

City of Arvada

Planning Commission Agenda

MAY 17, 2022

CITY COUNCIL CHAMBERS

Regular Business

Commission Members:

Tom Aljinovich
Brandon Figliolino
Michael P. Griffith, Vice Chairman
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. NEW BUSINESS
 - A. Swearing in New Planning Commission Members
 - B. Commission Elections
4. ROLL CALL OF MEMBERS
5. APPROVAL OF MINUTES
 - A. Approval of April 19, 2022 Meeting Minutes
6. GENERAL BUSINESS
 - A. Approval of Planning Commission Bylaws
7. REPORTS
8. PETITIONS & COMMUNICATIONS

9. PUBLIC HEARINGS

- A. CP2021-0004 A Resolution to Amend the 2014 Arvada Comprehensive Plan to incorporate the Square Lake Sub Area Plan
- B. A Resolution By The Planning Commission For The City Of Arvada, Colorado To Amend The 2014 Arvada Comprehensive Plan Land Use Designation Pertaining To Candelas Filing No. 1, Amendment No. 4. From Suburban Residential To Mixed-Use Residential Emphasis, Approximately Located At 9367 McIntyre Street.
- C. PUD Development Plan for Candelas Filing No. 1, Amendment No. 4, approximately located at 9367 McIntyre Street
- D. Preliminary Plat for Candelas Filing No. 1, Amendment No. 4, approximately located at 9367 McIntyre Street

10. OTHER ITEMS

11. ADJOURN



SUMMARY MINUTES OF PLANNING COMMISSION ACTION HELD
APRIL 19, 2022

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

1. **CALLED MEETING TO ORDER– By T. O Owens at 6:21 P.M.**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL OF MEMBERS**

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

THOSE ABSENT

None

ALSO PRESENT: Ryan Stachelski, Director of Community and Economic Development; Rob Smetana, City Planning Manager; Emily Grogg, Sr. Ass't. City Attorney; Linda Hoover, City Planner; Abigail Ogg, Recording Secretary.

4. **APPROVAL OF MINUTES**

April 5, 2022. The minutes stand approved as printed.

5. **GENERAL BUSINESS**

None

6. **REPORTS**

None

7. **PUBLIC COMMENT**

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

8. **PUBLIC HEARINGS**

An Ordinance Annexing Certain Land Within the City of Arvada for 7850 Alkire St. a 2.5-acre Parcel of Land, approximately located at 7850 Alkire St.

An Ordinance zoning certain land in the City of Arvada for 7850 Alkire St. a 2.5-acre Parcel of land from Jefferson County P-D (Planned Development) to the City of Arvada RN-32.5 (Residential Neighborhood 32.5) and Amending the Official Zoning Maps of the City of Arvada, Colorado, generally located at 7850 Alkire St.

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

Ms. Hoover entered into the record the staff report dated April 19, 2022, affidavit of Public Hearing Notice, and sign-posting log.

Mr. Owens asked staff for an introduction to the case.

Ms. Hoover explained the project and surrounding area.

Perry Vasquez, 7850 Alkire St., applicant, explained the reasoning for annexing and the request for city water and sewer service.

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

PUBLIC COMMENT

None.

IN FAVOR

None.

IN OPPOSITION

None.

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

APPLICANT REBUTTAL

Not necessary.

Mr. Owens closed public comment.

QUESTIONS FROM THE COMMISSION

Mr. Knapp asked staff to elaborate on the request for zoning of RN-32.5 as opposed to RA.

Ms. Hoover stated that the RN-32.5 is a low-density zoning and staff felt it would be a better fit for the future.

Mr. Knapp asked staff if the applicant will be required to pay the fees in lieu.

Ms. Hoover stated that they will be required to pay fees in lieu during the site plan process.

Mr. Knapp asked staff if the city preferred the annexation for wastewater access opposed to approving a new septic tank.

Ms. Hoover stated it is strongly preferred for the applicant to annex into the city for water and wastewater.

Mr. Stachelski explained that the City is not entertaining policy to allow access to water and wastewater without annexing into the city. He stated the Utilities team would prefer properties to be on City wastewater due to possible impact of groundwater.

Mr. Gay asked staff if there would be a change in status to the access easement on the property.

Ms. Hoover stated that the easement is on property owned by Croke Canal and it is only used by the applicant for access. The status of this easement will not change as a result of this request.

MOTION:

It was moved by Ms. Connell that Annexing Certain Land Within the City of Arvada for 7850 Alkire St. a 2.5-acre Parcel of Land, approximately located at 7850 Alkire St., be recommended to City Council for approval subject to the condition stated in the staff report, Item 1 Page 5. This motion is based on the findings of fact and approval criteria on Page 4 of the staff report.

DISCUSSION OF MOTION

None

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

Those voting No: None

Those absent: None

The motion carried 7-0.

MOTION:

It was moved by Ms. Connell that the zoning of certain land in the City of Arvada for 7850 Alkire St. a 2.5-acre Parcel of land from Jefferson County P-D (Planned Development) to the City of Arvada RN-32.5 (Residential Neighborhood 32.5) and Amending the Official Zoning Maps of the City of Arvada, Colorado, approximately located at 7850 Alkire St., be recommended to City Council for approval subject to the condition stated in the staff report, Item 1 Page 5. This motion is based on the findings of fact and approval criteria on Page 4 and 5 of the staff report.

DISCUSSION OF MOTION

Mr. Griffith stated he will be supporting the motion

Those voting Yes: Knapp, Magee, Griffith, Owens, Connel, Gay, Hannan

Those voting No: None
Those absent: None
The motion carried 7-0.

8. **OTHER ITEMS**

Mr. Smetana stated there is no meeting on May 3, 2022 however there will be a training on May 10, 2022 and a regular meeting on May 17, 2022.

Mr. Magee would like to propose a change in the bylaws from two meetings a month to one meeting a month and asked for staff recommendation.

Ms. Grogg stated that with the number of cases right now the request will need to be looked into to provide recommendations.

Mr. Stachelski asked what was preempting the request.

Mr. Magee stated the changes in the Land Development Code allow for more administrative approval opposed to the Planning Commission.

Mr. Hannan asked how one meeting a month would effect the new metric timelines on development applications.

Mr. Stachelski stated that there will need to be some research on the timeline and meeting schedule.

Mr. Magee thanked Chair Owens and Secretary Connell for their service to the Planning Commission.

Mr. Owens stated his appreciation for Secretary Connell and her service to The City of Arvada. Recognizing over 500 cases that have come to the Planning Commission during her time. He also stated his appreciation of the entire Planning Commission and the staff.

Ms. Connell thanked staff and the Commission for their support throughout the years.

Mr. Griffith thanked Chair Owens and Secretary Connell for their guidance during their service to the Planning Commission.

Mr. Knapp also stated his thanks to both Chair Owens and Secretary Connell.

9. **ADJOURNED** at 6:57 P.M.

T.O. Owens, Chair

Patricia Connell, Secretary

Abigail Ogg, Recording Secretary



REPORT TO PLANNING COMMISSION

AGENDA ITEM
6.A.

TO: PLANNING COMMISSION

DATE: May 17, 2022

SUBJECT: Approval of Planning Commission Bylaws

Report in Brief

MOTION:

MOVED BY: _____

I move that the amendments to the bylaws be adopted. (approval)(denial).

YES _____ NO _____ ABSENT _____

Prepared by:

Josie Suk, Development Systems and Administrative Manager

Reviewed by:

Approved by:

Josie Suk, Development Systems and Administrative Manager 5/11/2022

Enclosure, exhibits & attachments required to support the report

PLANNING COMMISSION

BYLAWS

May 17, 2022

**CITY OF ARVADA
PLANNING COMMISSION
BYLAWS**

1. MEETINGS

A. REGULAR PLANNING COMMISSION ("COMMISSION") MEETINGS

The Commission shall meet in regular session on the 1st and 3rd Tuesday of each month provided, however, that if the first of the month falls on a Tuesday, the Commission shall meet on the second and fourth Tuesdays in that month. Meetings shall commence at 6:15 P.M. unless called earlier if requested by the Chair. The Commission may by motion dispense with any regular meeting. The place of meeting shall be the Council Chambers in the Municipal Building unless otherwise designated and properly noticed.

B. SPECIAL MEETINGS

Special meetings shall be called by the Recording Secretary on the written request of the Chair or any two (2) members of the Commission on at least twenty-four (24) hours written notice to each member of the Commission, the City Manager and the Manager of City Planning and Development ("Planning Manager"); but a special meeting may be held on shorter notice and without advance notice to the City Manager if all members of the Commission and the Planning Manager or the Manager's representative are present or have waived notice thereof in writing.

C. CONTINUED MEETINGS

Any meeting of the Commission may be continued for more than one day, but no continuance shall be for a period longer than sixty (60) days.

D. EXECUTIVE SESSION

The Commission may meet in executive session under the following rules of procedure:

1. An executive session may be convened on a vote by two-thirds of a quorum present at either a regular or special meeting;
2. Attendance at the executive session shall be limited to the members of the Commission and staff members required for advice and information;
3. No formal action shall be taken on any matter under discussion; and
4. The only items which may be discussed are those dealing with: (a) conferences with the Commission's attorney for the purpose of receiving legal advice on specific legal issues; (b) matters required to be kept confidential by federal or state law; (c) consideration of documents protected by the Open Records Act; (d) details of security arrangements or investigations; or (e) personnel matters.

E. QUORUM

A majority of the members of the Commission in office at the time shall constitute a quorum for the transaction of business at all Commission meetings. In the absence of a quorum, a lesser number may continue any meeting to a later time or date; and, in the absence of all members, the Recording Secretary may continue any meeting for not longer than two (2) weeks.

F. CANCELING MEETINGS

At a regularly scheduled meeting, the Commission may vote to cancel a future meeting when it has been determined that no business items are scheduled.

In the event a determination has been made by staff that there are no items to be scheduled on the Commission agenda, the Chair may cancel the meeting or any portion of the meeting at his or her discretion. The Recording Secretary shall notify all Commission members of the cancellation.

2. COMMISSION OFFICERS

A. CHAIR

The Chair shall call the meeting to order at the hour appointed for the Commission meeting, and conduct the meeting to its conclusion.

During the absence or disability of the Chair (or when there is a vacancy in the office of Chair), the Vice-Chair shall perform the Chair's duties.

During the absence or disability of the Chair and Vice-Chair (or when there is a vacancy in both offices), the Secretary shall perform the Chair's duties.

If none of the officers are present, then the members present shall select a person among the present Commission members to fulfill the duties of the Chair for the meeting.

B. VICE-CHAIR

The Vice-Chair shall serve as Chair under the conditions described above in paragraph 2A.

C. SECRETARY

The Secretary shall serve notice of the meeting and sign the minutes. Additionally, the Secretary shall serve as Chair under the conditions described above in paragraph 2A.

The Secretary shall also approve the minutes of all meetings, and attest to the signature of the Chair on all documents, where necessary. In the absence of the Secretary, the Vice-Chair or Recording Secretary may sign any documents required to be signed by the Secretary. Commission officers shall perform such other duties as may be required or assigned by the State Statutes, the City Charter, City Ordinances, or these Bylaws.

D. ELECTION OF OFFICERS

The Chair, Vice-Chair and Secretary of the Commission shall be elected for a period of two (2) years. Elections shall occur at the first regular meeting in June of each election year, or at the next regular meeting following the permanent vacation of any officer's seat on the Commission. Such vacancy shall be the first order of business at that meeting and the Planning Manager shall preside until the election of the Chair. Any member may nominate any member (including themselves) to fill the vacant position, and no second shall be required. Any nominee may decline the nomination. After nominations, each officer shall be elected by a majority vote of the Commission in the following order: Chair, Vice-Chair, and Secretary. Until one person has received the vote of a majority of all members of the Commission, successive votes will be taken. Once the officers are elected, they will preside for the remainder of the current meeting.

E. TEMPORARY PRESIDING OFFICER

In the case of the absence of the Chair, Vice-Chair, and Secretary, the Recording Secretary shall call the Commission to order and call the roll of the members. The Commission shall proceed to elect, by a majority vote of those present, a presiding officer of the meeting to act until the Chair, Vice-Chair, or Secretary appears.

3. *OTHER CITY PERSONNEL*

A. OTHER EMPLOYEES IN ATTENDANCE

Other officers and employees of the City attending any session of the Commission shall be under the control and direction of the Chair during such session.

B. RECORDING SECRETARY

A City employee appointed by the Planning Manager shall serve as Recording Secretary of the Commission and shall keep minutes of the meetings and perform such other and further duties in the meeting as may be ordered by the Chair, Commission, City Manager, or Planning Manager. The Recording Secretary will prepare summary minutes of each meeting, but the official minutes shall be the recorded transcript of the meeting. The Chair shall sign the summary minutes after approval and correction, and the Secretary shall attest to the Chair's signature. The Recording Secretary shall provide a copy of the summary minutes of all Commission meetings to each member of the Commission, and the City Council.

C. CITY CLERK

Publication of all official notices for the Commission shall be the responsibility of the City Clerk or other City employee appointed to do so by the City Manager.

D. CITY MANAGER

The City Manager or an appointed representative from his or her office may attend all meetings of the Commission. He or she may make recommendations

to the Commission and may take part in discussions on all matters concerning the welfare of the City but shall have no vote in the meetings of the Commission.

E. MANAGER OF CITY PLANNING AND DEVELOPMENT

The Planning Manager or an appointed senior staff member, and designated Planning Staff members shall attend all meetings of the Commission unless excused by the Commission or the City Manager. The Planning Manager shall keep the Commission fully advised as to all matters related to the planning and zoning conditions and needs of the City. The Planning Manager may make recommendations to the Commission and may take part in discussions on all matters coming before the Commission but shall have no vote in the meetings of the Commission.

F. CITY ATTORNEY

The City Attorney shall, either in person or by deputy or assistant, attend all meetings of the Commission. Any member of the Commission may at any time call upon the City Attorney for an oral or written opinion to decide any question of law but not to decide upon any rule of procedure.

G. OTHER CITY PERSONNEL

When the Commission needs to confer with the head of any department or any officer or employee of the City on any matter relating to zoning or planning, the Planning Manager shall be asked to request that such officer or employee attend any regular or special meeting.

4. *COMMISSION MEMBERS - DUTIES AND PRIVILEGES*

A. OATH

Each newly-appointed Commission member shall take the oath of office at the first regular or special meeting of the Commission after the appointment of such Commission member.

B. SEATING ARRANGEMENT

Members shall occupy the respective seats in the Council Chamber assigned to them by the Chair, but any two (2) or more members may exchange seats by joint written notice to the Chair.

C. DECORUM AND ORDER

The Chair shall preserve decorum and decide all questions of order, subject to appeal to the Commission. If a member transgresses the rules of the Commission, the Chair shall call the member to order, in which case they shall relinquish the floor unless permitted to explain. Signs or placards are prohibited in the audience area of the chambers.

D. RIGHT OF APPEAL

Any member may appeal to the Commission, a ruling of the Chair. If the appeal is seconded, the member making the appeal may briefly state his or her reason for the appeal, and the Chair may briefly explain the reason for the ruling; but there shall be no debate on the appeal, and no other member shall participate in the discussion. The Chair shall then put the question, "Shall the decision of the Chair be sustained?" If a majority of the members present vote "Yes," the ruling of the Chair is sustained; if not, it is overruled.

E. LIMITATION OF DEBATE

No member shall be allowed to speak more than once on any subject until every other member choosing to speak thereon shall have spoken, and no member shall speak more than twice upon any subject, nor for a longer time than ten (10) minutes, without leave of the Commission.

F. MAKING MOTIONS

No motion presented by any member will require a second except a motion (i) appealing the decision of the chair, or (ii) for the previous question. The Chair will have the same rights and privileges of making motions as any other member.

G. DISQUALIFICATION OF MEMBER

1. No member of the Commission may participate in the debate or vote upon any question in which that member has a direct financial interest, other than the common public interest, or on any question concerning that member's own conduct. Request to be excused from participation in or voting upon a question for any other reason must be made before the vote is taken and shall require the consent of the majority of the Commission present. The requesting member shall state the reason for the request, and the Commission shall thereupon vote on the request without further debate. Any member refusing to vote, except when required to abstain by this paragraph shall be guilty of misconduct in office.
2. All members of the Commission serve at the pleasure of the City Council and may be removed at any time after a vote by the City Council pursuant to Arvada City Code Section 2-78.

H. VOTING; PASSAGE AND FAILURE OF MOTIONS

The vote by "Yes" and "No" shall be taken upon all motions and entered upon the minutes of the Commission proceedings. Any member may explain his or her vote after the motion is made or after the vote is taken. Such explanation shall be recorded in the minutes. A motion shall pass if it receives the affirmative votes of a majority of Commission members present and voting, except that any recommendation for an amendment to the Zoning Ordinance, including any rezoning, shall require the affirmative vote of the majority of all members of the Commission for passage. Any motion for approval or recommendation of approval failing to receive a majority vote shall result in denial, or recommendation of denial, as the case may be.

I. RECONSIDERATION OF VOTE

Any member on the prevailing side of a vote on a question may move for reconsideration of the question. Such motion for reconsideration will be in order only at the same meeting at which the original vote was taken or the next regular meeting thereafter, provided that the City Council has not yet acted on the Commission's original action. If the motion for reconsideration passes, the Commission will then proceed to reconsider. If the action to be reconsidered is a public hearing, then the matter shall be heard in accordance with notice and public hearing requirements. The Chair may permit additional presentation prior to a vote on the issue at the discretion of the Chair or at the request of a majority of the members of the Commission. If the Commission reconsiders an issue, it may do so by voting on the original motion or by voting on a new motion made in the course of reconsideration. The reconsidered decision shall replace the initial decision as the decision of the Commission. After a motion for reconsideration has once been acted on, no additional motion for reconsideration thereof shall be made without unanimous consent of the Commission.

J. PERSONAL PRIVILEGE

The right of a member to address the Commission on a question of personal privilege shall be limited to cases in which the member's integrity, character, or motives are assailed, questioned, or impugned.

K. DISSENTS AND PROTESTS

Any member shall have the right to express dissent from or protest against any action of the Commission and have the reason therefor entered upon the minutes of the Commission proceedings. Such dissent or protest must be filed in writing or made orally on the record, couched in respectful language and presented to the Commission not later than the next regular meeting following the date of the action protested; provided, however, that written dissents or protests not received prior to the deadline for inclusion in the materials forwarded to City Council shall not become part of the Commission record. Dissents or protests related to quasi-judicial matters heard by the Commission shall not include references to information or evidence which was not made part of the record presented to the Commission during the public hearing.

L. ATTENDANCE REQUIRED

A written report signed by the Chair and Secretary shall be sent to the City Council concerning any member of the Commission who has three unexcused absences from Commission meetings, for Council determination as to whether this should be cause for removal of that member from the Commission. Such report shall be sent to the Council within three (3) days following such member's third unexcused absence.

M. EXCUSED FROM ATTENDANCE

No member shall be excused from attendance at a Commission meeting except upon roll call and then only by a vote of the majority of the members present. If

the majority of members present do not vote to excuse the member from attendance, it shall be considered an unexcused absence.

1. Members shall notify the Chair or City staff at least 48 hours before a meeting for an absence to be considered as an excused absence.
2. In the event of an emergency, members shall notify the Chair or City staff as soon as possible; absences due to an emergency will be considered for excusal without the 48 hour notice requirement. If the emergency prevented the member from contacting anyone prior to the meeting, the Commission may revisit an unexcused absence and vote to determine if the absence should have been excused at the next scheduled business meeting.

N. EXCUSED DURING MEETING

No member may leave the Council Chamber while in regular session without permission from the Chair.

5. COMMISSION PROCEDURE

A. DELIVERY OF AGENDAS, STAFF REPORT AND RELATED MATERIALS

On the Thursday preceding any regular Commission meeting, the agenda showing the order of business, copies of communications, staff reports with supporting documents, and other items relating to the business to be conducted at the meeting will be posted on the City's website, and packets will be available for pickup by the Commission. If the Planning Manager finds that the materials will not be available by the Thursday preceding the meeting, the Recording Secretary shall notify the Commission members that distribution of materials will be late.

B. ORDER OF BUSINESS

The business of all regular meetings of the Commission shall be transacted in the following order unless the Commission, by a vote of at least two-thirds of the members present, shall suspend the rules and change the order. Within each numerical heading, the Commission's agenda shall be arranged by the Planning staff in such manner of which the staff determines to be most appropriate for the agenda items to be heard. The items will be numbered consecutively with the exception that related items will have the same numerical designation but different alphabetic designation.

1. Call to order
2. Pledge of allegiance
3. Roll call of members
4. Approval of summary of minutes of preceding meeting(s)
5. General business
6. Reports
7. Petitions and communications
8. Workshops
9. Public hearings
10. Other items
11. Adjournment

C. CALL TO ORDER

The Chair shall take the chair at the hour appointed for the Commission to meet and shall immediately call the members to order.

D. REGULAR MEETINGS

The Commission may consider agenda items numbered 1-6 at any regular meetings. No public hearing shall be set or heard at any time prior to 6:15 P.M., with the exception of public hearings opened and continued from a previous meeting, and the Commission shall not proceed to consideration of any public hearing prior to the time actually set for such public hearing.

E. CONDUCT OF PUBLIC HEARING

1. Oath. All those desiring to be heard on a particular issue at a regular public hearing before the Commission shall, when called upon by the Chair, attest by sworn oath that all evidence they present will be the truth.
2. Presentation of Evidence. All evidence received by the Commission shall be contained within the confines of the public hearing. The Chair shall declare the public hearing opened and shall receive testimonial and demonstrative evidence into the record.
 - a. Presentation of the Applicant's Case. The applicant and anyone related to the project shall be allowed a maximum of 30 minutes in total to present their case.
 - b. Members of the Public. Public comment is limited to 3 minutes per member of the public unless the Chair finds that it is appropriate to lengthen or shorten the time due to the nature of the hearing. All persons requesting to speak will be given an equal opportunity to do so. No person may speak more than once except with the permission of the Chair, and in no event until all persons requesting an opportunity to speak have done so. Members of the public may choose to submit written comments in lieu of speaking at the hearing as long as the comments are received by the cutoff posted by city staff prior to the meeting.
 - c. Following the presentation and public comment, the applicant will be given an opportunity for a ten minute rebuttal.
 - d. After all of the evidence has been taken, the Chair will declare the public comment portion closed, and the question remanded to the Commission for consideration.
 - e. The Chair shall have the authority to make minor modifications to the set time limits when deemed necessary.
3. Commission Consideration. During consideration by the Commission, any Commission member may address questions to any individual. The question must directly relate to evidence presented during the public hearing, and the response will be limited to an answer to the question as stated.

4. Reopening of a Public Hearing. If a public hearing has been opened and continued to another date, or has been closed and the Commission wishes to take additional evidence prior to a vote or a reconsideration of a vote, the Chair may reopen the public hearing for purposes of taking such additional evidence. The Chair may limit the scope of such evidence to be taken. If a public hearing is reopened and additional evidence is taken, all such additional evidence shall be incorporated into the original public hearing record.
5. Verbatim Transcripts. A motion to instruct staff to prepare a verbatim transcript of all comments and debate by the Chair and Commission members regarding any motion may be made by the Chair or any member of the Commission. A motion for a verbatim transcript is not debatable. The motion shall pass if a majority of the members of the Commission present and voting vote in favor of the motion. A motion for a verbatim transcript may only be made during the regular or special meeting of the Commission. A unilateral decision by the Chair to request a verbatim transcript may be appealed pursuant to Bylaw 4.D. Verbatim transcripts may be requested at any time by the Planning Manager or the City Attorney if necessary to perform their respective duties.

F. MEETINGS EXTENDING PAST 11:00 P.M.

At 11:00 P.M., if the regular meeting of the Commission has not previously been adjourned, all public hearings not previously considered shall be opened and continued to another date. Further proceedings shall not extend beyond thirty (30) minutes after 11:00 P.M. and shall be limited to the business then under consideration and no other. All other matters remaining on the agenda shall be continued to another date.

G. COMMUNICATIONS

Unsigned communications shall not be introduced before the Commission; electronic signature shall be acceptable for purposes of this Section. All correspondence presented to the Commission must include the author's name and address in order to be considered by the Commission. Any correspondence relating to a scheduled agenda item must be received by the Recording Secretary no later than 5:00 P.M. one (1) day prior to the day of the scheduled meeting.

H. PRECEDENCE OF MOTIONS

When a question is before the Commission, no motion shall be entertained except: (a) to fix the hour of adjournment, (b) to adjourn, (c) to lay on the table, (d) for the previous question, (e) to postpone to a certain day, (f) to refer, (g) to amend, and (h) to postpone indefinitely. These motions shall have precedence in the order indicated. Any such motion, except a motion to amend or a motion to postpone indefinitely, shall be put to vote without debate.

I. MOTIONS TO BE STATED BY CHAIR

When a motion is made, it shall be stated by the Chair before debate. A motion may be withdrawn by the movant without the approval of the Commission at any time prior to a call for a vote on the motion.

J. MOTION TO ADJOURN; WHEN NOT IN ORDER; NOT DEBATABLE

A motion to adjourn shall be in order at any time except as follows: (a) when repeated without intervening business or discussion; (b) when made as an interruption of a member while speaking; (c) when the previous question has been ordered; and (d) while a vote is being taken. A motion to adjourn is debatable only as to the time at which the meeting is adjourned.

K. MOTION TO LAY ON TABLE

A motion to lay on the table shall preclude all amendments or debate of the subject under consideration. If the motion shall prevail, the consideration of the subject may be resumed only upon motion of a member and with the consent of a majority.

L. THE PREVIOUS QUESTION

The previous question is the motion used to bring the Commission to an immediate vote on the issue at hand. When the previous question is moved and seconded by one other member, it shall be put as follows: "Shall the main questions be now put?" There shall then be no further amendment or debate, but pending amendments shall be put in their order before the main questions. If the question "Shall the main question be now put?" is decided in the negative, the main question remains before the Commission, and debate shall continue.

M. DIVISION OF QUESTION

If the question contains two or more divisible propositions, the Chair may, and upon request from a member shall, divide the same.

N. AMEND - TO STRIKE OUT, ETC.

On an amendment to "strike out and insert," the paragraph to be amended shall first be read as it stands, then the words proposed to be stricken out and those to be inserted shall be read, and finally the paragraph as it would stand if so amended shall be read.

O. AMENDMENT OF AN AMENDMENT

A motion to amend an amendment shall be in order, but one to amend an amendment to an amendment shall not be introduced. An amendment modifying the intention of a motion shall be in order, but an amendment relating to a different matter shall not be in order.

P. MOTION TO POSTPONE OR CONTINUE

All motions to postpone, except a motion to postpone indefinitely, may be amended as to time. If a motion to postpone indefinitely is carried, the principal question shall be declared lost. All motions to continue shall be to a date certain.

Q. PROCEDURE IN ABSENCE OF RULE

In the absence of a rule to govern a point of procedure, reference shall be made to Robert's Rules of Order Revised.

R. RECESS

A recess may be called at any time either by the Chair or upon motion by a member and with the consent of the majority. The Commission shall not adjourn while in recess but must reconvene prior to adjournment.

6. *MISCELLANEOUS*

A. PRIVILEGES OF FLOOR

No persons except members of the Commission, City officials named in these Bylaws, or persons invited by the Chair of the Commission or by vote of the Commission shall be admitted within the bar of the Council Chamber, and the City Manager may direct the Chief of Police to cause this rule to be rigidly enforced.

B. PERMISSION REQUIRED TO ADDRESS COMMISSION

Except during a public hearing, persons other than members of the Commission and City officials shall not be permitted to address the Commission except upon recognition by the Chair. Any Commission member may request the Chair to recognize any person other than a City official. If permission is not granted, the decision of the Chair may be appealed in the manner prescribed in Bylaw 4.D.

C. SUSPENSION OF BYLAWS

Any provision of these Bylaws not governed by the Charter, Code, State Statute, Zoning Ordinance, or Subdivision Regulations may be temporarily suspended at any meeting of the Commission by a majority vote of all members of the Commission.

D. AMENDMENT OF BYLAWS

These Bylaws may be amended or new Bylaws adopted by a vote of at least five (5) members of the Commission. Any such alterations or amendments shall be submitted in writing at the regular meeting preceding their adoption, and they shall be placed on the agenda under the order of General Business. This requirement shall be waived only by unanimous consent with a recorded vote of all members.

Approved this _____ of _____, 2022

Attest:

Chair

Secretary

PLANNING COMMISSION

BYLAWS

May~~August~~ 17~~3~~, 2022~~0~~

**CITY OF ARVADA
PLANNING COMMISSION
BYLAWS**

1. MEETINGS

A. REGULAR PLANNING COMMISSION ("COMMISSION") MEETINGS

The Commission shall meet in regular session on the 1st and 3rd Tuesday of each month provided, however, that if the first of the month falls on a Tuesday, the Commission shall meet on the second and fourth Tuesdays in that month. Meetings shall commence at 6:15 P.M. unless called earlier if requested by the Chair. The Commission may by motion dispense with any regular meeting. The place of meeting shall be the Council Chambers in the Municipal Building unless otherwise designated and properly noticed.

B. SPECIAL MEETINGS

Special meetings shall be called by the Recording Secretary on the written request of the Chair or any two (2) members of the Commission on at least twenty-four (24) hours written notice to each member of the Commission, the City Manager and the Manager of City Planning and Development ("Planning Manager"); but a special meeting may be held on shorter notice and without advance notice to the City Manager if all members of the Commission and the Planning Manager or the Manager's representative are present or have waived notice thereof in writing.

C. CONTINUED MEETINGS

Any meeting of the Commission may be continued for more than one day, but no continuance shall be for a period longer than sixty (60) days.

D. EXECUTIVE SESSION

The Commission may meet in executive session under the following rules of procedure:

1. An executive session may be convened on a vote by two-thirds of a quorum present at either a regular or special meeting;
2. Attendance at the executive session shall be limited to the members of the Commission and staff members required for advice and information;
3. No formal action shall be taken on any matter under discussion; and
4. The only items which may be discussed are those dealing with: (a) conferences with the Commission's attorney for the purpose of receiving legal advice on specific legal issues; (b) matters required to be kept confidential by federal or state law; (c) consideration of documents protected by the Open Records Act; (d) details of security arrangements or investigations; or (e) personnel matters.

E. QUORUM

A majority of the members of the Commission in office at the time shall constitute a quorum for the transaction of business at all Commission meetings. In the absence of a quorum, a lesser number may continue any meeting to a later time or date; and, in the absence of all members, the Recording Secretary may continue any meeting for not longer than two (2) weeks.

F. CANCELING MEETINGS

At a regularly scheduled meeting, the Commission may vote to cancel a future meeting when it has been determined that no business items are scheduled.

In the event a determination has been made by staff that there are no items to be scheduled on the Commission agenda, the Chair may cancel the meeting or any portion of the meeting at his or her discretion. The Recording Secretary shall notify all Commission members of the cancellation.

2. COMMISSION OFFICERS

A. CHAIR

The Chair shall call the meeting to order at the hour appointed for the Commission meeting, and conduct the meeting to its conclusion.

During the absence or disability of the Chair (or when there is a vacancy in the office of Chair), the Vice-Chair shall perform the Chair's duties.

During the absence or disability of the Chair and Vice-Chair (or when there is a vacancy in both offices), the Secretary shall perform the Chair's duties.

If none of the officers are present, then the members present shall select a person among the present Commission members to fulfill the duties of the Chair for the meeting.

B. VICE-CHAIR

The Vice-Chair shall serve as Chair under the conditions described above in paragraph 2A.

C. SECRETARY

The Secretary shall serve notice of the meeting and sign the minutes. Additionally, the Secretary shall serve as Chair under the conditions described above in paragraph 2A.

The Secretary shall also approve the minutes of all meetings, and attest to the signature of the Chair on all documents, where necessary. In the absence of the Secretary, the Vice-Chair or Recording Secretary may sign any documents required to be signed by the Secretary. Commission officers shall perform such other duties as may be required or assigned by the State Statutes, the City Charter, City Ordinances, or these Bylaws.

D. ELECTION OF OFFICERS

The Chair, Vice-Chair and Secretary of the Commission shall be elected for a period of two (2) years. Elections shall occur at the first regular meeting in June of each election year, or at the next regular meeting following the permanent vacation of any officer's seat on the Commission. Such vacancy shall be the first order of business at that meeting and the Planning Manager shall preside until the election of the Chair. Any member may nominate any member (including themselves) to fill the vacant position, and no second shall be required. Any nominee may decline the nomination. After nominations, each officer shall be elected by a majority vote of the Commission in the following order: Chair, Vice-Chair, and Secretary. Until one person has received the vote of a majority of all members of the Commission, successive votes will be taken. Once the officers are elected, they will preside ~~at the next regularly scheduled~~ for the remainder of the current meeting.

E. TEMPORARY PRESIDING OFFICER

In the case of the absence of the Chair, Vice-Chair, and Secretary, the Recording Secretary shall call the Commission to order and call the roll of the members. The Commission shall proceed to elect, by a majority vote of those present, a presiding officer of the meeting to act until the Chair, Vice-Chair, or Secretary appears.

3. OTHER CITY PERSONNEL

A. OTHER EMPLOYEES IN ATTENDANCE

Other officers and employees of the City attending any session of the Commission shall be under the control and direction of the Chair during such session.

B. RECORDING SECRETARY

A City employee appointed by the Planning Manager shall serve as Recording Secretary of the Commission and shall keep minutes of the meetings and perform such other and further duties in the meeting as may be ordered by the Chair, Commission, City Manager, or Planning Manager. The Recording Secretary will prepare summary minutes of each meeting, but the official minutes shall be the recorded transcript of the meeting. The Chair shall sign the summary minutes after approval and correction, and the Secretary shall attest to the Chair's signature. The Recording Secretary shall provide a copy of the summary minutes of all Commission meetings to each member of the Commission, and the City Council.

C. CITY CLERK

Publication of all official notices for the Commission shall be the responsibility of the City Clerk or other City employee appointed to do so by the City Manager.

D. CITY MANAGER

The City Manager or an appointed representative from his or her office may attend all meetings of the Commission. He or she may make recommendations to the Commission and may take part in discussions on all matters concerning the welfare of the City but shall have no vote in the meetings of the Commission.

E. MANAGER OF CITY PLANNING AND DEVELOPMENT

The Planning Manager or an appointed senior staff member, and designated Planning Staff members shall attend all meetings of the Commission unless excused by the Commission or the City Manager. The Planning Manager shall keep the Commission fully advised as to all matters related to the planning and zoning conditions and needs of the City. The Planning Manager may make recommendations to the Commission and may take part in discussions on all matters coming before the Commission but shall have no vote in the meetings of the Commission.

F. CITY ATTORNEY

The City Attorney shall, either in person or by deputy or assistant, attend all meetings of the Commission. Any member of the Commission may at any time call upon the City Attorney for an oral or written opinion to decide any question of law but not to decide upon any rule of procedure.

G. OTHER CITY PERSONNEL

When the Commission needs to confer with the head of any department or any officer or employee of the City on any matter relating to zoning or planning, the Planning Manager shall be asked to request that such officer or employee attend any regular or special meeting.

4. *COMMISSION MEMBERS - DUTIES AND PRIVILEGES*

A. OATH

Each newly-appointed Commission member shall take the oath of office at the first regular or special meeting of the Commission after the appointment of such Commission member.

B. SEATING ARRANGEMENT

Members shall occupy the respective seats in the Council Chamber assigned to them by the Chair, but any two (2) or more members may exchange seats by joint written notice to the Chair.

C. DECORUM AND ORDER

The Chair shall preserve decorum and decide all questions of order, subject to appeal to the Commission. If a member transgresses the rules of the Commission, the Chair shall call the member to order, in which case they shall relinquish the floor unless permitted to explain. Signs or placards are prohibited in the audience area of the chambers.

D. RIGHT OF APPEAL

Any member may appeal to the Commission, a ruling of the Chair. If the appeal is seconded, the member making the appeal may briefly state his or her reason for the appeal, and the Chair may briefly explain the reason for the ruling; but there shall be no debate on the appeal, and no other member shall participate in the discussion. The Chair shall then put the question, "Shall the decision of the Chair be sustained?" If a majority of the members present vote "Yes," the ruling of the Chair is sustained; if not, it is overruled.

E. LIMITATION OF DEBATE

No member shall be allowed to speak more than once on any subject until every other member choosing to speak thereon shall have spoken, and no member shall speak more than twice upon any subject, nor for a longer time than ten (10) minutes, without leave of the Commission.

F. MAKING MOTIONS

No motion presented by any member will require a second except a motion (i) appealing the decision of the chair, or (ii) for the previous question. The Chair will have the same rights and privileges of making motions as any other member.

G. DISQUALIFICATION OF MEMBER

1. No member of the Commission may participate in the debate or vote upon any question in which that member has a direct financial interest, other than the common public interest, or on any question concerning that member's own conduct. Request to be excused from participation in or voting upon a question for any other reason must be made before the vote is taken and shall require the consent of the majority of the Commission present. The requesting member shall state the reason for the request, and the Commission shall thereupon vote on the request without further debate. Any member refusing to vote, except when required to abstain by this paragraph shall be guilty of misconduct in office.
2. All members of the Commission serve at the pleasure of the City Council and may be removed at any time after a vote by the City Council pursuant to Arvada City Code Section 2-78.

H. VOTING; PASSAGE AND FAILURE OF MOTIONS

The vote by "Yes" and "No" shall be taken upon all motions and entered upon the minutes of the Commission proceedings. Any member may explain his or her vote after the motion is made or after the vote is taken. Such explanation shall be recorded in the minutes. A motion shall pass if it receives the affirmative votes of a majority of Commission members present and voting, except that any recommendation for an amendment to the Zoning Ordinance, including any rezoning, shall require the affirmative vote of the majority of all members of the Commission for passage. Any motion for approval or recommendation of

approval failing to receive a majority vote shall result in denial, or recommendation of denial, as the case may be.

I. RECONSIDERATION OF VOTE

Any member on the prevailing side of a vote on a question may move for reconsideration of the question. Such motion for reconsideration will be in order only at the same meeting at which the original vote was taken or the next regular meeting thereafter, provided that the City Council has not yet acted on the Commission's original action. If the motion for reconsideration passes, the Commission will then proceed to reconsider. If the action to be reconsidered is a public hearing, then the matter shall be heard in accordance with notice and public hearing requirements. The Chair may permit additional presentation prior to a vote on the issue at the discretion of the Chair or at the request of a majority of the members of the Commission. If the Commission reconsiders an issue, it may do so by voting on the original motion or by voting on a new motion made in the course of reconsideration. The reconsidered decision shall replace the initial decision as the decision of the Commission. After a motion for reconsideration has once been acted on, no additional motion for reconsideration thereof shall be made without unanimous consent of the Commission.

J. PERSONAL PRIVILEGE

The right of a member to address the Commission on a question of personal privilege shall be limited to cases in which the member's integrity, character, or motives are assailed, questioned, or impugned.

K. DISSENTS AND PROTESTS

Any member shall have the right to express dissent from or protest against any action of the Commission and have the reason therefor entered upon the minutes of the Commission proceedings. Such dissent or protest must be filed in writing or made orally on the record, couched in respectful language and presented to the Commission not later than the next regular meeting following the date of the action protested; provided, however, that written dissents or protests not received prior to the deadline for inclusion in the materials forwarded to City Council shall not become part of the Commission record. Dissents or protests related to quasi-judicial matters heard by the Commission shall not include references to information or evidence which was not made part of the record presented to the Commission during the public hearing.

L. ATTENDANCE REQUIRED

A written report signed by the Chair and Secretary shall be sent to the City Council concerning any member of the Commission who has three unexcused absences from Commission meetings, for Council determination as to whether this should be cause for removal of that member from the Commission. Such report shall be sent to the Council within three (3) days following such member's third unexcused absence.

M. EXCUSED FROM ATTENDANCE

No member shall be excused from attendance at a Commission meeting except upon roll call and then only by a vote of the majority of the members present. If the majority of members present do not vote to excuse the member from attendance, it shall be considered an unexcused absence.

1. Members shall notify the Chair or City staff at least 48 hours before a meeting for an absence to be considered as an excused absence.
2. In the event of an emergency, members shall notify the Chair or City staff as soon as possible; absences due to an emergency will be considered for excusal without the 48 hour notice requirement. If the emergency prevented the member from contacting anyone prior to the meeting, the Commission may revisit an unexcused absence and vote to determine if the absence should have been excused at the next scheduled business meeting.

N. EXCUSED DURING MEETING

No member may leave the Council Chamber while in regular session without permission from the Chair.

5. *COMMISSION PROCEDURE*

A. DELIVERY OF AGENDAS, STAFF REPORT AND RELATED MATERIALS

On the Thursday preceding any regular Commission meeting, the agenda showing the order of business, copies of communications, staff reports with supporting documents, and other items relating to the business to be conducted at the meeting will be posted on the City's website, and packets will be available for pickup by the Commission. If the Planning Manager finds that the materials will not be available by the Thursday preceding the meeting, the Recording Secretary shall notify the Commission members that distribution of materials will be late.

B. ORDER OF BUSINESS

The business of all regular meetings of the Commission shall be transacted in the following order unless the Commission, by a vote of at least two-thirds of the members present, shall suspend the rules and change the order. Within each numerical heading, the Commission's agenda shall be arranged by the Planning staff in such manner of which the staff determines to be most appropriate for the agenda items to be heard. The items will be numbered consecutively with the exception that related items will have the same numerical designation but different alphabetic designation.

1. Call to order
2. Pledge of allegiance
3. Roll call of members
4. Approval of summary of minutes of preceding meeting(s)
5. General business
6. Reports
7. Petitions and communications
8. Workshops
9. Public hearings

- 10. Other items
- 11. Adjournment

C. CALL TO ORDER

The Chair shall take the chair at the hour appointed for the Commission to meet and shall immediately call the members to order.

D. REGULAR MEETINGS

The Commission may consider agenda items numbered 1-6 at any regular meetings. No public hearing shall be set or heard at any time prior to 6:15 P.M., with the exception of public hearings opened and continued from a previous meeting, and the Commission shall not proceed to consideration of any public hearing prior to the time actually set for such public hearing.

E. CONDUCT OF PUBLIC HEARING

1. Oath. All those desiring to be heard on a particular issue at a regular public hearing before the Commission shall, when called upon by the Chair, attest by sworn oath that all evidence they present will be the truth.
2. Presentation of Evidence. All evidence received by the Commission shall be contained within the confines of the public hearing. The Chair shall declare the public hearing opened and shall receive testimonial and demonstrative evidence into the record.
 - a. Presentation of the Applicant's Case. The applicant and anyone related to the project shall be allowed a maximum of 30 minutes in total to present their case.
 - b. Members of the Public. Public comment is limited to 3 minutes per member of the public unless the Chair finds that it is appropriate to lengthen or shorten the time due to the nature of the hearing. All persons requesting to speak will be given an equal opportunity to do so. The Chair may limit the time any individual may speak if necessary to give all persons who have requested to speak an equal opportunity to do so. No person may speak more than once except with the permission of the Chair, and in no event until all persons requesting an opportunity to speak have done so. Members of the public may choose to submit written comments in lieu of speaking at the hearing as long as the comments are received by the cutoff posted by city staff prior to the meeting.
 - c. Following the presentation and public comment, the applicant will be given an opportunity for a ten minute rebuttal.
 - d. After all of the evidence has been taken, the Chair will declare the public comment portion closed, and the question remanded to the Commission for consideration.
 - e. The Chair shall have the authority to make minor modifications to the set time limits when deemed necessary.
3. Commission Consideration. During consideration by the Commission, any Commission member may address questions to any individual. The

question must directly relate to evidence presented during the public hearing, and the response will be limited to an answer to the question as stated.

4. Reopening of a Public Hearing. If a public hearing has been opened and continued to another date, or has been closed and the Commission wishes to take additional evidence prior to a vote or a reconsideration of a vote, the Chair may reopen the public hearing for purposes of taking such additional evidence. The Chair may limit the scope of such evidence to be taken. If a public hearing is reopened and additional evidence is taken, all such additional evidence shall be incorporated into the original public hearing record.
5. Verbatim Transcripts. A motion to instruct staff to prepare a verbatim transcript of all comments and debate by the Chair and Commission members regarding any motion may be made by the Chair or any member of the Commission. A motion for a verbatim transcript is not debatable. The motion shall pass if a majority of the members of the Commission present and voting vote in favor of the motion. A motion for a verbatim transcript may only be made during the regular or special meeting of the Commission. A unilateral decision by the Chair to request a verbatim transcript may be appealed pursuant to Bylaw 4.D. Verbatim transcripts may be requested at any time by the Planning Manager or the City Attorney if necessary to perform their respective duties.

F. MEETINGS EXTENDING PAST 11:00 P.M.

At 11:00 P.M., if the regular meeting of the Commission has not previously been adjourned, all public hearings not previously considered shall be opened and continued to another date. Further proceedings shall not extend beyond thirty (30) minutes after 11:00 P.M. and shall be limited to the business then under consideration and no other. All other matters remaining on the agenda shall be continued to another date.

G. COMMUNICATIONS

Unsigned communications shall not be introduced before the Commission; electronic signature shall be acceptable for purposes of this Section. All correspondence presented to the Commission must include the author's name and address in order to be considered by the Commission. Any correspondence relating to a scheduled agenda item must be received by the Recording Secretary no later than 5:00 P.M. one (1) day prior to the day of the scheduled meeting.

H. PRECEDENCE OF MOTIONS

When a question is before the Commission, no motion shall be entertained except: (a) to fix the hour of adjournment, (b) to adjourn, (c) to lay on the table, (d) for the previous question, (e) to postpone to a certain day, (f) to refer, (g) to amend, and (h) to postpone indefinitely. These motions shall have precedence in the order indicated. Any such motion, except a motion to amend or a motion to postpone indefinitely, shall be put to vote without debate.

I. MOTIONS TO BE STATED BY CHAIR

When a motion is made, it shall be stated by the Chair before debate. A motion may be withdrawn by the movant without the approval of the Commission at any time prior to a call for a vote on the motion.

J. MOTION TO ADJOURN; WHEN NOT IN ORDER; NOT DEBATABLE

A motion to adjourn shall be in order at any time except as follows: (a) when repeated without intervening business or discussion; (b) when made as an interruption of a member while speaking; (c) when the previous question has been ordered; and (d) while a vote is being taken. A motion to adjourn is debatable only as to the time at which the meeting is adjourned.

K. MOTION TO LAY ON TABLE

A motion to lay on the table shall preclude all amendments or debate of the subject under consideration. If the motion shall prevail, the consideration of the subject may be resumed only upon motion of a member and with the consent of a majority.

L. THE PREVIOUS QUESTION

The previous question is the motion used to bring the Commission to an immediate vote on the issue at hand. When the previous question is moved and seconded by one other member, it shall be put as follows: "Shall the main questions be now put?" There shall then be no further amendment or debate, but pending amendments shall be put in their order before the main questions. If the question "Shall the main question be now put?" is decided in the negative, the main question remains before the Commission, and debate shall continue.

M. DIVISION OF QUESTION

If the question contains two or more divisible propositions, the Chair may, and upon request from a member shall, divide the same.

N. AMEND - TO STRIKE OUT, ETC.

On an amendment to "strike out and insert," the paragraph to be amended shall first be read as it stands, then the words proposed to be stricken out and those to be inserted shall be read, and finally the paragraph as it would stand if so amended shall be read.

O. AMENDMENT OF AN AMENDMENT

A motion to amend an amendment shall be in order, but one to amend an amendment to an amendment shall not be introduced. An amendment modifying the intention of a motion shall be in order, but an amendment relating to a different matter shall not be in order.

P. MOTION TO POSTPONE OR CONTINUE

All motions to postpone, except a motion to postpone indefinitely, may be amended as to time. If a motion to postpone indefinitely is carried, the principal question shall be declared lost. All motions to continue shall be to a date certain.

Q. PROCEDURE IN ABSENCE OF RULE

In the absence of a rule to govern a point of procedure, reference shall be made to Robert's Rules of Order Revised.

R. RECESS

A recess may be called at any time either by the Chair or upon motion by a member and with the consent of the majority. The Commission shall not adjourn while in recess but must reconvene prior to adjournment.

6. MISCELLANEOUS

A. PRIVILEGES OF FLOOR

No persons except members of the Commission, City officials named in these Bylaws, or persons invited by the Chair of the Commission or by vote of the Commission shall be admitted within the bar of the Council Chamber, and the City Manager may direct the Chief of Police to cause this rule to be rigidly enforced.

B. PERMISSION REQUIRED TO ADDRESS COMMISSION

Except during a public hearing, persons other than members of the Commission and City officials shall not be permitted to address the Commission except upon recognition by the Chair. Any Commission member may request the Chair to recognize any person other than a City official. If permission is not granted, the decision of the Chair may be appealed in the manner prescribed in Bylaw 4.D.

C. SUSPENSION OF BYLAWS

Any provision of these Bylaws not governed by the Charter, Code, State Statute, Zoning Ordinance, or Subdivision Regulations may be temporarily suspended at any meeting of the Commission by a majority vote of all members of the Commission.

D. AMENDMENT OF BYLAWS

These Bylaws may be amended or new Bylaws adopted by a vote of at least five (5) members of the Commission. Any such alterations or amendments shall be submitted in writing at the regular meeting preceding their adoption, and they shall be placed on the agenda under the order of General Business. This requirement shall be waived only by unanimous consent with a recorded vote of all members.

Approved this _____ of _____, 2022

Attest:

Chair

Secretary



REPORT TO PLANNING COMMISSION

AGENDA ITEM
9.A.

TO: PLANNING COMMISSION

DATE: May 17, 2022

SUBJECT: CP2021-0004 A Resolution to Amend the 2014 Arvada Comprehensive Plan to incorporate the Square Lake Sub Area Plan

Report in Brief

MOTION:

MOVED BY: _____

That CP2021-0004, a Resolution to Amend the 2014 Arvada Comprehensive Plan to incorporate the Square Lake Sub Area Plan, be approved and ratified by City Council.

This motion is based on the findings of fact and approval criteria on Pages three and four 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:

Heidi Van Gieson, Administrative Specialist

Reviewed by:

Approved by:

Patty McCartney, Long Range Planner

5/10/2022

Josie Suk, Development Systems and Administrative Manager

5/12/2022

Robert Smetana, Manager of City Planning and Development

5/12/2022

Emily Grogg, Senior Assistant City Attorney

5/12/2022

Enclosure, exhibits & attachments required to support the report

RESOLUTION NO. CP2021-0004

A RESOLUTION BY THE PLANNING COMMISSION FOR THE CITY OF
ARVADA, COLORADO TO AMEND THE 2014 ARVADA
COMPREHENSIVE PLAN TO INCORPORATE THE SQUARE LAKE SUB
AREA PLAN

WHEREAS, the City of Arvada adopted a Comprehensive Plan in 2014, which was subsequently amended on various occasions; and

WHEREAS, pursuant to § 8-1-2-2(C) of the Land Development Code, the Planning Commission shall be responsible for adopting land use plans; and

WHEREAS, pursuant to § 8-1-2-1(E)(4) of the Land Development Code, City Council shall ratify, as it determines appropriate, plans for the physical development of the City; and

WHEREAS, the City's Community and Economic Development Department has developed, through a joint planning process with Adams County and that included extensive public outreach, a sub area plan pertaining to the Square Lake neighborhood.

WHEREAS, pursuant to Chapter 74, Article III, Sections 74-64 and 74-65 of the Arvada City Code, the Planning Commission has held a public hearing as required by law, notice thereof being duly published, and said public hearing being held before the Planning Commission for the City of Arvada on May 17, 2022.

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

- Section 1 The Comprehensive Plan is hereby amended by incorporating the Square Lake Sub Area Plan and making additional revisions related thereto as referenced or depicted in Exhibit A, attached and incorporated herein.
- Section 2 This Resolution shall be effective upon the ratification and approval by the City Council of the Comprehensive Plan amendment described herein.

APPROVED AND ADOPTED this _____ day of _____, 2022.

CITY OF ARVADA PLANNING COMMISSION

_____, Chairman

ATTEST:

_____, Secretary

RATIFIED AND APPROVED this _____ day of _____, 2022.

Marc Williams, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

Rachel A. Morris, City Attorney

City of Arvada Community Development Department PUBLIC HEARING STAFF REPORT

Square Lake Subarea Plan Comprehensive Plan Amendment CP2021-0004

NATURE OF REQUEST

The City of Arvada is requesting approval of a Comprehensive Plan Amendment.

An amendment to the Comprehensive Plan is proposed to incorporate the Square Lake Sub Area Plan (“the plan”) to update the Comprehensive Plan. If adopted, the plan will be considered an element of the Comprehensive Plan and be the City’s guiding document for the planning and development for the Square Lake area in the City of Arvada.

PUBLIC INVOLVEMENT

Preparation of the plan included extensive public involvement. This process included:

1. Five Stakeholder Advisory Committee Meetings comprising of City of Arvada and Adams County residents, property owners, business owners within the plan area and Planning Commission representative.
2. Five Technical Advisory Committee Meetings comprising of representatives of the City of Arvada, Adams County, Mile High Flood District, Colorado Department of Transportation, Berkeley Sanitation District, Regional Transportation Department and Colorado Department of Public Health and Environment.
3. Three Community Open House meetings held virtually and in person in compliance with COVID-19 protocols. The initial Community Open House was held virtually, the second at Clear Creek Valley Park and the third was held at the Arvada Days Festival. Adams County advertised the Community Open Houses in Spanish and English.
4. Virtual online Community Survey to get public input at the beginning of the process.
5. Social media and a designated website to provide information and promote community participation.

PUBLIC NOTIFICATION

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

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 and posted on the City website.

PROJECT ANALYSIS

The Square Lake Subarea Plan is a collaborative planning effort with Adams County to create a document to coordinate each jurisdictions long term vision for this area in response to neighborhood concerns in unincorporated areas, regional transportation challenges and regional homelessness challenges.

The Square Lake Subarea Plan boundaries are West 60th Avenue to the north, Tennyson Street to the east, West 52nd Avenue to the south, and Sheridan Boulevard to the West within the lands of the City and unincorporated Adams County. The plan is comprised of three separate character areas that include the G-Line Area, Central Area and Southern Area. The City of Arvada areas of the plan are located within the G-Line Area and northern portion of the Central Area.

The Plan:

- Focuses on the Square Lake area in the City and Adams County
- Includes a narrative of Community and Stakeholder Engagement
- Includes Vision and Goals for Future Land Use, Complete Streets, Parks and Open Space Connections, and Environmental Mitigation
- Includes Recommendations and Priorities

The primary vision for the Square Lake Subarea Plan was:

Adams County and the City of Arvada have worked together to create a subarea plan that envisions future development and redevelopment opportunities, transportation and mobility improvements, and public realm enhancements within the Square Lake Subarea.

To guide this vision, six primary Guiding Principles were developed:

- Improve and leverage transit access
- Protect and beautify natural assets
- Revitalize neighborhoods while preserving affordability
- Provide opportunities for business retention and enhancement
- Maintain a diverse mix of uses
- Connect safely to adjacent amenities and neighborhoods

The development and completion of this plan supports the following goals and policies of the 2014 Arvada Comprehensive Plan:

- Goal L-1: Coordinate Arvada's planning internally and with that of adjacent jurisdictions and the Denver Regional Council of Governments.
 - Policy L-1.2: Coordination with Local Planning

- Goal L-4: Promote mixed-use, transit-oriented development.
 - Policy L-4.1: Transit-Oriented Development
- Goal ED-4: Redevelop and revitalize existing commercial and industrial areas.
 - Policy ED-4.3: Southeast Arvada Redevelopment
- Goal T-2: Strengthen the linkage between land use and transportation
 - Policy T-2.1: Jointly Consider Land Use and Transportation Implications
- Goal T-5: Develop safe and comprehensive multi-purpose bicycle, trail, and pedestrian systems.
- And others

PLAN METHODOLOGY

The Square Lake Sub Area Plan was prepared using the following methodology:

1. Project Kickoff: Define roles and responsibilities, research existing plan documents, site visits and prepare for public engagement.
2. Public Engagement: Multiple Technical Advisory Committee (TAC) meetings, Stakeholder Advisory Committee meetings, community open houses, and online community survey.
3. Existing Conditions: Research existing physical and regulatory conditions including existing land use, built form, transportation and connectivity, infrastructure, and environmental conditions.
4. Recommendations: Based on community and stakeholder engagement, developed the vision and recommendations for the subarea including: future land use; complete streets; parks and open space connections; and, environmental mitigation.
5. Implementation: Based on stakeholder and community feedback as well as TAC and project team expertise, developed priorities to best leverage and utilize existing assets while better connecting the people in the area to neighborhoods and destinations.

COMPREHENSIVE PLAN AMENDMENT CONSIDERATIONS	STAFF ASSESSMENT
1. The existing Comprehensive Plan and/or any related element thereof is in need of the proposed amendment.	The existing comprehensive plan needs an amendment to incorporate the Square Lake Subarea Plan to further implement the existing plan goals and policies outlined above.
2. The proposed amendment is compatible with the surrounding area and the goals and policies of the Comprehensive Plan.	The amendment is compatible with the surrounding area of the Square Lake neighborhood. The amendment is compatible with the goals and policies of the comprehensive plan and seeks to further implement existing plan goals and policies for a specific geographic area in the City.
3. The proposed amendment will have no major negative impacts on transportation,	The proposed amendment will have not have a major negative impact on transportation

services and facilities.	services and facilities.
4. The proposed amendment will have minimal effect on service provision, including adequacy or availability of urban facilities and services, and is compatible with existing and planned service provision.	The proposed amendment will not have a negative effect on existing or proposed service provision.
5. The proposed amendment, if for an area outside of the City's current municipal boundaries, is consistent with the City's ability to annex property.	The proposed amendment pertains to the City area within the Square Lake area and is a collaborative planning effort with Adams County for the area outside of the current municipal boundaries. The proposed amendment is not for an annexation.
6. Strict adherence to the existing Comprehensive Plan would result in a situation neither intended nor in keeping with other key elements and policies of the plan.	Strict adherence to the existing comprehensive plan without this amendment will result in not developing a more defined vision and development guidance for a specific area in the City that will further implement the goals and policies of the Comprehensive Plan.
7. The proposed plan amendment will promote the public welfare and will be consistent with the goals and policies of the Comprehensive Plan and the elements thereof.	This amendment will promote the public welfare within the Square Lake area and is consistent with the goals and policies of the comprehensive plan.

STAFF RECOMMENDATION

Based on an analysis of the methodology, outcomes, and recommendations of the plan and a review of the 2014 Comprehensive Plan Amendment approval considerations, staff recommends approval of the Comprehensive Plan amendment.

In summary, staff believes that the Square Lake Subarea Plan will further implement the goals and policies of the Comprehensive Plan with a collaborative planning document with Adams County for future planning, development and redevelopment in the Square Lake area of the City.

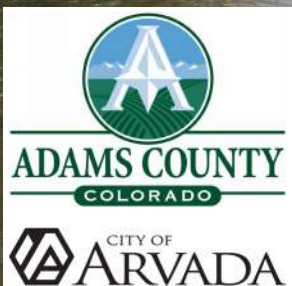
The Planning Commission may recommend denial of the request(s) if it cannot make affirmative findings of the approval criteria stated above.



SQUARE LAKE

SUBAREA PLAN

JANUARY 07, 2022



ACKNOWLEDGMENTS



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INTRODUCTION

Adams County and the City of Arvada have worked together to create a subarea plan that envisions future development and redevelopment opportunities, transportation and mobility improvements, and public realm enhancements within the Square Lake Subarea.

PURPOSE OF THE PLAN

The Square Lake Subarea Plan envisions development, redevelopment, and revitalization opportunities to ensure this gateway into Adams County and the City of Arvada is thoughtfully planned. The Plan builds on a foundation that evaluated opportunities and constraints, existing land use, and existing transportation infrastructure. Context-sensitive recommendations in the Plan envision vibrant future land use, build upon community character, enhance quality of life, improve transportation and mobility infrastructure, identify opportunities for economic development, and propose enhanced open space and trail connections.

This introductory chapter sets the stage for recommendations and priorities that follow, providing key background information from related planning efforts, promoting an

understanding of the subarea as a whole, and defining the three unique character areas within this eclectic planning area. It also provides the vision and guiding principles developed with community stakeholders through this planning process.

RELATED PLANNING EFFORTS

Several adopted plans were referenced in the development of the Square Lake Subarea Plan, carrying forth existing recommendations and policy guidance that are relevant to this subarea. Readers of this plan are encouraged to read through the referenced plans in further detail, however, the following pages contain a brief summary of each plan's applicable guidance, as it pertains to the Square Lake Subarea.

ADAMS COUNTY:

Advancing Adams Comprehensive Plan

At the time of this Subarea Plan, an update to Adams County's Comprehensive Plan is also underway and scheduled for adoption in 2022. This Plan was done in coordination with that effort and the goals of the new Comprehensive Plan.

Adams County Balanced Housing Plan (2018)

The Plan's vision statement of "A **balance of housing** for all types of families and people, at all stages of life and income levels," is reinforced through a detailed Housing Needs Assessment. Policies such as "Promote the preservation of the County's current housing stock," and recommendations around expanding resources, maintaining housing stock and decreasing the affordability gap are particularly applicable to the Southern Square Lake Character Area in this plan.

Adams County Berkeley Neighborhood Plan (2008)

A plan developed by the Berkeley Neighborhood, along with Adams County, the Berkeley Neighborhood Plan points out where action is needed within the mixed-use neighborhood located in the southwest corner of Adams County, which includes the Southern Square Lake Character Area in this planning effort. Goals 1 through 5 of the plan all speak to an emphasis on maintaining land uses within the neighborhood, while promoting improvements to the visual appearance of the area, safety, and functionality of streets and public amenities, and improved transit opportunities.

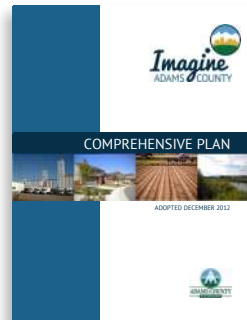


Adams County Clear Creek Corridor Master Plan (2018)

An amendment and update to the 2012 Open

Space, Parks, and Trails Master Plan, as well as the Comprehensive Plan, this plan serves as a guide to making improvements along the Clear Creek Corridor. The plan highlights basic safety, access, and stewardship needs, and promotes

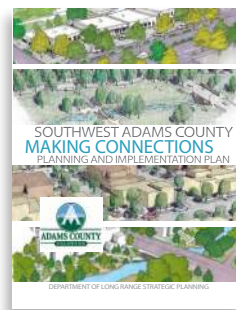
safer connections to and from the Ralston Creek Confluence and Gold Strike Park via Sheridan Boulevard and Tennyson Street.



Imagine Adams County - Comprehensive Plan (2012)

In addition to the detailed Future Land Use map, Long Range Transportation map, and Open Space, Trails, and Parks Master Plan, which all provide guidance to the Square Lake Subarea, some of the Key

Goals for a More Sustainable and Resilient Adams County have great applicability in this plan. Those include: Protect the Health, Safety, and Welfare of Adams County's Inhabitants; Promote Economic Vitality; and Protect the County's Natural Resources.



Adams County Making Connections (2016)

The Plan summarizes recommendations from previous plans, studies, and reports and prioritizes strategic land and infrastructure investments, including within portions of the Square Lake

Subarea, which falls within the plan's "Triangle of Opportunity." Applicable guidance included in the 10 implementation-focused "Projects" within the plan consists of establishing a Complete Streets Policy/Standard, targeted improvements to sidewalks, parks and trails, an emphasis on affordable housing, and enhanced connections to the G-Line along Sheridan Boulevard to the Berkeley neighborhood, as well as along the Clear Creek Corridor.

Southwest Adams County Framework Plan (2005)

The framework plan is an outline for future planning and redevelopment efforts in southwest Adams County. Included within the plan is an identification of capital needs, economic conditions and community needs, and within the Square Lake Subarea, it provides information about some of the issues and challenges within the unincorporated

areas within the County. The plan also identifies several environmental constraints in the area, including the Flammable Gas Overlay, landfills and floodplains that impact development potential for this subarea.

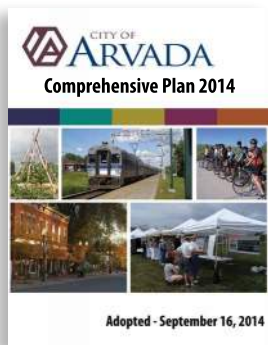
CITY OF ARVADA:



Arvada Clear Creek Corridor Plan (2019)

This plan provides Guiding Principles that are applicable to this subarea, such as

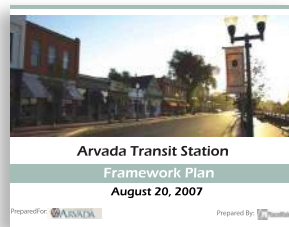
"Increase access to/through regional trails," and "Improve the overall health of the river corridor." The subarea was studied and evaluated through this process, and public input was gained on it as an opportunity site, however, specific recommendations for the area were not developed in the plan. The plan does emphasize enhancements and better connections to/from Gold Strike Park (along Tennyson Street and from G-Line Area).



Arvada Comprehensive Plan (2014)

The Comprehensive Plan articulates a 20-year vision for Arvada that, "Arvada will be a great community, honoring its unique history, and small town feeling while directing appropriate changes to

create a distinctive, forward-looking future." Specific goals that apply to this subarea include, "Goal L-4: Promote mixed-use, transit-oriented development" (with a specific reference to adopted Plan guidance from the Arvada Station Area Framework Plan); "Goal ED-4: Redevelop and revitalize existing commercial and industrial areas;" and "Goal T-2: Strengthen the linkage between land use and transportation in Arvada."



Arvada Transit Station Framework Plan (2007)

The framework plan includes detailed station area plans for three stations within Arvada, including the G-Line

Gold Strike Station (called the "Sheridan Station" in the plan). The station area within this subarea is identified as one of few industrial areas in Arvada and offers substantial employment opportunities. It envisions the area as a major employment center that is paired with a high intensity, transit-oriented employment/mixed-use district northwest of the station, an industrial district northeast and south of the station, and a commercial district at Ralston Road and Sheridan Boulevard.

Imagine Arvada Parks, Trails and Open Space Master Plan (2016)

An update to the 2001 Master Plan, this plan's vision is to "Connect our Park, Open Space and Trail System with Green Spines." To achieve that vision citywide, the plan emphasizes expanding existing open space spines, providing connections for every resident with routes designed for active transportation, and improving ecological health of open space network and waterways. Within this subarea, connections north along Tennyson Street to the Clear Creek Trail and Ralston Creek Trail are recommended, as well as exploring connections to smaller, neighborhood parks, such as Tennyson Knolls Parks to and from the G-Line Station.

ADAMS COUNTY/ CITY OF ARVADA:

2008 Major Drainageway Plan (MDP)

This Plan was completed by ICON Engineering, Inc. in partnership with Mile High Flood District. It proposed formalizing the "North Overflow" through the Square Lake Subarea, which is necessary to safely convey major flood flows.



W 60TH AVE

G-Line Area

60th/Sheridan
Arvada Gold
Strike Station

CITY OF ARVADA
W 58TH WAY

Clear Creek
Valley Park

W 58TH AVE

CITY OF ARVADA

Central Area

TENNYSON ST

W 56TH AVE

RALSTON RD

SHERIDAN BLVD

76

76

Southern Area

W 55TH PL

W 55TH PL

W 54TH AVE

VRAIN CT

UTICA CT

W 54TH AVE

ZENOBIA ST

YATES ST

XAIVER ST

WOLFF ST

WINONA ST

WINONA CT

VRAIN ST

W 53RD PL

ST CLAIR PL

W 52ND PL

W 52ND AVE

W 53RD AVE

TENNYSON ST

STUART ST

RALEIGH ST

W 53RD AVE

JEFFERSON COUNTY
ADAMS COUNTY
CITY AND COUNTY OF DENVER



SUBAREA AND CHARACTER AREAS

The Square Lake Subarea is located partially within unincorporated Adams County and partially within the City of Arvada. The intersection of Sheridan Boulevard and 52nd Avenue marks the corner of Adams County, Jefferson County, and the City and County of Denver.

The site is well connected regionally due to the direct access to I-76, the RTD G-Line, and the Clear Creek Trail, but these assets also create barriers for north-south travel.

Due to these barriers and the varied existing conditions from north to south, the subarea was segmented into three character areas during this planning process, as identified below.

G-LINE AREA

The G-Line area is wholly within the City of Arvada and contains the Gold Strike RTD Rail station. The area has limited direct access from the west, east, and south. Existing land uses consist of mostly light industrial, commercial, and surface parking, with some single-family residential along 60th Avenue.

CENTRAL AREA

The Central Area is between the rail lines and I-76. This area has one main public road (58th Avenue) running through it. Existing land uses include heavy and light industrial and vacant land. It is largely within the Clear Creek floodway where it is mostly undevelopable, at present.

SOUTHERN AREA

The Southern Area is separated from the rest of the Subarea by I-76 and contains a large amount of residential uses (within a manufactured housing neighborhood and on a plateau along 52nd Avenue), commercial, a node of light industrial, and vacant land. There is limited connectivity across this area due to a lack of multimodal facilities, public roadways, and steep topography.



Park-n-Ride sign in the G-Line Area



Industrial uses in the Central Area



Clear Creek Trail in the Southern Area



COMMUNITY VISION

The community's vision for the Square Lake Subarea recognizes existing assets such as local businesses, industrial uses, neighborhoods, affordability, and community. At the same, the public identified the potential for improvement within the subarea such as opportunities for improved safety, increased density, economic development, revitalization, cleanup, and activation. This Plan aims to create new community destinations and amenities while preserving, enhancing, and better connecting the places that give the Square Lake Subarea its unique character today.

The visioning word cloud above was generated in the first Public Open House and follow-up online survey.

GUIDING PRINCIPLES

These Guiding Principles were developed through community input and then refined by the Stakeholder Advisory Committee to serve as a guide for the recommendations that were developed throughout the rest of the planning process.



**IMPROVE AND
LEVERAGE TRANSIT
ACCESS**



**PROTECT AND
BEAUTIFY NATURAL
ASSETS**



**REVITALIZE
NEIGHBORHOODS
WHILE PRESERVING
AFFORDABILITY**



**PROVIDE
OPPORTUNITIES FOR
BUSINESS RETENTION
& ENHANCEMENT**



**MAINTAIN A DIVERSE
MIX OF USES**



**CONNECT SAFELY TO
ADJACENT AMENITIES
& NEIGHBORHOODS**







COMMUNITY & STAKEHOLDER ENGAGEMENT

The project team worked to encourage and promote broad, meaningful input, and sustained participation throughout the planning process through continued outreach to residents, businesses, property owners , and other interested community members.

ENGAGEMENT SUMMARY

This planning process took place amidst varying restrictions related to the COVID-19 pandemic. The project team leveraged experience with high-tech and virtual platforms to engage with stakeholders in a time when they are paying extra attention to their local surroundings. Special attention went into promotion and outreach to community members who may not have easy access to a computer or experience in a virtual meeting setting. A combination of tools were used to keep virtual meetings and outreach inviting and engaging. The virtual engagement had an added benefit of convenience for people to participate without travel to and from the comfort of their own homes or workplaces.

Two outdoor public open houses were able to be conducted as the pandemic risk and restrictions were reduced over time. These meetings provided opportunities to have meaningful conversations with stakeholders of the subarea and reach new community members who had not yet been engaged in the process.

The project team provided Spanish translation of outreach and engagement materials, and offered interpreters for meetings and events, as needed.

Ultimately, the community, the Stakeholder Advisory Committee and the Technical Advisory Committee played extremely valuable roles throughout the planning process, helping to shape recommendations that should serve Adams County and the City of Arvada well for decades to come.

Future Land Use

DRAFT Guiding Principles

- Improve and Leverage Transit Access
- Protect and Beautify Natural Assets
- Revitalize Neighborhoods while Preserving Affordability
- Provide Opportunities for Business Retention & Enhancement
- Maintain a Diverse Mix of Uses
- Connect Safely to Adjacent Amenities & Neighborhoods



Transportation and Mobility

Transportation and Mobility Activity Legend



Recently Completed Efforts



Projects in Process



Planned Projects



Square Lake Subarea Plan

Existing & Planned Mobility



Open Space & Amenities



Screenshot of virtual whiteboard platform frequently used to collect feedback in Technical and Stakeholder Advisory Committee meetings.

TECHNICAL ADVISORY COMMITTEE

The Technical Advisory Committee (TAC) assembled for this effort included representatives from a number of departments at the City of Arvada and Adams County, as well as staff from the Colorado Department of Transportation (CDOT), the Regional Transportation District (RTD), the Mile High Flood District (MHFD), and the Berkeley Water and Sanitation District. The TAC met five times throughout the planning process, including a hybrid site tour that included a virtual and in-person option. All other meetings of the group were convened online due to restrictions and safety precautions related to the COVID-19 pandemic.

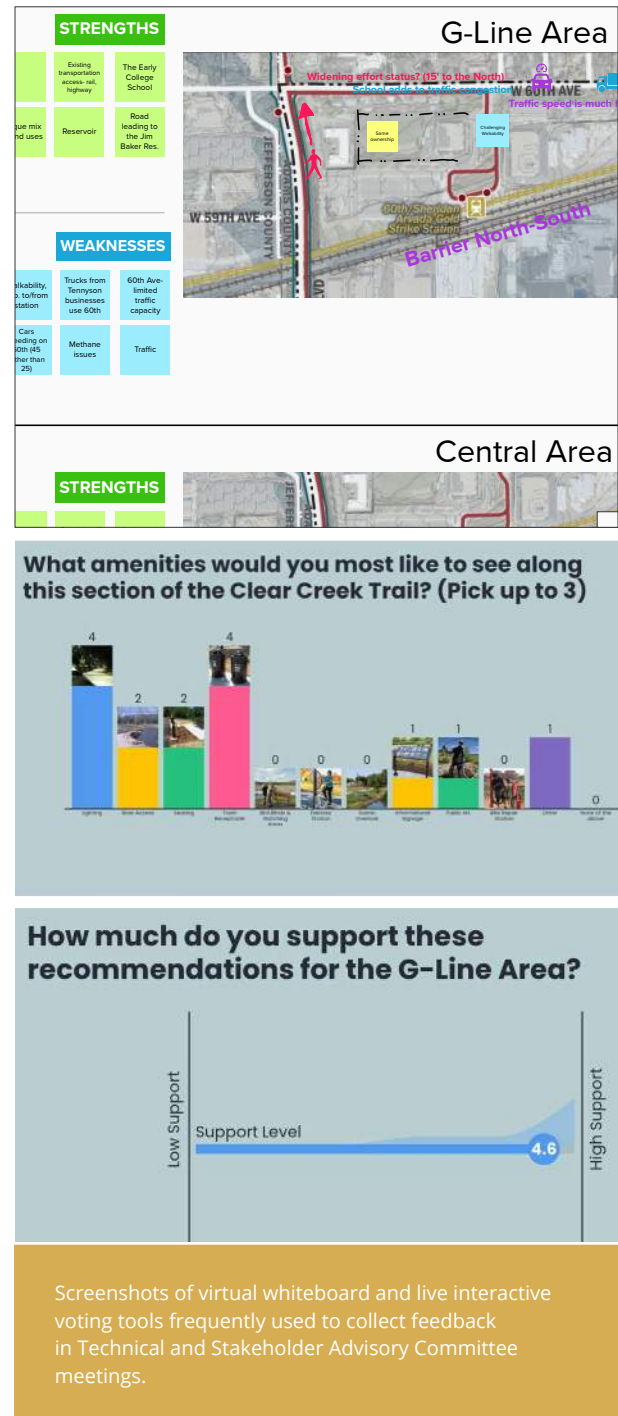
Coordination with the TAC was essential to ensure that the Subarea Plan acknowledged and built upon recent efforts and upcoming plans and projects in and near the planning area. The TAC participated in brainstorming efforts related to identifying the best solutions to address issues and concerns raised by stakeholders and the broader community. The TAC also provided critical feedback on analysis and interim deliverables throughout the planning process, as well as the draft and final Subarea Plan.

STAKEHOLDER COMMITTEE

The Stakeholder Advisory Committee (SAC) for the Subarea Plan effort included 32 members comprised of residents, property owners, and business owners in and near the subarea. The SAC convened five times throughout the planning process and played a variety of critical roles that contributed to the recommendations included in the final Subarea Plan. These roles included:

- Serving as the “eyes and ears” on the ground to contribute to the project team’s understanding of the area and the interests of existing residents, businesses, employees, and property owners;
- Providing insight into a tactical way of bridging the past, present, and future of the subarea and ensuring that the Plan’s recommendations build on area assets while addressing the most pressing issues and concerns;
- Ensuring that the recommendations in the Plan reflect the unique character of the Square Lake Subarea;
- Reviewing and discussing key issues and opportunities related to topics including land use, transportation, parks and open space, flooding and other environmental concerns, and placemaking; and
- Providing important feedback on interim deliverables and the draft Subarea Plan to ensure it accurately reflects stakeholder and community input gathered throughout the planning process.

Although many SAC members attended one or both outdoor community events held during the summer of 2021, all of the SAC meetings were convened virtually throughout the planning process due to restrictions and safety precautions related to the COVID-19 pandemic.



COMMUNITY OUTREACH

The project team hosted three Public Open Houses during the planning process using both virtual and in-person formats. Public Open House #1 introduced the project and established a project vision. Public Open House #2 sought feedback on draft recommendations before delving into the strategies to implement them. Public Open House #3 presented the priority recommendations and solicited feedback.

COMMUNITY OPEN HOUSE #1/ ONLINE COMMUNITY SURVEY

Due to health and safety protocols associated with the COVID-19 pandemic, the first Community Open House was conducted as an online meeting on February 9, 2021. In order to provide additional opportunities for community participation, a Square Lake Subarea Plan virtual open house was created to gather input related to the community's vision for this area and identify what improvements are needed. The virtual open house took the form of an online survey with embedded educational/instructional videos recorded by the project team. The virtual open house was promoted via social media, mailers, e-newsletters, and on the project website.

This survey went live immediately following the Community Open House on February 9th, and closed in late April 2021. A total of 72 responses were collected with a 65% average completion

rate. A total of 235 open-ended comments were received and provided to the project team and project committees to inform recommendation development and decision-making.



Screenshot of informational video



Community Survey Results

Which ways do you use this subarea?

71% live within or near the subarea

41% use the Clear Creek Trail

24% shop within the subarea

What destinations and community amenities are needed in/near this subarea?

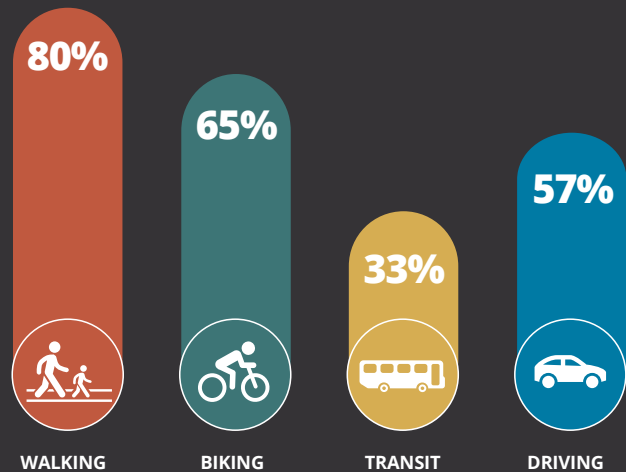
Destinations:

- Restaurants
- Shopping/retail
- Gas station
- Parks, open space
- Entertainment
- Breweries
- Gym
- Recreation center
- Childcare facility
- Medical services
- Supermarket
- Dog park
- Archery park

Transportation Amenities:

- Sidewalks
- Protected bike lanes
- Trails
- Transit connections
- Cleaned up Clear Creek Trail
- Better roads for trucking
- Safe bus stops

How would you like to move around this area?



80% of respondents indicated that they would like to walk around the subarea. This is an interesting result given the somewhat minimal amount of pedestrian facilities, let alone safe and comfortable facilities. Second to walking was biking with 65% of respondents. These two responses, in addition to the high Clear Creek trail user response rate, indicates that community members likely desire better bike and pedestrian connections to and from the trail.

What are the greatest assets and most needed improvements in each character area?

G-Line Area:

- Community Assets: Gold Strike station, access to station from 60th Avenue
- Needed Improvements: access to station from other directions, surface parking

Central Area:

- Community Assets: Clear creek trail corridor, detention ponds
- Needed Improvements: vacant areas between 58th Avenue and I-76, Ralston Road/Sheridan Boulevard intersection

Southern Area:

- Both Assets and Needed Improvements: commercial along Sheridan, Clear Creek corridor



Community members and project team members discussing draft recommendations.

COMMUNITY OPEN HOUSE #2

At the second community open house, members of the public were invited to join the project team in-person, outdoors at Clear Creek Valley Park. It was held on June 23, 2021. The focus of the open house was to get feedback about draft recommendations before assembling the draft Subarea Plan. Attendees of the open house included residents, employees, and business owners from across the subarea.

Stations at the open house included a project overview, information about environmental conditions and the floodplain, future land use scenarios, catalytic site opportunities, potential transportation and mobility improvements, connections to nearby open space, and possibilities for new Clear Creek trail amenities.

Major takeaways from community feedback at the second open house included:

- A desire to maintain existing land uses including light and heavy industrial
- Preference for multifamily TOD development over mixed-use due to the limited visibility of that site
- Preference for neighborhood-serving uses such as a park or community garden on vacant land in the southern area
- Need for better connections to Sheridan Boulevard and to the commuter rail station
- Personal safety and security issues throughout the subarea
- Desire for lighting, trash receptacles, and seating along the Clear Creek Trail

COMMUNITY OPEN HOUSE #3

The third community open house took place in-person, outdoors as a booth at the Arvada Days Festival in Clear Creek Valley Park on August 21, 2021. The project team was able to have conversations with about 75 community members including residents, local business owners, and frequent visitors to the subarea.

This open house included the same informational stations about the project, floodplain, and environment as the second open house, but also included priority recommendations for participants to react to. The community expressed broad support for the Plan and priority recommendations, including streetscape improvements, TOD development, mixed-use along Sheridan Boulevard, improved access to the Gold Strike Station, underpass and intersection improvements, and cleanup/amenitization of the Clear Creek trail.



Square Lake Subarea
Plan booth at the
Arvada Days Festival.





EXISTING CONDITIONS

Each of the three character areas within the Square Lake Subarea has distinct land uses, transportation assets and barriers, and community character. The subarea serves an important role both locally and regionally with local businesses, affordable housing options, environmental considerations, and major transportation infrastructure.

OVERVIEW

This chapter provides a detailed review of the existing physical and regulatory conditions within the Square Lake Subarea including:

- Existing Land Use
- Built Form
- Transportation and Connectivity
- Infrastructure
- Environmental Conditions

An analysis of strengths, weaknesses, opportunities and threats was done during the planning process through community and stakeholder feedback and an in-person walking tour of the subarea.

Overall, the Square Lake Subarea provides a unique mix of uses and valuable assets to both

the City of Arvada and Adams County. The existing land uses provide important jobs and housing, despite not being seamlessly connected to each other or at a density to truly leverage the high capacity transit. Built form is also varied based on use, and is primarily functional in design. Transportation infrastructure in the subarea provides some internal barriers, yet includes multiple regional connections for various modes of travel. The environmental conditions within the subarea are significant, including major floodway/floodplain coverage, historic landfills, a flammable gas overlay, and significant topographical changes. The subarea has a strong existing community of residents, employees, and business owners who have a great appreciation for the subarea's existing assets and the community character.

EXISTING LAND USE

In an already developed area like the Square Lake Subarea, it is especially important to understand the existing land use patterns. It is critical to envisioning a future that builds on existing assets and facilitates more desirable adjacencies and transitions.

RESIDENTIAL

The southern portion of the subarea is predominantly residential. It includes single-family detached and multi-family residential along 52nd Avenue, 52nd Place, and St. Clair Place, as well as the Berkeley Village Mobile Home Park from West 53rd Place north to I-76 and the Clear Creek Trail. A row of single-family homes and duplexes also exists along 60th Avenue.

COMMERCIAL

South of I-76, commercial areas include a range of permanent and temporary retail uses, as well as several service-oriented businesses. North of I-76, the commercial is primarily a mix of services and commercial offices.

INDUSTRIAL

Industrial uses in the subarea are primarily along Tennyson north of I-76 and along the Clear Creek Corridor. These uses include manufacturing/production, warehousing, and distribution facilities with the most intense examples between I-76 and the rail line.

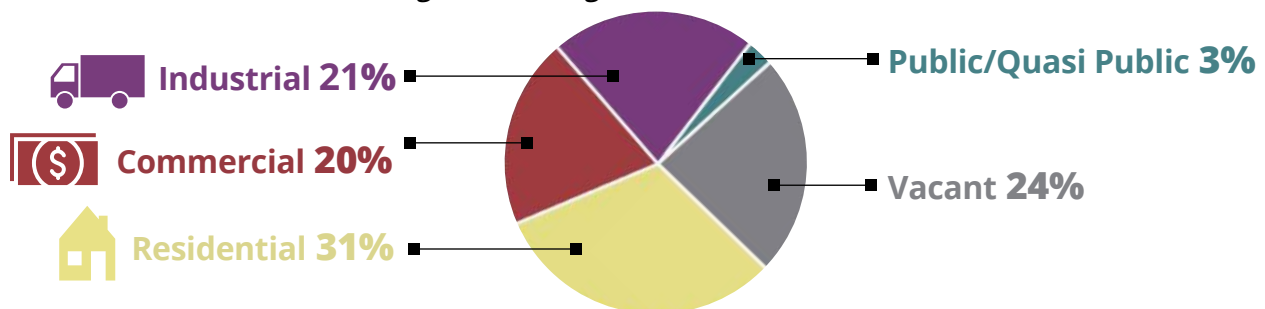
PUBLIC/QUASI PUBLIC

Public/Quasi Public land uses currently occur at the 60th and Sheridan Arvada Gold Strike Station Park-n-Ride and associated entrance from West 60th Avenue. The Park-n-Ride facility includes a raised station platform, large parking area, bus transfer area, access drives, and drainage areas.

VACANT

A large portion of the Central Area is currently vacant, along with two smaller parcels within the Southern Area.

Percentages of Existing Land Uses within the Subarea



BUILT FORM

Comprised of three distinct character areas, the built form of the subarea varies greatly in scale, building type, and topography across a relatively small geographic area. There is variety in built form that, when coupled with the natural and man-made barriers, it lacks cohesion across the subarea. Understanding the existing context, and acknowledging its strengths and opportunities, is critical to ensuring that as the vision for the Square Lake Subarea is being realized, it allows the character areas to retain their unique identities, as desired, while more intentionally complementing each other.



G-LINE AREA

Defined largely by RTD's Gold Strike Station and the corresponding rail line, the character area has a roughly 30' grade change from 60th Avenue down to the rail line, which can contribute to the station seeming hidden from the perimeter roadways. The topography change and lack of adequate sidewalk facilities make walking around the character area challenging.

Buildings across the area maintain a 1-2 story building height but vary greatly in type and use. Residential buildings - primarily single-family, ranch style homes - are located along the western half of 60th Avenue, and most have front-loaded garages. Light industrial and commercial uses in the area are typically large footprint facilities that are set back from the street 80' or more, contributing to a more campus-like appearance. The Credit Union building is an exception to this characteristic, as it anchors an otherwise residential block face at the corner of 60th Avenue and Sheridan Boulevard.



Clockwise from top left: Commercial buildings and a large surface parking lot in the G-Line Area.



Clockwise from top left: Buildings in the G-Line Area including an aerial image showing varied building sizes, a brick office building with surface parking, a light industrial/office building, and a single family home.



CENTRAL AREA

The Central Area's composition of primarily commercial and heavy and light industrial land uses lends itself to a character defined by 1-2 story, large footprint buildings that are organized around needed parking, storage, circulation, and loading. Buildings on the east and west sides of the area orient themselves internally and are set back 80' or more from the frontages along Sheridan Boulevard and Tennyson Street.

The topography in this character area slopes down more gently north to south. While Sheridan Boulevard, Tennyson Street, the rail line and Clear Creek generally meet the rest of the area at-grade, the middle of the area has notable depressions that are impacted by the floodplain and landfill.



Clockwise from top left: Built form in the Central Area including vacant land, an aerial view of buildings along 58th Avenue, and office/light industrial buildings with surface parking.



SOUTHERN AREA

From a built form perspective, the Southern Area is the most diverse of the character areas, due largely to the variety of land uses across it. Most of the land area is made up of the Berkeley Village Mobile Home community, which has a single-story character with homes sited on narrow lots. The building frontage along Sheridan Boulevard is a 1-2 story commercial strip center-style development, with an expansive surface parking located between the buildings and the street. There is one recently developed retail building infilling that parking

lot. Along Tennyson Street, the light industrial uses occupy single-story warehouse buildings.

The southeast portion of the area, along 52nd Avenue and Tennyson Street, is up on a plateau that physically and visually isolates it from the rest of the character area. The built form here is made up of 1-2 story single family homes along 52nd Avenue and part of Tennyson Street, as well as some 2-3 story multifamily residential buildings set back from 52nd Avenue. A single-story commercial node occupies the corner of 52nd Avenue and Tennyson Street, set back from the street and fronted by surface parking.



Clockwise from top left: Buildings in the Southern Area including multi-family residential, single family manufactured housing, strip-style commercial/retail, and warehouse/light industrial.

TRANSPORTATION AND CONNECTIVITY

OVERVIEW

The Square Lake Subarea is well connected to regional transportation infrastructure options. These options provide excellent diversity in transportation choices including I-76, the G-Line Commuter Rail, and the Clear Creek Trail. However, these regional transportation facilities create barriers to internal or local connectivity. The subarea lacks internal north/south connectivity options, relying on the perimeter roads to provide all modes of local transportation. East/west connectivity within the study area is also very limited internally, with West 58th Avenue being the only clear connection. Perimeter roads provide the primary east/west connectivity, as well.



Undersized sidewalk on 60th Avenue.

WALKING

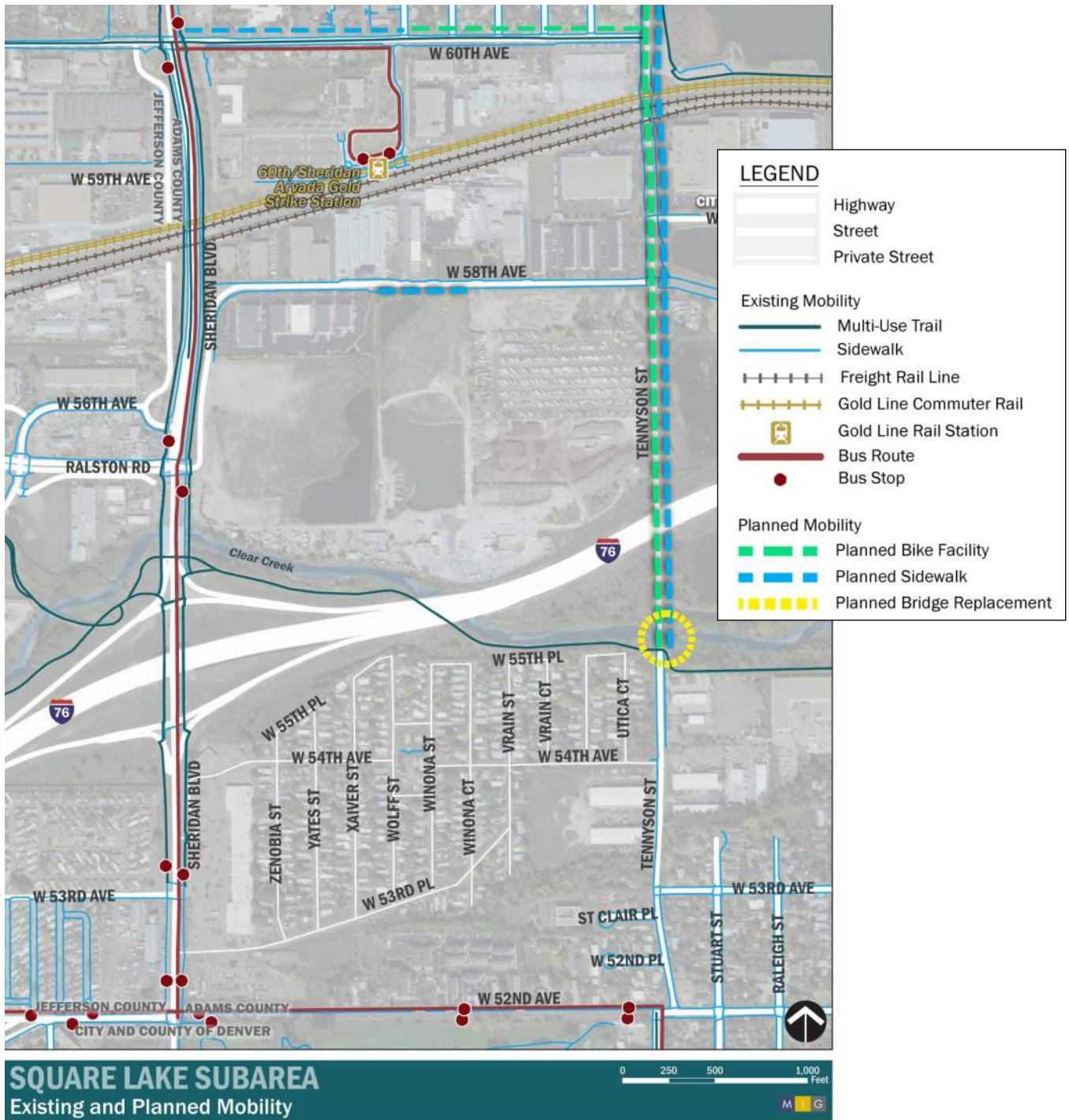
The subarea currently offers a variety of experiences for pedestrians. New sidewalks built to access the Gold Strike Station and the Clear Creek Trail are examples of the area's best facilities. Sheridan Boulevard offers consistent sidewalks and crossing treatments that provide a minimum level of safety, paired with an experience of being too close and largely unprotected from fast moving vehicles.

Tennyson offers a patchwork of pedestrian facilities ranging from a small shoulder in the roadway to detached sidewalks.

On the south end of the subarea, West 52nd Avenue has an adequate sidewalk on the north side of the street. On the south side of 52nd Avenue there is a short sidewalk from Sheridan Boulevard to a bus stop, but there is another bus stop near Tennyson Street without sidewalk access.

On the north end of the subarea, West 60th Avenue offers sidewalks of varying widths, but most of this section includes small attached sidewalks with roll curbs.

Internally, sidewalks are primarily found along newer development on West 58th Avenue and the access drive to the Gold Strike Station. Adams County and the City of Arvada have projects planned or in progress to upgrade some of the pedestrian facilities on Tennyson Street and West 60th Avenue. The extent of these planned improvements is shown on the Existing and Planned Mobility diagram on the following page.



BIKING

The biking facilities and experiences within the Square Lake Subarea need significant improvement. Other than the Clear Creek Trail and a narrow unprotected striped bike lane on West 52nd Avenue, bicyclists are required to ride with automotive traffic or on sidewalks that might not offer enough width for bicyclists and pedestrians to safely pass. The planned and in-progress projects by Adams County and Arvada will provide bicycle facilities on Tennyson Street north of Clear Creek and on West 60th Avenue from Tennyson Street to the Gold Strike Station entrance. Improving the Tennyson Street bridge over Clear Creek is another planned project, and the new bridge will provide much needed connectivity from the north to the Clear Creek Trail on the south side of the bridge.

RIDING TRANSIT

The Gold Strike Station is an important transportation asset for the Square Lake Subarea. Due to limited connectivity to the south, pedestrians and bicyclists are most likely to be commuting to the north side of the commuter and freight rail right-of-way. People seeking transit that are south of the rail and I-76 are served by the RTD 51 bus route that travels north/south on Sheridan Boulevard, with a stop at the Gold Strike Station. Due to absent or poor-quality facilities, bicyclists and pedestrians are less likely to access the station from the south. The planned improvements for biking and walking on Tennyson Street will provide better access to the station from the south, but the minimum travel distance

of nearly a mile from the closest residence in Berkeley Village reduces the likelihood of significant use. The south end of the subarea also has three stops on both sides of West 52nd Avenue for the RTD 52 bus. This route extends west to Arvada and southeast to Downtown Denver and ends at Alameda Station.

DRIVING

Motor vehicles are the primary form of transportation in and around the Square Lake Subarea. The roads surrounding the study area are engineered to prioritize automobile and large vehicle use and offer excellent connectivity to regional routes facilitating travel in all directions. Driving within the subarea is limited by the same three barriers that affect all modes of north/south travel; the rail corridor, Clear Creek, and I-76. Considering the light industrial character often found in the area, heavy truck traffic can be expected. This is especially true on Sheridan Boulevard, but also common on Tennyson Street. The intersection of Sheridan Boulevard (Colorado Highway 95) and I-76 is a major interchange with north and south on/off ramps with signalized intersections. Sheridan Boulevard below I-76 contains a total of three northbound lanes and four southbound lanes, making it larger than the interstate above. This suggests the importance of Sheridan as a north/south connection, and the likelihood that I-76 is the primary connection point in the area for many drivers.

ACCESSIBILITY AND SAFETY

The Square Lake Subarea offers challenges to accessibility due to man-made landforms associated with regional transportation infrastructure as well as natural topography. The area most impacted by man-made landforms is Sheridan Boulevard where it is raised over the rail right-of-way near the Gold Strike Station. This requires a less direct accessible route, especially for anyone traveling south on Sheridan. There are also steep slopes due to natural landforms near the southern end of the subarea. These landforms create steep sections of the sidewalks along West 52nd Avenue and Tennyson Street that are difficult for people with mobility issues to navigate.

There are several safety issues associated with the transportation system around the Square Lake Subarea. The east side of the intersection at Ralston Road and Sheridan Boulevard present problems for large vehicles trying to turn from Ralston Road onto Sheridan Boulevard. The primary issue is stacking room, and clear

definition for left turn, straight, and right turn lanes. The condition of the roadway is also a concern.

The lack of sidewalks or bike facilities on Tennyson Street, and especially the bridge over Clear Creek, are significant safety concerns. Planned projects aim to address these concerns. The long distance with minimal intersections on West 52nd Avenue encourages excessive speeds, and stray golf balls from Willis Case Golf Course are another safety concern.

The design of the sidewalks along Sheridan through the I-76 interchange are also a significant concern. The location of crossings at each of the free-right (non-signalized) turn lanes combined with high vehicular speeds entering and exiting the interstate can combine to create dangerous pedestrian crossings. If these crossings are used by bicyclists, then the danger is compounded by the speed at which the bike is moving. These crossings and the entirety of the bike/pedestrian facilities along Sheridan would benefit from improvements focused on safety.



Left: RTD 51 bus heading towards the Gold Strike station. Right: Traffic on Sheridan Boulevard.

ENVIRONMENTAL FACTORS

FLOOD ZONES

100 Year Floodway

A “regulatory floodway” is the portion of a river channel and the adjacent land area needed to discharge the base flood without increasing the water surface elevation more than a designated height. Adams County and the City of Arvada place restrictions on development and uses within the regulatory floodway. Future development must be engineered so that it does not cause any rise in the water surface elevation of the base flood. The 100 year floodway impacts a large portion of the Central Area.

100 Year Floodplain

A floodplain use permit must be must be obtained for any manmade activity proposed within the 100-year floodplain, regardless of increases or decreases in excess of 0.3 feet. The 100 year floodplain impacts a significant portion of the Central Area and a corner of the Southern Area.

500 Year Floodplain

There are no floodplain-related requirements in this area, but property owners in the 500 Year Floodplain can choose to have flood insurance.



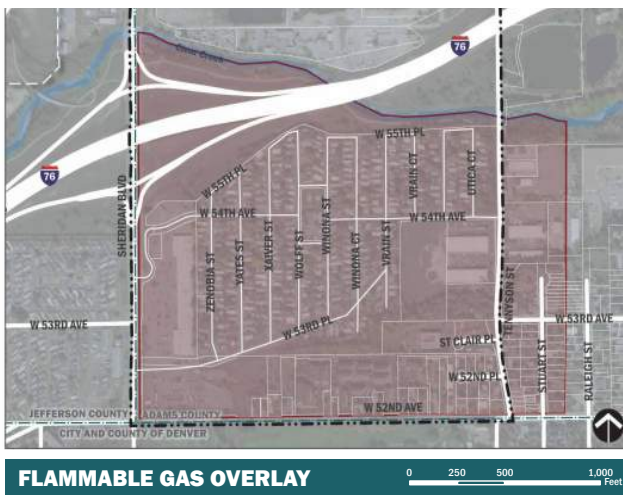
MILE HIGH FLOOD DISTRICT

The Mile High Flood District (MHFD) completed the Major Drainageway Plan (MDP) in 2008, which proposed an overflow channel to mitigate flood impacts in this area. MHFD completed an updated Flood Hazard Area Delineation (FHAD) for Clear Creek in November 2021 to update the flood mapping in partnership with Adams County, the City of Arvada, and multiple other communities. Mapping is available from the MHFD website at <http://www.mhfd.org>. The Colorado Water Conservation Board (CWCB) should have state designation of the study within 3 to 4 months. At that point local governments (i.e. Arvada and Adams County) will regulate to the more restrictive floodplain between FHAD and effective mapping until FEMA’s Physical Map Revision (PMR) is complete, which should take 2-4 years. The MHFD is currently working through the schedule for when they will revisit the MDP with newer, lower flows. Even with the lower flows, there are still significant challenges at Sheridan Boulevard and downstream. The overflow channel proposed in the previous MDP will remain, but even when optimized based on lower flows it is not anticipated to result in a large decrease in the footprint.

FLAMMABLE GAS OVERLAY

The Flammable Gas Overlay (FGO) is a zoning district overlay within Chapter 3 - Zone District Regulations of the Adams County Development Standards and Regulations. The purpose of the overlay is to establish reasonable and uniform limitations, safeguards, and controls over uses of land designated as and/or adjacent to (within 1,000 feet) an operating or former solid waste disposal site. Berkeley Village Mobile Home Park is explicitly identified within the boundaries of a known flammable gas hazard area due to two on-site historic solid waste landfills (discussed in more detail later in this section). As such, (re) development within the FGO has the potential for significant costs and will have to follow the requirements outlined in the zoning district overlay including:

- Obtaining any and all required building and/or construction permits
- Conducting a flammable gas investigation prior to site improvements or new construction
- Designing and installing a flammable gas control system
- Complying with stated safety requirements during construction
- Ensuring post-construction operations and maintenance for existing and new flammable gas control systems



The zoning requirements for proposed new developments or redevelopments are very clear regarding the review responsibilities of Tri-County Health Department, the applicable Fire District, Adams County Community and Economic Development Department, and the Colorado Department of Public Health and Environment. No new residential zoning shall be considered or approved unless the property owner demonstrates flammable gas is not present, and there is no potential for flammable gas to build up to explosive levels.

HISTORIC LANDFILLS

As is often the case, lowland or flood prone areas along rivers and creeks have historically been used for legal (and often illegal) land filling. In Colorado, particularly along Clear Creek in the subarea, sand and gravel mining operations have created even more attractive “holes to fill” leading local and state governments to grant permits, post-mining operations, for landfills. The map on this page shows several historic landfills in orange within and near the Square Lake Subarea. Based on a records review, these landfills operated



from the 1950s to as late as the late 1990s. The majority of them were permitted to receive inert fill (typically construction debris); however, at least two were permitted to receive solid waste (the two on which Berkeley Village was constructed and which comprise the FGO described above).

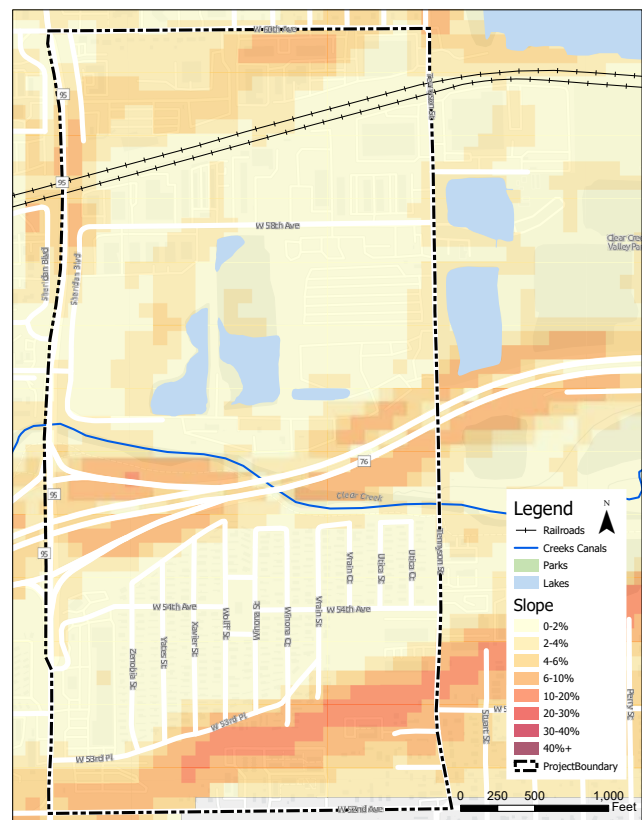
Solid waste landfills often produce landfill gas (methane and other dangerous gases) and contaminated leachate, which can impact surface water. Without an effective cap and active or passive landfill gas recovery or venting systems, landfill gas is left to find the path of least resistance and vent into the atmosphere or through the foundations of buildings. Another challenge of building on a former landfill that has been reported by current property owners within the subarea is subsidence caused by poorly placed and compacted fill. In addition, poor and inconsistent soils or larger buried debris can make excavation and installing utilities or parking lots/ structures particularly challenging often requiring over-excavating, disposing of the substandard materials, and importing and placing more suitable soils and/or aggregates.

NATURAL RESOURCE CONSERVATION OVERLAY DISTRICT

This overlay district is applied to important wildlife habitat areas, designated floodplains, riparian, and wetland areas. Development within this overlay is reduced based on the presence of valuable resources. The specific amount of the reduced development is set by factors in the Adams County Development Standards and Regulations. These factors, multiplied by the amount of property occupied by each resource, are used to define a reduced area to be applied in the maximum density calculations. Transfer of development rights from areas within this zoning overlay could potentially be used to offset any loss in property development value resulting from the presence of valuable resources. Adams County is currently working on an incentive policy that could incentivize development within this overlay.

TOPOGRAPHY

The topography of the Square Lake Subarea is primarily defined by landforms created by Clear Creek, and more recent man-made structures. Most of the subarea, from the railroad tracks to the north and West 53rd Place to the south, is located within the historic floodway of Clear Creek. North of the railroad tracks and south of West 53rd Place is a transition to a dry terrace overlooking the extents of the natural waterway. Evidence of this landform can still be seen today after extensive development, but man-made features are equally dramatic within today's landscape. The raised I-76 roadway is bounded by steep slopes and cuts across the subarea just below the center. Sheridan Boulevard is raised over the railroad tracks, which also creates a significant topographic form. Both of these man-made structures in the historic floodway impact modern stormwater and floodplain characteristics.



4





RECOMMENDATIONS

Successful revitalization and redevelopment of any subarea cannot be achieved by a single streetscape design, open space improvement, or catalytic redevelopment alone, but rather by a series of efforts over time that increase vibrancy through a complementary mix of uses, better connect land uses through safe transportation connections, and remediate environmental hazards for current and future users of the subarea.

OVERVIEW

This chapter provides overarching recommendations for the subarea including:

- Future Land Use
- Complete Streets
- Parks and Open Space Connections
- Environmental Mitigation

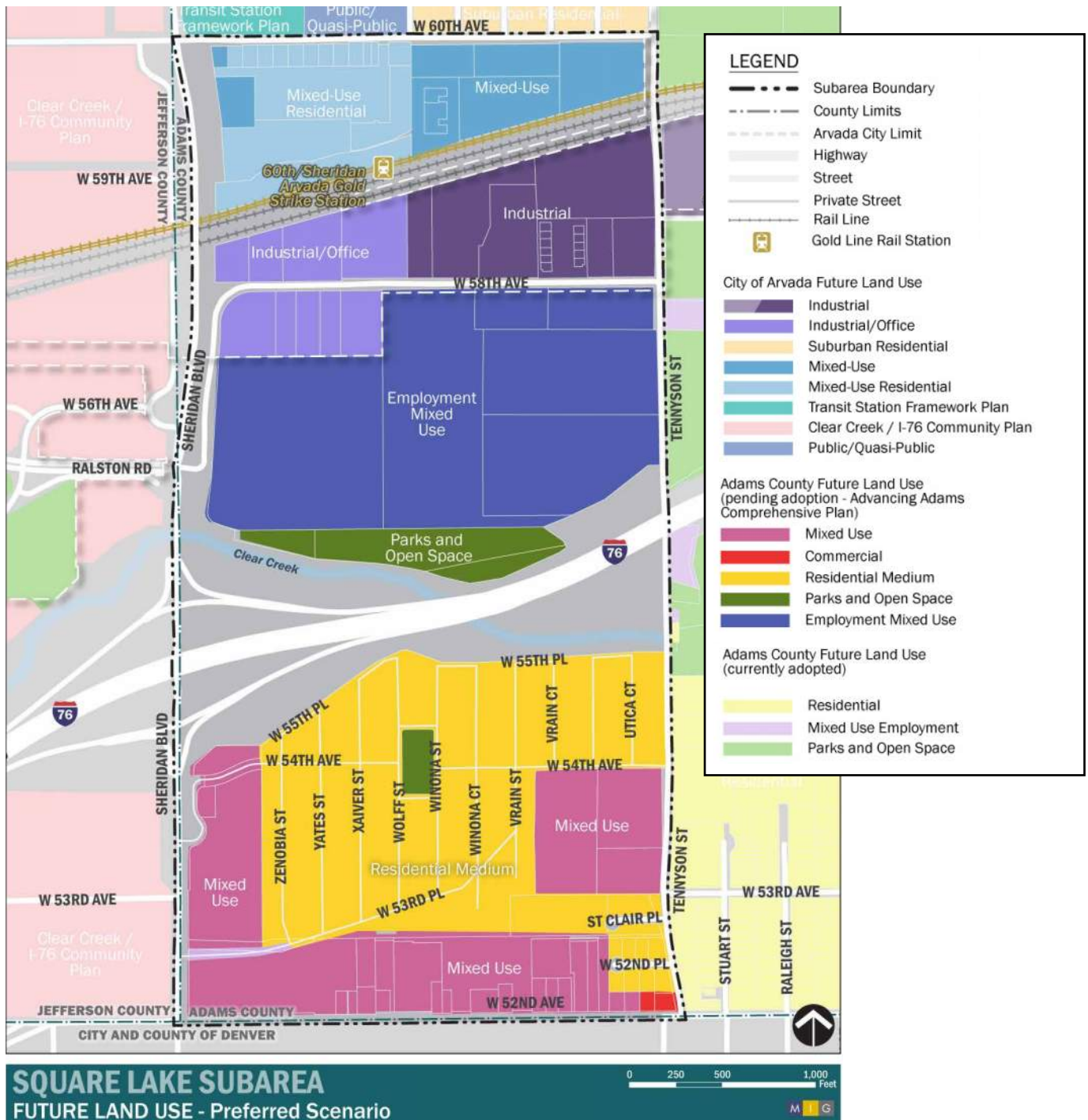
Future land use in the subarea is envisioned to maintain existing affordable housing options and local businesses while increasing density and adding vibrancy through increased vertical and horizontal mixed-use development where feasible. Recommendations for enhanced transportation connections utilize a

complete streets approach, with the goal of more safely connecting residents and employees both internally within neighborhoods and employment areas, and to major destinations such as the G-Line station and the Clear Creek Trail.

Parks and open space recommendations are focused around improved connections to the many high-quality parks and open space assets near the study area. Specific improvements to the Clear Creek Trail are included as a priority in Chapter 5. Lastly, best practice recommendations for environmental mitigation are intended to improve public health, safety, and development potential within the subarea.

HOW FUTURE LAND USE RELATES TO ZONING

Future land use is a planning tool, rather than a regulatory tool. It captures the community's vision for land use in an area if it were to redevelop. Once adopted into a Plan, it enables property owners to seek zoning or entitlement changes that align with this vision, if desired.



FUTURE LAND USE

The Future Land Use Map describes the community's envisioned future for redevelopment in the subarea if new development or redevelopment occurs over the life of the Subarea Plan.

RESIDENTIAL MEDIUM

The Berkeley Village Mobile Home Park and mixed residential areas along St. Clair Place and 52nd Place are designated as Residential Medium. The intent is to support the existing development in the area and facilitate compatible infill and redevelopment moving forward.



PARKS AND OPEN SPACE

There are two primary areas designated as Parks and Open Space in the Preferred Scenario. These include the central park-like amenity along 54th Avenue in the Berkeley Village Mobile Home Park and a liner greenway amenity envisioned along the north side of Clear Creek north of I-76.



COMMERCIAL

The southeast corner of the subarea beginning at the intersection of West 52nd Avenue and Tennyson Street and extending west one parcel is designated as commercial. The intent is to support existing neighborhood-serving commercial at and near this intersection.



INDUSTRIAL

A handful of parcels abutting the rail corridor are designated as industrial. The intent is to support these existing uses as valuable industrial businesses and properties within Arvada.



MIXED-USE RESIDENTIAL - The Mixed-Use Residential area designated north and west of the 60th and Sheridan Arvada Gold Strike Station is intended to promote higher intensity residential neighborhoods that may also include retail, offices, and light trade. Residential housing types can range from single-family residences to apartments, condominiums, and live-work units.



MIXED-USE (NORTH) - The Mixed-Use designation along 60th Avenue between the Park-n-Ride and Tennyson Street is intended to promote a range of uses, including retail, office, light industrial, live-work, and medium and higher density residential. This designation should be predominantly non-residential, but higher intensity housing is appropriate.



INDUSTRIAL/OFFICE - The area along the western portion of 58th Avenue is designated as Industrial/Office. The City of Arvada describes this land use as encouraging industrial and office uses that will minimally affect surrounding properties. Outdoor storage is limited, and supporting uses may include retail, open space, and recreation.



EMPLOYMENT MIXED-USE - The Employment Mixed-Use designation between I-76 and 58th Avenue is intended to include a mixture of employment uses, including offices, and flex space with clean, indoor manufacturing, distribution, warehousing, and airport and technology uses.



MIXED-USE (SOUTH) - The Mixed-Use area south of I-76 is in unincorporated Adams County along Sheridan Boulevard, much of 52nd Avenue and a large pocket along Tennyson Street. This Mixed-Use designation envisions a mix of medium to higher intensity residential development along with neighborhood and destination retail, restaurants, and services.



COMPLETE STREETS

The streets in and around the Square Lake Subarea have a diverse group of users with an equally diverse set of needs. The goal for a complete street is simply that it serves all users with a focus on safety, comfort, and access. Every complete street will be unique to its context, but all need to provide sidewalks, bike facilities, comfortable and accessible transit stops, and safe crossings, in addition to the motor vehicle requirements. An important part of ensuring safety for all users is reducing the speeds of motor vehicles. Reduced motor vehicle speeds combined with a greater focus on ideas like separation of modes, lighting, and street trees, will help create a more livable community for a broader spectrum of users.

Please note: Street section graphics in this chapter are color coded to the map below through colored outlines and text.



Please note, the street sections within this document represent planning level, conceptual design guidance based on community input. Actual design and construction of roadways will be required to abide by applicable street design standards and traffic capacity requirements.

60TH AVENUE (42' ROW)

- 60th Street existing conditions are car-centric, with 17' wide two-way traffic lanes and less generous 3-5' sidewalks on either side.
- There are current plans from the City of Arvada for a bikeway project that propose a two-way protected bikeway, narrower traffic lanes, a parking lane, landscape areas, and sidewalks on either side of the road. This condition is proposed from Wolff Street to Tennyson Street.
- 60th Street becomes narrower as it approaches Sheridan Boulevard, approximately 42' ROW. The conceptual design for this section continues the protected bikeway by providing a 10' multi-use raised concrete path. The traffic lanes are reduced to 11' widths to allow more space for a comfortable sidewalk on both sides of the street.

Existing



Planned Bikeway (Source: City of Arvada)



Conceptual Alternative



TENNYSON STREET (67' ROW)



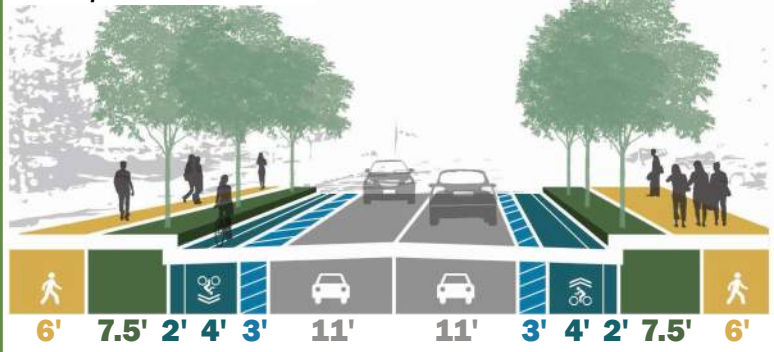
- This stretch of Tennyson Street currently has sidewalks, landscape areas, and parking on both sides of the street as well as two traffic lanes. Tennyson is not intended to carry truck traffic.
- The conceptual design replaces the existing on-street striped parking area with bike lanes and protective buffers. The conceptual design also provides a larger landscape area that will allow enough space for healthy street trees.

Looking North

Existing (varies)



Conceptual Alternative



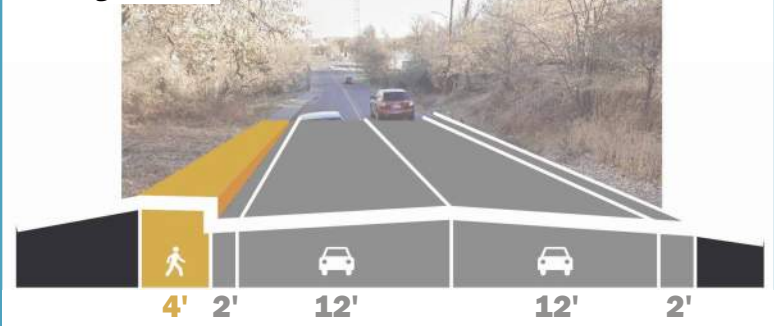
TENNYSON STREET (32'-40' ROW)



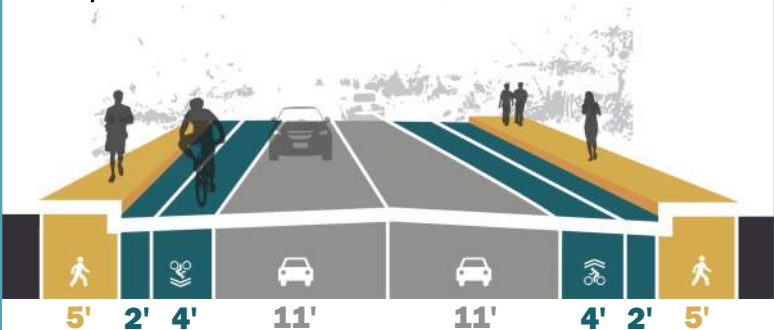
- The ROW along this section of Tennyson Street ranges from 32'-40'. The existing section shows 32' ROW with a sidewalk on only one side of the street.
- The conceptual design reduces the width of the traffic lanes to allow extra space for multimodal uses.
- The conceptual design contemplates an expanded ROW in order to create a continuous bicycle facility from the north, which would require acquisition agreements between the County and private property owners.

Looking North

Existing (varies)

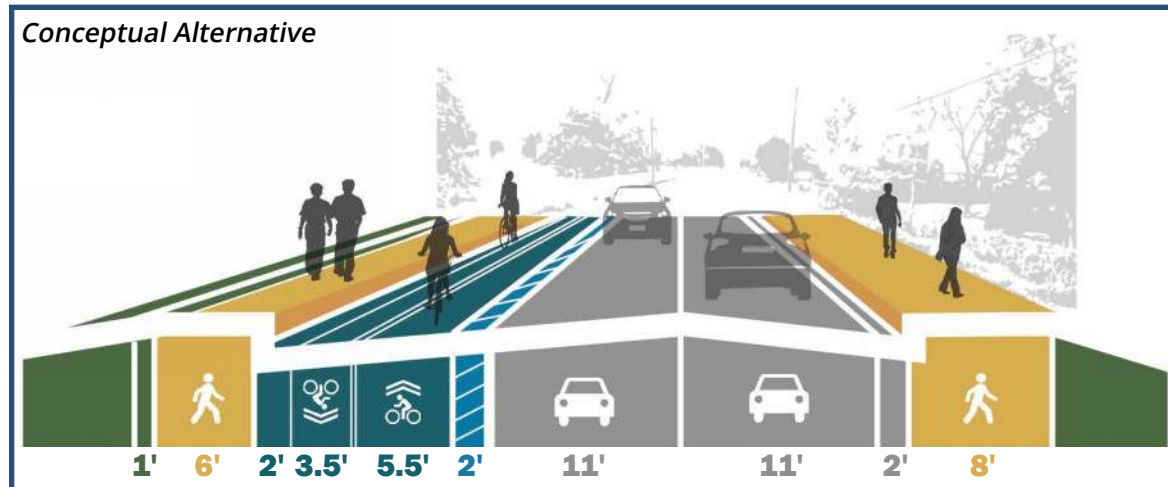
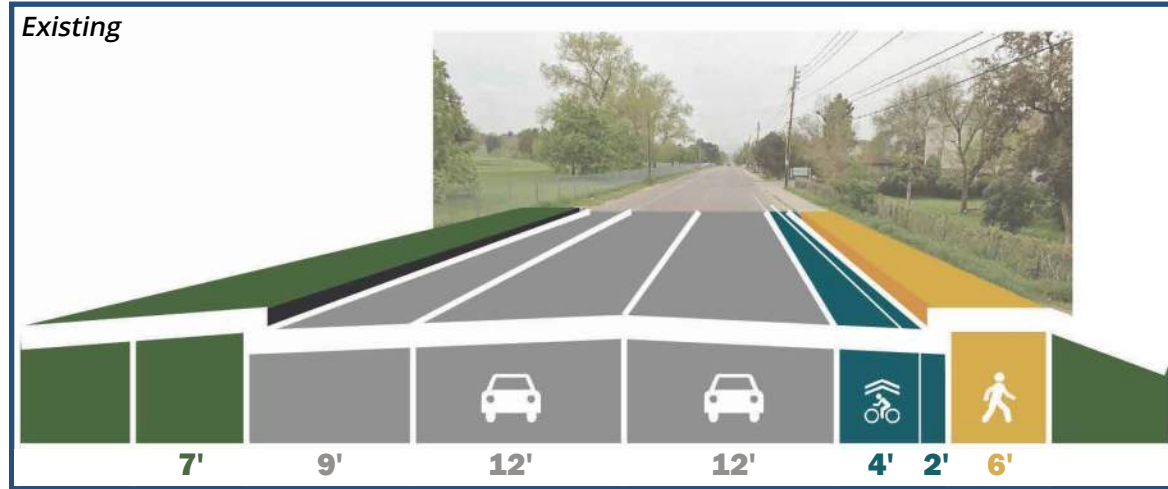


Conceptual Alternative



52ND AVENUE (52' ROW)

Looking West

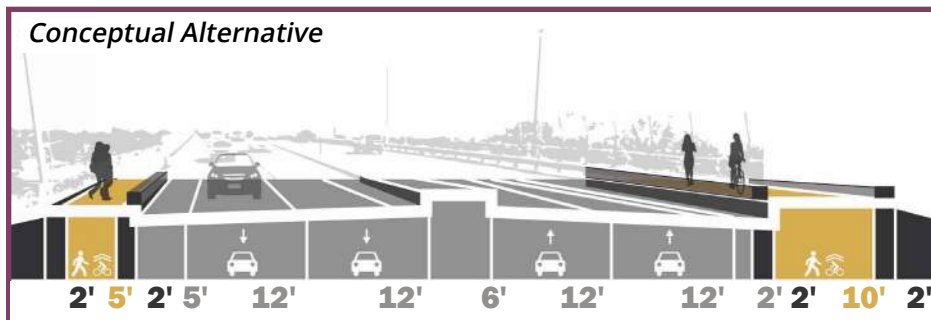
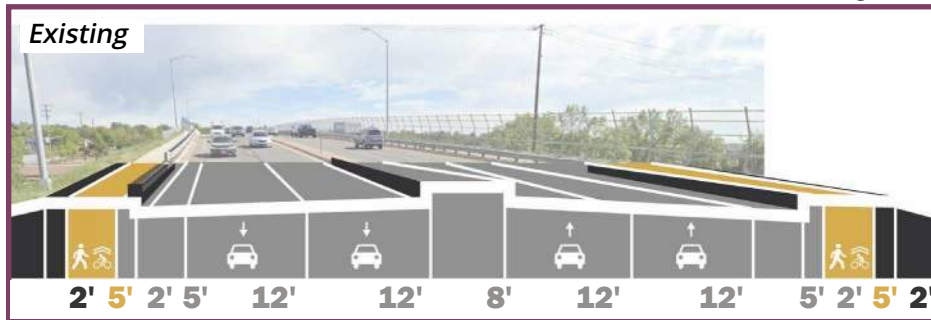


- This section of 52nd Avenue includes a bike lane for cyclists going west, a sidewalk on one side of the street, two wide traffic lanes, and a large shoulder on the south side of the street.
- The conceptual design utilizes the large shoulder to allow for sidewalks on both sides of the street and protected bike lanes.
- In the conceptual design, bike lanes are located on the south side of the street to avoid vehicular and cyclist conflicts on the north side of the street where cars are accessing residential driveways.



SHERIDAN BOULEVARD (84' ROW)

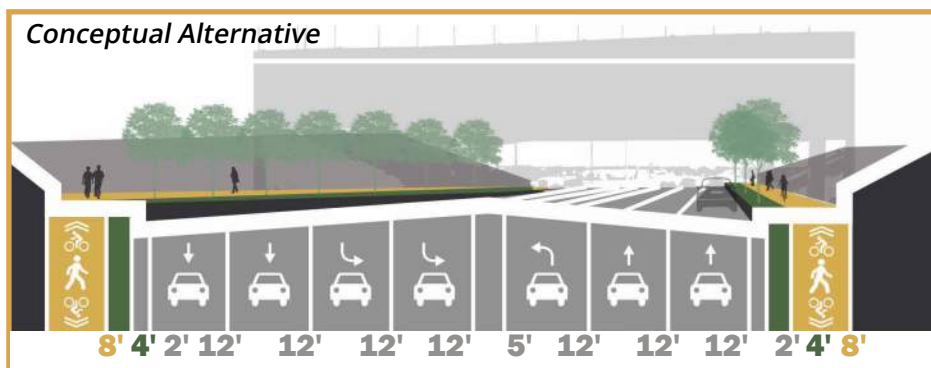
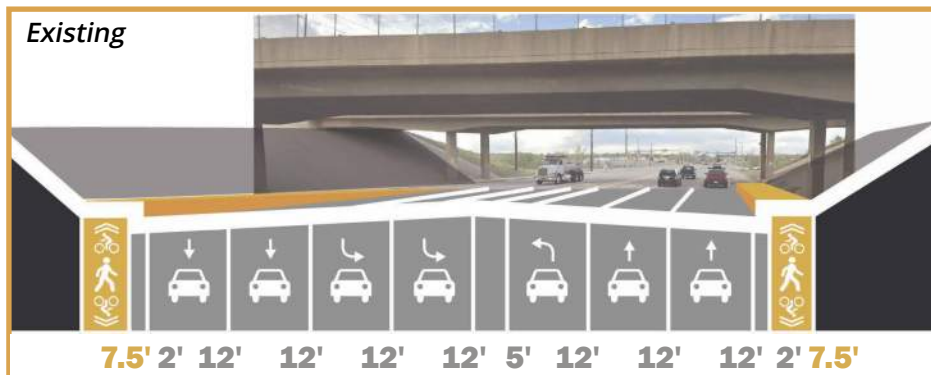
Looking North



- This part of Sheridan Boulevard currently has four traffic lanes, 5' shoulders, an 8' center raised concrete median, and 5' sidewalks with fence barriers.
- The conceptual design prioritizes improvements along the east side of the road. The large shoulder on the east side of the road is reduced to 2' to allow for a jersey barrier and 10' multi-use concrete path.
- The center median was also reduced from 8' to 6' in the conceptual design.

SHERIDAN BOULEVARD (108' ROW)

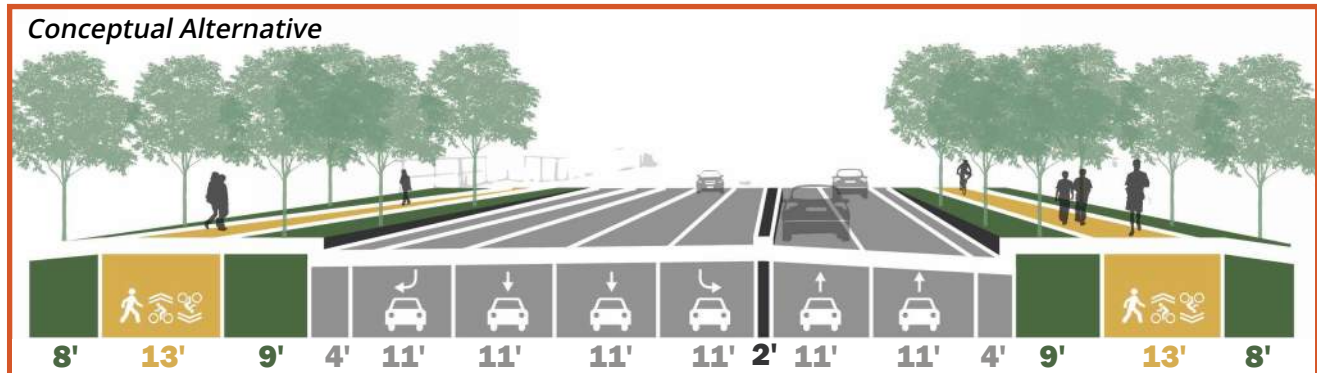
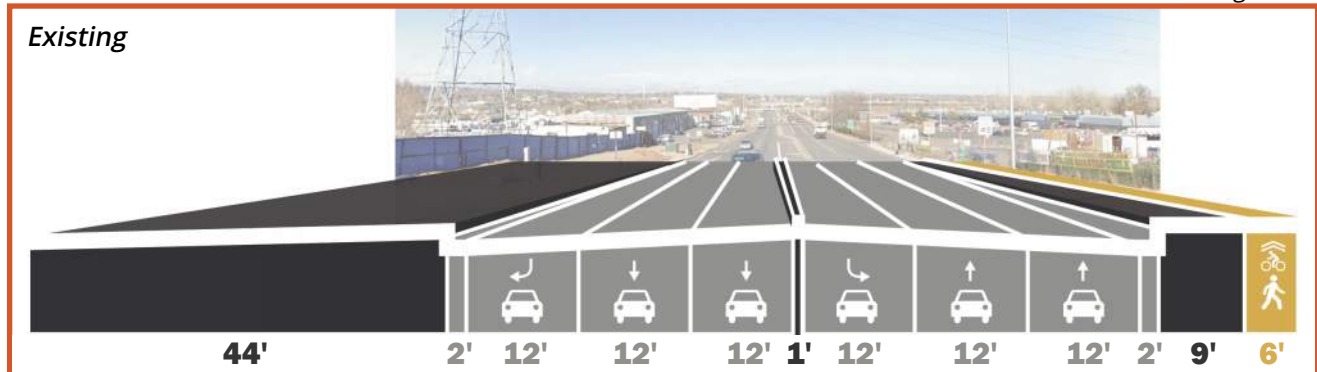
Looking North



- This segment of Sheridan Boulevard passes under the I-76 bridge. It has seven traffic lanes and 7.5' sidewalks on either side of the road.
- The conceptual design expands the sidewalks to 8' on both sides of the road and creates 4' landscape barriers to create for a more comfortable pedestrian environment. This design would require cutting into the concrete support.
- A raised median should also be included on the portion of Sheridan Boulevard between the eastbound I-76 ramp and Ralston Road.

SHERIDAN BOULEVARD (136' ROW)

Looking North



- This is the widest segment of Sheridan Boulevard. The ROW is 136' and 44' of it is mostly gravel.
- The existing condition includes six 12' traffic lanes and sidewalks on only the east side of the road.
- The conceptual design reduces the 12' traffic lanes to 11'.
- The conceptual design creates a 13' multi-use concrete path between a 9' landscape buffer and 8' landscape area on both sides of the road.



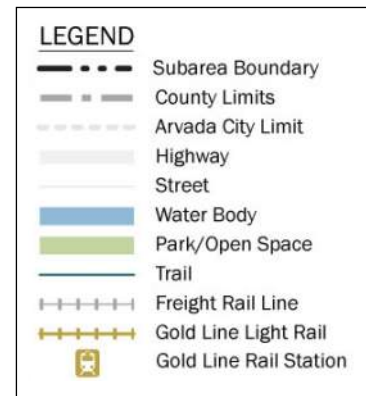
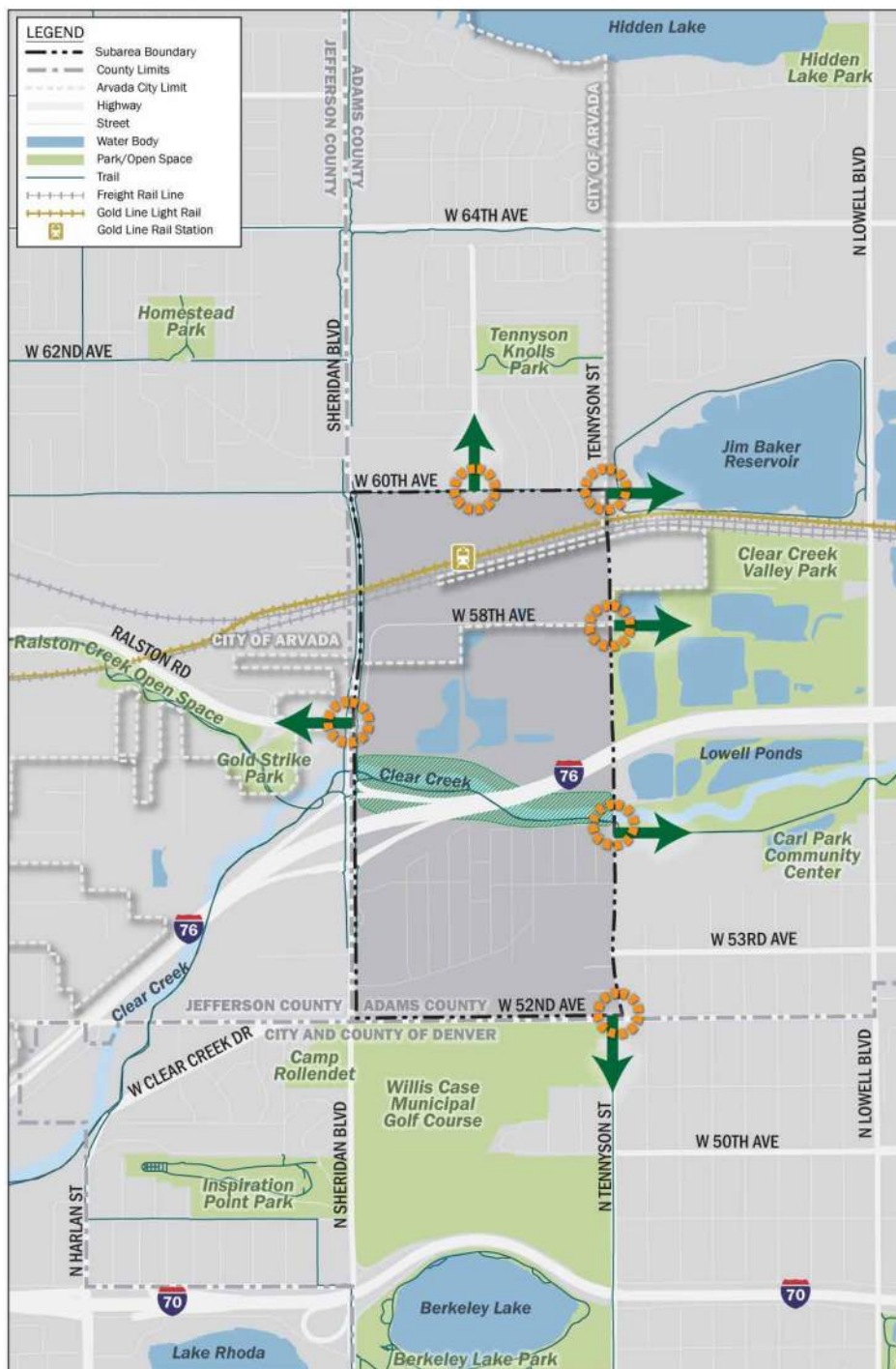
PARKS AND OPEN SPACE CONNECTIONS

The only public open space within the Square Lake Subarea is the Clear Creek Trail corridor. Proposed improvements to this corridor are detailed in Chapter 5. Near the subarea are a number of valuable public parks and open space assets, including Clear Creek Valley Park, Carl Park, Lowell Ponds, Willis Case Municipal Golf Course, Berkeley Lake Park, Inspiration Point Park, Camp Rollendet, Gold Strike Park, the Ralston Creek Open Space, Homestead Park, Tennyson Knolls Park, Hidden Lake Park, and Jim Baker Reservoir.

Given the proximity of multiple parks and open space amenities, the community did not desire any additional parks and open space within this area. Rather, there are opportunities to increase safe and direct connections from the subarea to these assets, as outlined on the next page.



Clockwise from top left: Lowell Ponds, current crossing of Clear Creek Trail at Tennyson, play area at Clear Creek Valley Park, example of marked Rectangular Rapid Flash Beacon (RRFB) crossing.



IMPROVING CONNECTIONS TO NEARBY PARKS AND OPEN SPACE

- 60th Avenue & Wolff Street: planned RRFB crossing
- 60th Avenue & Tennyson Street: planned RRFB and pedestrian refuge island
- 58th Avenue & Tennyson Street: improved crossing needed
- Clear Creek Trail & Tennyson Street: existing at-grade unmarked crossing with RRFB, trail underpass needed
- 52nd Avenue & Tennyson Street: intersection and crossing improvements needed
- Ralston Road & Sheridan Boulevard: intersection, and crossing improvements needed

ENVIRONMENTAL MITIGATION

Environmental factors must be considered now and in the future as the subarea vision is implemented. The following are some “best practices” and environmental mitigation approaches that will need to be considered relating to future improvements as they are planned and brought to fruition throughout the subarea.

(RE)DEVELOPMENT AND TRANSIT-ORIENTED DEVELOPMENT

With a variety of existing industrial, commercial, and residential uses and promising parcels available to (re)develop throughout the subarea, all stakeholders should work together, conducting critical comprehensive environmental analysis and developing alternatives up front in the planning stage of each project.

Determining potential critical issues, early in the process and engaging in timely, open, and productive dialogue with pertinent stakeholders (e.g. Tri-County Health, CDPHE, Adams County Environmental Programs, Colorado Parks and Wildlife (CPW), and Army Corps of Engineers, Mile High Flood District, etc.) is crucial. Potential important topics to discuss may include:

- Mass excavation, underground parking, significant sub-structures, etc. within the FGO or other identified landfill sites in the subarea
- Implementing the North Overflow proposed in the 2008 Major Drainageway in order to alleviate significant floodway and floodplain challenges, providing additional development opportunities.

Existing environmental conditions do not have to be an impediment to future (re)development in the subarea if they are studied, planned for, factored into designs and construction methods, and addressed holistically throughout the process.

RECREATIONAL AMENITIES

Areas or portions of properties deemed unsuitable for development and/or within the identified floodways and floodplains would be suitable for recreational use and could be permitted and designed to be resilient, lasting amenities to be enjoyed by all users. Linking or connecting the recreational amenities proximate to the subarea to those existing or future within the subarea would draw people to and naturally through this area. Close coordination with Adams County, the City of Arvada, Mile High Flood District, and other stakeholders will be necessary throughout the planning, permitting, and construction process of any new recreational amenities.

MULTIMODAL INFRASTRUCTURE IMPROVEMENTS

There are multiple opportunities to create or improve the existing street, sidewalk, and trail networks, improve access to existing businesses, and capitalize on the G-line commuter rail connection for residents, commuters, and employees of local businesses. Careful planning and consideration of the impacts and permitting requirements related to the identified floodways, floodplains, and Flammable Gas Overlay (FGO) will be important as these infrastructure improvements are conceived and planned.

CLEAR CREEK CLEANUP

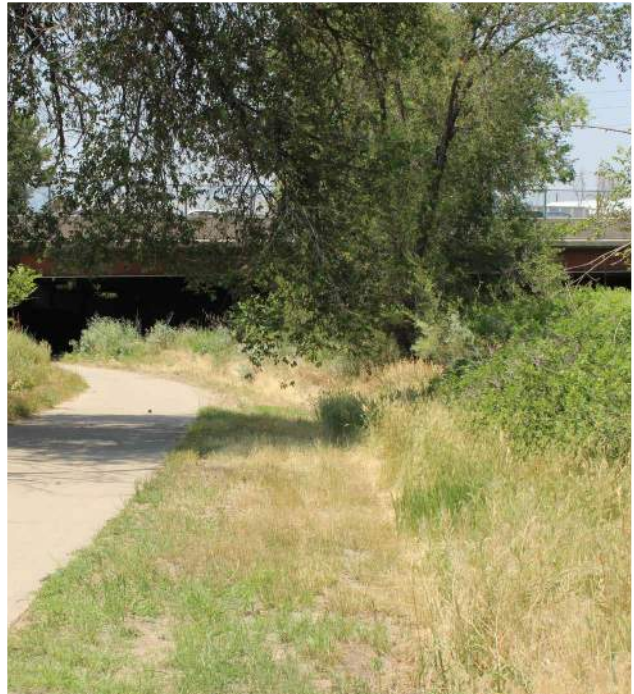
Throughout the subarea planning process, it was noted by stakeholders and the community that this portion of Clear Creek is in need of cleanup and contains a large amount of debris and litter. Community cleanup events can be hosted by the County in coordination with non-profits and community groups. The County may also consider exploring new technology for trash collection and removal within the river on a regional scale in coordination with adjacent jurisdictions along Clear Creek.

STORMWATER MANAGEMENT

Stormwater management should be analyzed and planned for throughout the subarea, especially with any new development. The use of natural drainage features such as curb cuts, bioswales, and enhanced wetlands are encouraged. These practices are becoming more critical in building urban landscapes in a changing climate.

ECOSYSTEM SERVICES

Ecosystem services currently provided by any wetland or upland habitat not already developed within the subarea's urban environment should be protected. Green spines that will connect across Arvada and Adams County create spaces for the community and habitat for natural wildlife.



5





PRIORITIES

Quality of life and development opportunities exist throughout the subarea, especially within existing commercial areas, near the commuter rail station, and along the project area perimeter roadways. The priority projects presented in this chapter seek to best leverage and utilize existing assets, while better connecting people in the area to neighborhoods and destinations.

OVERVIEW

While a series of efforts over time will help this subarea reach its full envisioned potential, projects outlined in this chapter are identified as the highest priorities to improve daily life and leverage existing assets. These priorities include:

- Transit-Oriented Development at Gold Strike Station
- Gold Strike Station Access
- I-76 Underpasses
- Ralston Road Intersection
- Sheridan Boulevard Pedestrian Crossings of I-76 Ramps
- Clear Creek Trail Corridor Improvements

- Strategies to Stabilize Berkeley Village Mobile Home Park
- Mixed-Use Development along Sheridan Boulevard

These priority projects have been identified through stakeholder and community feedback as well as Technical Advisory Committee and project team expertise. Infill and redevelopment projects focus on increasing density near major transportation infrastructure, providing community benefits, and increasing vibrancy and activity in the subarea. Transportation projects focus on creating safer and more direct connections for all users and modes.

TRANSIT-ORIENTED DEVELOPMENT (TOD) AT GOLD STRIKE STATION

Transit Oriented Development (TOD) is compact, walkable, mixed-use development located close to high quality, high-capacity transit. Density is often higher in TOD areas than in surrounding areas to get more people near the transit. TOD areas serve as activity centers that provide a range of benefits to local residents, employees, students, and visitors.

The parcel just north of the Gold Strike Station is owned by the Regional Transportation District (RTD) and serves as an opportunity for TOD. RTD's website states: "RTD's TOD mission is to help facilitate TOD opportunities that increase ridership or enhance transit investments throughout the District through station design and close coordination with local jurisdictions and developers." In February 2021, RTD approved a policy that encourages development of affordable housing on RTD property, and this area is a great candidate for short-term implementation of that policy. One approach to achieving the vision for TOD at this location is a Joint Development agreement between RTD and the City of Arvada or a private developer. RTD has pursued joint development at six Denver metro RTD stations since 2010. This agreement can include land sales, land lease, land trust, or other initiatives that promote development aligned with TOD principles on property that RTD currently owns.

Right now, the area south of the rail lines is not directly connected to the station and not within a half mile walkshed. Therefore, the central area of the Square Lake Subarea is not yet considered an opportunity for TOD unless a pedestrian connection across the rail was created. See page 52 for more information about this potential connection.





KEY CONCEPTS

- Structured parking to replace capacity from surface parking lot and to serve private uses. Shared parking may be a viable option. As this concept is further developed, adequate RTD parking supply will need to be ensured.
- High density (approximately 5 stories) multifamily residential development
- 3-story townhome development along north edge of site
- Height focused along rail and Sheridan Boulevard with a sensitive transition down in height towards the north (as a transition to existing single family development)
- Possible node of retail, such as a coffee shop or restaurant, to serve both commuters and residents
- Multi-use path through site providing safe connections for pedestrians and bicyclists
- Increased safety with more people in the area at all times of day
- Retention of existing RTD bus pickup/drop-off area
- Shared community open space throughout the site to serve residents
- Opportunity for affordable and/or senior housing, especially to serve transit-dependent populations
- Convenient commuter access to downtown Denver and Olde Town Arvada for those living in the area

GOLD STRIKE STATION ACCESS

The Gold Strike G-Line Commuter Rail Station is currently difficult to access from all directions except from the north. The following projects can increase connectivity for bikes and pedestrians to the station from Sheridan, Tennyson, and the Central Area. Streetscape and mobility improvements shown in the conceptual street sections in chapter 4 also play a key role in improving access to the station from across the subarea.



VERTICAL CONNECTION TO SHERIDAN BOULEVARD

A significant hill separates Sheridan Boulevard from

the station. Vertical connectivity should include both stairs and an ADA accessible alternative.



RAIL TRAIL TO TENNYSON STREET

In the long-term, a rail trail could be feasible between the station

and Tennyson Street. Easement purchases or development agreements should be considered by the City of Arvada to make space for this trail as redevelopment occurs.



MULTI-USE TRAIL

A multi-use trail can provide a safe and direct connection between the station and the

vertical connection to Sheridan Boulevard. This trail should be incorporated into any TOD that may be developed in the future at this location.



PEDESTRIAN BRIDGE

If TOD in the central area is a goal of Adams County at this station location,

a pedestrian bridge (somewhere in the general vicinity of the arrow below) will be necessary to extend the station walkshed into the Central Area to create a truly transit-oriented place.



I-76 UNDERPASSES

Existing underpasses on Sheridan Boulevard and Tennyson Street have little to no safe, comfortable space for bikes and pedestrians. By enhancing these key connections for both bikes and pedestrians, people can more safely and easily travel from neighborhoods south of I-76 up to the Gold Strike Station and other destinations.

Both underpasses could be reconstructed in a similar way, by truncating the existing sloped retaining wall and capping it with a vertical retaining wall. A space is then created between the vertical wall and the structural columns, which can serve as a dedicated, buffered zone for bikes and pedestrian. The columns can land in a landscaped zone, which would provide trees and vegetation to both help buffer the sidewalk and to improve aesthetics within the underpasses. As this concept is further developed, a specific engineering study will be required.

Specific attention should be paid to personal safety in these locations. High quality lighting at both the vehicular and pedestrian scale is essential. Public art can also deter crime and bring more eyes into a public space.

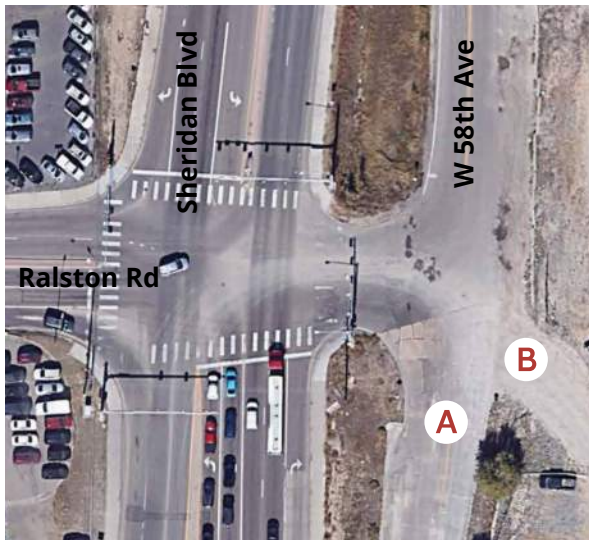
See recommended streetscape improvements for Sheridan Boulevard on page 42 for more detail.



RALSTON ROAD INTERSECTION

The intersection of Ralston Road and Sheridan Boulevard was identified early in the planning process as a significant concern. The primary issue with this intersection is the private roads (A and B) and 58th form another intersection just east of Sheridan. This does not allow for appropriate spacing between intersections. A near-term solution could be to formally extend Ralston into the subarea and adjust the alignment of 58th and the private road so that they connect with this new road approximately 300' east of Sheridan. This would allow for enough stacking and will maximize the motor vehicle throughput with the existing signal timing. A long-term solution will be to build out a grid within the central part of the subarea. This would provide a more robust version of the near-term solution as well as formalize additional access to Tennyson.

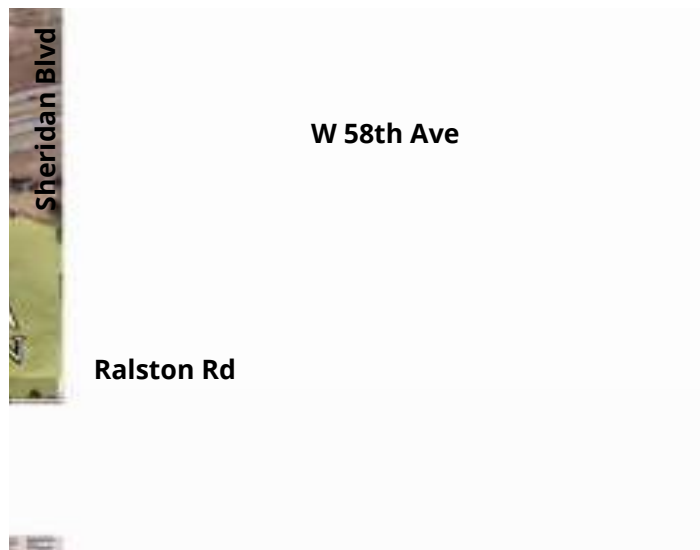
Existing



Near-Term Intersection Reconfiguration



Long-Term Central Area Connectivity



Existing road

Proposed road realignment

SHERIDAN PEDESTRIAN CROSSINGS OF I-76 RAMPS

Improving the bike/pedestrian crossings of the I-76 ramps is an important safety upgrade. Two of the existing crossings (shown in red on the existing diagram) are in dangerous locations where it is more challenging for drivers exiting I-76 and merging on Sheridan to see bicyclists and pedestrians crossing. Relocating the crossings so they are in the direct line of sight for motor vehicles approaching the turn will provide greater visibility to people using the crossings. Additional improvements at all four uncontrolled right turns at the I-76 ramps should be considered. Rapid flashing beacons, additional signage, pedestrian lighting, and more visible crosswalk striping are some ideas that would also improve safety at these crossings.



Existing



-  existing raised concrete median
-  existing signaled crossings
-  existing no signal crossing
-  existing no signal crossing, dangerous alignment

Proposed



-  existing raised concrete median
-  existing signaled crossings
-  existing no signal crossing
-  proposed realignment of crossing
-  proposed buffer zone

CLEAR CREEK TRAIL CORRIDOR IMPROVEMENTS

The Clear Creek Trail runs between the Southern and Central areas of the Square Lake Subarea and crosses underneath I-76. This is a valuable community amenity that can be improved through safety, cleanup, amenities, and beautification. It also provides east-west bike and pedestrian connectivity across the subarea where the other nearest direct connections would be 52nd Avenue or 60th Avenue.



EXISTING



CONCEPTUAL RENDERING

DESIRED TRAIL AMENITIES

Along this portion of the Clear Creek Trail, community members were most interested in the amenities shown to the right and in the rendering above. Concerns about encampments and safety resulted in minimal desire for gathering spaces and amenities that could be vandalized, such as interpretive signage.

Naturalized creek access

Wayfinding & rules signage



Lighting



Trash/recycling receptacles



STRATEGIES TO STABILIZE BERKELEY VILLAGE MOBILE HOME PARK

During the planning process, Adams County Commissioners expressed interest in retaining naturally occurring affordable housing (NOAH). To do so in the Square Lake Subarea, despite environmental constraints, a number of small scale investments can be implemented to demonstrate the long-term vision of retaining and supporting the Berkeley Village Mobile Home Park and its residents, set local examples for preserving and improving other NOAH in the form of manufactured home neighborhoods in Adams County, and improve the quality of life for people living in this neighborhood. Examples of these investment and programmatic strategies include:

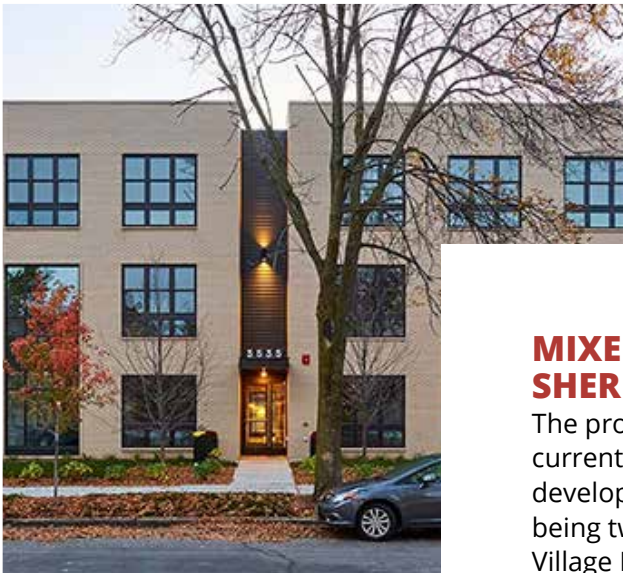
- Continue to implement recommendations from 2018 Balanced Housing Plan, with particular attention to recommendations relevant to this subarea
- Purchasing vacant property at 54th Avenue and Vrain Court or entering into a temporary use agreement with the property owner to create a neighborhood-serving use such as community garden or play area
- Improve noise barrier between I-76 and neighborhood with sound wall and increased vegetative buffer
- Explore grant program to replace single pane with double pane windows in homes to increase noise buffering
- Develop air quality monitoring program accessible to residents (potential because of highway adjacency and landfill)
- Investment in multimodal, maintenance, and safety improvements to internal streets through either purchase of a private roadway(s) or an agreement with property owner
- County-produced manufactured home owner's handbook providing education, technical assistance, and guidance about rights, lease agreements, etc.
- Public investment in or purchase of existing central community park space
- Consider allowing other types of pre-fabricated homes in R-MHP zoning, such as tiny homes, to diversify the housing stock
- Use of phrase "manufactured home neighborhood" in County matters rather than the sometimes-stigmatized phrases "mobile home park" or "trailer park"
- Explore programs incentivizing subdivision of manufactured home neighborhoods to enable land ownership for residents
- Explore low-interest loan program to support land purchase of subdivided lots and/or to improve existing manufactured homes
- Consider pursuing a strategic plan to address stabilizing naturally occurring affordable housing county-wide



Top: Community garden, Bottom: Sidewalks within a manufactured home neighborhood



Examples of development types and streetscape design for the properties along Sheridan Boulevard.



MIXED-USE DEVELOPMENT ALONG SHERIDAN BOULEVARD

The property along Sheridan Boulevard south of I-76 currently contains strip-style and pad site commercial development and a large surface parking lot. Despite being two of three main entry points to the Berkeley Village Mobile Home Park, there is no formal, safe access for bicycles and pedestrians. The location of the property along Sheridan Boulevard, a major arterial, provides the opportunity for increased height and density than currently exists. Community and stakeholder outreach has indicated a desire for mixed-use development here that steps down in height towards the neighborhood to the east.



KEY CONCEPTS

- Gateway opportunity at County boundaries
- Higher density, mixed-use buildings along Sheridan Boulevard
- Enhanced direct access to Berkeley Village
- Facade and public realm improvements to strip-style building frontage
- Formalizing of intersection at West 53rd Avenue
- Right-in/right-out intersections north and south of 53rd Avenue
- Internal walkable and bikeable circulation and pedestrian-friendly environment
- Landscaped buffer providing increased pedestrian comfort along Sheridan

*Buildings south of 53rd Place may need to be set back from existing transmission lines





CONCLUSION

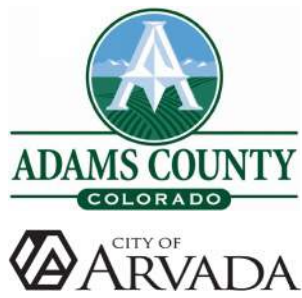
This plan was driven by stakeholder and community feedback, with significant input from those who live, work, and play in the Square Lake Subarea every day. The guiding principles developed early in this process identified key values of protecting and retaining existing assets and uses while curating strategic revitalization opportunities and better connecting these important places to each other.

Through public feedback at key points in the process, technical expertise, and local knowledge, this plan provides a holistic vision for the subarea and includes elements of connectivity, land use, infill and redevelopment, revitalization, and preservation. This vision can be realized through implementation of the many tactical recommendations and priority improvements for the subarea. Recommendations and priorities in this plan are intended to be specific, yet flexible, in order for the vision for each to be achieved through a variety of methods, when funding is available, or at a time when the political and economic climate can best support them.

While this plan is an important first step in the transformation of an area critical to the City of Arvada and Adams County, additional work will have to be done to update policies, create regulatory changes, and implement public/private projects to make the community's vision a reality.

Key categories of recommendations and next steps are outlined in the list below. Additional detail regarding initial prioritization, key stakeholders, and implementation time frames can be found in the Implementation Appendix of this plan.

- **Future Land Use Implementation:** Pursue regulatory/zoning changes.
- **Catalytic Developments:** Identify development partners; consider financing incentives; pursue public-private partnerships; streamline review and approvals process.
- **Roadway and Trail Designs:** Identify funding sources; prioritize segments; complete traffic/capacity studies; preliminary design; complete design and engineering; construction.
- **Right of Way Acquisition:** Establish land value; identify funding sources; collaborate with property owners.
- **Neighborhood Stabilization:** Conduct outreach with residents; prioritize recommendations; pursue regulatory changes; consider social programs; conduct County-wide affordable housing study.
- **Environmental Mitigation:** Study environmental impacts on neighborhoods; implement recommendations from 2008 Major Drainageway Plan; implement programming to clean up Clear Creek.



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IMPLEMENTATION APPENDIX

The action items that follow are organized by jurisdiction and then ordered by priority. The project team collaboratively prioritized these action items with input from both the Stakeholder and Technical Advisory Committees. The Character Area column indicates the distribution of action items across the subarea. Suggested responsible parties are listed to identify potential champions and partnerships. The time frame column anticipates how long it will take to fully complete implementation of the listed action item, but does not prohibit the action item from being started or finished at an earlier or later time.

CITY OF ARVADA *(includes G-Line and Central character areas)*

PRIORITY ORDER	ACTION ITEM	CHARACTER AREA	KEY STAKEHOLDERS	TIME FRAME
1	Vertical Connection to Sheridan Boulevard - Gold Strike Station Access	G-Line	City of Arvada, RTD	Near-Term (1-3 years)
2	Multi-Use Trail - Gold Strike Station Access	G-Line	City of Arvada, RTD	Near-Term (1-3 years)
3	Rail Trail - Gold Strike Station Access	G-Line	City of Arvada, private developers	Long-Term (6+ years)
4	TOD at Gold Strike Station	G-Line	RTD	Mid-Term (3-5 years)
5	Sheridan Boulevard Complete Street	G-Line & Central	City of Arvada, CDOT	Mid-Term (3-5 years)
6	Tennyson Street Complete Street	G-Line & Central	City of Arvada	Near-Term (1-3 years)
7	Central Area Connectivity	Central	City of Arvada, Adams County, private property owners/ developers	Mid-Term (3-5 years)
8	Connections to Nearby Parks and Open Space	G-Line & Central	City of Arvada	Near-Term (1-3 years)
9	Pedestrian Bridge to Gold Strike Station	G-Line & Central	Adams County, City of Arvada, RTD, UP & BNSF railroads, private property owners	Long-Term (6+ years)
10	60th Avenue Complete Street	G-Line	City of Arvada	Near-Term (1-3 years)

ADAMS COUNTY *(includes Central and Southern character areas)*

PRIORITY ORDER	ACTION ITEM	CHARACTER AREA	KEY STAKEHOLDERS	TIME FRAME
1	Ralston Road Intersection Reconfiguration	Central	Adams County, CDOT	Near-Term (1-3 years)
2	Tennyson Street Complete Street	Central & Southern	Adams County	Near-Term (1-3 years)
3	I-76 Underpass Improvements	Central & Southern	Adams County, CDOT	Mid-Term (3-5 years)
4	Mixed-Use Development along Sheridan	Southern	Private property owners/developers	Long-Term (6+ years)
5	Clear Creek Trail Corridor Improvements	Central & Southern	Adams County, other agencies	Near-Term (1-3 years)
6	Strategies to Stabilize Berkeley Village Mobile Home Park	Southern	Adams County, private property owners, other partners	Near-Term (1-3 years)
7	Central Area Connectivity	Central	Adams County, City of Arvada, private property owners/developers	Mid-Term (3-5 years)
8	Sheridan Boulevard Complete Street	Central & Southern	Adams County, CDOT	Mid-Term (3-5 years)
9	Sheridan Boulevard Pedestrian Crossings of I-76 Ramps	Central & Southern	Adams County, CDOT	Near-Term (1-3 years)
10	52nd Avenue Complete Street	Southern	Adams County, City and County of Denver	Near-Term (1-3 years)



REPORT TO PLANNING COMMISSION

AGENDA ITEM
9.B.

TO: PLANNING COMMISSION

DATE: May 17, 2022

SUBJECT: A Resolution By The Planning Commission For The City Of Arvada, Colorado To Amend The 2014 Arvada Comprehensive Plan Land Use Designation Pertaining To Candelas Filing No. 1, Amendment No. 4. From Suburban Residential To Mixed-Use Residential Emphasis, Approximately Located At 9367 McIntyre Street.

Report in Brief

MOTION:

MOVED BY: _____

A Resolution By The Planning Commission For The City Of Arvada, Colorado To Amend The 2014 Arvada Comprehensive Plan Land Use Designation Pertaining To Candelas Filing No. 1, Amendment No. 4. From Suburban Residential To Mixed-Use Residential Emphasis, Approximately Located At 9367 McIntyre Street be (approved)(denied).

This motion is based on the findings of fact and approval criteria on Page 7 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:

Heidi Van Gieson, Administrative Specialist

Reviewed by:

Approved by:

Carol Ibanez, Senior Planner

5/12/2022

Josie Suk, Development Systems and Administrative Manager

5/12/2022

Robert Smetana, Manager of City Planning and Development

5/12/2022

Emily Grogg, Senior Assistant City Attorney

Enclosure, exhibits & attachments required to support the report

SUBJECT: A Resolution By The Planning Commission For The City Of Arvada, Colorado To Amend The 2014 Arvada Comprehensive Plan Land Use Designation Pertaining To Candelas Filing No. 1, Amendment No. 4. From Suburban Residential To Mixed-Use Residential Emphasis, Approximately Located At 9367 McIntyre Street.

PAGE: 2
ITEM: 9.B.

RESOLUTION NO. CP2022-0002

A RESOLUTION BY THE PLANNING COMMISSION FOR THE CITY OF ARVADA, COLORADO TO AMEND THE 2014 ARVADA COMPREHENSIVE PLAN LAND USE DESIGNATION PERTAINING TO CANDELAS FILING NO. 1, AMENDMENT NO. 4.FROM SUBURBAN RESIDENTIAL TO MIXED-USE RESIDENTIAL EMPHASIS, APPROXIMATELY LOCATED AT 9367 MCINTYRE STREET.

WHEREAS, Planning Commission, by Resolution No. CP2014-0003, adopted the 2014 Arvada Comprehensive Plan on September 19, 2014; and

WHEREAS, pursuant to § 8-1-2-1(E)(4) of the Land Development Code, City Council has final ratification and approval authority with respect to the Comprehensive Plan and any amendments thereto; and

WHEREAS, pursuant to Chapter 74, Article III, Section 74-64 of the code of the City of Arvada, the Planning Commission has held a public hearing as required by law, notice thereof being duly published in the Denver Post on April 28, 2022, and said public hearing being held before the Planning Commission for the City of Arvada on May 17, 2022.

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

Section 1. The 2014 Comprehensive Plan is hereby amended by changing the land use designation from Suburban Residential to Mixed-Use Residential Emphasis.

Section 2. This Resolution shall be effective upon the ratification and approval by the City Council of the Comprehensive Plan amendment described herein.

APPROVED AND ADOPTED this 17th day of May, 2022.

CITY OF ARVADA PLANNING COMMISSION

T.O. Owens, Chairman

ATTEST:

Patricia Connell, Secretary

RATIFIED AND APPROVED this [Click here to enter text.](#) day of [Choose an item.](#), 2021.

Marc Williams, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:
Rachel A. Morris, City Attorney

By: _____



REPORT TO PLANNING COMMISSION

AGENDA ITEM
9.C.

TO: PLANNING COMMISSION

DATE: May 17, 2022

SUBJECT: PUD Development Plan for Candelas Filing No. 1, Amendment No. 4, approximately located at 9367 McIntyre Street

Report in Brief

MOTION:

MOVED BY: _____

That PUD Development Plan for Candelas Filing No. 1, Amendment No. 4, approximately located at 9367 McIntyre Street, be recommended to City Council for (approved) (denial).

This motion is based on the findings of fact and approval criteria on Pages 8-9 of the Staff Report.

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

YES _____ NO _____ ABSENT _____

Prepared by:

Heidi Van Gieson, Administrative Specialist

Reviewed by:

Approved by:

Carol Ibanez, Senior Planner

5/12/2022

Josie Suk, Development Systems and Administrative Manager

5/12/2022

Robert Smetana, Manager of City Planning and Development

5/12/2022

Emily Grogg, Senior Assistant City Attorney

Enclosure, exhibits & attachments required to support the report

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

CANDELAS FINAL PLAT NO. 1 AMENDMENT 4
COMPREHENSIVE PLAN AMENDMENT, PLANNED UNIT
DEVELOPMENT (PUD) DEVELOPMENT PLAN AND MAJOR
SUBDIVISION PRELIMINARY PLAT
DA2021-0150

NATURE OF REQUEST

TRI Point Homes Inc. and Bonnie Niziolek, Norris Design are requesting approval of a PUD Development Plan and Preliminary Plat for a new townhome and mixed-use community in Candelas. A Comprehensive Plan Amendment from Suburban Residential to Mixed Use-Residential Emphasis is also required to allow mixed-use buildings.

The proposed development is on a 5.45 acre site located within the Candelas Filing No. 1, Blocks 9, 10, 21 and 22. The development includes townhomes and two mixed-use buildings located on each side of McIntyre Street. The buildings will have ground-floor neighborhood scale retail and multi-family units above. An urban plaza will be located at the corner of McIntyre Street and West 93rd Place.

LOCATION AND HISTORY

The subject property is located north of Candelas Parkway and McIntyre Street, bounded by West 93rd Place and Kilmer Way. The site is designated in the Candelas Outline Development Plan (ODP) as Parcel 2 zoned PUD Residential (PUD-R and platted as Block 9 and Block 22) and Parcel 10 zoned PUD-Business, Professional, Residential (PUD-BPR) and platted as Block 10 and Block 21). The site plan combines ODP 2-ee, 2-ff, 2-oo with Parcel 10 to include 42 townhomes, 33 multi-family units and 7,828 square feet of retail spaces.

The maximum density for Candelas ODP Parcel 2 is 1,950 dwelling units (d/u) with 2.66 d/u per acre. The ODP Parcel 10 allows 34 d/u with 13.77 d/u per acre. Per the ODP, minor modifications of up to twenty percent are allowed to development standards and the number of units may be transferred from sub-parcels areas. The minor modification required for this development allows Parcel 10 to add an additional 6 units for a total of 40 d/u. To date, 1,847 d/u have been platted, constructed or under construction. The proposed development is the remaining vacant properties in Candelas with a total 1,922 d/u (less than what is allowed).

In June 2020, TRI Point Homes submitted DA2019-0119 to develop the site as a townhome community with 57 townhomes. City Council denied the DA since the development did not include any retail uses on Parcel 10 designated by the Candelas ODP to be mixed-use with residential uses.

In 2020, TRI Point Homes Inc. hired The Pachner Company to conduct a community outreach with the residents of Candelas to see what type of mixed-use was appropriate for this site. Over 1,000 community members were notified and over 120 residents participated in individuals and groups meetings. The community feedback centered on the following:

- a place for community gathering, temporary or permanent,
- neighborhood scale retail and restaurants; and
- that the gathering space will not be developed as residential units.

Being primarily a home builder TRI Point Homes Inc. partnered with Arvada Residential Partners to develop and construct the two multi-use buildings adjacent to McIntyre Street. The multi-use buildings will have retail on the ground floor and multi-family residential units on the second and third floors. This allowed TRI Point Homes Inc. to move forward to develop the site to include community gathering areas and neighborhood retail and restaurant uses.

NEIGHBORHOOD MEETING

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

The required neighborhood meeting for this project took place with an in-person meeting on November 18, 2021 and a virtual second meeting was held on December 9, 2019. The applicant, staff, and 25 people attended the first meeting while 16 neighbors attended the second meeting.

The applicant and team presented a power point presentation that summarized the history of the site, previous site plan iterations, community on-going feedback outreach and renderings for the proposed development. The primary concerns expressed during the meetings include the following topics. The applicant responded and addressed all of their concerns. Comments made by the residents were also incorporated in the site plan.

- Increase on-street parking
- Vehicle traffic on McIntyre St, and the adjacent neighborhood streets
- Vehicle access onto McIntyre St. from Candelas Parkway
- Increase in the number of residential units
- The type of retail commercial spaces
- For-rent multi-family units will bring down the property value of the existing residential homes

The applicant prepared a summary for each meeting, which are attached.

PUBLIC NOTIFICATION

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

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

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

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

DEVELOPMENT REVIEW TIMELINE

The development application was submitted on December 20, 2021, and was processed under the standard development review track of 22 weeks. The applicant and City met the established review and submitted timeline.

ALIGNMENT WITH CITY COUNCIL STRATEGIC PLAN

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

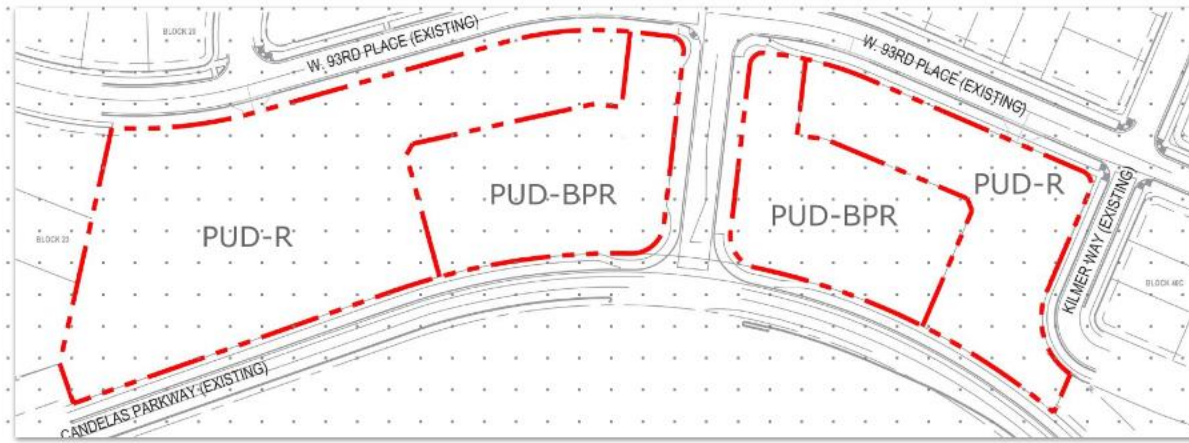
ZONING AND LAND USE

The subject property is currently zoned PUD and is approximately 5.44 acres in size.

Surrounding properties are zoned and utilized as follows:

Direction	Zoning	Actual Use
North	PUD (Planned Unit Development)	Single-family detached, trails, and open space
South	PUD (Planned Unit Development)	Vacant land
East	CG (Commercial General)	Retail, service and restaurants
West	PUD (Planned Unit Development)	Single-family detached, parks, trails, and open space

Existing Zoning



PROJECT ANALYSIS

Compliance with the Comprehensive Plan

The Comprehensive Plan designation is suburban residential. The proposed mixed-use buildings requires an amendment to the Comprehensive Plan to mixed-use designation.

Proposed Comp Plan Land Use Designation

- Land zoned PUD-BPR proposed to be changed from Suburban Residential to Mixed-Use Residential Emphasis



Compliance with Other Applicable Plans

The proposed townhome and mixed-uses meets the Candelas ODP and the Candelas Architectural Design Guidelines.

Setbacks

The proposed minimum setbacks and dimensional standards are as follows:

Minimum lot size	1700 SF
Minimum lot frontage	25 FT
Minimum lot depth	68 FT
Side setback	0 FT
Rear setback	6 FT

Living area to property line Covered porches to property line	8 FT
Minimum distance between structures	15 FT
Maximum building height	35 FT Townhomes 45 FT Mixed-use buildings
Maximum building coverage	80% Townhomes 75% Mixed-use buildings
The residential setback from Candelas Parkway is 100 feet.	

Building Height

The maximum height for the townhomes is 23'8 feet; while the mixed-use buildings are 36'3 feet. Both comply with the ODP height standards.

Open Space and Parks

The total acreage required for park and open space land dedication were provided on community wide basis for Candelas and not by individual subdivision filings. A summary of all park and open space land dedications required and provided and are accounted with each filing. For this development, based on total number of units, the open space required is 1.09 acres with 1.82 acres provided. The required park land dedication for this development is 1.4 acres. The overall park land dedication exceeded what was required. There is approximately 70.66 acres with two recreation centers, five parks and over 13 miles of trails within Candelas.

Landscaping, Buffering and Fencing

A prominent entry is provided along McIntyre Street and Candelas Parkway that includes enhanced landscaping, large planting beds with varying plants species for seasonal interest. A pedestrian plaza along the corners of McIntyre and W. 93rd Place with bench seats provided creating a large plaza space is provided. The proposed landscape area is 32% exceeding the minimum of 20%. A 20 foot landscape buffer is provided on the west side of the townhomes adjacent to the single family homes. A 3-rail cedar fence is allowed as part of the Candelas design guidelines.

Building Design

There are two types of townhomes -Farmhouse and Modern Prairie style with three to six units' buildings are proposed. The townhome design incorporates similar materials, massing, windows, roof forms and fenestration on all four sides. The entryways are emphasized with large front porches and adjacent side windows. All units will have outdoor patio spaces. Windows, vertical and horizontal articulation, wall planes, recesses/offsets, rooflines and side facades meet the standards of the LDC and Candelas Architectural Design Guidelines.

Similar to the townhomes, the mixed-use buildings are designed to create four-sided architecture with enhanced transparency on the ground floor creating pedestrian scale interest at all public street facing elevations. The building mass is intended to provide a more urban feel to define the area as a mixed-use village center of the neighborhood. The mixed-use building conforms to the LDC standards.

Circulation and Connectivity

Primary access to the site is from State Highway 72, Indiana Street and Candelas Parkway. Direct access will be from the Candelas Parkway and McIntyre Street intersection. The local street network was designed and constructed to serve this development with the Candelas Filing No. 1 subdivision.

Grading and Drainage

Overlot grading for the site was completed with the Candelas Filing No. 1 development. Minimum grading is proposed on-site and no impact is anticipated to the adjacent neighborhood. Drainage will flow to the northeast corner of the property where inlets have been constructed to serve this development. The Candelas Filing No. 1 Final Drainage Report indicated that this area will drain to the existing Pond 408. The grading for this site will adhere to the Filing No. 1 drainage patterns.

Parking and Loading

The required off-street parking is 2 spaces per unit. With 42 townhome units and 33 multi-family units, the off-street parking required is 150 off-street parking and 191 spaces provided. Retail spaces require 4 spaces per 1,000 square feet. The total required is 33 spaces and 52 spaces provided. Overall, the total parking spaces provided is 243 spaces.

The parking breakdown is as follows:

- each alley-loaded townhome has a two-car garage for a total of 84 parking spaces,
- 20 townhome units have full length driveways allows for guest parking
- 21 guest spaces
- the multi-family units have 66 head-in spaces,
- the retail spaces is 40 head-in spaces; and
- 12 spaces along McIntyre Street.

Utility Services

The overall supporting infrastructure for the site was designed and built as part of the Infrastructure Master Plan for Jefferson Center Metropolitan District No. 1 North Area. An existing 8" sanitary sewer is located within West 93rd Place and McIntyre Street. There are existing water lines surrounding the development. A 12" water main is located in Candelas Parkway, two 8" water mains in McIntyre Street, and an 8" water main in West 93rd Place. The development will connect to the existing wastewater and water mains designed to accommodate this development.

Dry utility providers (i.e. gas, electric, phone and cable services) will design and provide service to the area including telephone, cable television, and internet services. The service providers include Lumens, TDS, Public Service and Xcel Energy.

Police and Fire Protection

The Arvada Police Department (APD) will provide police service from the Whisper Creek Station at 14360 West 89th Drive. The Arvada Fire Protection District (AFPD) will serve the development. A fire station is under construction within Candelas that will serve this site.

School District

Candelas is within the Jefferson County R-1 School District (JeffCo). The required school land dedication was determined based on the maximum number of dwelling units within ODP Parcel 2 and Parcel 10. A total of 25 acres were dedicated by the master developer Arvada

Residential Partners to JeffCo Schools to meet the required school land dedication. Three Creeks K-8 School located on the west side of Candelas along West 94th Avenue has been constructed and serves the students within the Candelas neighborhood.

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 tables below and upon testimony heard during the public hearing as it applied to the criteria.

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

Comprehensive Plan Amendment Consideration 9-23-11	Staff Assessment
1. The existing comprehensive Plan is in need of the proposed amendment.	The feedback from the community to provide mixed-uses on the site requires an amendment.
2. The proposed amendment is compatible with the surrounding area, and the goals and policies of the Comprehensive Plan.	The amendment to allow mixed-use buildings with residential is compatible with surrounding area. Candelas is a Master Planned development that allows for a variety of residential housing and neighborhood retail commercial and office uses.
3. The proposed amendment will have no major negative impacts on transportation, services and facilities.	The amendment will have no major negative impacts. The townhomes and mixed-use community are part of the overall master-planned development. Transportation, services and facilities were designed to include the site.
4. The proposed amendment will have minimal effect on service provision, including adequacy or availability of urban facilities and services, and is compatible with existing planned service provision.	The amendment will have minimal effect since the master-planned development for facilities and services were designed and constructed to accommodate the development.
5. The proposed amendment, if for an area that is outside of the City's current municipal boundaries, is consistent with the City's ability to annex the property.	N/A
6. Strict adherence to the Comprehensive Plan would result in a situation neither intended nor in keeping with other key elements and policies of the Plan.	The desire by the community to provide neighborhood scale retail opportunities to serve the surrounding community were intended with the Candelas master-plan development.
7. The proposed Plan amendment will promote the public welfare and will be consistent with the goals and policies of the Comprehensive Plan and the elements thereof.	The proposed development will promote the public welfare of the community and will be consistent with the goals and policies of the Comprehensive Plan and the elements to provide quality housing choices. The neighborhood retail opportunities will be provided to the community at the ground floor of mixed-use buildings.

Div. 8-3-10 PUD Development Plan Approval Criteria	Finding	Rationale
1. The plan is consistent with the Comprehensive Plan or reflects conditions that have changed since the adoption of the Comprehensive Plan	Complies	The PUD includes ODP Parcel 2 2-ee, 2-ff, and 2-oo are consistent with the Comprehensive Plan as Suburban Residential intended primarily single-family, duplex and attached residential units. ODP Parcel 10 requires a Comprehensive Plan Amendment from Suburban Residential to Mixed-Use Residential Emphasis.
2. The plan is consistent with and implements and previously approved Outline Development Plan in effect for the subject property, per Section 8-3-10-7, PUDs Approved Prior to Effective Date.	Complies	The PUD meets all requirements and regulations of the approved ODP including use, height, setbacks, and density requirements.
3. The plan represents a development that will address a unique situation, confer a substantial benefit to the City, or incorporate creative site design such that it achieves the purposes set out in Section 8-3-10-1, Purpose of Planned Development Zone, and represents an improvement in quality over what could have been accomplished through application of the otherwise applicable zoning district or development standards.	Complies	The PUD provides additional townhomes and multi-family units housing choices intended in the Candelas Master-Planned. Neighborhood retail opportunities are proposed including enhanced pedestrian plazas, creating a more urban feel at the entrance directly adjacent to the Candelas Swim and Fitness Club.
4. The plan generally complies with the intent of the use, development and design standards set forth in the LDC.	Complies	The PUD complies with all applicable use, development and design standards of the Land Development Code.
5. To the extent reasonably feasible, the plan provides for integration and connection with adjoining development through street connections, sidewalks, trails, and similar features; unless due to the nature of the uses that are allowable in the plan such connections are not desirable.	Complies	The PUD is part of the Candelas and is the remaining site to be developed. The PUD is the main entrance for this area and will connect with the existing street connections, sidewalk, trails, parks and open space and residential communities in Candelas.
6. Sufficient public safety, transportation, and utility facilities and services will, prior to development, be available to serve the subject property, while maintaining sufficient levels of service to existing development.	Complies	As part of the master utility and facilities, existing streets, Police and Fire Departments new buildings, sufficient public safety, and infrastructure services will be available to serve the proposed development.
7. The proposed uses (or group of uses) are appropriately located and designed, both within	Complies	The townhomes and the multi-use buildings are compatible with the

the boundaries of the plan and in relation to adjacent uses, such that the foreseeable, material adverse impacts that may be created by the scale, design, and operating characteristics (e.g., hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts) of the uses are avoided or mitigated.		adjacent residential uses in terms of scale, site design and character of Candelas. The addition of two mixed-use buildings with ground level retail pedestrian scale interest along the public street facing elevation and residential on the second and third floor, pedestrian providing a more urban feel. This will help define the mixed-use village center of the neighborhood.
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Div. 8-3-8 Major Subdivision Preliminary Plat Approval Criteria	Finding	Rationale
1. The proposed subdivision is consistent with the Comprehensive Plan.	Complies	Except for amendment for the mixed-use buildings, the subdivision is a suburban residential development consistent with the Comprehensive Plan.
2. The proposed subdivision is consistent with, and implements, the intent of the zoning district in which it is located. If the subject property is in a PUD zoning district, the subdivision is consistent with any previously approved PUD Outline Development Plan, PUD Development Plan, and/or PUD Final Development Plan.	Complies	The subdivision is consistent with ODP. A total of 42 townhomes, 33 multi-family units and 8,328 square feet of retail spaces. Minor modifications of up to 20% allows for the increase in units on Parcel 10.
3. Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools will, prior to development, be available to serve the subject property, while maintaining sufficient levels of service to existing development.	Complies	Public safety, transportation, utility facilities and services, recreation facilities, parks and schools were accounted with the Candelas master-planned development.
4. The subdivision will not result in significant adverse impacts on the natural environment or the use and enjoyment of adjoining property, including changes in air quality, water quality, noise levels, stormwater runoff, wildlife habitat, and / or natural vegetation, in that such impacts will be substantially avoided or mitigated by design.	Complies	The subdivision is located at the entrance of residential subdivision and will not result in adverse impacts to the natural environment or the use and enjoyment of the Candelas development which this PUD is part of.
5. The proposed subdivision complies with all applicable regulations, standards, requirements, or plans of the federal or state governments and other general or special-purpose governmental entities with jurisdiction, involving (but not limited to) such matters as wetlands, water quality, erosion control, potable water, fire safety, or wastewater regulations.	Complies	The subdivision complies with all applicable regulations, standards, requirements or plans of the federal or state governments or other relevant jurisdiction, involving (but not limited to) such matters as wetlands, water quality, erosion control, potable water, fire safety, or wastewater regulations.

6. The proposed subdivision complies with all applicable use, development, and design standards set forth in Chapter 2, Zoning Districts Chapter 4, Environmental and Site Design, and other applicable provisions of this Code, except to the extent the same are modified as may be provided in this LDC. Applicants shall avoid creating lots or patterns of lots in the subdivision that will make future compliance with such development and design standards difficult or infeasible.	Complies	The subdivision complies with all applicable use, development and design standards within the LDC that have not been modified or waived with the ODP and Candelas Architectural Design Standards.
7. The general layout of lots, roads, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees / vegetation and riparian areas, protects critical wildlife habitat, and otherwise accomplishes the purposes and intent of this LDC.	Complies	The subdivision is the final site to be developed within the Candelas Master-Planned development. The general layout of the lots, roads, drainage facilities, water, sewer, and storm public improvements were constructed to also serve this subdivision.

STAFF RECOMMENDATION

Based upon project analysis and review of the Comprehensive Plan Amendment, PUD Preliminary Development Plan and Major Subdivision Preliminary Plat, and the Land Development Code approval criteria, staff recommends approval of the project.

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



CED Boards and Commission <cedboardsandcommission@arvada.org>

Public Commentary re: DA2021-0150, Candelas Filing 1 Amendment 4

Jaculin A. F. West [REDACTED]
To: CEDBOARDSANDCOMMISSION@arvada.org
Cc: Matt [REDACTED]

Fri, May 6, 2022 at 8:41 AM

Good morning!

I am writing on behalf of myself and my spouse, J. Matthew West. We are homeowners in the Candelas neighborhood.

We oppose this plan as written. This development does not help the Candelas community, but is intended to help Tri Pointe, a major corporation, make more money. No thank you.

No support for this plan from the Wests.

Thank you and take care.

-Jaculin & Matt West

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Jaculin A. F. West
Pronouns: She/Her

PLOT DATE: Friday, April 15, 2022 10:43 AM LAST SAVED BY: MWOOD
DRAWING LOCATION: C:\LOI\OTOY\19.1271--Candelas F1 Townhomes\PLANS\PDPA\Amendment 4 (E)\01--COVER--PDP.dwg

CANDELAS FILING NO. 1, AMENDMENT NO. 4

PRELIMINARY DEVELOPMENT PLAN

ALL OF CANDELAS FILING NO. 1 AMENDMENT NO. 4
BEING SITUATED IN THE NORTH HALF OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF ARVADA, COUNTY OF JEFFERSON
STATE OF COLORADO

SHEET 1 OF 30 SHEETS

LEGAL DESCRIPTION:

ALL OF CANDELAS FILINF NO. 1, AMENDMENT NO. 4, RECORDER RECEPTION NUMBER _____ LOCATED IN THE NORTH HALF OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID PARCELS CONTAIN A TOTAL OF 5.44 ACRES (237,158 SQ. FT.) MORE OR LESS.

STATEMENT OF INTENT

OVERALL CONCEPT:

CANDELAS FILING NO. 1 AMENDMENT NO. 4 IS A NEW RESIDENTIAL DEVELOPMENT IN THE CANDELAS NEIGHBORHOOD OF ARVADA. THE SITE IS LOCATED ON FOUR EXISTING VACANT BLOCKS (BLOCK 9, BLOCK 10, BLOCK 21 AND BLOCK 22) NORTH OF CANDELAS PARKWAY, SOUTH OF WEST 93TH PLACE, EAST OF NOBLE STREET AND BISECTED IN THE NORTH-SOUTH DIRECTION BY MCINTYRE STREET. THE GROUND SURFACE SLOPES GENTLY TO THE NORTHEAST. THE SITE HAS NO EXISTING STRUCTURES AND NO EXISTING TREES OR NOTABLE VEGETATION.

THE SITE FOR THIS NEW TOWNHOME COMMUNITY IS CURRENTLY ZONED FOR RESIDENTIAL (PUD-R AND PUD-BPR ZONING). 42 SINGLE-FAMILY ATTACHED LOTS ARE BEING PROPOSED WHICH WILL VARY IN SIZE SLIGHTLY BETWEEN 68'X25', 68'X26', 80X25', AND 80X26' DEPENDING ON THE LOCATION AND THE DRIVEWAY SET-UP. THE LOT SIZES ALSO VARY DUE TO THE DIFFERENCE IN THE REAR APRON TO THE GARAGE AND THE LOCATION AS END UNIT OR INTERIOR UNIT. TWO MIXED-USE BUILDINGS ARE LOCATED ON EITHER SIDE OF MCINTYRE STREET, WITH NEIGHBORHOOD SCALE RETAIL ON THE GROUND FLOORS AND 32 MULTI-FAMILY UNITS LOCATED ABOVE. A MANAGER'S UNIT IS LOCATED ON THE GROUND FLOOR OF THE WESTERN BUILDING AS WELL. THIS ALLOWS FOR APPROXIMATELY 5,500 SF AND 2,828 SF OF NEIGHBORHOOD SCALE RETAIL OPPORTUNITIES ON THE WEST AND EAST BUILDINGS, RESPECTIVELY. DUE TO THE NATURE OF AN ALLEY-LOADED NEIGHBORHOOD, THE TOWNHOMES AND MIXED-USE OPPORTUNITIES PROMOTE A PEDESTRIAN FRIENDLY ENVIRONMENT WHICH ENCOURAGES COMMUNITY INTERACTION. ATTRACTIVE FACADES ENHANCE THE RESIDENT'S EXPERIENCE AND BUILDS UPON THE OVERALL CANDELAS VISION.

THE PROPOSED PLANS PROVIDE AMPLE OPEN SPACE AREAS WITH NEARBY PARKS ACCESS AND AN URBAN PLAZA AMENITY. A PROMINENT ENTRY IS PROVIDED AT THE ENTRANCE OF MCINTYRE STREET AND CANDELAS PARKWAY, COMPLEMENTING THE URBAN PLAZA AND AMENITIES. THE ELEVATION STYLE OF THE TOWNHOMES IS WARM-CONTEMPORARY BLENDED WITH A MORE TRADITIONAL ARCHITECTURAL STYLE WITH FOUR-SIDED BUILDING DESIGN. THIS BLEND OF WARM CONTEMPORARY AND TRADITIONAL WILL CREATE A WELCOMING STREETScape THAT FITS SEAMLESSLY INTO THE COMMUNITY. THE TOWNHOME ELEVATION STYLES ARE "FARMHOUSE" AND "PRAIRIE" AND THE MIX OF BUILDING ELEVATIONS, ESPECIALLY WITH THE MIXED-USE BUILDINGS ALONG MCINTYRE, WITH THE ADDITION OF FRONT PORCHES FRONTING THE STREET, PROVIDES VISUAL INTEREST AND CHARACTER. CLOSE ATTENTION IS GIVEN TO THE COLOR PALETTES AND ARCHITECTURAL FEATURES THAT ARE DESIGNED FOR EACH ELEVATION.

THE PROPOSED NEIGHBORHOOD WILL HAVE LANDSCAPE BUFFERS AROUND THE SITE, HELPING TO INTEGRATE INTO THE REST OF THE COMMUNITY. LANDSCAPE AND EVERGREEN TREES WILL BE USED TO SCREEN THE PROPOSED HOMES FROM CANDELAS PARKWAY. THERE ARE ALSO MULTIPLE OPEN SPACE TRACTS USED TO BREAK UP THE RESIDENTIAL BUILDINGS AND SERVE AS AMENITIES TO THE SURROUNDING NEIGHBORHOOD.

THE CITY PARKING REQUIREMENTS ARE EXCEEDED, WITH TWO PARKING SPACES REQUIRED PER UNIT. 42 TOWNHOME UNITS REQUIRES A TOTAL OF 84 SPACES, AND 33 MULTI-FAMILY UNITS REQUIRES A TOTAL OF 66 SPACES. EACH TOWNHOME UNIT HAS A TWO-CAR GARAGE, WHICH RESULTS IN THE REQUIRED 84 SPACES. IN ADDITION, TWENTY UNITS HAVE FULL-LENGTH DRIVEWAYS, WHICH RESULTS IN 40 GUEST PARKING SPACES. MULTI-FAMILY UNITS HAVE 66 HEAD-IN SPACES TO MEET THE MINIMUM REQUIREMENT. RETAIL REQUIRES FOUR PARKING SPACES PER 1,000 SF. AT 5,500 SF AND 2,828 SF, A TOTAL OF 36 PARKING SPACES IS REQUIRES. 40 HEAD-IN PARKING SPACES ARE PROVIDED, 5 OF WHICH ARE ACCESSIBLE. ADDITIONALLY, 6 PARALLEL PARKING SPACED ARE PROVIDED ON EITHER SIDE OF MCINTYRE STREET FOR A TOTAL OF 12 STREET PARKING SPACES. THUS, A TOTAL OF 242 PARKING SPACES ARE PROVIDED, FOR A SURPLUS OF 56 SPACES.

STATEMENT OF INTENT:

CANDELAS ODP AMENDMENT 6 WAS APPROVED IN 2017 FOR 1950 D/U ON PARCEL 2 AND 34 D/U ON PARCEL 10. THIS PDP FILING NO. 1 AMENDMENT NO. 4 IS FOR 42 TOWNHOME UNITS AND 33 MULTI-FAMILY D/U, 35 OF WHICH ARE LOCATED ON PARCEL 2, AND 40 OF WHICH ARE LOCATED ON PARCEL 10. THE ODP ALLOWS FOR A MINOR MODIFICATION OF UP TO A 20% INCREASE IN PARCEL UNITS, ALLOWING PARCEL 10 TO INCREASE BY 20% FROM 34 UNITS TO 40 UNITS. THUS THE TOTAL NUMBER OD D/U REPRESENTS 68 UNITS LESS THAN WHAT IS POSSIBLE ACCORDING TO ODP 6 FOR PARCEL 2 AND 10.

PDP FILING NO. 1, AMENDMENT NO. 4 DEVELOPED AREA:

FILING NO. 1, AMENDMENT NO. 4 INCLUDES A TOTAL PLATTED AREA OF 5.58 ACRES OF WHICH 2.16 ACRES ARE OPEN SPACE. THE GROSS PDP AREA IS 5.44 ACRES, AND THIS FILING HAS 57 SINGLE FAMILY DETACHED UNITS CREATING A GROSS DENSITY OF 10.48 DU/AC.

FUTURE DEVELOPMENT AT CANDELAS:

THE MAXIMUM DWELLING UNITS FOR ODP PARCEL 2 WITH THIS AMENDMENT IS 1,950 DU AT A DENSITY OF 2.66 DU/AC. THE MAXIMUM DWELLING UNITS FOR ODP PARCEL 10 WITH THIS AMENDMENT AND MINOR MODIFICATION IS 40 DU/AC AT A DENSITY OF 11.70 DU/AC, FOR A TOTAL OF 1,990 D/U. TO DATE, 1,712 DU HAVE BEEN PLATTED WITH FILINGS 1 THROUGH 4 AND ASSOCIATED AMENDMENTS. PENDING APPROVAL, AND ADDITIONAL 98 DU WILL BE PLATTED AS PART OF FILING 2 AMENDMENT 2, 75 DU AS PART OF FILING 1 AMENDMENT 4 (PARCELS 2 AND 10), AND 37 DU AS PART OF FILING 1 AMENDMENT 5 FOR A TOTAL OF 1,922 DU. THAT WOULD LEAVE A BALANCE OF 28 DU AVAILABLE FOR FUTURE USE. HOWEVER, THE PARCEL 2 AND 10 AREAS WILL BE FULLY BUILT OUT AFTER FILING 1 AMENDMENT 4 AND AMENDMENT 5 AND THEREFORE THE REMAINING UNIT COUNT IS 0.

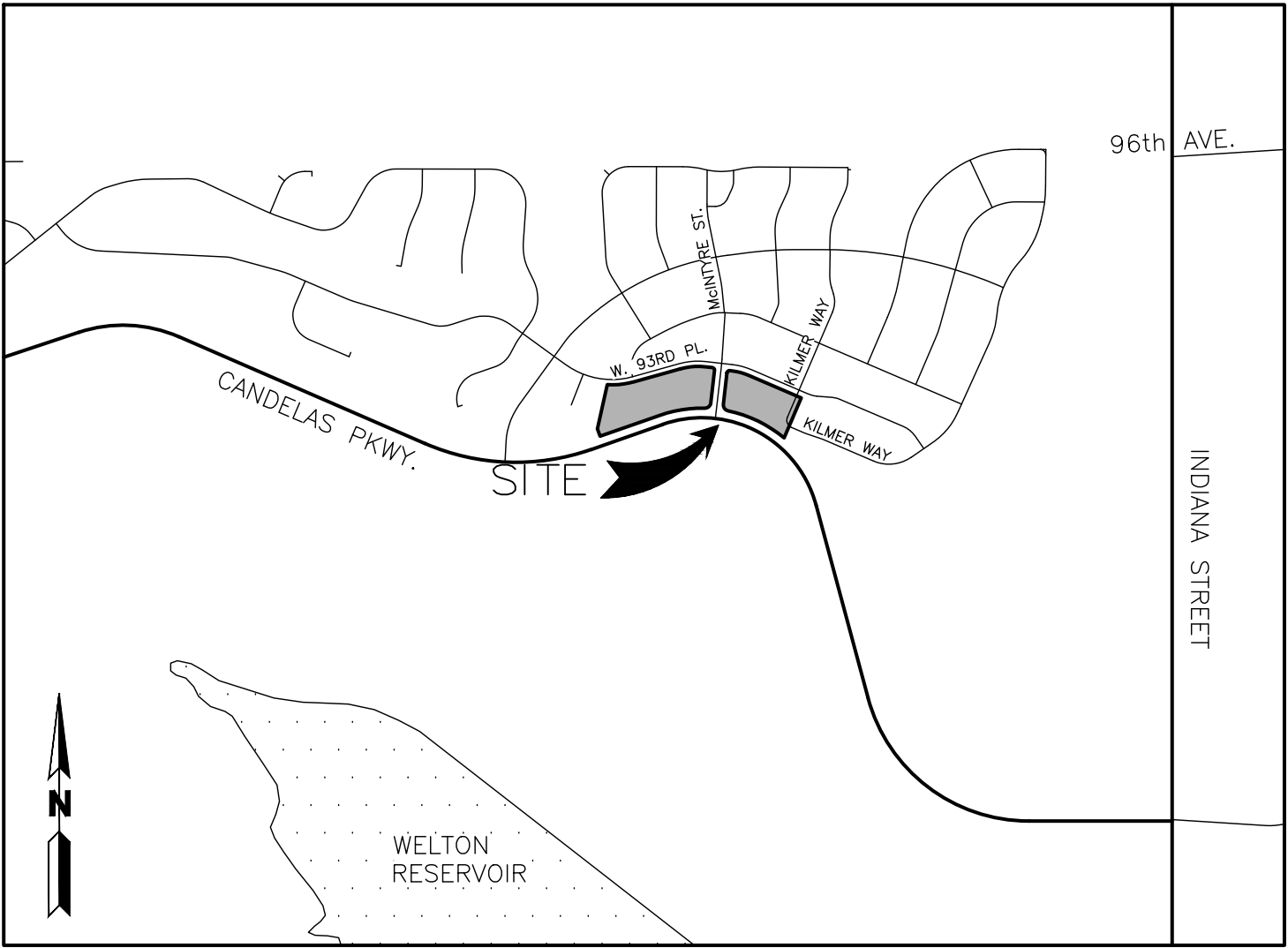
DEVELOPMENT SCHEDULE:

THIS IS A PRIVATELY FUNDED DEVELOPMENT AND CONSTRUCTION IS MARKET DEPENDENT.

ACCESS:

ACCESS TO THE SITE WILL BE FROM THE EXISTING ROAD NETWORK CONSTRUCTED WITH FILING NO. 1. PROPOSED ALLEYS WILL CONNECT TO EXISTING W. 93RD PLACE.

NO NEW PUBLIC ROADS ARE PROPOSED AS A PART OF THIS DEVELOPMENT.



VICINITY MAP

NOT TO SCALE

CITY REVIEW TEAM

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EMAIL: steven.parker@arvadafire.com

STORMWATER:
JAKE MOYER
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EMAIL: jmoyer@arvada.org

PROJECT TEAM

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ARCHITECT:
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PLANNER/LANDSCAPE ARCHITECT:
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DENVER CO 80204
PHONE: (303)892-1166

PHOTOMETRICS:
STUDIO LIGHTING
63 SUNSET DR.
BAILEY, CO 80421
PHONE: (303)242-1572

BELTWAY REQUIREMENTS:

- NORTHWEST/JEFFERSON BELTWAY DISCLOSURES TO BUYERS – ALL PROPERTY PURCHASERS SHALL BE INFORMED OF THE LOCATION OF THE PROPOSED METROPOLITAN BELTWAY AS PART OF THE DISCLOSURE INFORMATION PROVIDED TO PURCHASERS IN THEIR SALES CONTRACTS. EACH DEVELOPER OF PROPERTY WITHIN THE ODP SHALL OBTAIN A SIGNED ACKNOWLEDGMENT OF FUTURE BELTWAY CONSTRUCTION FROM ALL BUYERS WITHIN THEIR DEVELOPMENT, SHALL PROVIDE COPIES OF THE SIGNED ACKNOWLEDGMENTS TO THE CITY, AND SHALL RECORD SUCH ACKNOWLEDGMENT CONTEMPORANEOUSLY WITH APPLICABLE CONVEYANCE DOCUMENTS.

SUSTAINABILITY PLAN REQUIREMENTS:

- WITH EACH FILING A MINIMUM OF 20% OF HOMES SHALL BE BUILT WITH RENEWABLE ENERGY SYSTEMS. TO THE EXTENT THAT THE APPLICANT EXCEEDS THE 20% MINIMUM IN THIS FDP, THE EXCESS AMOUNT CAN BE APPLIED TOWARDS FUTURE FILINGS AT THE APPLICANT'S PREFERENCE. THE MINIMUM REQUIREMENT OF 20% WILL BE APPLIED ACROSS ALL RESIDENTIAL PRODUCT TYPES (INCLUDING THE TND MULTI-FAMILY HOMES, TOWN HOMES, CONDOMINIUM, APARTMENTS, AND SINGLE FAMILY DETACHED HOMES).
- THE SUSTAINABILITY TRUST FUND WILL BEGIN TO DISBURSE GRANTS TO QUALIFIED HOMEOWNERS AFTER THE 800TH CERTIFICATE OF OCCUPANCY. SHOULD THE FUND PROGRAM NOT DISBURSE GRANTS AFTER THE 800TH CERTIFICATE OF OCCUPANCY, THE CITY SHALL ENFORCE THIS REQUIREMENT BY WITHHOLDING APPROVAL OF BUILDING PERMITS WITHIN THE CANDELAS RESIDENTIAL BOUNDARY UNTIL THIS REQUIREMENT IS MET.
- THE RESIDENTIAL SUSTAINABILITY DEVELOPMENT PROGRAM, WITH APPROVED CONDITIONS OF THE PRELIMINARY DEVELOPMENT PLAN, WAS MADE A PART OF THE APPROVAL OF CANDELAS FILING 1. THIS PROGRAM WILL BE USED TO DEVELOP ALL FUTURE RESIDENTIAL DEVELOPMENT WITHIN THE RESIDENTIAL DEVELOPMENT BOUNDARY MAP.

BASIS OF BEARING:

BEARINGS ARE BASED ON THE PLATTED BEARING OF N89°40'01"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 24, AS SHOWN ON THE CIMARRON MINOR SUBDIVISION AS RECORDED AT RECEPTION NO. 2007042670, AND AS DETERMINED BY MONUMENTS BEING A FOUND 3-1/4" ALUMINUM CAP AT THE NORTHEAST CORNER OF SECTION 24 AND A FOUND 3-1/4" ALUMINUM CAP ON 3" ALUMINUM PIPE AT THE NORTH QUARTER CORNER OF SECTION 24, WITH ALL BEARINGS HEREIN RELATIVE THERETO.

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CANDELAS FILING NO. 1,
AMENDMENT NO. 4

PRELIMINARY
DEVELOPMENT PLAN

COVER SHEET



1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

No.	Issue	Date	Name
1	1st PDP SUBMITTAL	12/17/21	DK
2	2nd PDP SUBMITTAL	02/25/22	DK
3	3rd PDP SUBMITTAL	04/15/22	DK

Job Number	Project Manager	Design By	Drawn By	Principal In Charge
19.1271	DK	BB	MW	DL

THE DESIGNS SHOWN HEREIN INCLUDING ALL TECHNICAL DRAWINGS, SPECIFICATIONS, NOTES, AND EXPLANATIONS, ARE THE PROPERTY OF NORRIS DESIGN AND SHALL REMAIN THE PROPERTY OF NORRIS DESIGN & CAN NOT BE COPIED, REPRODUCED, OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM NORRIS DESIGN.

Sheet Number:

BLOCK LINE	
LOT LINE	
RIGHT-OF-WAY LINE	
PROPERTY LINE	
SECTION LINE	
PROPOSED EASEMENT	
EXISTING EASEMENT	
TRAIL	
MAIL KIOSK	
VISIBILITY	
AC PEDESTAL	

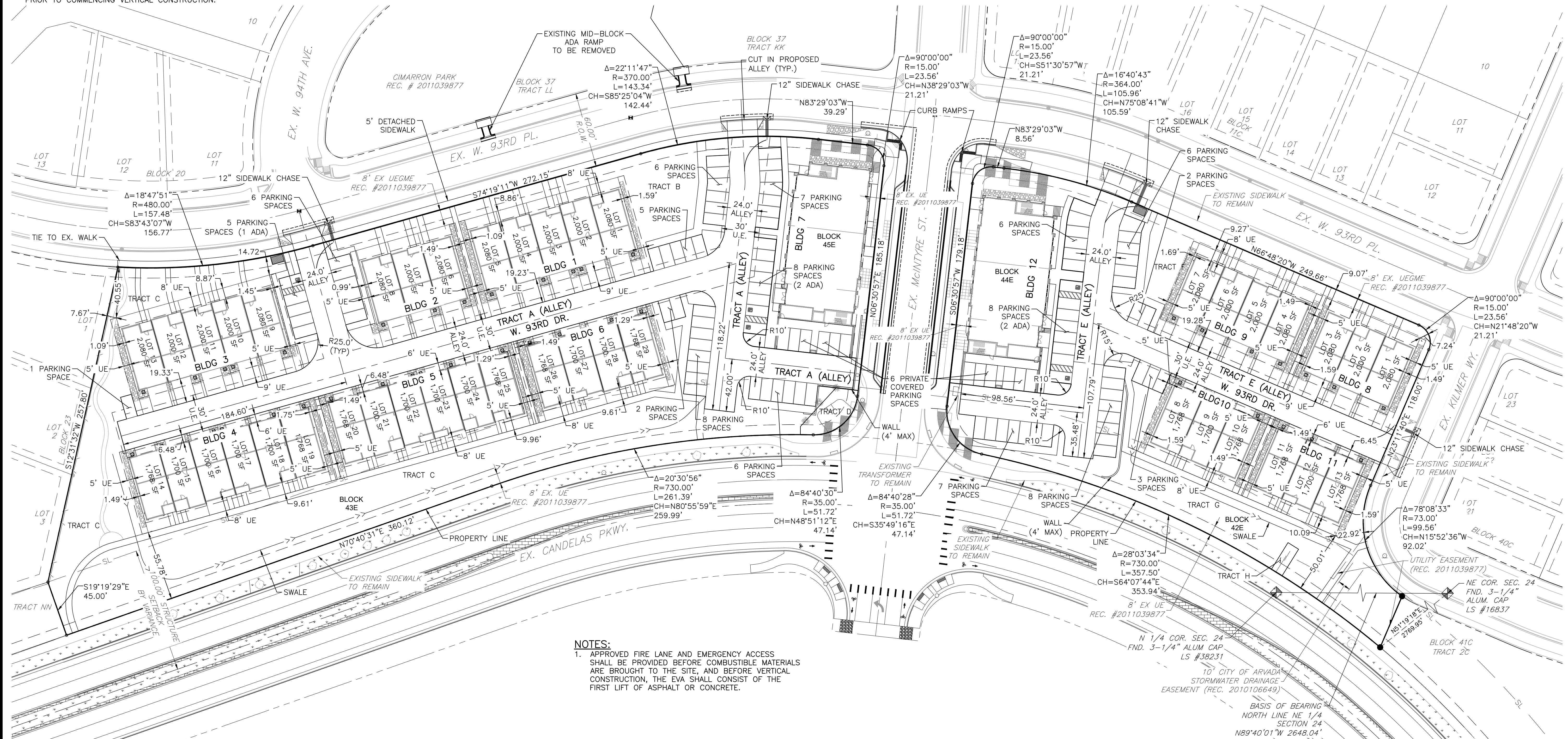
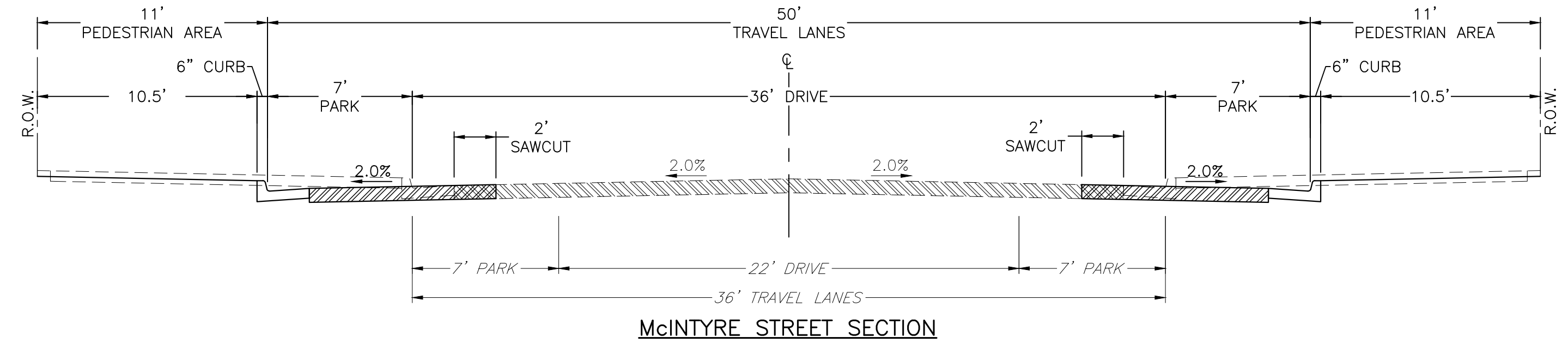
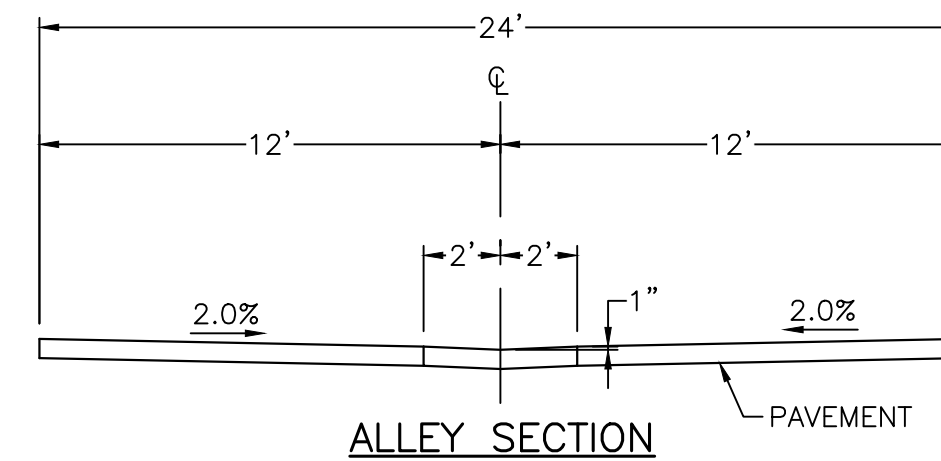
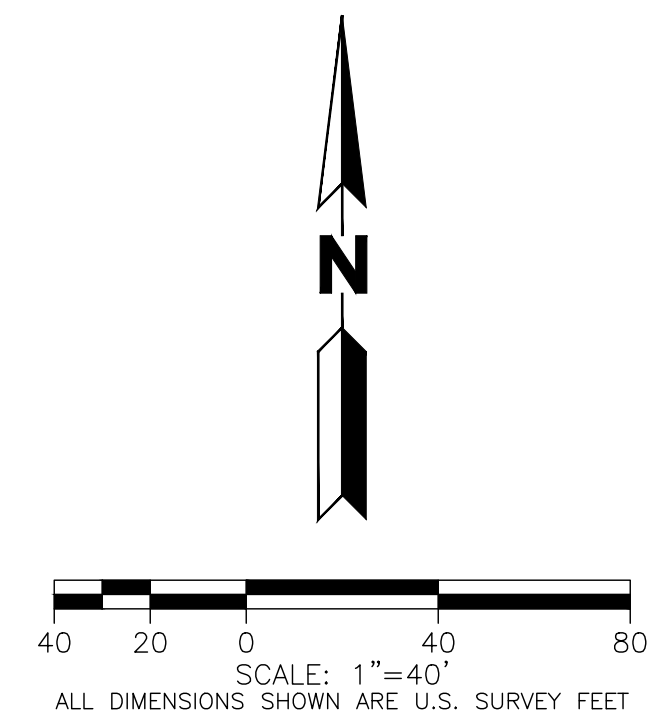
TRACT OWNERSHIP:
CMD – CIMARRON METROPOLITAN DISTRICT
ARP – ARVADA RESIDENTIAL PARTNERS

NOTES:

1. A DESIGNATES STREET CENTERLINE CONTROL POINT (RANGE POINT) TO BE SET PER CITY OF ARVADA STANDARDS AFTER CONSTRUCTION.
2. APPROVED EVA SHALL BE PROVIDED DURING CONSTRUCTION, UNLESS OTHERWISE APPROVED, THE EVA SHALL CONSIST OF THE FIRST LIFT OF ASPHALT OR CONCRETE SHALL BE PROVIDED PRIOR TO COMMENCING VERTICAL CONSTRUCTION.

ALL OF CANDELAS FILING NO. 1 AMENDMENT NO. 4
BEING SITUATED IN THE NORTH HALF OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF ARVADA, COUNTY OF JEFFERSON
STATE OF COLORADO

SHEET 2 OF 30 SHEETS



PLOT DATE: Friday, April 15, 2022 10:43 AM LAST SAVED BY: MWOOD
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CANDELAS FILING NO. 1,
AMENDMENT NO. 4
PRELIMINARY
DEVELOPMENT PLAN
OVERALL SITE PLAN

No.	Issue / Revision	Date	Name
1	1st PDP SUBMITAL	12/17/21	DK
2	2nd PDP SUBMITAL	02/25/22	DK
3	3rd PDP SUBMITAL	04/15/22	DK

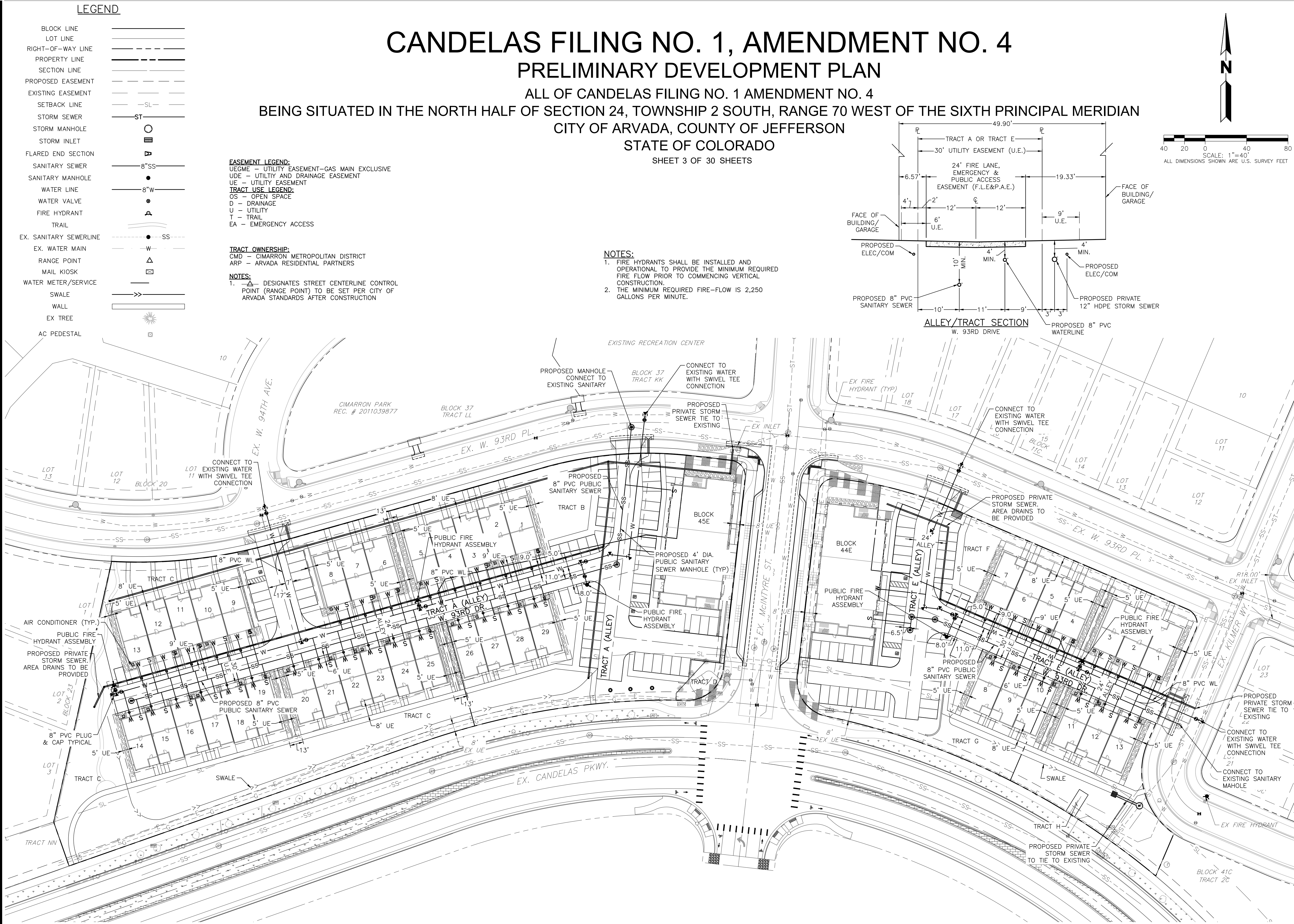
19.127.1	DK	Project Manager	000 Number
	BB	Design By	
	MW	Drawn By	
	DL	Principal In Charge	

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Sheet Number:

2

PLOT DATE: Friday, April 15, 2022 10:44 AM LAST SAVED BY: MWOOD
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**CANDELAS FILING NO. 1,
AMENDMENT NO. 4**
**PRELIMINARY
DEVELOPMENT PLAN**
OVERALL UTILITY PLAN

No.	Issue / Revision	Date	Name
1	1st PDP SUBMITTAL	12/17/21	DK
2	2nd PDP SUBMITTAL	02/25/22	DK
3	3rd PDP SUBMITTAL	04/15/22	DK

Job Number 19.1271
Project Manager DK
Design By BB
Drawn By MW
Principal In Charge DL

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Sheet Number:

3

SHEET 4 OF 30 SHEETS

40 20 0 40 80
SCALE: 1"=40'
ALL DIMENSIONS SHOWN ARE U.S. SURVEY FEET



<u>LEGEND</u>		<u>BEING SITUATED</u>	
BLOCK LINE			
LOT LINE			
RIGHT-OF-WAY LINE			
PROPERTY LINE			
SECTION LINE			
PROPOSED EASEMENT			
EXISTING EASEMENT			
SETBACK LINE			
STORM SEWER			
STORM MANHOLE			
STORM INLET			
FLARED END SECTION			
SANITARY SEWER			
SANITARY MANHOLE			
WATER LINE			
WATER VALVE			
FIRE HYDRANT			
TRAIL			
EX. SANITARY SEWERLINE			
EX. WATER MAIN			
RANGE POINT			
MAIL KIOSK			
WATER METER/SERVICE			
SWALE			
WALL			
EX TREE			
AC PEDESTAL			
			CONSTRUCTION FENCE
			SILT FENCE
			SEDIMENT CONTROL LOG
			VEHICLE TRACKING CONTROL
			INLET PROTECTION
			AREA INLET PROTECTION
			STABILIZED STAGING AREA
			CONCRETE WASHOUT AREA
			ROCK SOCK
			DIVERSION DITCH/SWALE
			SEDIMENT BASIN
			CHECK DAM
			ROUGH CUT STREET
			STREET SWEEPING

EASEMENT LEGEND:

EASEMENT LEGEND:
UEGME - UTILITY EASEMENT-GAS MAIN EXCLUSIVE
UDE - UTILITIY AND DRAINAGE EASEMENT
UE - UTILITY EASEMENT

TRACT USE LEGEND

OS - OPEN SPACE
D - DRAINAGE
U - UTILITY
T - TRAIL
EA - EMERGENCY ACCESS

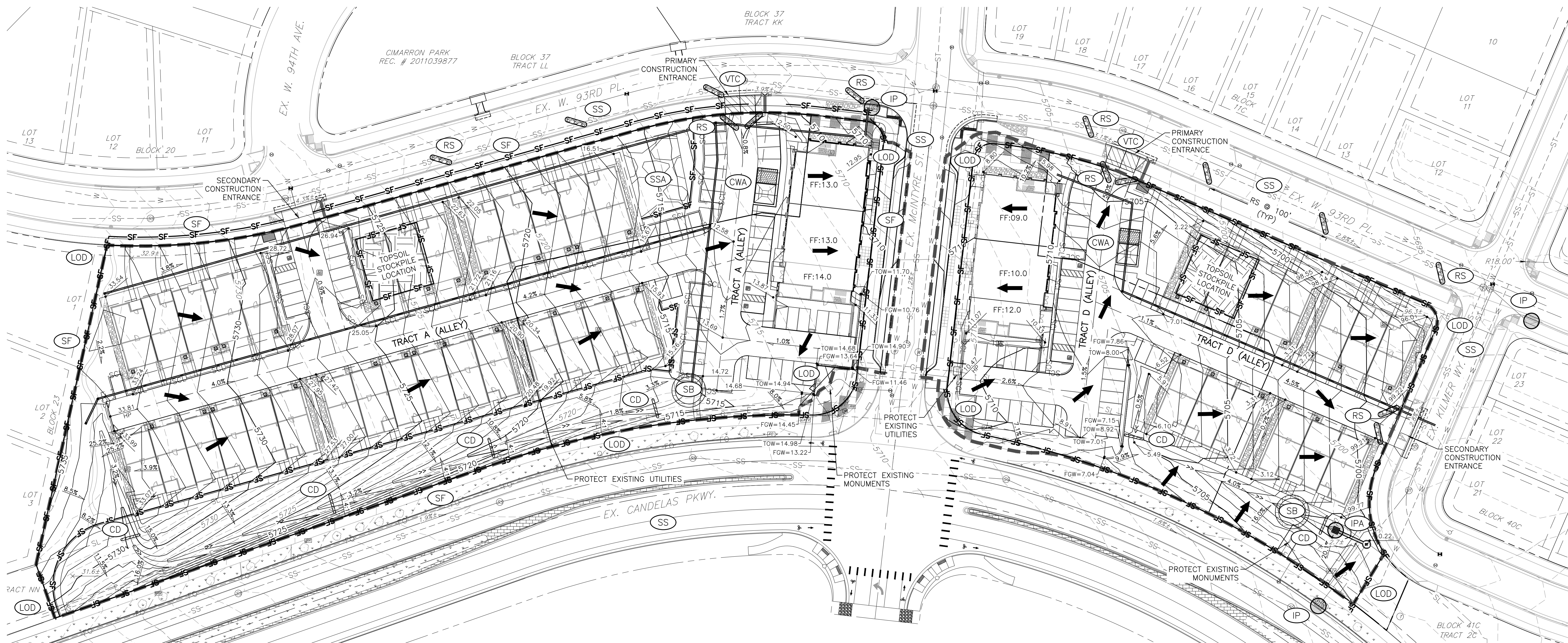
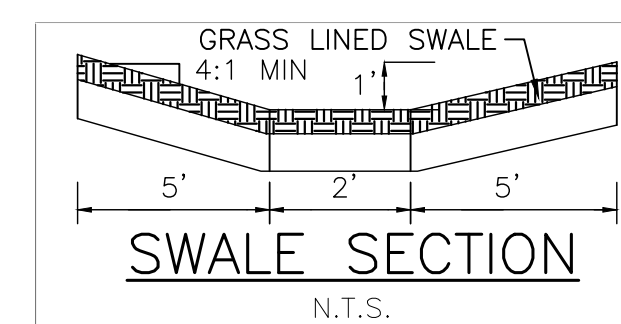
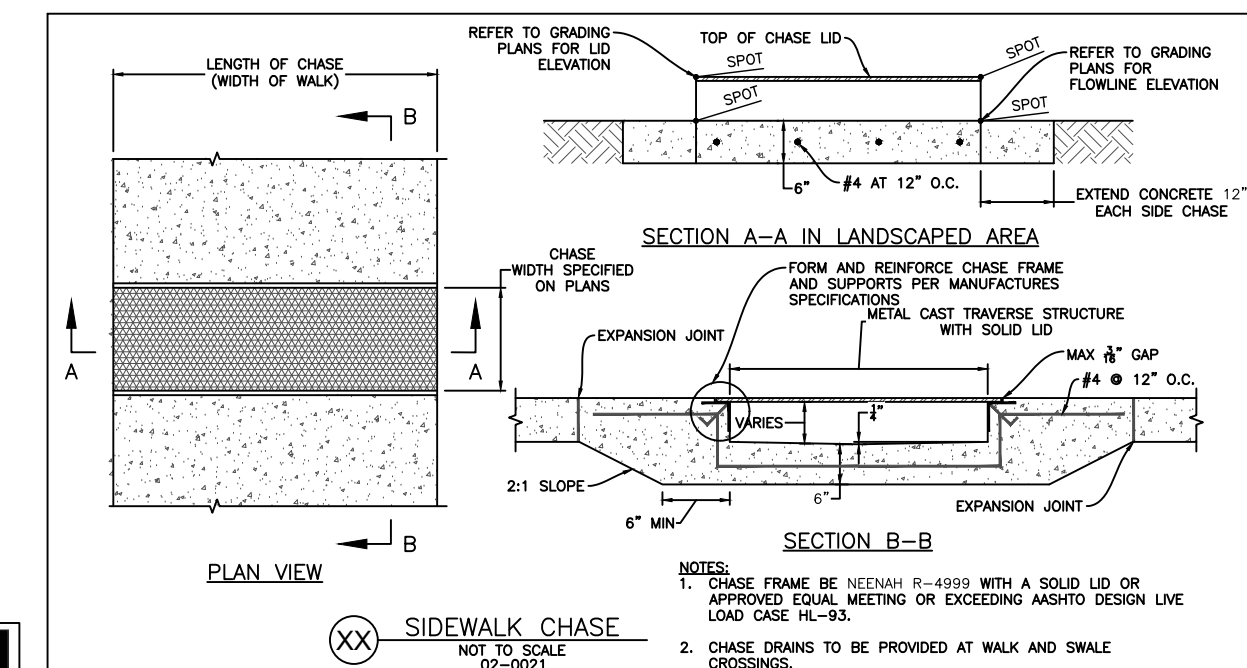
TRACT OWNERSHIP:

CMD – CIMARRON METROPOLITAN DISTRICT
ARP – ARVADA RESIDENTIAL PARTNERS

NOTES:

1.  DESIGNATES STREET CENTERLINE CONTROL POINT (RANGE POINT) TO BE SET PER CITY OF ARVADA STANDARDS AFTER CONSTRUCTION
2. TOTAL LIMITS OF DISTURBANCE (LOD)=5.59AC TOTAL (2.02AC EAST, 3.57AC WEST)

Volume Summary							
Name	Type	Cut Factor	Fill Factor	2d Area (acres)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
West vs EG	full	1.000	1.000	3.571	4566	1539	3027<Cut>
East vs EG	full	1.000	1.000	2.024	172	5718	5546<Fill>
Totals							
				2d Area (acres)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Total				5.595	4738	7257	2519<Fill>
* Value adjusted by cut or fill factor other than 1.0							



No.	Issue / Revision	Date	Name
1	1st PDP SUBMITAL	12/17/21	DK
2	2nd PDP SUBMITAL	02/28/22	DK
3	3rd PDP SUBMITAL	04/16/22	DK

Job Number	19.1271
Project Manager	DK
Design By	BB
Drawn By	MW
Principal In Charge	DL

CANDELAS FILING NO. 1, AMENDMENT NO. 4
PRELIMINARY DEVELOPMENT PLAN

ALL OF CANDELAS FILING NO. 1 AMENDMENT NO. 4
BEING SITUATED IN THE NORTH HALF OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF ARVADA, COUNTY OF JEFFERSON
STATE OF COLORADO
SHEET 5 OF 30 SHEETS



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CANDELAS FILING NO. 1,
AMENDMENT NO. 4
PRELIMINARY
DEVELOPMENT PLAN
EMERGENCY ACCESS &
SNOW STORAGE PLAN

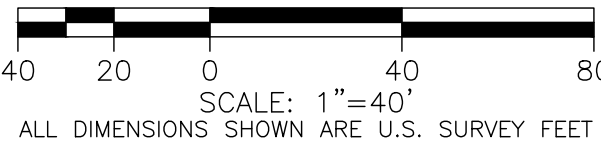
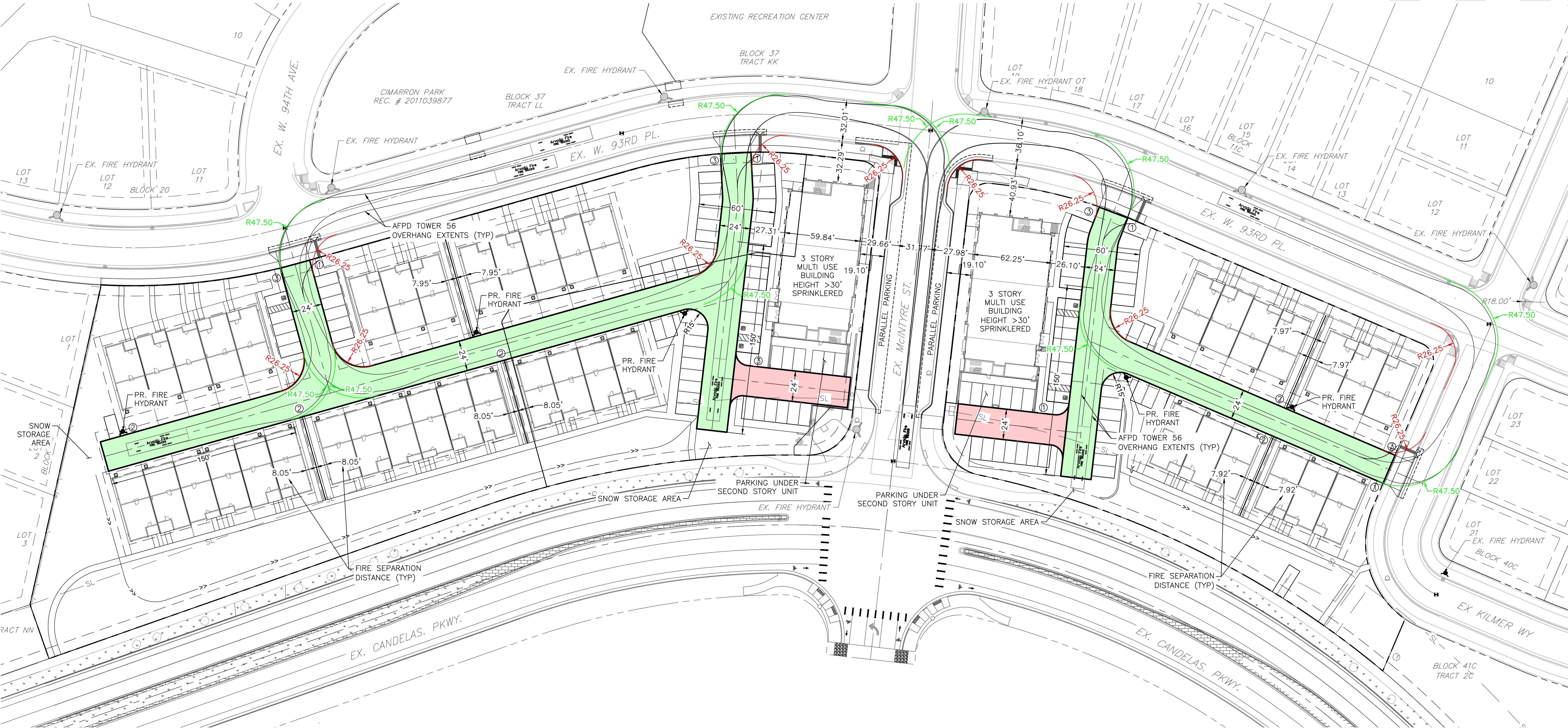
No.	Issue / Revision	Date	Name
1	1st PDP SUBMITTAL	12/17/21	DK
2	2nd PDP SUBMITTAL	02/25/22	DK
3	3rd PDP SUBMITTAL	04/15/22	DK

Job Number	19.1271
Project Manager	DK
Design By	BB
Drawn By	MW
Principal In Charge	DL

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Sheet Number:

PER THE ARVADA FIRE SITE DEVELOPMENT GUIDE-APRIL 2020, "FIRE ACCESS ROADS SHALL PROVIDE A MINIMUM INSIDE TURNING RADIUS OF TWENTY-SIX (26) FEET THREE (3) INCHES AND AN OUTSIDE TURNING RADIUS OF AT LEAST FORTY-SEVEN (47) FEET SIX (6) INCHES". PLEASE SEE THE ANNOTATED TURNING RADIUS BELOW THAT DO NOT MEET THIS CRITERIA. HOWEVER THE TURNING EXHIBIT SHOWS THAT NAVIGATION IS POSSIBLE.



- LEGEND:
- EMERGENCY ACCESS
 - NO EMERGENCY ACCESS
 - FIRE HYDRANT

- TRAFFIC SIGN LEGEND:
- 1 NO PARKING FIRE LANE
 - 2 NO PARKING FIRE LANE
 - 3 NO PARKING FIRE LANE

PLOT DATE: Thursday, April 14, 2022 5:40 PM LAST SAVED BY: BCARLSON
DRAWING LOCATION: P:\TRI Pointe Candelas - 0455-01-2061\Drawings\Submittals\PDF-03-NEW\ND-PLANNING-PLAN-PDF_Am4.dwg

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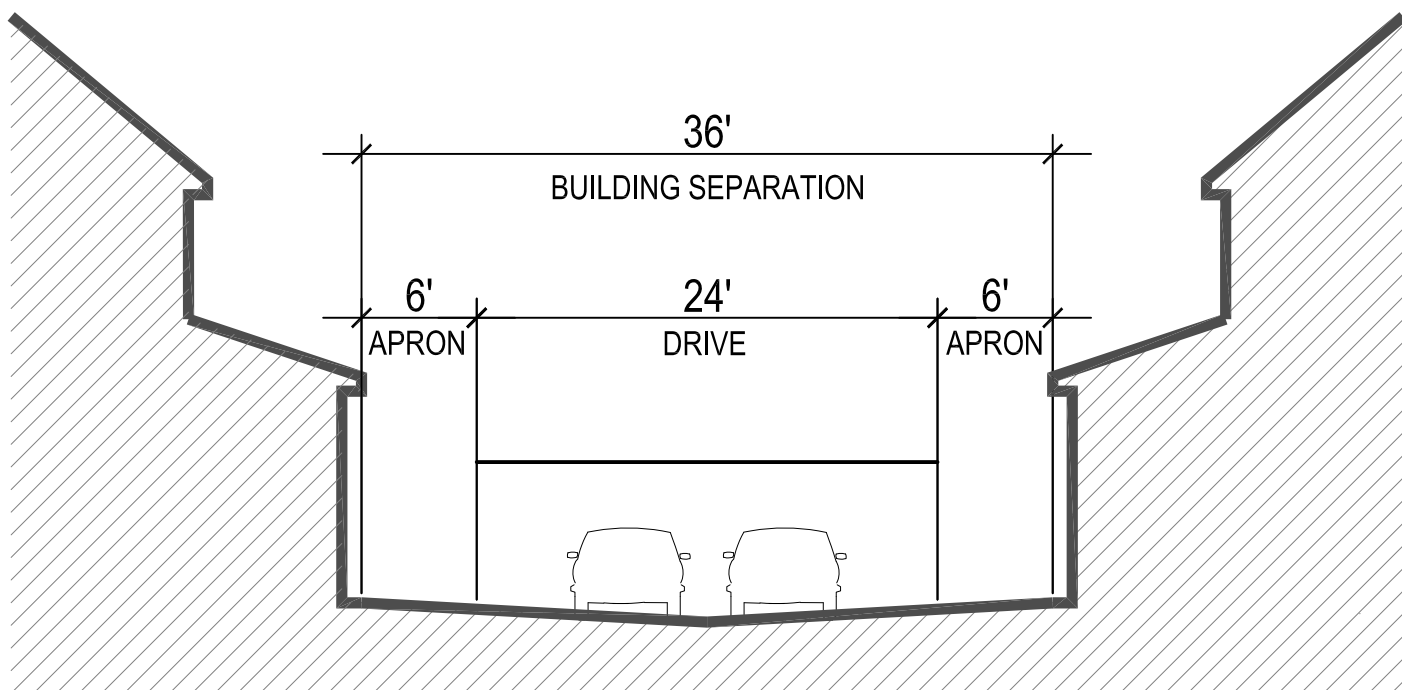
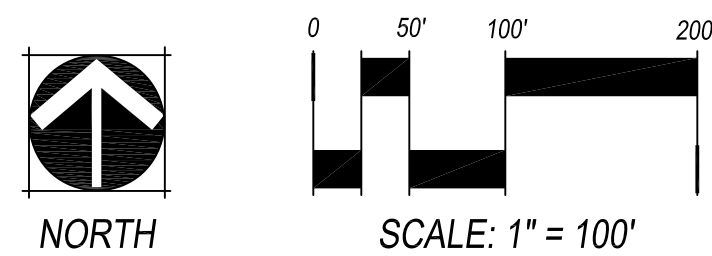
PRELIMINARY DEVELOPMENT PLAN

ALL OF CANDELAS FILING NO. 1 AMENDMENT NO. 4
BEING SITUATED IN THE NORTH HALF OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF ARVADA, COUNTY OF JEFFERSON
STATE OF COLORADO

SHEET 6 OF 30 SHEETS

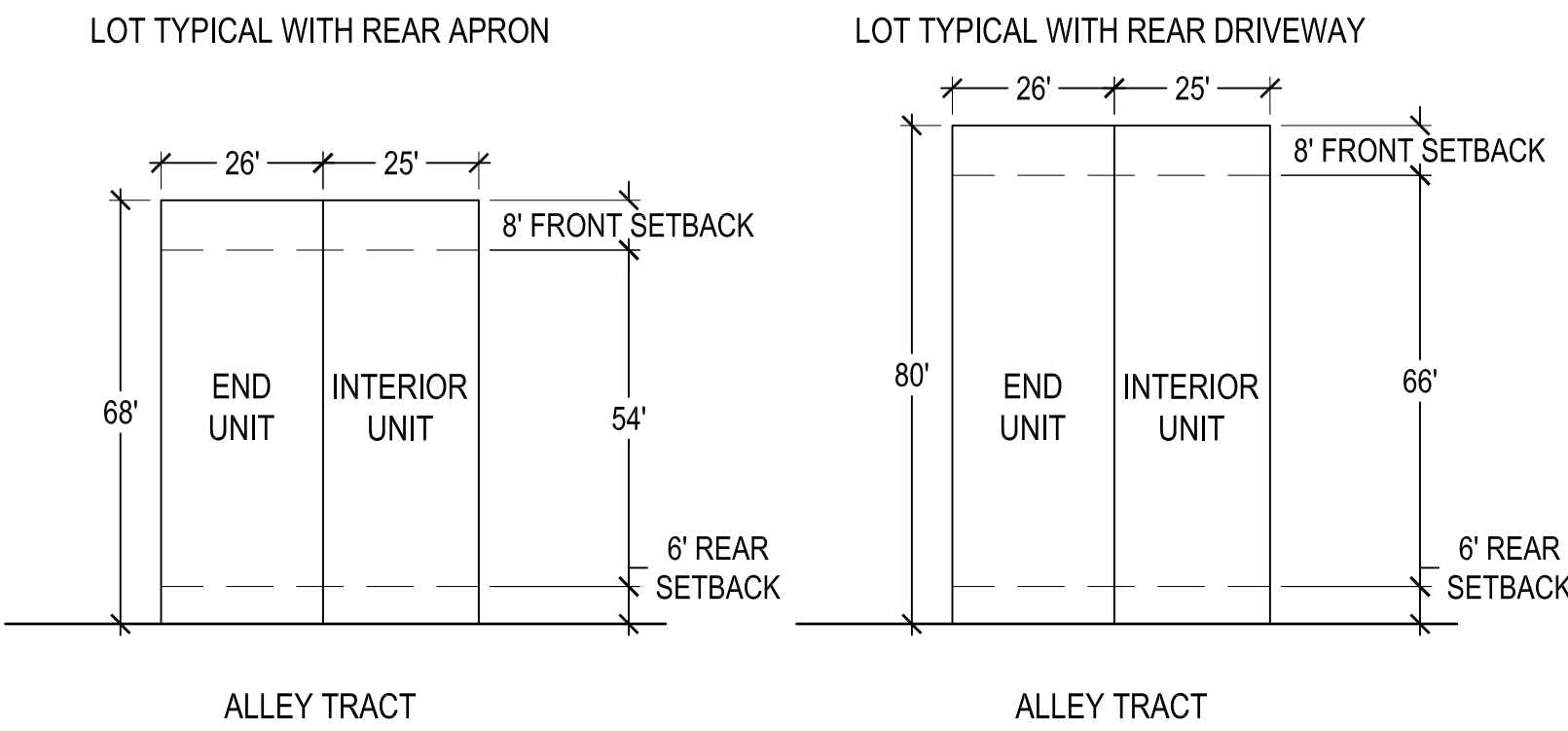
LEGEND

--- DEVELOPMENT BOUNDARY
■■■■■ ALLEY
(RE: SECTION 1 BELOW)



1 ALLEY

SCALE: 1" = 10'



2 TOWNHOME LOT TYPICAL

SCALE: 1" = 20'

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CANDELAS FILING NO. 1,
AMENDMENT NO. 4
PRELIMINARY
DEVELOPMENT PLAN
TYPICAL STREET SECTIONS

No.	Issue / Revision	Date	Name
1	1st PDP SUBMITTAL	12/17/21	DK
2	2nd PDP SUBMITTAL	02/25/22	DK
3	3rd PDP SUBMITTAL	04/16/22	DK

Job Number	19.1271
Project Manager	DK
Design By	BB
Drawn By	MW
Principal In Charge	DL

Sheet Number:

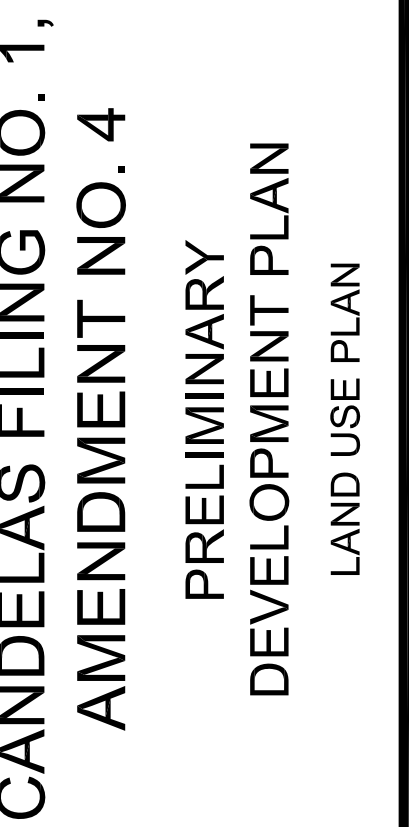
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ALL OF CANDELAS FILING NO. 1 AMENDMENT NO. 4
BEING SITUATED IN THE NORTH HALF OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF ARVADA, COUNTY OF JEFFERSON
STATE OF COLORADO

LEGEND

-  DEVELOPMENT BOUNDARY
-  ODP PARCEL BOUNDARY
-  OPEN SPACE
-  PROPOSED BLOCKS



No.	Issue / Revision	Date	Name
1	1st PEP SUBMITTAL	12/17/21	DK
2	2nd PEP SUBMITTAL	02/25/22	DK
3	3rd PEP SUBMITTAL	04/19/22	DK

Job Number	19.12.1.1
Project Manager	DK
Design By	B8
Drawn By	MW
Principal In Charge	DL

THE SIGNER SHOWS THAT: INCLUDING ALL TECHNICAL DRAWINGS, SPECIFICATIONS, AND ALL OTHER DOCUMENTS RELATING TO THE PROJECT, THE CONTRACTOR HAS FULLY COMPLIED WITH THE REQUIREMENTS OF THE CONTRACT AND HAS COMPLETED THE WORK IN ACCORDANCE WITH THE CONTRACT. THE CONTRACTOR HAS FULLY COMPLIED WITH THE REQUIREMENTS OF THE CONTRACT AND HAS COMPLETED THE WORK IN ACCORDANCE WITH THE CONTRACT.

FOR THE CONTRACTOR: *[Signature]*
 FOR THE PRINCIPAL IN CHARGE: *[Signature]*

Sheet Number:

PLOT DATE: Friday, April 15, 2022 8:14 AM LAST SAVED BY: BOARLSON
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CANDELAS FILING NO. 1, AMENDMENT NO. 4

PRELIMINARY DEVELOPMENT PLAN

ALL OF CANDELAS FILING NO. 1 AMENDMENT NO. 4
BEING SITUATED IN THE NORTH HALF OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF ARVADA, COUNTY OF JEFFERSON
STATE OF COLORADO
SHEET 8 OF 30 SHEETS

DEVELOPMENT STANDARDS TABLE

NEIGHBORHOOD	ODP PARCELS	ODP SUBPARCELS	LAND USE	DEVELOPED PDP UNIT COUNT	ODP UNIT COUNT	ODP UNIT COUNT WITH MINOR MODIFICATION	PROJECTED WITH FUTURE ODP	ODP SUBPARCEL AREA	COMBINED ODP SUBPARCEL AREA	LOT AND ALLEY TRACT ACREAGE	DEVELOPED NET DENSITY	DEVELOPED GROSS DENSITY	MINIMUM LOT SIZE	MINIMUM LOT FRONTAGE AT PROPERTY LINE	MINIMUM LOT DEPTH	FRONT SETBACKS		SIDE SETBACKS	CORNER SIDE SETBACKS	REAR SETBACKS	SETBACK TO 93RD	SETBACK TO CANDELAS	MINIMUM DISTANCE BETWEEN STRUCTURES	MAXIMUM BUILDING HEIGHT	MAXIMUM BUILDING COVERAGE
																LIVING AREA TO PL	COVERED PORCHES TO FRONT PL								
TND	PARCEL 2	PARCEL 2-EE	TOWNHOMES	21	11	36 *	0	2.22	4.48	2.28	15.35	7.81	1700 SF	25 FT	68 FT	8 FT	8 FT	0 FT	0 FT	6 FT	N/A	N/A	15 FT	35 FT	80%
		PARCEL 2-FF	TOWNHOMES	4	11		0	0.67					1700 SF	25 FT	68 FT	8 FT	8 FT	0 FT	0 FT	6 FT	N/A	N/A	15 FT	35 FT	80%
		PARCEL 2-OO	TOWNHOMES	10	8		0	1.59					1700 SF	25 FT	68 FT	8 FT	8 FT	0 FT	0 FT	6 FT	N/A	N/A	15 FT	35 FT	80%
	PARCEL 10	PARCEL 10	TOWNHOMES	7	34	40 *	0	2.47	2.47	1.34	29.85	16.19	1700 SF	25 FT	68 FT	8 FT	8 FT	0 FT	0 FT	6 FT	N/A	N/A	15 FT	35 FT	80%
			MIXED-USE	33									N/A	N/A	N/A	8 FT **		N/A	N/A	N/A	15 FT	50 FT	N/A	45 FT	70%
TOTAL				75	64	76 *	0	6.95	6.95	3.62	20.72	10.79													

* THE ODP ALLOWS FOR A MINOR MODIFICATION OF UP TO A 20% INCREASE IN PARCEL UNITS, PROVIDED THAT THE TOTAL NUMBER OF UNITS IN PARCEL 2 DOES NOT EXCEED 1,950 UNITS. THIS ALLOWS PARCEL 10 AND THE SUB-PARCELS OF PARCEL 2 TO INCREASE BY 20% FROM 64 UNITS TO 76 ALLOWABLE UNITS. UNITS MAY BE SHIFTED BETWEEN PARCELS AND SUB-PARCELS SO LONG AS THE OVERALL UNIT COUNT IS NOT EXCEEDED.
** THE FRONT OF THE MIXED-USE BUILDING IS DETERMINED TO BE THE FACADE WHICH FRONTS MCINTYRE STREET.

LAND USE SUMMARY

ODP SUB-PARCEL AREA	6.95 AC	ODP SUB-PARCEL AREA
PLATTED ROW	1.51 AC	ROW PLATTED WITH FILING NO. 1
PLAT AREA	5.44 AC	ENTIRE AREA OF EXISTING BLOCKS 9C, 10, 21, 22
GROSS PDP AREA	5.44 AC	GROSS PDP AREA
PARK LAND AREA	0.00 AC	USEABLE PARK SPACE AS SHOWN ON THE LANDSCAPE PLAN
NATURALLY ENHANCED OPEN SPACE AREA	1.82 AC	TOTAL OF OPEN SPACE TRACTS
GROSS OPEN SPACE AREA	1.82 AC	ENTIRE OPEN SPACE / PARK AREA
GROSS ALLEY TRACT AREA	1.18 AC	ENTIRE ALLEY TRACT AREA
GROSS NUMBER OF DWELLING UNITS	75 DU	TOTAL NUMBER DWELLING UNITS WITHIN GROSS PDP AREA
GROSS PDP DENSITY	13.79 DU/AC	TOTAL NUMBER DWELLING UNITS / GROSS PDP AREA

NOTES:
1. DWELLING UNITS AND PARKS REQUIREMENT ARE BASED ON THE GROSS PDP AREA (5.44 AC) AND UNIT COUNTS.

PARKING SUMMARY

	TOWNHOME UNITS	REQUIRED PARKING (2.0/UNIT)	PROVIDED PARKING
BLOCK 9C & 10 (EAST)	13 UNITS	26 SPACES	40 SPACES (26 GARAGE, 14 DRIVEWAY)
BLOCK 21 & 22 (WEST)	29 UNITS	58 SPACES	84 SPACES (58 GARAGE, 26 DRIVEWAY)

	MIXED-USE UNITS	RESIDENT SPACES REQUIRED (2.0/UNIT)	RESIDENT SPACES PROVIDED
BLOCK 9C & 10 (EAST)	17 UNITS	34 SPACES	34 SPACES (HEAD-IN, 1 ACCESSIBLE)
BLOCK 21 & 22 (WEST)	16 UNITS	32 SPACES	32 SPACES (HEAD-IN, 1 ACCESSIBLE)

	RETAIL AREA	SPACES REQUIRED (4.0/1,000 SF)	HEAD-IN SPACES PROVIDED
BLOCK 9C & 10 (EAST)	2,828 SF	12 SPACES	12 SPACES (1 ACCESSIBLE)
BLOCK 21 & 22 (WEST)	5,500 SF	24 SPACES	24 SPACES (2 ACCESSIBLE)

	GUEST SPACES REQUIRED	GUEST SPACES PROVIDED
BLOCK 9C & 10 (EAST)	0 SPACES	6 SPACES (6 PARALLEL ON MCINTYRE)
BLOCK 21 & 22 (WEST)	0 SPACES	10 SPACES (6 PARALLEL ON MCINTYRE, 4 HEAD-IN)

	TOTAL SPACES REQUIRED	TOTAL SPACES PROVIDED	EXCESS SPACES
BLOCK 9C & 10 (EAST)	72 SPACES	92 SPACES (2 ACCESSIBLE)	20 SPACES
BLOCK 21 & 22 (WEST)	114 SPACES	150 SPACES (3 ACCESSIBLE)	36 SPACES
GRAND TOTAL	186 SPACES	242 SPACES (5 ACCESSIBLE)	56 SPACES

HOA ENFORCEMENT PARKING AND GARAGE PARKING
ALL VEHICULAR PARKING IS REGULATED BY THE CC&R DOCUMENT. THE FOLLOWING LANGUAGE WILL BE PART OF THE CC&R:
- GARAGES SHALL BE USED FOR PARKING AUTOMOBILES AND OTHER MOTOR VEHICLES ONLY AND SHALL NOT BE CONVERTED FOR HABITABLE LIVING SPACE OR FOR STORAGE WHICH PREVENTS THE PARKING OF TWO AUTOMOBILES IN EACH GARAGE.
- THE BOARD OF DIRECTORS IS HEREBY AUTHORIZED TO ENFORCE THIS REGULATION THROUGH THE ENFORCEMENT POLICY CONTAINED WITHIN THE RULES AND REGULATIONS OF THE HOA AND IN ACCORDANCE WITH THE COLORADO COMMON INTEREST OWNERSHIP ACT (CCIOA). FURTHERMORE, THE BOARD IS AUTHORIZED TO GRANT VARIANCES TO THIS POLICY FOR HARDSHIP AND/OR SPECIAL CIRCUMSTANCES A THEY MAY ARISE.
- ALL NON-GARAGE AND NON-DRIVEWAY SURFACE SPACES MAY BE SHARED BETWEEN MIXED-USE RESIDENTS, GUESTS, AND RETAIL, ACROSS LOTS/BLOCKS.

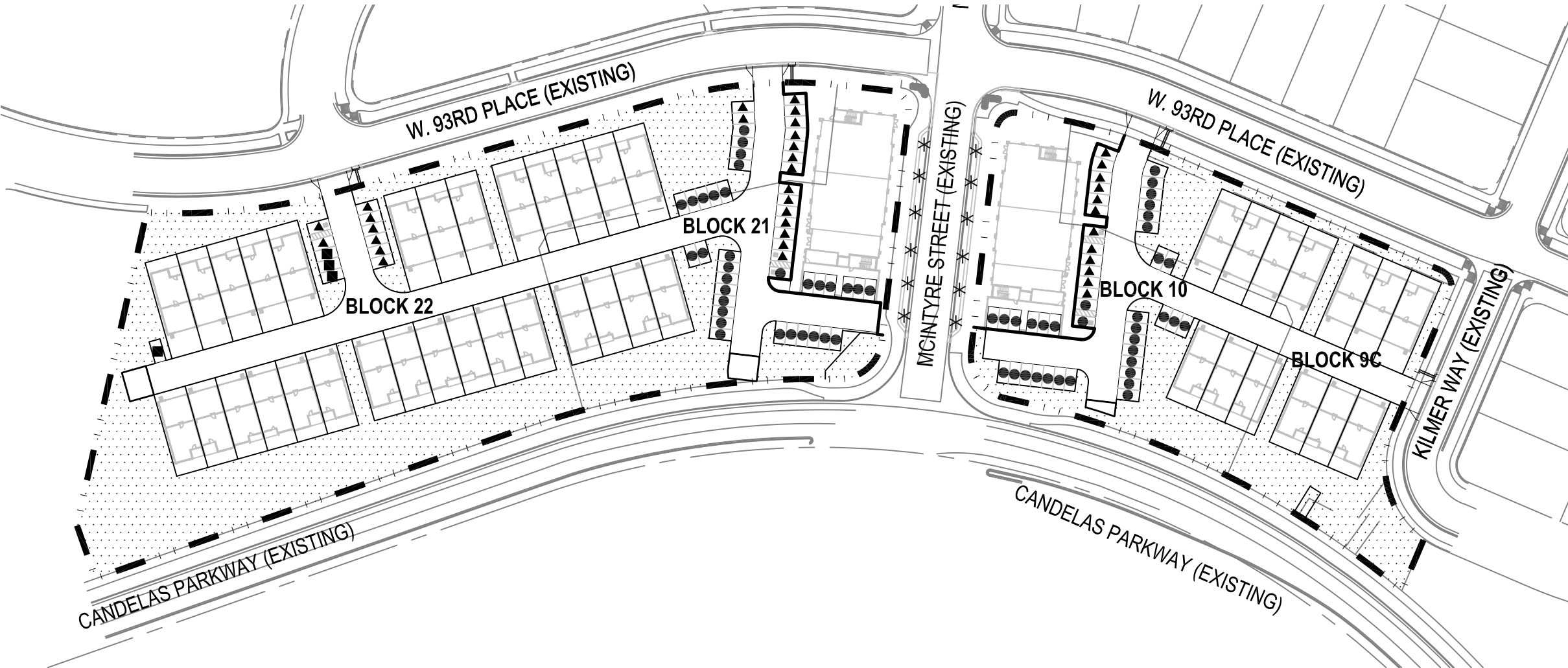
TRACT USE TABLE

TRACT	AREA (SF)	AREA (AC)	OWNERSHIP/MAINTENANCE	USE*
A	31,153	0.72	HOA	D/U/EA/PA
B	10,593	0.24	HOA	OS/D/U/T
C	42,535	0.98	HOA	OS/D/U/T
D	1,003	0.02	CIMARRON METROPOLITAN DISTRICT	OS/M
E	19,919	0.46	HOA	D/U/EA/PA
F	7,257	0.17	HOA	OS/D/U/T
G	17,201	0.40	HOA	OS/D/U/T
H	250	0.01	CIMARRON METROPOLITAN DISTRICT	OS/M

* OS=OPEN SPACE; D=DRAINAGE; U=UTILITY; T=TRAIL; EA=EMERGENCY ACCESS; PA=PUBLIC ACCESS; M=MONUMENT

NOTES:
1. TRACTS A AND E SHALL BE FOR ALLEY ACCESS PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE CIMARRON METROPOLITAN DISTRICT.
2. TRACTS B, C, F, AND G SHALL BE FOR OPEN SPACE, DRAINAGE, UTILITY, AND TRAIL PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE CIMARRON METROPOLITAN DISTRICT.

PARKING EXHIBIT



SUMMARY OF FILINGS

CANDELAS PARCEL 2	
FILING 1, AMENDMENT 1	477 DU
FILING 2	199 DU
FILING 3	262 DU
FILING 4	231 DU
FILING 1, AMENDMENT 2	97 DU
FILING 4, AMENDMENT 1	342 DU
FILING 3, LOT 1, BLOCK 10	104 DU
FILING 2, AMENDMENT 2	98 DU
FILING 1, AMENDMENT 4 - PARCEL 2	35 DU
FILING 1, AMENDMENT 4 - PARCEL 10	40 DU
FILING 1, AMENDMENT 5	37 DU
TOTAL	1,922 DU

BUILDING SUMMARY

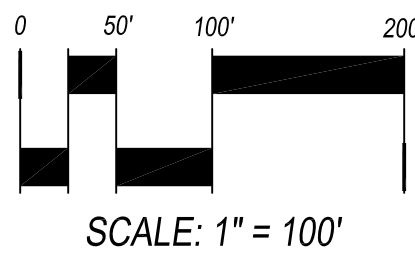
BUILDING	UNITS	MIN. UNIT WIDTH	BUILDING SIZE	MINIMUM LOT SF	MAXIMUM LOT SF
1	5	25'	52'2" X 124'0"	1,700.00	1,768.00
2	3	25'	51'9" X 74'3"	1,700.00	1,768.00
3	5	25'	52'2" X 124'0"	1,700.00	1,768.00
4	16	MIXED-USE	62'3" X 151'10"	N/A	N/A
5	4	25'	52'2" X 99'2"	2,000.00	2,080.00
6	6	25'	52'2" X 149'5"	2,000.00	2,080.00
7	6	25'	52'2" X 148'11"	2,000.00	2,080.00
8	17	MIXED-USE	62'3" X 151'10"	N/A	N/A
9	4	25'	52'2" X 99'2"	1,700.00	1,768.00
10	3	25'	52'0" X 73'11"	1,700.00	1,768.00
11	3	25'	51'9" X 74'3"	2,000.00	2,080.00
12	3	25'	52'0" X 73'11"	2,000.00	2,080.00

ADDITIONAL DEVELOPMENT STANDARDS

- SETBACK FOR RESIDENTIAL ALONG CANDELAS PARKWAY IS 100' FROM CENTER LINE TO STRUCTURE.
- CARS SHALL NOT OVERHANG INTO THE ALLEYS FROM GARAGES.

LEGEND

- MIXED-USE RESIDENTIAL SURFACE SPACES (34 EAST, 32 WEST)
- MIXED-USE RETAIL SURFACE SPACES (12 EAST, 24 WEST)
- GUEST SURFACE SPACES (0 EAST, 4 WEST)
- ADDITIONAL GUEST ON-STREET SPACES (MCINTYRE - 6 EAST, 6 WEST)



CANDELAS FILING NO. 1,
AMENDMENT NO. 4
PRELIMINARY
DEVELOPMENT PLAN
LAND USE CHARTS

No.	Issue / Revision	Date	Name
1	1st PDP SUBMITTAL	12/17/21	DK
2	2nd PDP SUBMITTAL	02/28/22	DK
3	3rd PDP SUBMITTAL	04/16/22	DK

Job Number	19.1271
Project Manager	DK
Design By	BB
Drawn By	MW
Principal in Charge	DL

THE ENGINEER HAS REVIEWED ALL MATERIAL SUBMITTED FOR THIS PROJECT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE CITY OF ARVADA'S ZONING ORDINANCE AND THE CITY OF ARVADA'S SUBDIVISION MAP ACT. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PROJECT AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON.

Sheet Number:

PLOT DATE: Thursday, April 14, 2022 5:34 PM LAST SAVED BY: BCARLSON
DRAWING LOCATION: P:\TRI Pointe Candelas - 0455-01-2061\Drawings\Submittals\PDF-03-NEW\ND-PLANNING-PLAN-PDF_Am4.dwg

CANDELAS FILING NO. 1, AMENDMENT NO. 4

PRELIMINARY DEVELOPMENT PLAN

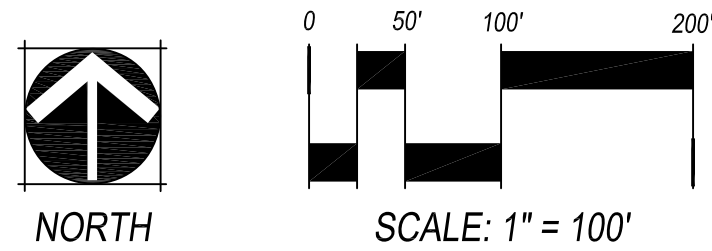
ALL OF CANDELAS FILING NO. 1 AMENDMENT NO. 4
BEING SITUATED IN THE NORTH HALF OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF ARVADA, COUNTY OF JEFFERSON
STATE OF COLORADO

SHEET 9 OF 30 SHEETS

LEGEND

--- DEVELOPMENT BOUNDARY

OPEN SPACE



NOTES

- DWELLING UNITS AND PARKS REQUIREMENT ARE BASED ON THE GROSS PDP AREA (5.44 AC) AND UNIT COUNTS.
- ON-STREET TRAILS AND WALKS ARE PUBLIC.

PARK / CITY DEDICATED LAND

PARKS / CITY DEDICATED LAND - REQUIRED				
UNITS	USE	POPULATION	ACRES REQUIRED	
75	TOWNHOME AND MULTIFAMILY	140	1.40	
TOTAL			1.40	

PARKS / CITY DEDICATED LAND - PROVIDED				
UNITS	USE	POPULATION	ACRES PROVIDED	
75	TOWNHOME AND MULTIFAMILY	140	0.00	
TOTAL			0.00	

PARK SUMMARY													
FILING	PLATTED UNITS SUBJECT TO FUTURE				TOTAL PROPOSED		MULTIPLIER		TOTAL PARKS REQUIRED			TOTAL PARKS PROVIDED	
	SFA	SFD	SFA	SFD	SFA	SFD	SFA	SFD	SFA	SFD	OVERALL	OVERALL ACRES	%
FILING 1, AMENDMENT 1	0	477	0	0	0	477	2.38	2.83	0.00	13.50	13.50	34.32	65.25%
FILING 2	0	199	0	0	0	199	2.38	2.83	0.00	5.63	5.63	8.27	15.72%
FILING 3	0	262	0	0	0	262	2.38	2.83	0.00	7.41	7.41	12.32	23.42%
FILING 4	0	231	0	0	0	231	2.38	2.83	0.00	6.54	6.54	15.75	29.94%
FILING 1, AMENDMENT 2	0	97	0	0	0	97	2.38	2.83	0.00	2.75	2.75	0.00	0.00%
FILING 4, AMENDMENT 1	0	342	0	0	0	342	2.38	2.83	0.00	9.68	9.68	0.00	0.00%
FILING 3, LOT 1, BLOCK 10	104	0	0	0	104	0	2.38	2.83	2.48	0.00	2.48	0.00	0.00%
FILING 2, AMENDMENT 2	98	0	0	0	98	0	2.38	2.83	2.33	0.00	2.33	0.00	0.00%
FILING 1, AMENDMENT 4 - PARCEL 2	35	0	0	0	35	0	1.87	2.84	0.65	0.00	0.65	0.00	0.00%
FILING 1, AMENDMENT 4 - PARCEL 10	40	0	0	0	40	0	1.87	2.84	0.75	0.00	0.75	0.00	0.00%
FILING 1, AMENDMENT 5	37	0	0	0	37	0	2.38	2.83	0.88	0.00	0.88	0.00	0.00%
TOTAL	314	1,608	0	0	314	1,608	N/A	N/A	7.09	45.51	52.60	70.66	134.34%

THIS TABLE AND ALL QUANTITIES CONTAINED HAVE BEEN UPDATED TO ACCOMMODATE THE CURRENT APPLICATION.



OPEN SPACE

OPEN SPACE - REQUIRED			
AREA	USE	MULTIPLIER	ACRES REQUIRED
5.44	TOWNHOME AND MULTIFAMILY	0.20	1.09
TOTAL			1.09

OPEN SPACE - PROVIDED		
TRACT	USE	ACRES PROVIDED
TRACT B	OS/D/U/T	0.24
TRACT C	OS/D/U/T	0.98
TRACT D	OS/M	0.02
TRACT F	OS/D/U/T	0.17
TRACT G	OS/D/U/T	0.40
TRACT H	OS/M	0.01
TOTAL		1.82

* OS=OPEN SPACE; D=DRAINAGE;
U=UTILITY; T=TRAIL

OPEN SPACE SUMMARY													
FILING	PLATTED ACRES SUBJECT TO FUTURE				TOTAL PROPOSED		MULTIPLIER		TOTAL OS REQUIRED			TOTAL OS PROVIDED	
	SFA	SFD	SFA	SFD	SFA	SFD	SFA	SFD	SFA	SFD	OVERALL	OVERALL ACRES	%
FILING 1, AMENDMENT 1	0.00	98.92	11.30	0.00	11.30	98.92	0.2	0.1	2.26	9.89	12.15	41.90	78.15%
FILING 2	0.00	36.69*	0.00**	0.00	0.00**	36.69*	0.2	0.1	0.00	3.67	3.67	39.58	73.83%
FILING 3	0.00	54.16	10.70	0.00	10.70	54.16	0.2	0.1	2.14	5.42	7.56	8.13	15.16%
FILING 4	0.00	113.14	0.00	0.00	0.00	113.14	0.2	0.1	0.00	11.31	11.31	71.24	132.88%
FILING 1, AMENDMENT 2	0.00	16.59	0.00	0.00	0.00	16.59	0.2	0.1	0.00	1.66	1.66	2.94	5.48%
FILING 4, AMENDMENT 1	0.00	72.64	0.00	0.00	0.00	72.64	0.2	0.1	0.00	7.26	7.26	50.37	93.95%
FILING 3, LOT 1, BLOCK 10	10.52	0.00	0.00	0.00	10.52	0.00	0.2	0.1	2.10	0.00	2.10	3.70	6.90%
FILING 2, AMENDMENT 2	29.58	0.00	0.00	0.00	29.58	0.00	0.2	0.1	5.92	0.00	5.92	12.33	23.00%
FILING 1, AMENDMENT 4	5.44	0.00	0.00	0.00	5.44	0.00	0.2	0.1	1.09	0.00	1.09	1.82	3.39%
FILING 1, AMENDMENT 5	4.45	0.00	0.00	0.00	4.45	0.00	0.2	0.1	0.89	0.00	0.89	2.27	4.23%
TOTAL	49.99	392.14	22.00	0.00	71.99	392.14	N/A	N/A	14.40	39.22	53.61	234.28	436.98%

THIS TABLE AND ALL QUANTITIES CONTAINED HAVE BEEN UPDATED TO ACCOMMODATE THE CURRENT APPLICATION.

* THIS NUMBER HAS BEEN UPDATED BY SUBTRACTING AREA PREVIOUSLY PLATTED AS SFD AND INCLUDED IN FILING 2 AMENDMENT 2 AREA. SPECIFICALLY THE PREVIOUS LOTS PLATTED NORTH OF W. 93RD PLACE.

** THIS NUMBER HAS BEEN UPDATED BY SUBTRACTING AREA INCLUDED IN FILING 2 AMENDMENT 2 (BLOCKS 12 AND 13). THIS REPRESENTS AN ACCURATE TOTAL NUMBER SINCE THE PROPOSED UNIT COUNTS FOR BLOCKS 12 AND 13 ARE INCLUDED AT THE BOTTOM OF THE TABLE, UNDER THE CURRENT APPLICATION.

CANDELAS FILING NO. 1, AMENDMENT NO. 4 PRELIMINARY DEVELOPMENT PLAN PARKS AND OPEN SPACE

No.	Issue	Revision	Date	Name
1	1st PDP SUBMITTAL		12/17/21	DK
2	2nd PDP SUBMITTAL		02/28/22	DK
3	3rd PDP SUBMITTAL		04/16/22	DK

Job Number	19.1271
Project Manager	DK
Design By	BB
Drawn By	MW
Principal In Charge	DL

Sheet Number:

PLOT DATE: Friday, April 15, 2022 7:44 AM LAST SAVED BY: GBANKS
DRAWING LOCATION: P:\TRI Pointe Candelas - 0455-01-2061\Drawings\Submittals\PDF-03-NEW\ND-NOTES_FDP_Am4.dwg

CANDELAS FILING NO. 1, AMENDMENT NO. 4

PRELIMINARY DEVELOPMENT PLAN

ALL OF CANDELAS FILING NO. 1 AMENDMENT NO. 4
BEING SITUATED IN THE NORTH HALF OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF ARVADA, COUNTY OF JEFFERSON
STATE OF COLORADO

SHEET 100F 30 SHEETS

GENERAL NOTES

- THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
- DRAWINGS ARE INTENDED TO BE PRINTED ON 24" X 36" PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
- VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTION BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
- THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
- IF A GEOTECHNICAL SOILS REPORT IS NOT AVAILABLE AT THE TIME OF CONSTRUCTION, NORRIS DESIGN RECOMMENDS A REPORT BE AUTHORIZED BY THE OWNER AND THAT ALL RECOMMENDATIONS OF THE REPORT ARE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID. IF THE OWNER ELECTS TO PROVIDE A GEOTECHNICAL REPORT, THE CONTRACTOR SHALL REVIEW THE REPORT AND SUBMIT AN APPROPRIATE CHANGE ORDER TO THE OWNER'S REPRESENTATIVE IF ADDITIONAL COSTS ARE REQUESTED.
- CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
- CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
- UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
- ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
- SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBTSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
- COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.

- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
- THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
- MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
- THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
- THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE, CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
- THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
- OPEN SPACE SWALES: IF SWALES ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE CONVEYANCE OF WATER WITHIN THE SWALES DURING THE CONTRACT PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DIVERSION OR PUMPING OF WATER IF REQUIRED TO COMPLETE WORK. ANY SWALES DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE SWALE NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
- DETENTION AND WATER QUALITY PONDS: IF DETENTION PONDS AND WATER QUALITY PONDS ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE PONDS, DRAINAGE STRUCTURES AND SPILLWAYS DURING CONSTRUCTION. ALL PONDS, DRAINAGE STRUCTURES AND SPILLWAYS SHALL BE MAINTAINED IN OPERABLE CONDITIONS AT ALL TIMES. ANY POND OR SPILLWAY AREAS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE POND NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
- MAINTENANCE ACCESS BENCHES: IF MAINTENANCE BENCHES OR ACCESS ROADS EXIST ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE BENCHES OR ACCESS ROADS DURING CONSTRUCTION. ANY BENCHES OR ACCESS ROADS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING BENCHES AND ACCESS ROADS DURING THE CONSTRUCTION PERIOD. IF ACCESS NEEDS TO BE BLOCKED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INTERRUPTION OF ACCESS.
- LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.

LANDSCAPE NOTES

- THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
- THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
- THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
- REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
- LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu yds/1,000sf OR AS NOTED IN THE TECHNICAL SPECIFICATIONS.
- TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
- THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
- ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
- ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
- ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
- TREE WRAP SHALL BE APPLIED IN LATE FALL AFTER INSTALLATION AND REMOVED THE FOLLOWING SPRING. TREES GREATER THEN 4" IN CALIPER MAY NOT REQUIRE TREE WRAP IF BARK IS SUFFICIENTLY DEVELOPED. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE WRAPPED.
- ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
- SHRUB, GROUNDCOVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY 4" x 14 PERFORATED, ROLL TOP, INTERLOCKING TYPE EDGER, RYERSON OR EQUAL. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
- IN ALL CASES SHRUB, GROUNDCOVER AND PERENNIAL BEDS ADJACENT TO BUILDING AND WALL FOUNDATIONS SHALL BE CONTAINED BY 14 GAUGE GREEN, ROLL TOP, INTERLOCKING TYPE PERFORATED EDGER, RYERSON OR EQUAL. EDGER SHALL NOT RESTRICT THE FREE FLOW OF DRAINAGE OR DAM WATER IN ANY CASE. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL

- GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
- ALL SHRUB BEDS ARE TO BE MULCHED WITH MIN. 3" DEPTH, 3/4" TAN RIVER ROCK FROM FRONT RANGE MATERIALS, INC. OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC. ON LOT ROCK MULCH SHALL BE DETERMINED BY BUILDER AND OR HOME OWNER SUBJECT TO REVIEW BY CDRC IN ACCORDANCE WITH THE DESIGN GUIDELINES.
 - ALL GROUND COVER AND PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 4" DEPTH GORILLA HAIR CEDAR MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER OR PERENNIAL AREAS.
 - AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
 - EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOO TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDDED AND RESTORED WITH SPECIFIED SEED MIX.
 - CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
 - ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
 - WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
 - SOFT SURFACE TRAILS NEXT TO MANICURED TURF OR SHRUB BEDS SHALL BE CONTAINED WITH 4" x 14 GAUGE GREEN ROLL TOP EDGER, RYERSON OR EQUAL.
 - STEEL EDGER (4" X 14 GAUGE) SHALL BE INSTALLED ALONG ALL REAR AND /OR SIDE LOT LINES WHERE RESIDENTIAL LOTS ABUT OPEN SPACE.
 - TREE LAWN LANDSCAPE TO BE INSTALLED BY BUILDER IN R.O.W. ADJACENT TO PROPERTY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR EACH HOME.
 - A MINIMUM OF 12" SHALL BE PROVIDED BETWEEN SIDEWALK AND LANDSCAPE BOULDERS.
 - PERIMETER FENCE SHALL BE INSTALLED BY BUILDER.
 - CONTRACTOR SHALL EXERCISE RECOMMENDED MAINTENANCE PRACTICES THAT WILL SUSTAIN THE HEALTH OF ALL PROTECTED TREES, INCLUDING PROVISIONS FOR IRRIGATION DURING GROWING SEASONS, PRUNING, FOLIAR FEEDING, ETC.
 - DECIDUOUS TREES IN SIGHT TRIANGLES TO BE LIMBED UP TO 9'. PERENNIALS AND SHRUBS WITHIN THE SIGHT TRIANGLE MAY NOT EXCEED 24" TALL AT MATURITY.

SOIL PREPARATION NOTES

- EXCESSIVE WETTING OR DRYING OF THE OPEN FOUNDATION EXCAVATION SHOULD BE AVOIDED AS MUCH AS PRACTICAL DURING CONSTRUCTION.
- THE GROUND SURFACE SURROUNDING THE EXTERIOR OF THE FOUNDATION SHOULD BE MAINTAINED IN SUCH A MANNER AS TO PROVIDE FOR POSITIVE SURFACE DRAINAGE AWAY FROM THE FOUNDATION. AT COMPLETION OF CONSTRUCTION, WE RECOMMEND A MINIMUM FALL AWAY FROM THE FOUNDATION OF 6 INCHES IN THE FIRST 5 FEET. THIS SLOPE SHOULD BE CONTINUOUS ACROSS THE BACKFILL ZONE.
- AREAS WHICH SETTLE SHOULD BE FILLED AS SOON AS POSSIBLE IN ORDER TO MAINTAIN POSITIVE DRAINAGE AWAY FROM THE FOUNDATION.
- IF LAWN EDGING IS USED AROUND THE EXTERIOR OF THE FOUNDATION, IT SHOULD BE CONSTRUCTED IN A MANNER TO PREVENT PONDING OF SURFACE WATER IN THE VICINITY OF THE BACKFILL SOILS.
- DRAINAGE SWALES SHOULD BE CONSTRUCTED AND MAINTAINED A MINIMUM OF 5 FEET AWAY FROM THE FOUNDATION ON SIDE YARDS AND 15 FEET AWAY FROM THE FOUNDATION ON BACK AND FRONT YARDS. NATURAL DRAINAGE SWALES SHOULD MAINTAIN A SLOPE OF AT LEAST 2% OFF OF THE LOT. SWALES MUST NOT BE BLOCKED BY FENCES, LANDSCAPING, PATHS OR OTHER HOMEOWNER INSTALLED ITEMS.
- ROOF DOWNSPOUTS AND DRAINS SHOULD DISCHARGE WELL BEYOND THE LIMITS OF FOUNDATION BACKFILL.
- WATERING ADJACENT TO THE FOUNDATION SHOULD BE REDUCED AS MUCH AS PRACTICAL. LANDSCAPING WHICH REQUIRES EXCESSIVE WATERING SHOULD NOT BE LOCATED WITHIN 5 FEET OF FOUNDATION WALLS. SPRINKLER LINES, ZONE CONTROL BOXES, AND DRAINS SHOULD BE LOCATED OUTSIDE THE LIMITS OF THE FOUNDATION BACKFILL. SPRINKLER HEADS SHOULD BE POSITIONED SUCH THAT THE SPRAY DOES NOT FALL WITHIN 5 FEET OF FOUNDATION WALLS.
- PLASTIC MEMBRANES SHOULD NOT BE USED TO COVER THE GROUND SURFACE IMMEDIATELY SURROUNDING THE FOUNDATION. THESE MEMBRANES TEND TO TRAP MOISTURE AND PREVENT NORMAL EVAPORATION FROM OCCURRING. WE RECOMMEND THE USE OF A WEED SUPPRESSANT GEOTEXTILE FABRIC.
- ALL SITES FOR PLANTINGS SHALL INCORPORATE SOIL AMENDMENTS AT A RATE OF 3 CUBIC YARDS PER 1000 SQUARE FEET TO A MINIMUM DEPTH OF 6". A LESSER AMOUNT SHALL BE ALLOWED IF A SOIL TEST SHOWS THAT 3 CUBIC YARDS PER 1000 SQUARE FEET IS NOT NECESSARY FOR WATER RETENTION AND DEEP ROOTING OF PLANT MATERIALS. IF THE SPECIFIED PLANT MATERIAL REQUIRES LESS FERTILE SOIL, THOSE AREAS MAY HAVE LESS SOIL AMENDMENTS INSTALLED IF APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR. THESE AREAS SHALL BE IDENTIFIED ON THE LANDSCAPE PLAN. EXISTING TOPSOIL SHALL BE SALVAGED AND STOCKPILED FOR USE AS SOIL AMENDMENTS OR TOPSOIL. NO TOPSOIL SHALL BE REMOVED FROM THE SITE UNLESS THE CITY APPROVES THE TRANSFER OF TOPSOIL TO A CITY-OWNED PARK OR OPEN SPACE AREA. A NOTE SHALL BE PLACED ON THE LANDSCAPE PLAN REFLECTING THE ABOVE REQUIREMENTS REGARDING SOIL AMENDMENTS AND TOPSOIL. EXAMPLES OF ACCEPTABLE SOIL AMENDMENTS INCLUDE COMPOST AND AGED MANURE. MOUNTAIN PEAT AND INORGANIC MATERIALS SUCH AS SAND, GYPSUM AND LIME ARE PROHIBITED SOIL AMENDMENTS. ALL SITES ARE SUBJECT TO INSPECTION BY THE CITY FOR COMPLIANCE WITH SOIL AMENDMENT REQUIREMENTS.



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CANDELAS FILING NO. 1,
AMENDMENT NO. 4

PRELIMINARY
DEVELOPMENT PLAN

No.	Issue / Revision	Date	Name
1	1st PDF SUBMITTAL	12/17/21	DK
2	2nd PDF SUBMITTAL	02/28/22	DK
3	3rd PDF SUBMITTAL	04/16/22	DK

Job Number	19.1271
Project Manager	DK
Design By	BB
Drawn By	NW
Principal In Charge	DL

Sheet Number:

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CANDELAS FILING NO. 1, AMENDMENT NO. 4

PRELIMINARY DEVELOPMENT PLAN

ALL OF CANDELAS FILING NO. 1 AMENDMENT NO. 4
BEING SITUATED IN THE NORTH HALF OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF ARVADA, COUNTY OF JEFFERSON
STATE OF COLORADO

SHEET 11 OF 30 SHEETS

PLANT SCHEDULE

	SYM	COMMON NAME	BOTANICAL NAME	SIZE	WATER USE
	DECIDUOUS TREES				
	CAL	WESTERN CATALPA	CATALPA SPECIOSA	1.5" CAL. B&B	MODERATE
	GLI	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2" CAL. B&B	HIGH
	IMP	IMPERIAL HONEYLOCUST	GLEDTISIA TRIACANTHOS INERMIS IMPERIAL	2" CAL. B&B	MODERATE
	SHA	SHADEMASTER HONEYLOCUST	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER'	2" CAL. B&B	MODERATE
	SWO	SWAMP WHILE OAK	QUERCUS BICOLOR	2" CAL. B&B	MODERATE
	ORNAMENTAL TREES				
	CCP	CHANTICLEER PEAR	PYRUS CALLERYANA 'CHANTICLEER'	2" CAL. B&B	MODERATE
	DOW	DOWNY HAWTHORN	CRATAEGUS PHENOPYRUM	2" CAL. B&B	MODERATE
	GMT	HOT WINGS AMUR MAPLE	ACER GINALLA 'HOT WINGS'	2" CAL. B&B	MODERATE
	TCH	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS-GALLINERMIS	2" CAL. B&B	MODERATE
	EVERGREEN TREES/LARGE SHRUBS				
	AUS	AUSTRIAN PINE	PINUS NIGRA	6'-12' HT. B&B	LOW
	BOP	BOSNIAN PINE	PINUS HELDREICHII VAR. LEUCODERMIS	6'-12' HT. B&B	LOW
	CBS	COLORADO BLUE SPRUCE	PICEA PUNGENS GLAUCA	6'-12' HT. B&B	MODERATE
	PIN	PINON PINE	PINUS EDULIS	6'-12' HT. B&B	LOW
	PON	PONDEROSA PINE	PINUS PONDEROSA	6'-12' HT. B&B	LOW
	EVERGREEN/BROADLEAF EVERGREEN SHRUBS				
	BCH	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	#5 CONT.	LOW
	BSG	SPANISH GOLD BROOM	CYTISUS PURGAN 'SPANISH GOLD'	#5 CONT.	LOW
	BUF	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	#5 CONT.	LOW
	GSP	DWARF GLOBE BLUE SPRUCE	PICEA PUNGENS 'GLAUCA GLOBOSA'	#5 CONT.	MODERATE
	MKR	KINGS RANSOM OREGON GRAPE HOLLY	MAHONIA AQUIFOLIUM 'KINGS RANSOM'	#5 CONT.	MODERATE
	MMO	MOPS MUGO PINE	PINUS MUGO 'MOPS'	#5 CONT.	MODERATE
	MPA	PANCHITO MANZANITA	ARCTOSTAPHYLOS 'PANCHITO'	#5 CONT.	LOW
	RHM	RH. MONTGOMERY SPRUCE	PICEA PUNGENS 'RH. MONTGOMERY'	#5 CONT.	MODERATE
	DECIDUOUS SHRUB				
	AMP	AMERICAN PLUM	PRUNUS AMERICANA	#5 CONT.	LOW
	APL	APACHE PLUME	FALLUGIA PARADOXA	#5 CONT.	LOW
	BDW	DWARF BUTTERFLY BUSH	BUDDLEIA DAVIDII VAR.	#5 CONT.	MODERATE
	BMS	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	#5 CONT.	VERY LOW
	CLC	CLOVE CURRANT	RIBES ODORATUM	#5 CONT.	MODERATE
	CPL	COMMON PURPLE LILAC	SYRINGA VULGARIS	#5 CONT.	MODERATE
	DGM	DWARF GINNALA MAPLE	ACER GINNALA 'COMPACTA'	#5 CONT.	MODERATE
	FER	FERNBUSH	CHAMAEBATIARIA MILLEFOLIUM	#5 CONT.	VERY LOW
	LPS	LITTLE PRINCESS SPIREA	SPIRAEA JAPONICA 'LITTLE PRINCESS'	#5 CONT.	MODERATE
	PBS	PAWNEE BUTTES SANDCHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	#5 CONT.	MODERATE
	RAB	RABBITBRUSH	CHRYSOETHAMNUS NAUSEOSUS	#5 CONT.	VERY LOW
	RES	REGENT SERVICEBERRY	AMELANCHIER ALNIFOLIA 'REGENT'	#5 CONT.	MODERATE
	RSA	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	#5 CONT.	LOW
	VAJ	AUTUMN JAZZ VIBURNAM	VIBURNUM 'DENTATUM' 'RALPH SENIOR'	#5 CONT.	MODERATE
	GRASSES				
	FRG	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	MODERATE
	HFG	HARDY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	#1 CONT.	LOW
	IRG	INDIAN RICE GRASS	ORYZOPSIS HYMENOIDES	#1 CONT.	LOW
	MAG	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	#1 CONT.	LOW
	RSR	SHENANDOAH SWITCHGRASS	PANICUM VIRGATUM 'SHENANDOAH'	#1 CONT.	MODERATE
	VMG	VARIEGATED MAIDEN GRASS	MISCANTHUS SINENSIS VARIEGATUS	#1 CONT.	LOW
	PERENNIALS				
	CMT	CATMINT	NEPETA FAASSENII	#1 CONT.	LOW
	DFW	FIREWITCH PINE LEAF	DIANTHUS GRATIANOPOLITANUS 'FIREWITCH'	#1 CONT.	LOW
	GAI	BURGUNDY BLANKET FLOWER	GAILLARDIA X GRANDIFLORA 'BURGUNDY'	#1 CONT.	LOW
	HBJ	HIMALAYAN BORDER JEWEL	PERSICARIA AFFNIS	4" CONT.	LOW
	PFE	PARTRIDGE FEATHER	TANACETUM DENSUM SSP. AMANI	4" CONT.	LOW
	SES	AUTUMN JOY STONECROP	SEDUM 'AUTUMN JOY'	#1 CONT.	MODERATE
	SGS	SILVER MOUND SAGE	ARTEMISIA SCHMIDTIANA	#1 CONT.	LOW
	SMN	MAY NIGHT SALVIA	SALVIA SYLVESTRIS X 'MAINACHT'	#1 CONT.	LOW
	YAM	MOONSHINE YARROW	ACHELLIA 'MOONSHINE'	#1 CONT.	VERY LOW

DRYLAND SEED MIX

"FOOTHILLS MIXTURE" BY ARKANSAS VALLEY SEED CO, OR APPROVED EQUAL

COMMON NAME	BOTANICAL NAME	% OF TOTAL	PLS/ACRE
CRESTED WHEATGRASS	AGROPYRON CRISTATUM	25%	6.25
MOUNTAIN BROME	BROMUS MARGINATUS	20%	5.00
HARD FESCUE, DURAR	FESTUCA TRACHYPHYLLA/LONGIFOLIA	15%	3.75
ANNUAL RYEGRASS	LOLIUM PERENNE SSP. MULTIFLORUM	15%	3.75
CANADA BLUEGRASS	POA COMPRESSA	10%	2.50
SIDE-OATS GRAMA	BOUTELOUA CURTIPENDULA	5%	1.25
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	5%	1.25
BLUE GRAMA	BOUTELOUA GRACILIS	4%	1.00
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	1%	.25
TOTAL		100%	25 LBS.

TURF GRASS BLEND: SOD

"FRONT RANGE DROUGHT RESISTANT BLEND" BY BITTERSWEET TURF FARMS, INC, OR APPR. EQUAL

COMMON NAME	% OF TOTAL
CREeping RED FESCUE	35%
SR3200 BLUE FESCUE	25%
SR3100 HARD FESCUE	12.5%
REUBENS CANADIAN BLUE	15%
SR5100 CHEWINGS FESCUE	12.5%
TOTAL	100%

LANDSCAPE PERCENTAGE

TYPE	MINIMUM %	MAXIMUM %	PROVIDED %
TURF (17,153 SF)	5 %	24 %	22.4 %
NATIVE SEED (35,932 SF)	42 %	61 %	46.9 %
BEDS (22,868 SF)	29 %	48 %	30.7 %

LANDSCAPE AREA REQUIRED: 20%
LANDSCAPE AREAS PROVIDED: 32%

NOTE: PERCENTAGES BASED ON TOTAL PERVIOUS AREA OUTSIDE OF LOTS = 75,953 SF.
NOTE: TOTAL SITE AREA: 237,044.5279 SF (5.44 AC)

PDP PLANT REQUIREMENTS

OPEN SPACE	REQUIRED	PROVIDED
TREES (1/3000 S.F.)	26	161
(CANOPY)		(59)
(EVERGREEN)		(58)
(ORNAMENTAL)		(44)
(SHRUBS - 1/600 S.F.)	(127)	(127)

NOTE - PROVIDED TREES ABOVE ALSO INCLUDES THE FOLLOWING:

WESTERN BUFFER OPTION A (30' WIDE / 130 LF)

TREES (3 TREES / 100 L.F.)	4	13
(40% MIN. EVERGREEN)	(2)	(10)

OPTION B (20' WIDE / 96 LF)

TREES (4 TREES / 100 L.F.)	4	15
(40% MIN. EVERGREEN)	(2)	(12)

OPTION D (10' WIDE / 32 LF)

TREES (4 TREES / 100 L.F.)	4	4
(40% MIN. EVERGREEN)	(2)	(4)

TOTAL : 13 (6) 32 (26)

WESTERN SCREENING AND LANDSCAPE BUFFER:

- 1) ADDITIONAL TREES ADDED INTO OPTION A AND B.
- 2) 6' PRIVACY FENCE TO REPLACE EXISTING WOOD RAIL FENCE ALONG REAR PROPERTY LINES OF WESTERN RESIDENTIAL LOTS TO MATCH OTHER PRIVACY FENCES FOUND IN ADJACENT LOTS.

ONE TREE PER UNIT	42	94
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STREET FRONTAGE TREES	34	34
1 CANOPY TREE EVERY 40' O.C. (DOES NOT INCLUDE EXISTING CANDELAS PKWY)		



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CANDELAS FILING NO. 1,
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No.	Issue / Revision	Date	Name
1	1st PDP SUBMITTAL	12/17/21	DK
2	2nd PDP SUBMITTAL	02/28/22	DK
3	3rd PDP SUBMITTAL	04/16/22	DK

Job Number	19,1271
Project Manager	DK
Design By	BB
Drawn By	MW
Principal in Charge	DL

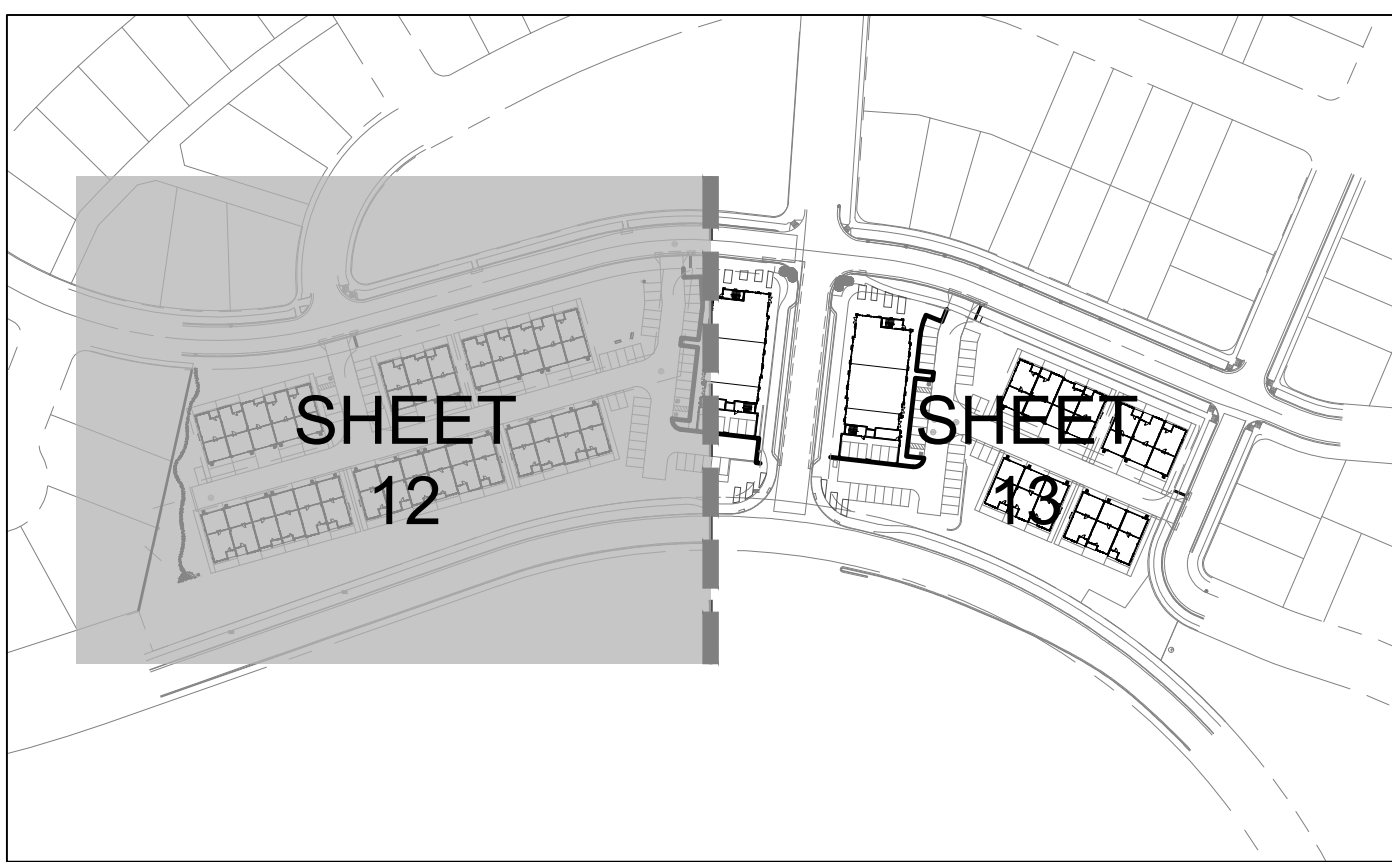
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CITY OF ARVADA, COUNTY OF JEFFERSON
STATE OF COLORADO

SHEET 12 OF 30 SHEETS

KEY MAP

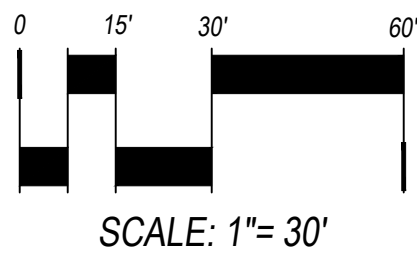


LEGEND

- PAVING
- STEEL EDGER
- RIGHT OF WAY
- MATCHLINE
- MOW LINE
- SOD
- NATIVE SEED
- MIXED COBBLE (5' NO IRRIGATION ZONE)
- CRUSHER FINES
- PLANTING BED
- ENHANCED DECORATIVE PAVING
- EXISTING TREE TO REMAIN
- CANOPY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- LANDSCAPE SEAT WALL
- BENCH
- PET PICK-UP STATION
- BUILDING NUMBER

NOTES:
1. A 3'-0" CLEAR SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS AND NOT OBSTRUCTED.
2. TREES WITHIN THIS DEVELOPMENT, WHEN FULLY MATURE, SHALL PROVIDE AN UNOBSTRUCTED VERTICAL CLEARANCE OF 13'-6"

MATCHLINE, SEE SHEET 13



CANDELAS FILING NO. 1,
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Job Number	19.1271
Project Manager	DK
Design By	BB
Drawn By	MW
Principal In Charge	DL

Sheet Number:

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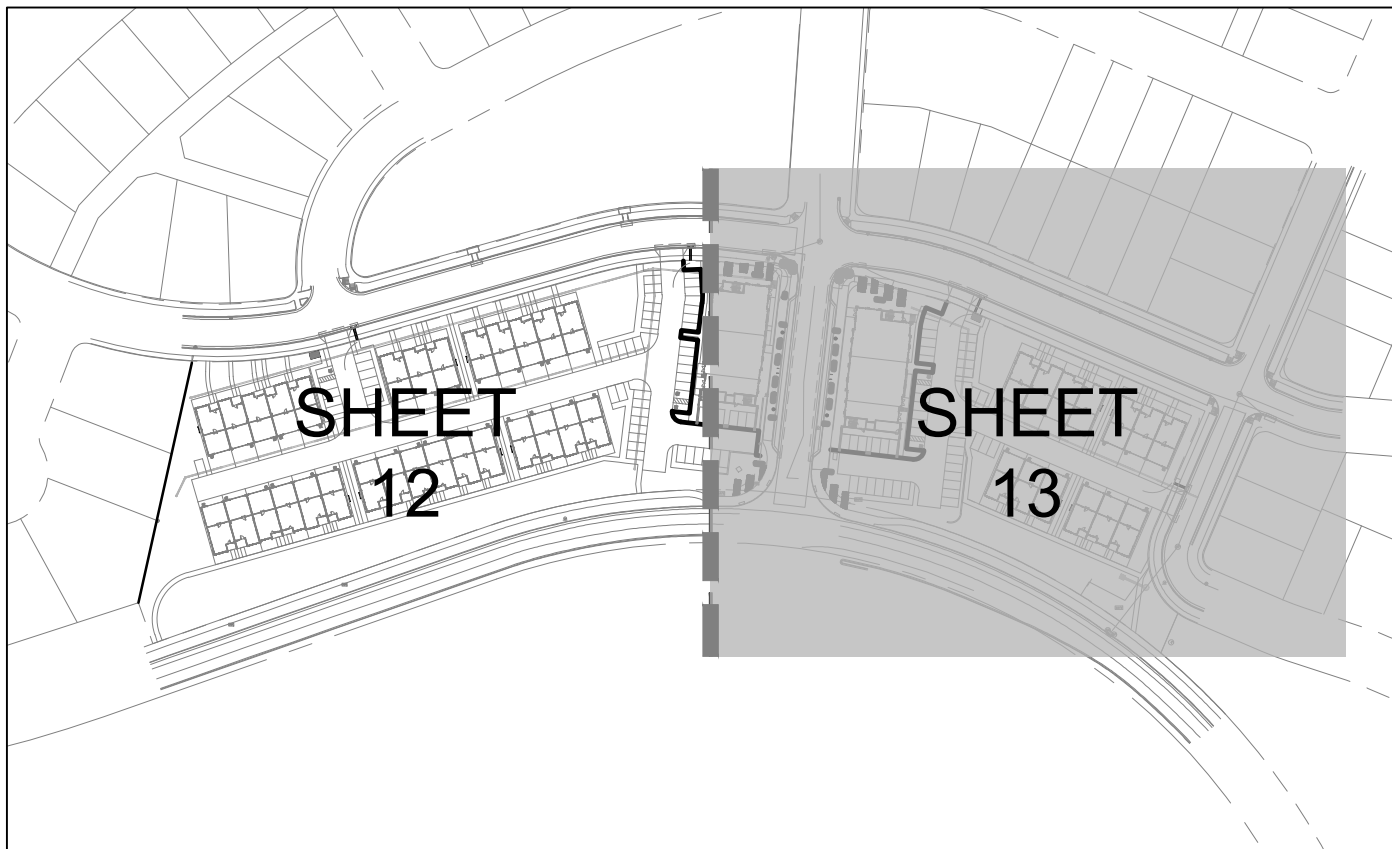
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CITY OF ARVADA, COUNTY OF JEFFERSON
STATE OF COLORADO

SHEET 13 OF 30 SHEETS

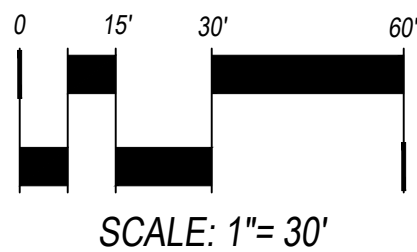
KEY MAP



LEGEND

- PAVING
- STEEL EDGER
- RIGHT OF WAY
- MATCHLINE
- MOW LINE
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- NATIVE SEED
- MIXED COBBLE (5' NO IRRIGATION ZONE)
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PRELIMINARY DEVELOPMENT PLAN

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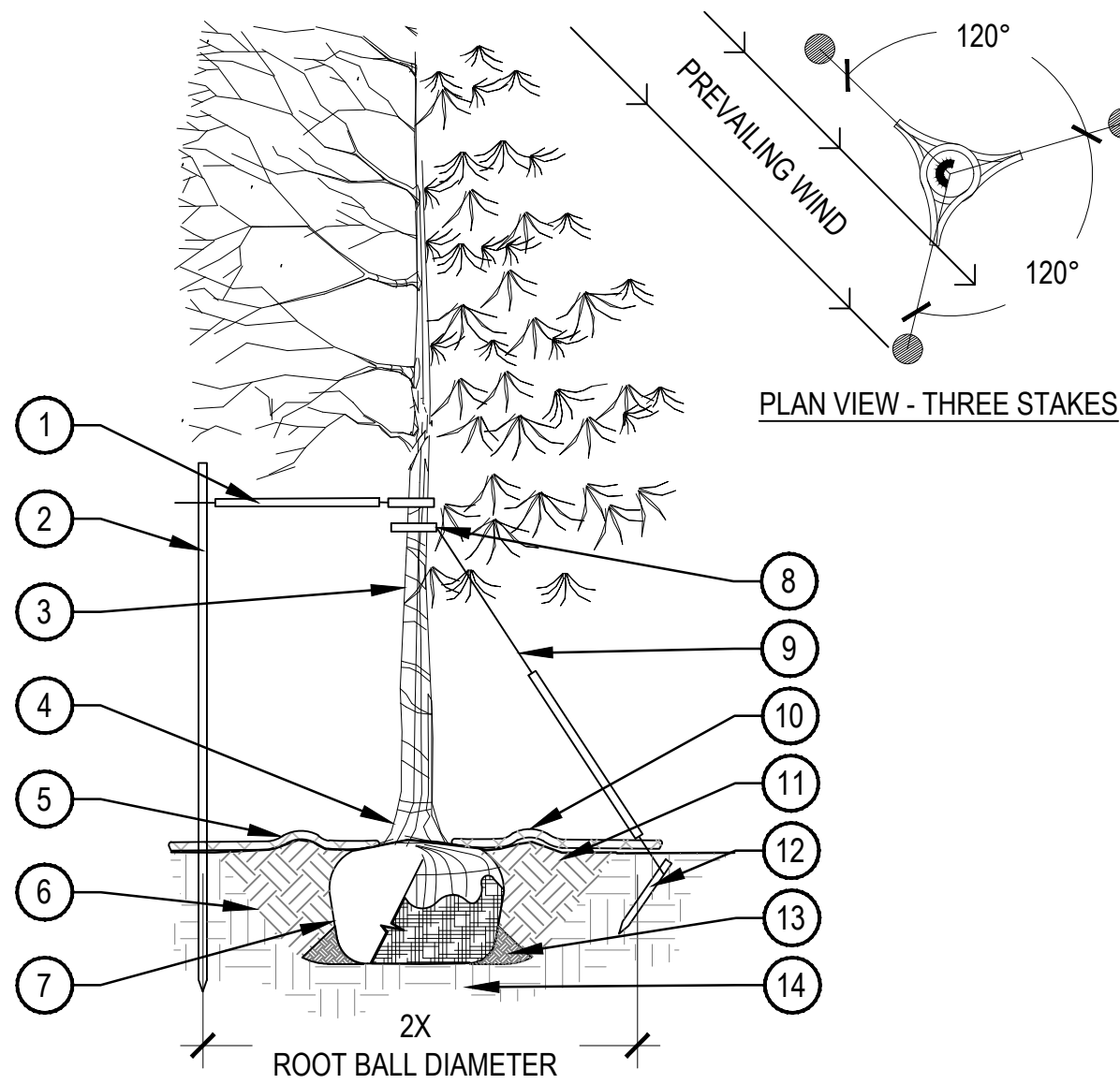
SHEET 14 OF 30 SHEETS

PRUNING NOTES:

- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
- DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

STAKING NOTES:

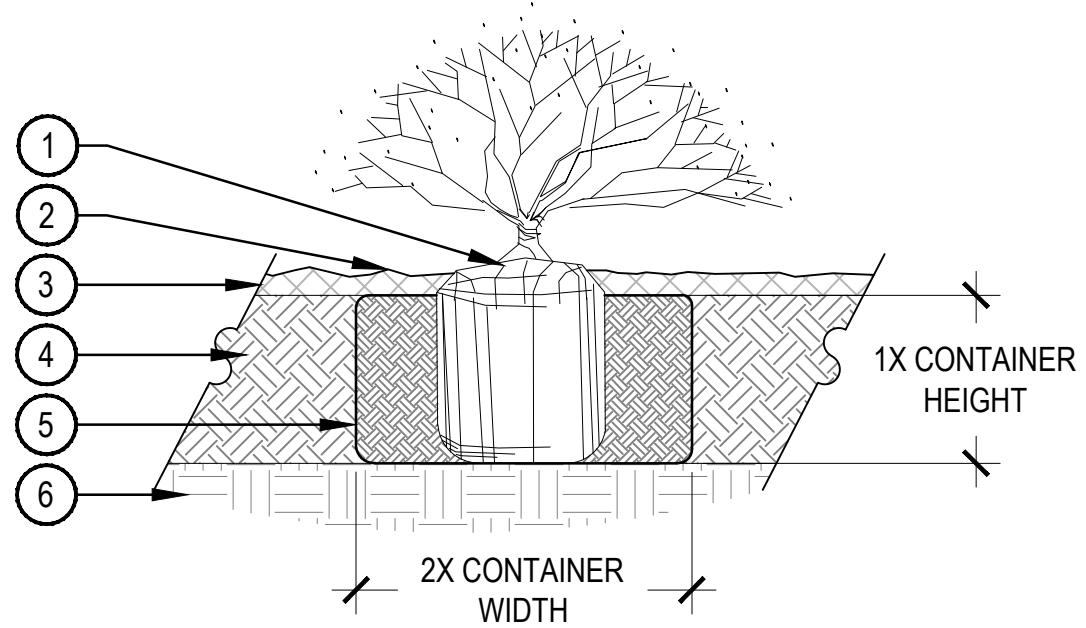
- STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
 - 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
 - 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).
 - 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
- WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.



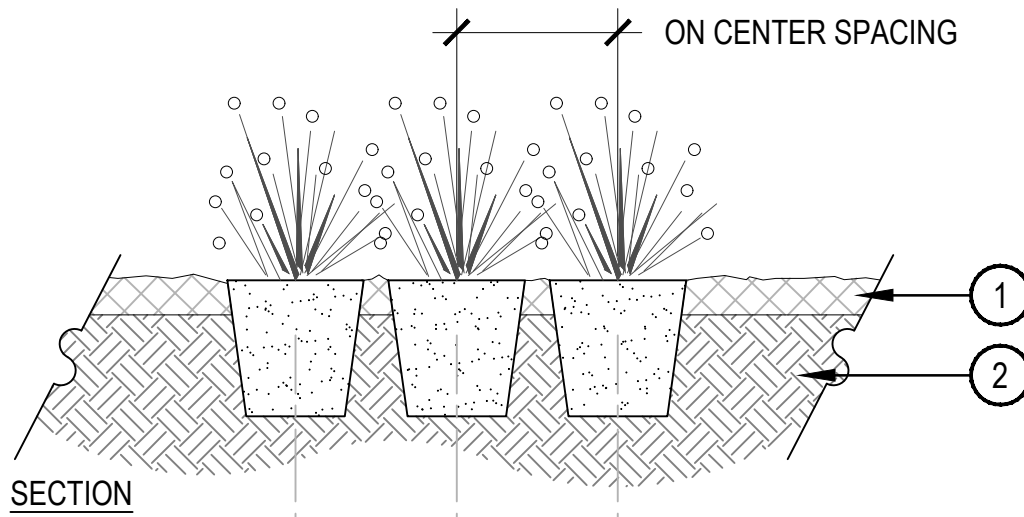
- PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE, EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
- 6'-0" UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER, ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
- TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY, WRAP FROM BASE OF TRUNK TO BOTTOM LIMB
- PLANT TREE SO THAT TOP MOST MAJOR ROOT IS 1"-2" ABOVE FINISHED GRADE
- 2'-0" RADIUS MULCH RING, VENTERED ON TRUNK, 3" DEPTH, DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK, FINISHED GRADE REFERENCES TOP OF MULCH
- 1:1 SLOPE ON SIDES OF PLANTING HOLE
- ROPES AT TOP OF ROOTBALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP, NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED
- GROMMETED NYLON STRAPS
- GALVANIZED WIRE, MINIMUM 12 GAUGE CABLE, TWIST WIRE ONLY TO KEEP FROM SLIPPING
- 4'-6" HIGH WATER SAUCER IN NON-TURF AREAS
- BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20%, BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
- 2'-0" STEEL T-POST, ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL
- PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP, SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
- PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT

1 TREE PLANTING DETAIL

SCALE: 3/16" = 1'-0"



- SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
- FINISH GRADE (TOP OF MULCH)
- SPECIFIED MULCH
- TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8" IN BED
- BACKFILLED AMENDED SOIL
- UNDISTURBED SOIL



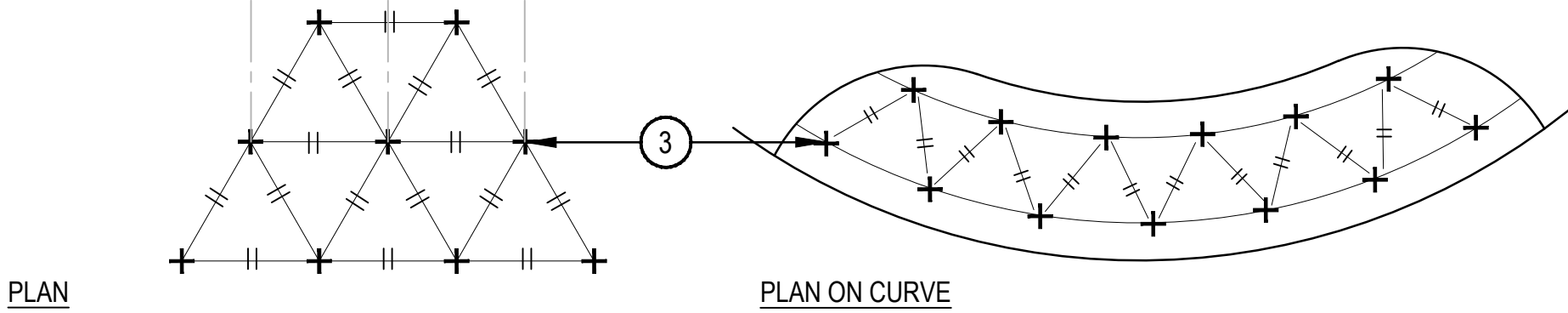
- SPECIFIED MULCH
- AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
- CENTER OF PLANT

NOTE:

- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
- CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
- ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
- DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
- PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING, DO NOT PRUNE MORE THAN 20% OF LIMBS.

2 SHRUB PLANTING

SCALE: 1 1/2" = 1'-0"



NOTES:

- WHEN PLANTED ON A CURVE, ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

3 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

CANDELAS FILING NO. 1, AMENDMENT NO. 4 PRELIMINARY DEVELOPMENT PLAN

No.	Issue / Revision	Date	Name
1	1st PDP SUBMITTAL	12/17/21	DK
2	2nd PDP SUBMITTAL	02/28/22	DK
3	3rd PDP SUBMITTAL	04/16/22	DK

Job Number	19.1271
Project Manager	DK
Design By	BB
Drawn By	MW
Principal in Charge	DL

THE SEPARATE SECTIONS HEREIN ILLUSTRATE ALL MATERIAL, DIMENSIONS, AND FINISHES FOR THE PROJECT. THE SEPARATE SECTIONS HEREIN ILLUSTRATE ALL MATERIAL, DIMENSIONS, AND FINISHES FOR THE PROJECT. THE SEPARATE SECTIONS HEREIN ILLUSTRATE ALL MATERIAL, DIMENSIONS, AND FINISHES FOR THE PROJECT.

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CANDELAS FILING NO. 1, AMENDMENT NO. 4
PRELIMINARY DEVELOPMENT PLAN

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BEING SITUATED IN THE NORTH HALF OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF ARVADA, COUNTY OF JEFFERSON
STATE OF COLORADO
SHEET 15OF 30 SHEETS

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CANDELAS FILING NO. 1,
AMENDMENT NO. 4
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DEVELOPMENT PLAN

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Job Number

19,1271

Project Manager

DK

Design By

BB

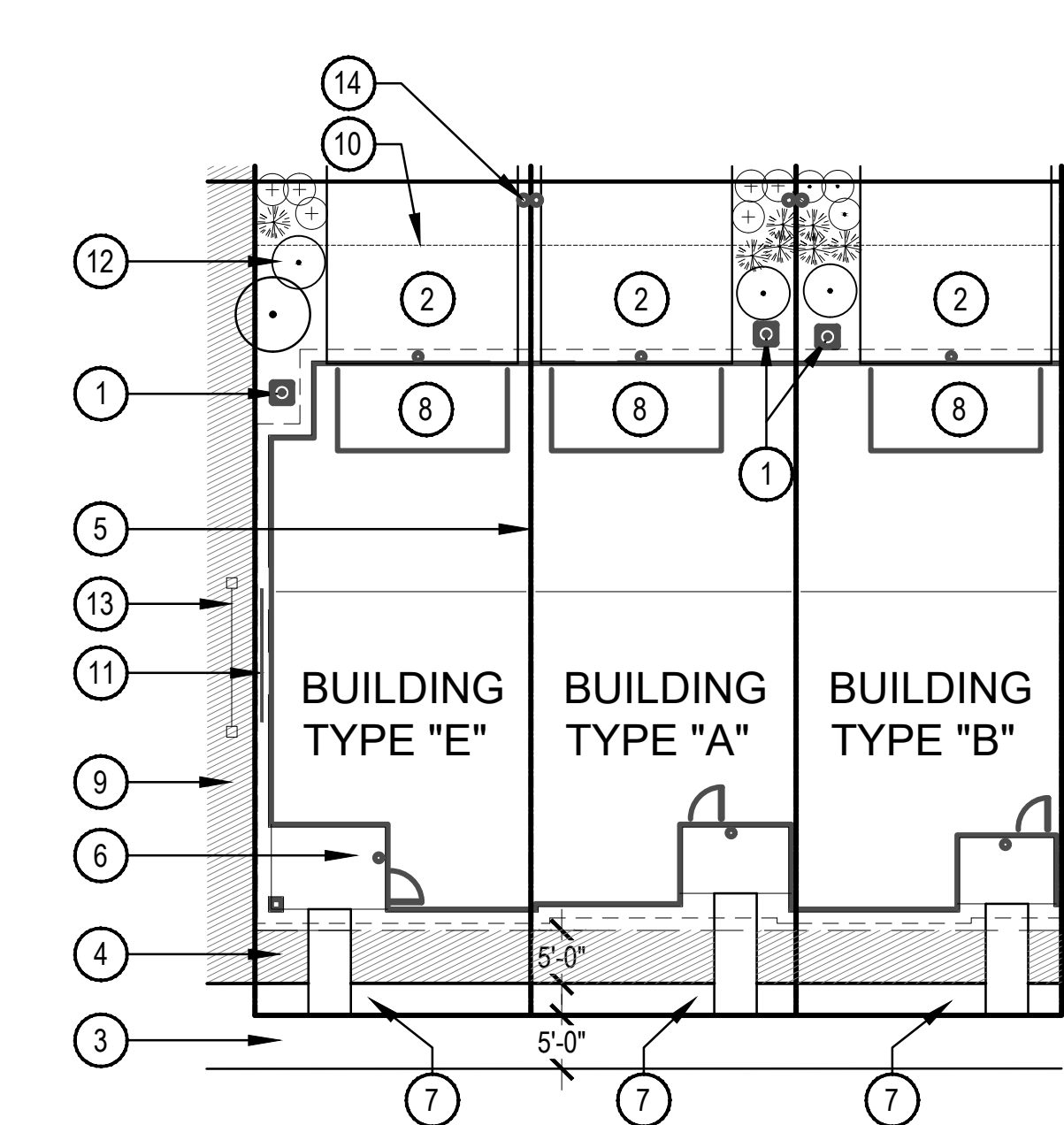
Drawn By

MW

Principal in Charge

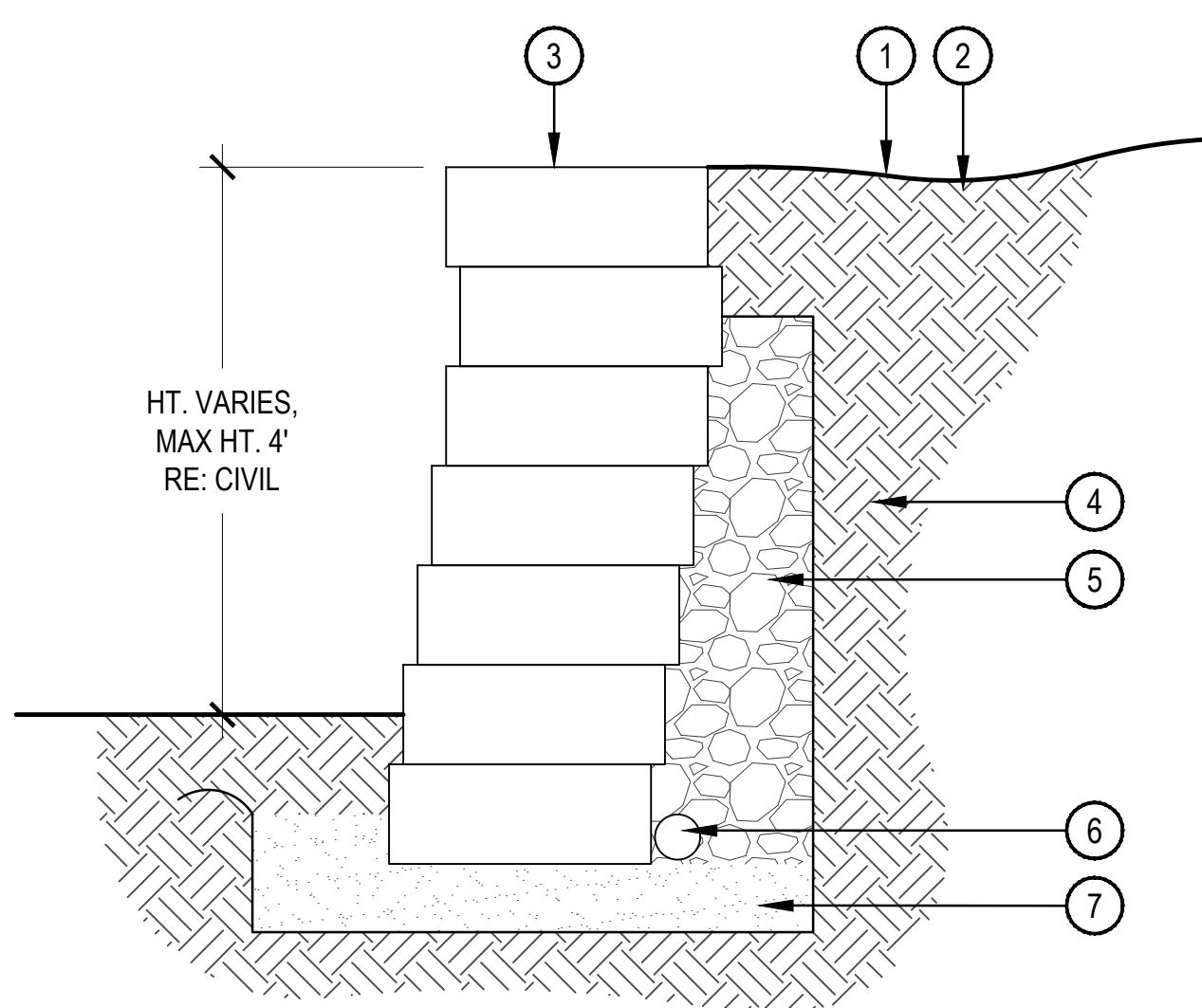
DL

Sheet Number:



- NOTES:
- ALL RESIDENTIAL LANDSCAPES SHALL BE COMPLIANT TO THE CANDELAS NEIGHBORHOOD DESIGN GUIDELINES.
 - NORRIS DESIGN PROVIDED THIS DETAIL FOR REFERENCE ONLY.
 - ALL FRONT YARDS TO BE COVERED IN ROCK MULCH.

- AIR CONDITION UNIT
- 18' WIDE DRIVEWAY
- 5' WIDE CONCRETE SIDEWALK
- 5' NON IRRIGATED ZONE
- LOT-LINE
- COVERED PORCH
- FRONT LANDSCAPE BY BUILDER/ HOMEOWNER
- 2 CAR GARAGE
- ADJACENT LANDSCAPE
- UTILITY EASEMENT
- BANK OF GAS AND ELECTRICAL METERS
- PLANT MATERIAL TO SCREEN A/C UNITS
- 4X4 POSTS WITH REMOVABLE SCREEN, REF DETAIL 1/16
- PAIRED SANITARY OR WATER SERVICES SET 1' OFF LOT LINE, PAIRS OF WAT & SAN SERVICES ALTERNATING TO MAINTAIN 10' SEPARATION BETWEEN WATER AND SANITARY



- FINISH GRADE
- SWALE
- LINK BLOCK, GLUED CAP
- COMPACTED SUBGRADE
- COMPACTED DRAINAGE AGGREGATE W/FILTER FABRIC
- 4" PERFORATED PIPE, DAYLIGHT TO DRAIN
- 6" MIN. COMPACTED AGGREGATE BASE

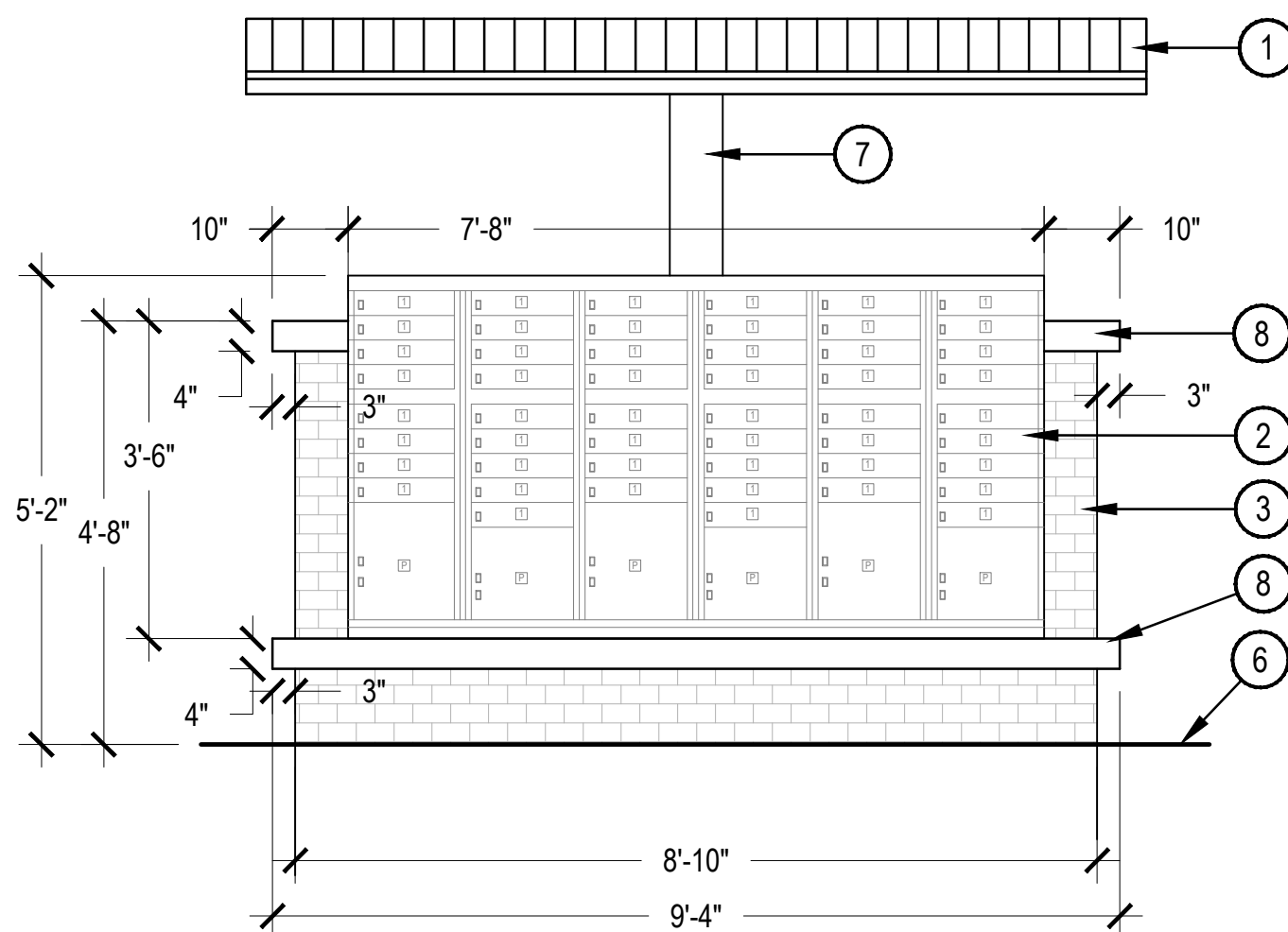
- NOTES:
- BLOCK TO BE ALLEN BLOCK COLLECTION: AB ASHLAR BLEND FOUR COURSE PATTERN OR APPROVED EQUAL.
 - COLOR: TAN BLEND
 - CONTACT: BASALITE, PHONE: 303.292.2345
 - SUGGESTED CONSTRUCTION DETAIL, MANUFACTURER TO PROVIDE DETAIL DRAWINGS.

1 LOT TYPICAL

SCALE: 3/4" = 1'-0"

2 BLOCK RETAINING WALL

SCALE: 3/4" = 1'-0"



3 MAIL KIOSK

SCALE: 1/2" = 1'-0"

- COLORADO SHELTER: MODEL: COLORADO 6X10 HR-36 1 POST, COLOR RUST CONTACT: GR MORLOT AND ASSOCIATES, 303.762.1090
- MAILBOX UNIT: MODEL : N102787, COLOR SANDSTONE, CONTACT : POSTAL PRODUCTS UNLIMITED
- STONE VENEER, ASPEN COUNTRY BY CULTURED STONE
- SECURITY LIGHT, SOLAR POWERED, MODULE: (2) NOAH ENERGY NH-12M, BATTERY: (1) NPZ-12 12V, 7.0AH, LIGHT: (1) ESHINE SOLAR LED 3W, CHARGE CONTROLLER: (1) GLS MPPT 12-2, CONTACT: SUNTALK SOLAR
- LIGHTING CONTROL BOX
- FINISH GRADE
- 7X7" COLUMN
- 4" PRECAST CONCRETE CAP, COLOR SANTA FE BY DAVIS COLORS
- FOOTING: RE STRUCTURAL
- ELECTRIC CONDUIT

NOTE:
STRUCTURAL ENGINEERING AND FOOTING BY OTHER, VERIFY WITH GEOTECH REPORT. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL PRECAST ELEMENTS TO OWNER'S REP FOR REVIEW.

CANDELAS FILING NO. 1, AMENDMENT NO. 4
PRELIMINARY DEVELOPMENT PLAN

ALL OF CANDELAS FILING NO. 1 AMENDMENT NO. 4
BEING SITUATED IN THE NORTH HALF OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF ARVADA, COUNTY OF JEFFERSON
STATE OF COLORADO

SHEET 15 OF 30 SHEETS

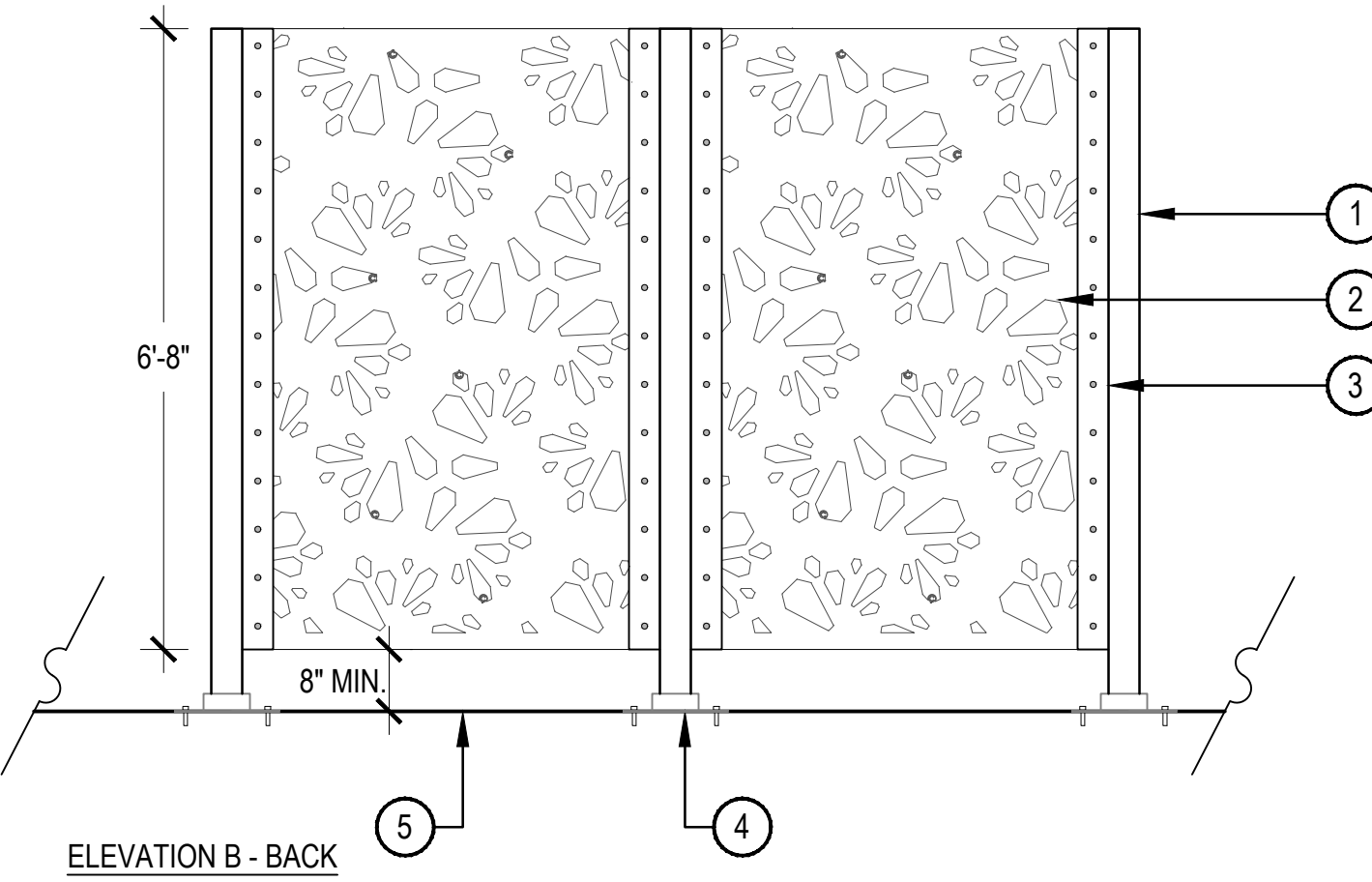
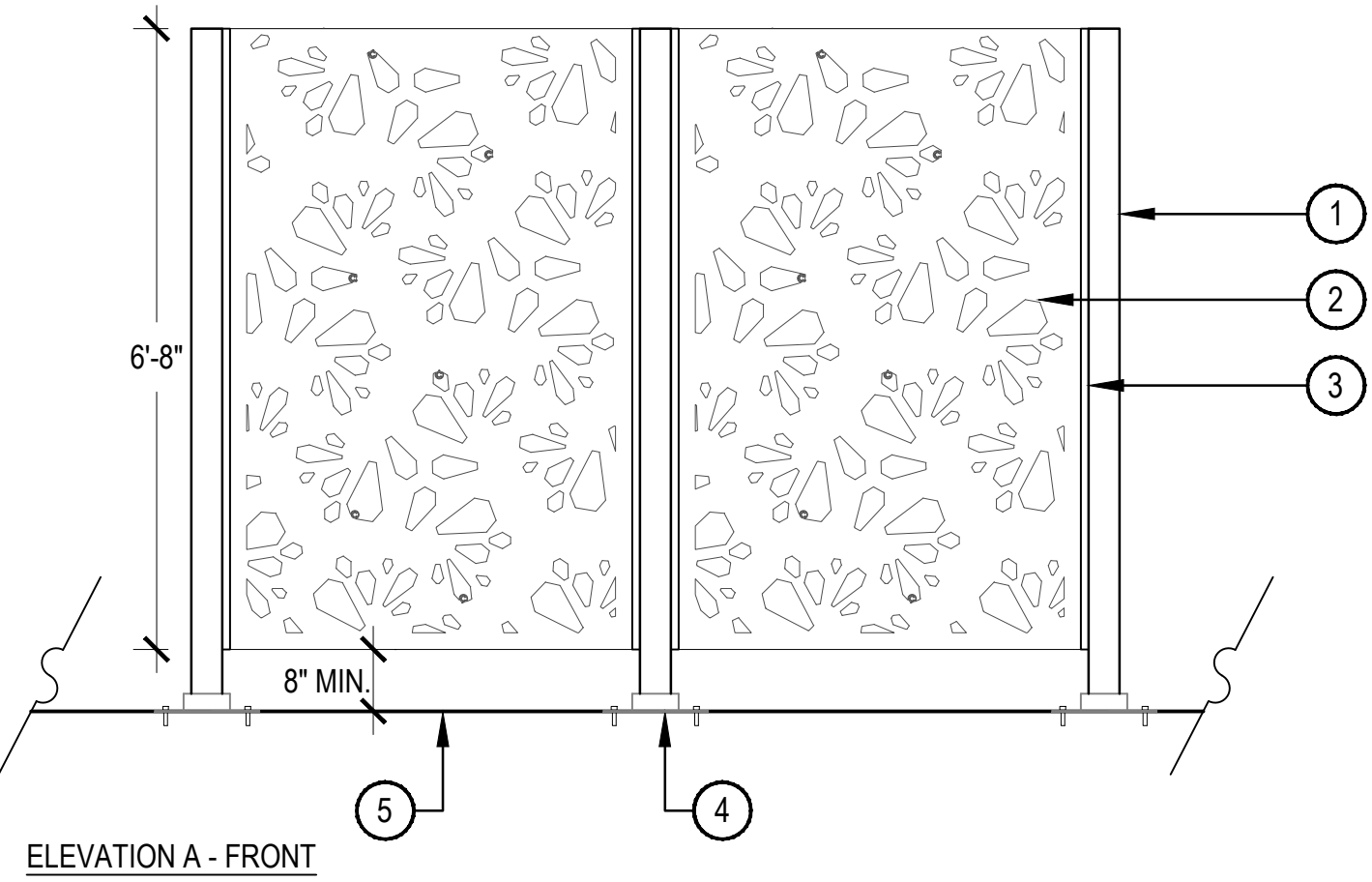
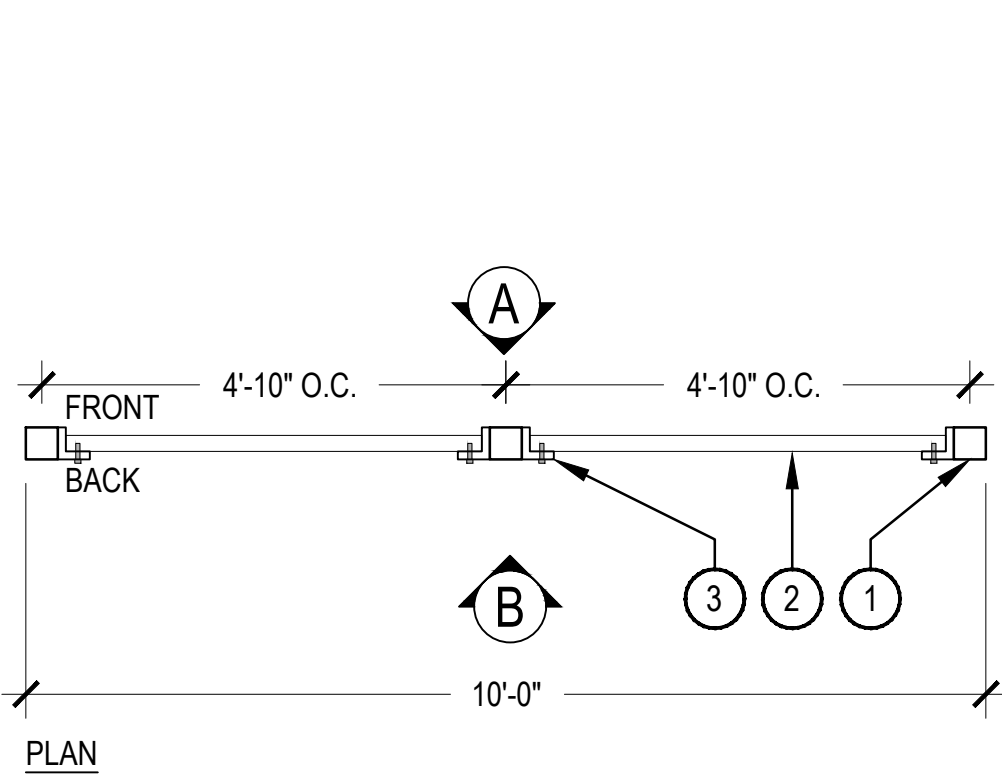
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Job Number	19.1271
Project Manager	DK
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Principal In Charge	DL

THE SEPARATE SECTIONS HEREIN ILLUSTRATE ALL MATERIALS, DIMENSIONS, AND FINISHES FOR THE PROJECT. IT IS THE RESPONSIBILITY OF THE CLIENT TO VERIFY THAT ALL MATERIALS, DIMENSIONS, AND FINISHES ARE AS SHOWN ON THE DRAWINGS AND TO OBTAIN NECESSARY PERMITS FROM THE CITY AND COUNTY OF ARVADA, COLORADO.

Sheet Number:

15.A

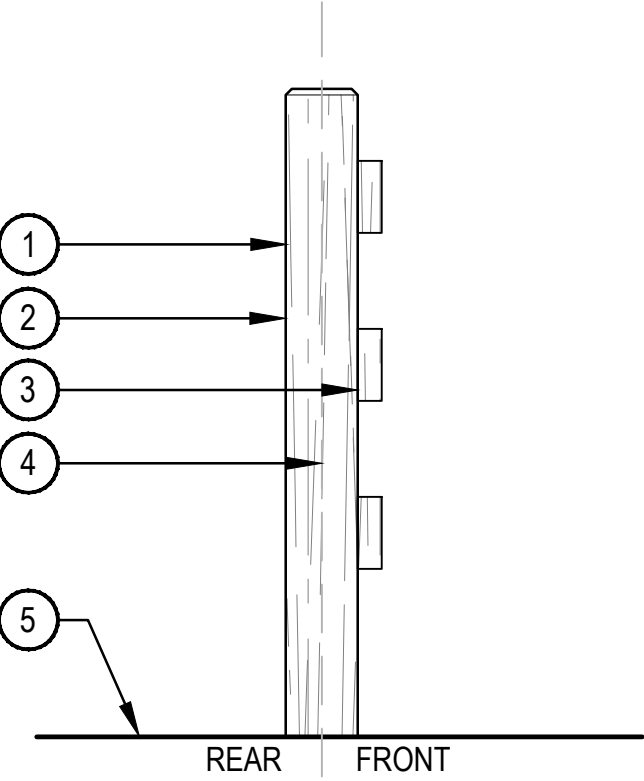
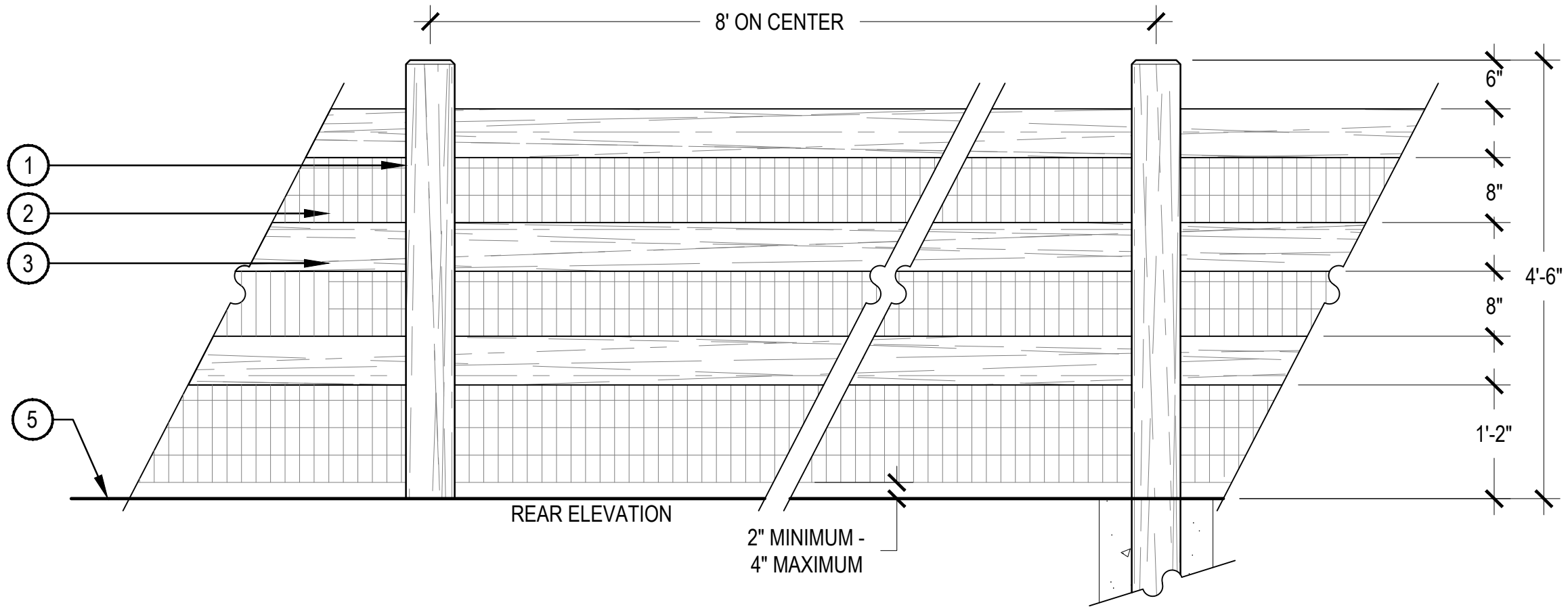


- 1 4" X 4" TUBE STEEL SUPPORT, INDUSTRY POWDERCOAT FINISH TO MATCH SCREEN PANEL
- 2 PARASOLEIL - ANTWERP SCREEN PANEL. BOLT TO TUBE STEEL PER MANUFACTURER'S RECOMMENDATIONS
- 3 L-BRACKET, WELD TO STEEL SUPPORT
- 4 STABILIZE SUPPORT POST TO STRUCTURAL SLAB WITH SURFACE MOUNT PER STRUCTURAL ENGINEER'S RECOMMENDATIONS
- 5 CONCRETE SLAB/POOL DECK. REFER TO LAYOUT PLANS

- NOTES:
- NORRIS DESIGN HAS PROVIDED THE DETAIL FOR REFERENCE PURPOSE, THIS DETAIL HAS NOT BEEN ENGINEERED.
 - CONTRACTOR TO PROVIDE SHOP DRAWINGS AND CONFIRM LAYOUT PRIOR TO INSTALLATION.
 - FRONT SIDE TO ALWAYS FACE AMENITY SPACE.

1 UTILITY SCREEN

SCALE: 1/2" = 1'-0"



- 1 4"X6" WOOD POST WITH 1" CHAMFER
- 2 2"X4" WELDED GALVANIZED 14 GAUGE HEAVY DUTY WIRE MESH
- 3 2"X6" WOOD RAIL
- 4 PROPERTY LINE, WHEN APPLICABLE
- 5 FINISHED GRADE
- 6
- 7
- 8

- NOTES:
- ALL LUMBER SHALL BE NO. 1 SELECT, CEDAR, AND SHALL BE SOLID, STRAIGHT, FREE FROM KNOTS, SPLITS, SHAKES, & DISCOLORATION.
 - FRONT SIDE OF FENCE SHALL FACE PUBLIC RIGHT OF WAY.
 - ALL NAILS, FASTENERS, AND OTHER HARDWARE SHALL BE HOT DIPPED GALVANIZED. NAILS SHALL BE SHANK.
 - ALL EXPOSED LUMBER SHALL BE STAINED WITH A COMMERCIAL GRADE SEALANT. REFER TO MATERIAL SCHEDULE FOR COLOR.

2 3-RAIL CEDAR FENCE

SCALE: 3/4" = 1'-0"

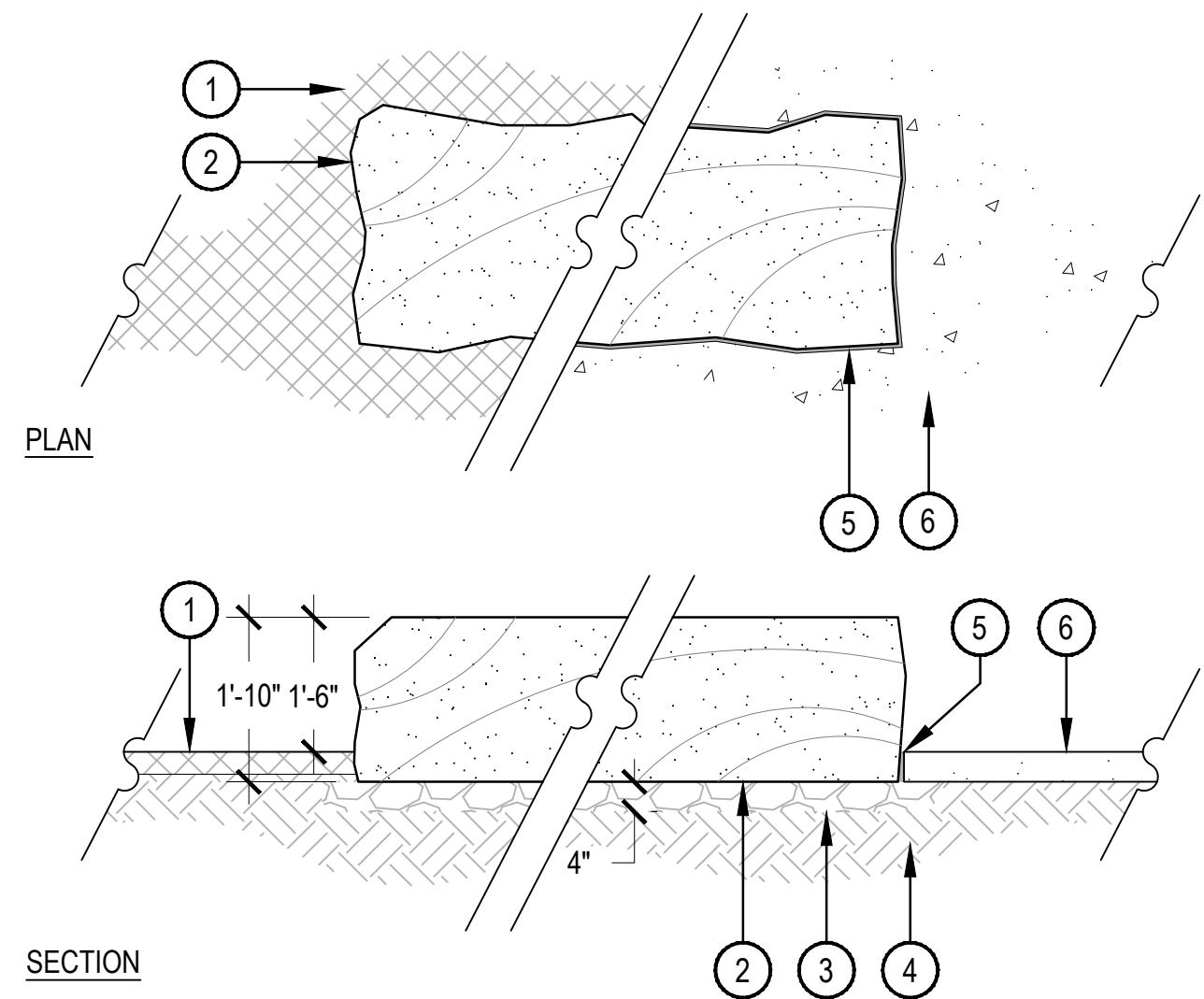
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CANDELAS FILING NO. 1, AMENDMENT NO. 4

PRELIMINARY DEVELOPMENT PLAN

ALL OF CANDELAS FILING NO. 1 AMENDMENT NO. 4
BEING SITUATED IN THE NORTH HALF OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF ARVADA, COUNTY OF JEFFERSON
STATE OF COLORADO

SHEET 15 OF 30 SHEETS

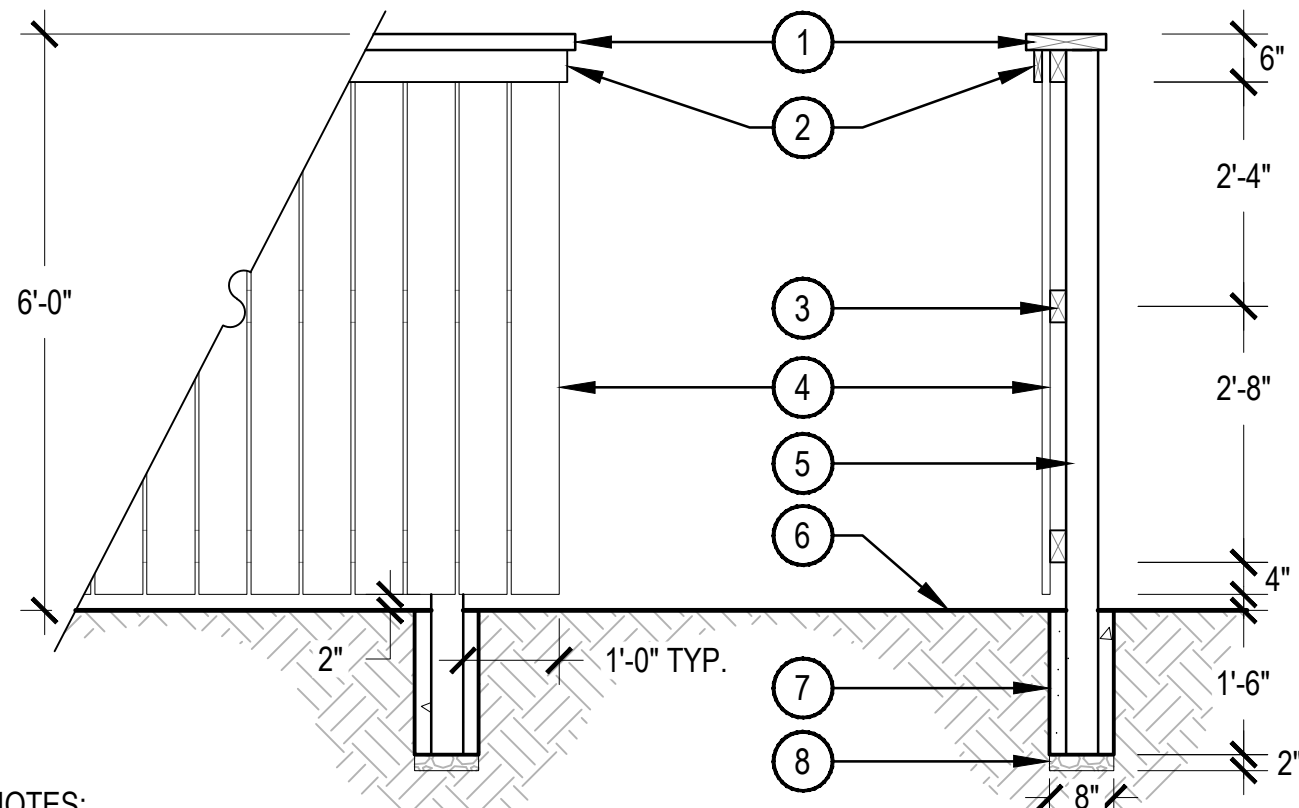


1. ADJACENT PLANTING BED, REFER TO PLAN
2. SANDSTONE SLAB, REFER TO MATERIAL SCHEDULE, SHEET L-XXX. ALL SIDES SHALL HAVE A NATURAL BROKEN FACE, TOP FACE SHALL BE SET LEVEL, SET STONE PRIOR TO POURING HARDSCAPE, PROTECT STONE DURING POURING PROCESS
3. COMPACTED AGGREGATE
4. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY
5. 1/2" MAXIMUM CAULKED AND SEALED EXPANSION JOINT, COLOR TO MATCH CONCRETE
6. ADJACENT CONCRETE FLATWORK, REFER TO PLAN

NOTES:
1. CONTACT OWNER'S REPRESENTATIVE TO SELECT STONES PRIOR TO DELIVERY.

1 SANDSTONE SLAB

SCALE: 1/2" = 1'-0"



- NOTES:
1. UNLESS OTHERWISE INDICATED, THE FENCE SHALL BE CENTERED ON THE PROPERTY LINE.
 2. ALL LUMBER SHALL BE ROUGH SAWN CEDAR, AND SHALL BE SOLID, STRAIGHT, FREE FROM KNOTS, SPLITS, SHAKES, AND DISCOLORATION.
 3. ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED NAILS OR SCREWS, SIZED TO PENETRATE HALF WAY INTO THE SECURING MEMBER.
 4. REFER TO THE MATERIAL SCHEDULE, SHEET L-XXX, FOR HOW WOOD IS TO BE TREATED.
 5. ALL FENCE PANELS SHALL BE SET LEVEL WITH STEPS TO FOLLOW GRADE. THE MAXIMUM STEP SHALL BE 6". ADJUST POST SPACING AS NEEDED SO THERE IS NO GREATER THAN A 6" GAP FROM THE BOTTOM RAIL TO FINISHING GRADE.

3 6' CEDAR WOOD FENCE

SCALE: 1/2" = 1'-0"



KEYSTONE RIDGE DESIGNS (OR APPROVED EQUAL)

PRODUCT: SN01-3

DESCRIPTION: SONANCE ONE LOOP BIKE RACK CAPACITY 3

SIZE: 29" LENGTH, 5" WIDTH, 42" HEIGHT

MATERIALS: POLYESTER POWDER COATED FULLY-WELDED COMMERCIAL-GRADE STEEL

COLOR: BLACK

SURFACE MOUNT

<http://www.keystoneridgedesigns.com/product.asp?prodid=1262>

NOTE:
MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS

CONTACT OWNER'S REP. FOR FINAL PLACEMENTS PRIOR TO SECURING

2 BIKE RACK

NTS

CANDELAS FILING NO. 1,
AMENDMENT NO. 4
PRELIMINARY
DEVELOPMENT PLAN

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1	1st PDP SUBMITTAL	12/17/21	DK
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3	3rd PDP SUBMITTAL	04/16/22	DK

Job Number	19.1271
Project Manager	DK
Design By	BB
Drawn By	MW
Principal in Charge	DL

Sheet Number:

15.B

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TRI Pointe
HOMES

PLOT DATE: ----- LAST SAVED BY: -----
DRAWING LOCATION: F:\Acad-cgo\Terra_Cousa\Condels\Drawings\CAO
LINKS\POP-TB.dwg

- NOTES:
- BUILDING HEIGHTS AND STEPPING SHOWN WILL VARY WITH LOT SPECIFIC GRADING AND SLAB STEPPING
 - NO BUILDING SHALL EXCEED THE PROPOSED MAXIMUM BUILDING HEIGHT OF 36' AT MIDPOINT OF HIGHEST ROOF
 - SEE PLAN FOR LOCATIONS OF BUILDING STYLES

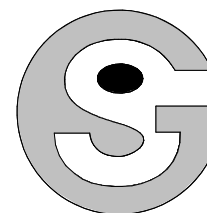
- FARMHOUSE CHARACTERISTICS
- 8:12 GABLE ROOFS
 - ROOF PLANE BREAKS
 - WINDOW GRIDS
 - BOARD AND BATT SIDING
 - LAP SIDING
 - COVERED PORCHES
 - VERTICAL PROJECTIONS

CANDELAS FILING NO. 1, AMENDMENT NO. 4

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SHEET 18 OF 30 SHEETS



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CANDELAS FILING NO. 1,
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PRELIMINARY
DEVELOPMENT PLAN
3-PLEX FARMHOUSE ELEVATIONS

No.	Issue / Revision	Date	Name
1	1st PDP SUBMITTAL	12/17/21	AD
2	2nd PDP SUBMITTAL	03/25/22	AD
3	3rd PDP SUBMITTAL	04/15/22	AD

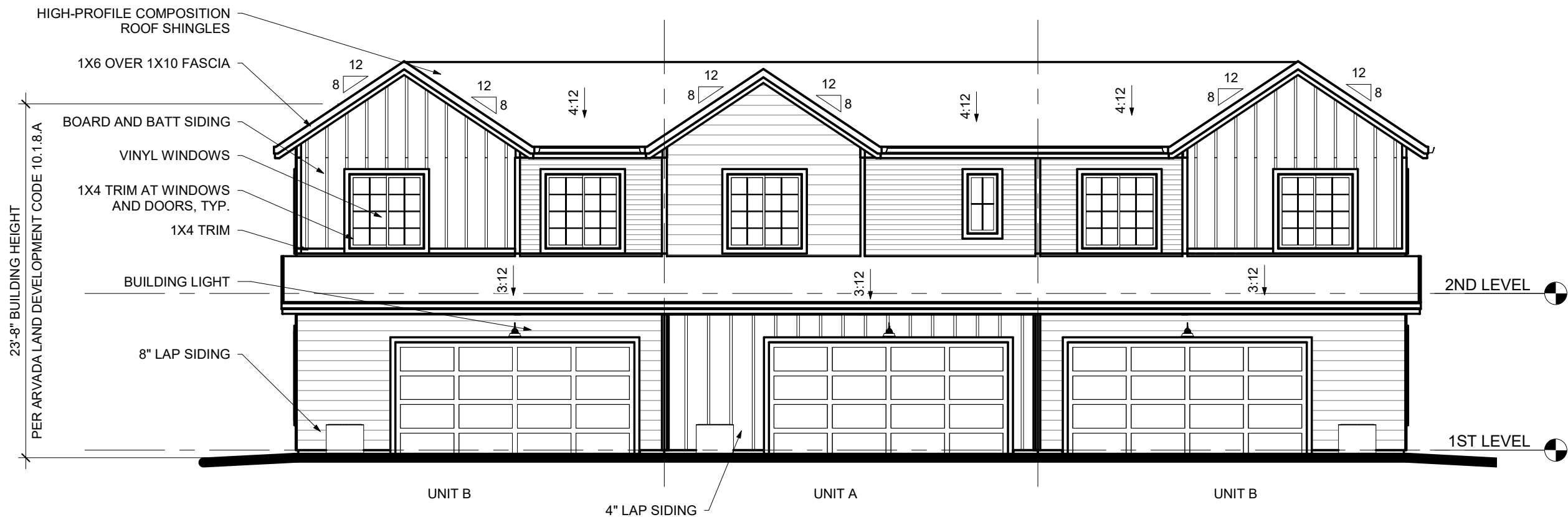
Job Number	119.1271
Project Manager	
Design By	
Drawn By	
Principal In Charge	

Sheet Number:

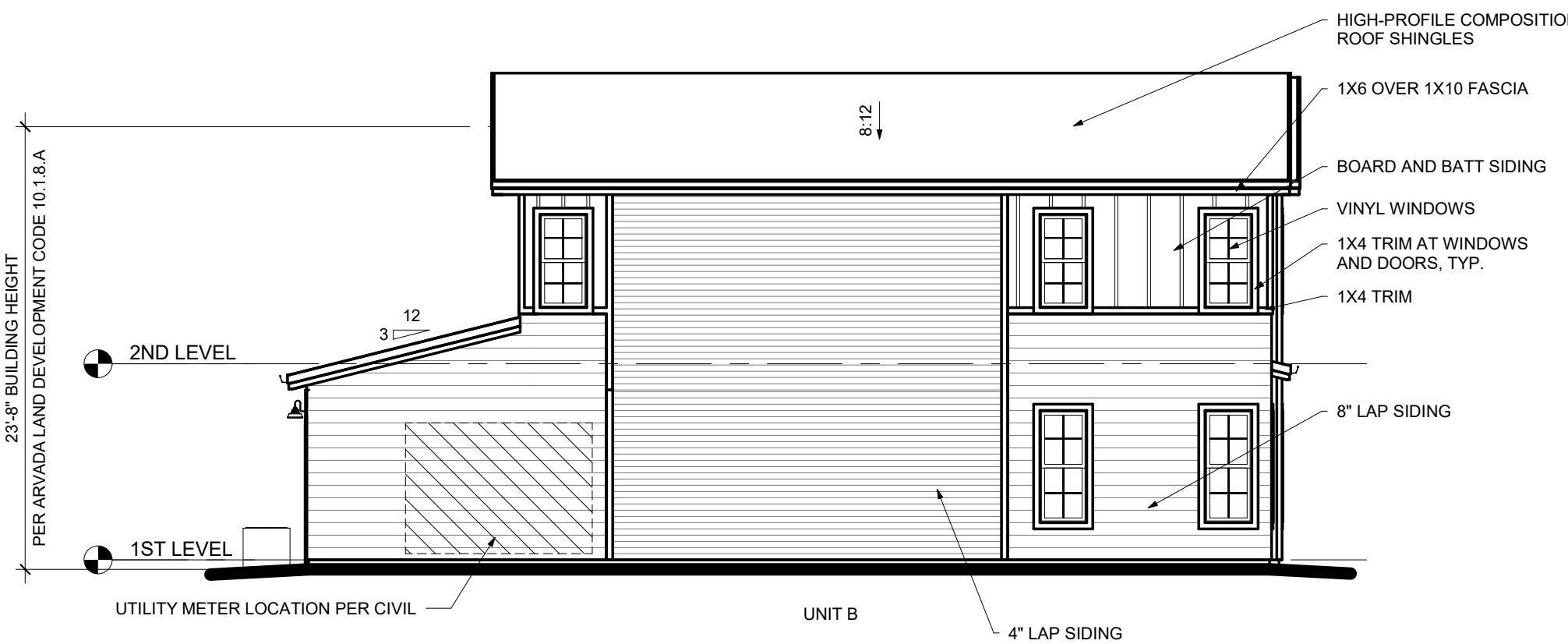
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18 OF 30

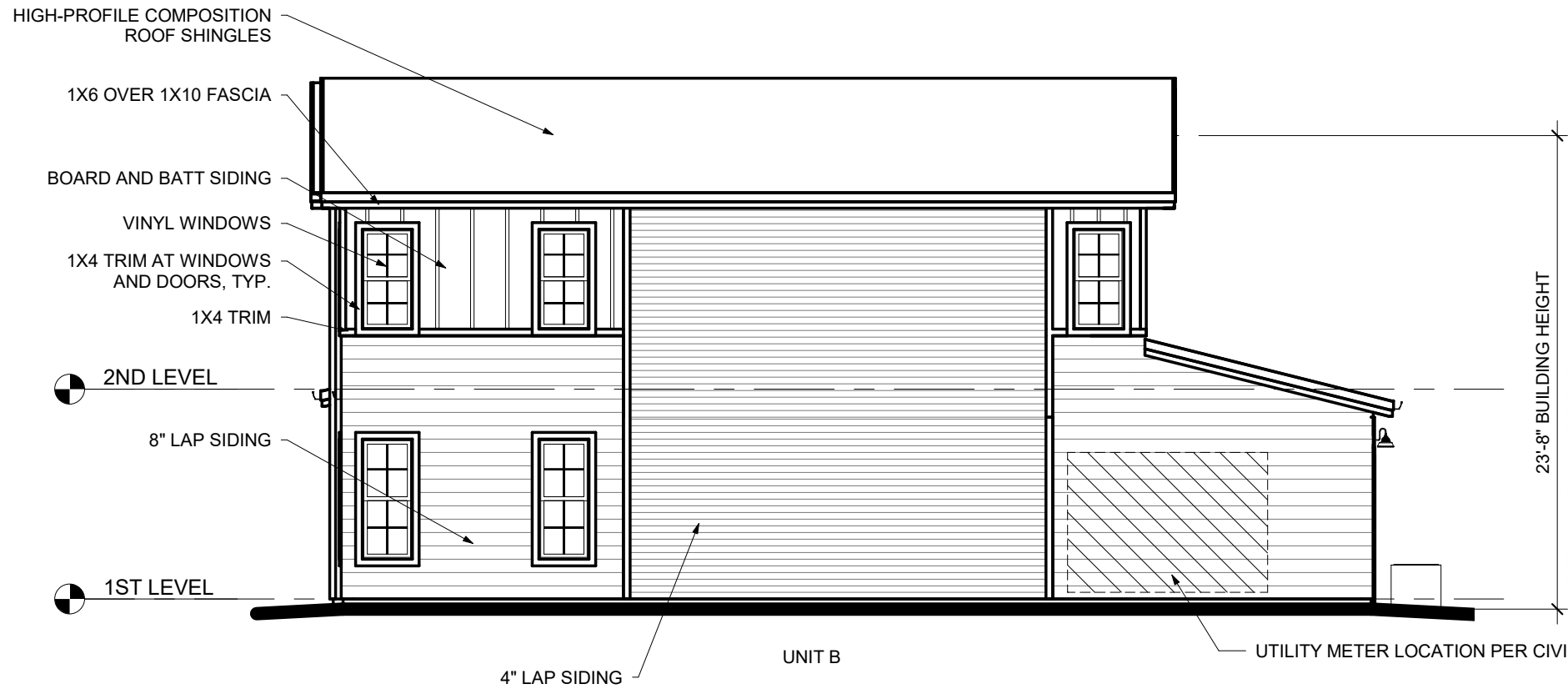
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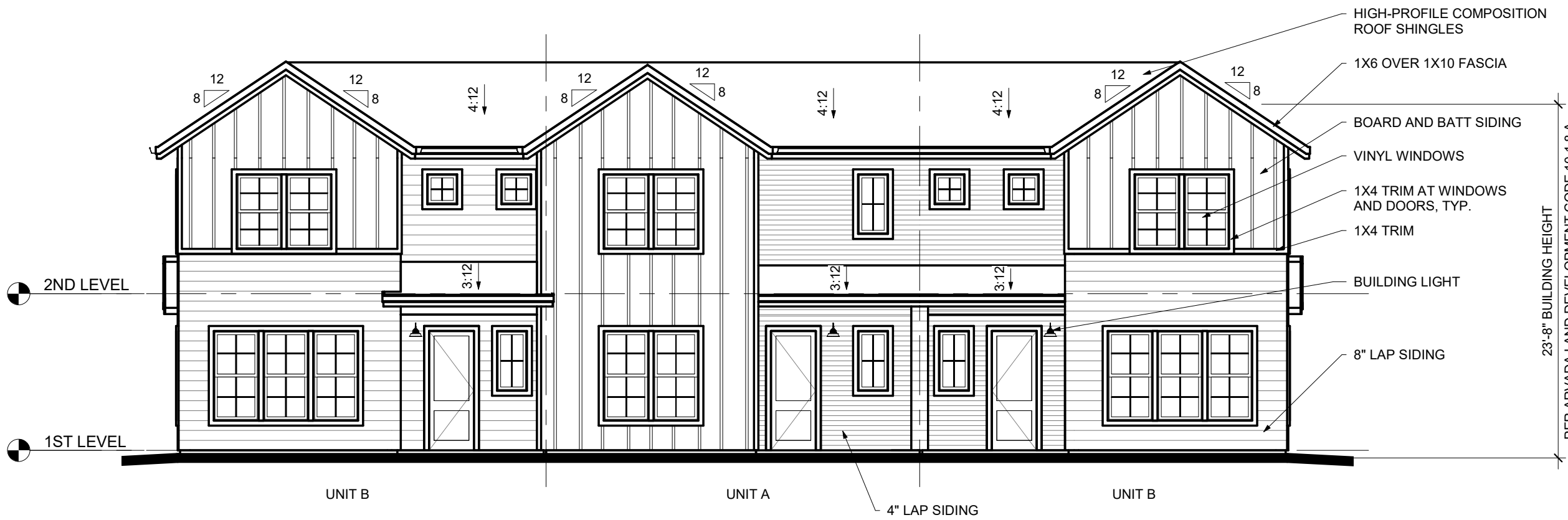
4 3-PLEX FARMHOUSE - REAR ELEVATION
1/8" = 1'-0"



3 3-PLEX FARMHOUSE - LEFT ELEVATION
1/8" = 1'-0"



2 3-PLEX FARMHOUSE - RIGHT ELEVATION
1/8" = 1'-0"



1 3-PLEX FARMHOUSE - FRONT ELEVATION
1/8" = 1'-0"

PLOT DATE: ----- LAST SAVED BY: -----
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CANDELAS FILING NO. 1, AMENDMENT NO. 4

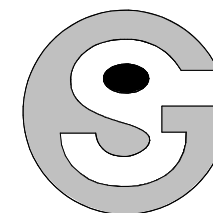
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SHEET 19 OF 30 SHEETS

- NOTES:
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 - NO BUILDING SHALL EXCEED THE PROPOSED MAXIMUM BUILDING HEIGHT OF 35' AT MIDPOINT OF HIGHEST ROOF.
 - SEE PLAN FOR LOCATIONS OF BUILDING STYLES.

- PRAIRIE CHARACTERISTICS
- 4:12 HIP ROOFS
 - ROOF PLANE BREAKS
 - STONE
 - LAP SIDING
 - COVERED PORCHES
 - VERTICAL PROJECTIONS



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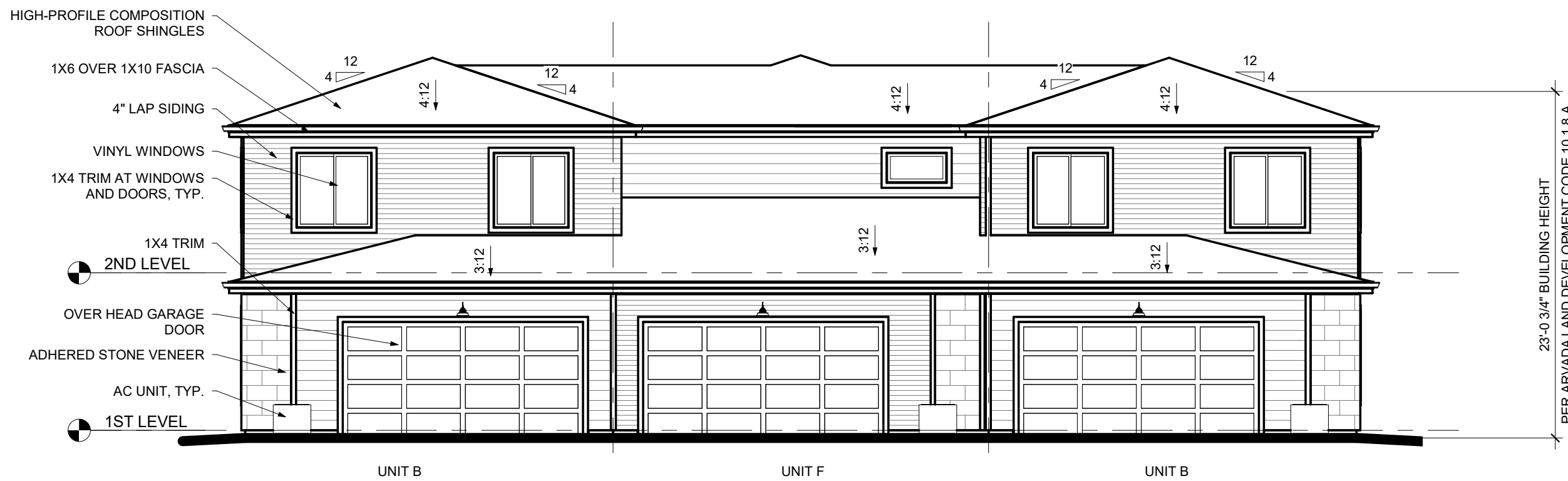


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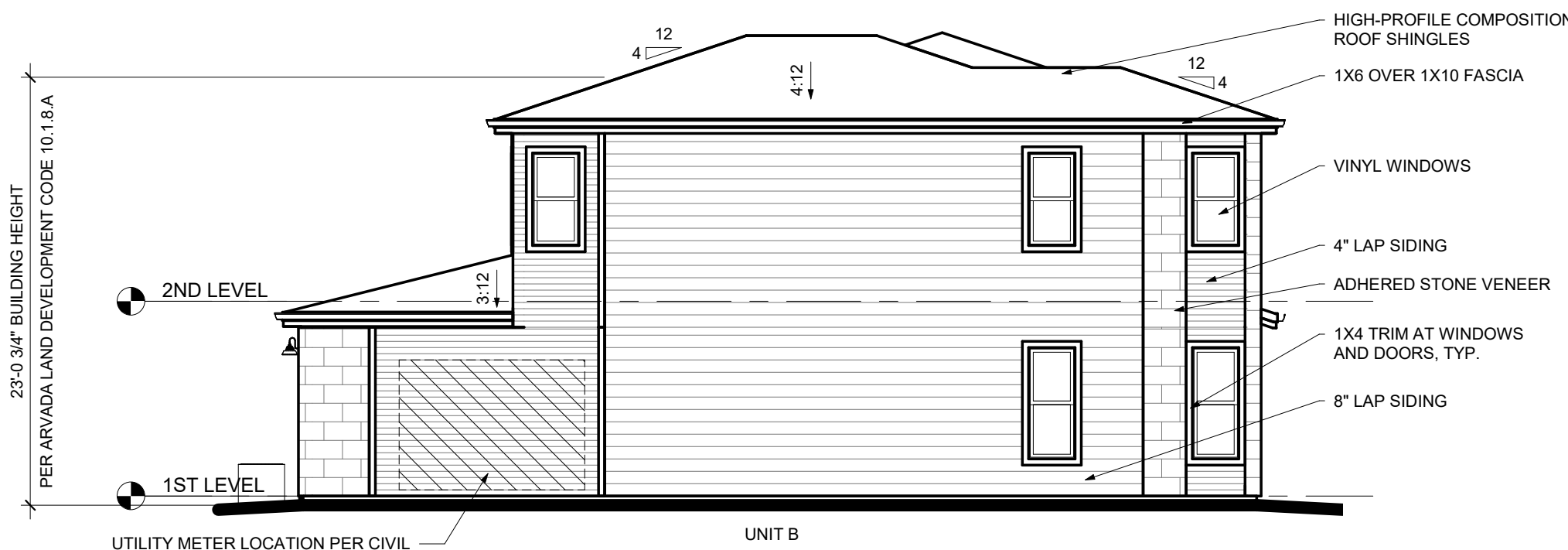


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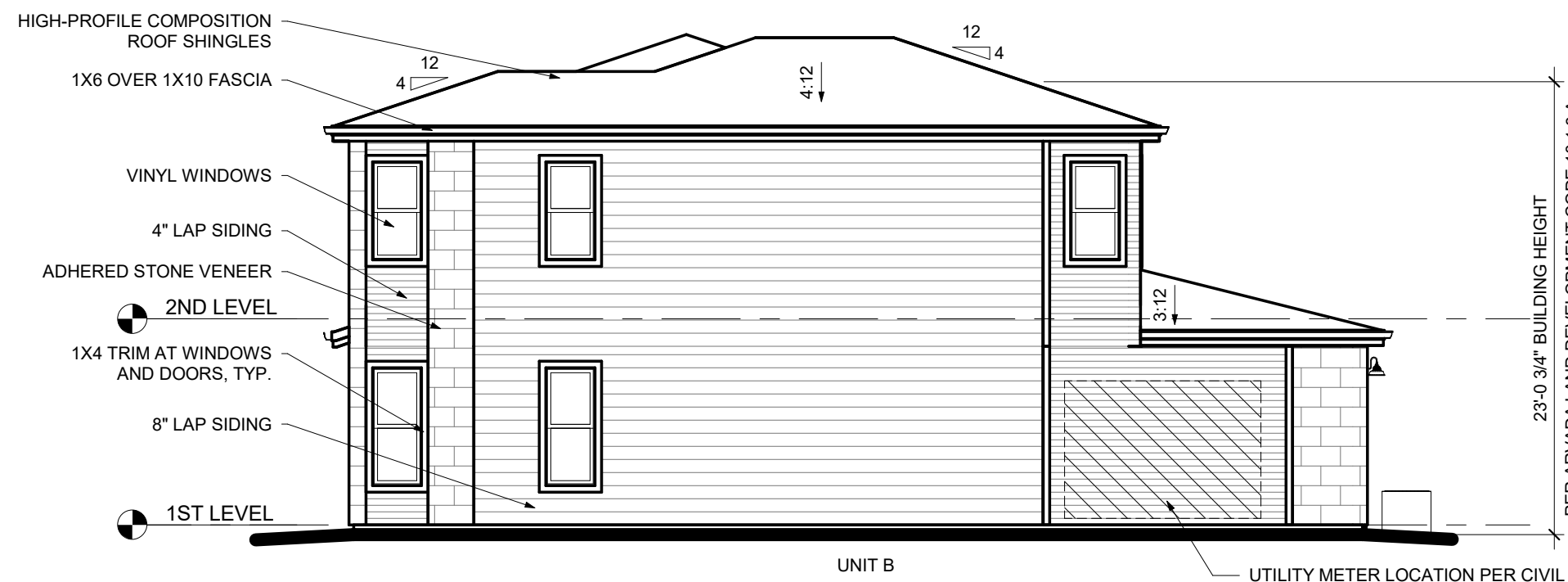
CANDELAS FILING NO. 1,
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DEVELOPMENT PLAN
3-PLEX PRAIRIE ELEVATIONS



4 3-PLEX PRAIRIE - REAR ELEVATION
1/8" = 1'-0"



3 3-PLEX PRAIRIE - LEFT ELEVATION
1/8" = 1'-0"



2 3-PLEX PRAIRIE - RIGHT ELEVATION
1/8" = 1'-0"



1 3-PLEX PRAIRIE - FRONT ELEVATION
1/8" = 1'-0"

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Design By	
Drawn By	
Principal In Charge	

Sheet Number:

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19 OF 30

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- NOTES:
- BUILDING HEIGHTS AND STEPPING SHOWN WILL VARY WITH LOT SPECIFIC GRADING AND SLAB STEPPING
 - NO BUILDING SHALL EXCEED THE PROPOSED MAXIMUM BUILDING HEIGHT OF 35' AT MIDPOINT OF HIGHEST ROOF
 - SEE PLAN FOR LOCATIONS OF BUILDING STYLES

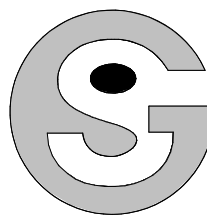
- PRAIRIE CHARACTERISTICS
- 4:12 HIP ROOFS
 - ROOF PLANE BREAKS
 - STONE
 - LAP SIDING
 - COVERED PORCHES
 - VERTICAL PROJECTIONS

CANDELAS FILING NO. 1, AMENDMENT NO. 4

PRELIMINARY DEVELOPMENT PLAN

ALL OF CANDELAS FILING NO. 1 AMENDMENT NO. 4
BEING SITUATED IN THE NORTH HALF OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF ARVADA, COUNTY OF JEFFERSON
STATE OF COLORADO

SHEET 20 OF 30 SHEETS



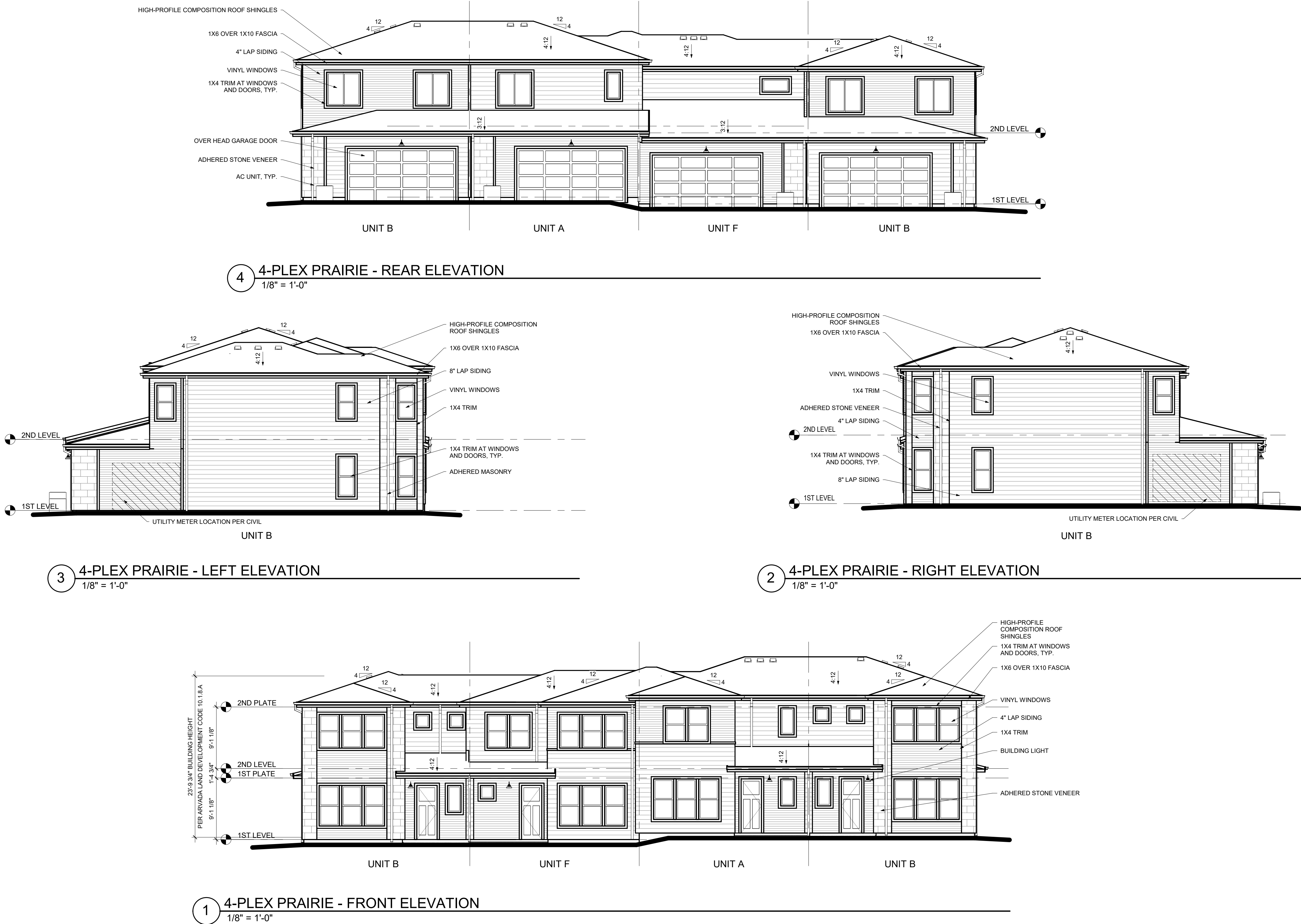
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CANDELAS FILING NO. 1,
AMENDMENT NO. 4
PRELIMINARY
DEVELOPMENT PLAN
4-PLEX PRAIRIE ELEVATIONS



No.	Issue / Revision	Date	Name
1	1st PDP SUBMITTAL	12/17/21	AD
2	2nd PDP SUBMITTAL	03/25/22	AD
3	3rd PDP SUBMITTAL	04/15/22	AD

Job Number	119.1271
Project Manager	
Design By	
Drawn By	
Principal in Charge	

Sheet Number:

20
20 OF 30

PLOT DATE: ----- LAST SAVED BY: -----
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LINKS\POP-TB.dwg

- NOTES:
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 - NO BUILDING SHALL EXCEED THE PROPOSED MAXIMUM BUILDING HEIGHT OF 35' AT MIDPOINT OF HIGHEST ROOF
 - SEE PLAN FOR LOCATIONS OF BUILDING STYLES

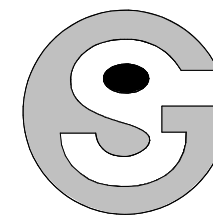
- FARMHOUSE CHARACTERISTICS
- 8-12 GABLE ROOFS
 - ROOF PLANE BREAKS
 - WINDOW GRIDS
 - BOARD AND BATT SIDING
 - LAP SIDING
 - COVERED PORCHES
 - VERTICAL PROJECTIONS

CANDELAS FILING NO. 1, AMENDMENT NO. 4

PRELIMINARY DEVELOPMENT PLAN

ALL OF CANDELAS FILING NO. 1 AMENDMENT NO. 4
BEING SITUATED IN THE NORTH HALF OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF ARVADA, COUNTY OF JEFFERSON
STATE OF COLORADO

SHEET 21 OF 30 SHEETS

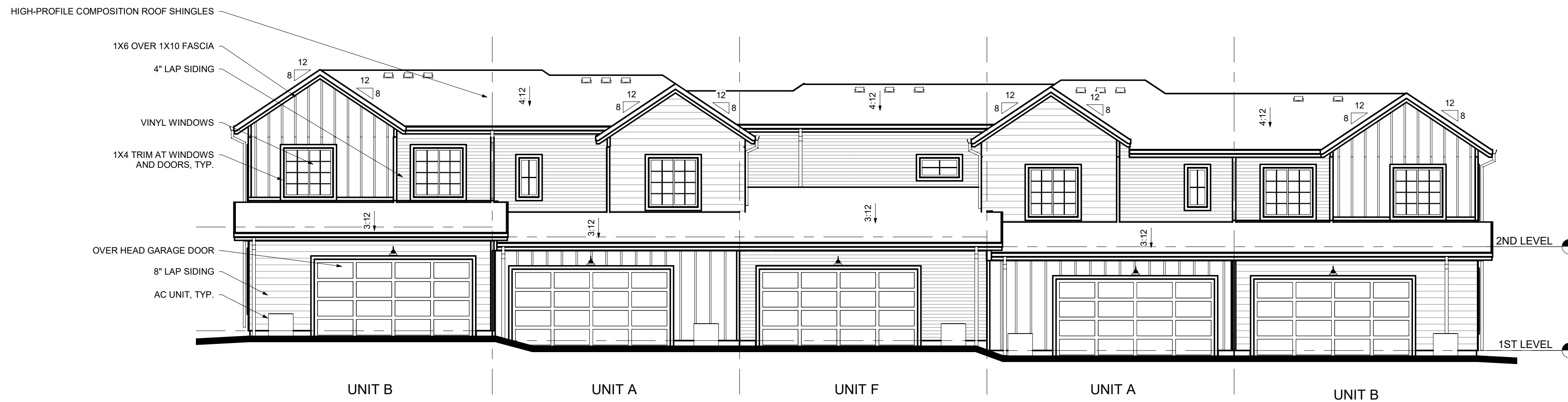


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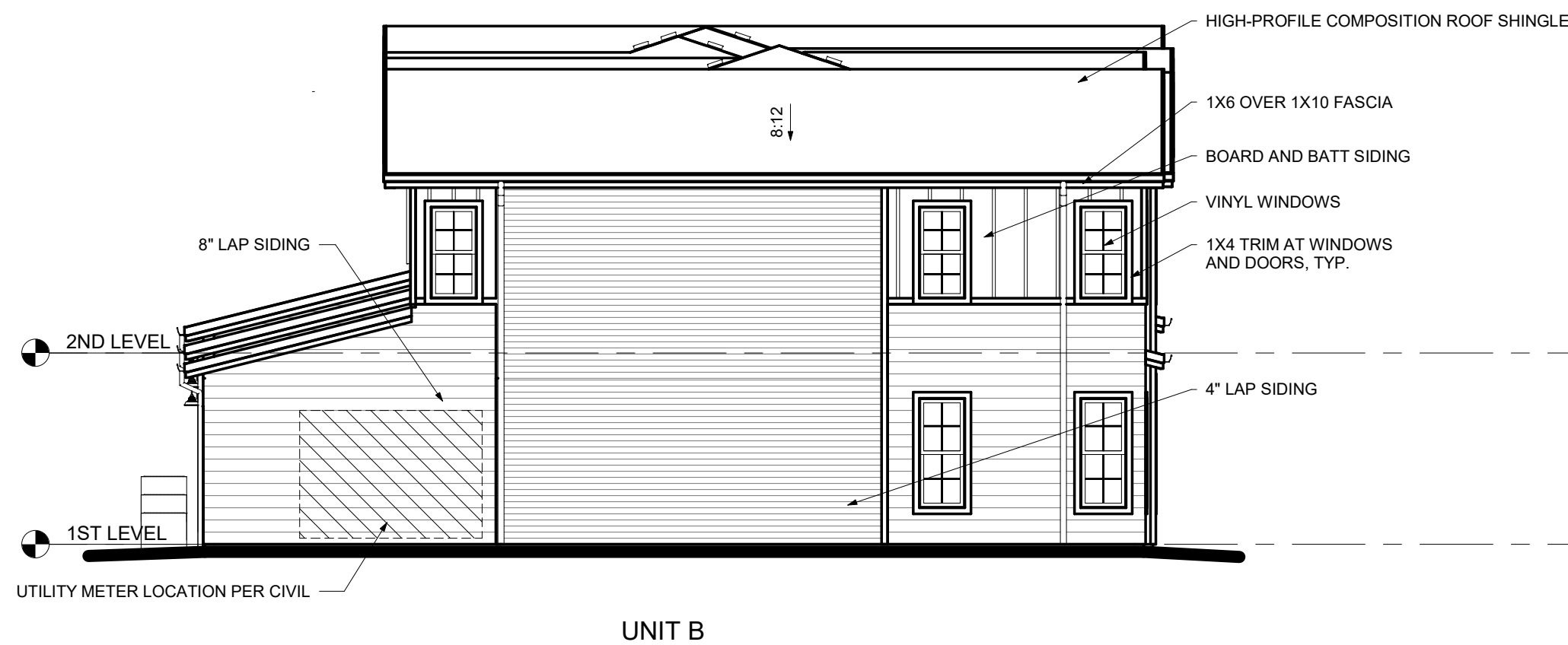
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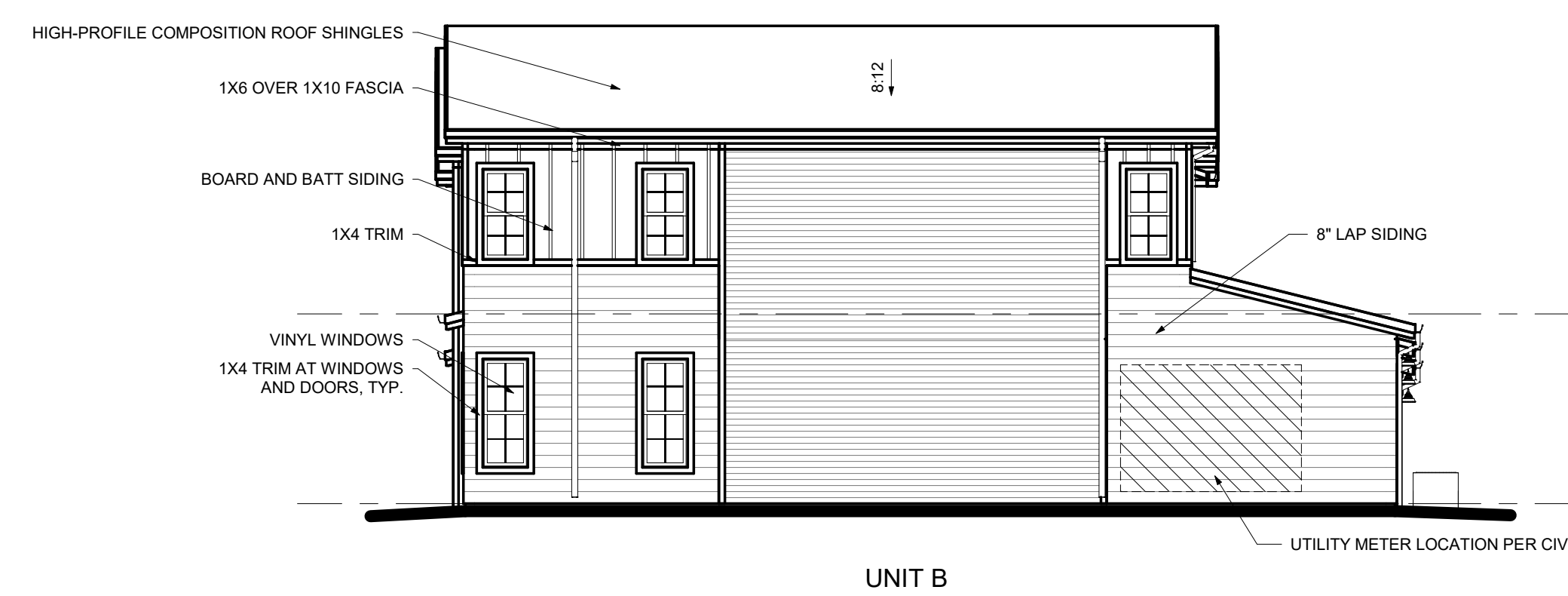
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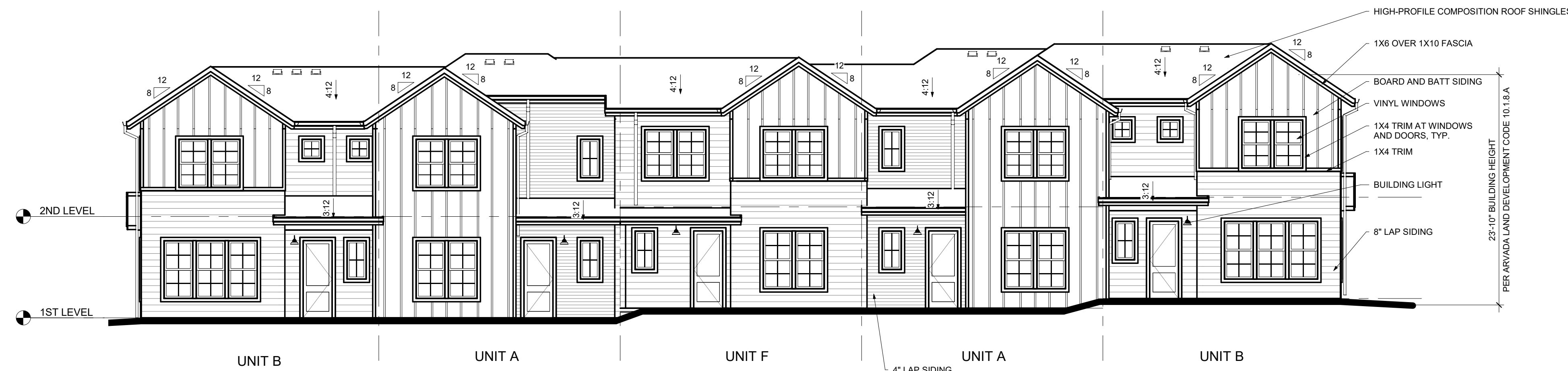
4 5-PLEX FARMHOUSE - REAR ELEVATION
1/8" = 1'-0"



3 5-PLEX FARMHOUSE - LEFT ELEVATION
1/8" = 1'-0"



2 5-PLEX FARMHOUSE - RIGHT ELEVATION
1/8" = 1'-0"



1 5-PLEX FARMHOUSE - FRONT ELEVATION
1/8" = 1'-0"

CANDELAS FILING NO. 1,
AMENDMENT NO. 4
PRELIMINARY
DEVELOPMENT PLAN
5-PLEX FARMHOUSE ELEVATIONS

No.	Issue / Revision	Date	Name
1	1st PDP SUBMITTAL	12/17/21	AD
2	2nd PDP SUBMITTAL	03/25/22	AD
3	3rd PDP SUBMITTAL	04/15/22	AD

Job Number	119.1271
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Drawn By	
Principal In Charge	

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21 OF 30

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 - SEE PLAN FOR LOCATIONS OF BUILDING STYLES.

- PRAIRIE CHARACTERISTICS
- 4:12 HIP ROOFS
 - ROOF PLANE BREAKS
 - STONE
 - LAP SIDING
 - COVERED PORCHES
 - VERTICAL PROJECTIONS

CANDELAS FILING NO. 1, AMENDMENT NO. 4

PRELIMINARY DEVELOPMENT PLAN

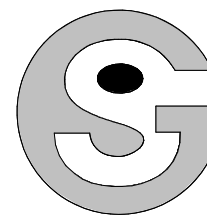
ALL OF CANDELAS FILING NO. 1 AMENDMENT NO. 4

BEING SITUATED IN THE NORTH HALF OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN

CITY OF ARVADA, COUNTY OF JEFFERSON

STATE OF COLORADO

SHEET 22 OF 30 SHEETS

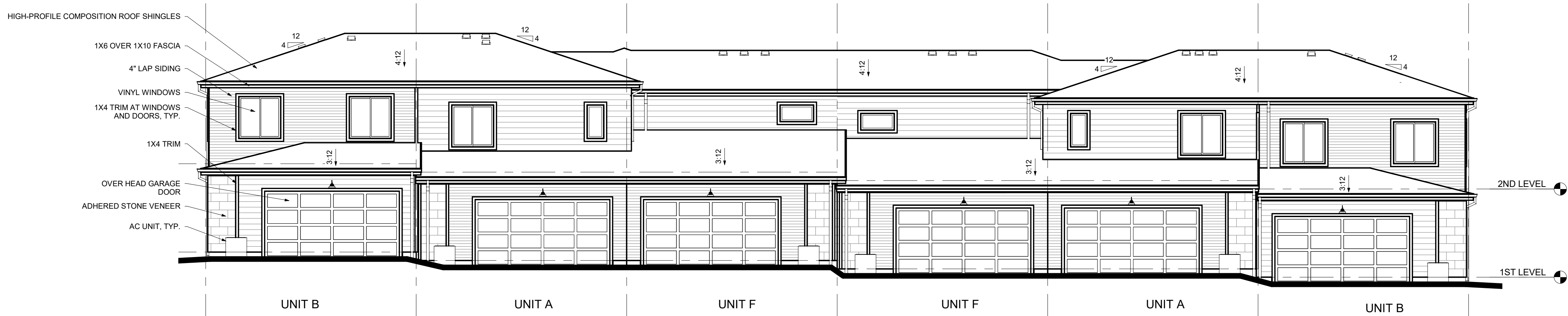


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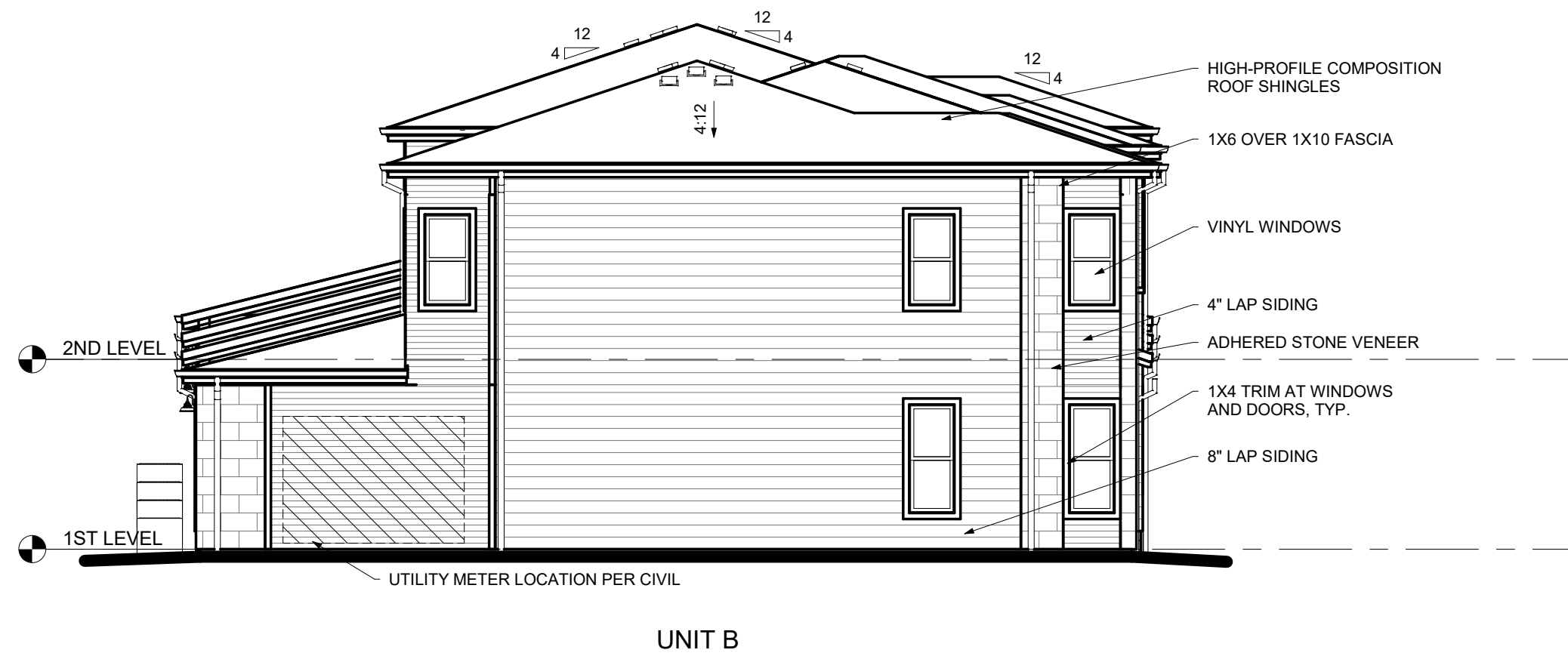
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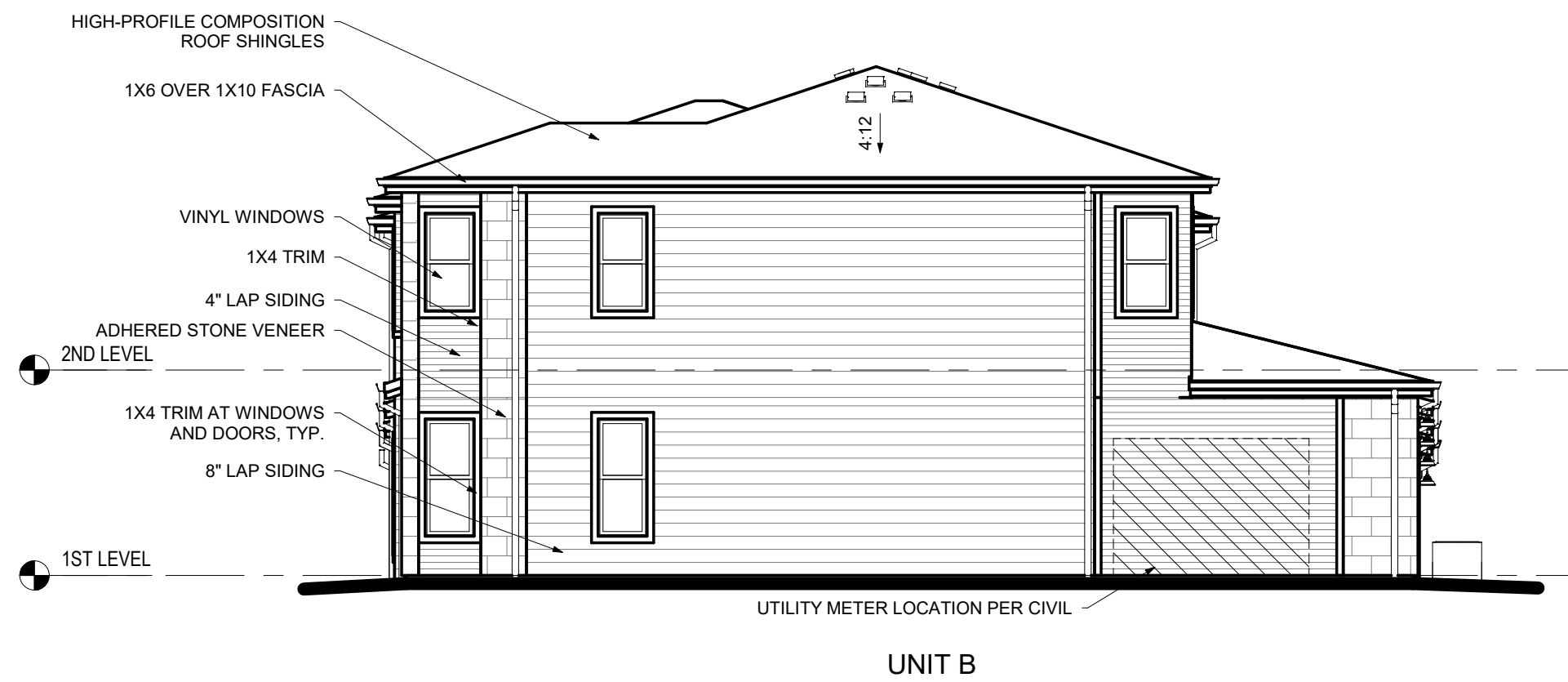
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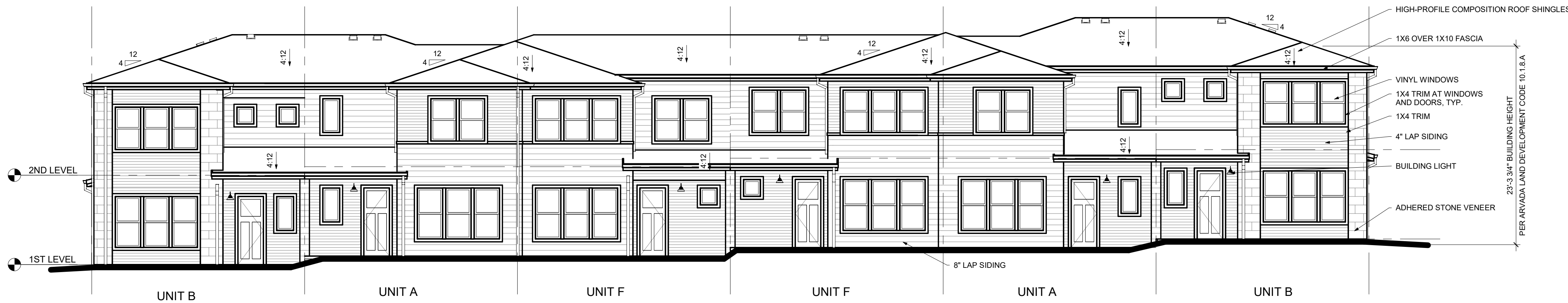
4 6-PLEX PRAIRIE - REAR ELEVATION
1/8" = 1'-0"



3 6-PLEX PRAIRIE - LEFT ELEVATION
1/8" = 1'-0"



2 6-PLEX PRAIRIE - RIGHT ELEVATION
1/8" = 1'-0"



1 6-PLEX PRAIRIE - FRONT ELEVATION
1/8" = 1'-0"

CANDELAS FILING NO. 1,
AMENDMENT NO. 4
PRELIMINARY
DEVELOPMENT PLAN
6-PLEX PRAIRIE ELEVATIONS

No.	Issue / Revision	Date	Name
1	1st PDP SUBMITTAL	12/17/21	AD
2	2nd PDP SUBMITTAL	03/25/22	AD
3	3rd PDP SUBMITTAL	04/15/22	AD

Job Number	119.1271
Project Manager	
Design By	
Drawn By	
Principal In Charge	

Sheet Number:

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22 OF 30

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- NOTES:
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 - SEE PLAN FOR LOCATIONS OF BUILDING STYLES

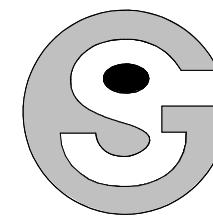
- FARMHOUSE CHARACTERISTICS
- 8:12 GABLE ROOFS
 - ROOF PLANE BREAKS
 - WINDOW GRIDS
 - BOARD AND BATT SIDING
 - LAP SIDING
 - COVERED PORCHES
 - VERTICAL PROJECTIONS

CANDELAS FILING NO. 1, AMENDMENT NO. 4

PRELIMINARY DEVELOPMENT PLAN

ALL OF CANDELAS FILING NO. 1 AMENDMENT NO. 4
BEING SITUATED IN THE NORTH HALF OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF ARVADA, COUNTY OF JEFFERSON
STATE OF COLORADO

SHEET 23 OF 30 SHEETS

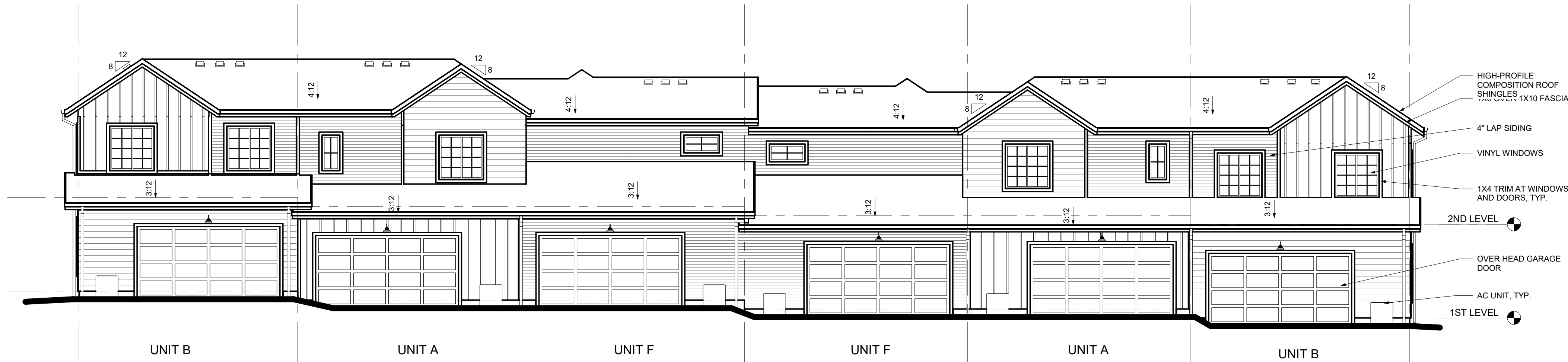


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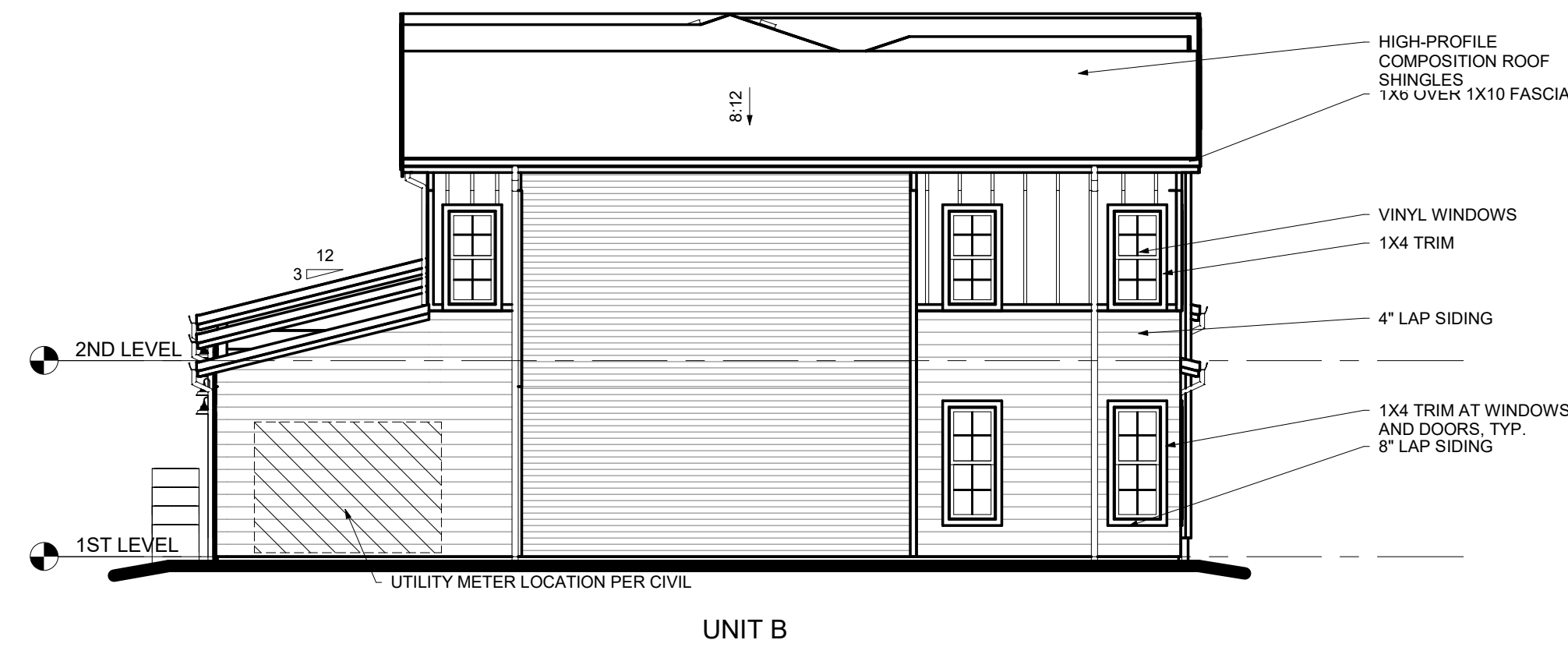
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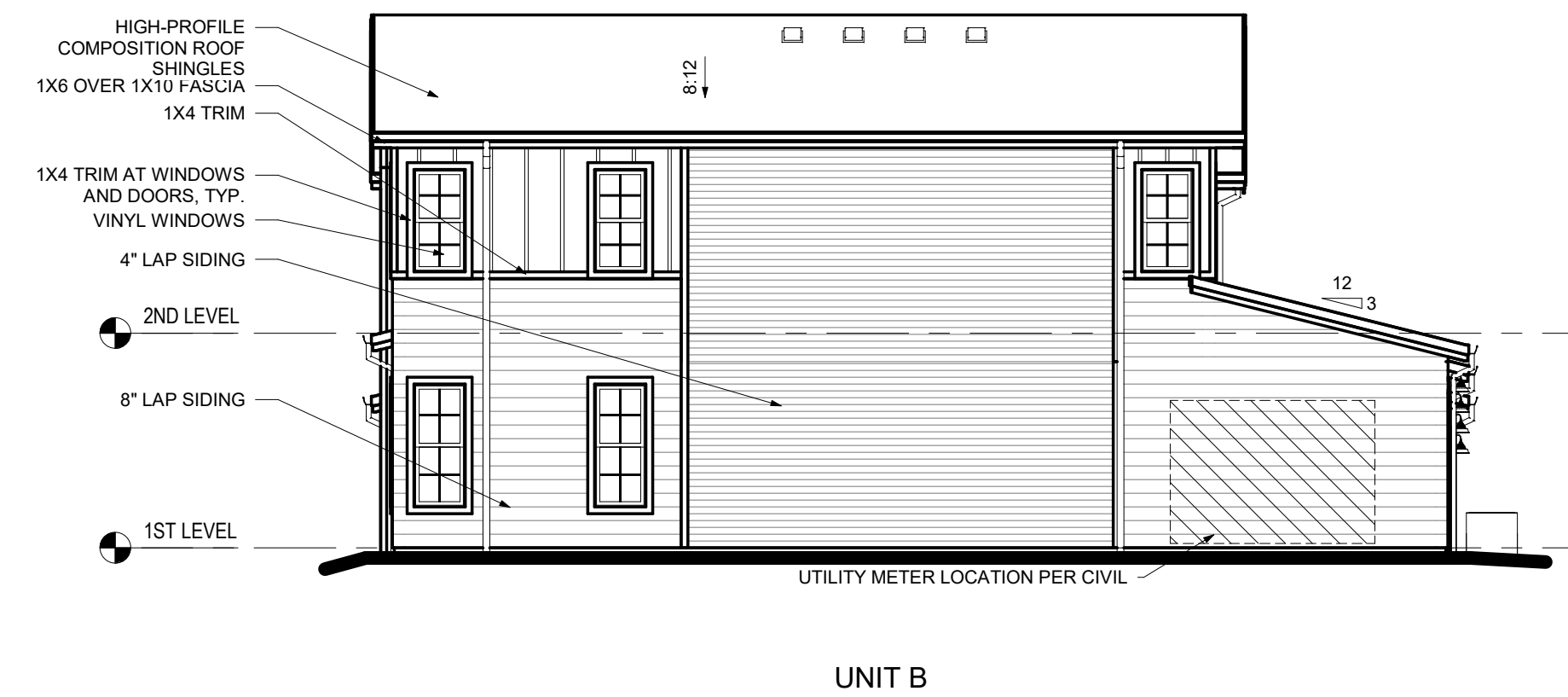
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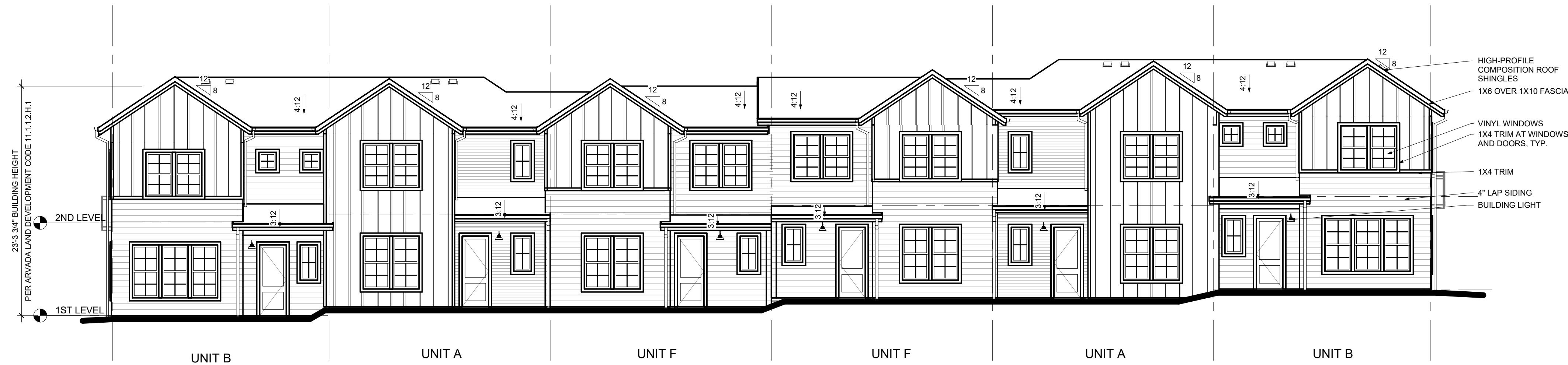
4 6-PLEX FARMHOUSE - REAR ELEVATION
1/8" = 1'-0"



3 6-PLEX FARMHOUSE - LEFT ELEVATION
1/8" = 1'-0"



2 6-PLEX FARMHOUSE - RIGHT ELEVATION
1/8" = 1'-0"



1 6-PLEX FARMHOUSE - FRONT ELEVATION
1/8" = 1'-0"

CANDELAS FILING NO. 1,
AMENDMENT NO. 4

PRELIMINARY
DEVELOPMENT PLAN
6-PLEX FARMHOUSE ELEVATIONS

No.	Issue / Revision	Date	Name
1	1st PDP SUBMITTAL	12/17/21	AD
2	2nd PDP SUBMITTAL	03/25/22	AD
3	3rd PDP SUBMITTAL	04/15/22	AD

Job Number	19.1271
Project Manager	
Design By	
Drawn By	
Principal In Charge	

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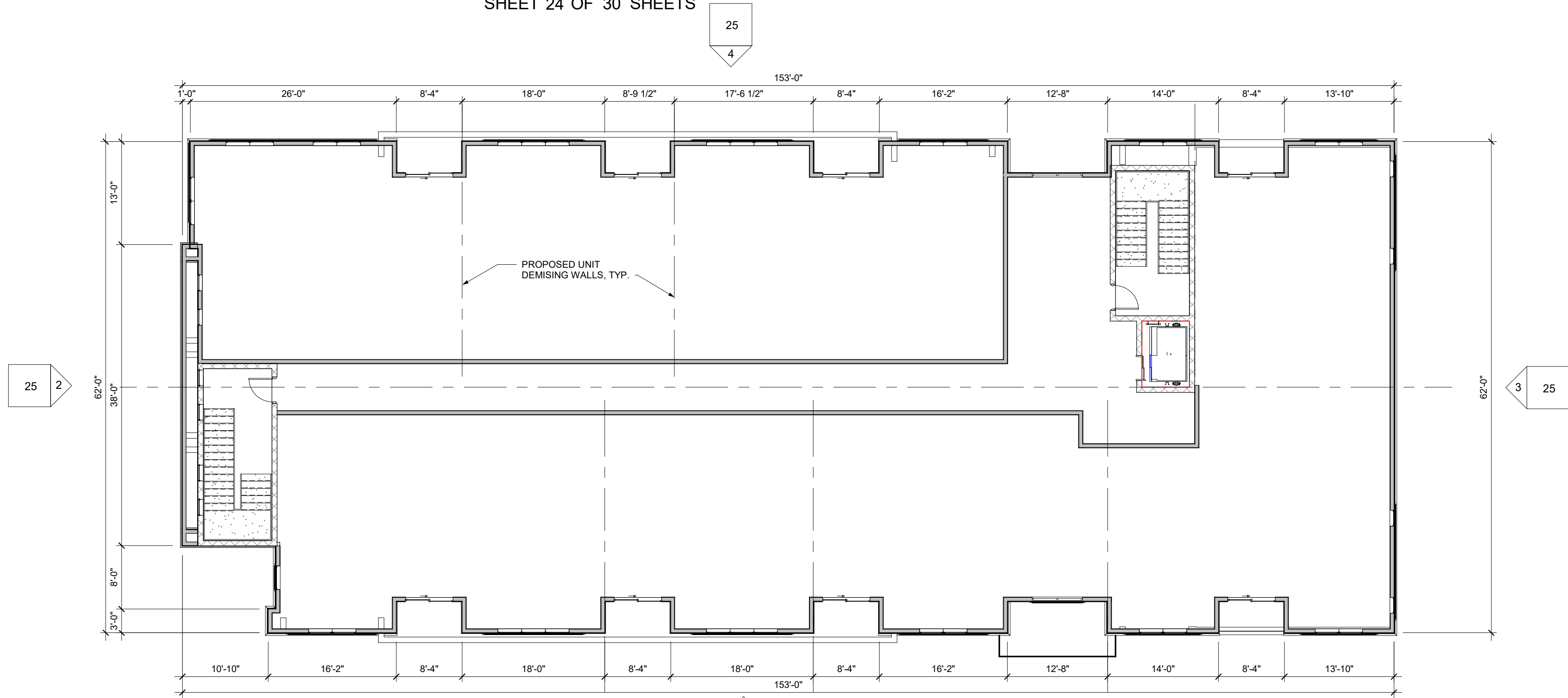
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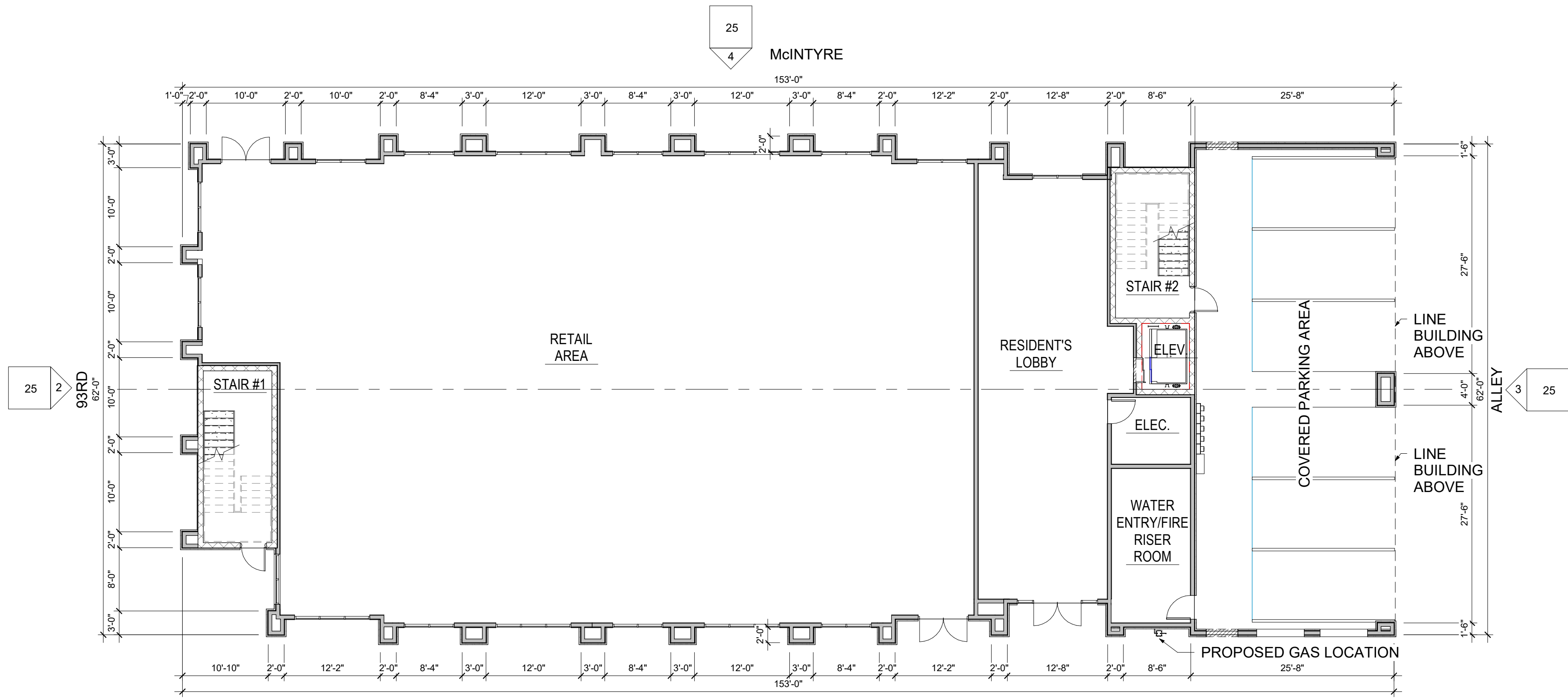
CANDELAS FILING NO. 1, AMENDMENT NO. 4
PRELIMINARY DEVELOPMENT PLAN

ALL OF CANDELAS FILING NO. 1 AMENDMENT NO. 4
BEING SITUATED IN THE NORTH HALF OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF ARVADA, COUNTY OF JEFFERSON
STATE OF COLORADO

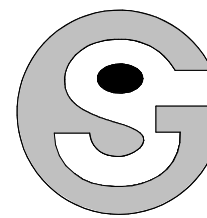
SHEET 24 OF 30 SHEETS



2 BUILDING 1 - SECOND & THIRD FLOOR PLAN
3/32" = 1'-0"



1 BUILDING 1 - GROUND FLOOR PLAN
3/32" = 1'-0"



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BUILDING 1 - PLANS

No.	Issue / Revision	Date	Name
1	1st PDP SUBMITTAL	12/17/21	AD
2	2nd PDP SUBMITTAL	03/25/22	AD
3	3rd PDP SUBMITTAL	04/15/22	AD

Job Number	119.1271
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Design By	
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24
24 OF 30

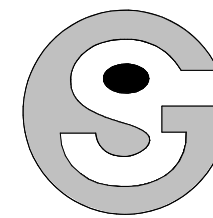
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CANDELAS FILING NO. 1, AMENDMENT NO. 4

PRELIMINARY DEVELOPMENT PLAN

ALL OF CANDELAS FILING NO. 1 AMENDMENT NO. 4
BEING SITUATED IN THE NORTH HALF OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN
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SHEET 25 OF 30 SHEETS



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ARCHITECTURAL STYLE

OVERALL DESIGN:
THE MIXED-USE BUILDING IS MODELED ON THE MODERN PRAIRIE STYLE ARCHITECTURE COMMONLY FOUND AROUND THE CANDELAS DEVELOPMENT. WHILE PRAIRIE STYLE TYPICALLY RELIES ON LOW SLOPE ROOFS WITH WIDE OVERHANGS THIS BUILDING ADDS MODERN TOUCHES SUCH AS PARAPET ROOFS. THE BUILDING RELIES ON GROUND FLOOR MATERIALS OF MASONRY AND GLASS TO BRING IN THE HORIZONTAL FEEL COMMONLY FOUND IN PRAIRIE STYLE ARCHITECTURE. WARM MATERIALS AND COLORS ARE INCORPORATED THROUGHOUT THE BUILDING SUCH AS VERTICAL SIDING, STUCCO AND STONE VENEER. THE COLOR PALETTE IS BASED ON NEUTRAL EARTH TONES TO NOT OVERWHELM THE SURROUNDING ARCHITECTURE.

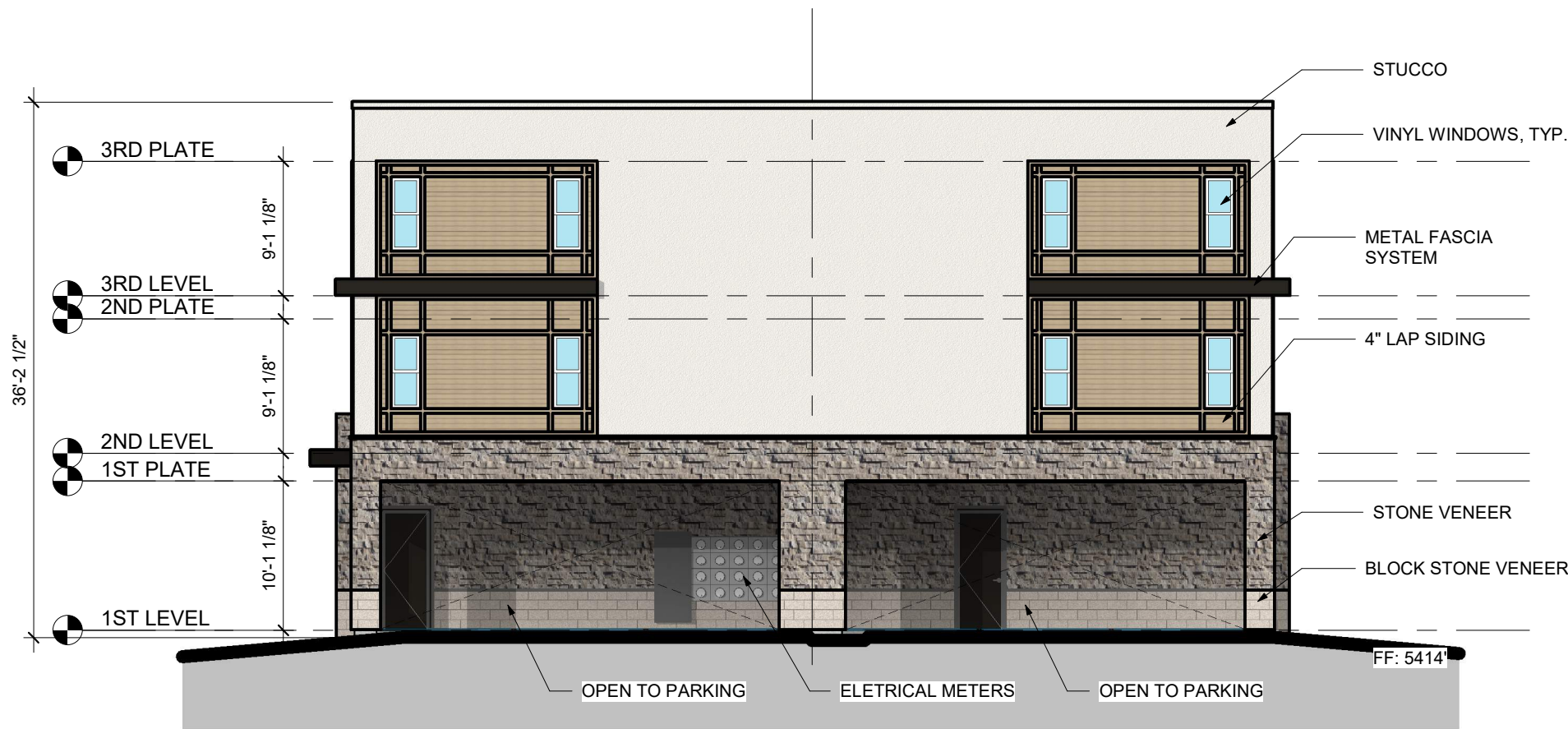
ARTICULATION:
TO PROVIDE THE REQUIRED ARTICULATION THE GROUND FLOOR INCORPORATES A RHYTHM OF GLASS AND STONE PILASTERS OFFSET 2'-0". THIS PROVIDES PEDESTRIAN LEVEL ACTIVATION. THE UPPER FLOORS CONTAIN STEPBACKS AT EACH SECOND AND THIRD FLOOR BALCONY SPACES PROVIDED IN EACH DWELLING UNIT. THE PARAPET HEIGHTS ALSO PROVIDE VARIOUS HEIGHTS TO ACCENTUATE THE PLAN ARTICULATION



4 BUILDING 1-REAR ELEVATION (McINTYRE ST.)
3/32" = 1'-0"



2 BUILDING 1-LEFT SIDE ELEVATION (W. 93RD PL.)
3/32" = 1'-0"



3 BUILDING 1-RIGHT SIDE ELEVATION (PRIVATE ALLEY)
3/32" = 1'-0"



1 BUILDING 1-FRONT ELEVATION (PRIVATE ALLEY)
3/32" = 1'-0"

CANDELAS FILING NO. 1,
AMENDMENT NO. 4
PRELIMINARY
DEVELOPMENT PLAN
BUILDING 1 - ELEVATIONS

No.	Issue / Revision	Date	Name
1	1st PDP SUBMITTAL	12/17/21	AD
2	2nd PDP SUBMITTAL	03/25/22	AD
3	3rd PDP SUBMITTAL	04/15/22	AD

Job Number	119.1271
Project Manager	
Design By	
Drawn By	
Principal in Charge	

Sheet Number:

25
25 OF 30

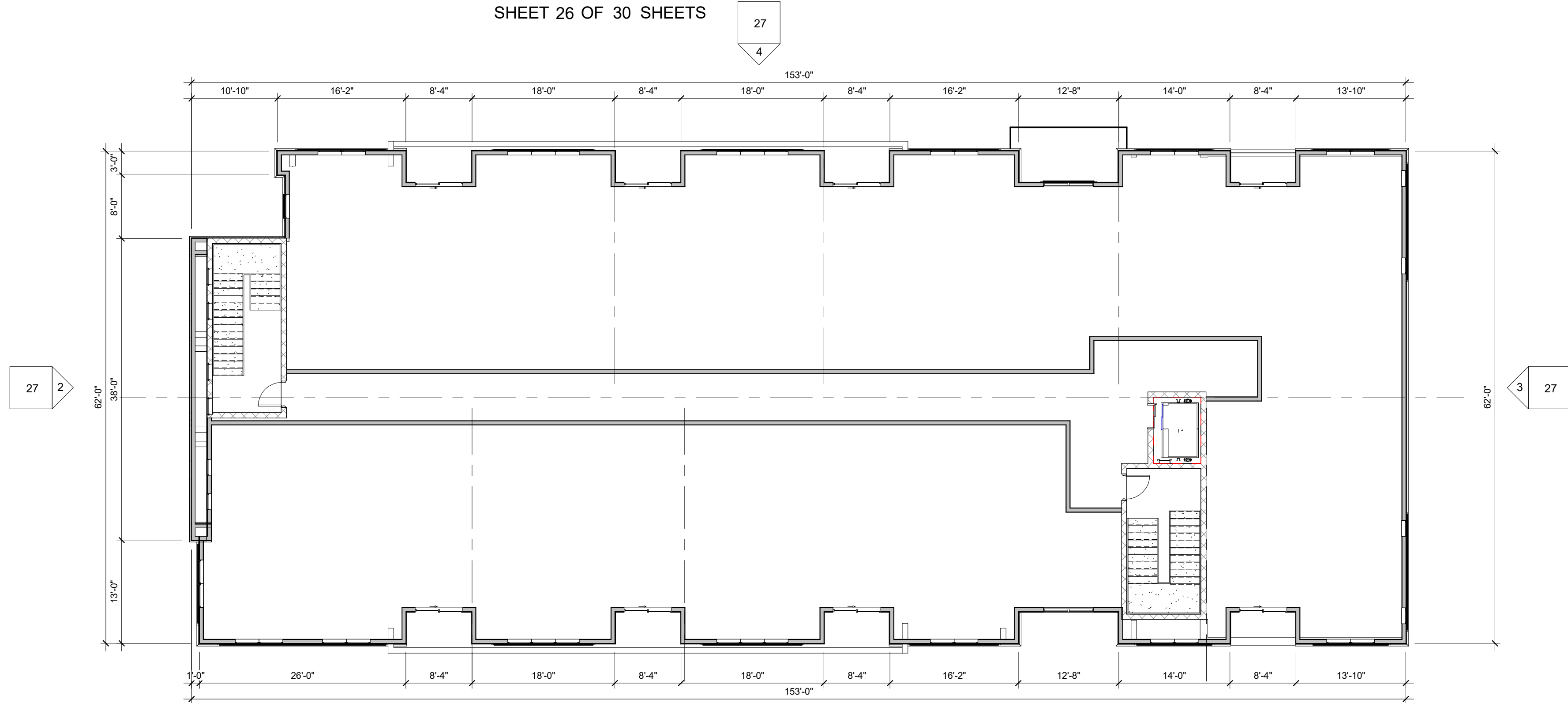
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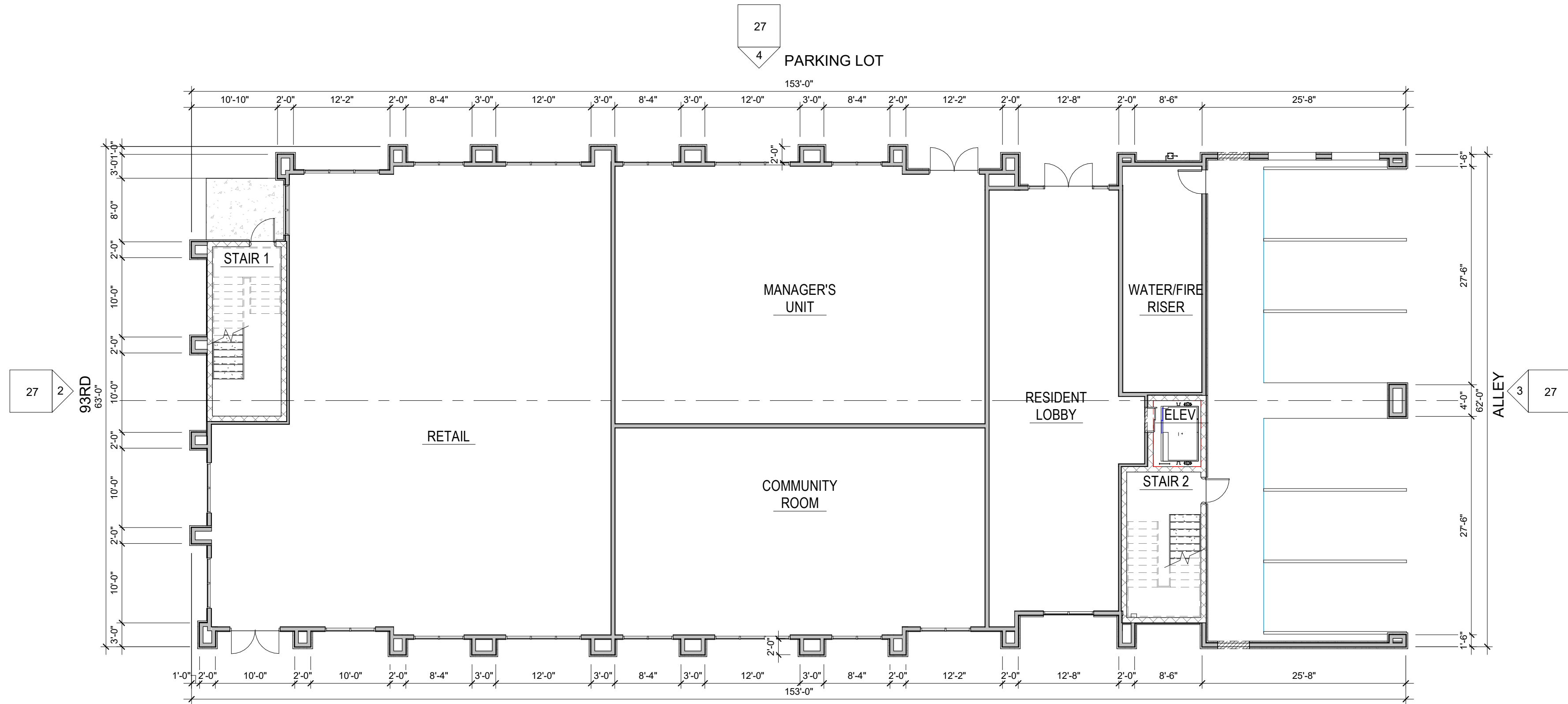
PRELIMINARY DEVELOPMENT PLAN

ALL OF CANDELAS FILING NO. 1 AMENDMENT NO. 4
BEING SITUATED IN THE NORTH HALF OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF ARVADA, COUNTY OF JEFFERSON
STATE OF COLORADO

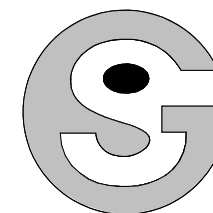
SHEET 26 OF 30 SHEETS



2 BUILDING 2 - SECOND & THIRD FLOOR PLAN
3/32" = 1'-0"



1 BUILDING 2 - GROUND FLOOR PLAN
3/32" = 1'-0"



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CANDELAS FILING NO. 1,
AMENDMENT NO. 4
PRELIMINARY
DEVELOPMENT PLAN
BUILDING 2 - PLANS

No.	Issue / Revision	Date	Name
1	1st PDP SUBMITTAL	12/17/21	AD
2	2nd PDP SUBMITTAL	03/25/22	AD
3	3rd PDP SUBMITTAL	04/15/22	AD

Job Number	119.1271
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Design By	
Drawn By	
Principal In Charge	

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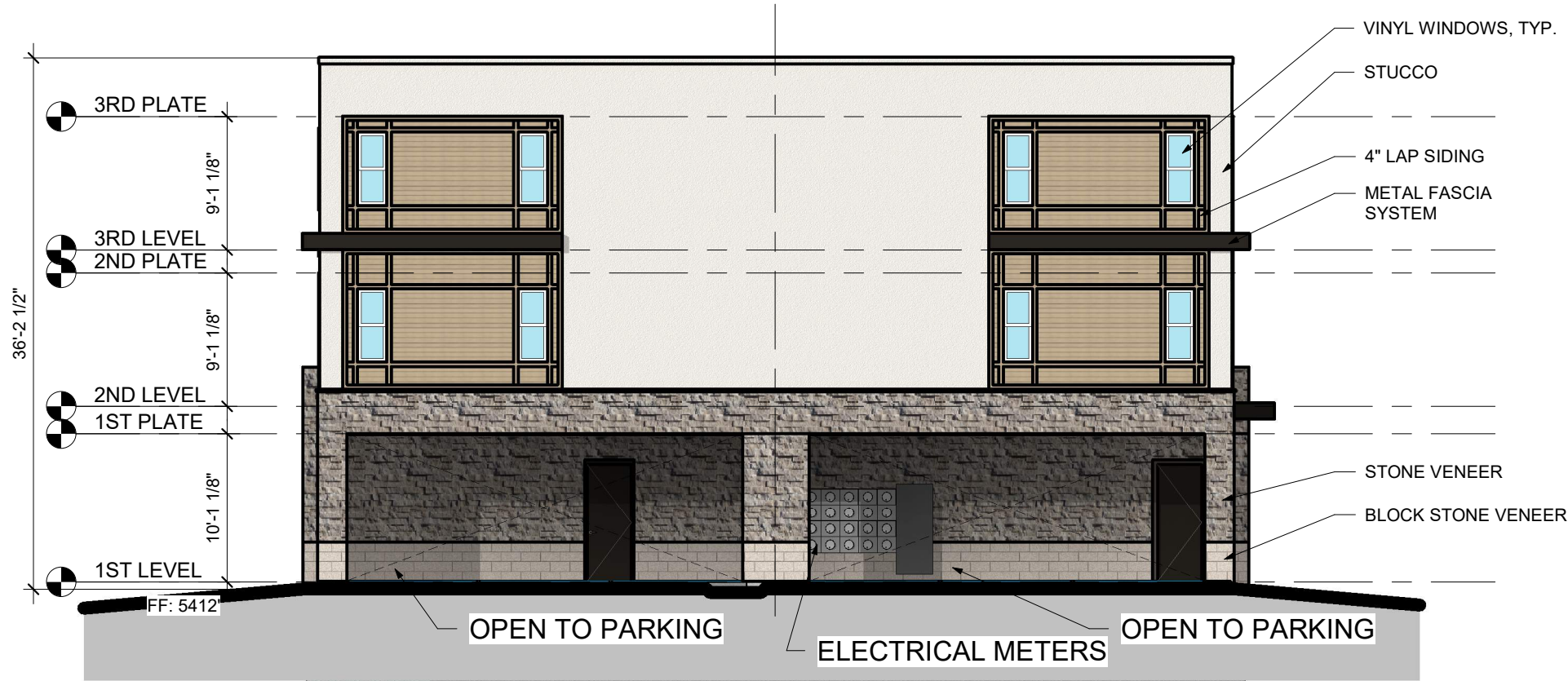
PRELIMINARY DEVELOPMENT PLAN

ALL OF CANDELAS FILING NO. 1 AMENDMENT NO. 4
BEING SITUATED IN THE NORTH HALF OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF ARVADA, COUNTY OF JEFFERSON
STATE OF COLORADO

SHEET 27 OF 30 SHEETS



4 BLDG 2-FRONT ELEVATION (PRIVATE ALLEY)
3/32" = 1'-0"



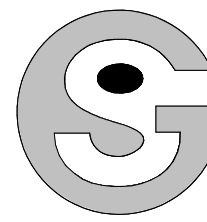
3 BLDG 2-LEFT ELEVATION (PRIVATE ALLEY)
3/32" = 1'-0"



2 BLDG 2-RIGHT ELEVATION (W. 93RD PL.)
3/32" = 1'-0"



1 BLDG 2-REAR ELEVATION (McINTYRE ST.)
3/32" = 1'-0"



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ARCHITECTURAL STYLE

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P 303.892.1166
www.norris-design.com

CANDELAS FILING NO. 1,
AMENDMENT NO. 4
PRELIMINARY
DEVELOPMENT PLAN
BUILDING 2 - ELEVATIONS

No.	Issue / Revision	Date	Name
1	1st PDP SUBMITTAL	12/17/21	AD
2	2nd PDP SUBMITTAL	03/25/22	AD
3	3rd PDP SUBMITTAL	04/15/22	AD

Job Number	119.1271
Project Manager	
Design By	
Drawn By	
Principal In Charge	

Sheet Number:

27
27 OF 30

CANDELAS FILING NO. 1, AMENDMENT NO. 4
PRELIMINARY DEVELOPMENT PLAN

ALL OF CANDELAS FILING NO. 1 AMENDMENT NO. 4
BEING SITUATED IN THE NORTH HALF OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF ARVADA, COUNTY OF JEFFERSON
STATE OF COLORADO
SHEET 28 OF 30 SHEETS

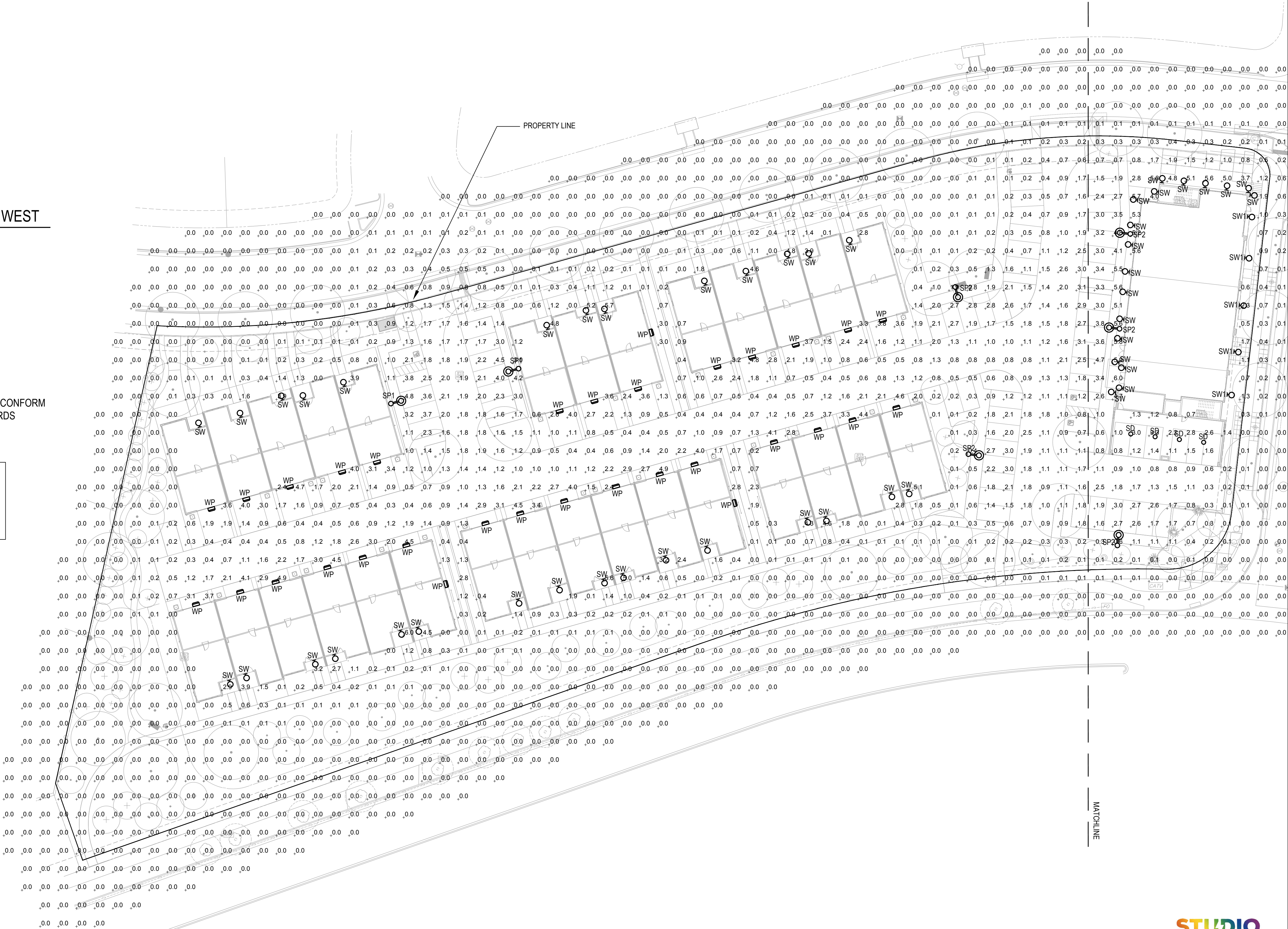
1 SITE LIGHTING PHOTOMETRIC - WEST
SCALE: 1" = 30'-0"

- PHOTOMETRY PLAN GENERAL NOTES:
- VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE VALUES MEASURED AT GRADE.
 - SITE LIGHTING DESIGN HAS BEEN COMPLETED TO PRODUCE EVEN ILLUMINATION OF PARKING AND PAVED AREAS WITH MINIMAL GLARE ONTO ADJACENT PROPERTIES.
 - ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED AND DIRECT LIGHT DOWNWARDS.
 - THERE WILL BE NO OFF-SITE GLARE ALLOWED.
- SITE LIGHTING DESIGN HAS BEEN COMPLETED TO CONFORM TO CITY OF ARVADA EXTERIOR LIGHTING STANDARDS

LIGHTING CALCULATION STATISTICS SUMMARY:

	AVERAGE	MAXIMUM	MINIMUM	MAX/MIN	AVG/MIN
OVERALL SITE LIT AREAS:	1.0fc	6.0fc	0.0fc	NA	NA
PARKING/PAVED AREAS	0.5fc	1.2fc	0.3fc	4.0:1	1.7:1

TAKEN FROM CENTER OF DRIVE AISLE



STUDIO LIGHTNING
STUDIO LIGHTNING
63 SUNSET DR
BAILEY, CO 80421
303.242.1572

NORRIS DESIGN
Planning | Landscape Architecture | Branding
1101 Bannock Street
Denver, Colorado 80204
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www.norris-design.com

CANDELAS FILING NO. 1,
AMENDMENT NO. 4
PRELIMINARY
DEVELOPMENT PLAN
SITE LIGHTING PHOTOMETRIC WEST

No.	Issue / Revision	Date	Name
1	1st PDP SUBMITTAL	12/17/21	DK
2	2nd PDP SUBMITTAL	02/25/22	DK
3	3rd PDP SUBMITTAL	04/15/22	DK

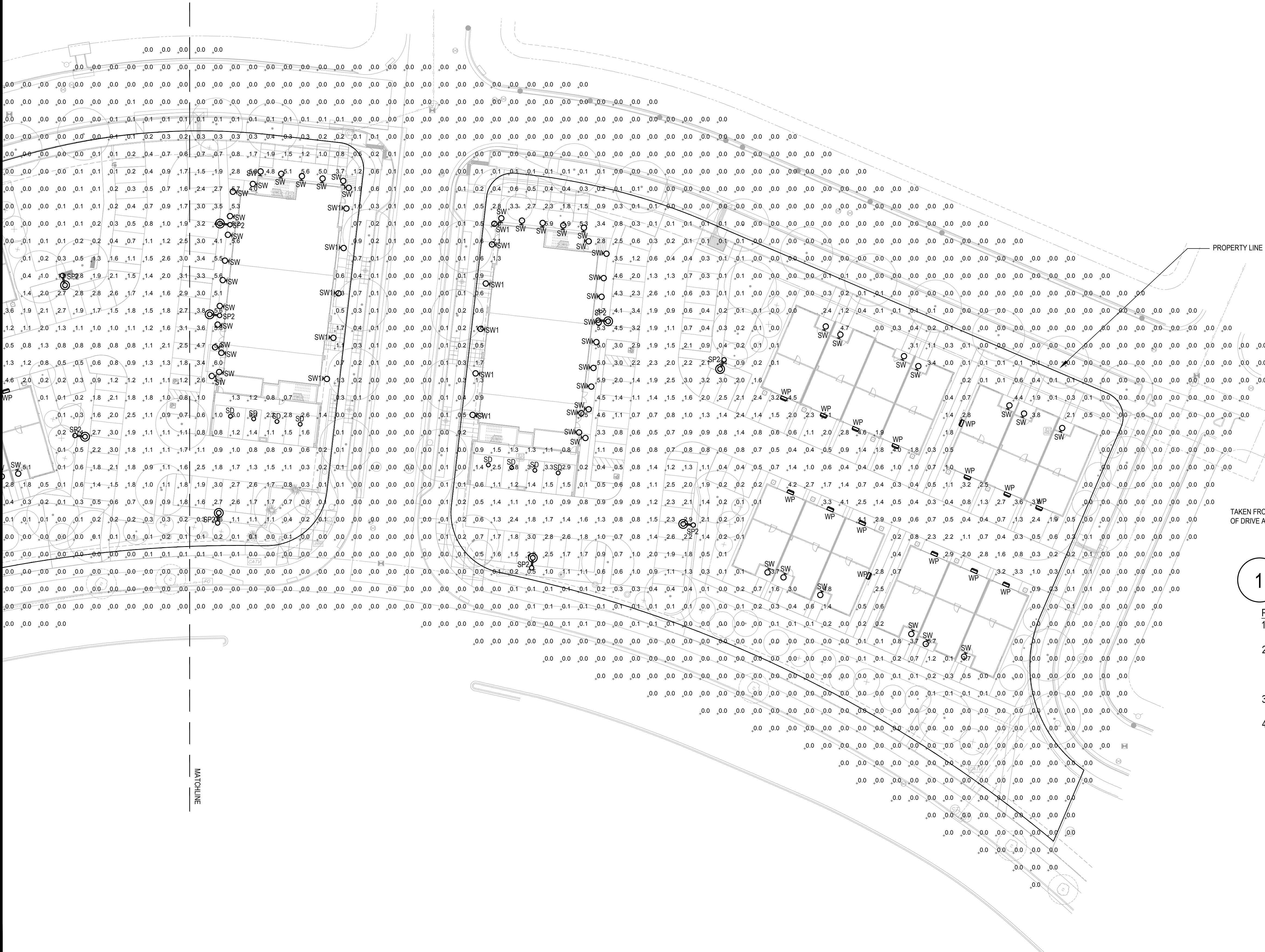
Job Number	19.1271
Project Manager	DK
Design By	BB
Drawn By	MW
Principal in Charge	DL

Sheet Number:

28

CANDELAS FILING NO. 1, AMENDMENT NO. 4
PRELIMINARY DEVELOPMENT PLAN

ALL OF CANDELAS FILING NO. 1 AMENDMENT NO. 4
BEING SITUATED IN THE NORTH HALF OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF ARVADA, COUNTY OF JEFFERSON
STATE OF COLORADO
SHEET 29 OF 30 SHEETS



LIGHTING CALCULATION STATISTICS SUMMARY:

	AVERAGE	MAXIMUM	MINIMUM	MAX/MIN	AVG/MIN
OVERALL SITE LIT AREAS:	1.0fc	6.0fc	0.0fc	NA	NA
PARKING/PAVED AREAS	0.5fc	1.2fc	0.3fc	4.0:1	1.7:1

1 SITE LIGHTING PHOTOMETRIC - EAST
SCALE: 1" = 30'-0"

- PHOTOMETRY PLAN GENERAL NOTES:
- VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE VALUES MEASURED AT GRADE.
 - SITE LIGHTING DESIGN HAS BEEN COMPLETED TO PRODUCE EVEN ILLUMINATION OF PARKING AND PAVED AREAS WITH MINIMAL GLARE ONTO ADJACENT PROPERTIES.
 - ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED AND DIRECT LIGHT DOWNWARDS.
 - THERE WILL BE NO OFF-SITE GLARE ALLOWED.

SITE LIGHTING DESIGN HAS BEEN COMPLETED TO CONFORM TO CITY OF ARVADA EXTERIOR LIGHTING STANDARDS

No.	Issue / Revision	Date	Name
1	1st PDP SUBMITTAL	12/17/21	DK
2	2nd PDP SUBMITTAL	02/25/22	DK
3	3rd PDP SUBMITTAL	04/15/22	DK

Job Number	19.1271
Project Manager	DK
Design By	BB
Drawn By	MW
Principal In Charge	DL

THE DESIGNS SHOWN HEREIN INCLUDING ALL TECHNICAL DRAWINGS, SPECIFICATIONS, NOTES, AND SCHEDULES ARE THE PROPERTY OF TRI POINTE HOMES AND ARE NOT TO BE REPRODUCED OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM MARTIN/MARTIN, INC.

Sheet Number:

CANDELAS FILING NO. 1, AMENDMENT NO. 4

PRELIMINARY PLAT

A REPLAT OF BLOCKS 10 , 21, AND 22 OF CANDELAS FILING NO. 1 AND BLOCK 9C OF CANDELAS FILING NO. 1 AMENDMENT 2.
ALL BEING SITUATED IN THE NORTH HALF OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF ARVADA, COUNTY OF JEFFERSON
STATE OF COLORADO
SHEET 1 OF 3 SHEETS

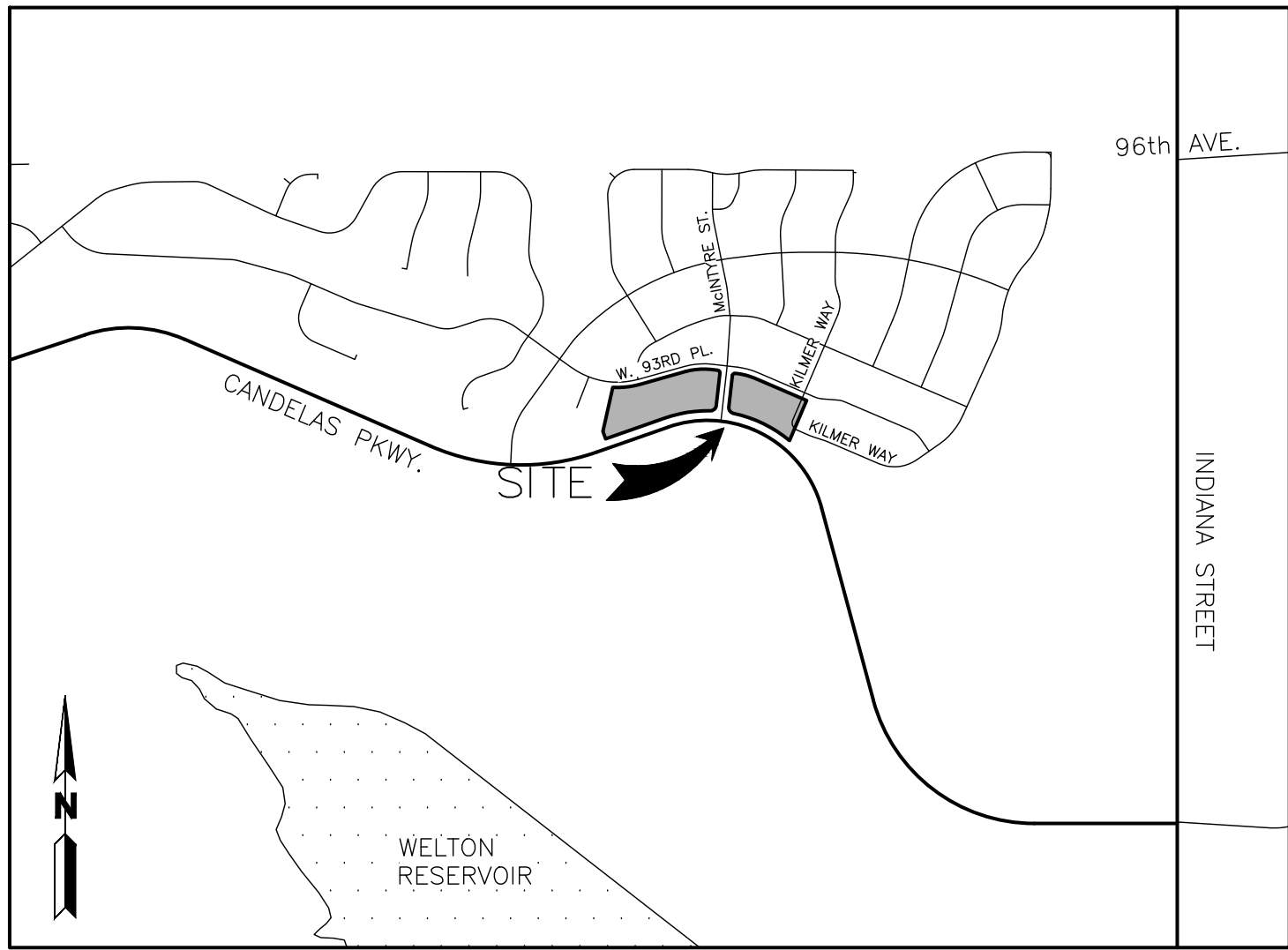
LEGAL DESCRIPTION AND DEDICATION:

THE UNDERSIGNED, BEING THE OWNERS OF PARCELS OF LAND BEING A REPLAT OF BLOCKS 10, 21, AND 22 OF CANDELAS FILING NO. 1 AND BLOCK 9C OF CANDELAS FILING 1 AMENDMENT 2 LOCATED IN THE NORTH HALF OF SECTION 24, IN TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BLOCKS 10, 21, AND 22 OF CANDELAS FILING NO. 1 AS RECORDED AT RECEPTION NO. 2011039877 AND BLOCK 9C OF CANDELAS FILING NO. 1 AMENDMENT NO. 2 AS RECORDED AT RECEPTION NO. 2016039683

SAID PARCELS CONTAIN A TOTAL OF 5.44 ACRES (237,158 SQ. FT.) MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF CANDELAS FILING NO. 1, AMENDMENT NO. 4, AND HEREBY DEDICATE TO THE CITY OF ARVADA IN FEE SIMPLE, EXCEPT THOSE OF PRIOR RECORD, THE STREET(S) AND PUBLIC WAY(S) AS SHOWN IN THE PLAT, AND GRANTS TO THE CITY OF ARVADA SUCH EASEMENTS AS ARE CREATED HEREBY AND DEPICTED OR, BY NOTE, REFRENCED HEREON, ALONG WITH THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, AND APPURTENANCES, EITHER DIRECTLY OR THROUGH THE VARIOUS APPLICABLE SERVICE PROVIDERS AS MAY BE NECESSARY TO ACCOMPLISH THE INTENDED PURPOSES OF SUCH EASEMENT. UNLESS MORE NARROWLY DEFINED BY NOTE HEREON, UTILITY SHALL MEAN SEWER, WATER, DRAINAGE, ELECTRICITY, GAS, TELEPHONE, CABLE AND OTHER TELECOMMUNICATION FACILITIES.



VICINITY MAP

NOT TO SCALE

SHEET INDEX

- | | |
|---|-------------|
| 1 | COVER SHEET |
| 2 | PLAT SHEET |
| 3 | PLAT SHEET |

NOTES:

- BASIS OF BEARING:**
BEARINGS ARE BASED ON THE PLATTED BEARING OF N8940°01"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 24, AS SHOWN ON THE CIMARRON MINOR SUBDIVISION AS RECORDED AT RECEPTION NO. 2007042670, AND AS DETERMINED BY MONUMENTS BEING A FOUND 3-1/4" ALUMINUM CAP AT THE NORTHEAST CORNER OF SECTION 24 AND A FOUND 3-1/4" ALUMINUM CAP ON A 3" ALUMINUM PIPE AT THE NORTH QUARTER CORNER OF SECTION 24, WITH ALL BEARINGS HEREIN RELATIVE THERETO.
- UTILITY EASEMENTS ARE HEREBY GRANTED AS EIGHT (8) FEET WIDE ALONG ALL REAR LOT LINES, FIVE (5) FEET WIDE ALONG THE SIDE OF LOTS (EXCEPT LOT LINES THROUGH ATTACHED UNITS), EIGHT (8) FEET WIDE ALONG BOTH SIDES OF ALL STREETS, AND SIX (6) FEET WIDE ALONG BOTH SIDES OF ALL ALLEYS. UTILITY MEANS SEWER, WATER, ELECTRICITY, TELEPHONE, CABLE AND OTHER TELECOMMUNICATIONS FACILITIES. THOSE EASEMENTS ALONG BOTH SIDES OF STREETS ARE RESERVED EXCLUSIVELY FOR THE USE OF GAS MAINS. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT APPROXIMATELY RIGHT ANGLES BUT IN NO EVENT SHALL ANY PERMANENT STRUCTURE BE ALLOWED IN THE AREA RESERVED FOR GAS MAINS; PROVIDED HOWEVER, CONCRETE DRIVES, SIDEWALKS, AND UTILITIES ARE PERMISSIBLE AS LONG AS THEY CROSS AT SUBSTANTIALLY RIGHT ANGLES. ALL SIDE AND REAR LOT LINE EASEMENTS ARE FOR UTILITY AND DRAINAGE PURPOSES. NO RETAINING WALLS, FENCES, SHRUBS, TREES OR OTHER OBSTRUCTIONS MAY BE PLACED WITHIN THE EASEMENTS THAT WILL OBSTRUCT THE FLOW OF DRAINAGE IN SAID EASEMENTS. NO TREES, SHRUBS OR OTHER PLANTS SHALL BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY EASEMENT OR SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE EASEMENT IS GRANTED. HOWEVER, WINDOW WELLS NOT EXCEEDING FIFTEEN (15) SQUARE FEET AND NOT ENCRoACHING MORE THAN THREE (3) FEET INTO A SIDE LOT EASEMENT, AND CANTILEVERS AND EAVES NOT ENCRoACHING MORE THAN TWO (2) FEET INTO A SIDE LOT EASEMENT ARE ALLOWED UNLESS OTHERWISE PROHIBITED BY LAND DEVELOPMENT CODE PROVISIONS, BUILDING CODE REGULATIONS OR OTHER LAW.
- PROPERTY IS SUBJECT TO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LOD E TO EXTRACT OR REMOVE HIS ORE, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES THEREBY GRANTED AND RIGHTS OF WAY FOR DITCHES AND CANALS AS RESERVED IN THE UNITED STATES PATENT RECORDED APRIL 7, 1892 IN BOOK 32 AT PAGE 323, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.
- ALL MINERALS AND MINERAL RIGHTS CONVEYED TO WINDY FLATS MINERALS, LLC, A COLORADO LIMITED LIABILITY COMPANY BY INSTRUMENT RECORDED SEPTEMBER 30, 2010 AT RECEPTION NO. 2010086272.
- TRACTS A & E SHALL BE FOR EMERGENCY ACCESS, PUBLIC ACCESS, DRAINAGE, AND UTILITY PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. UTILITY AND ACCESS EASEMENTS TO BE DEDICATED OVER TRACTS A & E WITH FINAL PLAT.
- TRACTS B, C, F, C SHALL BE FOR OPEN SPACE, DRAINAGE, TRAIL, AND UTILITY PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- TRACTS D & H SHALL BE FOR OPEN SPACE, MONUMENTATION AND SIGNAGE AND SHALL BE OWNED AND MAINTAINED BY THE CIMARRON METROPOLITAN DISTRICT.
- ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
- THIS REPLAT DOES NOT CONSTITUTE A TITLE OR OWNERSHIP SEARCH BY MARTIN/MARTIN INC. ALL OWNERSHIP EASEMENT AND PUBLIC RECORD INFORMATION USED IN THE PREPARATION OF THIS REPLAT WAS OBTAINED FROM COMMITMENT NO. ABC70622189.1 WITH AN EFFECTIVE DATE OF 04/15/2022 BY LAND TITLE GUARANTEE COMPANY.
- BOUNDARY CORNERS OF SUBDIVISION ARE MONUMENTED WITH A #4 REBAR WITH CAP L.S. #23899, UNLESS SHOWN OTHERWISE.
- (NR) INDICATES THE LOT LINE IS NON-RADIAL TO ITS RESPECTIVE CURVE.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- ALL DIMENSIONS SHOWN ARE IN U.S. SURVEY FEET.

TRACT USE TABLE

TRACT	AREA (SF)	AREA (AC)	OWNERSHIP/MAINTENANCE	USE*
A	31,153	0.715	HOA	D/U/EA/PA
B	10,593	0.243	HOA	OS/D/U/T
C	42,535	0.976	HOA	OS/D/U/T
D	1,003	0.023	CIMARRON METROPOLITAN DISTRICT	OS/M
E	19,919	0.457	HOA	D/U/EA/PA
F	7,257	0.167	HOA	OS/D/U/T
G	17,201	0.395	HOA	OS/D/U/T
H	250	0.006	CIMARRON METROPOLITAN DISTRICT	OS/M

* OS=OPEN SPACE; D=DRAINAGE; U=UTILITY; T=TRAIL; EA=EMERGENCY ACCESS; PA=PUBLIC ACCESS; M=MONUMENT

APR. 15, 2022
FEB. 25, 2022
SHEET 1 OF 3
DEC. 17, 2021

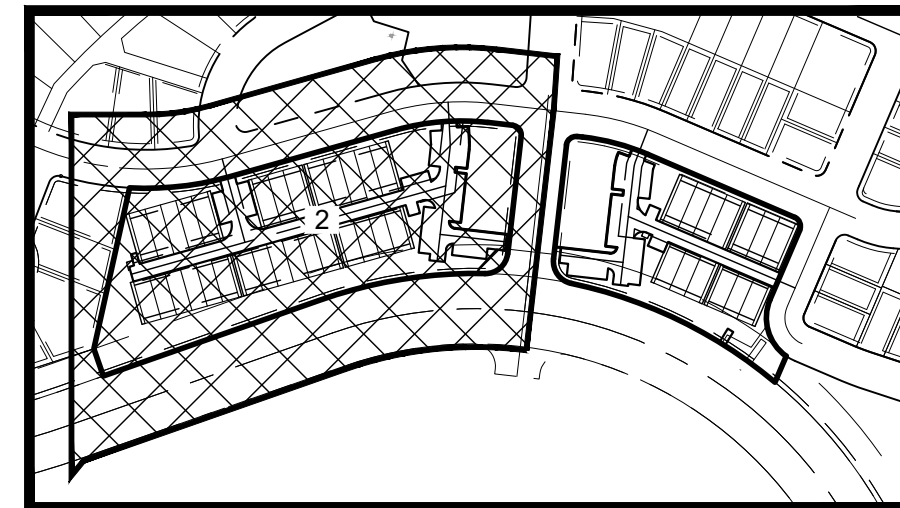
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CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM

CANDELAS FILING NO. 1, AMENDMENT NO. 4

PRELIMINARY PLAT

A REPLAT OF BLOCKS 10, 21, AND 22 OF CANDELAS FILING NO. 1 AND BLOCK 9C OF CANDELAS FILING NO. 1 AMENDMENT 2.
ALL BEING SITUATED IN THE NORTH HALF OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF ARVADA, COUNTY OF JEFFERSON
STATE OF COLORADO

SHEET 2 OF 3 SHEETS



KEYMAP
SCALE: 1"=300'

ABBREVIATION LEGEND:

FND. - FOUND
ALUM - ALUMINUM
COR. - CORNER
EASEMENT LEGEND:
UEGME - UTILITY EASEMENT-GAS MAIN EXCLUSIVE
UDE - UTILITY AND DRAINAGE EASEMENT
UE - UTILITY EASEMENT
TRACT USE LEGEND:
OS - OPEN SPACE
D - DRAINAGE
U - UTILITY
T - TRAIL
EA - EMERGENCY ACCESS
PA - PUBLIC ACCESS
M - MONUMENT & SIGNAGE

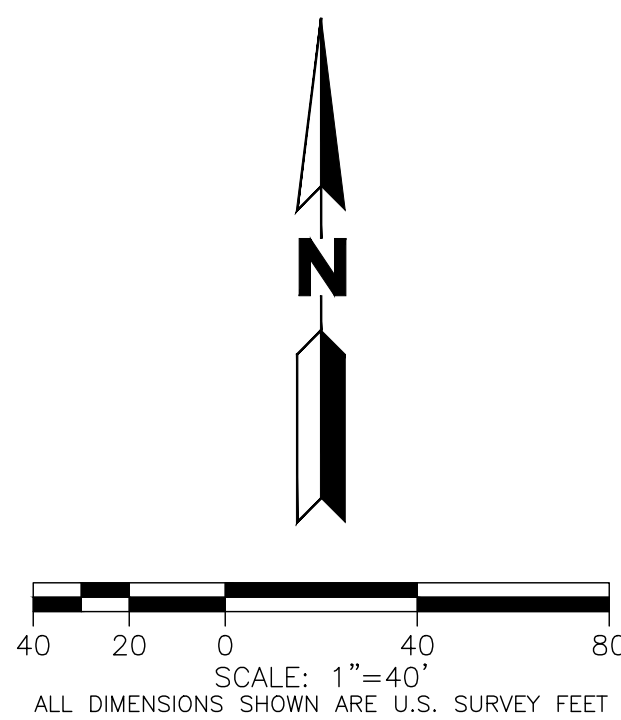
TRACT OWNERSHIP:

CMD - CIMARRON METROPOLITAN DISTRICT
ARP - ARVADA RESIDENTIAL PARTNERS

NOTES:

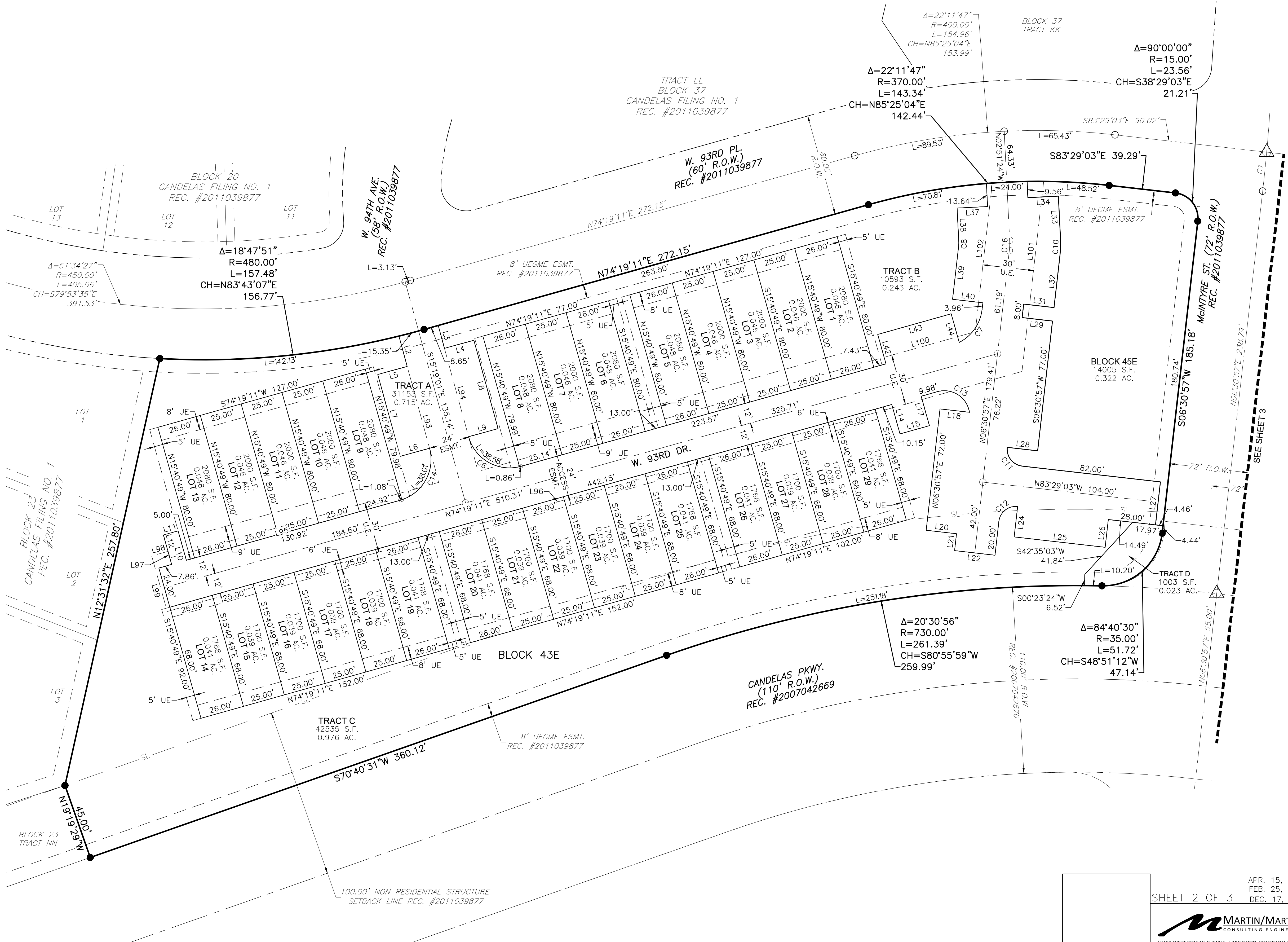
1. - DESIGNATES STREET CENTERLINE CONTROL POINT (RANGE POINT) TO BE SET PER CITY OF ARVADA STANDARDS AFTER CONSTRUCTION

LEGEND	
EXISTING	PROPOSED



TRACT USE TABLE				
TRACT	AREA (SF)	AREA (AC)	OWNERSHIP/MAINTENANCE	USE*
A	31,153	0.715	HOA	D/U/EA/PA
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C	42,535	0.976	HOA	OS/D/U/T
D	1,003	0.023	CIMARRON METROPOLITAN DISTRICT	OS/M
E	19,919	0.457	HOA	D/U/EA/PA
F	7,257	0.167	HOA	OS/D/U/T
G	17,201	0.395	HOA	OS/D/U/T
H	250	0.006	CIMARRON METROPOLITAN DISTRICT	OS/M

* OS=OPEN SPACE; D=DRAINAGE; U=UTILITY; T=TRAIL; EA=EMERGENCY ACCESS; PA=PUBLIC ACCESS; M=MONUMENT



APR. 15, 2022
FEB. 25, 2022
SHEET 2 OF 3
DEC. 17, 2021

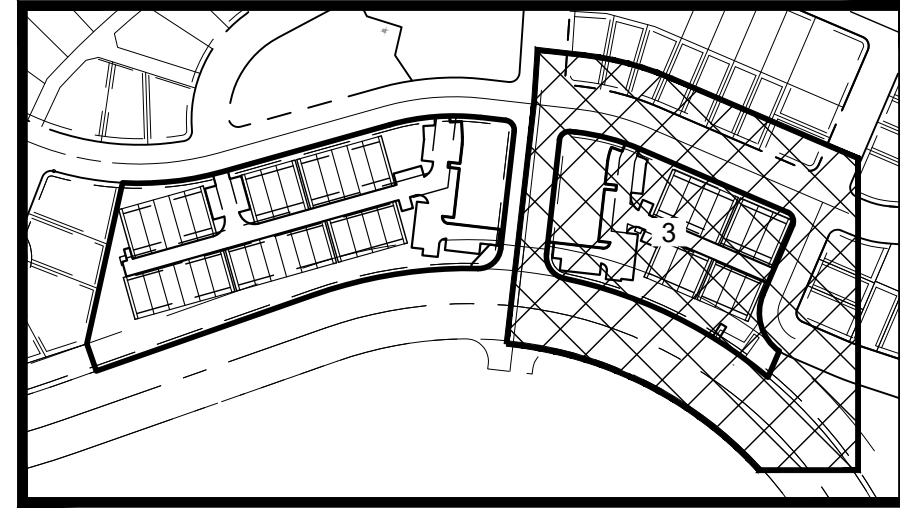
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CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM

CANDELAS FILING NO. 1, AMENDMENT NO. 4

PRELIMINARY PLAT

A REPLAT OF BLOCKS 10, 21, AND 22 OF CANDELAS FILING NO. 1 AND BLOCK 9C OF CANDELAS FILING NO. 1 AMENDMENT 2.
ALL BEING SITUATED IN THE NORTH HALF OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF ARVADA, COUNTY OF JEFFERSON
STATE OF COLORADO

SHEET 3 OF 3 SHEETS



KEYMAP
SCALE: 1"=300'

ABBREVIATION LEGEND:

FND. - FOUND
ALUM - ALUMINUM
COR. - CORNER
EASEMENT LEGEND:
UEGME - UTILITY EASEMENT-GAS MAIN EXCLUSIVE
UDE - UTILITY AND DRAINAGE EASEMENT
UE - UTILITY EASEMENT
TRACT USE LEGEND:
OS - OPEN SPACE
D - DRAINAGE
U - UTILITY
T - TRAIL
EA - EMERGENCY ACCESS
PA - PUBLIC ACCESS
M - MONUMENT & SIGNAGE

TRACT OWNERSHIP:

CMD - CIMARRON METROPOLITAN DISTRICT
ARP - ARVADA RESIDENTIAL PARTNERS

NOTES:

1. DESIGNATES STREET CENTERLINE CONTROL POINT (RANGE POINT) TO BE SET PER CITY OF ARVADA STANDARDS AFTER CONSTRUCTION

TRACT USE TABLE

TRACT	AREA (SF)	AREA (AC)	OWNERSHIP/MAINTENANCE	USE*
A	31,153	0.715	HOA	D/U/EA/PA
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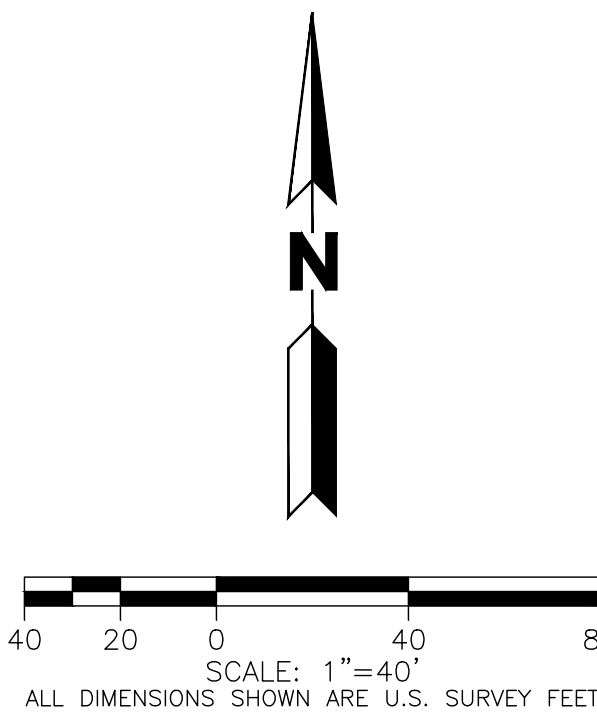
LEGEND

EXISTING		PROPOSED
	BLOCK LINE	
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	CENTERLINE	
	SECTION LINE	
	LOT LINE	
	EASEMENT	
	POINT OF CURVATURE	
	SET #4 REBAR W/ CAP PLS# 23899 UNLESS OTHERWISE DESCRIBED	
	SECTION CORNER	
	RANGE POINT	
	DESCRIPTIONS	
	NON-RADIAL	
	DRIVE	
	DRIVE NR	

N 1/4 COR. SEC. 24
FND. 3-1/4" ALUM CAP
LS #38231

NE COR. SEC. 24
FND. 3-1/4" ALUM. CAP
LS #16837

BASIS OF BEARING
NORTH LINE NE 1/4
SECTION 24
N89°40'01"W 2648.04'



SHEET 3 OF 3

APR. 15, 2022
FEB. 25, 2022
DEC. 17, 2021

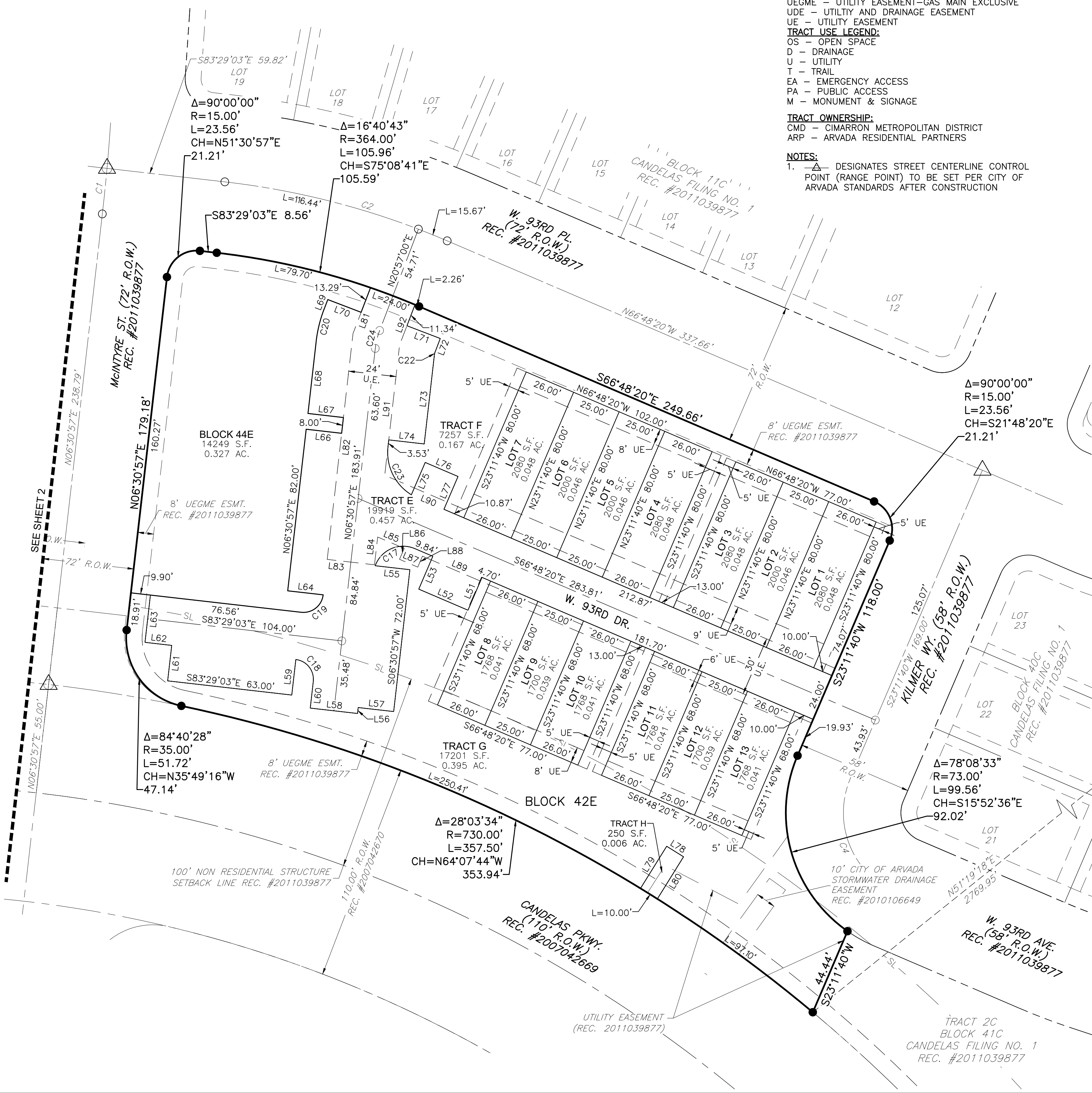
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303.431.6100 MARTINMARTIN.COM

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L2	N15°16'54"W	18.55'
L3	S15°16'54"E	13.95'
L4	N74°43'06"E	18.00'
L5	N74°43'06"E	18.00'
L6	S74°43'06"W	18.00'
L7	N15°16'54"W	50.00'
L8	S15°16'54"E	54.00'
L9	S74°43'06"W	18.00'
L10	S15°40'49"E	18.00'
L11	N74°19'11"E	9.00'
L12	N15°40'49"W	18.00'
L14	N15°40'49"W	18.00'
L15	S74°19'11"W	18.00'
L17	S15°40'49"E	18.00'
L18	S83°29'03"E	17.47'
L20	N83°29'03"W	18.00'
L21	N06°30'57"E	10.00'
L22	N83°29'03"W	24.00'
L23	S06°30'57"W	20.00'
L24	N06°30'57"E	18.00'
L25	N83°29'03"W	54.00'
L26	S06°30'57"W	16.42'
L27	S06°30'57"W	25.50'
L28	N83°29'03"W	18.00'
L29	S83°29'03"E	18.00'
L31	N83°29'03"W	18.00'
L32	S06°30'58"W	30.41'
L33	S02°51'24"E	24.58'
L34	N87°08'36"E	18.00'
L37	N87°08'36"E	18.00'
L38	N02°51'24"W	20.50'
L39	N06°30'57"E	32.37'
L40	N83°29'03"W	18.00'
L42	N15°40'49"W	18.00'
L43	N74°19'11"E	45.00'
L44	S15°40'49"E	17.52'
L51	S23°11'40"W	18.00'
L52	N66°48'20"W	27.00'
L53	N23°11'40"E	18.00'
L55	S83°29'03"E	17.58'
L56	S06°30'57"W	3.04'
L57	N83°29'03"W	18.00'
L58	N83°29'03"W	24.00'

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L59	S06°30'57"W	18.00'
L60	N06°30'57"E	13.48'
L61	N06°30'57"E	18.00'
L62	N83°29'03"W	13.56'
L63	N06°30'57"E	24.00'
L64	N83°29'03"W	18.00'
L66	S83°29'03"E	18.00'
L67	N83°29'03"W	18.00'
L68	N06°30'57"E	36.43'
L69	N20°57'00"E	5.22'
L70	S69°03'00"E	18.00'
L71	S69°03'00"E	18.00'
L72	S20°57'00"W	7.18'
L73	S06°30'57"W	45.06'
L74	N83°29'03"W	18.00'
L75	N23°11'40"E	17.74'
L76	S66°48'20"E	18.00'
L77	S23°11'40"W	18.00'
L78	N58°06'44"W	10.00'
L79	S31°53'16"W	25.00'
L80	N31°53'16"E	25.00'
L81	S20°57'00"W	24.72'
L82	S06°30'57"W	114.65'
L83	N83°29'03"W	24.00'
L84	N06°30'57"E	14.11'
L85	S66°48'20"E	14.55'
L86	S23°11'40"W	6.00'
L87	S66°48'20"E	10.00'
L88	N23°11'40"E	6.00'
L89	S66°48'20"E	213.54'
L90	S66°48'20"E	247.08'
L91	S06°30'57"W	66.18'
L92	S20°57'00"W	21.68'
L93	S15°16'54"E	89.37'
L94	S15°16'54"E	89.13'
L95	S74°19'11"W	164.77'
L96	N74°19'11"E	523.48'
L97	N15°40'49"W	4.00'
L98	S74°19'11"W	10.00'
L99	S15°40'49"E	34.00'
L100	N74°19'11"E	304.55'
L101	N06°30'57"E	112.80'
L102	N06°30'57"E	88.24'

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C6	90°23'56"	25.00'	39.44'	S60°28'51"E	35.48'
C7	56°30'34"	25.00'	24.66'	N34°46'15"E	23.67'
C8	9°22'22"	7.00'	1.15'	N01°49'47"E	1.14'
C10	9°22'22"	67.00'	10.96'	S01°49'47"W	10.95'
C11	90°00'00"	10.00'	15.71'	S38°29'03"E	14.14'
C12	90°00'00"	10.00'	15.71'	S51°30'57"W	14.14'
C13	96°53'13"	15.00'	25.36'	N57°14'12"W	22.45'
C14	89°36'04"	25.00'	39.10'	N29°31'09"E	35.23'
C16	9°22'22"	37.00'	6.05'	N01°49'47"E	6.05'
C17	93°04'44"	15.00'	24.37'	S66°39'18"W	21.78'
C18	90°00'00"	10.00'	15.71'	N38°29'03"W	14.14'
C19	90°00'00"	10.00'	15.71'	N51°30'57"E	14.14'
C20	14°26'03"	67.00'	16.88'	N13°43'59"E	16.83'
C22	14°26'03"	7.00'	1.76'	S13°43'59"W	1.76'
C23	65°03'11"	25.00'	28.38'	S26°00'38"E	26.88'
C24	14°26'03"	37.00'	9.32'	N13°43'59"E	9.30'



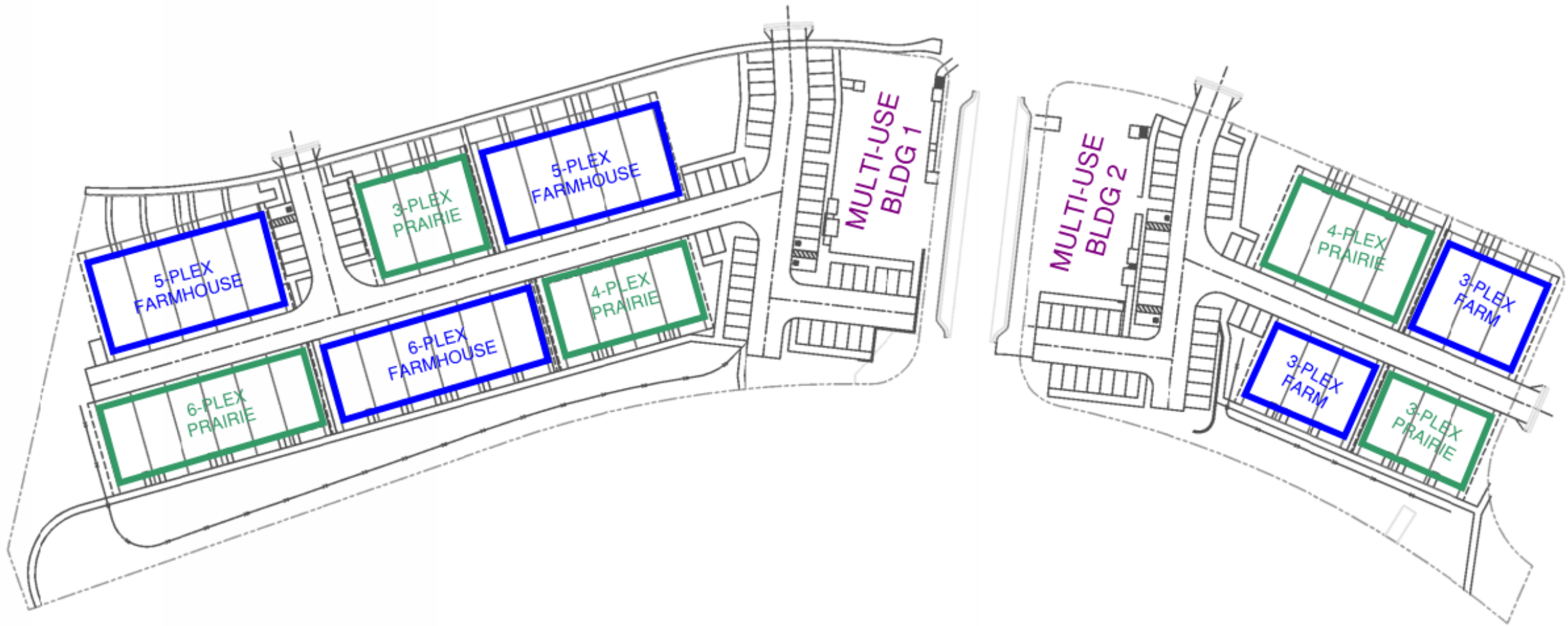
SEE WHAT COULD BE

TRI POINTE CANDELAS
TOWNHOMES

ELEVATION STYLE
LOCATIONS

AMENDMENT 4

04/15/2022



Godden|Sudik
ARCHITECTS

303.455.4437

5975 S. QUEBEC ST., STE. 250
CENTENNIAL, CO 80111



REPORT TO PLANNING COMMISSION

AGENDA ITEM
9.D.

TO: PLANNING COMMISSION

DATE: May 17, 2022

SUBJECT: Preliminary Plat for Candelas Filing No. 1, Amendment No. 4, approximately located at 9367 McIntyre Street

Report in Brief

MOTION:

MOVED BY: _____

That Preliminary Plat for Candelas Filing No. 1, Amendment No. 4, approximately located at 9367 McIntyre Street, be recommended to City Council for (approved) (denial).

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

Heidi Van Gieson, Administrative Specialist

Reviewed by:

Approved by:

Carol Ibanez, Senior Planner

5/12/2022

Josie Suk, Development Systems and Administrative Manager

5/12/2022

Robert Smetana, Manager of City Planning and Development

5/12/2022

Emily Grogg, Senior Assistant City Attorney

Enclosure, exhibits & attachments required to support the report