



City of Arvada

Planning Commission Agenda

DECEMBER 6, 2022
CITY COUNCIL CHAMBERS
Regular Business

Commission Members:

Michael P. Griffith, Chair
Doug Magee, Vice Chair
Tim Knapp, Secretary
Tom Aljinovich
Brandon Figliolino
Andrew Gay
Steve Hannan

Staff Members Usually Present:

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

Info: 720-898-7435

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

PLANNING COMMISSION MEETING – 6:15 PM

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL OF MEMBERS
4. APPROVAL OF MINUTES
 - A. September 20, 2022 Planning Commission Meeting Minutes
5. GENERAL BUSINESS
6. REPORTS
7. PETITIONS & COMMUNICATIONS
8. PUBLIC HEARINGS
 - A. CP2022-0003 A Resolution By The Planning Commission For The City Of Arvada, Colorado To

Amend The 2014 Arvada Comprehensive Plan Land Use Designation Pertaining To Sabell Filing No. 3, From Medium Density Residential To High Density Residential, Located West Of Urban Street And South Of West 58th Avenue.

- B. An Ordinance Annexing Certain Land Into The City Of Arvada, Colorado, Sabell Filing 3, A Parcel Of Land Located West Of Urban Street And South Of West 58th Avenue In The County Of Jefferson And State Of Colorado
- C. An Ordinance Rezoning Certain Land Within The City Of Arvada, Sabell Filing 3, From Jefferson County A-2 (Agricultural) To City Of Arvada PUD (Planned Development), And Amending The Official Zoning Maps Of The City Of Arvada, Colorado, Parcel Of Land West Of Urban Street And South Of West 58th Avenue
- D. PUD Development Plan for Sabell Filing No. 3, generally located West of Urban St. and South of 58th Ave.
- E. Preliminary Plat for Sabell Filing No. 3 generally located West of Urban St. and South of 58th Ave.
- F. Zoning certain land in the City of Arvada for a 0.12 acre parcel of land from RN-7.5 (Residential Neighborhood 7.5) to MX-N (Mixed-Use Neighborhood) and Amending the Official Zoning Maps of the City of Arvada, Colorado, generally located at the southeast corner of Ralston Road and Garrison Street.
- G. Major Modification to waive the requirement in section 5-1-2-5(G)(1) of the City of Arvada Land Development Code (LDC) that requires at least 75% of the units to have a private outdoor yard, patio, or balcony, approximately located at the southeast corner of Ralston Road and Garrison Street.

9. OTHER ITEMS

10. ADJOURN