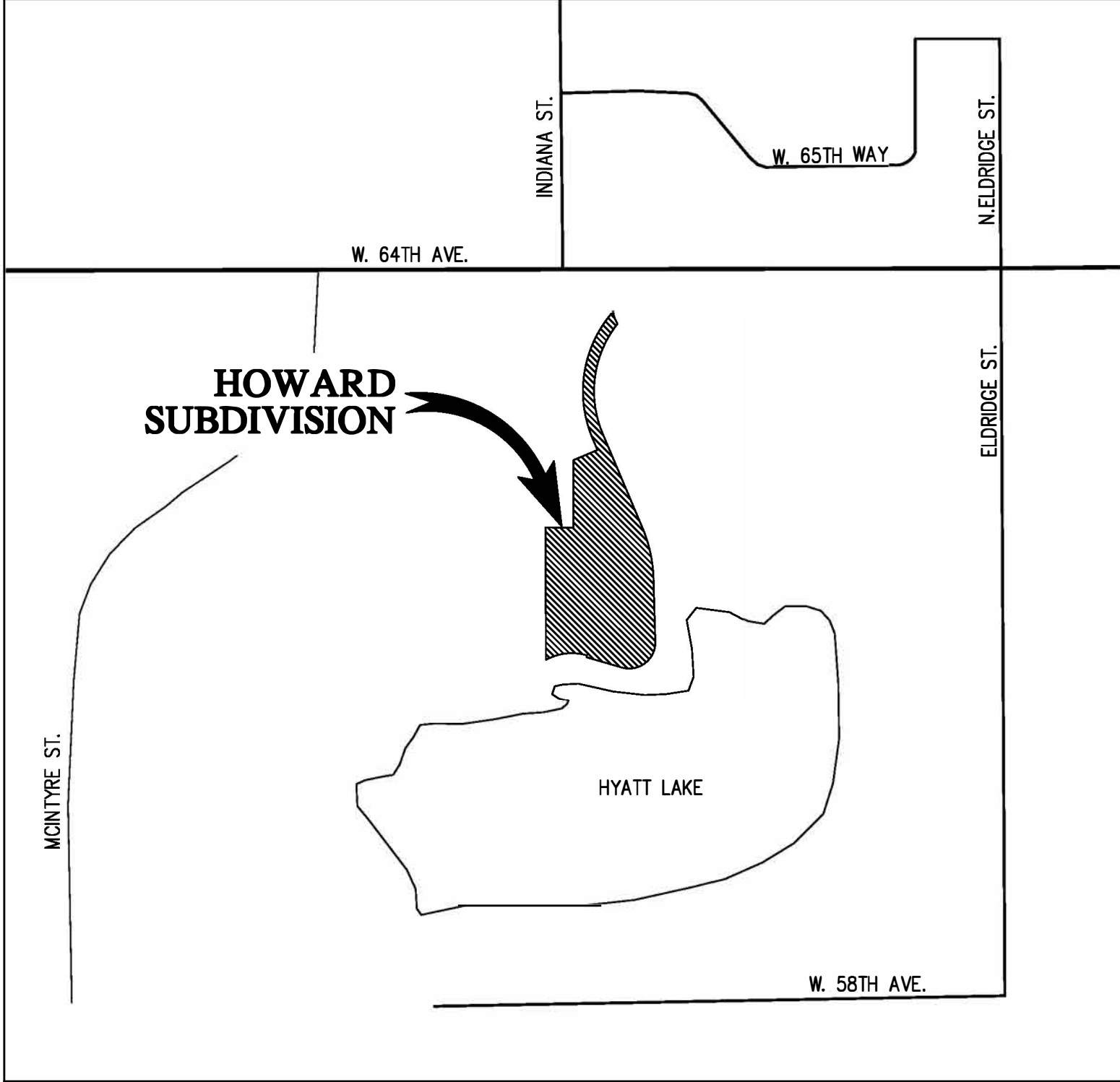
THENCE ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT 227.88 FEET, SAID CURVE HAVING A RADIUS OF 289.80 FEET, A DELTA OF 45°03'14" AND BEING SUBTENDED BY A CHORD BEARING SOUTH 83°47'23" WEST A DISTANCE OF 222.06 FEET TO A POINT OF TANGENCY;

THENCE NORTH 00°12'13" WEST A DISTANCE OF 713.31 FEET;

THENCE SOUTH 89°22'16" EAST A DISTANCE OF 150.77 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 7;

THENCE NORTH 00°02'16" EAST ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 7 A DISTANCE OF 364.17 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING 571,014 SQUARE FEET OR 13.11 ACRES MORE OR LESS.



VICINITY MAP

SCALE: 1"=1000'

PROJECT SUMMARY:

TO REZONE THE SUBJECT PROPERTY FROM RESIDENTIAL AGRICULTURE (RA) TO RESIDENTIAL SIX (R6).

CONTACT INFORMATION:

OWNER:

RED-T PARTNERSHIP 14760 W. 64TH AVE, LLC

DEVELOPER:

KEVIN WULFEKUEHLER, RED-T HOMES
1335 S. INCA ST.
DENVER, CO 80223
(303) 997-4001
KEVIN@REDTHOMES.COM

CONSULTANTS:

BASELINE ENGINEERING CORP.:

PLANNING:
ANDREW BAKER, AICP
112 N. RUBY DR., STE. 210
GOLDEN, CO 80403
(303)202-5010 EXT. 219
ANDREW.BAKER@BASELINECORP.COM

ENGINEERING:
MICHAEL LUJAN, PE
112 N. RUBY DR., STE. 210
GOLDEN, CO 80403
(303)940-9966
MICHAEL.LUJAN@BASELINECORP.COM

SURVEY:
DAVID WILSON
4007 LINCOLN AVE., SUITE 405
LOVELAND, CO, 80537
(970) 353-7600 EXT. 306
DAVID.WILSON@BASELINECORP.COM

NO. SHEET TITLE
1 COVER SHEET
2 CONCEPTUAL PLAN

BASELINE

Engineering - Planning - Surveying

4007 S LINCOLN AVENUE, SUITE 405 • LOVELAND, COLORADO 80537
P. 970.353.7600 • F. 966.679.4664 • WWW.BASELINEEXP.COM

DESIGNED BY

DATE

PREPARED BY

DATE

REVISION DESCRIPTION

CITY COMMENTS

DESIGNED BY

DATE

PREPARED BY

DATE

REVISION DESCRIPTION

CITY COMMENTS

RED T HOMES

REZONING MAP

14760 WEST 64TH AVENUE, ARVADA, CO 80004

CITY OF ARVADA

JEFFERSON COUNTY

FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL 04/09/2020

DRAWING SIZE 24" X 36"

SURVEY FIRM SURVEY DATE
BASELINE CORP. 04/05/2020

JOB NO. C0460

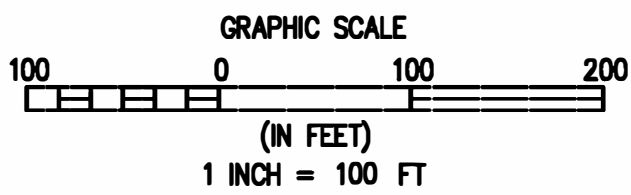
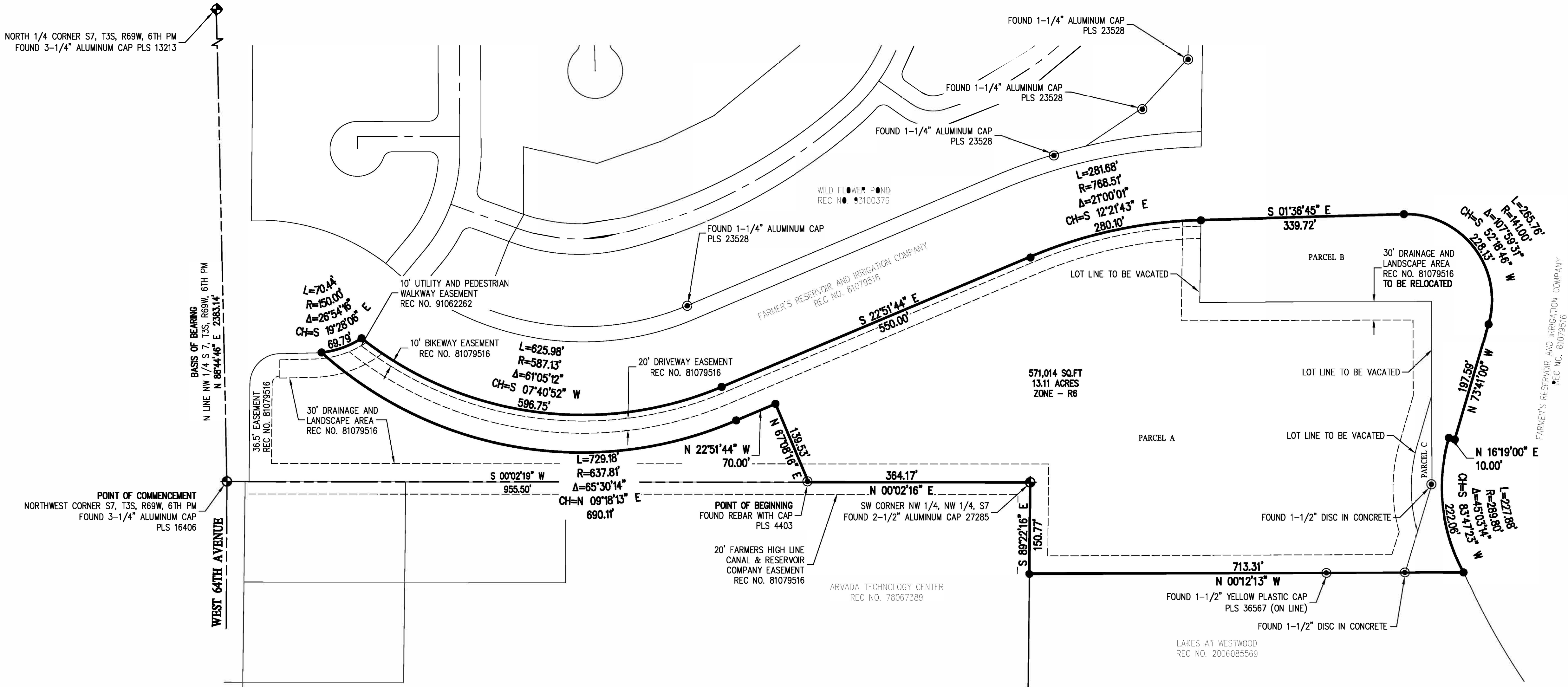
DRAWING NAME
460 - ZONING BOUNDARY.dwg

SHEET 1 OF 2

HOWARD SUBDIVISION

REZONE MAP

PARCELS OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH,
RANGE 69 WEST AND THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 70 WEST
OF THE 6th P.M. CITY OF ARVADA, JEFFERSON COUNTY, COLORADO
SHEET 1 OF 2



LEGEND

- ALIQUOT MONUMENT AS DESCRIBED
- MONUMENT AS DESCRIBED
- FOUND NO. 5 REBAR AND 1-1/4\"/>
- SUBJECT BOUNDARY
- ALIQUOT LINE
- EASEMENT LINE
- PROPERTY LINE TO BE VACATED



Engineering - Planning - Surveying
4007 S LINCOLN AVENUE, SUITE 405 • LOVELAND, COLORADO 80537
P. 970.533.7600 • F. 970.533.7601 • www.baselinesurvey.com

DESIGNED BY	DATE
DRAWN BY	01/28/2022
CHECKED BY	
AAD	

PREPARED BY	DATE
DEW	01/28/2022
CITY COMMENTS	

REVISION	DESCRIPTION

RED T HOMES	JEFFERSON COUNTY
REZONING MAP	
14760 WEST 64TH AVENUE, ARVADA, CO 80004	
CITY OF ARVADA	

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF	BASELINE CORPORATION
INITIAL SUBMITTAL	04/09/2020
DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
BASELINE CORP.	04/05/2020
JOB NO.	C0460
DRAWING NAME	460 - ZONING BOUNDARY.dwg
SHEET	2 OF 2

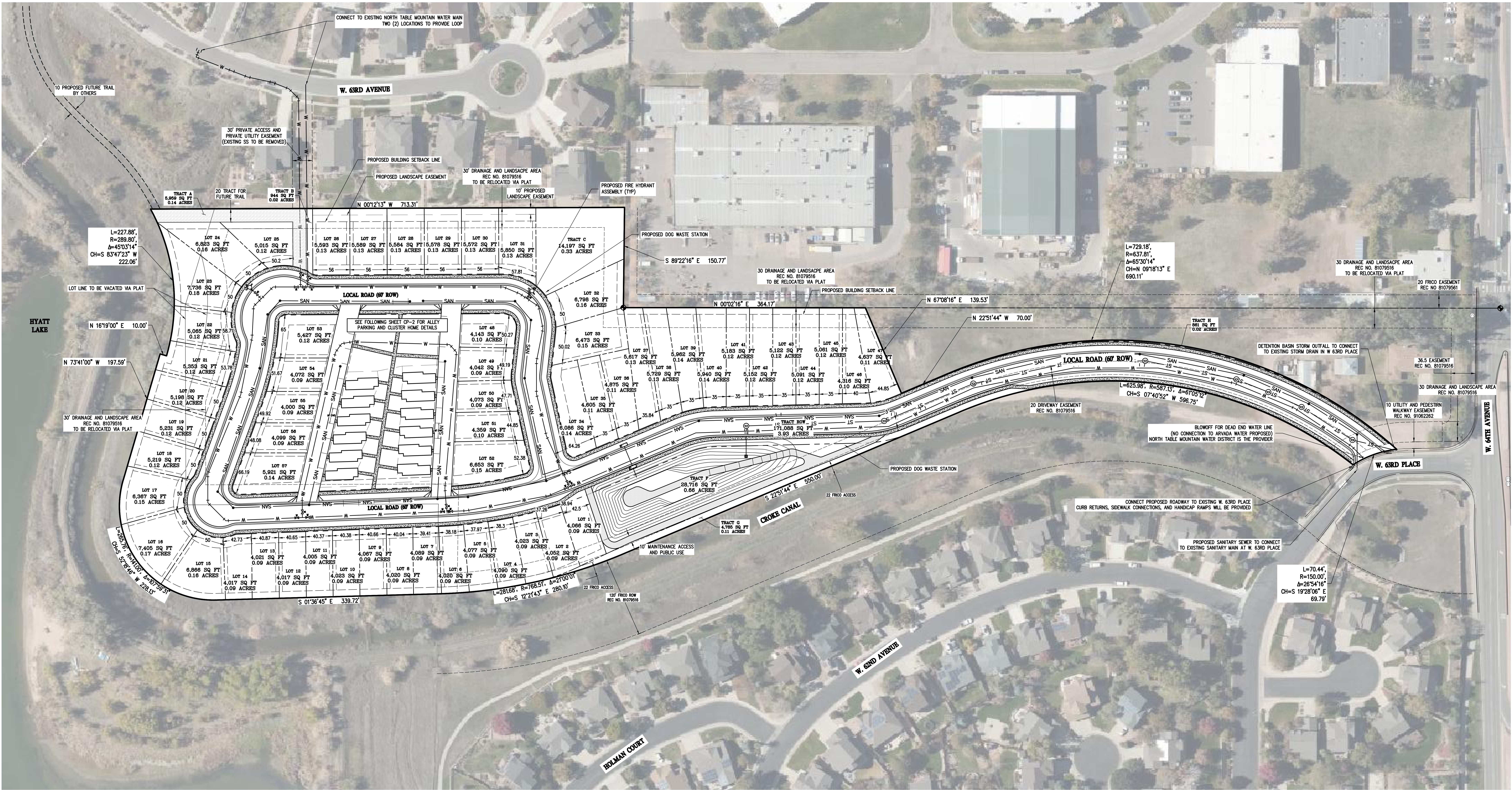


Table 2-1-8-4: Single-Family Detached Lot and Building Standards

Lot Type	Vehicular ³ Access	Minimum							Max Building Coverage
		Lot Area	Lot Width	Lot Width, Corner	Front ⁴ Setback (Building / Garage Door)	Street ⁴ Side Setback	Interior Side Setback	Rear ² Setback	
Small Urban	Alley	2,000 sf.	30 ft.	40 ft.	10 ft. / NA	10 ft.	3 ft.	2 ft.	65%
Urban	Alley	3,800 sf.	40 ft.	50 ft.	10 ft. / NA	10 ft.	5 ft.	2 ft.	65%
	Street	4,000 sf.	40 ft.	50 ft.	15 ft. / 15 ft.	15 ft.	5 ft.	10 ft.	60%
Small	Alley	4,000 sf.	40 ft.	50 ft.	15 ft. / NA	15 ft.	5 ft.	2 ft.	60%
General	Street	5,000 sf.	50 ft.	60 ft.	15 ft. / 17 ft.	15 ft.	5 ft.	10 ft.	65%
General	Any	6,000 sf.	60 ft.	70 ft.	20 ft. / 20 ft.	15 ft.	5 ft.	10 ft.	50%
Small Suburban	Any	7,500 sf.	70 ft.	80 ft.	20 ft. / 20 ft.	15 ft.	7.5 ft.	10 ft.	45%
Suburban	Any	10,000 sf.	80 ft.	90 ft.	20 ft. / 20 ft.	20 ft.	10 ft.	10 ft.	40%

TABLE NOTES:
¹ Maximum height, required transition zones and maximum building coverage varies based on the zone in which the subject located.
² The rear setback for alley-loaded garages shall be no less than 2 ft. and no more than 4 ft. or a minimum of 18 ft., at the A discretion.
³ On corner lots, street access must be located adjacent to the property line farthest from the corner.
⁴ Setback is measured from the property line or the back of the sidewalk, whichever provides a greater setback.

UNIT COUNT
CLUSTER HOMES = 12
SINGLE FAMILY (ALLEY) = 10
SINGLE FAMILY (STREET) = 19
DUPLICATE LOTS = 28
TOTAL UNITS = 69

PARKING COUNT
CLUSTER HOME ALLEY PARKING (23' PER SPACE):
254' = 11 SPACES
267' = 11 SPACES
37' = 1 SPACE
92' = 4 SPACES
TOTAL PARKING SPACES = 27

Table 2-1-8-6: Duplex Lot and Building Standards

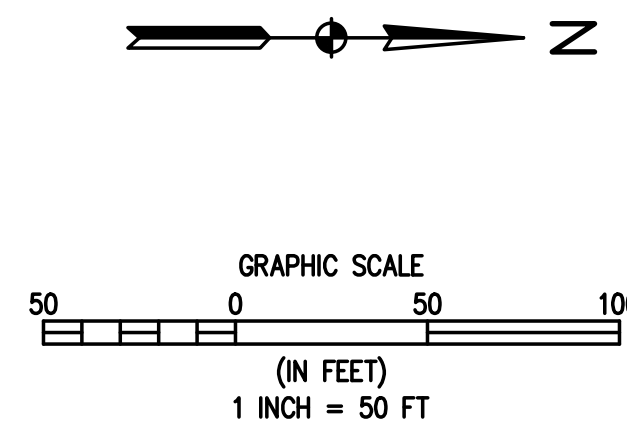
Lot Type	Vehicular Access	Minimum							I
		Lot Area	Lot Width	Lot Width, Corner	Front Setback	Street Side Setback (Building / Garage Door)	Interior Side Setback ³	Rear Setback	
Side-by-Side	Alley	2,550 sf. ¹	30 ft. ¹	40 ft.	12 ft.	12 ft.	5 ft.	2 ft. ⁴	60%
	Street	4,000 sf. ¹	35 ft.	45 ft.	20 ft.	15 ft. / 20 ft.	5 ft.	10 ft.	50%
Over-Under	Alley	4,000 sf. ¹	40 ft. ¹	50 ft.	25 ft.	25 ft.	5 ft.	2 ft. ⁴	50%
	Street	7,000 sf. ²	60 ft. ²	70 ft.	20 ft.	20 ft.	5 ft.	10 ft.	50%

TABLE NOTES:
¹ Per unit.
² Per building.
³ For outer building walls (does not apply to common wall).
⁴ The rear setback for alley-loaded garages shall be no less than 2 ft. and no more than 4 ft. or a minimum of 18 ft., at the A discretion.

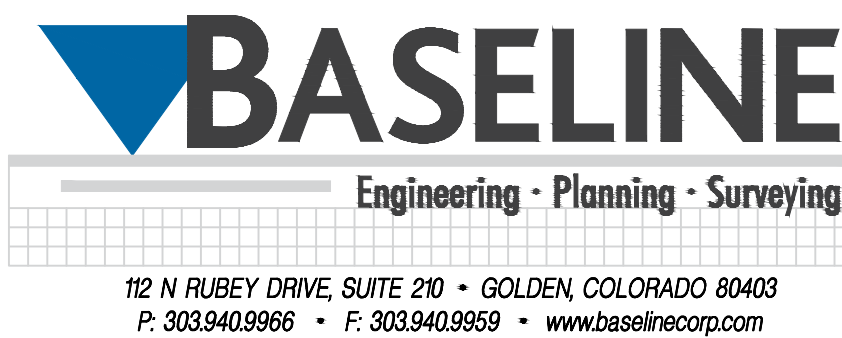
LEGEND

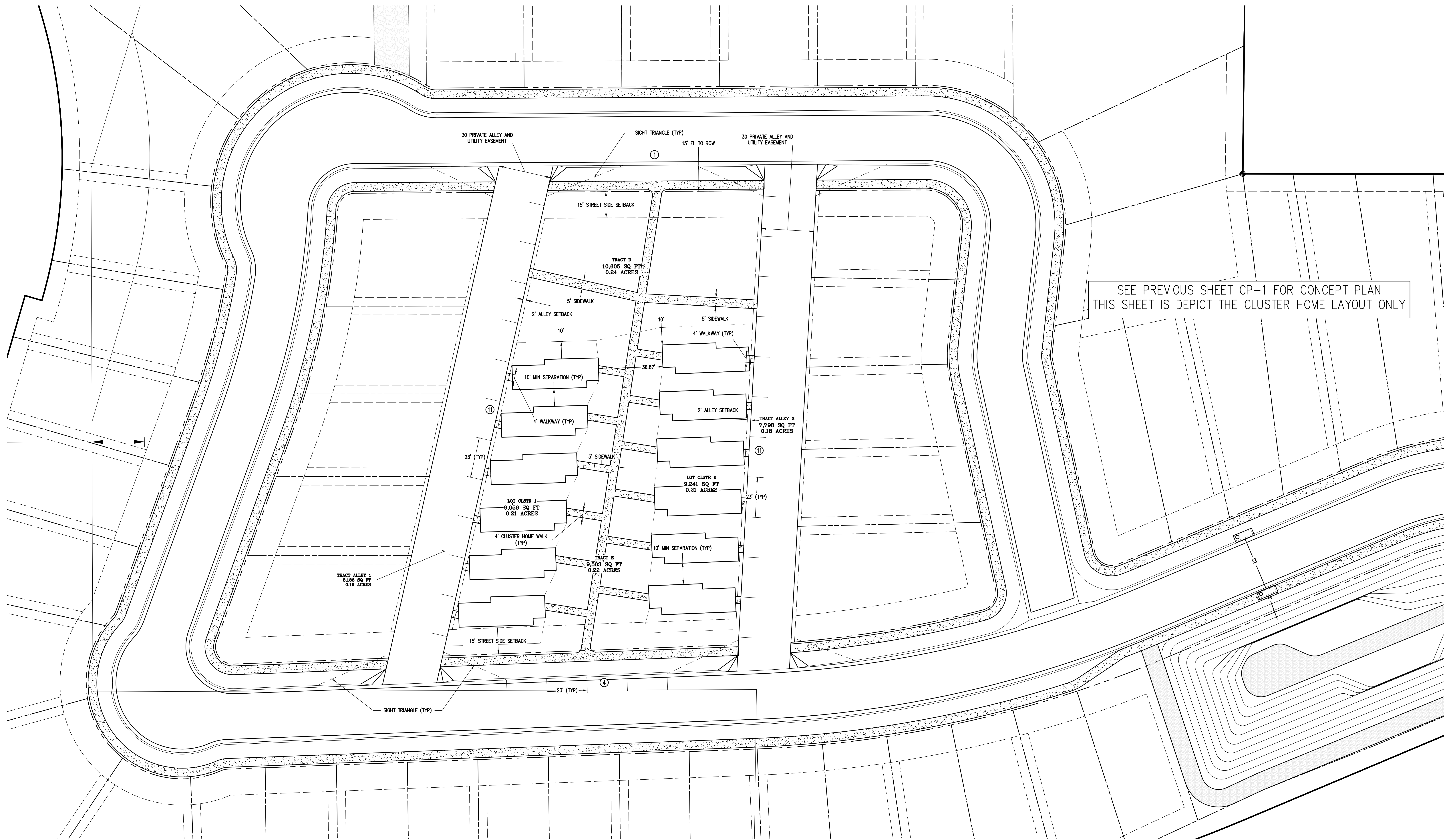
EXISTING LINETYPES	PROPOSED LINETYPES	PROPERTY BOUNDARY
---	---	RIGHT-OF-WAY
---	---	LOT LINE
---	---	EASEMENT
---	---	BUILDING SETBACK
---	---	SECTION LINE
---	---	CURB AND GUTTER (SPILL/CATCH)
---	---	WATER LINE
---	---	SANITARY SEWER MAIN
---	---	STORM SEWER
---	---	OPEN SPACE/Common Green TRACT BOUNDARY

EXISTING SYMBOLS	PROPOSED SYMBOLS	PROPERTY BOUNDARY
---	---	FIRE HYDRANT
---	---	WATER VALVE
---	---	TYPE 'C' INLET
---	---	TYPE 'Y' INLET
---	---	STORM DRAIN MANHOLE
---	---	SANITARY MANHOLE
---	---	ALLOT CORNER AS DESCRIBED

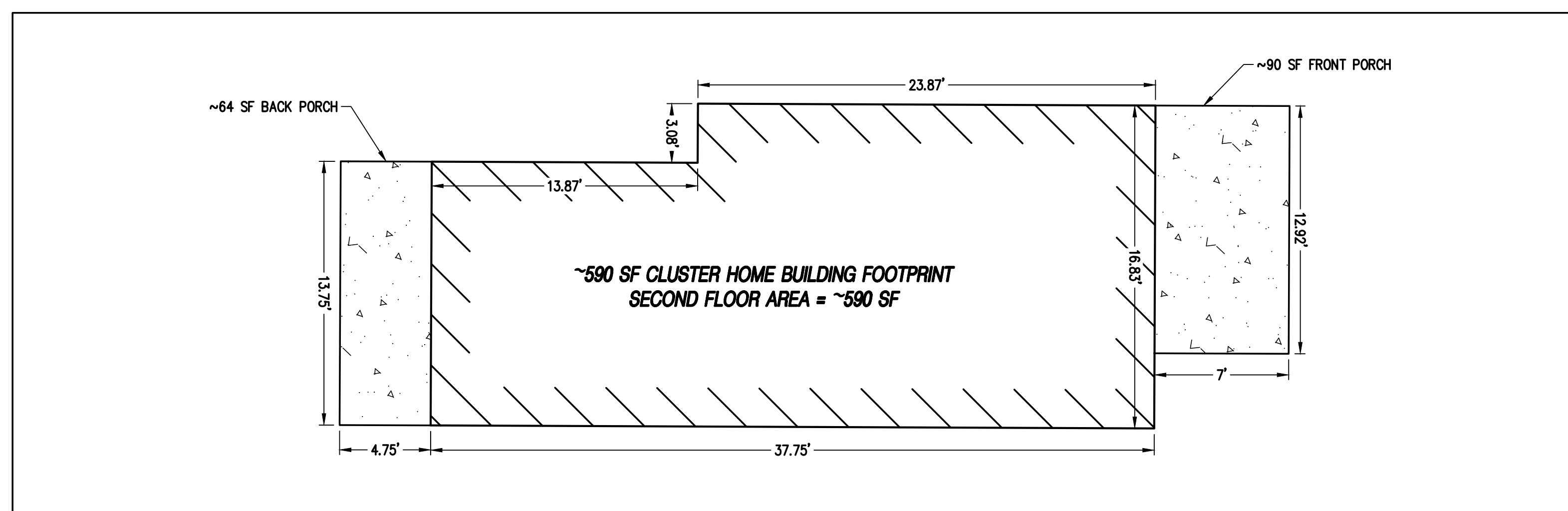


CONCEPT PLAN
14760 W. 64th AVE
LOCATED IN SECTION 12, TOWNSHIP 3 NORTH, RANGE 70 WEST
OF THE 6th PRINCIPAL MERIDIAN
CITY OF ARVADA, JEFFERSON COUNTY, COLORADO

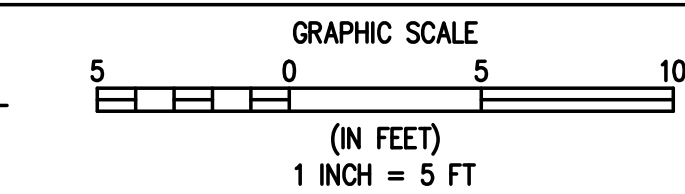




SEE PREVIOUS SHEET CP-1 FOR CONCEPT PLAN
THIS SHEET IS DEPICT THE CLUSTER HOME LAYOUT ONLY



1
212 CONCEPTUAL CLUSTER HOME DETAIL

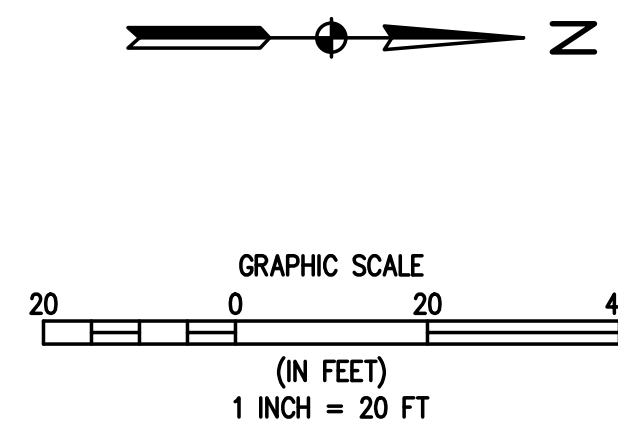


LEGEND

EXISTING LINETYPES	PROPOSED LINETYPES	
---	---	PROPERTY BOUNDARY
---	---	RIGHT-OF-WAY
---	---	LOT LINE
---	---	EASEMENT
---	---	BUILDING SETBACK
---	---	SECTION LINE
---	---	CURB AND GUTTER (SPILL/CATCH)
W W	W W	WATER LINE
SAN SAN	SAN SAN	SANITARY SEWER MAIN
ST ST	ST ST	STORM SEWER
EXISTING SYMBOLS	PROPOSED SYMBOLS	
		FIRE HYDRANT
		WATER VALVE
		TYPE 'C' INLET
		TYPE 'R' INLET
		STORM DRAIN MANHOLE
		SANITARY MANHOLE
		ALIQUOT CORNER AS DESCRIBED
		PARKING COUNT

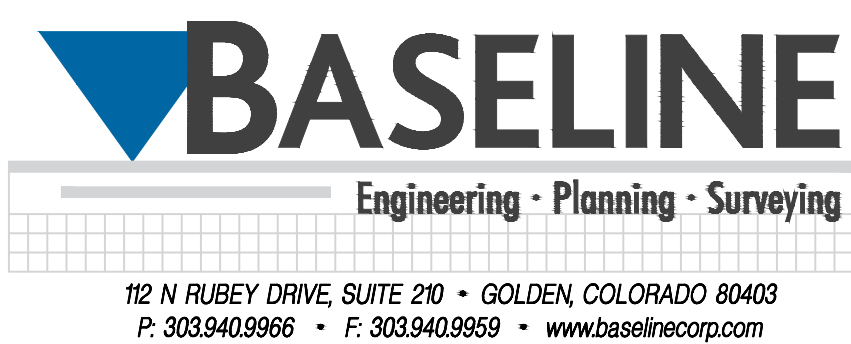
UNIT COUNT	
CLUSTER HOMES =	12
SINGLE FAMILY (ALLEY) =	10
SINGLE FAMILY (STREET) =	19
DUPLEX LOTS =	28
TOTAL UNITS =	69

PARKING COUNT	
CLUSTER HOME ALLEY PARKING (23' PER SPACE):	
254' = 11 SPACES	
267' = 11 SPACES	
37' = 1 SPACE	
92' = 4 SPACES	
TOTAL PARKING SPACES =	27



CONCEPT PLAN
14760 W. 64th AVE

LOCATED IN SECTION 12, TOWNSHIP 3 NORTH, RANGE 70 WEST
OF THE 6th PRINCIPAL MERIDIAN
CITY OF ARVADA, JEFFERSON COUNTY, COLORADO



COUNCIL BILL NO. 22-
ORDINANCE NO.

AN ORDINANCE REZONING CERTAIN LAND WITHIN THE CITY OF ARVADA,
FROM CITY OF ARVADA RA (RESIDENTIAL AGRICULTURAL) TO CITY OF
ARVADA R6 TO (RESIDENTIAL 6) AND AMENDING THE OFFICIAL ZONING
MAPS OF THE CITY OF ARVADA, COLORADO, LOCATED AT HOWARD RANCH
REZONING DEVELOPMENT, GENERALLY LOCATED AT 14760 WEST 64TH
AVENUE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ARVADA,
COLORADO:

Section 1. The following described property is hereby rezoned from City of Arvada RA
(Residential/Agricultural) to City of Arvada R6 (Residential 6).

A PARCEL OF LAND DESCRIBED ON THE ATTACHED EXHIBIT A.

Section 2. The Official Zoning Maps of the City of Arvada are hereby amended in
accordance herewith.

Section 3. This ordinance shall be effective fifteen days after publication following final
passage.

INTRODUCED, READ, AND ORDERED PUBLISHED this ____ day of _____,
2022.

PASSED, ADOPTED, AND APPROVED this ____ day of _____, 2022.

Marc Williams, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

Rachel A. Morris, City Attorney

By: _____

Publication Dates: _____

PUBLIC COMMENT
RECEIVED BEFORE
POSTING OF
PLANNING
COMMISSION PACKET
ON 3/31/2022 AT 5 P.M.

Alison Darby

14614 W. 62nd Pl.
Arvada, CO 80004

22 March 2022

Arvada Planning Commission

8101 Ralston Rd,
Arvada, CO 80001

To Whom It May Concern:

I am writing my concerns and opposition for the proposed rezoning of the ranchette property west of the canal that is next to my current home in Wildflower Ponds. Some of my largest concerns are how our community, open space, and Hyatt Lake will be significantly impacted by the proposed rezoning.

How is the additional stormwater runoff being addressed? Why has the EIS and Drainage study not been done prior to the rezoning? Where will it go? How will Wildflower Ponds be impacted? How will the canal be affected? How will Lake Hyatt be impacted? How will the private lake and open space trail be impacted by the large amount of proposed units for the space directly backing to these areas? How will they protect the natural habitat there? How will the lake be protected from noise pollution? How will the lake and open space be protected from air pollution, water pollution, trash?

Furthermore are there proposed measures to buffer negative impacts? Air pollution walls (brick to help reduce sound issues). Open space or play areas for families moving into the area? There are currently no walkable playgrounds less than a mile away. What measures are in place to help reduce the negative impact on wildlife at the lake? What about runoff from pesticides, weed killer, trash, and other environmental pollutants that will run off from these residences and negatively impact the trail and lake, not to mention the wildlife and other surrounding areas? This will have a huge impact on the environment surrounding the new development.

Thank you for your time and recognizing my opposition for the rezoning. I implore you to consider the huge negative impacts on our community with the proposed rezoning.

Regards,

Alison Darby

Concerned Wildflower Pond Resident

Amy,

I completely agree that Parcel B was created and conveyed illegally due to the fact that it did not go through a formal subdivision process to turn Parcel B into a lot or tract before conveying it to the owner of Lot 1, but I don't think Parcel C was illegally subdivided. It looks like it was left out of the [Ralston Creek Industrial Office Park](#) plat which was recorded in 1981 and it wasn't included in The [Farmers' High Line Canal and Reservoir Company](#) (FRICO) plat of survey which was recorded in 1984. The FRICO plat of survey appears to depict C as being included in the Ralston Creek Industrial Office Park Plat, but I think that was done in error since it clearly wasn't included in the Ralston Creek plat. The [county](#) also states that Parcel C is unplatted.

Back to Parcel B, without diving too deep into the chain of title, it appears that Parcel B was conveyed to the owner of Lot 1 (Parcel A) while Parcel B and the bulk of the FRICO property included in the plat of survey were in unincorporated Jefferson County. It was subsequently annexed into the City in 2000 with the Howard Annexation that also included Parcel C and the adjacent development to the west. It did not include Lot 1 which was annexed into the City in 1978 with the Wildflower Pond property. The bulk of the FRICO property included in the plat of survey continues to be within unincorporated Jefferson County. In short, I believe that the illegal land conveyance happened in Jefferson County and that any subdivision of the Howard Ranch property will remedy any issues within the City of Arvada. Obviously, the FRICO plat of survey no longer accurately reflects correct property boundaries, but I don't think that is the issue since it is not a formal subdivision plat. The issue appears to be the actual conveyance of an illegally created parcel, but I believe that is an issue for the county to take up if they were concerned about it at this point in time.

Even if the FRICO property was wholly in the City when the creation and conveyance of an illegal parcel occurred, we would only require the property asking for development rights to correct the issue as it related to their property, which would be the Howard Ranch property in this case. We would not require the FRICO property to resolve their irregularities until such time that they were requesting development rights. While we run into these types of issues less often, they are still not that uncommon and, to the best of my knowledge, we have never enforced on these types of situations other than to require them to bring the property into compliance with a request to develop or redevelop.

I think this resolves these issues, but let me know if you have any additional questions or concerns.

Thanks,

Jake Nitchals
Senior Planner
720-898-7449
jnitchals@arvada.org





On Tue, Mar 15, 2022 at 11:35 AM Amy Brimah [REDACTED] wrote:
Thank you, Jacob, I appreciate you getting back to me.

Parcels B and C are both parcels of land that are illegal subdivisions, as neither complied with Arvada's Code in the creation of such parcels in the process of parsing the land off the larger parcels that Parcels B and C came from.

The applicant did not obtain a subdivision endorsement to the title policy, and as a result, the title policy does not guarantee that the Parcels B and C were legally created.

Similarly, the assessor does not confirm the legally created subdivision. I do not believe there is an assessor's parcel id for Parcel B.

I can't get Municode to work right now, but the subdivision process was not followed under Section 4-2-2-2 to create Parcels B and C as there would be a re-plat of the property. Once Municode is working again, I will send a more detailed email.

Take care, Amy

Amy Brimah
Brimah LLP
Pronouns: she/her (Learn more [here](#))

[REDACTED]
[REDACTED]
[REDACTED]

<http://www.brimahlaw.com>

NEW ADDRESS:
3900 E. Mexico Ave., Suite 300
Denver, CO 80210

From: Jacob Nitchals <jnitchals@arvada.org>
Sent: Monday, March 14, 2022 8:54 PM
To: Amy Brimah [REDACTED]
Subject: Re: 14760 W. 64th Ave/ Howard Ranch Rezone

Hello Amy,

I was on Planner-of-the-day duty on Friday so I spent that day dealing with general inquiries and I spent today catching up so I am just seeing your last two emails. Let me run this by our attorney tomorrow and I will try to get back to you by the end of the day.

That being said, I am going to attempt to answer your questions first. If the zoning is approved, this property will be required to go through the formal subdivision process at which time parcel B and C will be legally incorporated into the property and subdivided into lots and tracts. I think this addresses the concerns in your first email. Unfortunately, we still deal with a fair amount of properties that include land that was created via a legal description on a deed rather than through the subdivision process as required by City and state requirements? When we run across this as part of our development review process we require the applicant to plat the property to remedy the situation which, as I stated above, will be required of this property. In regards to Parcel C, the county assessor's office recognizes it and has assigned it a unique parcel identification number: 39-072-00-014. Parcel C is also included in the deed and the title commitment so I don't follow your concerns regarding the creation of parcel C. Again, I apologize, as I said, this is not my area of expertise. Any further explanation would be appreciated.

Thanks,

Jake Nitchals
Senior Planner
720-898-7449
jnitchals@arvada.org



On Mon, Mar 14, 2022 at 3:44 PM Amy Brimah [REDACTED] wrote:
Jacob,

I hope you had a nice weekend.

I also wanted to point out that none of the exemptions 4-2-1-2 B in this case are or will be met. The Minor Replat of Ralston Creek Industrial will not match up with the existing plat map

and the newly created plat map will also not match because there is no document creating Parcel C in the chain of title.

Can you please put me in touch with the City Attorney if that is the whom I should have this conversation?

Thank you in advance, I appreciate your time.

Take care, Amy

Amy Brimah
Brimah LLP
Pronouns: she/her (Learn more [here](#))

[REDACTED]

[REDACTED]

[REDACTED]

<http://www.brimahlaw.com>

NEW ADDRESS:
3900 E. Mexico Ave., Suite 300
Denver, CO 80210

From: Amy Brimah [REDACTED]
Sent: Thursday, March 10, 2022 4:20 PM
To: Jacob Nitchals <jnitchals@arvada.org>
Subject: Re: 14760 W. 64th Ave/ Howard Ranch Rezone

Jacob, thank you for pointing me in the direction of the title policy.

I may be missing something, but it does not appear that parcels b and c are legally conforming parcels of land, that can be combined to form the 13.11 acre parcel to ultimately be combined and replatted as a new subdivision. Without the addition of the land from parcels b and c, the R-6 density requirements are exceeded and the proposed development would not satisfy the 6 units per acre requirement.

Section 4-2-1-2 of the Code does not appear to have been complied with to create parcels B and C. The legal descriptions the documents submitted are metes and bounds legal

descriptions and there does not appear to have been a valid subdivision of parcel B from the plat of survey or a valid resubdivision of parcel c from the minor replat.

Neither parcel appears to have been re-platted or subdivided either in accordance with the Arvada Code or with Colorado Revised Statutes. Are there separate applications being processed to accomplish this by applicant concurrently? My reading of Arvada's subdivision process is that this was supposed to happen prior to conveyance and the conveyance would be an illegal conveyance under CRS 31-23-216.

I did not see a subdivision endorsement to the title policy, and the title policy itself does not warrant that parcels B and C were properly subdivided and legal parcels so the title policy cannot be relied upon for these purposes.

If you can please let me know if this has already been addressed, I would appreciate it.

Take care, Amy

Amy Brimah

Brimah LLP

Pronouns: she/her (Learn more [here](#))

[REDACTED]
[REDACTED]
[REDACTED]

<http://www.brimahlaw.com>

NEW ADDRESS:

3900 E. Mexico Ave., Suite 300

Denver, CO 80210

From: Jacob Nitchals <jnitchals@arvada.org>

Sent: Thursday, March 10, 2022 9:32 AM

To: Amy Brimah [REDACTED]

Subject: Re: 14760 W. 64th Ave/ Howard Ranch Rezone

Correct, they are only pursuing the rezoning at this time.

Jake Nitchals
Senior Planner
720-898-7449
jnitchals@arvada.org



On Thu, Mar 10, 2022 at 9:16 AM Amy Brimah [REDACTED] wrote:
Thank you. I appreciate you getting back to me.

To confirm, the applicant is not pursuing an SDP and rezone at the same time, only the rezone? That is what I thought but some of the comments confused me.

Take care, Amy

Amy Brimah
Brimah LLP
Pronouns: she/her (Learn more [here](#))



<http://www.brimahlaw.com>

NEW ADDRESS:
3900 E. Mexico Ave., Suite 300
Denver, CO 80210

From: Jacob Nitchals <jnitchals@arvada.org>
Sent: Thursday, March 10, 2022 9:13 AM

To: Amy Brimah [REDACTED]
Subject: Re: 14760 W. 64th Ave/ Howard Ranch Rezone

Amy,

Sorry, we are extremely busy. See my attempt at answering your questions below in red.

Let me know if you have any other questions.

Jake Nitchals
Senior Planner
720-898-7449
jnitchals@arvada.org



On Mon, Mar 7, 2022 at 1:00 PM Amy Brimah [REDACTED] wrote:

Mr. Nitchals,

I represent a landowner that will be impacted by the Howard Ranch rezoning. I have reviewed the files that are available online and I cannot seem to locate a couple of items. I am hoping that you might be able to help me.

I did not see the drainage study, the environmental study, or the draft HOA documents. The current Howard Ranch application is for a rezoning only. A rezoning application includes plans and reports that demonstrate proof of concept and compliance with the approval criteria. If the rezoning is approved, the developer will be required to submit another development application (this is the umbrella term we use for all different types of development applications) that will include site plan and subdivision applications (these are types of specific applications that fall under the development application). These applications will have substantially more detailed plans and reports, including a stormwater management plan, civil construction drawings, soils report, etc. In regards to the specific plans or reports you mention, please see the following answers:

- In regards to the drainage study, we don't typically require this with a rezoning application. Instead, we ask the applicant to acknowledge the drainage requirements and indicate compliance, and generally describe how drainage will work. This was

provided and is included in the application as a drainage letter from the project engineer.

- In regards to the environmental study, we typically only require an environmental study with annexation applications to ensure we are not annexing land with environmental issues. The applicant has provided a tree survey and an Approved Jurisdictional Determination from the Army Corp of Engineers stating that the drainage ways on the property are not subject to a Clean Water Act Section 404 permit.
- In regards to the HOA documents, these are not required with a rezoning. These are required with the site plan and subdivision applications.

From the submittals it is difficult to tell what is going to happen with the tracts and other "common elements" or "public areas". Correct, the plan submitted with the rezoning application is a conceptual site plan that is intended to demonstrate compliance with general standards such as lot size and width, utility alignments, street layout, minimum amenitized area, etc. The design of the amenity areas will be finalized through the site plan process if the rezoning is approved and the developer chooses to proceed.

I also didn't see that the title commitment had been submitted and I am wondering if that is available. Yes, a title report was submitted with the first submittal and is available on eTRAKiT.

Finally, I didn't see the resubmittal addressing the questions/comments from the third submittal, has that been submitted? Some of the comments have been addressed and some are still being worked on by the applicant. For example, the applicant has provided a previous traffic study that analyzes the traffic impacts from 70 single-family units which is one more than proposed so we have deemed that acceptable. We have given the applicant until 3/16 to address the other comments that need to be addressed before the Planning Commission meeting.

Thank you in advance for your help.

Take care, Amy

Amy Brimah

Brimah LLP

Pronouns: she/her (Learn more [here](#))

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████████████████████
████████████████████

<http://www.brimahlaw.com>

NEW ADDRESS:

3900 E. Mexico Ave., Suite 300

Denver, CO 80210

Arvada Planning Commission

Subject: Howard Ranch Development

Date: March 27, 2022

This letter is being written to help bring to light the additional traffic congestion that will be created if the Howard Ranch proposed development is approved.

I have reviewed the traffic studies that have been completed. Understanding that many hours went into the reports generated, the information does not reflect the “real life” impact of the additional traffic that will result. This is especially true during high traffic volume periods given the limited entry and exit points for the proposed community. This development will have one way in/out and the density of this development will compound that traffic situation.

The “real life” concern is experience based. Folks are in a hurry, running red lights, changing lanes frequently, racing from stop light to stop light, always in a rush. Frustration levels have increased, resulting in “road rage” occurrences all too frequently.

The proposed Howard Ranch development will only add fuel to the fire, resulting in more accidents.

Thank you for your consideration in this manner.

Respectfully,
Barry and Janice Teter

Lakes of the Westwoods
15152 W. 62nd way Arvada

Kelli Ann Weiskopf
14607 West 62nd Avenue
Arvada, CO 80004
303-324-9215

March 22, 2022

Arvada Planning Commission
8101 Ralston Road
Arvada, CO 80001

Dear Planning Commission,

I am writing in regards to the proposed development going in at 14760 West 64th Avenue and is being considered for rezoning.

I am asking that you not rezone this development. The proposed plan is too dense for the area. The street entrance is small and would not allow for fast enough evacuation for the proposed development and would clog up the evacuation of the area in which I reside, Wildflower Ponds. This development would put undue hardship on the roadways within our community and create safety concerns of increased traffic inside the Wildflower Ponds neighborhood that already serves a childcare facility.

Please consider denying the rezoning of the development.

Most Sincerely,

Kelli Ann Weiskopf

Kelli Ann Weiskopf
14607 West 62nd Avenue
Arvada, CO 80004
303-324-9215

March 22, 2022

Arvada Planning Commission
8101 Ralston Road
Arvada, CO 80001

Dear Planning Commission,

I am writing in regards to the proposed development going in at 14760 West 64th Avenue and is being considered for rezoning.

I am asking that you deny the rezoning of the above-mentioned development. It is imperative that EIS and drainage studies be done. I know of developments being put in with no regard to drainage and it wreaks havoc on people's properties causing property damage and financial hardship. Also, we live amongst wildlife. Dense properties displace wildlife and creates a burden on surrounding properties. We need to build in such a way that nature can still exist harmoniously with humans.

Living green is talked about like it is important, but then developments such as this are created without consideration of their impact. This is not a good situation to ask for forgiveness later. There is much wildlife in this area, and it will create tragedies when beasts and humans clash.

Please consider denying the rezoning of the development.

Most Sincerely,

Kelli Ann Weiskopf

Howard Ranch proposal

Carol [REDACTED]
Reply [REDACTED]
To: cedboardsandcommission@arvada.org

Tue, Mar 22, 2022 at 11:17 AM

[REDACTED] attached a
document



[REDACTED] has attached the following document:

Dear Arvada Planning Team,

I have urgent concerns on the pending approval of the Howard Ranch Development in west Arvada.

Please see my attached letter.

I appreciate your attention to keeping Arvada citizens safe!

Sincerely,

Carolyn Bonavida



Untitled document

Snapshot of the item below:

Dear Arvada Planning Commission Team,

My husband and I chose to buy a home and live in Wildflower Ponds in 1994 when the neighborhood was being developed. The development represented what we were looking for in a home....safety, access to facilities, large lot sizes, a well planned community focused on the quality of life of its residents..

In choosing to approve of the Howard Ranch Development as it is proposed, there will be inadequate facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) available to serve the subject property while maintaining adequate levels of service to existing development as required per the zoning requirements.

Please require these services and facilities to be proved adequate prior to moving forward with your approval. In not doing so, the quality of life and safety of residents in all of the neighborhoods and businesses in and around the Howard Ranch development are put at risk.

We are VERY CONCERNED about the lack of attention to this detail!

Thank you for keeping Arvada safe and for focusing on the quality of life we live,

Sincerely,

Carolyn Bonavida

[14624 S 62nd Place](#)

[Arvada, CO 80004](#) in

Google LLC, [1600 Amphitheatre Par](#)

[43, USA](#)

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Dear Arvada Planning Commission Team,

Carolyn

Reply-To

To: cedboardsandcommission@arvada.org

Tue, Mar 22, 2022 at 10:09 AM

[REDACTED] attached a
document



[REDACTED] has attached the following document:

Dear Arvada Planning Team,

Please see the attached letter expressing my concerns with the development of Howard Ranch.

Thank you,

Carolyn Bonavida



Dear Arvada Planning Commission Team,

Snapshot of the item below:

Dear Arvada Planning Commission Team,

My husband and I are original home owners and residents Wild Flower Ponds, just east of the proposed high density residential development of Howard Ranch

I am writing to express my concern in the approval of this parcel development as it is being proposed.

1. My understanding is that planned development of 72 homes includes A Single Egress which would be shared with one of the current entrances into our neighborhood.
This entrance at the intersection of 64th and Indiana is very chaotic due to the misalignment of the roads, the location of business and residential properties at the intersection, and the high traffic volume at that location. Our quiet, safe neighborhood is low density residential with a low impact daycare center at the corner of the east entrance. Adding (a low estimate of) 144 vehicles owned by 72 residents of Howard Ranch and additionally, the delivery and service vehicles serving that area would have a huge impact on the safety, environment, noise, quality and beauty of ours and the surrounding neighborhoods.
1. Emergency access with one egress is a Significant Life and Safety issue! Adding potentially over 200 residences to an already developed area will challenge the

ability of emergency vehicles to enter the area. Something as a car accident would block traffic at the intersection of 64th and Indiana. Something as serious and fast moving as a wildfire would lead to an incredible crisis for us all.

Please thoroughly consider the quality of life for the current citizens of Arvada when voting on the approval of the development of this area as proposed. The amount of traffic going in and out of the development will never decrease but will increase over time. I request an in depth study of the safety and environmental impact this high density development with a Single Egress would have on the residents of the proposed Howard Ranch as well as the surrounding neighborhoods.

Thank you for your consideration of my concerns,
Carolyn Bonavida
[14624 W 62nd Place](#)
[Arvada, CO 80004](#)

Google LLC, [1600 Amphitheatre Park](#) [3, USA](#)
You have received this email because [\[REDACTED\]](#) shared a
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Howard Ranch Proposal Concerns!

Carolyn Bonavida (via Goog [REDACTED])
Reply-To: Carolyn Bonavida [REDACTED]
To: cedboardsandcommission@arvada.org

Tue, Mar 22, 2022 at 11:38 AM

[REDACTED] attached a
document



[REDACTED] has attached the following document:

Dear Arvada Planning Commission Team,
Please take into consideration the concerns of the residents and business of the surrounding area prior to approving the Howard Ranch Development rezoning. We have legitimate concerns. Density of the area is one of them. Please see my attached letter regarding this issue. Thank you,
Carolyn Bonavida
[14624 W 62nd Place](#)
[Arvada, CO 80004](#)



Untitled document

Snapshot of the item below:

Dear Arvada Planning Commission Team,

I have concerns with the Howard Ranch proposal as it stands.

The City Code states the in order to rezone,
“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”

The high density of the development would not be consistent with the surrounding neighborhoods. High density housing is being built throughout every area of West Arvada. There is little to no availability of homes that take into consideration the surrounding environment in which this case, is well- planned family neighborhoods.

To achieve the objective of being consistent with adjacent properties and the surrounding area, a low density development providing a living environment where the residents can enjoy their personal area with family-sized homes and townhomes with, adequate covered or enclosed parking for each resident is required.

Adding 72 residences to the available acreage does not follow the zoning requirements nor does it match the character for the area surrounding it.. Please follow the guidelines set by City Code I beseech you to reduce the density guidelines of the Howard Ranch proposal to consider the land use for every resident!

Sincerely,
Carolyn Bonavida
[14624 W 62nd Pl](#)
[Arvada, CO 80004](#)

Google LLC, [1600 Amphitheatre Parkway](#), [Mountain View, CA 94043](#), [USA](#)
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Arvada Planning Commission
8101 Ralston Road
Arvada, CO 80001



March 23, 2022

Dear Arvada Planning Commission:

I am writing in **opposition** of the proposed Howard Ranch Re-Zone located at 14760 W 64th Ave. ETrakit #DA2021-0097

This re-zone specifically does not meet the criteria for Facilities and Services given the fact that the Proposed Plan does not provide adequate levels of ingress and egress. The local road coming into and out the neighborhood only has one access point to the 13.11 acre site. Additionally, it appears the cluster homes are only accessible through a private alley and have no right-of-way access. The fact that there will be approximately 138 additional cars living in this subdivision with only one point of access is incredibly unsafe given the following:

1. They cannot make a left hand turn onto 64th Avenue without driving through the Wildflower Pond neighborhood.
2. Access to the traffic light on Gardenia via Wildflower Ponds is in front of a Kindercare that has 150 families dropping off/picking up small children twice daily during rush hour.
3. How do any Emergency Vehicles access this community while traveling westbound on 64th? They can't.

Furthermore, this location has a Walk Score of 38 out of 100. This location is a Car-Dependent neighborhood so most errands require a car. The Transit Score is 29 out of 100. There are no bus lines in West Arvada.

This re-zone to such high density on such a small plot of land that is essentially land locked by industrial and other neighborhoods makes absolutely no sense and is a violation of the criteria set forth by the city of Arvada. I respectfully ask that you vote **No** to this proposed re-zone.

Sincerely,

A handwritten signature in blue ink that reads "Carrie Wernecke".

Carrie Wernecke
15064 W 63rd Avenue



14760 64th Ave Comments

Colleen Mill [REDACTED]

Tue, Mar 29, 2022 at 2:57 PM

To: "cedboardsandcommission@arvada.org" <cedboardsandcommission@arvada.org>

I see this 12.5 acre property has already sold for \$3 Million.

It is requested to be re-zoned R6 so a max of 72 houses can be built here.

Please no! R6 is too much! R4 is much better.

There is only 1 way in/out of this place. Fires are too common.

Water is scarce.

Traffic on 64th in the Indiana area is already CRAZY.

We don't need more CRAMMED in housing in West Arvada!

Please! Consider what is best and what the community speaks up about!

Colleen Miller

[6507 Quaker Ct](#)

Stanley & Steffen

15086 W. 63rd Lane
Arvada, Colorado 80403
[REDACTED]

Arvada Planning Commission
8101 Ralston Road
Arvada CO 80001

March 22, 2022

Dear Arvada Planning Commission,

We are writing to you to express our heartfelt disapproval of the Howard Ranch Development and full opposition to the associated re-zoning. The proposed re-zoning and proposed development does not meet the Land Development Code, Criteria 3 and 4. Therefore allowing the proposed development to proceed would be in clear violation of the regulations that are set in place, and you, as the Arvada Planning Commission, would knowingly breach.

Furthermore, the safety of our community is threatened by the proposed re-zoning and subsequent development. With a proposal to build 69 cluster homes within a single entrance property, comprehensive police, fire, and EMS services cannot be adequately met with the current single access as set forth in the proposed plan. As an arguably ineffective alternative, the developer has proposed the installation of sprinkler systems for each residence to address the fire protection issue; however, the developer has not proposed a solution for maintenance and regulation of the sprinkler system.

Additionally, we have seen the devastation of wildfires in neighboring foothills communities making the call to build sustainable, safe communities more critical now than ever. In the current safety plan, fire sprinkler systems DO NOT protect against wildfires. Sprinklers are only effective if a fire ignites within the home. Our neighborhood is at great risk if there were to be another wildfire or externally ignited fire within the development since the local fire department cannot adequately access this neighborhood. It is wildly irresponsible to build net new developments lacking such obviously basic safety measures.

As advocates for responsible and SAFE development of our communities, we emphatically oppose the proposed re-zoning of the property slated for the Howard Ranch Development.

Warm Regards,

Elizabeth Stanley, RN MBA & Bradley Steffen, MD
Arvada Residents

March 21, 2022

Arvada City Council,

As a 24 year resident of Wild Flower Ponds, I am writing to strongly oppose the new development that has been proposed in the Wild Flower Ponds Subdivision area of Arvada.

The high density of homes in such a small area with limited access is ridiculous and will undoubtedly create noise, safety issues for all residents, children and pets. The recent wildfires in Boulder County should act as reinforcement to disallow this many residences in such a small area.

I live on 63rd place and those of us that live on this street (which would be part of the access to this proposed development) already deal with traffic noise and many vehicles dropping their children off at Kindercare and utilizing the businesses at the building at the corner of Gardenia and 64th avenue. There is already way too much traffic on this street.

The City Council needs to disapprove this building proposal.

Ernei Quinlisk
6358 Holman Court
Arvada, CO 80004

Fran Stellman
15054 W 63rd Ave
Arvada, CO 80403

March 22, 2022

Reference: Howard Ranch Development and Proposed Re-zoning

Arvada Planning Commission
8101 Ralston Rd
Arvada CO 80001

Dear Planning Commission members:

My husband and I own a home in Arvada adjacent to the proposed Howard Ranch Development. After reading the documents submitted by the developer, I have concerns and objections in reference to the developer's rezoning requests as stated in the Arvada City Code that the Arvada Planning Commission is considering.

"8-3-4-2. – Approval criteria.

A. *Generally*. Rezoning may be approved if the City Council finds that either the rezoning corrects a technical mistake or the rezoning meets all of the following Approval Criteria:

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;"

The land on which the development is proposed is farmland and is located next to Hyatt Lake. It is populated by wildlife and includes trees, shrubs and native grasses that serve as habitat for many wild animals and birds. The developers propose disrupting the property by removing a vast number of the existing, mature trees in order to construct the proposed 69 homes, which would have a great number of consequences to the local natural environment. Additionally, I believe interrupting the environment in such a manner will cause an "adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation". It amazes me that, in a state where an extremely high value is placed on preserving the natural environment, to my knowledge, no Environmental Impact Study or Drainage Study has been required prior to consideration of rezoning.

With respect, I request that the Commission reject the proposed zoning change. Thank you for your service to your constituents in Arvada.

Sincerely,



Fran Stellman

Fran Stellman
15054 W 63rd Ave
Arvada, CO 80403

March 22, 2022

Reference: Howard Ranch Development and Proposed Re-zoning

Arvada Planning Commission
8101 Ralston Rd
Arvada CO 80001

Dear Planning Commission members:

My husband and I own a home in Arvada adjacent to the proposed Howard Ranch Development. After reviewing the documents submitted by the developer, I have valid concerns and objections to their requests in regards to the Arvada City Code.

"8-3-4-2. – Approval criteria.

A. *Generally.* Rezoning may be approved if the City Council finds that either the rezoning corrects a technical mistake or the rezoning meets all of the following Approval Criteria:

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;"

Studying the drawings of the proposed development, the ingress and egress are a major concern and risk to the home owners in the surrounding homes as well as the childcare facility which is located near the proposed building site. There are two points of entry and exit onto 64th Ave. In the event of a catastrophic emergency (a fire such as the Marshal Fire, December 30, 2021 or a gas leakage), a hazardous situation could quickly arise that would cause a life threatening and safety issue, jeopardizing lives, homes and businesses in the surrounding areas. This matter, above all, is a major concern, but I am also concerned about other facilities and services including sewage and waste disposal, water, gas, electricity, police, and roads and transportation, as applicable. It would be unconscionable if these issues were not seriously taken into consideration with regard to changes made to the developer's proposed re-zoning requests.

Thank you for your service to your constituents and I respectfully ask you to take my concerns into consideration and reject the proposed zoning change.

Sincerely,



Fran Stellman

Fran Stellman
15054 W 63rd Ave
Arvada, CO 80403

March 22, 2022

Reference: Howard Ranch Development and Proposed Re-zoning, Project DA2021-0097
Arvada Planning Commission
8101 Ralston Rd
Arvada CO 80001

Dear Planning Commission members:

As a resident of the Lakes at Westwoods community, I am writing this letter in concern for the proposed re-zoning of 14760 W. 64th Ave, otherwise known as the Howard Ranch development. The land under consideration for development is adjacent to properties in the Lakes at Westwoods.

It is my understanding that the proposed building site is currently zoned for the construction of 12 single family homes on approximately 1 acre lots. However, the developer is now seeking to have the site re-zoned to incorporate 67-72 single family, duplex and cluster dwellings, which is a much greater density than the Lakes at Westwood and other communities in the area. This new proposal is not consistent with the character of the homes in Lakes at Westwoods, which is a requirement for rezoning, according to Arvada Code of Ordinances as quoted here:

"8-3-4-2. – Approval Criteria.

A. Generally. Rezoning may be approved if the City Council finds that either the rezoning corrects a technical mistake or the rezoning meets all of the following Approval Criteria:

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.**" (emphasis added)

Additionally, I'm concerned about some of the details of the proposal as presented to the Commission. For example, the buffer footage is ambiguous - is it 10' or 20'? Furthermore, I see no plans for trees, shrubs or a privacy fence for a buffer and a division between the two adjoining subdivisions. As an owner of a home in Lakes at Westwoods that adjoins this line, I certainly want as wide of a buffer as possible between the two developments. I also hope that a substantial privacy fence, as well as significant landscape plantings and a tree buffer to separate the two developments will be required as part of any development plans that are eventually approved by the Commission.

It is my hope that you will take my concerns under consideration and help protect an established neighborhood from a development that, as proposed, would negatively impact the character and aesthetic qualities of our community.

Thank you for your consideration of these matters, and for your service to your constituents. I object to the proposal to rezone this property for a higher density development for this and other reasons previously communicated to the Commission, and respectfully ask you to reject the proposed zoning change.

Sincerely,


Fran Stellman

Subject: Re: Development at 80th and Kipling



Gaylene Edga [REDACTED]

to Mark Deven, Jacob Nitchals, Kristen Rush, Randy Moorman, ssunderberg

Tue, Feb 15, 5:32 PM

You are viewing an attached message. City of Arvada Mail can't verify the authenticity of attached messages.

Thank you for the update.

On Tue, Feb 15, 2022 at 5:21 PM Mark Deven <mdeven@arvada.org> wrote:

Ms. Edgar

Thank you for your comments. We have been sharing comments very similar to yours with the development team and pressing them to consider changes such as density and height and pointing out the risks of proceeding with an application that is in conflict with the concerns expressed by the neighbors.

Based on the most recent conversations, the development team has made several changes that address the neighborhood's concerns.

Also, please note that a development application has not been submitted yet. Neighborhood meetings usually occur before an actual application is submitted so that the development team can understand the neighborhood concerns and gauge reaction to the proposal.

On Tue, Feb 15, 2022 at 1:24 PM Gaylene Edga [REDACTED] wrote:

I am writing to express my concern about proposed plans for a 3 story residential complex at 80th and Kipling. I am glad it will be residential, but it is too dense for the area right next to residential single family homes to the west and south, and in an area and intersection that cannot handle this level of traffic and added vehicles. While housing is needed, it should not be put up at any cost or to the detriment of the surrounding neighborhood. 3 stories is too tall. I am very much opposed. I live in Meadowglen neighborhood east of this, and my son's family lives south of 80th and Kipling. I go through this intersection very often, and am trying to imagine a development this large and dense on this corner. I do not see it as an improvement at all for the area.

Is there a way to reduce the size and height so it is less impactful in a negative way to this area? There are horse properties just to the west, and it seems an odd choice for this area and will ultimately probably lead to people feeling like they have to move. Please do not approve this plan unless it is significantly altered. Community surveys show the overwhelming majority disapprove of this type development. This area of Kipling is primarily residential, and the medical buildings across the street are surrounded by buffer zones. This would very negatively impact the residential areas on its borders, as well as the general area due to increased negative impacts of traffic, congestion, etc.

Sincerely,
Gaylene Edgar
[8250 W 81st Drive](#)
[Arvada](#)

March 22, 2022

To: Arvada City Planning Commission

From: George and Natasha Dunne
6188 Holman Court, Arvada

Re: Rezoning of Howard Ranch Property

We write to express our concern regarding the impact of increased vehicle traffic arriving to and departing from the Howard Ranch property from the one vehicle roadway in the development plans that provides ingress and egress to/from the property. That one roadway would direct all incoming and outgoing traffic generated from 71 or 72 new residences to/from the Howard Ranch property onto W 63rd Place. Because only a right (eastward) turn is allowed from W 63rd Place onto W 64th Ave, those vehicles desiring to go west on W 64th Ave would need to traverse the Wildflower Ponds neighborhood on W 63rd Place to its far east end where it turns and becomes Gardenia Street, which intersects W 64th Ave and allows either eastbound or westbound turns via a stoplight there.

Assuming that each of the residences in the new Howard Ranch development accommodates 2 vehicles, and further assuming that about one half of the vehicles intend to travel west on W 64th Avenue, that would mean, at a minimum, an added 72 vehicle trips along the length of W63rd Place (36 trips leaving the area and 36 trips returning) through the Wildflower Ponds neighborhood. This added traffic would have a negative impact on the peace and quiet ambiance of the Wildflower Ponds neighborhood and on the safety of bicyclists on 63rd Place as well as the safety of pedestrians (dog walkers, etc.) on that street.

We suggest that the Arvada Planning Commission consider requiring an added roadway providing vehicular ingress and egress to the Howard ranch property, and connecting westward (directly or indirectly) to Joyce Drive and/or MacIntyre St. Such a street would allow added access for resident vehicles wishing to travel either east or west on W 64th Ave, lower the amount of traffic added to W 63rd Place, as well as provide an added access point for emergency vehicles intending to gain access into the Howard Ranch development.



CED Boards and Commission <cedboardsandcommission@arvada.org>

Fwd: Howard Ranch

2 messages

Heidi Burton [REDACTED]

Mon, Mar 7, 2022 at 3:24 PM

To: CED Boards and Commission <cedboardsandcommission@arvada.org>

Arvada Building Department

With the tragic event that happened on December 31, I am hoping you will see the need to change the density of this subdivision. With the cities change to allowing only one egress from the property into another subdivision, I can only imagine the confusion and chaos this would mean if such an event were to happen within the surrounding area. To allow only on egress but rely on in home sprinklers in case of a fire is crazy... they are to keep the interior fire at bay until fire personal can arrive at the sturcture. This doesn't seem like a good idea in lue of a field / brush fire. The homes in Wlldflower Pond nor The Lakes at Westwood are fitted with sprinklers.

So is the city just saying to bad to the home owners of Wildflower Pond and Lakes at Westwood? Seems like this is a lawsuit waiting to happen.

How many subdivisions has Arvada changed this ruling to allow only one egress?

What is the cities plan to evacuate all 72 homes from Howard Ranch and all 107 homes from Wildflower Pond into one egress out onto 63rd? Especialy with fire trucks and safty vehicles going in the only egress?

The developers own traffic study is calling for 660 daily trips in and out of this proposed subdivision? 72 homes equals at least 150 autos?

Please reconsider what this density could do to the Wlldflower Ponds subdivision. As I have stated in prior emails, it would be great if the city council and city planners visit the area and meet with both neighboring subdivisions HOA boards so we can express our concerns at the site.

Thank you ,
Heidi Burtoni

CED Boards and Commission <cedboardsandcommission@arvada.org>

Tue, Mar 8, 2022 at 11:54 AM

To: Jacob Nitchals <jnitchals@arvada.org>

[Quoted text hidden]

--

Community and Economic Development

Desk: 720-898-7435

E-Mail: cedboardsandcommission@arvada.org





CED Boards and Commission <cedboardsandcommission@arvada.org>

Fwd: Howard Ranch Proposed Subdivision

Heidi Burton [REDACTED] >
To: cedboardsandcommission@arvada.org

Sun, Mar 6, 2022 at 4:29 PM

Dear Arvada Planning Committee

Regarding the new development being planned between Wildflower Ponds And The West Woods:

I am very concerned with the hardship this development will bring to not just the two neighboring subdivisions but also the Schools, Fire/ Police departments, road conditions etc. Why does the city keep committing to all these high density build outs?

Understanding that some of the roads around this subdivision are CDOTS responsibility, but with the amount of high density areas being built (Ridge Road to 60th Street along Ward Road) CDOT can not keep up. This is the proverbial - keep shoving things down the drain. At some point it will all back up. What is the city's plan to get the roads repaired? Are you going to work with CDOT?

Will anything be done to upgrade the light at Gardenia and 64th regardless of the amount of homes that are built on the small parcel of land? Currently there isn't a left hand turn lane when making a left into the Wildflower ponds subdivision. This is already a safety hazard as if a truck or larger car is turning left onto Gardenia from the West the line of sight is blocked for a car turning from the East.

What will happen with the current egress from this property? The city requires two for any subdivision, there is only one way out of this parcel. With the 72 proposed home that would create 150 cars or more exiting in to Wildflower Ponds subdivision? We understand that the developer has the OK from the fire department to put sprinklers in the homes in case of fire but what if there is a brush fire? Indoor sprinklers will not help 150 cars or more trying to exit a parcel of land along with the 200 or more autos from Wildflower Pond.

The Traffic Study states there will **660 daily trips** from this new development in to Wild Flower Ponds development? Why is the city planning giving this developer the OK to only have one egress while all others must provide two?

If approved, what guarantees will there be that the construction trucks will not travel through Wildflower Ponds and put even more wear and tear on already deteriorating roads? An issue that the city has met with the HOA board and informed us that there are no funds to fix.

What will be done to keep traffic speeds low as these new autos will be going by homes with children? Once again **660 daily trips** per traffic study?

What will be done to make sure the new people do not encroach on Wildflower Ponds pond area? Or parking on our streets?

Just my thoughts,
Heidi Burtoni



CED Boards and Commission <cedboardsandcommission@arvada.org>

Howard Ranch

1 message

Heidi Burton

Tue, Mar 22, 2022 at 9:11 AM

To: CED Boards and Commission <cedboardsandcommission@arvada.org>

Dear Arvada Building Dept

Please see the link below as to what Buyers are looking for in new homes.

<https://www.thanmerrill.com/the-5-most-important-features-first-time-homebuyers-want-this-spring/>

I am currently in Real Estate.... I have issues finding homes for buyers as they are not wanting the style of homes that RedT is proposing in the Howard Ranch development.

Having worked in this profession for some time, I can't not believe the current lack of inventory.

Working with all types of buyers I have noticed a substantial change in what buyers are now looking for. Covid has taught us that people need more space than they did prior.

More people are working from home, when our parks closed due to the pandemic kids played in the backyards.... what RedT is planning, the majority of their homes do not have yards at all. The area they are planning on for a play area is actually an area where the storm water will be drained. We have been told that this is just a rendering of what they are proposing... with the density they want to build, this is the only way they will fix all the homes on this small lot.

Colorado people have a lot of stuff with all our great outdoor space... Kayaks, Bikes, Skis and snowboards. Where will these be stored in the "Carport" homes? Last year we had a bear issue in this area among other scavenger types of animals, where will these homes contain their garbage cans?

Where will all the cars park that do not have garages? Will the street be full of cars? Not the best for property values and with our unfortunate rise in crime, it will be certain that this area will be on the next list of areas that are easy pickings.

Current buyers do not want the three story homes, they want the She Sheds, they want the fire pit area, they want the BBQ area with the cute lights hug up. Please wake up to what real buyers want in our great city of Arvada.

Thank you in advance,
Heidi Burtoni



CED Boards and Commission <cedboardsandcommission@arvada.org>

Fwd: Proposed Howard Ranch Subdivision

1 message

Heidi Burto

Tue, Mar 22, 2022 at 2:02 PM

To: CED Boards and Commission <cedboardsandcommission@arvada.org>

Dear Arvada Building

It has been brought to our attention that homes being planned are not compatible with the two subdivisions that border this parcel. I believe compatibility is one thing that is of concern for the building department when doing a rezone?

Since the developer hasn't shared any new renderings, we would have to assume that what was presented at the Neighborhood meeting on 7/29/21 will be what is being built. I have driven around and photographed said buildings by this developer. Please see attached photos plus photos of the homes in Wildflower Pond and The Lakes at Westwood.

Also attached is the overview of the Wildflower Ponds and Lakes at Westwood so that you can see the size of the lots in both subdivisions. How would putting 72 homes in this proposed area be compatible in any way? These two subdivisions have approximately 100 and 50 homes, with open space, and extra large lots. What RedT is trying to build belongs in an Urban Infill project not in Arvada's suburban area.

New data shows that one of the reasons we are in the housing crisis we are in, is that builders have cut the amount of single family homes being built more than half in the last decade that numbers are available... see attachment.

Since Covid

Post Pandemic, 40% of U.S. population now works from home (Census Bureau)

Due to COVID, the average Home Buyer is now looking for the following when considering a home in the Denver Metro Area:

- Bigger Homes
- Multiple Studies or Work From Home Space
- Kid Play Spaces
- They Want Space from Neighbors, so Expansive Yards
- Unfettered Access to Nature

According to Data from NAR (National Association of Realtors), Home Buyers want the following:

- Larger homes with open floor plans
- Walk in Pantry
- Energy Efficiency and Smart Homes
- Laundry Rooms, not closets
- Large Patio and Outdoor Space
- Garage and Storage...85% of buyers are demanding this
- Multi-Generational Living

So my questions would be ... Why not just build nice single family homes with a certain percentage one level? With actual yards for people to gather in?

Why do we need more three story townhomes or homes that don't fit the needs of what Arvada says is our typical family? We all know that Green built is just Builder buzz words, and these certainly will not be affordable housing.

<https://arvada.org/source/Arvada-Demographic-Supplement-2019.pdf>

Thank you in advance,

Heidi Burtoni

10 attachments



Number of homes built.pdf

1580K



Map of area showing lot sizes.pdf

1631K



Ingalls RedT.pdf

98K



Ingalls RedT 2.pdf

106K



Jason RedT.pdf

102K



Wolff RedT.pdf

114K



Lakes at West wood 2.pdf

242K



Lakes at Westwood.pdf

234K



WFP 2.pdf

642K



WFP.pdf

999K

Real Estate > Residential Real Estate

PREMIUM

Number of homes built in the United States between 1900 and 2021

(in millions)



Number of homes built in the U.S. 1900-2021

Published by [Statista Research Department](#), Nov 8, 2021

In 2021, close to ten percent of the 152.8 million homes in the United States were from the first decade of the 21st century. Between 2000 and 2009, approximately 14.6 million homes were constructed.

OTHER STATISTICS ON THE TOPIC

→ [U.S. Housing Market](#)

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Homeownership rate in the U.S. 1990-2020

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Marlene Greenfield
Vice President, Hearst Magazines

Statistics on "Housing market in the United States"

Residential housing market

- Home building
- Home financing
- Affordability
- Home flipping

The most important statistics

- Number of U.S. housing units 1975-2020
- Number of owner occupied homes in the U.S. 1975-2021
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- Homeownership rate in the U.S. 1990-2020
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- U.S. homebuilders
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- Cement industry in the U.S.
- U.S. Housing Market
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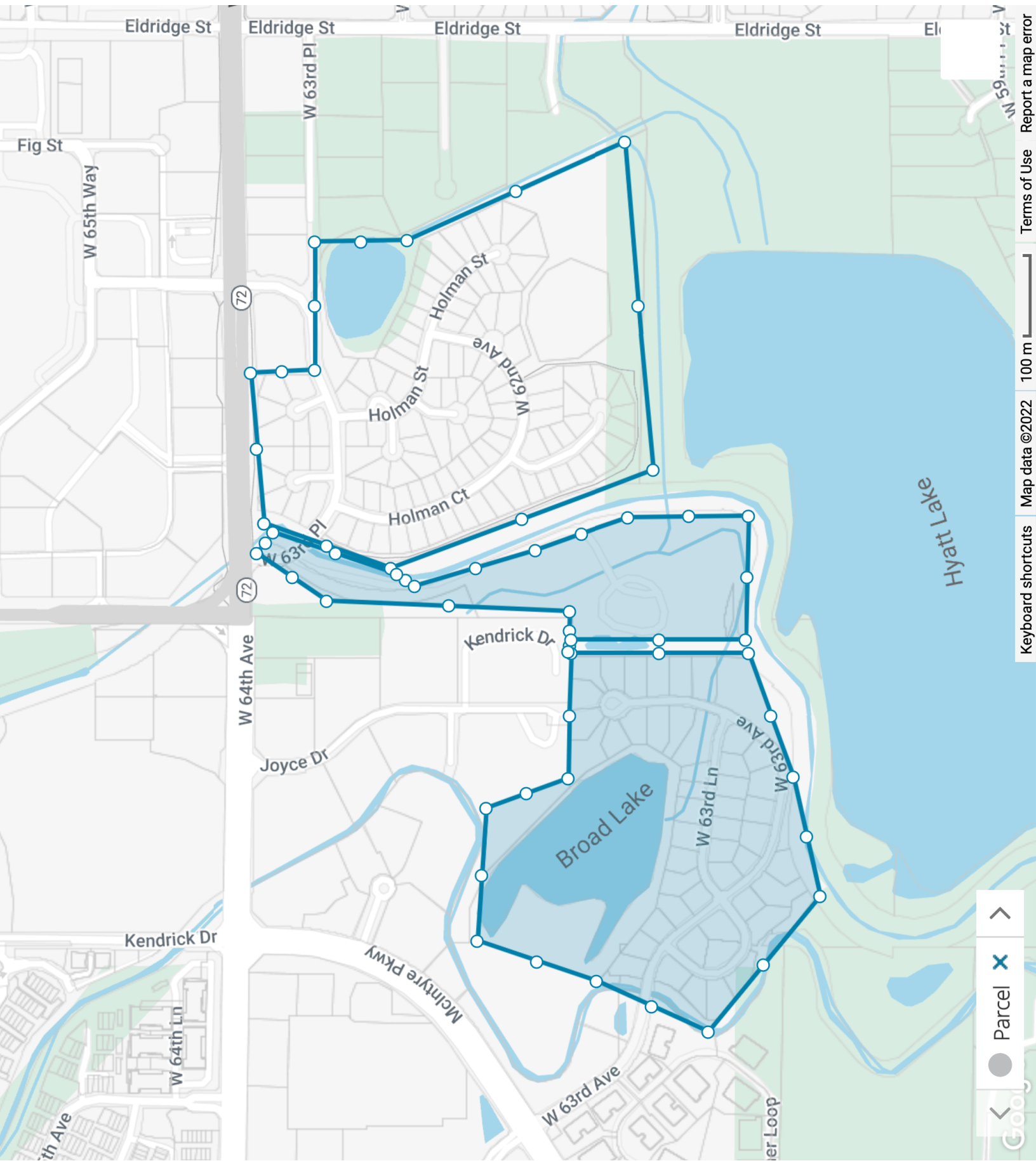
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6:49 AM

1:02 AM

11:21 PM

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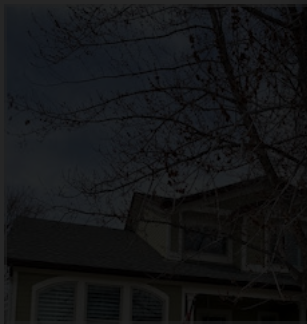
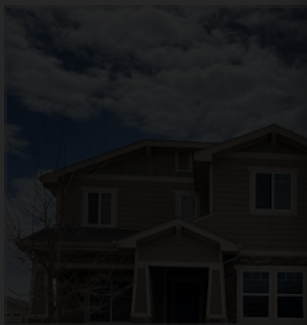
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Mar 21

Heidi Burtoni
970-799-3922

5 Attachments







Subject: Howard Ranch Proposed subdivision



Heidi Burton

to rmoorman, lsimpson, John Marriott, djones, bfifer, Lisa Smith, jnitchals, rsmetana

Fri, Feb 4, 9:19 A

You are viewing an attached message. City of Arvada Mail can't verify the authenticity of attached messages.

Dear City Council

Please see the link below as to what Buyers are looking for in new homes.

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Thank you in advance,
Heidi Burtoni

Subject: Proposed Howard Ranch Subdivision



Heidi Burton

to rmoorman, lsimpson, jmarriott, djones, bfifer, lsmith, jnitchals, rsmetana

Mon, Dec 6, 2021, 9:47 A

You are viewing an attached message. City of Arvada Mail can't verify the authenticity of attached messages.

Dear City Council and building department,

I think that it would be a great idea for the City Council and building department to meet out at the property prior to moving forward with a vote regarding the proposed subdivision with the HOA of both neighboring subdivisions.

It has been brought to our attention that the quality of homes being planned do not blend in with the two subdivisions that border this parcel.

New data shows that one of the reasons we are in the housing crisis we are in, is that builders have cut the amount of single family homes being built more than half in the last decade that numbers are available... see attachment.

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Heidi Burtoni



Real Estate > Residential Real Estate

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- Cement industry in the U.S.
- U.S. Housing Market
- Affordable housing in the U.S.

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Hi Kevin,

My name is Howard Small and my wife, Polli, and I live in the neighborhood called The Lakes at Westwoods directly to the West of the proposed development on the Howard Ranch Property.

We are strongly opposed to the development of the Howard Ranch Subdivision, **as proposed**, for the following reasons:

- 1) The appeal and natural beauty of the area behind our subdivision, The Lakes at Westwoods, will likely be destroyed. Per the proposed plans, the trees will be cut down, the pond will be filled in and the wildlife (Eagles, Hawks, many other species of Birds, Coyotes, Deer, Turtles, Frogs etc.) will therefore be virtually non-existent. Instead of looking at a wooded natural landscape, we will be viewing tightly fitted homes backed up close to the fence line.
- 2) Our neighborhood is currently surrounded by wetlands. This proposed high density development will likely destroy and endanger our wetlands thus destroying the eco-system and water bodies that make our neighborhood so appealing and unique.
- 3) The impact to Broad Lake is a major concern. Any potential development that may either destroy or adversely impact Broad Lake is completely unacceptable. Many, if not all, of the residents at the Lakes at Westwoods, purchased their homes here because of the lake views and access to the lake. In the event that cutting the water flow off to the Howard property causes the destruction of Broad Lake, it will gravely impact all of the families that have chosen to live here and spent a significant amount of money to do so. The lake and the wildlife it supports must be preserved at all costs.
- 4) A major concern is also traffic and area congestion which has already become nearly intolerable for this suburban area. The excessive density and home types proposed with multi-unit dwellings is not consistent with the existing adjacent neighborhoods. We are also concerned for future safety and security. Today, we are in a virtually crime-free neighborhood and, again, this is a major reason we have all chosen to purchase homes and live in the Lakes at Westwoods community. Currently our neighborhood is in a one way-in, one way out street with cul-de-sacs. We do not want this changed in any way.

In summary, although we are not entirely opposed to development of this property, as proposed, it is not acceptable. Again, we are asking for the following:

- 1) Preserve the natural space and wetlands directly behind the homes to the west of the Howard property.
- 2) Guarantee the continued existence and health of Broad Lake.
- 3) Limit the number of dwellings to be built.
- 4) Guarantee no direct access roads or paths to the Lakes at Westwoods from the Howard Property.

We understand the reality of development and we realize the dollars involved. At the same time, the livability and enjoyment of our homes and neighborhood is of top priority - I'm certain you can understand and relate to this on a personal basis as well. We all want to create an enjoyable place to live. As a result, I am sincerely asking that you come over to our neighborhood and see what we see. I am happy to give you a tour of our area with our perspective and strongly ask you to do so. As a business professional and previous HOA Board Member and President, I am honestly disappointed that we have had reports from our current HOA Board that they have not received any communication from you after an initial early contact regarding the development. My thought is that you would want and

desire neighborhood feedback and involvement to increase acceptance - not just based on the City of Arvada requirements but based on our neighbors reaching out to you and your company's public perception.

Polli and I would greatly appreciate your response to this email.

Thank you for your time and consideration,

Howard and Polli Small
15127 W 63rd Lane
Arvada, CO 80403
[REDACTED]

March 6, 2022

Arvada Planning Commission

8101 Ralston Rd, Arvada CO 80001

RE: Howard Ranch rezoning proposal

Dear Members of the Arvada Planning Commission,

I would like to voice my strong opposition to the Howard Ranch rezoning proposal that has been submitted to you. RedT Development is requesting to rezone the property for development which would consist of 42 single-family homes, 16 duplex units and 12 Cottages utilizing the Cluster Home lot type. A total of 72 units are being proposed.

It is additionally proposed that this community would be serviced by a single vehicle access which is proposed from W 63rd Place via an existing right-of-way through the Wildflower Ponds Community. This is unacceptable. This proposal is not complying with the single point of access requirements, which would require 30 units or less. This proposal creates an unsafe environment for those future residents in that community should this rezoning request be granted but also creates a hazard for the existing homeowners in Wildflower Ponds. These are "Life and Safety" issues.

On December 30, 2021, the Marshall Fire which was approximately 10 miles directly North of the proposed development, destroyed 1,084 homes. That day wind gusts to over 100 miles per hour not only were recorded in Boulder but in Arvada per the National Weather Service. Wind gusts over 70 mph are not usual in our community. In the need to evacuate the residents of the proposed Howard Ranch would be forced through the Wildflower Ponds community. This could put 140 vehicles into our neighborhood in a time of disaster and a time when we are trying to escape. This type of traffic congestion at a critical time of emergency could lead to the needless loss of life. In addition, if a fire occurred at or near the Howard Ranch exit it would be impossible for the residents to evacuate.

The 30 home limit for a property with a single access was created for a reason and wild fires are a real threat in Colorado as we have seen only too recently. For this reason, the proposed rezoning needs to be denied and the developer be forced to obtain a second entrance to the community or reduce the size of this development to comply with the single point access requirements of 30 units or less before moving forward with this project.

Thank you for your consideration.

Kevin Hyland
Resident in Wildflower Ponds
6269 Holman Court
80004



CED Boards and Commission <cedboardsandcommission@arvada.org>

Howard Ranch Subdivision

1 message

Janet Kinde [REDACTED] >
To: cedboardsandcommission@arvada.org

Tue, Mar 29, 2022 at 11:24 AM

Please consider the points of reference shown below listing the reasons Howard Ranch Subdivision rezoning will not comply with the Arvada code requiring new buildings to be comparable to adjacent properties and should not be approved. I believe allowing the proposed variances to the code will not align with the adjacent properties as required in the city code and the exact reason cities like Arvada must have the building codes in place and follow them. The subdivision of The Lakes At Westwoods is adjacent to Howard Ranch and adhered to the city codes and were approved by this commission.

Thank you for your thorough and careful consideration of the request for 6 homes per acre adjacent to a neighborhood with 3 homes per acre and thus resulting in the denial of this rezoning request.

Respectfully submitted:

Janet Kinder

15117 w 63rd Lane
403
[REDACTED]



Virus-free. www.avast.com



rezoning howard ranch (1).docx
3085K

Arvada Planning Commission

March 28, 2022

Dear Commissioners,

I want to express my strong opposition to the rezoning and development named Howard Ranch Subdivision 14760 W. 64th Avenue in Arvada.

The zone changes to allow 69 homes, duplexes and cluster homes on 13 acres is not comparable to the adjacent neighborhood at Lakes at Westwood subdivision.

The Lakes at Westwood subdivision has 48 homes on 12 acres, approximately half the density proposed for Howard Ranch subdivision. Below are more items noting how Howard Ranch proposed development site does not support Arvada code requiring new development to compliment and show comparable features with the existing adjacent neighborhoods.

Lakes at Westwood Homes & Property	Howard Ranch Homes & Property
Lot size 11000 to 16000 sq feet	5000 sq feet
3 car garage all homes	Exposed car port / 2 car garage
2600 to 4400 sq. foot homes	1200 to 2200 sq. foot homes
Sidewalk throughout the subdivision	No sidewalk indicated in subdivision
Substantial spacing between lots	Minimal spacing between lots
Premier street appeal: photos below	Minimal Street appeal: photo below
Minimal police concern	Substantial police/crime history in Cluster homes

Above verbally noted in Policy Academy 101 Fall 2019

Front porch with seating area	No front porch- no seating area
Basement @ plumbed bathroom	No basement or porch
Gas Infrastructure	NO Gas Infrastructure: NO gas grills, only charcoal with fire potential

Firefighting access in two locations

No firefighting access; making exterior charcoal grills hazardous, exterior & garage maintenance a hazard to home owners and adjacent neighborhoods

Garage storage: yard tools, toys, gas cans

Minimal garage storage in carport/garage

Photos on March 26,2022 The Lakes At Westwood

Photos show: Premier street appeal. 1100 to1600 size lots, up to 4400 sq foot homes, ample yard space between homes, 3 car garages, significant set back from street, and sidewalks throughout subdivision.





RedT Cluster Home
Photo.pdf





RedT Single Family Photo.pdf



RedT Cluster Home Photo.pdf



CED Boards and Commission <cedboardsandcommission@arvada.org>

Response to Howard Ranch Development

Brandon Jun [REDACTED]

Thu, Mar 10, 2022 at 4:05 PM

To: cedboardsandcommission@arvada.org

Arvada Planning Commission:

As a local home owner at 15093 W 63rd Ave I am writing to share our concerns about the very aggressive zoning plans we have seen for this development.

On a regular basis we and our neighbors watch the bald eagles, hawks and other rare local birds on the current property and in the large historic trees. We spend a significant amount of time outdoors and have noted the significant increase in the number of these rare birds over the past few years. Some of the local bird watchers have also suggested that this growth is due to the loss of habitat elsewhere nearby in arvada and golden. The density of the proposed development is our primary concern and brings up serious issues with fire, wildlife, water runoff and retention, traffic and basic safety. Parking spots are far too few and access appears to have been completely ignored one entrance for that volume is no where close to code.

Our concerns also are for who this zoning is really going to benefit. If this is anything like the development being proposed on 54th and McEntire it should be understood that the only people benefiting from that development are BLACKSTONE and not new home owners. High density zoning here would set us up for the same situation where a private equity company builds homes and makes them into rentals.

Please be advised that we have also noted how the Jeffco planning commission was overruled in that case by a single individual and we are watching very closely given the obvious conflicts of interest that exist.

Thank you for your time and consideration and appreciate your clear, open and transparent evaluation of this project.

Brandon Jun [REDACTED]

Subject: Fwd: 80th and Kipling



LINDA BERGLUND [REDACTED] >
to jnitchals

Thu, Mar 3, 11:57 A

You are viewing an attached message. City of Arvada Mail can't verify the authenticity of attached messages.

Sent from my iPad

Begin forwarded message:

From: LINDA BERGLUND [REDACTED]
Date: March 3, 2022 at 11:01:40 AM MST
To: mdeven@arvada.org
Subject: 80th and Kipling

We are emailing you in regards to the 80th and Kipling project. We live right on 78th Place and Kipling. We moved here in November 2020 from Westminster because of the overgrowth thinking Arvada would be a great place to live. Now we are have second thoughts and sorry we moved. With this project possibly going in right on the corner of 80th and Kipling, the traffic will be unbelievable. We are afraid our street will become a through street off Kipling to get to 80th. Our street is 78th Place/Lee. This street is not a through street. No sidewalks, never gets plowed when it snows it's pretty much like a small country road. That's why we like this area. With the 80th and Kipling project possibly going in, we are very disappointed with the City of Arvada letting developers build on every bare inch of Arvada. With the building that is being done on 72nd between Simms and Kipling the traffic will be increased. Now you want to add to the traffic for 80th and Kipling. It's unbelievable to us all the construction we have seen since we moved here not even 2 yrs ago. I wonder if any of the council members or City planners have actually driven through this neighborhood? Not just 80th and Kipling but the actual neighborhood to see what the city could be destroying. 39 three story units do not fit this neighborhood. We wonder would any members from City Council or City planners want this in their back yard? We are very much against this and will be joining the rest of the neighborhood to stop this from happening.

Larry & Linda Berglund

Sent from my iPad

To Arvada Planning Commission,

Apologies in advance if the format or tone of this letter comes across any different than its intent, which is simply to ask that my voice be heard and accounted for. The truth is, I've never submitted such a letter before. Until now, I have gone about my weeks, months, and years paying my bills and taxes while trying to raise an accountable, service-oriented family – probably no different than you or most of your constituents.

However, I do have very real and strong feelings about the Howard Ranch Proposal. While I may be in the minority, I don't believe that every square inch of land in Arvada needs to be developed. In fact, it is the natural open space and more-than-an-arm's-length between houses that differentiates Arvada from my native Westminster – or frankly any other Colorado suburb.

Therefore, I am writing to ask that you please immediately and completely stop any plans to approve or progress the Howard Ranch Development. 69 properties on 13.11 acres is not only inconsistent with the character of the adjacent neighborhoods, but it is incongruent with the surrounding infrastructure. I don't believe we have the proper ingress/egress points, much less adequate right-of-way access, to support what may be hundreds of additional daily trips. Stacking homes on top of each other, much less in close proximity to neighborhoods and homes that are otherwise not crunched together, is simply not what West Arvada is or has been about.

I appreciate your thoughtful consideration in this matter. Respectfully.

Randy Marrone



The Lakes at Westwoods
15123 W. 63rd Ave., Arvada, 80403



March 22, 2022

Arvada Planning Commission

Dear Commission Members:

This letter is to register my opposition to the current proposed plan by the developer for the Howard Ranch. The developer is not meeting all five criteria necessary in order to rezone the property.

In this letter, I will address Criterion 2: The developer's plan does NOT comply with the "single point of access" that should be for 30 units or less. This is a "Life and Safety" issue.

The proposed development includes 58 units and yet only shows ONE access road off of West 63rd Place for access (previously a driveway to a single ranch house). The single access road will create increased traffic turning south from W. 64th avenue onto W. 63rd Place (no traffic signal); along W. 63rd Place through Wildflower Ponds and past a childcare center; and to the only other exit from Wildflower Ponds at the Gardenia traffic signal farther east on W. 64th.

Not only will the current residents of Wildflower Ponds have increased traffic congestion, the anticipated residents of the new development will have problems with access via one single roadway. In addition, construction and maintenance vehicles will have this same problem.

The most concerning and dangerous issue of all is that FIRE, POLICE, and AMBULANCE vehicles will not have adequate access to the area! And should, God forbid, there be a wildfire, as we know all too well can happen, a single road access would be totally inadequate as an EVACUATION route and an access for FIRE and EMERGENCY vehicles.

Thank you for your attention to these serious concerns.

Sincerely,

Martha B. Johns
6179 Holman Ct.
Arvada 80004

██████████
████████████████████

March 22, 2022

Arvada Planning Commission

Dear Commission Members:

This letter is to register my opposition to the current proposed plan by the developer for the Howard Ranch. The developer is not meeting all five criteria necessary in order to rezone the property.

In this letter, I will address Criterion 4: it is unacceptable to not have had the Environmental Impact Study and Drainage Study done prior to a rezone. The proposed plan may result in significant adverse impacts upon the natural environment, including air, water, noise, wildlife, and vegetation.

I have lived across Croke Canal from Howard Ranch for 26 years. This area is a quiet natural environment, near Hyatt Lake, with clear air and an abundance of wildlife, including foxes, coyotes, deer; waterfowl including ducks, geese, blue heron, black-crowned night heron, egrets, American pelicans, cormorants; many birds including chickadees, red-winged blackbirds, warblers, robins, magpies, bluejays, and the much less common great horned owls. These animals and birds depend on the quiet, undisturbed environment, clean water, plants, and TREES for their survival.

In addition, trees are very important in the urban and suburban environment for cooling, oxygen production, and carbon sequestration. I would hate to see most, if not all, of the mature trees that have been growing for many years on the Howard Ranch property cut down in order to squeeze in 58 housing units.

Thank you for your attention to these serious concerns.

Sincerely,

Martha Johns
6179 Holman Ct.
Arvada, CO 80004

██████████

████████████████████

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; and **This is the second criteria not being met. Not having the EIS and Drainage Study done prior to a rezone are unacceptable.**

have problems with access via one single roadway. In addition, construction and maintenance vehicles will have this same problem.

The most concerning and dangerous issue of all is that FIRE, POLICE, and AMBULANCE vehicles will not have adequate access to the area! And should, God forbid, there be a wildfire, as we know all too well can happen, a single road access would be totally inadequate as an EVACUATION route and an access for FIRE and EMERGENCY vehicles.

Thank you for your attention to these serious concerns.

Sincerely,

Martha B. Johns
6179 Holman Ct.
Arvada 80004

██████████

████████████████████

March 22, 2022

Arvada Planning Commission

Dear Commission Members:

This letter is to register my opposition to the current proposed plan by the developer for the Howard Ranch. The developer is not meeting all five criteria necessary in order to rezone the property.

In this letter, I will address Criterion 5: the current proposal for rezoning is not consistent with the character of existing development on adjacent and nearby properties. The proposed plan shows 58 housing units on a small parcel of land (less than 12 acres). The houses would be much closer together, with smaller yards and less space between houses than those in Wildflower Ponds across the Croke Canal, in Candlelight, Wyndham Park, or other areas to the west near McIntyre.

In addition, there is no indication on the plans that I can see of measures to be taken to substantially buffer or mitigate any negative effects on neighbors or the physical environment.

Thank you for your attention to these concerns.

Sincerely,

Martha Johns
6179 Holman Ct.
Arvada, CO 80004

[REDACTED]

[REDACTED]

Dear Mr. Nitchals,

I writing to you as a resident and homeowner within the Wildflower Ponds neighborhood. As a public safety professional with over 20yrs in first response and emergency management I have concerns about the Howard Ranch rezoning project. The addition of 71 homes without any changes to the infrastructure will lengthen the amount of time needed to evacuate this community in the event of a disaster and this delay has the potential to cost the lives of both the future homeowners and current residents in wildflower ponds. Our development has approx 105 single family homes within it. This project in its current form will raise the total number of homes in this area to approx 176 with no change to our current infrastructure. We only have 2 major points of ingress/egress to the neighborhood and only one point of egress allows for left turn toward hwy 93. In addition, daily traffic patterns are all ready congested during drop off and pick up at the local KinderCare facility on W 63rd place adjacent to the Howard Ranch. This addition of 71 homes will clog our already congested roads making traffic more and more difficult, and considering our road almost never has snow removal by the city this will lead to dangerous and potential deadly collisions during the winter months between to a childcare center and body of water.

Secondly, the current design of the proposal shows storm water detention being piped over or under the Croate canal and being dumped into the Hyatt Lake. After the Boulder floods in 2013 I feel it is unwise to allow any developer to build anything that might undermine an earthen irrigation canal and subsequently hinder or alter water movement during a high water event. The risk of catastrophic flooding to these neighborhoods will become very high if this project is approved in its current form. Moreover, the storm water that is being detained has plans to be dumped into Hyatt Lake, which is used by the City of Arvada to water various city fields and parks. The city of Arvada is a share holder in Hyatt lake and has a duty to protect the water from contamination. In addition, this lake has an large and diverse ecosystem with a multitude of wildlife ranging from fish, deer, coyote, and the occasional bear and moose that wander out of the foothills. Contamination of this water with storm run off has have the potential to destroy this ecosystem and sicken anyone who swims in the lake or citizens who use the City of Arvada facilities which is irrigated with this water.

I am requesting that they city deny this project in its current form and request the builder work within the current zoning regulation and only develop one house per acre and maintain their storm water run off without contaminating Hyatt Lake or undermining the Croate Canal.

Thank you

Micah Braslawsky, NRP, MS.

Firefighter/Paramedic
6239 Holman Court
Arvada, 80004
[REDACTED]

March 7, 2022

City of Arvada Planning Commission
8101 Ralston Road
Arvada, CO. 80001

RE: Public Safety Concerns – Proposed Howard Ranch Rezone & Development

Planning Commission Members:

We are homeowners and residents of The Lakes at Westwoods HOA. Our community is located east of McIntyre Street at 63rd Avenue. We are writing to express public safety concerns relating to the proposed Howard Ranch Subdivision. The proposed rezone from RA to R6, and the associated development submittal, detail a community with approximately 70 dwellings on 12 acres of land. The development is being proposed with a single point of access. This limited access would need to accommodate any/all emergency equipment movement. Similarly, all private vehicle routing would go thru the single access point in the event of fire or other condition necessitating community evacuation. The Arvada Fire Marshal Development Guidelines, and Arvada Land Development Code, both state that two points of access are required for all subdivisions. The Arvada Fire Marshal's Guidelines specifically state, any single-family or two-family residential development with more than 30 dwellings is to have two points of access.

The Howard Ranch Subdivision, as proposed, includes interior fire sprinklers for all dwellings. We understand fire sprinklers are being proposed as an option to a second point of access. We find no reference to dwelling fire sprinklers as an alternative to required points of access in the Land Development Code. As explained to us by the Arvada Fire Marshal dwelling fire sprinklers provide defense against fire that originates inside the dwelling. Fire that originates outside the dwelling, potentially outside the community, will not be limited or contained by interior fire sprinkler systems.

Additionally, the Howard Ranch application includes no evacuation planning, vehicle routing or police and fire apparatus considerations in the event of fire or other emergency.

Given recent catastrophic fires, we have all become highly sensitized to fire risk. West Arvada is above average risk for catastrophic fire. Recently, winds as high as 100 mph have been recorded. Winds exceeding 70 mph are not infrequent. With conditions often conducive to catastrophic wild-fire, development allowances resulting in a reduced standard for public safety should be prohibited. Increased public safety risk in one community is increased public safety risk for many communities.

We ask the Arvada Planning Commission to deny the Howard Ranch Rezone and Development application because of non-compliance with subdivision access requirements as outlined in the Arvada Land Development Code and Arvada Fire Marshal's Development Guidelines.

Thank you,

Robert & Tracy Olson
15034 W. 63rd Avenue
Arvada, CO. 80403
[REDACTED]



CED Boards and Commission <cedboardsandcommission@arvada.org>

Howard Ranch development

1 message

RICHARD KUBERSKI [REDACTED] >

Tue, Mar 22, 2022 at 2:01 PM

To: "cedboardsandcommission@arvada.org" <cedboardsandcommission@arvada.org>, WFP POA <wfppoa@gmail.com>

Greetings,

As a resident of Wild Flower Ponds, I want to share some concerns about this proposed development.

First of all, I am amazed that such a large number of residences would be placed at the end of a single dead end point of access. All of this traffic would be directed through or adjacent to the WFP points of access. This would be a very significant increase traffic and a potentially unsafe situation. I believe that this is in violation of the current code. I would also strongly oppose any variance that may be requested.

Should this development be approved in some altered form, I would propose that an additional access point be made from their south west corner going directly to the west. I doubt that that development wants added traffic either, but at least this would minimize the volume of traffic going through WFP.

At rush hour, I envision more than 100 cars coming out of this development trying to access W. 64th through a stop sign controlled Tee intersection with only a right out (east) movement on W. 64th, or over to Gardenia St. where there is a full movement signalized intersection with very short green light timing.

I will oppose any variance that this developer may request.

Richard Kuberski
[6359 Holman Ct.](#)
Arvada, Co. 80004

March 8, 2022

Arvada Planning Commission
8101 Ralston Road
Arvada, CO. 80001

RE: Opposition to Howard Ranch Rezone Application & Development Proposal

Planning Commission Members:

My name is Robert Olson. My wife and I are residents of The Lakes at Westwoods HOA and reside at 15034 W. 63rd Avenue. We oppose the Howard Ranch Rezone Application and Development Proposal as it does not comply with Rezone Approval Criteria point #4 from The City of Arvada Land Development Code section 8-3-4-2.

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; and

The application, if approved, will result in significant adverse impact to the natural environment, wildlife and other features of the property. Based on the applicant's tree study, the applicant intends to destroy 219 of the 272 trees inventoried on the site – 80% ... with the option to remove the remaining 53 trees. The tree removal plan is not based on tree species, sustainability or poor health – as stated. Total tree removal is necessary to accommodate the 69 dwelling units, streets, sidewalks and all other infrastructure proposed for the development. Given the proposed density and design, there is no room to preserve existing trees.

TREE MITIGATION SUMMARY

RECOMMENDATION	# OF TREES	SIZE (DIAMETER INCHES)	MITIGATION INCHES	MITIGATION VALUE
TREES TO BE PRESERVED AND/OR REPLACED	53	448	143	\$85,821
TREES REMOVED DUE TO SPECIES, SUSTAINABILITY, OR POOR HEALTH	219	2084	443.4	\$266,050
TOTAL	272	2532	586.4	\$351,871

The complete destruction of trees on site is also a violation of requirement A in the Tree Removal and Replacement section of the Land Development Code – 4-6-2-2.

4-6-2-2 Tree Removal and Replacement

- A. **Generally.** Existing healthy trees shall be incorporated into new developments to the maximum extent feasible.

There are many desirable species of trees in healthy condition including – Ponderosa Pine, Spruce, Austrian Pine, Linden, Green Ash and more. The existing trees provide numerous benefits including ground temperature cooling, wildlife habitat/nesting conditions, seasonal color/visual appeal, screening and natural beauty.

The Arvada Land Development Code stipulates rezone and development approaches that preserve and incorporate natural features into developments. The proposed Howard Ranch Development does not achieve this. There are decades old mature trees on site, many of which could be preserved and incorporated into a lower density development. The benefits of a more preservation minded approach would be realized by would-be owners and neighboring community members alike. We are asking the Arvada Planning Commission to deny the Howard Ranch Application because it fails to comply with stipulations that require a level of tree and other natural feature preservation.

Thank you,

Robert & Tracy Olson
15034 W. 63rd Avenue
Avada, CO. 80403
[REDACTED]

March 22, 2022

City of Arvada Planning Commission
8101 Ralston Road
Arvada, CO. 80001

RE: Opposition to Howard Ranch Rezone Application – Rezone Approval Criteria #4 not met

Dear Planning Commission Members:

My wife and I are residents of The Lakes at Westwoods Homeowner's Association. We reside at 15034 W. 63rd Avenue. We oppose the Howard Ranch Rezone application as it fails to include environmental impact assessment.

The applicant stated ...*"Environmental impacts are being researched by professional consultants."* This statement was included in a response to a question raised at the first neighborhood meeting held July 29th at APEX. We find no statements from environmental impact professionals or consultants in the rezone application. Criteria #4 of the rezone approval criteria requires the applicant to prevent adverse environmental impact, or substantially mitigate any such impact.

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; and

Applicant Finding: No significant adverse impacts will be caused by this development. If a significant adverse impact is revealed as part of the site plan and subdivision process will be mitigated per City of Arvada standards.

The degree of impact should be based on the findings & recommendations of credentialed professionals. At a minimum, an assessment and written comment from Colorado Parks & Wildlife should be required. Colorado Parks & Wildlife recently submitted a 2-page comment to Jefferson County on wildlife and habitat considerations related to the proposed Avilla Community Development at 54th & McIntyre. The same should be required for Howard Ranch and other proposed rezoning and development within the City of Arvada. The applicant should not be the finding authority on environmental impact associated with their proposal. We ask that you deny the rezone application as it fails to include any environmental impact review from a credentialed professional or organization.

Thank you,

Robert & Tracy Olson
15034 W. 63rd Avenue
Arvada, CO. 80403

[REDACTED]

[REDACTED]



CED Boards and Commission <cedboardsandcommission@arvada.org>

Regarding DA2021-0097 and meeting of April 5 2022

1 message

Linda Sorau [REDACTED]

Sun, Mar 20, 2022 at 10:58 AM

To: CED Boards [REDACTED] andcommission@arvada.org>

Cc: Chris Sorau [REDACTED]

Dear Planning Commission Members,

Please find attached a letter regarding concerns about the D2021-0097 rezoning request. One version is a Word->PDF version, the other has been printed, signed, and put into PDF format. I am not sure which version is best for your needs so I have attached both versions.

Sincerely,

Linda Sorauf

t
[REDACTED]

2 attachments**Arvada Planning - road - from Word.pdf**

219K

**Arvada Planning - road - signed.pdf**

2823K

Arvada Planning Commission

8101 Ralston Rd

Arvada, CO 80001

March 19, 2022

Dear Members of the Arvada Planning Commission,

We are homeowners in Arvada in the Wildflower Ponds subdivision. We are strongly opposed to rezoning the ranch property (DA2021-0097) that is to the west of our subdivision. The rezone is to significantly increase the number of residences to 70 homes.

The access road for the ranch property has only one outlet. And that one outlet is to the small W 63rd Place road. That road is the one and only outlet for the Wildflower Ponds subdivision. Adding an additional 70 homes will overwhelm W 63rd Place traffic and significantly add to the congestion, noise, and hazards of the small W 63rd Place road.

In addition if the rezone were to occur, that would mean only one access road to the new homes that then connects to W 63rd Place for all of the new 70 residences. This would create an awful situation should there ever be an evacuation emergency. With the current residential load of W 63rd Place, we are already in a very constrained evacuation situation should we all have to evacuate immediately. Adding an additional 70 residences could really bottleneck and block the limited evacuation route.

Regardless of the zoning considerations, there should be strong consideration for there to be two access points to the ranch property. A second access to the west of the property would increase the safety for all of us.

Sincerely,

Chris and Linda Sorauf

6127 Holman Street

Arvada, CO 80004

Arvada Planning Commission

8101 Ralston Rd

Arvada, CO 80001

March 19, 2022

Dear Members of the Arvada Planning Commission,

We are homeowners in Arvada in the Wildflower Ponds subdivision. We are strongly opposed to rezoning the ranch property (DA2021-0097) that is to the west of our subdivision. The rezone is to significantly increase the number of residences to 70 homes.

The access road for the ranch property has only one outlet. And that one outlet is to the small W 63rd Place road. That road is the one and only outlet for the Wildflower Ponds subdivision. Adding an additional 70 homes will overwhelm W 63rd Place traffic and significantly add to the congestion, noise, and hazards of the small W 63rd Place road.

In addition if the rezone were to occur, that would mean only one access road to the new homes that then connects to W 63rd Place for all of the new 70 residences. This would create an awful situation should there ever be an evacuation emergency. With the current residential load of W 63rd Place, we are already in a very constrained evacuation situation should we all have to evacuate immediately. Adding an additional 70 residences could really bottleneck and block the limited evacuation route.

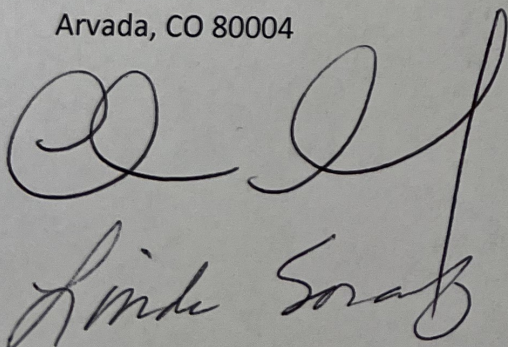
Regardless of the zoning considerations, there should be strong consideration for there to be two access points to the ranch property. A second access to the west of the property would increase the safety for all of us.

Sincerely,

Chris and Linda Sorauf

6127 Holman Street

Arvada, CO 80004



Linda Sorauf



CED Boards and Commission <cedboardsandcommission@arvada.org>

Rezone request for land near 64th and Indiana - concern about EIS

1 message

Linda Sorau [REDACTED]

Sun, Mar 20, 2022 at 11:03 AM

To: CED Boards and Commission <cedboardsandcommission@arvada.org>

Dear Planning Commission Members,

Please find attached a letter regarding concerns about the D2021-0097 rezoning request. One version is a Word->PDF version, the other has been printed, signed, and put into PDF format. Please use the format that best suits your needs.

Sincerely,

Linda Sorauf

[REDACTED] nt

2 attachments**Arvada Planning - EIS - from Word.pdf**

218K

**Arvada Planning - EIS - signed.pdf**

2608K

March 19, 2022

Dear Members of the Arvada Planning Commission,

We are homeowners in Arvada in the Wildflower Ponds subdivision. We are strongly opposed to rezoning the ranch property (DA2021-0097) that is to the west of our subdivision. The rezone is to significantly increase the number of residences to 70 homes.

The ranch property in question is bordered on the south and east by a lake, wetlands area, and a canal; and by commercial property to the west and a major road (64th Avenue) to the north. The lake, wetlands, and canal are home to a lot of wildlife, including mammals, birds, and fish. There must be an environmental study (EIS) and drainage study done to determine if the area can support 70 new residences before a rezoning can be considered.

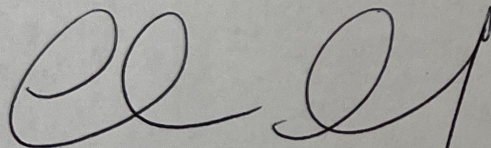
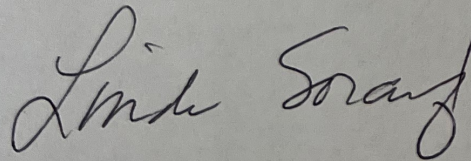
Please consider requiring an EIS and drainage study before considering rezoning to allow 70 more residences into this area.

Sincerely,

Chris and Linda Sorauf

6127 Holman Street

Arvada, CO 80004

Arvada Planning Commission

8101 Ralston Rd

Arvada, CO 80001

March 19, 2022

Dear Members of the Arvada Planning Commission,

We are homeowners in Arvada in the Wildflower Ponds subdivision. We are strongly opposed to rezoning the ranch property (DA2021-0097) that is to the west of our subdivision. The rezone is to significantly increase the number of residences to 70 homes.

The ranch property in question is bordered on the south and east by a lake, wetlands area, and a canal; and by commercial property to the west and a major road (64th Avenue) to the north. The lake, wetlands, and canal are home to a lot of wildlife, including mammals, birds, and fish. There must be an environmental study (EIS) and drainage study done to determine if the area can support 70 new residences before a rezoning can be considered.

Please consider requiring an EIS and drainage study before considering rezoning to allow 70 more residences into this area.

Sincerely,

Chris and Linda Sorauf

6127 Holman Street

Arvada, CO 80004

March 27, 2022

Arvada Planning Commission
8101 Ralston Road
Arvada, CO 80001

Dear Arvada Planning Commission:

I am writing to express my **opposition** to the Howard Ranch Development and to the rezoning of the property that is under consideration. I feel the proposed rezone does not meet the following requirement in the Land Development Code.

The criteria not being met is Criteria #4, which states:

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;

To date, a drainage study has not been conducted. I live adjacent to the property and there is currently drainage onto my property from the Howard Ranch property. The drainage will be diverted elsewhere which could adversely affect the trees on my property that need the water for survival as well as retaining walls that we have that could fail due to increased waterflow. In addition, will drainage go into any of the canals that border the property? How can we know without the appropriate study being conducted.

Respectfully,



Ted Swenson

March 27, 2022

Arvada Planning Commission
8101 Ralston Road
Arvada, CO 80001

Dear Arvada Planning Commission:

I am writing to express my **opposition** to the Howard Ranch Development and to the rezoning of the property that is under consideration. I feel the proposed rezone does not meet the following requirement in the Land Development Code.

The criteria not being met is Criteria #3, which states:

"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".

From a Roads and Transportation viewpoint, there is only one access point to the entire 13.11 acre development. This is a safety concern, especially in light of the recent wildfires that have occurred in the Denver Metro area. In addition, the Cluster Homes are only accessible through a private alley and have no right of way access. Traffic congestion will be a significant problem during high traffic times for this development and adjacent developments. Finally, the availability of public transit is very low which increases the likelihood of a high number of vehicles trying to access and leave the development. The Police and Fire Protection issue is also a concern as the developer is proposing a sprinkler to mitigate the lack of required exits. This does not work if there is any fire from a source outside the home such as a wildfire. The Denver Metro area has now experienced two major wildfires within the last 3+ months. An approval of this rezoning would be putting hundreds of lives at risk.

Respectfully,


Ted Swenson

March 27, 2022

Arvada Planning Commission
8101 Ralston Road
Arvada, CO 80001

Dear Arvada Planning Commission:

I am writing to express my **opposition** to the Howard Ranch Development and to the rezoning of the property that is under consideration. I feel the proposed rezone does not meet the following requirement in the Land Development Code.

The criteria not being met is Criteria #5, which states:

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.

The rezoning is not consistent with the adjacent communities. Neither the Lakes at Westwoods or Wildflower Ponds has Cluster Homes or duplexes in them. In addition, the average lot size in both developments is significantly larger (roughly 2-3 times larger) than what is being proposed in Howard Ranch development. Finally, the developer has not provided any renderings or price points for the development, as they promised to do at our initial community meeting in August of 2021. Therefore, consistency with the surrounding neighborhoods cannot be determined and thus does not meet the criteria for approval.

Respectfully,


Ted Swenson



Opposition to rezoning Howard Ranch

1 message

emily tha [REDACTED]
To: cedboardsandcommission@arvada.org

Fri, Mar 11, 2022 at 8:40 AM

January 11, 2022

David Jones
Arvada Mayor Protem
Council Member District 4

Dear David,

As a homeowner in District 4, I am writing to gain your support to help reduce the density of the proposed re-zoning of 14760 W. 64th Avenue, commonly known as Howard Farm.

I moved to Arvada from the city of Denver in 1994. We are proud to live in such a great city and have chosen to make this our long term home with our family. Since moving here, as you know, West Arvada has grown exponentially, in my opinion, not always with the best intentions. Like many homeowners, we feel that the continued development of only homes with no additional infrastructure such as schools, grocery stores, and restaurants is putting a huge burden on west Arvada and does not benefit the community.

Howard Ranch is a 12 acre parcel that is situated behind my house. As a Realtor, we always knew that it would be developed. I am pro development as it's part of my industry. The land was sold in 2021 to a development group from the city of Denver that has no known background building in Arvada. They are proposing to put 72 units on this land with a zoning change to R-6. This would include single family homes, duplexes, and cluster homes that have 4 units and no garage. I understand that from the Arvada Comprehensive Plan that this acceptable zoning.

There are quite a few factors at play with this re-zone that are incredibly detrimental to the land and surrounding neighborhoods, especially with all of the re-zoning that is in progress along McIntyre.

Here are the concerns that the surrounding communities, Lakes at Westwoods and Wildflower Ponds have:

1. The proposed subdivision is not consistent with the surrounding neighborhoods. For example, my lot is 15,724 square feet and the proposed homes behind me sit on lots of 7,000 square feet or less. They are also wanting to build cluster homes with no garage and on street parking. Neither of these surrounding neighborhoods have duplex or cluster homes in them. They are all single family.
2. It was said at a neighborhood meeting last summer that the city is giving them a variance to only have 1 entrance into and out of the neighborhood for 72 homes. Their suggestion is to have fire suppression systems in the home. In light of the Marshall Fire, I have grave concerns about the safety and well being of my home and the homes around me. Comments around this are as follows:
 1. Most likely they will install a dry pipe system that is dry within in the walls and only activates when a fire is inside the home. If a fire starts on the outside of the home, it most likely will be too late. They are NOT designed in anyway to protect against wildfire or land fires.
 2. Many insurance companies do not require proof that these systems have been inspected yearly as required. Since they are residential dwellings, it's very unlikely that homeowners will bother with yearly inspections.
 3. Lakes at Westwoods owners have serious public safety concerns with any possibility of this development moving forward with a single point of access. Arvada Fire Marshal's Site Development Guidelines state two points of access are required for any single or two-family development exceeding 30

dwelling. The City of Arvada Land Development Code also states two points of vehicular access are required for subdivisions.

3. Traffic: This proposed subdivision can only make a right hand turn onto 64th Ave. This means that every single car in that neighborhood that needs to go left must drive through the Wildflower Ponds neighborhood to get to the stoplight at Gardenia in order to make a left hand turn. Wildflower Ponds is not designed to take on a traffic load of that magnitude.

4. Environmental: I know that many of my neighbors are disappointed that the seller sold the water rights from Broad Lake Park to a separate entity. This has become a huge problem as the lake is stagnant and there is bacteria growing in it. This is killing the fish in the lake and could have incredibly harmful consequences for the people that live in Lakes at Westwoods. The second issue that impacts our neighborhood is the certain fact that the wildlife that has lived on this land for years will be left homeless. I know that this is generally not a factor, but we have Great Horned Owls, Fox, Bobcat, Coyote, Bald Eagles, Blue Heron, Red Tailed Hawks, and various other birds and animals that call this land home. All will be forced to move, but to where?

In addition to the above arguments, I have taken quite a bit of time researching the data around what home buyers of 2022 want and need along with the sales stats for West Arvada. This data clearly supports the fact that we do not need more cluster homes or duplexes. Please take a moment to read through this as I believe this is also a very compelling reason the property should only have single family homes.

National Association of Realtors (NAR) Data:

-
- 81% of Homebuyers want single family
- Only 7% want a townhome, condo, or row home
- 83% want an Energy Efficient or Smart Home
- Nationally the average home size is 1900 square feet with 3 beds/3 baths, built in 1993

Arvada Sales Stats For the Past 12 Months:

-
- 2,283 properties sold were single family homes
- 681 properties sold were condo, townhome, or row home
- Median Closed Price for West Arvada (Ward-Hwy 93, I-70-72nd): \$755,000
- There are currently 806 new condos, townhomes being built, but yet only 681 sold in past year.

Arvada Demographic Supplement 2019 from Arvada.org:

-
- West Arvada has seen 12.9% growth
- Low growth in Eastern and Central Arvada
- 38% of population is 50 years or older and will continue to increase
- Compared to Peer Cities, Arvada ranks as city with largest population of seniors over age 65
- 65.5% of the households in Arvada are Family Households
- Median Family Household income is \$99,993
- The location of Howard Ranch in Arvada, the median household income is \$137,191-\$164,464
- People in Arvada depend on their cars to get around. 81.6% drive to work (pre-pandemic)

Other facts to consider that are not being addressed include:

-
- Post Pandemic, 40% of U.S. population now works from home (Census Bureau)
- Due to COVID, the average Home Buyer is now looking for the following when considering a home in the Denver Metro Area:
 - Bigger Homes
 - Multiple Studies or Work From Home Space
 - Kid Play Spaces

- They Want Space from Neighbors, so Expansive Yards
- Unfettered Access to Nature
- According to Data from NAR, Home Buyers want the following:

-

- Larger homes with open floor plans
- Walk in Pantry
- Energy Efficiency and Smart Homes
- Laundry Rooms, not closets
- Large Patio and Outdoor Space
- Garage and Storage...*85% of buyers are demanding this*
- Multi-Generational Living

-

I appreciate your time and consideration regarding this development. I understand that development will happen. It needs to be done with thoughtfulness for the land, the surrounding subdivisions, and with care regarding fire protection. I look forward to hearing from you.

Sincerely,

Emily Than

6239 Holman Court [REDACTED]

3/22/2022

City of Arvada
Arvada, CO 80002

Dear :

I am writing you because I have some big concerns about the proposed Howard Ranch development. I live in the Wildflower Ponds neighborhood and already the little street that runs off 64th Ave and connects the streets of our neighborhood and the Kindercare parking lot is already very busy. If the proposed neighborhood goes in place as they desire right now with over 70 homes and only one entrance/exit I cannot even imagine how congested that small road will become. The entrance to that road from 64th immediately after the intersection of Indiana is presently a hazard as so many drivers do not know it exists and often when I turn onto it after turning east off Indiana I am nearly rear ended by the other drivers turning east (even when my blinker is on). If there will be 70-180 more cars making this turn the signage will need to be changed to keep accidents from happening regularly.

The turn into this road off 64th farther east is also a hazard (I believe the street may be called Gardenia at the intersection) as there is no turn signal and again I have had many near misses at this intersection. If the traffic onto this tiny street will be doubling or more then this intersection will need modification.

As the mother of two young children I was also incredibly disappointed to hear from the city representative at the meetings that you believe that our neighborhood is "already over served in the way of parks". This is simply not the case. There is not a park that has a playground any closer than 2 miles to our neighborhood. And if you try to walk to the two closest (which I have) there are not sidewalks in several places on 64th which makes it dangerous and scary with small children. If this area will be housing many more families and children then there needs to be a park with a playground closer and there need to be sidewalks lining all of 64th.

As our home backs up to the irrigation ditch that separates Wildflower Ponds and Howard Ranch I am beyond opposed to having that land developed with homes that do not match the homes in the surrounding neighborhoods. 72 homes is far too much for this piece of property. Please do not allow the greed of RedT and Baseline Corp to develop every last inch of this property to prevail. This is a really lovely piece of property with large old trees (that I've often seen bald eagles and great horn owls in) and tons of wildlife. Though I regret that the property was not bought by someone wishing to keep it as a single family home property I am not ignorant enough to not see the financial potential it holds as being developed. I just believe that it does not serve Arvada or this end of town to allow homes to be packed in in the way they have proposed. I am also concerned that their plans not to run gas into the neighborhood and have so many homes with no garages will result in the neighborhood being a transient place for many people and not a neighborhood in which people want to stay and grow their lives and families. This prevents establishment of a good community. If a neighborhood is going to obscure our amazing view of Table Mountain and make our little entrance street more dangerous and congested then I at lease would prefer that it be a neighborhood that matches its surroundings and where we can establish good ties with the residents, not watch a revolving door of people come and go.

I ask that you please take the time to drive to the property, take note of the entrance roads and their hazards and challenges for the current neighborhood. Please drive around the surrounding neighborhoods and see for yourself that the proposed plans do not match this area. Ask yourself if you would want to live in a neighborhood without gas access (so no gas appliances, no gas fire pit or grill) and no solar panels. Would you want to live in a neighborhood where a large portion of your neighbors don't have a garage or even a viable street parking spot in front of their home. So you end up fighting for parking in your nice little suburban neighborhood. What if you had a young family and you had no yard to speak of (as many of these homes will) and there wasn't a park within walking distance? Is that the kind of neighborhood you would want to stay in very long? I wouldn't. When considering rezoning this property please think about these things and do not allow 72 homes. Please, I beg you consider something more in the area of 30 homes.

Thank you for your time.

Vernon Stellman
15054 W 63rd Ave
Arvada, CO 80403

March 22, 2022

Reference: Howard Ranch Development and Proposed Re-zoning

Arvada Planning Commission
8101 Ralston Rd
Arvada CO 80001

Dear Planning Commission members:

My wife and I own a home in Arvada adjacent to the proposed Howard Ranch Development. After reviewing the documents submitted by the developer, I have well-founded concerns and objections to their proposed plan as it pertains to the Arvada City Code approval criteria quoted below.

"8-3-4-2. – Approval criteria.

A. *Generally*. Rezoning may be approved if the City Council finds that either the rezoning corrects a technical mistake or the rezoning meets all of the following Approval Criteria:

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;"

After studying the drawings of the proposed development, I believe having only a single point of ingress and egress for this development is a major concern, and presents a risk to the home owners in the surrounding homes, as well as the children attending the West Woods Kindercare facility, which is located on 63rd Place near the proposed building site. Traffic attempting to evacuate the planned development only has two options: 1) turn right onto 64th Avenue, or 2) drive a considerable distance to the east through an adjacent neighborhood to Gardenia Street near West Woods Kindercare, in order to make a left turn onto 64th Avenue. If a dangerous situation was located in such a way as to make it inadvisable or unsafe to travel to the east, either on 64th Avenue or on 63rd Place, then there would be no viable evacuation route. In my opinion, the very large number of planned homes in the development make this a major concern. In the event of a significant emergency requiring evacuation of the neighborhood, e.g., a fire such as the Marshall Fire in December 2021 or a natural gas leak, a situation could quickly arise that would result in a life threatening safety issue, jeopardizing lives of the residents, as well as the children in the childcare facility. I am also concerned about impact this large concentration of new homes will have on other nearby facilities, utilities and services, including sewage and waste disposal, water, gas, electricity, police, and emergency medical services. I hope that the board will give significant weight to these issues when deliberating the developer's proposed re-zoning requests.

Thank you for your consideration of these matters, and for your service to your constituents. I respectfully ask you to reject the proposed zoning change.

Best regards,



Vernon Stellman

Vernon Stellman
15054 W 63rd Ave
Arvada, CO 80403

March 22, 2022

Reference: Howard Ranch Development and Proposed Re-zoning

Arvada Planning Commission
8101 Ralston Rd
Arvada CO 80001

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Thank you for your consideration of these matters, and for your service to your constituents. I respectfully ask you to reject the proposed zoning change.

Best regards,



Vernon Stellman

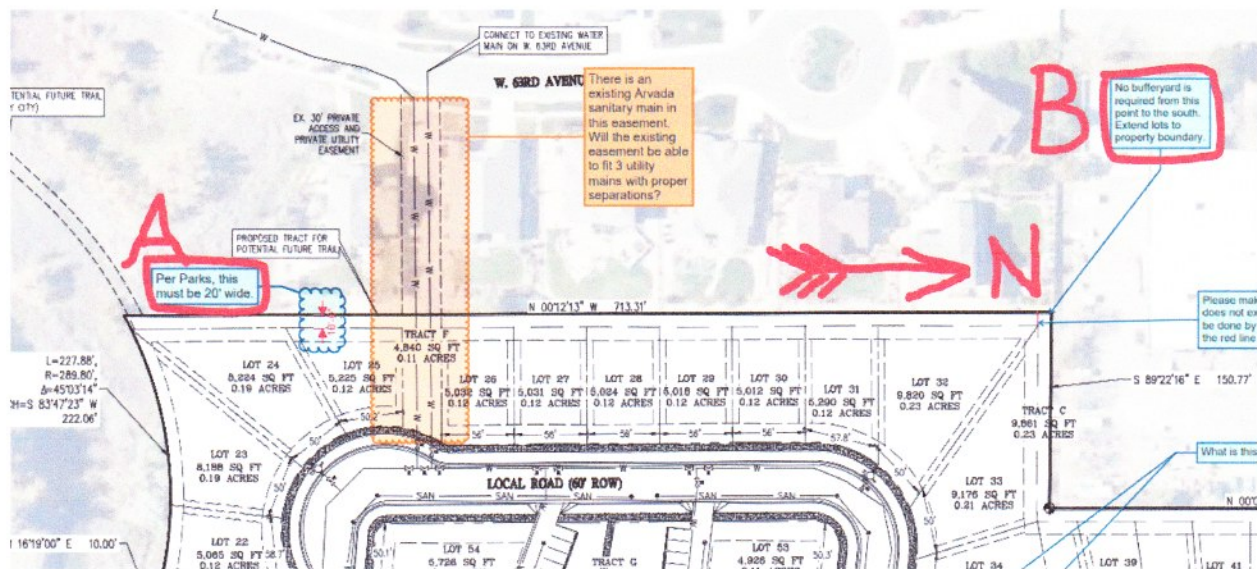
Vernon Stellman
15054 W 63rd Ave
Arvada, CO 80403

March 22, 2022

Reference: Howard Ranch Development and Proposed Re-zoning, Project DA2021-0097
Arvada Planning Commission
8101 Ralston Rd
Arvada CO 80001

Dear Planning Commission members:

Recently, I have been examining the second staff review of project DA2021-0097, Howard Ranch Rezone Community and Economic Development Application Review, and I see two notes that do not appear consistent to me. I've taken a snippet from the plan and inserted it below. The note I've designated by the letter "A" says "Per Parks, this must be 20' wide" (referring to the buffer yard). The note I've designated by letter "B" says "No bufferyard is required from this point to the south. Extend lots to property boundary." I've also indicated with an arrow which direction is north. Note "B" would indicate that no buffer yard is required along the line separating the proposed Howard Ranch development and the existing Lakes at Westwoods development. Note "A" seems to indicate that there does indeed need to be a buffer yard, and that it needs to be 20' wide instead of the proposed 10' width.



As an owner of a home in Lakes at Westwoods that adjoins this line, I am sure this property will be developed in some manner, but I'm greatly concerned about the proposed significant increase in home density, and I certainly want as wide of a buffer as possible between the two developments. I also hope that a substantial privacy fence, as well as significant landscape plantings and a tree buffer to separate the two developments will be required as part of any development plans that are eventually approved by the Commission.

I object to the proposal to rezone this property for a higher density development, based on noncompliance with Arvada Code of Ordinances 8-3-4-2 Approval Criteria, Paragraph A, subparagraph 5, and for other reasons previously communicated to the Commission. I respectfully ask the Commission to reject the proposed zoning change. Thank you for your consideration of these matters, and for your service to your constituents.

Best regards,

Vernon Stellman

Vernon Stellman



CED Boards and Commission <cedboardsandcommission@arvada.org>

Howard Ranch development

3 messages

WFP POA [REDACTED] >

Tue, Mar 22, 2022 at 9:45 PM

To: cedboardsandcommission@arvada.org

Cc: rmoorman@arvada.org, Lauren Simpson <lsimpson@arvada.org>, John Marriott <jmarriott@arvada.org>, David Jones <djones@arvada.org>, lsmith@arvada.or, Bob Fifer <bfifer@arvada.org>

Hello,

I am the President of the Wildflower Ponds Property Owners' Association and a resident of Wildflower Ponds located near 64th & Gardenia in west Arvada.

I understand there is an application underway to create a development just west of the canal in our neighborhood.

I would like to enter my comments in opposition to this development.

We feel the city does not demonstrate adequate "facilities" to allow for the rezoning for this development.

With only one access road, there would be at least 72 extra cars traveling our small street (W 63rd Place). The traffic would severely congest our neighborhood, as there is only the one street which would handle all the traffic.

There is also a safety issue for the families attempting to get into and out of the Kindercare located near 64th & Gardenia.

Increased traffic along W 63rd PI would endanger families traveling from parking near the pond on the south side trying to get across the street.

Also, the traffic signal at 64th & Gardenia is not capable of handling this level of traffic. This would be especially true in the event evacuation of this development would be needed, in emergencies such as the recent Marshall fire.

Further, the condition of W 63rd PI is currently degraded and in a state of disrepair, with projected resurfacing still out 2 years, according to city staff.

The increased traffic would only further degrade this street.

Please advise if we need to bring printed material to the April 5 meeting or if you can accommodate electronic media so we can more accurately demonstrate the traffic congestion this would create.

Thank you,
Anne Schweitzer

David Jones [REDACTED] >

Wed, Mar 23, 2022 at 7:52 AM

To: WFP POA [REDACTED] >, "cedboardsandcommission@arvada.org" <cedboardsandcommission@arvada.org>, Mark Deven <mdeven@arvada.org>, Kristen Rush <kristen@arvada.org>

Cc: "rmoorman@arvada.org" <rmoorman@arvada.org>, Lauren Simpson <lsimpson@arvada.org>, John Marriott <jmarriott@arvada.org>, "lsmith@arvada.or" <lsmith@arvada.or>, Bob Fifer <bfifer@arvada.org>, Marc Williams <mwilliams@arvada.org>

Good morning!

Thank you for reaching out on this development application. I added a few others to this response to ensure your comments were entered into the record.

As this matter will potentially come to the City Council for a quasi-judicial hearing, it would be improper for Councilmembers to comment on this matter at this time. If we have that hearing, it is important that we consider all of the evidence, including emails such as yours, the applicant's presentation, staff report, and public testimony before we voice our opinions and vote on our decision.

You are more than welcome to reach out to the city team if you have questions. I have copied our city Manager, Mark Deven, so he can direct your questions to the right team.

Thank you,



David Jones

Mayor Pro Tem | City of Arvada



e: djones@arvada.org

w: www.arvada.org
8101 Ralston Road, Arvada, CO 80001

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YouTube: www.youtube.com/user/cityofarvada

[Quoted text hidden]

Josie Suk <jsuk@arvada.org>
To: CED Boards and Commission <cedboardsandcommission@arvada.org>

Wed, Mar 23, 2022 at 9:28 AM

----- Forwarded message -----
From: **Kristen Rush** <kristen@arvada.org>
Date: Wed, Mar 23, 2022 at 8:36 AM
Subject: Fwd: Howard Ranch development
To: Josie Suk <jsuk@arvada.org>

Sent from my iPhone

Begin forwarded message:

From: David Jones <djones@arvada.org>
Date: March 2 [REDACTED] M MDT
To: WFP POA [REDACTED], <cedboardsandcommission@arvada.org>, Mark Deven <mdeven@arvada.org>, Kristen Rush <kristen@arvada.org>
Cc: rmorman@arvada.org, Lauren Simpson <lsimpson@arvada.org>, John Marriott <jmarriott@arvada.org>, Ismith@arvada.or, Bob Fifer <bfifer@arvada.org>, Marc Williams <mwilliams@arvada.org>
Subject: Re: Howard Ranch development

[Quoted text hidden]

--

JOSIESUK

Development Systems and Administrative Manager

Desk: 7

Mobile [REDACTED]

E-Mail: jsuk@arvada.org



William Giuliani

14614 W. 62nd Pl.
Arvada, CO 80004
[REDACTED]

22 March 2022

Arvada Planning Commission

8101 Ralston Rd,
Arvada, CO 80001

To Whom It May Concern:

I am writing to you in regards to the proposed rezoning of the Howard Ranchette property west of the canal in Southwest Arvada, next to Wildflower Ponds. My largest concerns and opposition are in reference to the single point access for over 30 units as they are planning on building 69 housing units within the subdivision.

This brings up several concerns for me living in the adjacent neighborhood. The Marshall fire was an unexpected tragedy that severely impacted nearby communities. If anything, the fire taught us how important it is for communities to have the ability to evacuate quickly and have fire and emergency services have immediate access to neighborhoods to help with fires, wildfires, and emergencies. Disregarding the under 30 units for this single point access will make it difficult not only for that community, but also my family and my community to evacuate quickly and efficiently. This is a huge life and safety issue for me.

Besides being able to evacuate in case of a fire or wildfire, how will the proposed rezoning address increases in sewage and waste disposal, water, gas, electricity, and police protection? How will the canal be affected? How will this impact our neighborhood water? How will the single point access affect our neighborhood if there is a crime where significant police involvement is needed? How will that affect Wildflower Ponds entry and exit to 64th? How will that affect the proposed community? How will our current levels of service be impacted by that many units with the single point entryway?

In addition to having too many units for a single point access, I also worry about the safety of my children and families in the neighborhood. We often walk to the grocery store, walk the neighborhood, walk the open space around the canal, and bike ride. Having this many units coming from a single

point and feeding into our neighborhood means that walkability and safety for pedestrians is directly impacted. While I have taught my children to watch while crossing the street, having that many additional cars and traffic flowing out of the single exit point with no traffic lights and low visibility definitely raises life and safety issues for my family and community. How will these issues be addressed and fixed?

Thank you for your time and acknowledging my concerns and opposition in regards to the proposed rezoning of the ranchette west of the canal from Wildflower ponds.

Regards,

William Giuliani
Concerned resident of Wildflower Ponds

January 22, 2022

David Jones
Arvada Mayor
Council Member District 4

Dear David,

I am a homeowner in District 4 and am writing to gain your support in helping to reduce the proposed density/re-zone of 14760 W. 64th Avenue, aka Howard Farm.

I moved to West Arvada in 2018 with my wife and one year old daughter, and have now added a second to the mix. Drawn to the area for its open space and less dense feel, we have enjoyed living in such a great neighborhood. However, we do understand progress, growth and needs of the city and area change constantly so we accept the development that surrounds us, but when focused on a heavy residential location like this the adjacent neighborhoods need to have a real voice so I'm hopeful you will listen to us as we all navigate this newly proposed project.

I am very concerned with RedT's proposed development plan, including a substantial rezone that would add almost 70 homes to a very limited 13-acre site. This proposed new home development seems substantially more dense than any of the surrounding home sites while the design concept appears to be a minimalist approach, again very different from neighboring projects. Additionally and after attending several gatherings, it felt like RedT has minimal to no experience building such a project in these suburban, low density communities, as I understand them to build more low-budget, high density condo projects in more of the core Denver infill neighborhoods.

- 1) While I have many concerns surrounding this proposed project, I think one of the main concerns is access. The project does not appear to provide adequate levels of ingress and egress to and front the site. Having a single ingress/egress point seems absurd for the almost 70 homes proposed. I don't see how this can't be a huge safety concern for not only residents living here should an evacuation be required, but also for the police, fire and EMS type services that may need to access the area quickly. Additionally, the traffic flow in and out of a single point will surely pose further risk for local residents and commuters trying to get through this area. There are plenty of ancillary concerns that stem from this like how traffic will need flow from this single access point in addition to safety concerns with children and others who will frequent the area.
- 2) Through several meetings both in-person and virtual, hearing RedT speak about the project and their experience is another big concern. RedT has little to no experience not only building in an area like this, but handling a project of this size and scale. After hearing them stumble on the design, layout and structure of this project, it was clear that this is a highly unsophisticated group in this arena. They are playing to the city's desire for affordable housing, yet offering little to no depth on their ability to execute. I strongly believe they may not even build this project themselves, but essentially reach the higher density needed so they can turn around and flip the project to yet another developer, likely unsophisticated like themselves in these type of projects, for profit without ever having to break ground and commit real dollars. I've seen this story before and For-Rent developers like NexMetro would likely be a group to take RedT out once they get this higher density re-zone. This would be an unfortunate outcome and hope this is not their intent, but something that should absolutely be considered.

Again, I hope you listen to the neighborhoods that will be most impacted by this development and try to really understand what this non-conforming project will do to the immediate area. As I mentioned early,

I'm all for development and progress, but this density re-zone they are asking for is not the right fit for this site and surrounding communities it will impact, largely from a safety perspective.

Sincerely,

Jake K Young

Mobile: [REDACTED]

Email: [REDACTED]