



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



SUMMARY MINUTES OF PLANNING COMMISSION ACTION HELD
SEPTEMBER 20, 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 Michael P. Griffith at 6:15 P.M.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL OF MEMBERS

Those present: Michael P. Griffith, Andrew Gay, Tim Knapp, Brandon Figliolino, Tom Aljinovich, Doug Magee, Steve Hannan

THOSE ABSENT

None

ALSO PRESENT: Ryan Stachelski, Director of Community and Economic Development; Josie Suk; Emily Grogg, Sr. Ass't. City Attorney; Dixielee Rodriguez, Administrative Specialist, Jacob Nitchals, Sr. Planner, Heidi Van Gieson, Administrative Specialist/Recording Secretary.

4. APPROVAL OF MINUTES

August 2, 2022 minutes stand approved with amendment to remove Mr. Knapp's statement from page 4.

5. GENERAL BUSINESS

None

6. REPORTS

None

7. PUBLIC COMMENT

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

8. PUBLIC HEARINGS

DA2020-0039 Tower View Townhomes II PUD Development Plan, generally located at 7801 West 51st Avenue

The public hearing was opened.

Mr. Griffith entered into the record the staff report for DA2020-0039 dated September 20, 2022, along with the affidavit of mailing and posting log as well as the Public Comment that came in.

Mr. Nitchals introduced the project to the Planning Commission.

Mr. Mark Debenedictis 6020 South Greenwood Plaza Blvd Greenwood Village, CO 80111 Mr. Debenedictis stated that they started the project in 2016 with Phase I that consisted of 6 buildings with a total of 18 units, Phase II will have 3 buildings with a total of 9 units. The architecture will be identical to Phase I with some slight variations to the facades. There will also be landscaping that will finish out the project.

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

PUBLIC COMMENT

IN FAVOR

Alice Huang of 7851 W 51st Ave Unit C stated that her and her partner are very excited about the new townhomes going in. She is curious about the street parking and access road next to them as well as the timeline for the project. She also wants to know if there will be EV Chargers.

IN OPPOSITION

Andrew Carter of 11731 W 75th Arvada, CO, owner of 7831 W 51st Ave Unit C. Concerned about construction access to the site through Phase I. Would like to know if access will be on the southeast corner of 51st and Yarrow rather than going through the complex itself. Also, will there be repairs made to the asphalt and roads if construction traffic is brought through the complex. Mr. Carter also stated that he is the President, Secretary and Treasurer of the HOA, which separated from the Phase II area and he states that they would not want to grant access for the construction traffic to go through and if they did they would like to charge a usage fee.

APPLICANT REBUTTAL

Mr. Debenedictis stated that in reference to Mr Carter's concerns, they would take into consideration and be cautious of the construction traffic. They will be providing a method for that access with tracking pads to help prevent damage to the drive aisle.

Troy Denning- Project Engineer 9777 Pyramid Court Suite 150 Englewood CO stated that they shouldn't have to drive through Phase 1 to complete Phase 2.

Mr. Debenedictis states that in regards to the asphalt, they are prepared to repair and damage and that they will be doing an overlay of the entire frontage of the properties at the end of the project.

Mr. Debenedictis stated that in response to Alice's comments, they are ready to move forward immediately once approved. He stated that they are expecting about 9-12 months for the entire build and sale.

Mr. Griffith closed public comment.

QUESTIONS FROM THE COMMISSION

Mr. Hannan asked if the streets for access are they city or private streets

Mr. Nitchals stated that they are private streets.

Mr. Hannan asked if the parcel was landlocked to the West and North?

Mr. Nitchals stated yes.

Mr. Hannan asked if the builder was planning on integrating these units in with the current HOA?

Mr. Debenedictis stated that yes, they had anticipated that it would be part of the Phase I HOA as an annexation and there would be a total of 27 units.

Mr. Hannan asked if they (Mr. Debenidictis) had a conversation with the HOA about being Grandfathered into Phase I?

Mr. Debenedictis stated that it had been discussed and was in the HOA meeting minutes.

Mr. Figliolino asked if the CDOT right of way will still be maintained by CDOT?

Mr. Nitchals stated that he can't confirm that CDOT will maintain it or not, but It will continue to be maintained by a government entity. The Builder will only be responsible for the curb, gutter and sidewalk in front of the development.

Mr. Figliolino asked if the units will be the same size as Phase 1? It looks like they may be slightly smaller.

Mr. Debenedictis stated that the units in Phase I are approximately 1,795 sq. ft., the plans that they have for Phase II replicate that and they will be about 1,800 sq. ft.

Mr. Aljinovich asked if there was an answer to Mr. Carter about the usage fees?

Mr. Debenedictis stated they will work with them to come up with a solution.

Mr Aljinovich also asked if emergency response vehicles will have access denied during construction?

Mr. Debenedictis stated that they have spoken to the Arvada Fire Department and they don't believe there will be any issues.

Mr. Aljinovich asked if the staff was okay with that.

Mr. Nitchals stated that the Fire Department is a part of the review process from the beginning. Also that the two back buildings will be sprinkled, because fire was not satisfied with the access to the new ones.

Mr. Aljinovich asked if the landscaping will be similar between the two areas?

Mr. DeBenedictis stated that it will all replicate the current landscaping.

Mr. Magee asked staff about the neighborhood meeting being held in February of 2020. He didn't see any guidance in the Land Development Code as to how to handle that.

Mr. Nitchals stated that there isn't a specific timeline, they look at it case by case basis.

Mr. Magee asked about the detention facility that is located under Phase 1, will that be able to handle Phase 2 as well?

Mr. Denning stated it will not, they will be enlarging the original detention pond, tying into the existing system.

Mr. Magee stated that two of the four guest parking spaces are cut in. Are the other two located to the North of the building?

Mr. Denning stated that they are on top of the detention area.

Mr. Magee asked if there will be enough room for the residents to get in and out of their garages with the guest parking and landscaping?

Mr. Denning stated that, yes there will be enough room.

Mr. Knapp asked the applicant if there will be construction traffic through Phase 1?

Mr. DeBenedictis stated that they do not anticipate much construction traffic through Phase 1.

Mr. Knapp stated, so there will be some?

Mr. Denning Stated that the vehicle tracking pad will be on 51st.

Mr. Denning also stated that they will need to tie into the water/sewer line which is located in Phase 1.

Mr. Knapp asked what the construction hours/ days will be?

Mr. DeBenedictis stated they will go with whatever the city requires.

Mr. Knapp asked if there were city rules for hours

Mr. Nitchals stated that there were rules but was unsure of the allowed times.

Mr. Knapp asked about the phasing off the project.

Mr. DeBenedictis states that they will be putting in all of the Infrastructure and Civil Engineering in all at the same time as well as all three foundations all at once.

Mr. Knapp is concerned about the fact that we have a private property built and we have a builder starting the second phase and wanting to roll it into an existing HOA, which is another

issue on its own. He's concerned about any damage that is done to Phase I, is there anything that we (the City) have in the works that can protect them? Will they (the City) step in legally?

Ms. Grogg stated, no they will not. They are going by what the code states.

Mr. Knapp asked if there is anything that we can do as far as approvals for Phase II if damage is done to Phase I?

Ms. Grogg stated that everything has to be done by the Land Development Code, which the city approves. Anything that was approved by the city through the FDP process will need to be completed or there could be code enforcement involvement, there is a warranty period for anything involved with the public infrastructure.

Mr. Nitchals stated that Warranty has not been involved with Phase I yet as they are letting the builder complete Phase II and then they will mill and overlay the entire street from Phase I to Phase II.

Mr. Gay asked why it was both a Preliminary Development Plan and Planned Unit Development Plan?

Mr. Nitchals stated that it is a Planned Unit Development and that terminology was changed in the Land Development Code; it has been a bit of a learning curve for everyone to get on board.

Mr. Griffith asked if we know how many people are still living there, or are they all new residents since we had the neighborhood meeting.

Mr. Nitchals stated that all of the buildings were not finished at the time of the meeting. There were some residents but he does not know how many.

Mr. Griffith asked about if the EV Chargers are something that could be included?

Mr. DeBenedictis stated that they are looking at that as an option as a possibility.

Mr. Griffith said the limit of disturbance for this project seems to be the issue. Have you looked at putting a fence up?

Mr. DeBenedictis stated that they have had a construction fence up since 2016. It is currently down for maintenance but will be put up again.

Mr. Aljinovich asked if Mr. Carter could be at the construction meetings?

Mr. DeBenedictis stated that he will be invited to the meetings and will have contacts to all involved with the project.

MOTION:

It was moved by Mr. Magee that Tower View Townhomes Phase II PUD Development Plan, generally located at 7801 West 51st Avenue be recommended to City Council for (approval subject to the condition stated in the Staff Report, Page 7.

This motion is based on the findings of fact and approval criteria on Page(s) 5 & 6 of the Staff Report.

DISCUSSION OF MOTION

Mr Hannan stated that the builder should address the issues before going to city council.

Mr Griffith asked to be sure that it is safe for the families and children and to be sure that the construction fence is secure.

Those voting Yes: Griffith, Hannan, Knapp, Ajinovich, Magee, Gay, Figliolino

Those voting No:

Those absent: None

The motion carried:7-0

8. OTHER ITEMS

Mr. Stachelski asked if Mr. Magee and Mr. Knapp will be in town on November 22nd? Both Mr. Magee and Mr. Knapp stated that they will be. Mr. Stachelski stated we will be checking with applicants to see if there will be any projects ready.

Ms. Suk stated that we have no meetings scheduled for October 4, 18 and November 8.

It was moved by Mr. Magee that the meetings for October 4th, October 18th and November 8th be canceled.

Those voting Yes: Griffith, Hannan, Knapp, Ajinovich, Magee, Gay, Figliolino

Those voting No:

Those absent: None

The motion carried:7-0

9. ADJOURNED at 7:07 P.M.

Michael P. Griffith, Chair

Tim Knapp, Secretary

Heidi Van Gieson, Recording Secretary



REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.A.

TO: PLANNING COMMISSION

DATE: December 6, 2022

SUBJECT: 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.

Report in Brief

MOTION:

MOVED BY: _____

That 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, and be recommended to City Council for (ratification) (denial) of the Comprehensive Plan Amendment.

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:

Linda Hoover, Senior Planner 11/30/2022

Josie Suk, Development Systems and
Administrative Manager 11/30/2022

Robert Smetana, Manager of City Planning and
Development 11/30/2022

Emily Grogg, Senior Assistant City Attorney 11/30/2022

Approved by:

Enclosure, exhibits & attachments required to support the report

SUBJECT: 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.

PAGE: 2
ITEM: 8.A.

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

Sabell Filing No. 3
Annexation, Comprehensive Plan Amendment, Rezoning,
PDP, & Preliminary Plat
DA2022-0055

NATURE OF REQUEST

Remington Homes is requesting approval of annexation of the 2.46 acre property located west of Urban Street and South of W. 58th Avenue. In conjunction with the annexation request, is a Comprehensive Plan Amendment to change from Medium Density Residential to High Density Residential and a rezoning request for PUD (Planned Unit Development) zoning along with a PUD Development Plan and Preliminary Plat to allow for 45 townhome units on this site.

LOCATION AND HISTORY

The subject property is located between Sabell Filings 1 and 2 and bordered on the east by the future Urban Street connection. The northern boundary of the site is W. 58th Avenue. The property is currently shown on the county assessor's maps as being in three parcels with three existing single family homes. The three existing structures will be removed and replaced with the proposed townhome units.

NEIGHBORHOOD MEETING

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

The required neighborhood meeting for this project took place on March 24, 2022. The applicant, staff, and representatives for approximately 10 neighboring residences were in attendance. Neighbor concerns centered around traffic congestion along W. 58th and needed improvements to the W. 58th and Ward intersection. While commenters stated that they understood that this proposed development was consistent with how the area was building out, a concern was expressed over the proposed trail connection south of this site, across Van Bibber Creek. The applicant has prepared a summary of the meeting, which is attached herewith.

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 1000 feet of the subject property and to all homeowners associations and neighborhood associations with a known interest in the subject property. The applicant has provided an affidavit of mailing verifying that this requirement has been met.

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

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

SEVERED MINERAL RIGHTS

At least 30 days prior to the public hearing, written notice of the application must be mailed to any owner of mineral rights associated with the subject property. The applicant has provided the required Certification of Notice pursuant to Colorado Revised Statute 24-65.5-103 form stating that no mineral rights owners are associated with this property.

DEVELOPMENT REVIEW TIMELINE

The development application for this project was submitted on June 18, 2022. A total of two rounds of development review have occurred since that time. As a proposed PUD, the proposed uses and preliminary design has been reviewed to date.

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 Sabell Filing No. 3 property is currently zoned A-2 in unincorporated Jefferson County. The rezoning request is for PUD (Planned Unit Development) zoning at an overall maximum density of 18 units/acre to allow for development of 45 townhome units.

Surrounding properties are zoned and utilized as follows:

Direction	Zoning	Actual Use
North	R24 (Residential 24u/ac) along W. 58 th and RN – 7.5 (Residential Neighborhood 7.5) further north	Multi-family rental units along W. 58 th Ave. with single family residential farther north.
East	R24 – Residential - 24 units/ac.	Sabell Filing No. 2 Townhomes.
South	PUD-R (Planned Unit Development – Residential) 12 units/acre	Sabell Subdivision detention pond and the newly constructed Sabell park farther south
West/Southwest	PUD Zoning 12u/ac	Sabell Subdivision (Filing 1) Townhome and small lot single family detached units

PROJECT ANALYSIS

Annexation

Annexation into the City of Arvada requires conformance with the contiguity requirements in Colorado Revised Statutes §31-12-101 which requires at least one-sixth of the property perimeter to be contiguous with the City of Arvada. As an infill enclave, the property is completely surrounded by the City of Arvada development. As such, the minimum contiguity requirements are exceeded. A copy of the annexation map is attached for your reference.

Compliance with the Comprehensive Plan

A Comprehensive Plan Amendment is being requested with this annexation and rezoning application to change the future land use map from Medium-Density Residential to High Density Residential. The current plan labels Sabell Filing 2 to the east of the site and the existing multi-family units to the north as High Density Residential. The proposed density of Sabell Filing 3 is 18 units/acre which will provide a transition between the adjacent higher densities and the Sabell Subdivision (Filing 1) to the west of the site, which has a density of 12 unit/acre. The size and density of the townhome portion of the development immediately to the west of Sabell 3 is similar to that proposed for this project. Therefore an amendment to High Density Residential is being requested to allow this transition and to provide compatibility with the neighborhood character of the surrounding area. The Comprehensive Plan, Goal L-5 is to designate and promote redevelopment and infill to generate economic revitalization, improve physical conditions, and provide an appropriate mix of housing. The newly construction townhomes in Sabell (Filing 1) and the townhomes currently under construction in Sabell Filing 2 provide a mix of housing from the surrounding single family developments. Sabell 3 seeks to continue that mix by completing the connection between the adjacent uses. :

City services already exist to this site and infrastructure improvements can be extended in a manner that is within the capacity of the City to serve. Roadway improvements to be completed in conjunction with this development will provide important roadway connections and improve the level of service on the adjacent arterial roadways, thereby providing a benefit to future residents of this development as well as the surrounding community.

Development Standards – Lot Size, Setbacks, and Lot Coverage

The PUD zoning districts are intended to provide for procedures by which a subject property can be uniquely developed to meet the needs of the City, property owners, residents, and developers. To accomplish this goal, PUD's are also intended to assure harmonious integration with surrounding land uses, neighborhood character, and environmental features. As an infill property, the intent of this proposed PUD is to blend with the adjacent townhome developments in the existing Sabell projects. The general layout follows a grid pattern alternating between alley-loaded garages and landscape courtyards. Most of the lots in Sabell 3 front onto an open courtyard area or the adjacent public streets leaving the rear entrance garage areas internal to the site. Within each courtyard area will be a small seating area for passive recreation. This creative design carries forward with the design elements of the adjacent Sabell filings to ensure the development is compatible with the surrounding area in terms of use and scale.

The design parameters for Sabell 3 will predominately mirror that of the R24 zoning district development parameters with exception to the arterial setback. The LDC requires a 100 foot arterial setback for standard zone districts but allows for flexibility in PUD's. In the standard districts a 20 percent Minor Modification may be allowed if warranted to reduce this setback to

80 feet. Sabell 3 is proposing the same 80 foot setback from W. 58th Avenue. This reduced setback is also consistent with the modifications granted to the adjacent Sabell filings. Sabell 3 will follow all other Urban Townhome development standards of the R24 district.

Building Height

The Urban Townhome standards of the LDC allow for a maximum building height of 35 feet. The applicants are not requesting a modification to this standard. Building designs will be finalized through the final development review process and buildings will comply with the maximum 35-foot height limitation.

Parks and Open Space

Per the LDC, PUD developments do not have a defined open space requirement. The most comparable district is the R24 district which requires a minimum of 20 percent open space. Sabell Filing 3 is proposed with 28 percent open space. Section 6.4.5 of the LDC states that open space areas in each development shall be organized to create integrated open space connections. The proposed alley and open courtyard design of the Sabell development provides a network of open pedestrian-ways throughout the development. With the City-owned park land at the southeast corner of the Sabell property, a joint-use design is proposed.

As with all new residential development, park and school land dedication is required or fees in lieu thereof. Payment of fees in lieu of park land must be provided prior to FDP/final plat approval. Language to this effect is included in the recommended conditions of approval and will be included in the annexation agreement as well.

Landscaping, Buffering and Fencing

The proposed townhome use is consistent with the surrounding development and a landscape buffer is not required.

Building Design

Building designs at PDP are intended to provide a general understanding of the intended community character and architectural style. Building designs, colors, and specific materials will be further reviewed and evaluated as part of the FDP process. The townhome elevations are designed to be consistent with the adjacent Sabell filings and highlight the individual townhome units so they appear more like a combination of attached single family homes than as one multi-family structure with multiple tenants. Each unit will have its own design using varied materials and colors. The three-story townhome buildings will have roof lines that include a mix of gable and shed or flat roof surfaces within each building. Second floor balconies will provide relaxation areas and serve to provide covered entryways. Building materials will be a mix of masonry, siding and wood facades.

As noted above, these townhomes must also comply with the standard architectural requirements of the LDC including requirements for variety in design, garage location and orientation, balconies, and facade treatments. At the time of FDP the architectural designs will be further enhanced to ensure conformance with the LDC.

Circulation and Connectivity

Roadway improvements and connectivity are a significant part of this development. In 2018, the City of Arvada completed a study to evaluate the current and future traffic needs on W. 58th Avenue and Ward Road. The intersection of 58th and Ward needed a redesign to add capacity

by providing additional westbound left turn lanes (intersection widening) and upgrading the traffic signal with new signal equipment. The City also studied signal progression patterns and needed roadway improvements along W. 58th Avenue from Kipling to Ward Road. As a result, previous Sabell subdivisions were required to contribute to intersection improvements at 58th and Ward. In addition, they were required to design the future Urban Street connection along the east boundary of this site and contribute their proportional share of the construction costs for these improvements and a signal at 58th and Urban.

Sabell Filing 3 will be required to construct Urban Street from W. 58th Avenue south and west to where it connects to W. 57th Avenue and Ward Road in the Sabell Subdivision (Filing 1). Sabell 3 will also be required to complete the signal and intersection improvements at 58th and Urban. In conjunction with the Timberline Farms development to the east, W. 57th Avenue was constructed from Tabor Street to the Arapahoe Ditch/ the west boundary of the Timberline development. Sabell 3 will also be required to extend W. 57th Avenue from its current east location, across the ditch and west to Urban Street. The obligation for all of these roadway improvements will be included in the annexation agreement for Sabell 3 and the design details will be further addressed with the forthcoming FDP.

In conjunction with the public roadways, internal circulation will be provided by a series of private alleyways that will provide access to garage and visitor parking spaces from Urban Street. To further ensure circulation and connectivity needs are met, this development will include internal sidewalk connections as well as walks along W. 58th Avenue and Urban Street. These connections will allow access between developments and to the newly constructed neighborhood park and trail system to the south adjacent to Van Bibber Creek. The required signalized intersection improvements will also provide protected crossing locations for pedestrians and cyclists for those utilizing the public park/trail amenities from the north.

Grading

The grades on this site drop from the north along W. 58th Avenue down toward Van Bibber Creek to the south with an overall grade change for this property of approximately 15 feet. Stormwater detention will be provided by expanding the existing detention pond within the Sabell subdivision immediately to the south of this site. As part of the FDP, the stormwater design will be further evaluated to limit walls as much as possible and meet the LDC design requirements for slope and wall height

Drainage

The previous floodplain mapping for the area had much of the southern half of the Sabell property as well as the southern portion of this property as being within the existing 100-year floodplain. In conjunction with the Sabell construction for Filings 1 and 2, the grades around the creek were redesigned to reduce the floodplain area and improve the developability of the southern end of the Sabell property. In order to accomplish that, the southern end of the Sabell development was re-graded to raise the grades above the floodplain limit and a Letter of Map Revision (LOMR) is currently being finalized with FEMA/Mile High Drainage and the City to verify the revised floodplain. While the floodplain has been reduced on the adjacent parcels, it still affects the southern portion of Sabell 3. As such, the same CLOMR/LOMR process will be required for Sabell 3 in conjunction with the FDP and construction processes.

Parking and Loading

The LDC requires a minimum of 2.2 spaces per unit for townhomes, which totals 99 spaces required. The Sabell Filing 3 PDP exceeds code requirements by providing 104 parking spaces for the townhome lots by a combination of attached two-car alley-loaded garages and open common parking lots spaced throughout the center of the development. In addition, on-street parking will also be allowed along Urban Street. The on-street spaces will be defined by bulb-outs at the intersections to enhance pedestrian crossings. The on-street parking is not included in any parking calculations

Utility Services

All wet utilities will be provided by the City of Arvada. Water service is available in W. 58th and sewer service is available from both W. 58th and W. 57th. Water and sewer service lines internal to this development will be located in the private alleyways. Dry utilities will be addressed as part of the FDP review process with the next phase of development. Utility easements will be dedicated by the final plat in conjunction with the FDP.

Police and Fire Protection

Arvada Fire Protection District (AFPD) already serves this site primarily from Fire Station #6 located at 6503 Simms Street and Fire Station #2 located at 5250 Oak Street. Police protection will change from Jefferson County to City of Arvada which already serves the adjacent residents. No outstanding concerns exist relative to police and fire protection.

School District

This property is located within the Jefferson County R-1 School District and students from this development will attend Vanderhoof Elementary, Drake Middle School and Arvada West High School. Fees-in-lieu of land dedication will be required for this development at the time of FDP.

LAND DEVELOPMENT CODE APPROVAL CRITERIA

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

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

Div. 8-3-3 Annexation and Disconnection Approval Criteria	Finding	Rationale
1. The annexation is in accord with the Comprehensive Plan and the best interests of the City would be served by annexation of such property.	Complies with requested amendment	As an infill enclave, the proposed Sabell 3 townhomes are consistent with the adjacent development and the proposed comprehensive plan amendment.
2. The property is capable of being integrated into the City and developed in compliance with all applicable provisions of this Code and the	Complies	As noted above, this infill property is surrounded by the City of Arvada with existing infrastructure in the

Arvada City Code.		adjacent roadways. As a PUD, this development will meet the applicable provisions of the City Code.
3. At the time any development of the area proposed to be annexed is completed, there will be capacity to adequately serve residents of such area with all necessary utilities, facilities and public services.	Complies	As noted above, the property has access to utilities and services. Intersection and roadway improvements on the adjacent arterials will improve service levels for future residents of this development and existing nearby residents as well.

Comprehensive Plan Amendment Considerations	Rationale
1. The existing Comprehensive Plan is in need of the proposed amendment.	The Comprehensive Plan is in need of this amendment in order to align with the purpose of the PUD zone district, the adjacent zone districts, and character of the existing neighborhood.
2. The proposed amendment is compatible with the surrounding area, and the goals and policies of the Comprehensive Plan.	The proposed amendment to High Density Residential is compatible with the existing medium and high density residential neighborhoods adjacent to this site and the goals and policies of the Comprehensive Plan.
3. The proposed amendment will have no major negative impacts on transportation, services and facilities.	The proposed amendment will not have any major negative impacts on transportation, services, or facilities. The construction of Urban Street as part of Sabell 3 will improve circulation in this area.
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 proposed amendment will not have a negative effect on existing or proposed service provision.
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	The proposed amendment is for an area outside of the City's municipal boundary, however, it is an infill enclave which is concurrently being processed as an annexation application as well and is consistent with the City's ability to annex the property.
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.	Strict adherence to the Comprehensive Plan would result in a property outside of the character of the neighborhood.
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 amendment will promote the public welfare and is consistent with the Comprehensive Plan.

Div. 8-3-4 Zoning and Rezoning Approval Criteria	Finding	Rationale
1. The rezoning is consistent with the Arvada Comprehensive Plan, or an adopted sub-area plan, corridor plan, or urban renewal plan, or reflects conditions that have changed since the adoption of the Comprehensive Plan.	Complies with requested amendment	The rezoning request to PUD is consistent with the proposed Comprehensive Plan amendment and the existing character of the neighborhood.
2. The intended land use is consistent with the stated intent of the proposed zoning district.	Complies	The use of the properties as residential townhomes is allowed in the PUD zone district.
3. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will, prior to development, be available to serve the subject property while maintaining adequate levels of service to existing development.	Complies	Facilities and services necessary to serve the property are currently available in the surrounding roadways and will allow adequate levels of service.
4. The intended land use for which the rezoning is sought will not result in significant adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation, or such impacts will be substantially mitigated.	Complies	Development of the property will enhance the existing site by removing the property from floodplain restrictions. Drainage and storm water management will be addressed by the expansion of the existing detention pond at the southern end of the site. Sabell 3 will have to comply with all applicable standards of the LDC and the Engineering Code of Specifications which will be further addressed at the time of FDP.
5. The rezoning is consistent with the character of existing or planned development on adjacent properties and in the surrounding area or neighborhood, or measures will be taken to substantially buffer or otherwise substantially mitigate any negative impacts.	Complies	The Sabell 3 is consistent with the Sabell Subdivision (Filing 1) to the west which also has PUD zoning and both Sabell Filings 1 and 2 have townhome developments adjacent to this site. Multi-family developments have also existed across W. 58 th for a long period of time.

Div. 8-3-8 Major Subdivision Preliminary Plat Approval Criteria	Finding	Rationale
1. The proposed subdivision is consistent with the Comprehensive Plan.	Complies with requested amendment	The proposed townhome development is consistent with the proposed Comprehensive Plan amendment for High Density Residential and the existing character of the neighborhood.
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	No previously approved ODP exists for this property. The proposed preliminary plat is consistent with the PUD zoning district.
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	Adequate services and infrastructure are available to this site and construction requirements will improve service and safety connections.
4. The proposed 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	This is a small infill site and the proposed development will benefit adjoining properties by improving roadway and pedestrian connections. Site impacts will be further evaluated at FDP to ensure impacts to the natural environment will be mitigated
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 Sabell 3 complies with the development requirements of the LDC. In conjunction the FDP, Sabell 3 must comply with the City of Arvada Engineering standards and specifications, including the processing of a CLOMR/LOMR permit for floodplain mitigation.
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	Complies	The proposed public roads will provide enhanced intersection improvements and roadway connections for the area. The proposed walkway additions will also improve pedestrian circulation to the neighborhood park and the existing regional trail network

patterns of lots in the subdivision that will make future compliance with such development and design standards difficult or infeasible.		
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	Wet utilities are located in the adjacent streets, stormwater detention will be provided on site, and street connections will be improved, thereby mitigating potential impacts to the surrounding area.

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 with requested amendment	The proposed infill development is consistent with the proposed Comprehensive Plan amendment and consistent with the character of the surrounding area.
2. The plan is consistent with and implements any previously approved Official Development Plan in effect for the subject property, per Section 8-3-10-7, PUDs Approved Prior to Effective Date.	Complies	No ODP is associated with this property.
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	Sabell 3 is uniquely surrounded by higher density townhome and multi-family developments and is intended to fill the gap between them with similar townhome units. Building fronts will align the public streets and internal courtyards will provide landscape and passive site amenities.
4. The plan generally complies with the intent of the use, development and design standards set forth in the LDC.	Complies	The PUD standards in the LDC are not specifically defined to allow for design flexibility. Sabell 3 will closely follow the design standards of the urban townhomes as defined in the LDC.
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	Complies	Sabell 3 will serve to complete needed roadway connections and intersection improvements to enhance neighborhood compatibility.

that are allowable in the plan such connections are not desirable.		
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	Sabell is already served by Arvada Fire and Arvada Police. Water and sewer facilities are in place within the adjacent roadways. Levels of service for the adjacent arterials will be improved as a result of the City's intersection improvements and roadway improvements associated with this development.
7. The proposed uses (or group of uses) are appropriately located and designed, both within the boundaries of the plan and in relation to adjacent uses, such that the foreseeable, material adverse impacts that may be created by the scale, design, and operating characteristics (e.g., hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts) of the uses are avoided or mitigated.	Complies	As an infill site, the proposed uses will carry forward the same type of townhome development as that on the adjacent Sabell filings. As noted above, roadway improvements will improve circulation for this area and mitigate potential impacts.
8. If the application for plan approval is accompanied by an application for rezoning to the PUD zoning district, the rezoning application is concurrently approved.	Complies	The rezoning and PDP are being processed concurrently.

STAFF RECOMMENDATION

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

If Planning Commission finds that a recommendation to approve the annexation, Comprehensive Plan Amendment, rezoning, PDP, and PP are supported by the approval criteria, then staff recommends that the following conditions be made part of the annexation and PDP approvals:

1. Sabell Filing 3 shall contribute to the signal improvements at W. 58th and Ward Road. In addition, Sabell Filing 3 shall construct Urban and W. 57th Streets along with the needed intersection and signal improvements at W. 58th and Urban Street. Payment for these contributions must be provided prior to approval of the Sabell Filing 3 FDP and final plat.
2. Payment of fees in lieu of park and school land dedication must be provided in conformance with the LDC prior to FDP/ final plat approval. All applicable fees shall be paid at the rate in effect at the time of payment
3. In conjunction with the FDP, a Conditional Letter of Map Revision (CLOMR) for floodplain changes must be approved prior to FDP approval. A Letter of Map Revision (LOMR) will be required within six months following the end of construction.

4. All remaining minor written and redline review comments from this request must be addressed in conjunction with the FDP.
5. The annexation agreement shall include these conditions of approval as addressed herein and must be signed by the applicants prior to City Council hearing this request.

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

RESOLUTION NO. 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

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 November 17, 2022, and said public hearing being held before the Planning Commission for the City of Arvada on December 6, 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 Medium Density Residential to High Density Residential pertaining to Sabell Filing No. 3.

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 6th day of December, 2023.

CITY OF ARVADA PLANNING COMMISSION

Michael P. Griffith, Chairman

ATTEST:

Tim Knapp, Secretary

RATIFIED AND APPROVED this 6th day of February, 2023.

Marc Williams, Mayor

ATTEST:

City Clerk

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

By:_____



June 2, 2022

SABELL III – Neighborhood Meeting Summary

1. Meeting was Held on March 24th, 2022 at the Apex Field House located at 5724 Oak Street, Arvada, CO 80002.
2. 38 meeting notices were mailed on March 9th, 2022.
3. Approximately 10 residences attended the meeting. Matt Cavanaugh presented for the development team. Linda Hoover was in attendance for the City of Arvada.
4. Concerns:
 - a. The amount of houses already approved, but thought this project fit in.
 - b. Traffic at the 58th Ave and Ward Road intersection.
 - c. Trail connection across Van Bibber Creek that was constructed with Sabell Filing 1. Resident didn't want Sabell residents using the Van Bibber trail on their side of the creek.
5. Comments addressed:
 - a. New subdivision was developed per the approved zoning.
 - b. This project plans to contributing money to the intersection improvements at 58th Ave and Ward Road.
6. Comments unable to addressed:
 - c. The developer is unable to remove the trail connection across Van Bibber Creek. The trail was required by the City and we think it is a positive for the surround neighborhoods, providing access to the newly constructed city park within the Sabell Subdivision.

SABELL FILING NO. 3 ANNEXATION

LOCATED IN SOUTHEAST 1/4, SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 69 WEST, 6TH PRINCIPAL MERIDIAN,
COUNTY OF JEFFERSON, STATE OF COLORADO
2.4627 ACRES

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8 BEING N 00°01'05"E AND MONUMENTED AS FOLLOWS:

-CENTER-SOUTH 1/16 CORNER SECTION 8 (AKA NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8), BEING A FOUND 2" ALUMINUM CAP IN RANGE BOX, PLS 1802, PER MON. REC. DATED 5-29-14.

-SOUTH 1/4 CORNER OF SECTION 8, BEING A FOUND 3.25" BRASS CAP IN RANGE BOX, PLS 16406, PER MON. REC. DATED 5-29-14.

COMMENCING AT THE CENTER-SOUTH 1/16 CORNER OF SECTION 8;

THENCE N 89°21'08" E ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8 A DISTANCE OF 1130.47 FEET;

THENCE S 00°04'02" W DISTANCE OF 67.00 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 78097839 AND THE POINT OF BEGINNING;

THENCE ALONG THE WESTERLY BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 83035017 AND THE NORTHERLY BOUNDARY OF SABELL SUBDIVISION, A SUBDIVISION RECORDED AT RECEPTION NO. 2019046492 THE FOLLOWING NINE (9) COURSES:

- 1) S 00°04'02" W A DISTANCE OF 56.35 FEET;
- 2) S 37°31'58" E A DISTANCE OF 126.02 FEET;
- 3) S 00°04'02" W A DISTANCE OF 342.69 FEET;
- 4) S 89°17'37" W A DISTANCE OF 206.62 FEET;
- 5) S 00°04'02" W A DISTANCE OF 95.00 FEET;
- 6) S 89°17'37" W A DISTANCE OF 6.38 FEET;
- 7) N 00°05'31" E A DISTANCE OF 232.03 FEET;
- 8) S 89°21'08" W A DISTANCE OF 20.00 FEET;
- 9) N 00°05'31" E A DISTANCE OF 378.03 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 78097838;

THENCE S 85°24'25" E ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 78097838 A DISTANCE OF 120.37 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 78097839;

THENCE S 84°16'13" E ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 78097839 A DISTANCE OF 36.01 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS AS AREA OF 107,277 SQUARE FEET, OR 2.4627 ACRES MORE OR LESS.

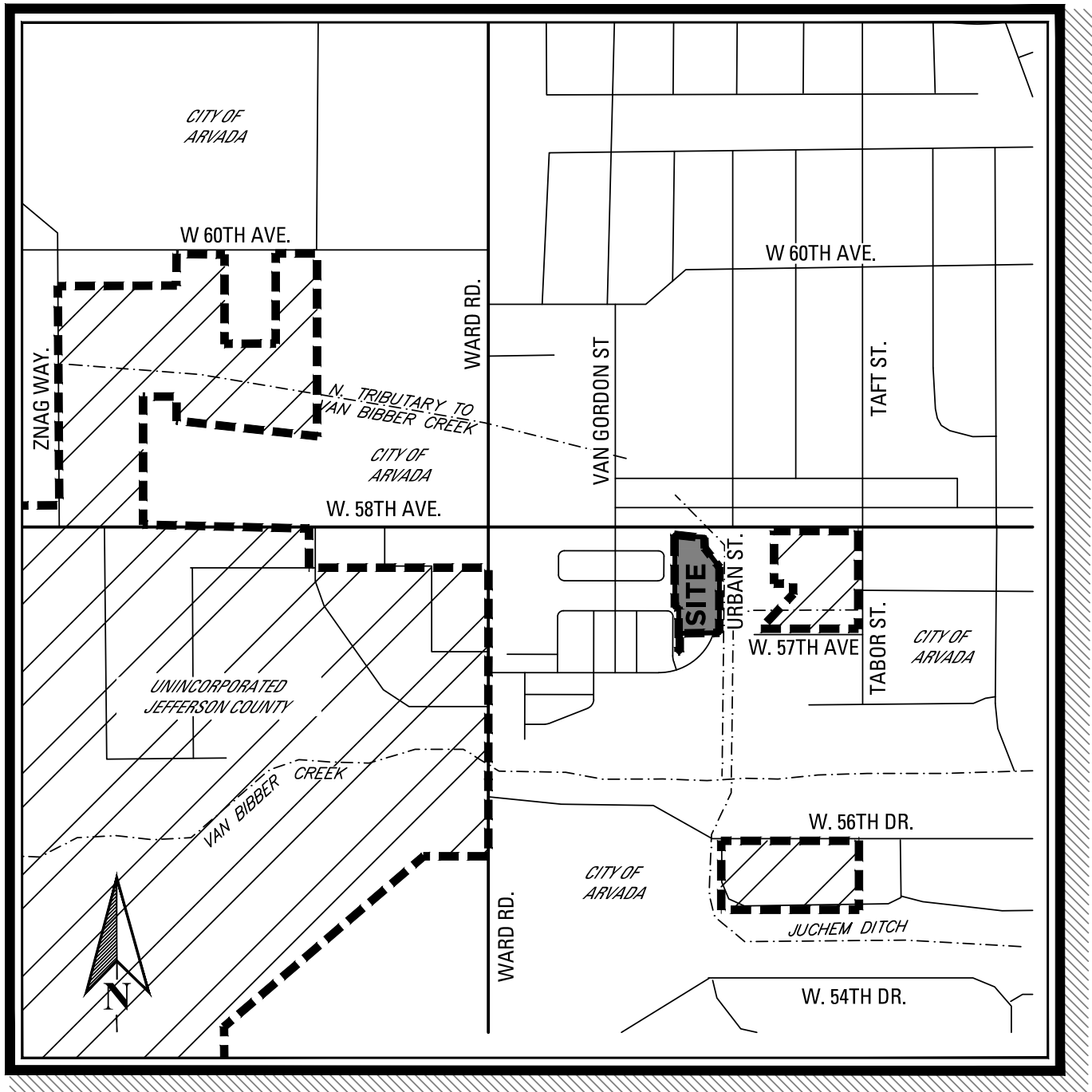
GENERAL NOTES:

THE LINEAL UNITS USED ON THIS MAP ARE U.S. SURVEY FEET. ALL BEARINGS SHOWN HEREON ARE IN DEGREES-MINUTES-SECONDS.

ACCORDING TO COLORADO LAW, YOU MUST COMMENCE AY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER 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 THE CERTIFICATION SHOWN HEREON.

BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8 BEING N 00°01'05" E.

THIS MAP IS NOT A MONUMENTED LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT. THE PURPOSE OF THIS MAP IS TO SHOW THE AREA TO BE ANNEXED INTO THE CITY OF ARVADA AND WAS CREATED WITHOUT THE BENEFIT OF A TITLE POLICY.



VICINITY MAP

1" = 800'

SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER H. McELVAIN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP WAS PREPARED UNDER MY DIRECT RESPONSIBILITY, SUPERVISION, AND CHECKING AND THAT IT IS A TRUE AND CORRECT REPRESENTATION OF THE AREA TO BE ANNEXED TO THE CITY OF ARVADA, COLORADO. THE ABOVE DESCRIBED LAND IS CONTIGUOUS TO THE CITY OF ARVADA AND MEETS THE REQUIREMENTS SET FORTH IN COLORADO REVISED STATUTES 1973 31-12-104 (1) (a) THAT ONE SIXTH OR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUOUS WITH THE ANNEXING MUNICIPALITY.

CHRISTOPHER H. McELVAIN
COLORADO P.L.S. 36561
FOR AND ON BEHALF OF KT ENGINEERING, LLC.

CONTIGUITY STATEMENT:

THE ABOVE DESCRIBED LAND IS CONTIGUOUS TO THE CITY OF ARVADA AND MEETS THE REQUIREMENTS SET FORTH IN COLORADO REVISED STATUES 1973, 31-12-104-(1) (a) THAT ONE-SIXTH OR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUOUS WITH THE ANNEXING MUNICIPALITY.

TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 1,619.50'

ONE-SIXTH OF THE TOTAL PERIMETER OF AREA = 269.92'

PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 1,619.50'

THE TOTAL CONTIGUOUS PERIMETER IS 100% WHICH EXCEEDS THE 1/6 (16.67%) AREA REQUIRED.

SURVEYOR STATEMENT:

THE CITY OF ARVADA IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE SURVEY DATA SHOWN HEREIN. THE CITY OF ARVADA'S REVIEW IS FOR GENERAL COMPLIANCE WITH ARVADA'S LAND DEVELOPMENT CODE. THE CITY OF ARVADA, THROUGH THE ACCEPTANCE OF THIS ANNEXATION MAP, ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS ANNEXATION MAP. THE ACCURACY OF SURVEY INFORMATION INCLUDING BOUNDARY INFORMATION, MONUMENTATION, LOT LINES, ECT IS THE SOLE RESPONSIBILITY OF THE LICENSED SURVEYOR NAMED HEREIN.

APPROVAL CERTIFICATE:

APPROVED FOR FILING BY THE CITY OF ARVADA THIS ____ DAY OF _____, 20____

MAYOR _____ ATTEST _____
CITY CLERK

ORDINANCE NUMBER _____

RECORDER'S CERTIFICATE:

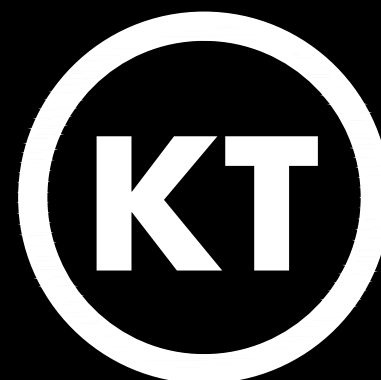
RECEPTION NUMBER

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN COLORADO ON THIS ____ DAY OF _____ 20____ AT _____ O'CLOCK ____M

JEFFERSON COUNTY CLERK AND RECORDER

DEPUTY CLERK

DATE SUBMITTED: 06.10.2022	
REVISION NO.	DATE
1	09/09/22
2	
3	
4	
5	
PREPARED FOR: REMINGTON HOMES 5740 OLDE WADSWORTH BLVD, #A ARVADA, CO 80002	
SCALE: 1" = 30'	JOB NO: 0009-2113
BY: KPT	
SHEET 1 OF 2	

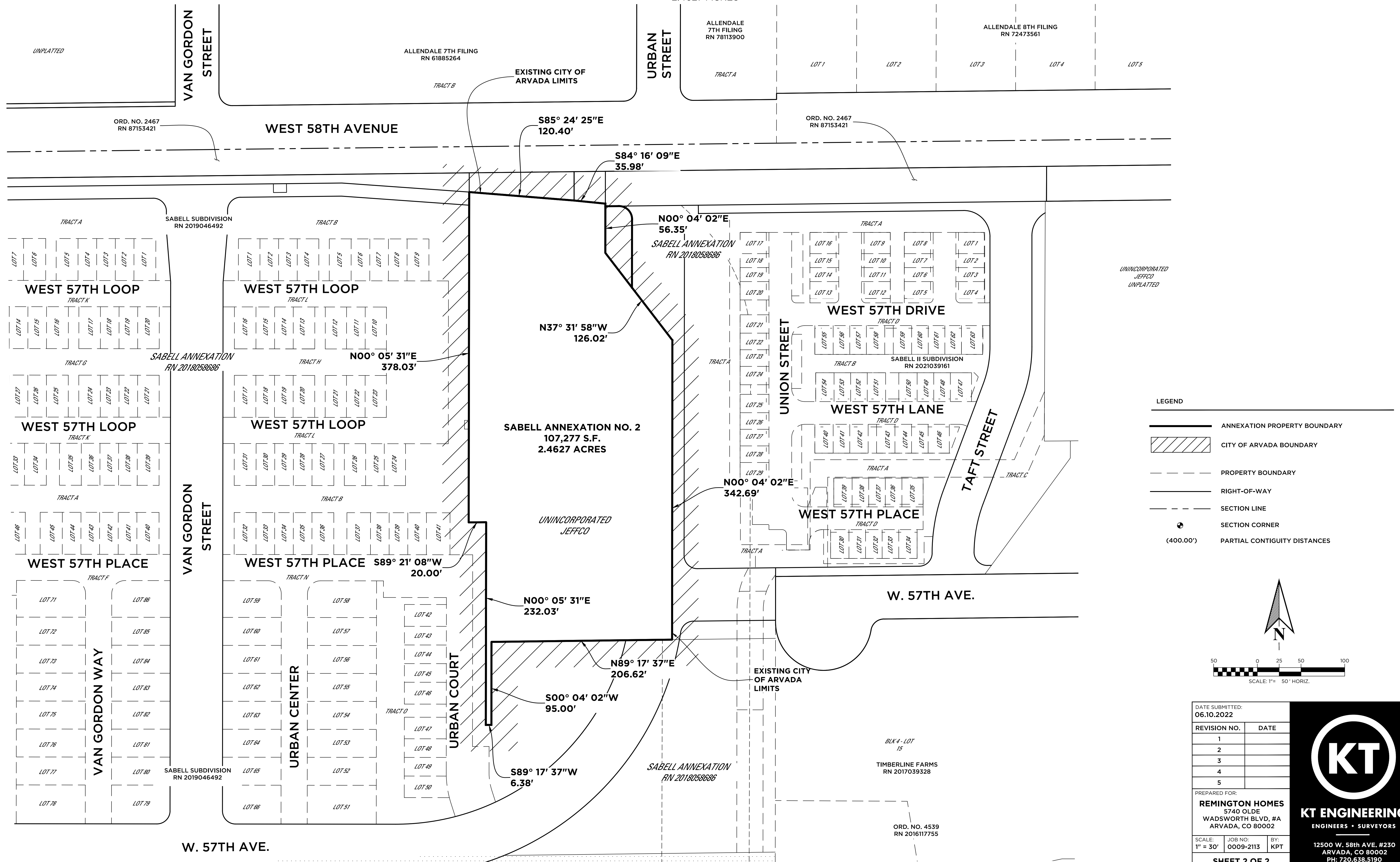


KT ENGINEERING
ENGINEERS • SURVEYORS

12500 W. 58th AVE. #230
ARVADA, CO 80002
PH: 720.638.5190

SABELL FILING NO. 3 ANNEXATION

LOCATED IN SOUTHEAST 1/4, SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 69 WEST, 6TH PRINCIPAL MERIDIAN,
COUNTY OF JEFFERSON, STATE OF COLORADO
2.4627 ACRES



SABELL FILING NO. 3

PRELIMINARY DEVELOPMENT PLAN

AN UNPLATTED PARCEL AND TRACT T, BLOCK 5, SABELL SUBDIVISION,
A SUBDIVISION RECORDED AT RECEPTION NO. 2019046492
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 69 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO
45 LOTS ON 2.513 ACRES

LEGAL DESCRIPTION:

A PARCEL OF LAND COMBINING AN UNPLATTED PARCEL AND TRACT T, BLOCK 5, SABELL SUBDIVISION, A SUBDIVISION RECORDED AT RECEPTION NO. 2019046492 AND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8 BEING N 00°01'05" E AND MONUMENTED AS FOLLOWS:

-CENTER-SOUTH 1/16 OF SECTION 8, BEING A FOUND 2" ALUMINUM CAP IN RANGE BOX, PLS 1802, PER MON. REC. DATED 5-29-14.

-SOUTH 1/4 CORNER OF SECTION 8, BEING A FOUND 3.25" BRASS CAP IN RANGE BOX, PLS 16406, PER MON. REC. DATED 5-29-14.

COMMENCING AT THE CENTER-SOUTH 1/16 OF SECTION 8

THENCE N 89°21'08" E ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8 A DISTANCE OF 974.65 FEET;

THENCE S 00°05'31" W A DISTANCE OF 52.00 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. 78097838 AND THE POINT OF BEGINNING;

THENCE S 85°24'25" E ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED AT RECEPTION NO. 78097838 A DISTANCE OF 120.37 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. 78097839;

THENCE S 84°16'13" E ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED AT RECEPTION NO. 78097839 A DISTANCE OF 36.01 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. 83035017;

THENCE S 00°04'02" W ALONG SAID WESTERLY BOUNDARY OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. 83035017 A DISTANCE OF 3.01 FEET TO THE NORTHWEST CORNER OF TRACT T, BLOCK 5, SABELL SUBDIVISION;

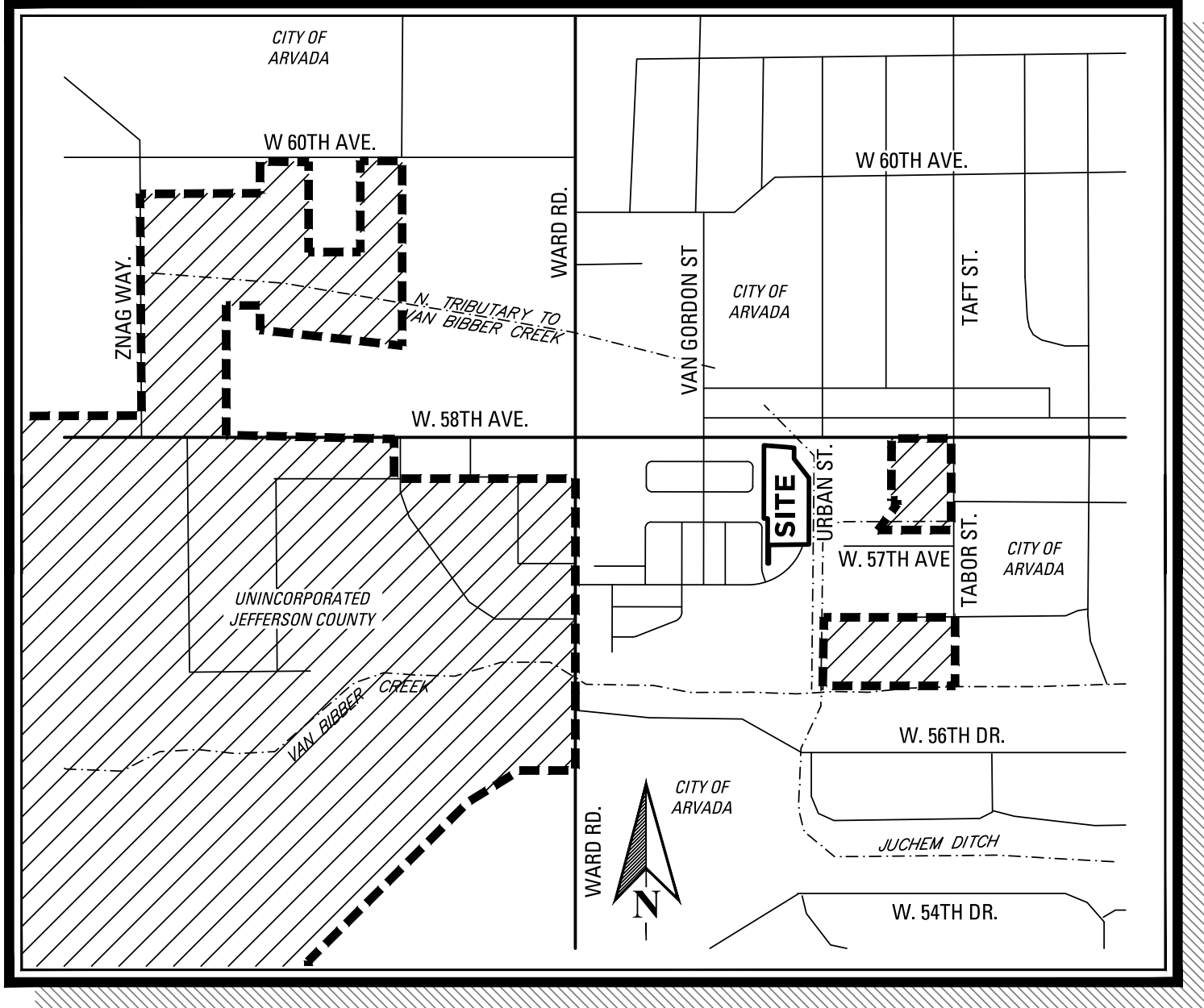
THENCE ALONG THE NORTHERLY AND EASTERLY BOUNDARY OF SAID TRACT T, BLOCK 5, SABELLL SUBDIVISION THE FOLLOWING THREE (3) COURSES:

- 1) N 89°21'08" E A DISTANCE OF 15.37 FEET;
- 2) ALONG A CURVE TO THE RIGHT HAVING A CHORD OF S 45°17'25" E 21.35 FEET, A RADIUS OF 15.00 FEET, AN ARC OF 23.75 FEET, AND A DELTA OF 90°42'54";
- 3) S 00°04'02" W A DISTANCE OF 78.22 FEET TO A POINT ON THE BOUNDARY OF SAID SABELL SUBDIVISION;

THENCE ALONG SAID BOUNDARY OF SABELL SUBDIVISION THE FOLLOWING EIGHT (8) COURSES:

- 1) S 37°31'58" E A DISTANCE OF 75.93 FEET;
- 2) S 00°04'02" W A DISTANCE OF 342.69 FEET;
- 3) S 89°17'37" W A DISTANCE OF 206.62 FEET;
- 4) S 00°04'02" W A DISTANCE OF 95.00 FEET;
- 5) S 89°17'37" W A DISTANCE OF 6.38 FEET;
- 6) N 00°05'31" E A DISTANCE OF 232.03 FEET;
- 7) S 89°21'08" W A DISTANCE OF 20.00 FEET;
- 8) N 00°05'31" E A DISTANCE OF 378.03 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED PARCEL CONTAINS AN AREA OF 109,470 SQUARE FEET, OR 2.5131 ACRES MORE OR LESS.



VICINITY MAP

1" = 800'

SHEET INDEX:

- | | |
|-----------------------------|----------------------|
| 1. COVER SHEET | 10. LANDSCAPE PLAN |
| 2. SITE PLAN - 1 | 11. LANDSCAPE PLAN |
| 3. SITE PLAN - 2 | 12. LANDSCAPE PLAN |
| 4. OVERALL UTILITY PLAN | 13. FLOOR PLANS |
| 5. OVERALL GRADING PLAN - 1 | 14. FRONT ELEVATIONS |
| 6. OVERALL GRADING PLAN - 2 | 15. REAR ELEVATIONS |
| 7. LANDSCAPE PLAN | 16. SIDE ELEVATIONS |
| 8. LANDSCAPE PLAN | 17. DEMO PLAN |
| 9. LANDSCAPE PLAN | |

PROJECT NARRATIVE:

THE SITE CONSISTS OF APPROXIMATELY 2.513 ACRES, GENERALLY LOCATED AT THE SOUTHWEST CORNER OF 58TH AVE AND URBAN STREET. SKYLINE PARK AND THE STENGER SOCCER COMPLEX ARE LOCATED APPROXIMATELY ONE-HALF MILE TO THE EAST.

WE ARE PROPOSING AN ALLEY LOADED TOWNHOME RESIDENTIAL NEIGHBORHOOD. THE PROPERTY IS ZONED FOR 13 D.U. PER ACRE AND IS PLANNED FOR 45 ALLEY LOADED TOWNHOME RESIDENCES OR 18 D.U. PER ACRE. THIS AREA WILL BE SIMILAR IN CHARACTER TO THE TWO PREVIOUS SABELL SUBDIVISIONS TO GENERATE A BALANCED NEIGHBORHOOD. THE SITE DESIGN INCORPORATES HOMES FRONTING ON GREEN COURTS/OPEN SPACE, OR HOMES FRONTING ON THE STREETS TO CREATE AN INVITING STREETScape. THE SITE PROPOSES SIDEWALKS IN THE GREEN COURTS.

VEHICULAR ENTRY TO THE SITE OCCURS FROM URBAN STREET THAT CONNECT THE SABELL PHASE 1 NEIGHBORHOOD AND 58TH AVENUE. URBAN STREET IS TREE LINED AND ACCOMMODATES PARALLEL PARKING. THE EXTERIOR DESIGN FEATURES AND GREEN COURTS ARE DESIGNED TO PROMOTE NEIGHBORLY ENCOUNTERS, FOSTERING A SENSE OF COMMUNITY. AMPLE SIDEWALK CIRCULATION ALLOWS SAFE, DIRECT AND DESIRABLE PEDESTRIAN CONNECTIONS TO THE GREEN COURTS, NEIGHBORHOOD PARK, TRAIL SYSTEM AND NEARBY RECREATIONAL AMENITIES.

BUILDING AND ARCHITECTURE CONCEPT

DESIGN STYLE:

MODERN COLORADO FARMHOUSE
CHANGING TASTES HAVE CREATED THE DESIRE FOR A NEW COLORADO STYLE: MODERN COLORADO FARMHOUSE, THE STYLE HAS BEEN DEVELOPED WITH TRADITIONAL DESIGNS COMBINED WITH MODERN ARCHITECTURAL ELEMENTS TO CREATE A FRESH INTERPRETATION OF THIS CLASSIC VERNACULAR. EVOLVING FROM RANCH, CRAFTSMAN, AND MID-CENTURY VERNACULARS, THIS STYLE COMBINES SLEEK CLEAN LINES OF CONTEMPORARY DESIGN WITH COZY FARMHOUSE AESTHETIC TO CREATE A FRESH TAKE ON THE COUNTRY LIVING INSPIRED BY STYLE. MODERN FARMHOUSE STYLE IS KNOWN FOR ITS WARMTH AND SIMPLICITY, CHARACTERIZED BY NATURAL TEXTURES AND MATERIALS LIKE STONES, WOOD, OR GALVANIZED STEEL.

OWNERS / DEVELOPER:

OWNERS:

SHIRLEY SLEYSER 16000 PINE RIDGE RD CEDAREDGE, CO 81413	SLEYSER BOBBY WAYNE BOGGS FAMILY TRUST 12280 W. 58TH AVE ARVADA CO 80005	58TH AND WARD LLC 4100 E. MISSISSIPPI AVE STE 1225 DENVER CO 80246
---	---	--

DEVELOPER:

RIDGE ROAD CAPITAL INVESTMENTS, LLC
5740 OLDE WADSWORTH BLVD., #A
ARVADA, CO 80002

BLOCK / TRACT	OWNERSHIP	AREA SF	AREA AC	USE / BLANKET EASEMENT
TRACT A	DISTRICT	28,984 SF	0.665 AC	OPEN SPACE / UTILITY & DRAINAGE
TRACT B	DISTRICT	25,400 SF	0.583 AC	PRIVATE DRIVE / UTILITY, DRAINAGE, FIRE LANE, & EMERGENCY ACCESS
TRACT C	DISTRICT	1,632 SF	0.037 AC	OPEN SPACE / UTILITY & DRAINAGE
TRACT D	DISTRICT	582 SF	0.013 AC	OPEN SPACE / UTILITY & DRAINAGE

LAND USE SUMMARY:

CURRENT ZONING: R13		PROPOSED ZONING: PUD			
GROSS SITE AREA		109,470 SF		2.513 AC	
TOTAL NUMBER OF TOWNHOMES		45			
AREA TYPE	AREA USE	AREA SF	AREA AC	COMMUNITY COVERAGE	
LOT	TOWNHOMES 2-CAR GARAGE (45 UNITS)	35,974 SF	0.83 AC	33.0%	33.0%
TRACT	OPEN SPACE	30,682 SF	0.70 AC	28.0%	28.0%
TRACT	PRIVATE DRIVE / PARKING	25,400 SF	0.58 AC	23.1%	39.0%
R.O.W.	PUBLIC STREET	17,414 SF	0.40 AC	15.9%	
TOTALS:		109,470 SF	2.51 AC	100.0%	100.0%

PERMITTED LAND USES	URBAN TOWNHOMES	
R24 TOWNHOME BUILDING STANDARDS 2-1-8-7	REQUIRED	PROPOSED
MAXIMUM DENSITY	24 DWELLING UNITS / ACRE	18 DWELLING UNITS / ACRE
INDIVIDUAL UNIT MINIMUM LIVING SPACE FLOOR AREA	500 SQUARE FEET	500 SQUARE FEET
MAXIMUM LOT COVERAGE	100%	100%
MAXIMUM BUILDING HEIGHT	35 FEET	35 FEET
MAXIMUM UNITS PER BUILDING	10 UNITS	5 UNITS
MINIMUM COMMON OPEN SPACE	20%	20%
MINIMUM ARTERIAL STREET SETBACK	100' FROM CENTERLINE TO BUILDING	83' FROM CENTERLINE TO BUILDING (17% MINOR MODIFICATION)
MINIMUM UNIT WIDTH	16 FEET	16 FEET
MINIMUM SETBACK STREET	10 FEET	10 FEET
MINIMUM SETBACK ALLEY GARAGE	2-4 FEET	3 FEET
MINIMUM SETBACK NON-STREET FRONTAGE PERIMETER	10 FEET ¹	10 FEET
MINIMUM SETBACK BUILDING SEPARATION SIDE TO SIDE	10 FEET	10 FEET
MINIMUM SETBACK BUILDING SEPARATION ALL OTHERS	20 FEET	20 FEET
MINIMUM PARKING SETBACK	20 FEET	20 FEET

¹ IF ONE-HALF OF THE UNITS IN A TOWNHOME BUILDING ARE ADJACENT TO A NON-STREET FRONTAGE PERIMETER, THEN THE MINIMUM SETBACK SHALL BE 15 FEET

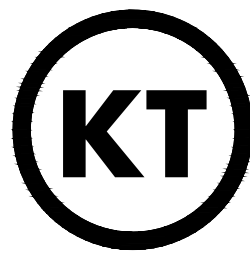
PARKING SUMMARY:

PARKING TYPE	PROVIDED SPACES	PROVIDED / DU	REQUIRED SPACES (2/DU)
OFF STREET PARKING	104	2.2 SPACES / DU	99 SPACE

GARAGE PARKING	90	PERCENTAGE OF TOTAL = 88%
UNCOVERED OFF STREET PARKING	14 (4 HC)	PERCENTAGE OF TOTAL = 13.5%

ENCROACHMENT TYPE	ALLOWED ENCROACHMENTS		
	FRONT	REAR	SIDE
WINDOWS, EAVES, CORNICES, AND ORNAMENTAL FEATURES	2'	2'	2'

ENGINEERING:



KT ENGINEERING

12500 W. 58TH AVE, #230
ARVADA, CO 80002
P: 720.638.5190

LAND PLANNING:



pcs group inc. www.pcsgruopco.com
18180 Independence Blvd
1007 14th Street - Denver CO 80265
303.531.4950 - 303.531.4958

PREPARED FOR:

RIDGE ROAD
CAPITAL
INVESTMENTS, LLC
5740 Olde
Wadsworth Blvd, #A
Arvada, CO 80002

REVISIONS:

NO.	1	2	3	4	5	6	7	8	9	10
REVISION DESCRIPTION										
DATE										
BY										

SHEET INFO:

SABELL FILING NO. 3
PRELIMINARY DEVELOPEMNET PLAN
COVER SHEET

PROJECT NO:

0009-2113

DRAWN BY:

EST

DESIGNED BY:

KPT

SCALE:

AS SHOWN

SUBMITTED ON:

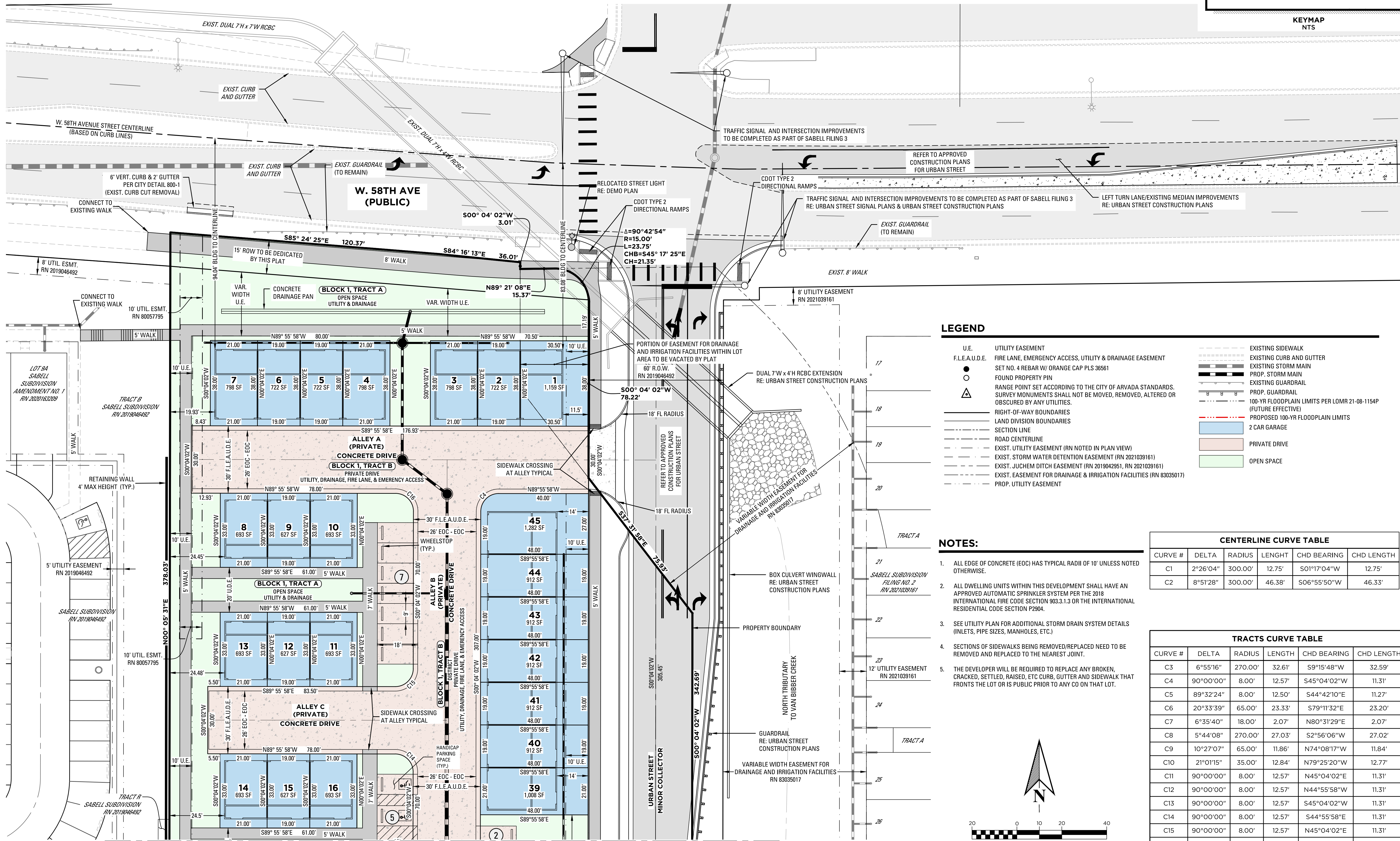
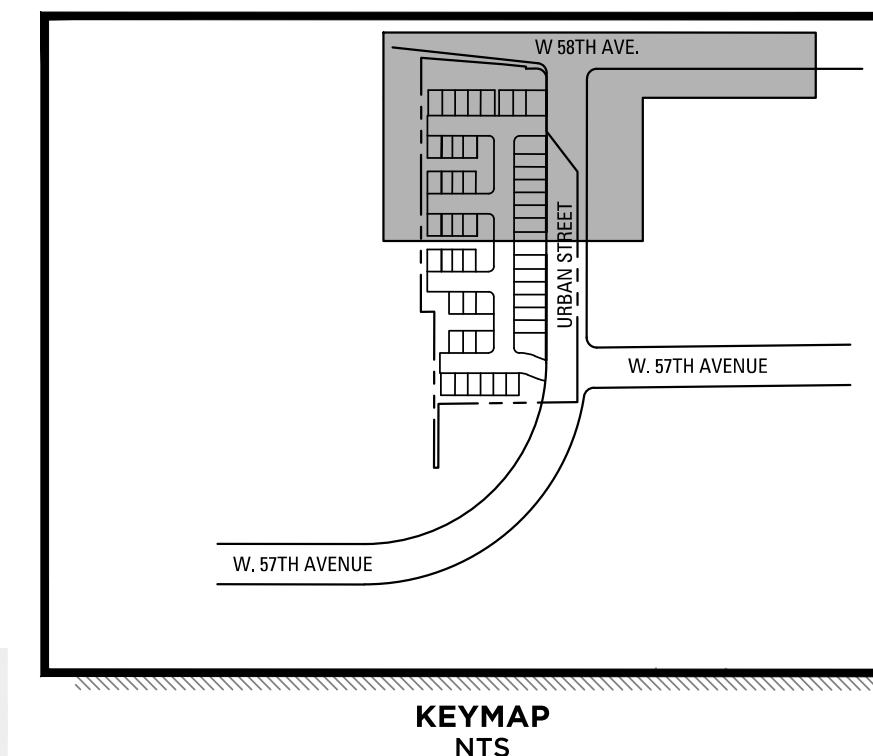
04/20/2022

01
OF 17

SABELL FILING NO. 3

PRELIMINARY DEVELOPMENT PLAN

AN UNPLATTED PARCEL AND TRACT T, BLOCK 5, SABELL SUBDIVISION,
A SUBDIVISION RECORDED AT RECEPTION NO. 2019046492
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE
SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO



LEGEND

- U.E. UTILITY EASEMENT
- F.L.E.A.U.D.E. FIRE LANE, EMERGENCY ACCESS, UTILITY & DRAINAGE EASEMENT
- SET NO. 4 REBAR W/ ORANGE CAP PLS 36561
- FOUND PROPERTY PIN
- RANGE POINT SET ACCORDING TO THE CITY OF ARVADA STANDARDS. SURVEY MONUMENTS SHALL NOT BE MOVED, REMOVED, ALTERED OR OBTAINED BY ANY UTILITIES.
- RIGHT-OF-WAY BOUNDARIES
- LAND DIVISION BOUNDARIES
- SECTION LINE
- ROAD CENTERLINE
- EXIST. UTILITY EASEMENT (RN NOTED IN PLAN VIEW)
- EXIST. STORM WATER DETENTION EASEMENT (RN 2021039161)
- EXIST. JUCHEN DITCH EASEMENT (RN 2019042951, RN 2021039161)
- EXIST. EASEMENT FOR DRAINAGE & IRRIGATION FACILITIES (RN 83035017)
- PROP. UTILITY EASEMENT

- EXISTING SIDEWALK
- EXISTING CURB AND GUTTER
- EXISTING STORM MAIN
- PROP. STORM MAIN
- EXISTING GUARDRAIL
- PROP. GUARDRAIL
- 100-YR FLOODPLAIN LIMITS PER LOMR 21-08-1154P (FUTURE EFFECTIVE)
- PROPOSED 100-YR FLOODPLAIN LIMITS
- 2 CAR GARAGE
- PRIVATE DRIVE
- OPEN SPACE

NOTES:

- ALL EDGE OF CONCRETE (EOC) HAS TYPICAL RADIUS OF 10' UNLESS NOTED OTHERWISE.
- ALL DWELLING UNITS WITHIN THIS DEVELOPMENT SHALL HAVE AN APPROVED AUTOMATIC SPRINKLER SYSTEM PER THE 2018 INTERNATIONAL FIRE CODE SECTION 903.3.1.3 OR THE INTERNATIONAL RESIDENTIAL CODE SECTION P2904.
- SEE UTILITY PLAN FOR ADDITIONAL STORM DRAIN SYSTEM DETAILS (INLETS, PIPE SIZES, MANHOLES, ETC.)
- SECTIONS OF SIDEWALKS BEING REMOVED/REPLACED NEED TO BE REMOVED AND REPLACED TO THE NEAREST JOINT.
- THE DEVELOPER WILL BE REQUIRED TO REPLACE ANY BROKEN, CRACKED, SETTLED, RAISED, ETC CURB, GUTTER AND SIDEWALK THAT FRONTS THE LOT OR IS PUBLIC PRIOR TO ANY CD ON THAT LOT.

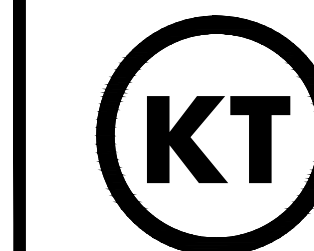
CENTERLINE CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LENGTH
C1	2°26'04"	300.00'	12.75'	S01°17'04"W	12.75'
C2	8°51'28"	300.00'	46.38'	S06°55'50"W	46.33'

TRACTS CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LENGTH
C3	6°55'16"	270.00'	32.61'	S9°15'48"W	32.59'
C4	90°00'00"	8.00'	12.57'	S45°04'02"W	11.31'
C5	89°32'24"	8.00'	12.50'	S44°42'10"E	11.27'
C6	20°33'39"	65.00'	23.33'	S79°11'32"E	23.20'
C7	6°35'40"	18.00'	2.07'	N80°31'29"E	2.07'
C8	5°44'08"	270.00'	27.03'	S2°56'06"W	27.02'
C9	10°27'07"	65.00'	11.86'	N74°08'17"W	11.84'
C10	21°01'15"	35.00'	12.84'	N79°25'20"W	12.77'
C11	90°00'00"	8.00'	12.57'	N45°04'02"E	11.31'
C12	90°00'00"	8.00'	12.57'	N44°55'58"W	11.31'
C13	90°00'00"	8.00'	12.57'	S45°04'02"W	11.31'
C14	90°00'00"	8.00'	12.57'	S44°55'58"E	11.31'
C15	90°00'00"	8.00'	12.57'	N45°04'02"E	11.31'
C16	90°00'00"	8.00'	12.57'	N44°55'58"W	11.31'

ENGINEERING:



KT ENGINEERING
12500 W. 58TH AVE. #230
ARVADA, CO 80002
P: 720.638.5190

LAND PLANNING:



pcs group inc. www.pcsgruopco.com
13, 16 Independence place
1007 16th street, denver co 80265
1.303.531.4705 / 1.303.531.4908

PREPARED FOR:

**RIDGE ROAD
CAPITAL
INVESTMENTS, LLC**
5740 OLDE
WADSWORTH BLVD., #A
ARVADA, CO 80002

REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY
1.	REVISE PER CITY COMMENTS	09/09/2022	DKC
2.			
3.			
4.			
5.			
6.			

SHEET INFO:

SABELL FILING NO. 3

**PRELIMINARY DEVELOPMENT PLAN
SITE PLAN - 1**

PROJECT NO:
0009-2113

DRAWN BY:
EST
DESIGNED BY:
KPT

SCALE:
1" = 20'

SUBMITTED ON:
4/20/2022

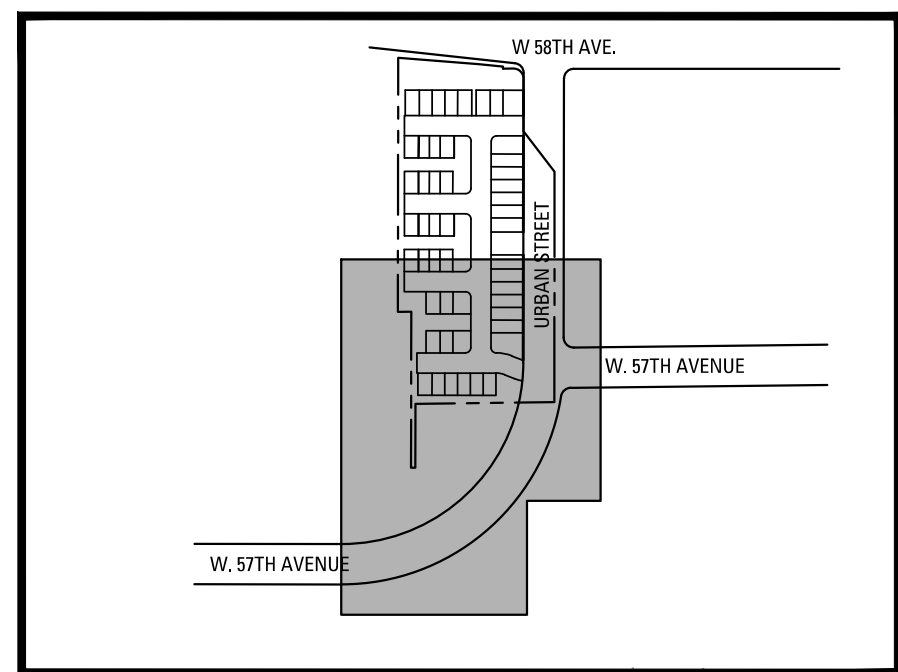
**02
OF 17**

LEGEND

U.E.	UTILITY EASEMENT
F.L.E.A.U.D.E.	FIRE LANE, EMERGENCY ACCESS, UTILITY & DRAINAGE EASEMENT
●	SET NO. 4 REBAR W/ ORANGE CAP PLS 36561
○	FOUND PROPERTY PIN
△	RANGE POINT SET ACCORDING TO THE CITY OF ARVADA STANDARDS. SURVEY MONUMENTS SHALL NOT BE MOVED, REMOVED, ALTERED OR OBTAINED BY ANY UTILITIES.
---	RIGHT-OF-WAY BOUNDARIES
---	LAND DIVISION BOUNDARIES
---	SECTION LINE
---	ROAD CENTERLINE
---	EXIST. UTILITY EASEMENT (RN NOTED IN PLAN VIEW)
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---	EXIST. EASEMENT FOR DRAINAGE & IRRIGATION FACILITIES (RN 83035017)
---	PROP. UTILITY EASEMENT
---	EXISTING SIDEWALK
---	EXISTING CURB AND GUTTER
---	EXISTING STORM/IRRIGATION MAIN
---	PROP. STORM MAIN
---	EXISTING GUARDRAIL
---	PROP. GUARDRAIL
---	100-YR FLOODPLAIN LIMITS PER LOMR 21-08-1154P (FUTURE EFFECTIVE)
---	PROPOSED 100-YR FLOODPLAIN LIMITS
---	2 CAR GARAGE
---	PRIVATE DRIVE
---	OPEN SPACE

SABELL FILING NO. 3 PRELIMINARY DEVELOPMENT PLAN

AN UNPLATTED PARCEL AND TRACT T, BLOCK 5, SABELL SUBDIVISION,
A SUBDIVISION RECORDED AT RECEPTION NO. 2019046492
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE
SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO



ENGINEERING:
KT
KT ENGINEERING
12500 W. 58TH AVE, #230
ARVADA, CO 80002
P: 720.638.5190

LAND PLANNING:
people creating spaces
pcs group inc. www.pcsgruouppco.com
43.5186 Independence place
1007 16th street, denver co 80265
1.303.531.4952 / 1.303.531.4908

PREPARED FOR:
RIDGE ROAD CAPITAL INVESTMENTS, LLC
5740 OLDE WADSWORTH BLVD., #A
ARVADA, CO 80002

REVISIONS:

NO.	DATE	BY	REVISION DESCRIPTION
1.	05/09/2022	DKC	REVISE PER CITY COMMENTS
2.			
3.			
4.			
5.			
6.			

SHEET INFO:

SABELL FILING NO. 3 PRELIMINARY DEVELOPMENT PLAN SITE PLAN - 2

PROJECT NO:
0009-2113

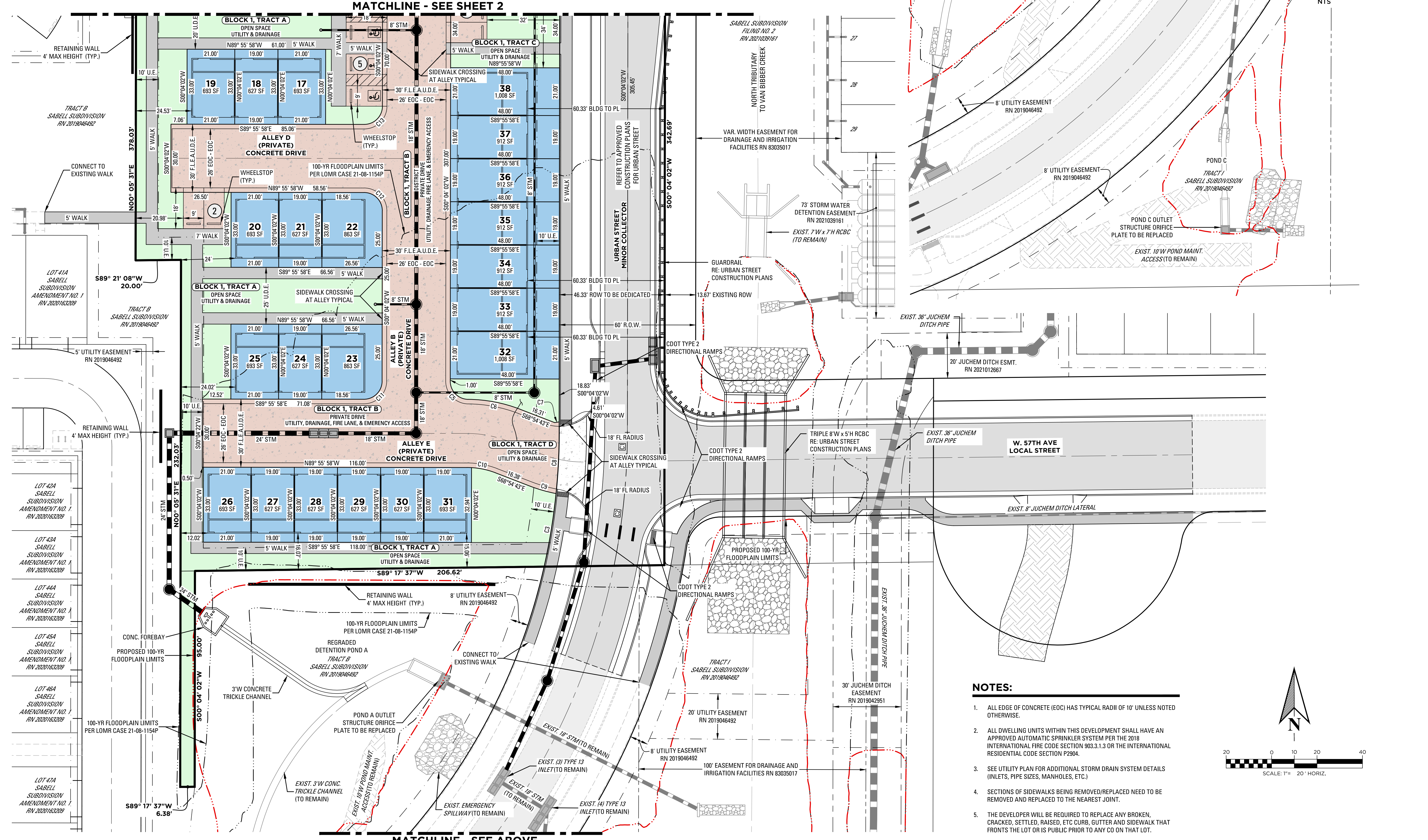
DRAWN BY:
EST

DESIGNED BY:
KPT

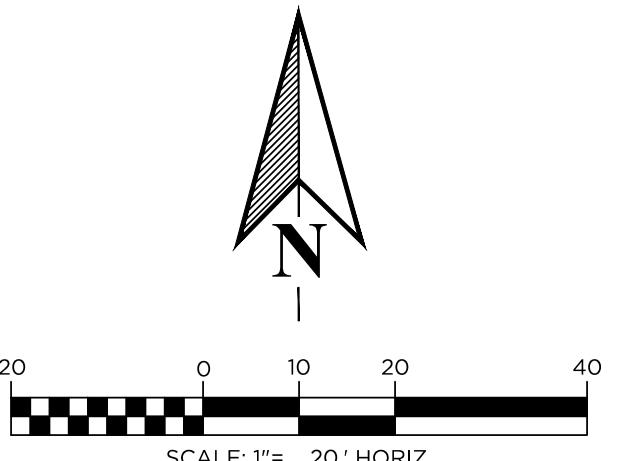
SCALE:
1" = 20'

SUBMITTED ON:
4/20/2022

03
OF 17



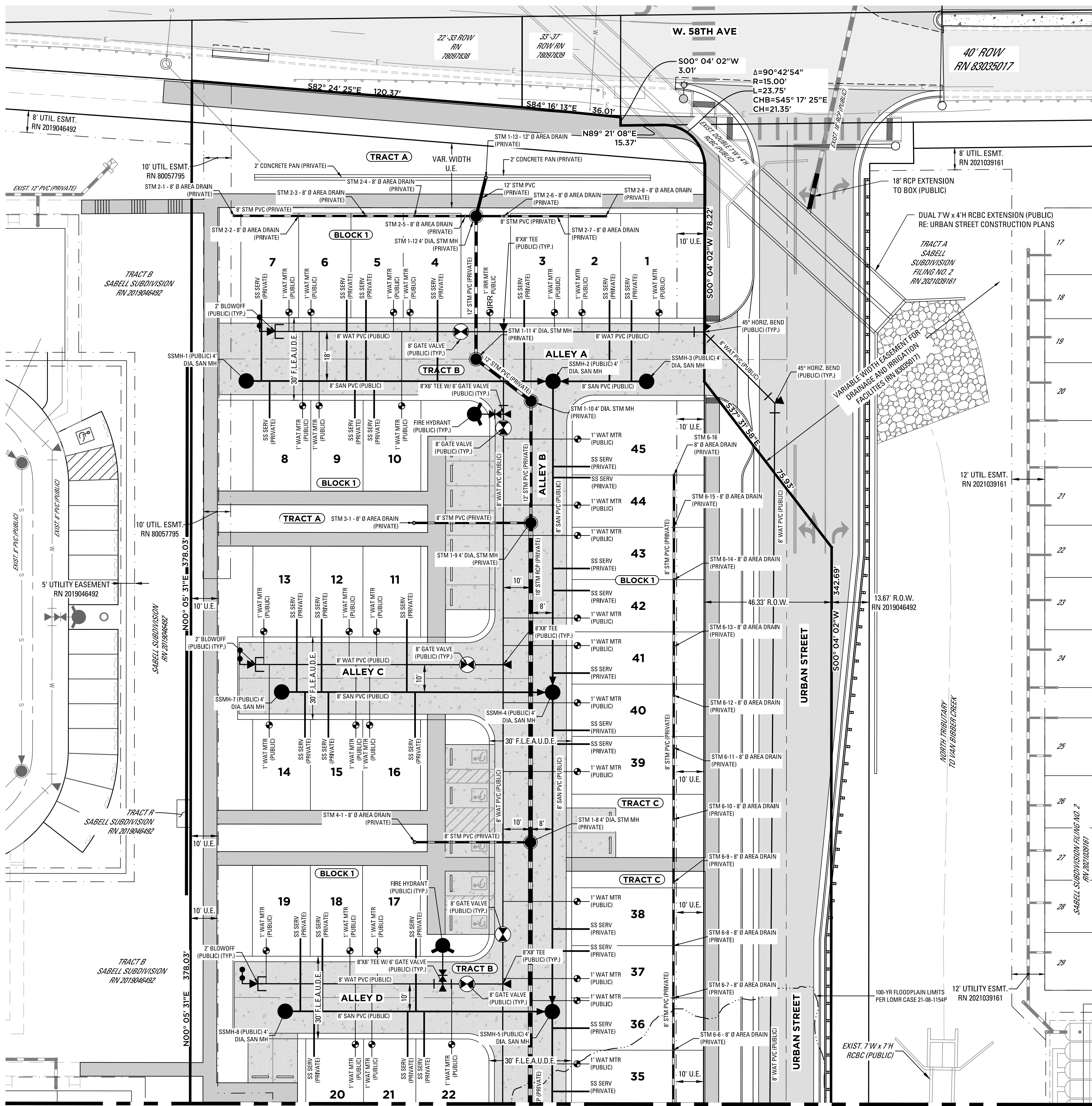
- NOTES:**
- ALL EDGE OF CONCRETE (EOC) HAS TYPICAL RADII OF 10' UNLESS NOTED OTHERWISE.
 - ALL DWELLING UNITS WITHIN THIS DEVELOPMENT SHALL HAVE AN APPROVED AUTOMATIC SPRINKLER SYSTEM PER THE 2018 INTERNATIONAL FIRE CODE SECTION 903.3.1.3 OR THE INTERNATIONAL RESIDENTIAL CODE SECTION P2904.
 - SEE UTILITY PLAN FOR ADDITIONAL STORM DRAIN SYSTEM DETAILS (INLETS, PIPE SIZES, MANHOLES, ETC.)
 - SECTIONS OF SIDEWALKS BEING REMOVED/REPLACED NEED TO BE REMOVED AND REPLACED TO THE NEAREST JOINT.
 - THE DEVELOPER WILL BE REQUIRED TO REPLACE ANY BROKEN, CRACKED, SETTLED, RAISED, ETC CURB, GUTTER AND SIDEWALK THAT FRONTS THE LOT OR IS PUBLIC PRIOR TO ANY CO ON THAT LOT.



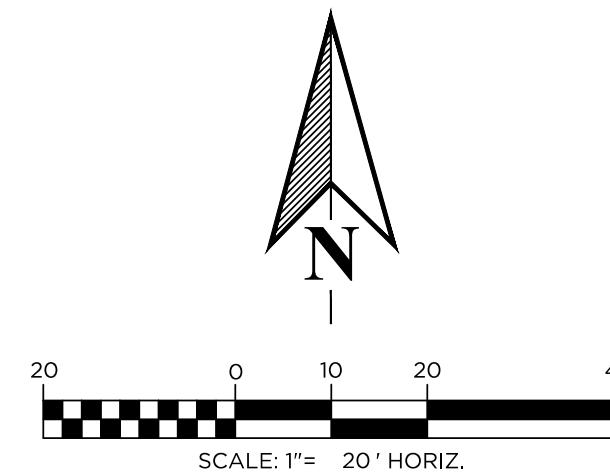
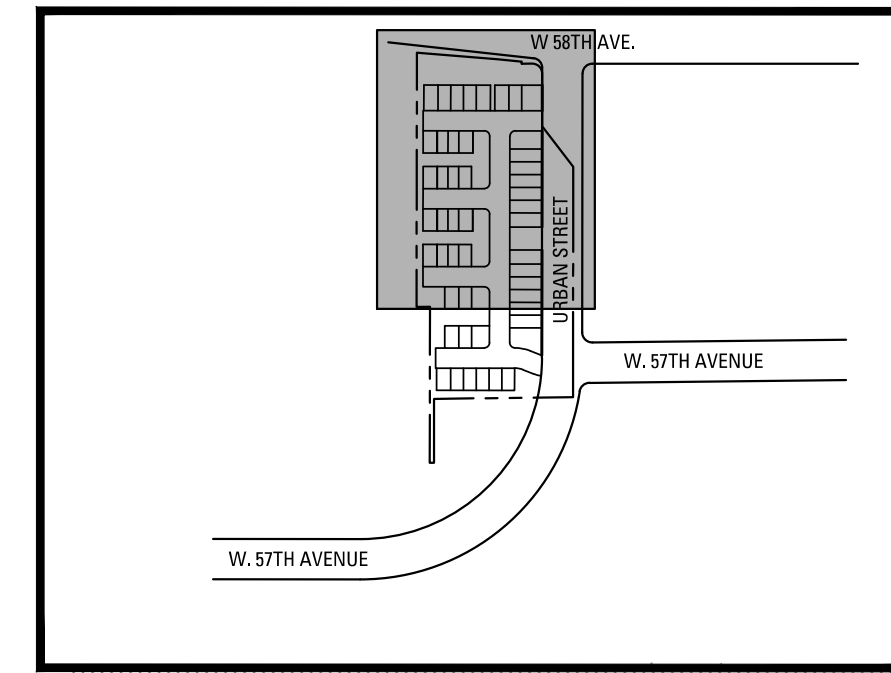
SABELL FILING NO. 3

PRELIMINARY DEVELOPMENT PLAN

AN UNPLATTED PARCEL AND TRACT T, BLOCK 5, SABELL SUBDIVISION,
A SUBDIVISION RECORDED AT RECEPTION NO. 2019046492
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE
SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO



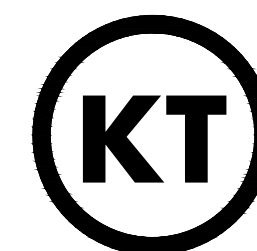
MATCHLINE SEE SHEET 05



UTILITY PLAN NOTES

1. THE MINIMUM REQUIRED FIRE-FLOW IS 500 GALLONS-PER-MINUTE. ALL RESIDENCES WILL BE EQUIPPED WITH AN AUTOMATIC SPRINKLER.
2. FIRE HYDRANTS SHALL BE INSTALLED AND OPERATIONAL TO PROVIDE THE MINIMUM REQUIRED FIRE FLOW PRIOR TO COMMENCING VERTICAL CONSTRUCTION.
3. HORIZONTAL SEPARATIONS MINIMUM 8' BETWEEN WET UTILITIES, 5' BETWEEN WET AND DRY UTILITIES. VERTICAL CLEARANCES IS 18" MINIMUM.
4. ALL SANITARY SEWER MAIN PVC SHALL BE SDR-35 UNLESS OTHERWISE NOTED.
5. ALL SANITARY SEWER SERVICES ARE 4-INCH DIAMETER SDR-35 PVC UNLESS NOTED OTHERWISE.
6. ALL WATER MAIN PVC SHALL BE DR-18 C900 UNLESS OTHERWISE NOTED
7. ALL TEE FITTINGS SHALL BE SWIVEL TEES. SIZES NOTED IN PLAN.
8. ALL WATER SERVICES ARE 1" DIAMETER COPPER K. WATER SERVICES FROM THE MAIN LINE TO THE METER ARE PUBLIC AND FROM THE METER TO THE BUILDING ARE PRIVATE.
9. ALL WATER METERS ARE 1" AND ARE PUBLIC. ALL WATER METERS SHALL HAVE TRAFFIC RATED METER PITS AND LIDS.
10. ALL STORM PVC SHALL BE SDR-35 UNLESS NOTED OTHERWISE.
11. ALL STORM RCP SHALL BE CLASS III UNLESS NOTED OTHERWISE.

ENGINEERING:



KT ENGINEERING

12500 W. 58TH AVE. #230
ARVADA, CO 80002
P: 720.638.5190

LAND PLANNING:



pcs group inc. www.pcsgruppco.com
16, 81160 Independence place
1007 14th street, denver co 80265
303.531.4950 / 303.531.4908

PREPARED FOR:

**RIDGE ROAD
CAPITAL
INVESTMENTS, LLC**
5740 OLDE
WADSWORTH BLVD., #A
ARVADA, CO 80002

REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY
1.	REVISE PER CITY COMMENTS	05/09/2022	DKK
2.			
3.			
4.			
5.			
6.			

SHEET INFO:

SABELL FILING NO. 3
PRELIMINARY DEVELOPEMNET PLAN
OVERALL UTILITY PLAN - 1

PROJECT NO:
0009-2113

DRAWN BY:

EST

DESIGNED BY:

KPT

SCALE:

1" = 20'

SUBMITTED ON:

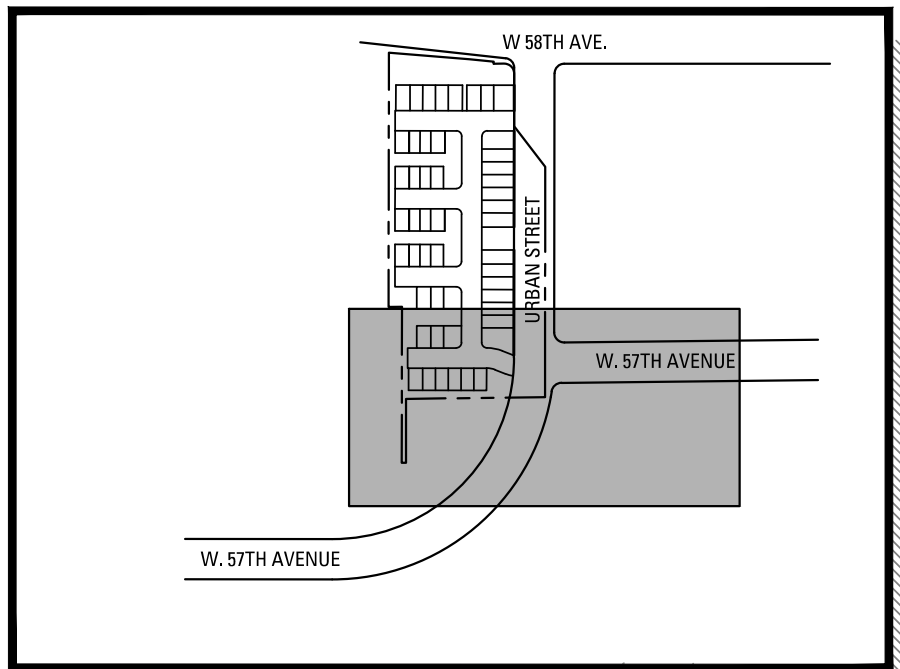
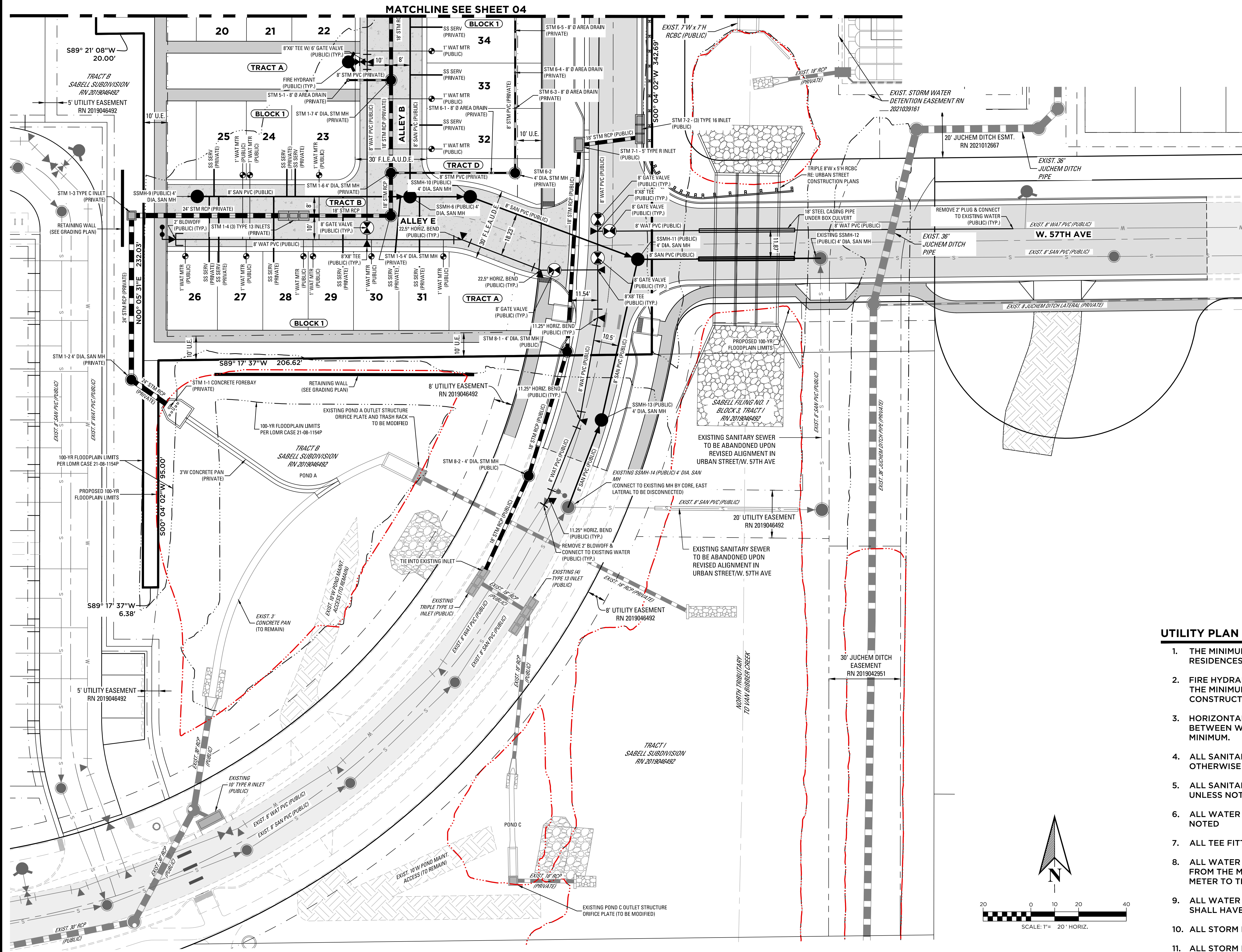
4/20/2022

04
OF 17

SABELL FILING NO. 3

PRELIMINARY DEVELOPMENT PLAN

AN UNPLATTED PARCEL AND TRACT T, BLOCK 5, SABELL SUBDIVISION,
A SUBDIVISION RECORDED AT RECEPTION NO. 2019046492
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE
SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO



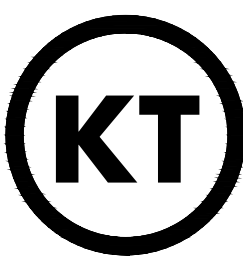
LEGEND

- RIGHT-OF-WAY BOUNDARIES
- LAND DIVISION BOUNDARIES
- SECTION LINE
- ROAD CENTERLINE
- EXIST. UTILITY EASEMENT (RN NOTED IN PLAN VIEW)
- EXIST. STORM WATER DETENTION EASEMENT (RN 2021039161)
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- PROP. UTILITY EASEMENT
- EXISTING SIDEWALK
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- 100-YR FLOODPLAIN LIMITS PER LOMR 21-08-1154P (FUTURE EFFECTIVE)
- PROPOSED 100-YR FLOODPLAIN LIMITS
- PROP. STORM MAIN
- PROP. SANITARY SEWER
- PROP. WATER LINE
- EXISTING STORM MAIN
- EXISTING WATER LINE
- EXISTING WATER LINE
- PROP. WATER METER (1")
- PROP. MANHOLE
- PROP. GATE VALVE
- PROP. 2' BLOW OFF

UTILITY PLAN NOTES

- THE MINIMUM REQUIRED FIRE-FLOW IS 500 GALLONS-PER-MINUTE. ALL RESIDENCES WILL BE EQUIPPED WITH AN AUTOMATIC SPRINKLER.
- FIRE HYDRANTS SHALL BE INSTALLED AND OPERATIONAL TO PROVIDE THE MINIMUM REQUIRED FIRE FLOW PRIOR TO COMMENCING VERTICAL CONSTRUCTION.
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ENGINEERING:



KT ENGINEERING

12500 W. 58TH AVE. #230
ARVADA, CO 80002
P: 720.638.5190

LAND PLANNING:



pcs group inc. www.pcsgruopco.com
13, 180 Independence place
1007 14th street, denver co 80202
1.303.531.4755 / 1.303.531.4908

PREPARED FOR:

**RIDGE ROAD
CAPITAL
INVESTMENTS, LLC**
5740 OLDE
WADSWORTH BLVD., #A
ARVADA, CO 80002

REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY
1.	REVISE PER CITY COMMENTS	08/09/2022	DKK
2.			
3.			
4.			
5.			
6.			

SHEET INFO:

SABELL FILING NO. 3
PRELIMINARY DEVELOPEMNET PLAN
OVERALL UTILITY PLAN - 2

PROJECT NO:
0009-2113

DRAWN BY:

EST

DESIGNED BY:

KPT

SCALE:

1" = 20'

SUBMITTED ON:

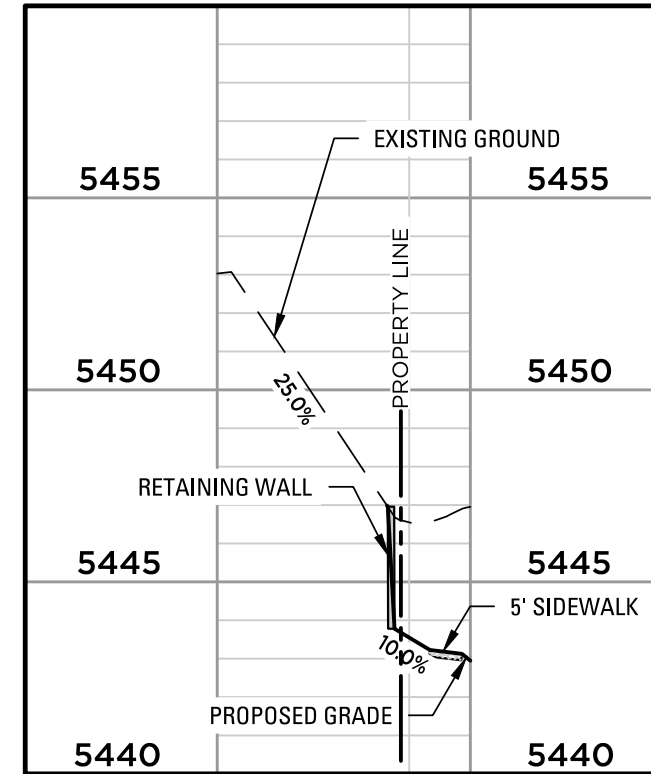
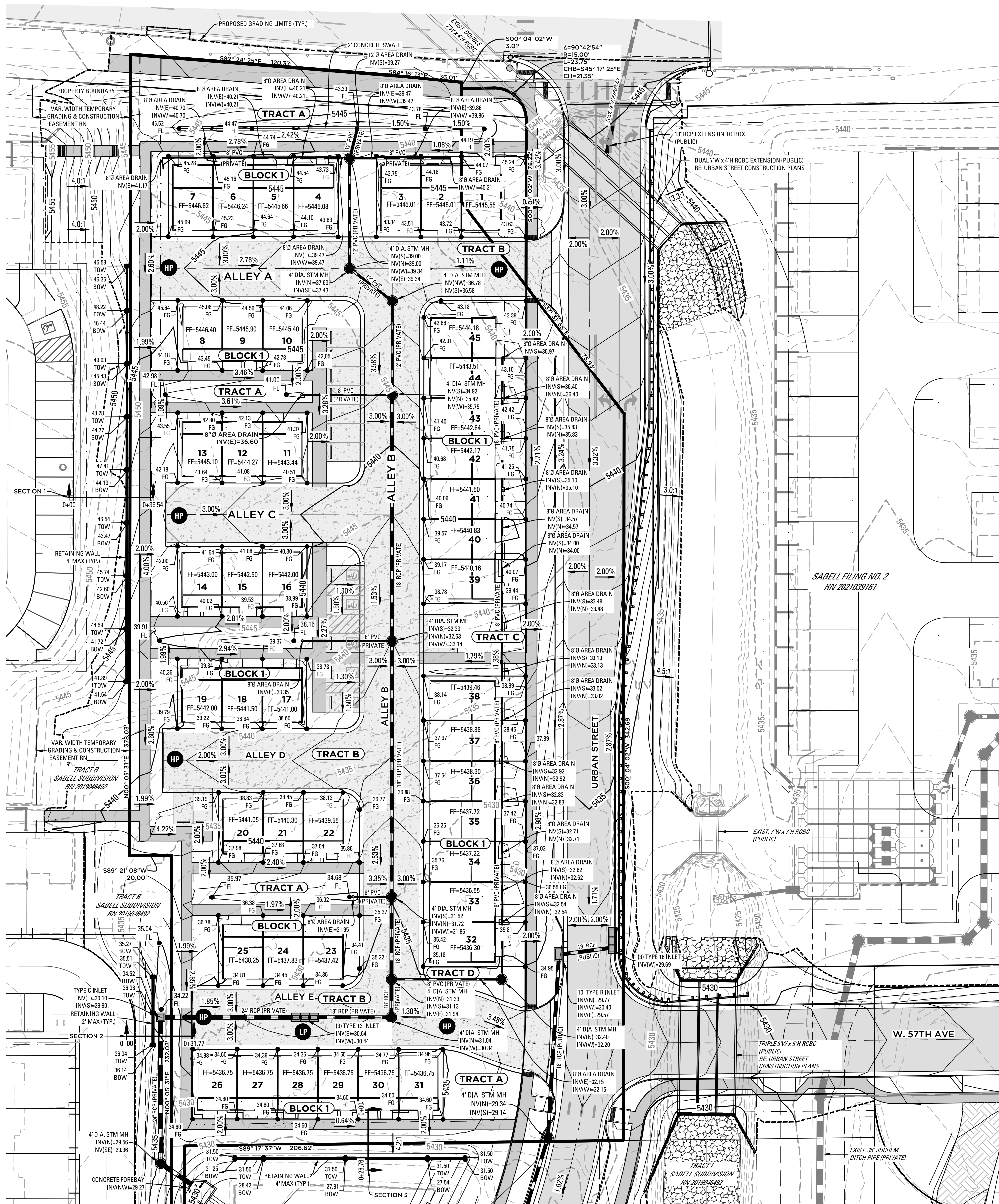
4/20/2022

**05
OF 17**

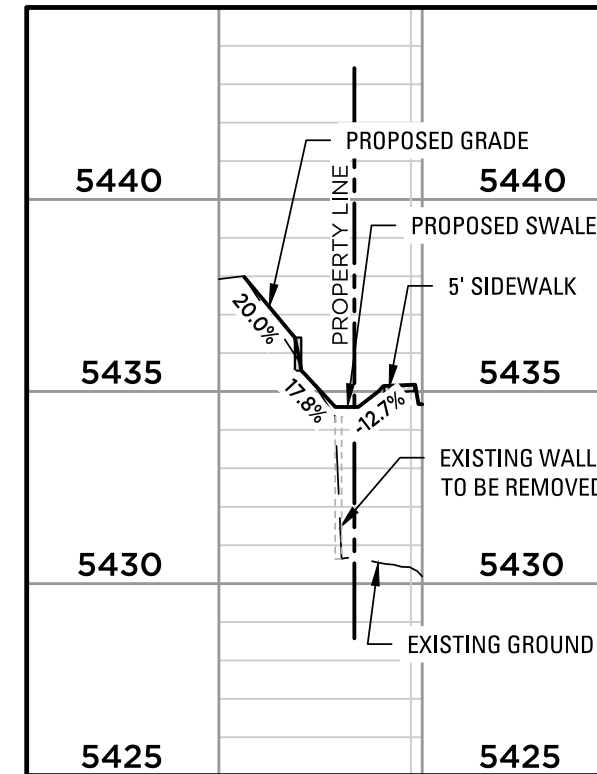
SABELL FILING NO. 3

PRELIMINARY DEVELOPMENT PLAN

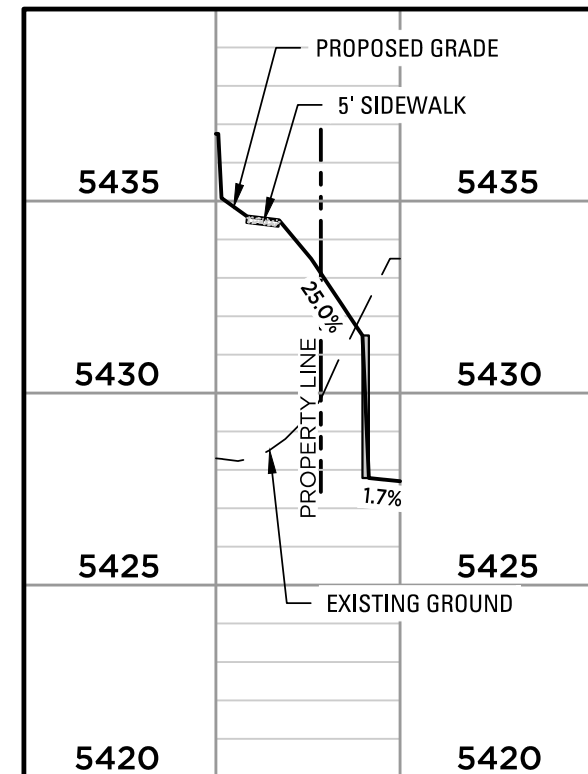
AN UNPLATTED PARCEL AND TRACT T, BLOCK 5, SABELL SUBDIVISION,
A SUBDIVISION RECORDED AT RECEPTION NO. 2019046492
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE
SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO



SECTION 1

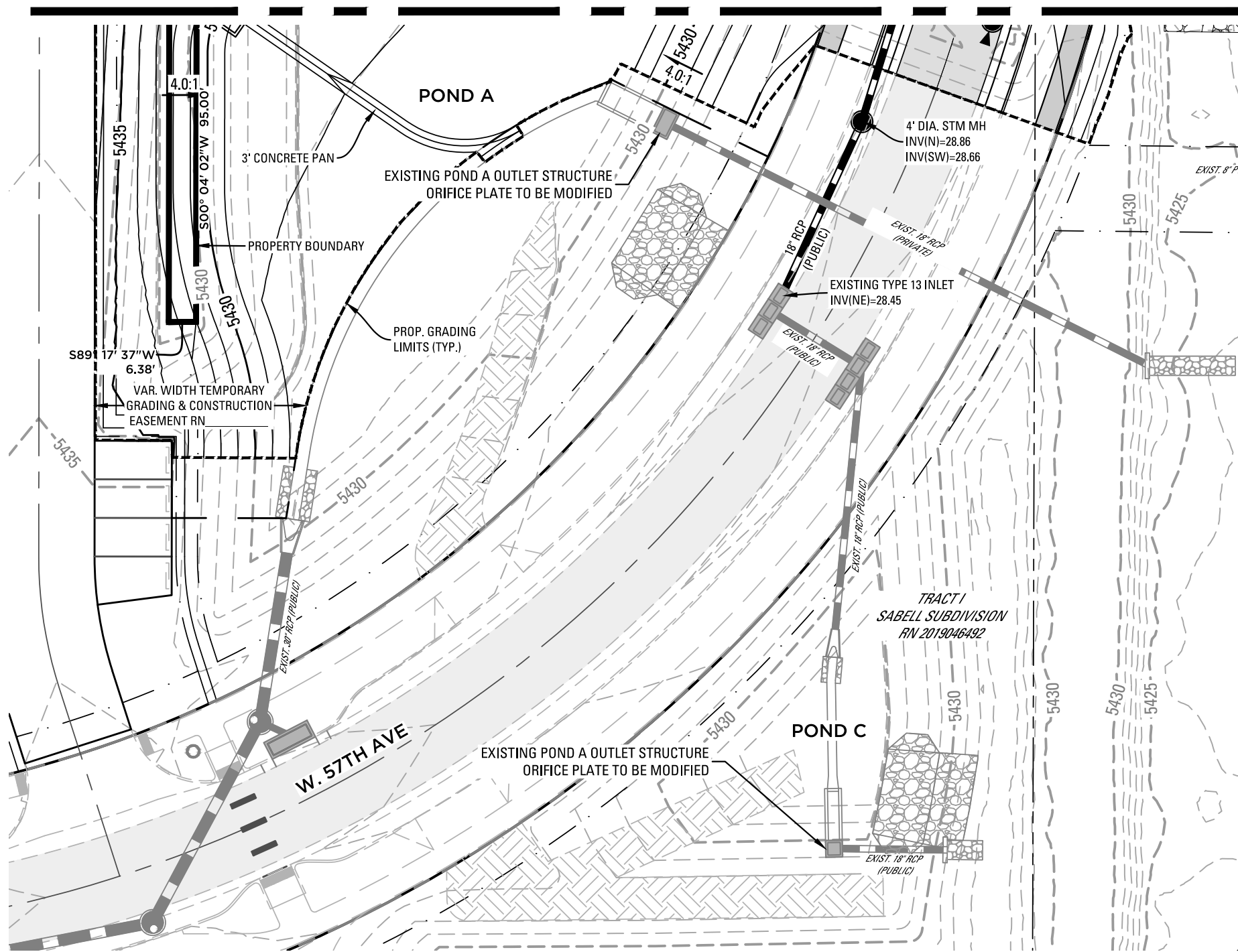


SECTION 2



SECTION 3

MATCHLINE SEE THIS SHEET BELOW

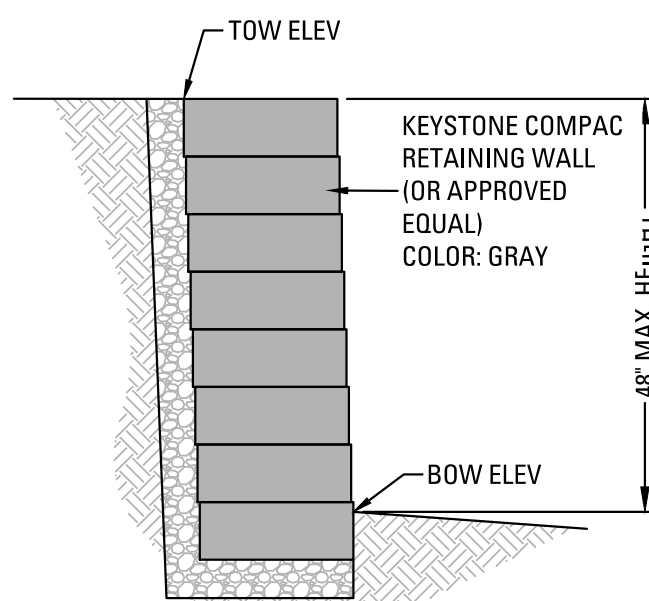


GRADING PLAN NOTES

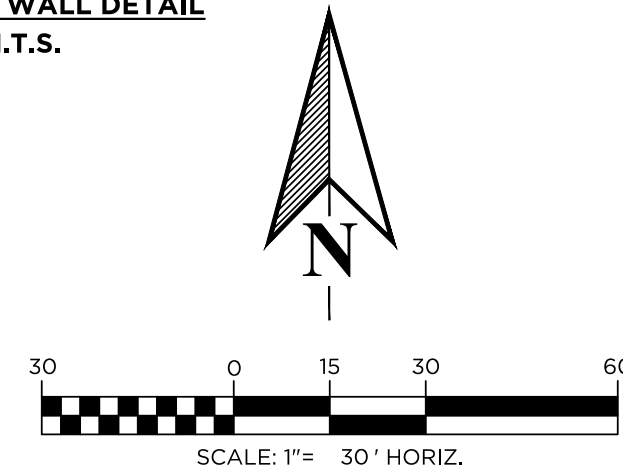
- ALL RAMPS ARE TO MEET ADA STANDARDS.
- MAX 4:1 SLOPES IN AREAS TO BE MOVED OR MAINTAINED.

LEGEND

- = LOW POINT
- = HIGH POINT
- = PROPOSED GRADE
- = PROPOSED SLOPE
- = EXISTING CONTOUR MINOR
- = EXISTING CONTOUR MAJOR
- = PROPOSED CONTOUR MINOR
- = PROPOSED CONTOUR MAJOR
- = PROPOSED RETAINING WALL
- = PROPOSED STORM SEWER

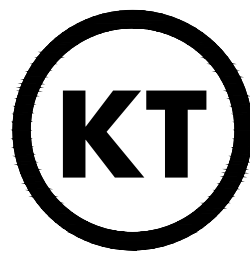


RETAINING WALL DETAIL
N.T.S.



MATCHLINE SEE THIS SHEET ABOVE

ENGINEERING:



KT ENGINEERING

12500 W. 58TH AVE. #230
ARVADA, CO 80002
P: 720.638.5190

LAND PLANNING:



PREPARED FOR:
**RIDGE ROAD
CAPITAL
INVESTMENTS, LLC**
5740 OLDE
WADSWORTH BLVD., #A
ARVADA, CO 80002

REVISIONS:

NO.	DATE	BY	REVISION DESCRIPTION
1.	08/09/2022	DKK	REVISE PER CITY COMMENTS
2.			
3.			
4.			
5.			
6.			

SHEET INFO:

SABELL FILING NO. 3
PRELIMINARY DEVELOPMENT PLAN
OVERALL GRADING PLAN

PROJECT NO:
0009-2113

DRAWN BY:
EST

DESIGNED BY:
KPT

SCALE:
1" = 30'

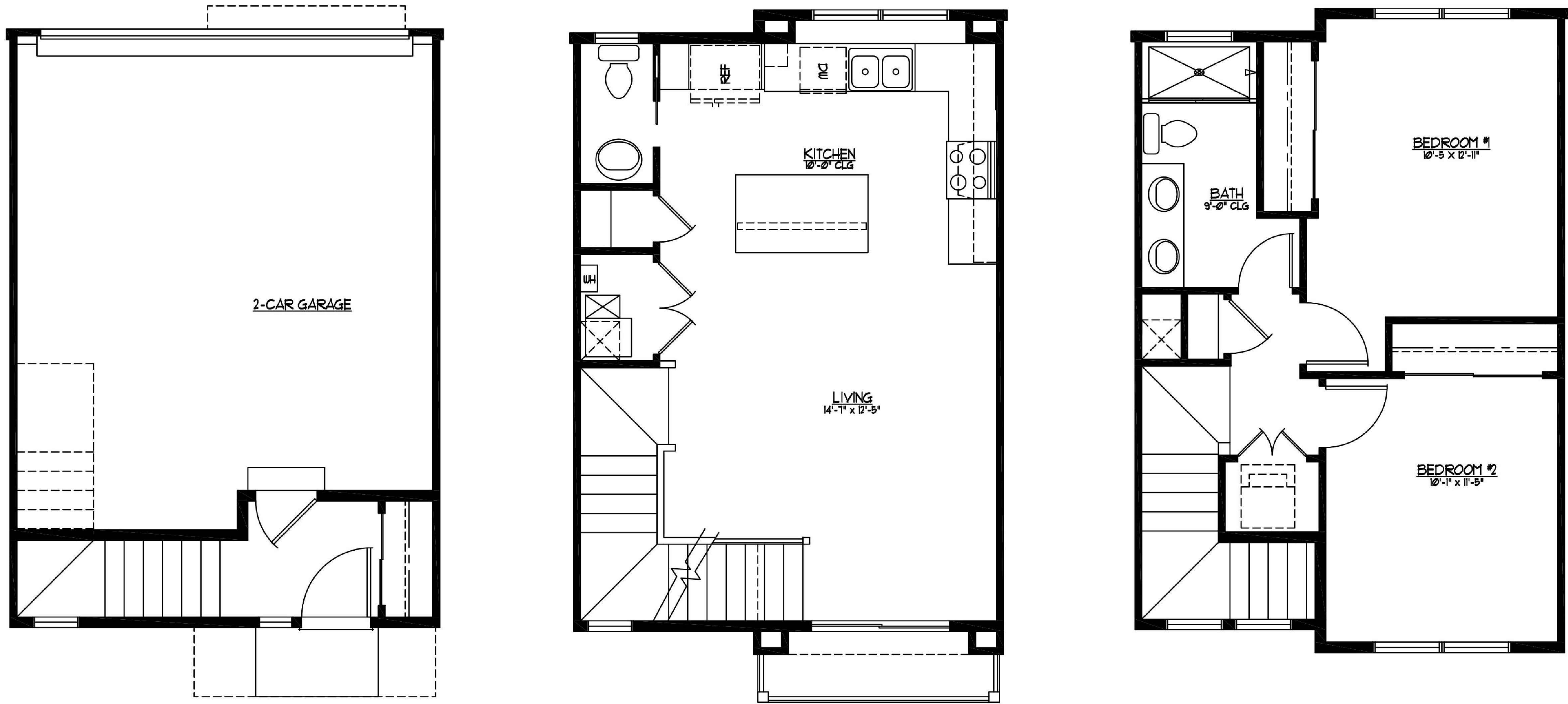
SUBMITTED ON:
4/20/2022

06
OF 17

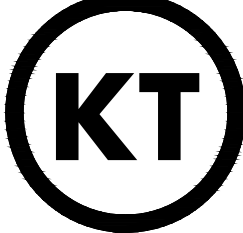
SABELL FILING NO. 3

PRELIMINARY DEVELOPMENT PLAN

AN UNPLATTED PARCEL AND TRACT T, BLOCK 5, SABELL SUBDIVISION,
A SUBDIVISION RECORDED AT RECEPTION NO. 2019046492
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE
69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON,
STATE OF COLORADO



FLOOR PLAN

ENGINEERING:

KT ENGINEERING
12500 W. 58TH AVE, #230
ARVADA, CO 80002
P: 720.638.5190

LAND PLANNING:

people creating spaces
pcs group inc. www.pcsgruppco.com
P.O. Box 1000 Independence, MO 64050
1007 16th Street, Denver, CO 80202
T: 303.531.4900 F: 303.531.4908

PREPARED FOR:
RIDGE ROAD CAPITAL INVESTMENTS, LLC
5740 Olde Wadsworth Blvd, #A
Arvada, CO 80002

REVISIONS:

NO.	DATE	BY	REVISION DESCRIPTION
1.			
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SHEET INFO:

SABELL FILING NO. 3
PRELIMINARY DEVELOPMENT PLAN
ARCHITECTURE - FLOOR PLANS

PROJECT NO:
0009-2113

DRAWN BY:
KPT

DESIGNED BY:
KPT

SCALE:
AS SHOWN

SUBMITTED ON:
07.22.2019

SABELL FILING NO. 3

PRELIMINARY DEVELOPMENT PLAN

AN UNPLATTED PARCEL AND TRACT T, BLOCK 5, SABELL SUBDIVISION,
A SUBDIVISION RECORDED AT RECEPTION NO. 2019046492
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE
69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON,
STATE OF COLORADO

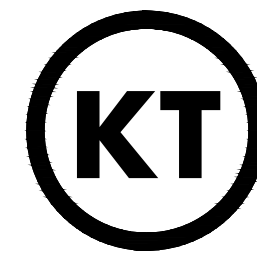


FRONT ELEVATION



FRONT ELEVATION - ENHANCED END UNIT

ENGINEERING:



KT ENGINEERING
12500 W. 58TH AVE, #230
ARVADA, CO 80002
P: 720.638.5190

LAND PLANNING:



pcs group inc. www.pcsgroupco.com
P.O. Box 180 Independence, MO
1007 16th Street, Denver, CO 80202
T: 303.531.4900 F: 303.531.4908

PREPARED FOR:
**RIDGE ROAD
CAPITAL
INVESTMENTS, LLC**
5740 Olde
Wadsworth Blvd, #A
Arvada, CO 80002

REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY
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SHEET INFO:

SABELL FILING NO. 3
PRELIMINARY DEVELOPMENT PLAN
ARCHITECTURE - FRONT ELEVATION

PROJECT NO:
0009-2113

DRAWN BY:

KPT

DESIGNED BY:

KPT

SCALE:

AS SHOWN

SUBMITTED ON:

07.22.2019

14
OF 17

SABELL FILING NO. 3
PRELIMINARY DEVELOPMENT PLAN

AN UNPLATTED PARCEL AND TRACT T, BLOCK 5, SABELL SUBDIVISION,
A SUBDIVISION RECORDED AT RECEPTION NO. 2019046492
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE
69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON,
STATE OF COLORADO

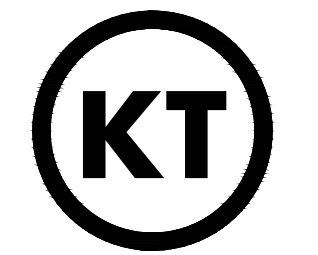


REAR ELEVATION



REAR ELEVATION - ENHANCED END UNIT

ENGINEERING:



KT ENGINEERING
12500 W. 58TH AVE, #230
ARVADA, CO 80002
P: 720.638.5190

LAND PLANNING:



pcs group inc. www.pcsgroupco.com
15 S. 186th Independence place
1007 16th street - denver co 80265
720.531.4905 / 303.531.4908

PREPARED FOR:
**RIDGE ROAD
CAPITAL
INVESTMENTS, LLC**
5740 Olde
Wadsworth Blvd, #A
Arvada, CO 80002

REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY
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6.			

SHEET INFO:

SABELL FILING NO. 3
PRELIMINARY DEVELOPMENT PLAN
ARCHITECTURE - REAR ELEVATION

PROJECT NO:
0009-2113

DRAWN BY:
KPT
DESIGNED BY:
KPT

SCALE:
AS SHOWN

SUBMITTED ON:
07.22.2019

15
OF 17

SABELL FILING NO. 3
PRELIMINARY DEVELOPMENT PLAN

AN UNPLATTED PARCEL AND TRACT T, BLOCK 5, SABELL SUBDIVISION,
A SUBDIVISION RECORDED AT RECEPTION NO. 2019046492
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE
69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON,
STATE OF COLORADO

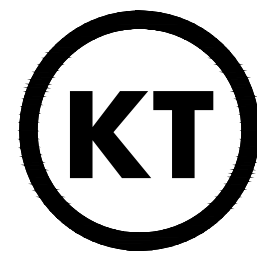


SIDE ELEVATION



SIDE ELEVATION - ENHANCED END UNIT

ENGINEERING:



KT ENGINEERING
12500 W. 58TH AVE, #230
ARVADA, CO 80002
P: 720.638.5190

LAND PLANNING:



pcs group inc. www.pcsgruppco.com
1007 16th Street, Denver CO 80202
303.531.4900

PREPARED FOR:
**RIDGE ROAD
CAPITAL
INVESTMENTS, LLC**
5740 Olde
Wadsworth Blvd, #A
Arvada, CO 80002

REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY
1.			
2.			
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4.			
5.			
6.			

SHEET INFO:

SABELL FILING NO. 3
PRELIMINARY DEVELOPMENT PLAN
ARCHITECTURE - SIDE ELEVATION

PROJECT NO:
0009-2113

DRAWN BY:
KPT
DESIGNED BY:
KPT

SCALE:
AS SHOWN

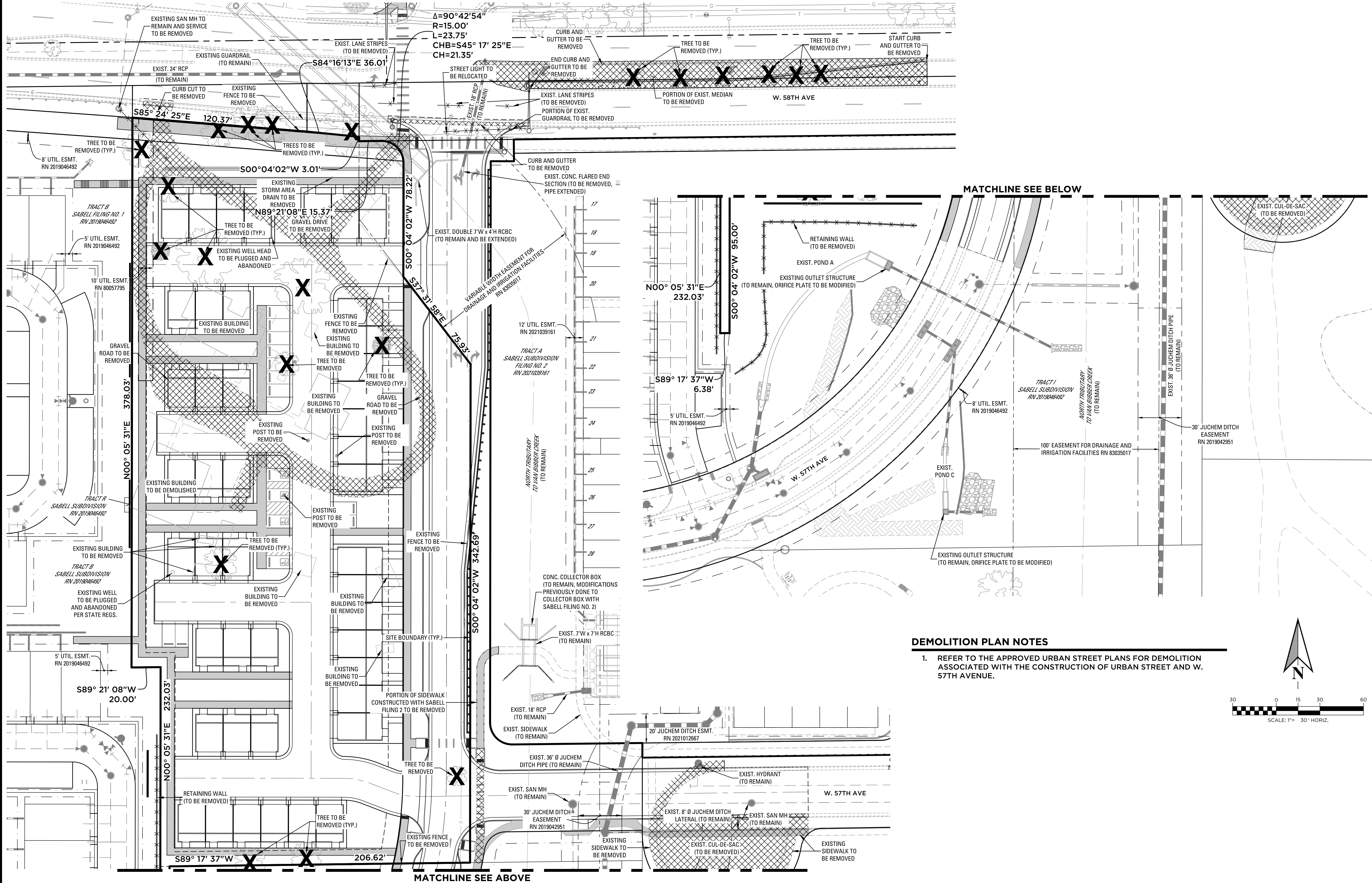
SUBMITTED ON:
07.22.2019

16
OF 17

SABELL FILING NO. 3

PRELIMINARY DEVELOPMENT PLAN

AN UNPLATTED PARCEL AND TRACT T, BLOCK 5, SABELL SUBDIVISION,
A SUBDIVISION RECORDED AT RECEPTION NO. 2019046492
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE
SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO



DEMOLITION PLAN NOTES

1. REFER TO THE APPROVED URBAN STREET PLANS FOR DEMOLITION ASSOCIATED WITH THE CONSTRUCTION OF URBAN STREET AND W. 57TH AVENUE.

ENGINEERING:



KT ENGINEERING
12500 W. 58TH AVE. #230
ARVADA, CO 80002
P: 720.638.5190

LAND PLANNING:



pcs group inc. www.pcsgruoupcdo.com
18, 8180 Independence place
1007 16th street, denver co 80202
1.303.531.4950 / 1.303.531.4958

PREPARED FOR:

**RIDGE ROAD
CAPITAL
INVESTMENTS, LLC**
5740 OLDE
WADSWORTH BLVD., #A
ARVADA, CO 80002

REVISIONS:

NO.	DATE	BY	REVISION DESCRIPTION
1.	06/09/2022	DKK	REVISE PER CITY COMMENTS
2.			
3.			
4.			
5.			
6.			

SHEET INFO:

SABELL FILING NO. 3
PRELIMINARY DEVELOPMENT PLAN
DEMO PLAN

PROJECT NO:
0009-2113

DRAWN BY:
EST
DESIGNED BY:
KPT

SCALE:
1" = 30'

SUBMITTED ON:
4/20/2022

17
OF 17

PRELIMINARY PLAT

SABELL SUBDIVISION FILING NO. 3

A PART OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF JEFFERSON, STATE OF COLORADO

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8 BEING N 00°01'05" E AND MONUMENTED AS FOLLOWS:

-CENTER-SOUTH 1/16 CORNER SECTION 8 (AKA NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8), BEING A FOUND 2" ALUMINUM CAP IN RANGE BOX, PLS 1802, PER MON. REC. DATED 5-29-14.

-SOUTH 1/4 CORNER OF SECTION 8, BEING A FOUND 3.25" BRASS CAP IN RANGE BOX, PLS 16406, PER MON. REC. DATED 5-29-14.

COMMENCING AT THE CENTER-SOUTH 1/16 CORNER OF SECTION 8;

THENCE N 89°21'08" E ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8 A DISTANCE OF 1130.47 FEET;

THENCE S 00°04'02" W DISTANCE OF 67.00 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 78097839 AND THE **POINT OF BEGINNING**;

THENCE ALONG THE WESTERLY BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 83035017 AND THE NORTHERLY BOUNDARY OF SABEL SUBDIVISION, A SUBDIVISION RECORDED AT RECEPTION NO. 2019046492 THE FOLLOWING NINE (9) COURSES:

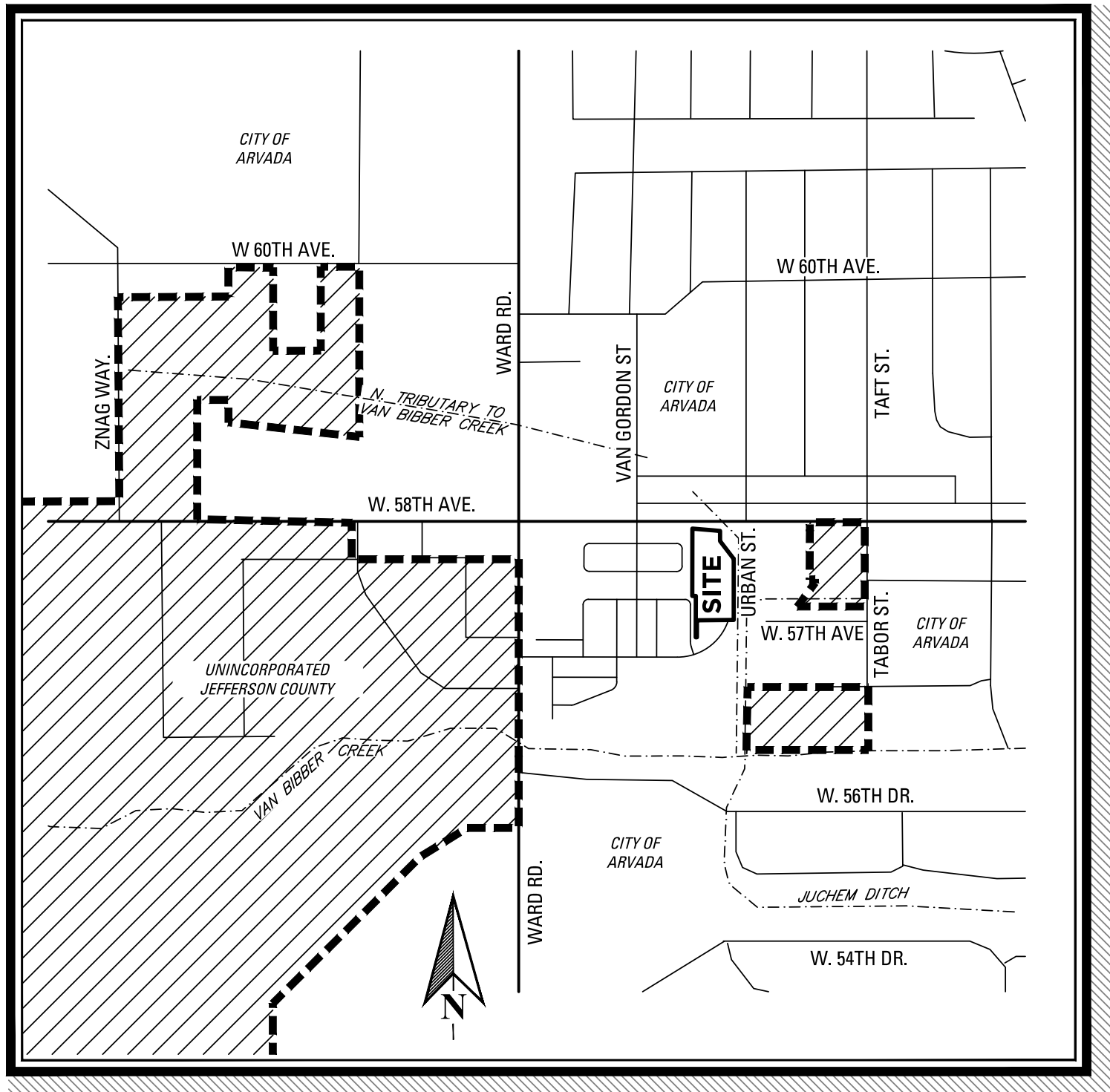
- 1) S 00°04'02" W A DISTANCE OF 56.35 FEET;
- 2) S 37°31'58" E A DISTANCE OF 126.02 FEET;
- 3) S 00°04'02" W A DISTANCE OF 342.69 FEET;
- 4) S 89°17'37" W A DISTANCE OF 206.62 FEET;
- 5) S 00°04'02" W A DISTANCE OF 95.00 FEET;
- 6) S 89°17'37" W A DISTANCE OF 6.38 FEET;
- 7) N 00°05'31" E A DISTANCE OF 232.03 FEET;
- 8) S 89°21'08" W A DISTANCE OF 20.00 FEET;
- 9) N 00°05'31" E A DISTANCE OF 378.03 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 78097838;

THENCE S 85°24'25" E ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 78097838 A DISTANCE OF 120.37 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 78097839;

THENCE S 84°16'13" E ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 78097839 A DISTANCE OF 36.01 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS AN AREA OF 107,277 SQUARE FEET, OR 2.4627 ACRES MORE OR LESS.

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF SABELL SUBDIVISION FILING NO. 3, AND HEREBY DEDICATE TO THE CITY OF ARVADA IN FEE SIMPLE, EXCEPT THOSE OF PRIOR RECORD, THE STREETS AND PUBLIC WAYS AS SHOWN ON THE PLAT, AND GRANTS TO THE CITY OF ARVADA SUCH EASEMENTS AS ARE CREATED HEREBY AND DEPICTED OR, BY NOTE, REFERENCED HERON, 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 PURPOSE OF SUCH EASEMENT, UNLESS MORE NARROWLY DEFINED BY NOTE HEREON, UTILITY SHALL MEAN SEWER, WATER, DRAINAGE, ELECTRICITY, GAS, TELEPHONE, CABLE, AND OTHER WIRELESS COMMUNICATION FACILITIES.



VICINITY MAP

1" = 800'

CENTERLINE CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGHT	CHD BEARING	CHD LENGTH
C1	2°26'04"	300.00'	12.75'	S01°17'04"W	12.75'
C2	8°51'28"	300.00'	46.38'	S06°55'50"W	46.33'

TRACTS CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LENGTH
C3	6°55'16"	270.00'	32.61'	S9°15'48"W	32.59'
C4	90°00'00"	8.00'	12.57'	S45°04'02"W	11.31'
C5	89°32'24"	8.00'	12.50'	S44°42'10"E	11.27'
C6	20°33'39"	65.00'	23.33'	S79°11'32"E	23.20'
C7	6°35'40"	18.00'	2.07'	N80°31'29"E	2.07'
C8	5°44'08"	270.00'	27.03'	S2°56'06"W	27.02'
C9	10°27'07"	65.00'	11.86'	N74°08'17"W	11.84'
C10	21°01'15"	35.00'	12.84'	N79°25'20"W	12.77'
C11	90°00'00"	8.00'	12.57'	N45°04'02"E	11.31'
C12	90°00'00"	8.00'	12.57'	N44°55'58"W	11.31'
C13	90°00'00"	8.00'	12.57'	S45°04'02"W	11.31'
C14	90°00'00"	8.00'	12.57'	S44°55'58"E	11.31'
C15	90°00'00"	8.00'	12.57'	N45°04'02"E	11.31'
C16	90°00'00"	8.00'	12.57'	N44°55'58"W	11.31'

TRACT TABLE:

BLOCK / TRACT	OWNERSHIP	AREA SF	AREA AC	USE / BLANKET EASEMENT
TRACT A	DISTRICT	28,984 SF	0.665 AC	OPEN SPACE / UTILITY & DRAINAGE
TRACT B	DISTRICT	25,400 SF	0.583 AC	PRIVATE DRIVE / UTILITY, DRAINAGE, FIRE LANE, & EMERGENCY ACCESS
TRACT C	DISTRICT	1,632 SF	0.037 AC	OPEN SPACE / UTILITY & DRAINAGE
TRACT D	DISTRICT	582 SF	0.013 AC	OPEN SPACE / UTILITY & DRAINAGE

GENERAL NOTES:

1. THE STORM WATER DETENTION AREA SHOWN HEREON (WITHIN AN SPECIFY DRAINAGE EASEMENT GRANTED TO THE CITY OF ARVADA FOR SUCH PURPOSE) SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER AND SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. IN THE EVENT THAT SAID CONSTRUCTION AND MAINTENANCE IS NOT PERFORMED BY SAID OWNER, THE CITY OF ARVADA SHALL (WITHOUT WAIVING ANY OTHER RIGHTS AVAILABLE TO IT) HAVE THE RIGHT TO PERFORM THE NECESSARY WORK, THE COST OF WHICH SAID OWNER, HEIRS, SUCCESSORS, AND ASSIGNS AGREES TO PAY UPON BILLING.
2. NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED WITHIN THE STORM WATER DETENTION EASEMENT AND NO CHANGES OR ALTERATIONS AFFECTING THE HYDRAULIC CHARACTERISTICS OF THE DETENTION AREA WILL BE MADE WITHOUT THE APPROVAL OF THE CITY OF ARVADA.
3. NOTICE: ACCORDING TO THE COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER 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.
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY KT ENGINEERING, LLC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. RESEARCH FOR THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CRS 38-51-106 AND THE RULES OF PROCEDURE AND BOARD POLICY STATEMENTS OF THE STATE BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, SPECIFICALLY THOSE BOARD RULES AND POLICY STATEMENTS RELATING TO THE DEPICTION OF EASEMENTS AND RIGHTS OF WAY ON SUBDIVISION PLATS. FIRST GUARANTEE TITLE INSURANCE COMPANY COMMITMENT NO. **21-0565** WITH AN EFFECTIVE DATE OF **JUNE 6, 2022** WAS RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS OF WAY, TITLE OF RECORD AND CIVIL COURT ACTIONS OF RECORD.
5. DISTANCES ON THIS PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
6. 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 STATUS 18-4-508, C.R.S.

EASEMENT NOTES:

1. EXCLUSIVE EASEMENTS (E.E.): (TRACT B)

AN EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF ARVADA ALONG THE CENTER OF THE PRIVATE STREETS AND ALLEYWAYS AS DEPICTED HEREON FOR WATER, SEWER, DRAINAGE, FIRE LANE, AND EMERGENCY ACCESS EASEMENT PURPOSES.

2. DRAINAGE EASEMENTS: (TRACT: A, C, D)

A BLANKET DRAINAGE EASEMENT IS HEREBY GRANTED TO THE CITY OF ARVADA OVER TRACTS A AND C AS DEPICTED OR BY NOTE REFERENCED HEREON. NO RETAINING WALLS, FENCES, OR OTHER OBSTRUCTIONS MAY BE PLACED WITHIN THE EASEMENTS THAT WILL OBSTRUCT THE FLOW OF DRAINAGE IN SAID EASEMENTS.

3. UTILITY EASEMENTS (U.E.):

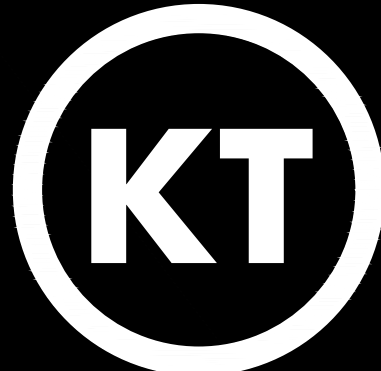
UTILITY EASEMENTS ARE HEREBY GRANTED TO THE CITY OF ARVADA AROUND LOT AND TRACT PERIMETERS AS SHOWN HEREON FOR THE CONSTRUCTION/INSTALLATION, REPAIR, REPLACEMENT, AND MAINTENANCE OF WATER, SEWER, DRAINAGE, ELECTRICITY, GAS, TELEPHONE, CABLE, AND OTHER TELECOMMUNICATION FACILITIES TO FURNISH SERVICE FOR THE OWNERS OF PROPERTY PLATTED HEREBY OR ADJACENT THERETO. NO RETAINING WALLS, FENCES, SHRUBS, TREES OR OTHER OBSTRUCTIONS MAY BE PLACED WITHIN SAID UTILITY EASEMENTS SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE EASEMENT IS GRANTED.

DATE SUBMITTED: 11.14.2022	
REVISION NO.	DATE
1	
2	
3	
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5	

PREPARED FOR:
**RIDGE ROAD CAPITAL
INVESTMENTS, LLC**
5740 Olde
Wadsworth Blvd, #A
Arvada, CO 80002

SCALE: 1" = 20'	JOB NO: 0009-2113	BY: KPT
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SHEET 1 OF 3

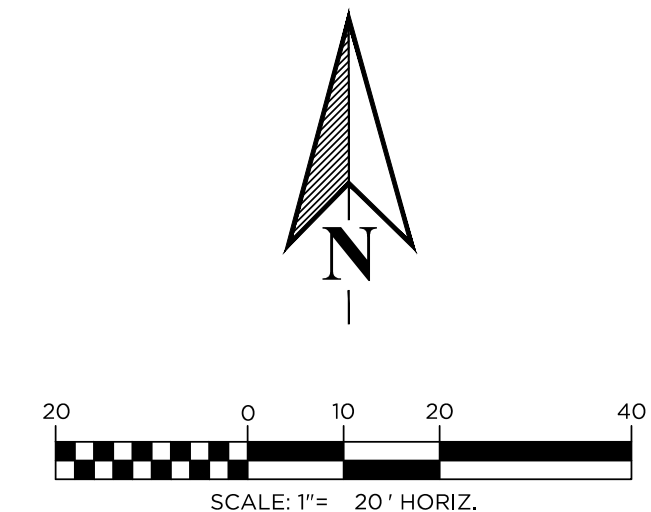


KT ENGINEERING
ENGINEERS • SURVEYORS

12500 W. 58th AVE. #230
ARVADA, CO 80002
PH: 720.638.5190

PRELIMINARY PLAT

SHEET 2 OF 3



U.E.	UTILITY EASEMENT (SEE EASEMENT NOTE 3, SHEET 1)
F.L.E.A.U.D.E	FIRE LANE, EMERGENCY ACCESS, UTILITY AND DRAINAGE EASEMENT (SEE EASEMENT NOTE 1, SHEET 1)
	SET NO. 4 REBAR W/ ORANGE CAP PLS 36561
	FOUND PROPERTY PIN
	RANGE POINT SET ACCORDING TO THE CITY OF ARVADA STANDARDS. SURVEY MONUMENTS SHALL NOT BE MOVED, REMOVED, ALTERED OR OBSCURSED BY ANY UTILITIES.
	MONUMENTS (SECTION CORNERS)
	SITE BOUNDARY
	ADJACENT PARCEL BOUNDARIES / RIGHT OF WAY
	SECTION LINE
	STREET/ALLEY CENTERLINE
	F.L.E.A.U.D.E
	U.E.
	STORM WATER DETENTION EASEMENT
	TEMPORARY GRADING & CONST. EASEMENT



KT ENGINEERING
ENGINEERS • SURVEYORS

12500 W. 58th AVE, #230
ARVADA, CO 80002
PH: 720.638.5190



KT ENGINEERING
ENGINEERS • SURVEYORS

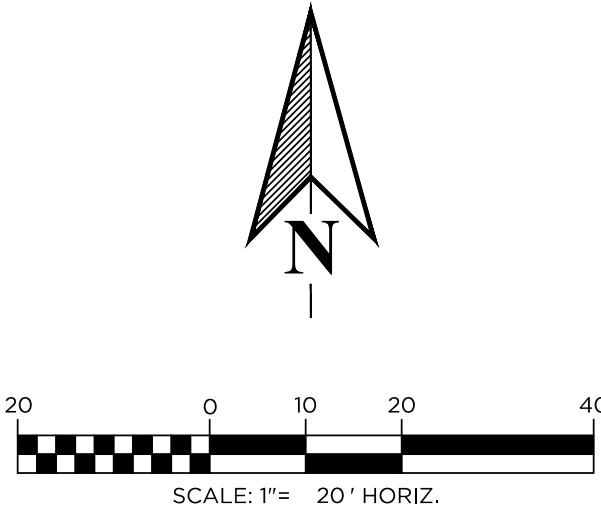
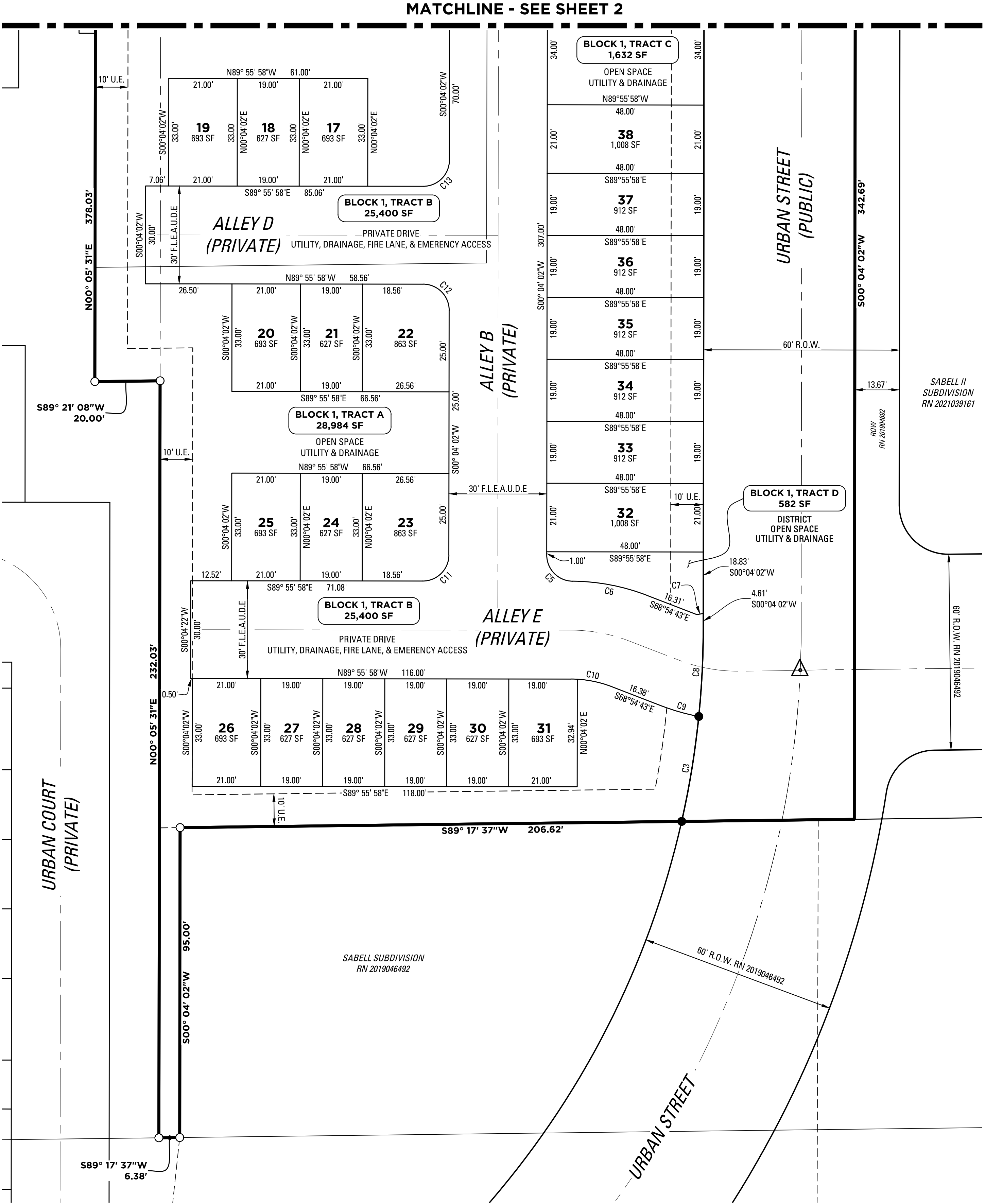
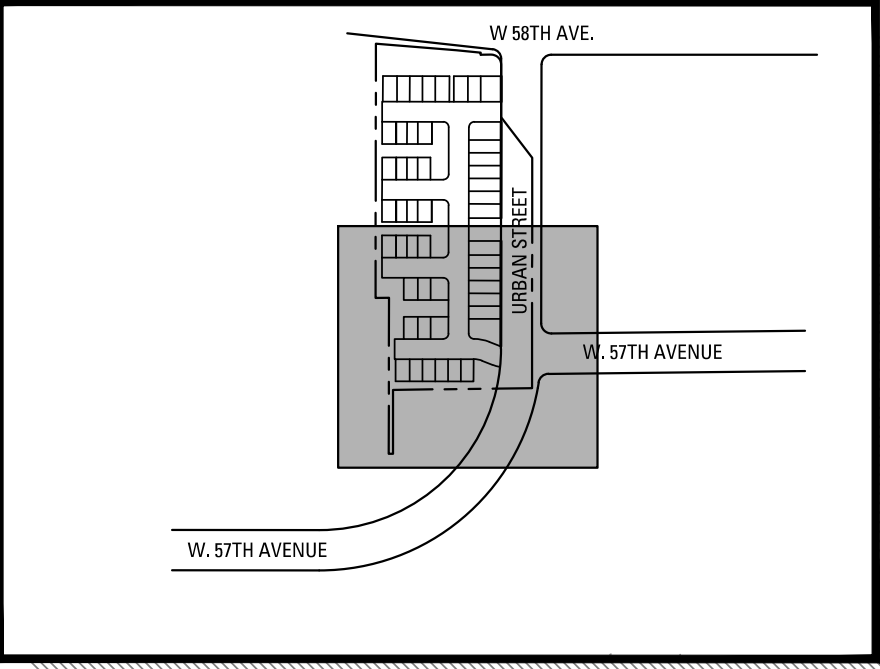
12500 W. 58th AVE. #230
ARVADA, CO 80002
PH: 720.638.5190

PRELIMINARY PLAT

SABELL SUBDIVISION FILING NO. 3

A PART OF THE SOUTHWEST 1/4 OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 3 OF 3



- LEGEND**
- U.E. UTILITY EASEMENT (SEE EASEMENT NOTE 3, SHEET 1)
 - F.L.E.A.U.D.E. FIRE LANE, EMERGENCY ACCESS, UTILITY AND DRAINAGE EASEMENT (SEE EASEMENT NOTE 1, SHEET 1)
 - SET NO. 4 REBAR W/ ORANGE CAP PLS 38561
 - FOUND PROPERTY PIN
 - RANGE POINT SET ACCORDING TO THE CITY OF ARVADA STANDARDS. SURVEY MONUMENTS SHALL NOT BE MOVED, REMOVED, ALTERED OR OBSCURED BY ANY UTILITIES.
 - MONUMENTS (SECTION CORNERS)
 - SITE BOUNDARY
 - ADJACENT PARCEL BOUNDARIES / RIGHT OF WAY
 - SECTION LINE
 - STREET/ALLEY CENTERLINE
 - F.L.E.A.U.D.E.
 - U.E.
 - STORM WATER DETENTION EASEMENT
 - TEMPORARY GRADING & CONST. EASEMENT

DATE SUBMITTED: 11.14.2022	
REVISION NO.	DATE
1	
2	
3	
4	
5	
PREPARED FOR: RIDGE ROAD CAPITAL INVESTMENTS, LLC 5740 Olde Wadsworth Blvd, #A Arvada, CO 80002	
SCALE: 1" = 20'	JOB NO: 0009-2113
	BY: KPT
SHEET 3 OF 3	

KT

KT ENGINEERING
ENGINEERS • SURVEYORS

12500 W. 58th AVE, #230
ARVADA, CO 80002
PH: 720.638.5190



REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.B.

TO: PLANNING COMMISSION

DATE: December 6, 2022

SUBJECT: 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

Report in Brief

MOTION:

MOVED BY: _____

That the 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, be recommended to City Council for (approval) (denial).

This motion is based on the findings of fact and approval criteria on Page 6-7 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:

Linda Hoover, Senior Planner

11/30/2022

Robert Smetana, Manager of City Planning and
Development

11/30/2022

Emily Grogg, Senior Assistant City Attorney

11/30/2022

Approved by:

SUBJECT: An Ordinance Annexing Certain Land Into The City Of Arvada, Colorado, Sabelll 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

PAGE: 2
ITEM: 8.B.

Josie Suk, Development Systems and Administrative Manager 11/30/2022

Enclosure, exhibits & attachments required to support the report



REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.C.

TO: PLANNING COMMISSION

DATE: December 6, 2022

SUBJECT: 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

Report in Brief

MOTION:

MOVED BY: _____

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, be recommended to City Council for (approval) (denial).

This motion is based on the findings of fact and approval criteria on Page 8 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:

Linda Hoover, Senior Planner

11/30/2022

Josie Suk, Development Systems and
Administrative Manager

11/30/2022

Robert Smetana, Manager of City Planning and
Development

11/30/2022

SUBJECT: 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

PAGE: 2
ITEM: 8.C.

Emily Grogg, Senior Assistant City Attorney

11/30/2022

Approved by:

Enclosure, exhibits & attachments required to support the report



REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.D.

TO: PLANNING COMMISSION

DATE: December 6, 2022

SUBJECT: PUD Development Plan for Sabell Filing No. 3, generally located West of Urban St. and South of 58th Ave.

Report in Brief

MOTION:

MOVED BY: _____

That PUD Development Plan for Sabell Filing No. 3, generally located West of Urban St. and South of 58th Ave., be recommended to City Council for (approval) (denial).

This motion is based on the findings of fact and approval criteria on Page 10-11 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:

Linda Hoover, Senior Planner

11/30/2022

Josie Suk, Development Systems and Administrative Manager

11/30/2022

Robert Smetana, Manager of City Planning and Development

11/30/2022

Emily Grogg, Senior Assistant City Attorney

11/30/2022

SUBJECT: PUD Development Plan for Sabell Filing No. 3, generally located West of Urban St. and South of 58th Ave.

PAGE: 2
ITEM: 8.D.

Enclosure, exhibits & attachments required to support the report



REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.E.

TO: PLANNING COMMISSION

DATE: December 6, 2022

SUBJECT: Preliminary Plat for Sabell Filing No. 3 generally located West of Urban St. and South of 58th Ave.

Report in Brief

MOTION:

MOVED BY: _____

That Preliminary Plat for Sabell Filing No. 3, generally located West of Urban St. and South of 58th Ave., be recommended to City Council for (approval) (denial).

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

Linda Hoover, Senior Planner 11/30/2022

Josie Suk, Development Systems and
Administrative Manager 11/30/2022

Robert Smetana, Manager of City Planning and
Development 11/30/2022

Emily Grogg, Senior Assistant City Attorney 11/30/2022

Approved by:

SUBJECT: Preliminary Plat for Sabell Filing No. 3 generally located West of Urban St. and South of 58th Ave.

PAGE: 2
ITEM: 8.E.

Enclosure, exhibits & attachments required to support the report



REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.F.

TO: PLANNING COMMISSION

DATE: December 6, 2022

SUBJECT: 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.

Report in Brief

MOTION:

MOVED BY: _____

That the Zoning of 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, be recommended to City Council for (approval subject to the condition stated in the Staff Report) (denial)

This motion is based on the findings of fact and approval criteria on Page(s) 6, 7, and 8 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:

Jacob Nitchals, Senior Planner	11/29/2022
Josie Suk, Development Systems and Administrative Manager	11/29/2022
Robert Smetana, Manager of City Planning and Development	11/29/2022
Emily Grogg, Senior Assistant City Attorney	11/29/2022
Ryan Stachelski, Director of Community and Economic Development	11/30/2022

SUBJECT: 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.

PAGE: 2
ITEM: 8.F.

Enclosure, exhibits & attachments required to support the report

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

Ralston Gardens
Rezoning and Major Modification
DA2022-0031

NATURE OF REQUEST

SAR Architects, on behalf of Ralston Gardens, LLC, are requesting to rezone approximately 0.12 acres of land from RN-7.5 (Residential Neighborhood 7,500) to MX-N (Mixed-Use Neighborhood) and a 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.

Ralston Gardens is a proposed 102 unit, four story affordable housing development that was awarded Low Income Housing Tax Credits (LIHTC) by the Colorado Housing and Finance Authority. City Council unanimously approved the Conditional Use for the stand alone parking lot that will serve Ralston Gardens at the June 28, 2021, meeting. This parking lot is located across Garrison Street, south of the Taco Bell and KFC. The land proposed to be rezoned will be integrated into the Ralston Gardens development parcel through the administrative Minor Subdivision process which is currently being reviewed by staff. The approximate area to be rezoned is depicted with red hatching on aerial image below.



LOCATION AND HISTORY

The proposed Ralston Gardens development is located at the southeast corner of Ralston Road and Garrison Street, on the property formerly known as 5790 Garrison Street. The City conveyed this property to the Arvada Urban Renewal Authority (AURA) in May, 2020. Under City ownership, the property was the former location of the City's "Central Stores" building. Before that, the building operated as a water filtration plant. This building was demolished in 2021.

Prior to the Ralston Creek Southeast Minor Subdivision, which was recorded in March, 2020, the City's "Central Stores" building and the Arvada Gardeners Community Garden directly to the south were on a single unplatted parcel of land. The Ralston Creek Southeast Minor Subdivision created two lots out of the previously unplatted parcel of land. The Ralston Gardens development is proposed for Lot 1 and the community garden is on Lot 2. The land proposed for rezoning is also located on Lot 2 adjacent to the southern property line and a small portion of the eastern property line of Lot 1 (see approximate location on aerial image on previous page). However, the land proposed to be rezoned is located outside of the existing fence that encloses the community garden and includes a relatively steep slope that has historically been maintained by City staff (see image below and on page 3). This results in a piece of land that could be potentially problematic from a property maintenance perspective given that it is outside of the area that is maintained by the Arvada Gardeners and it is on a relatively steep slope. The purpose of the proposed rezoning and subsequent minor subdivision is to incorporate this piece of land into the Ralston Gardens development in a manner that does not result in a single lot with two different zone districts on it (e.g. split zoned) and ensures that it will no longer be maintained by the City. Together, Lot 1 of the Ralston Creek Southeast Subdivision and the land proposed to be rezoned will be referred to as the "subject property".



Area of Land Proposed for Rezoning Along Southern Property Line of Lot 1



Area of Land Proposed for Rezoning Along Eastern Property Line of Lot 1

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 neighborhood meeting was scheduled for February 9, 2022. However, no members of public requested a link to the virtual neighborhood meeting so the meeting was canceled.

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 1,000 feet of the subject property and to all homeowners associations and neighborhood associations with a known interest in the subject property. The applicant will provide an affidavit of mailing verifying this requirement has been met prior to the public hearing.

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

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

SEVERED MINERAL RIGHTS

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

DEVELOPMENT REVIEW TIMELINE

Review of the Development Application, which includes a Site Plan and Minor Subdivision, began on April 18, 2022 and is currently in third review.

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.

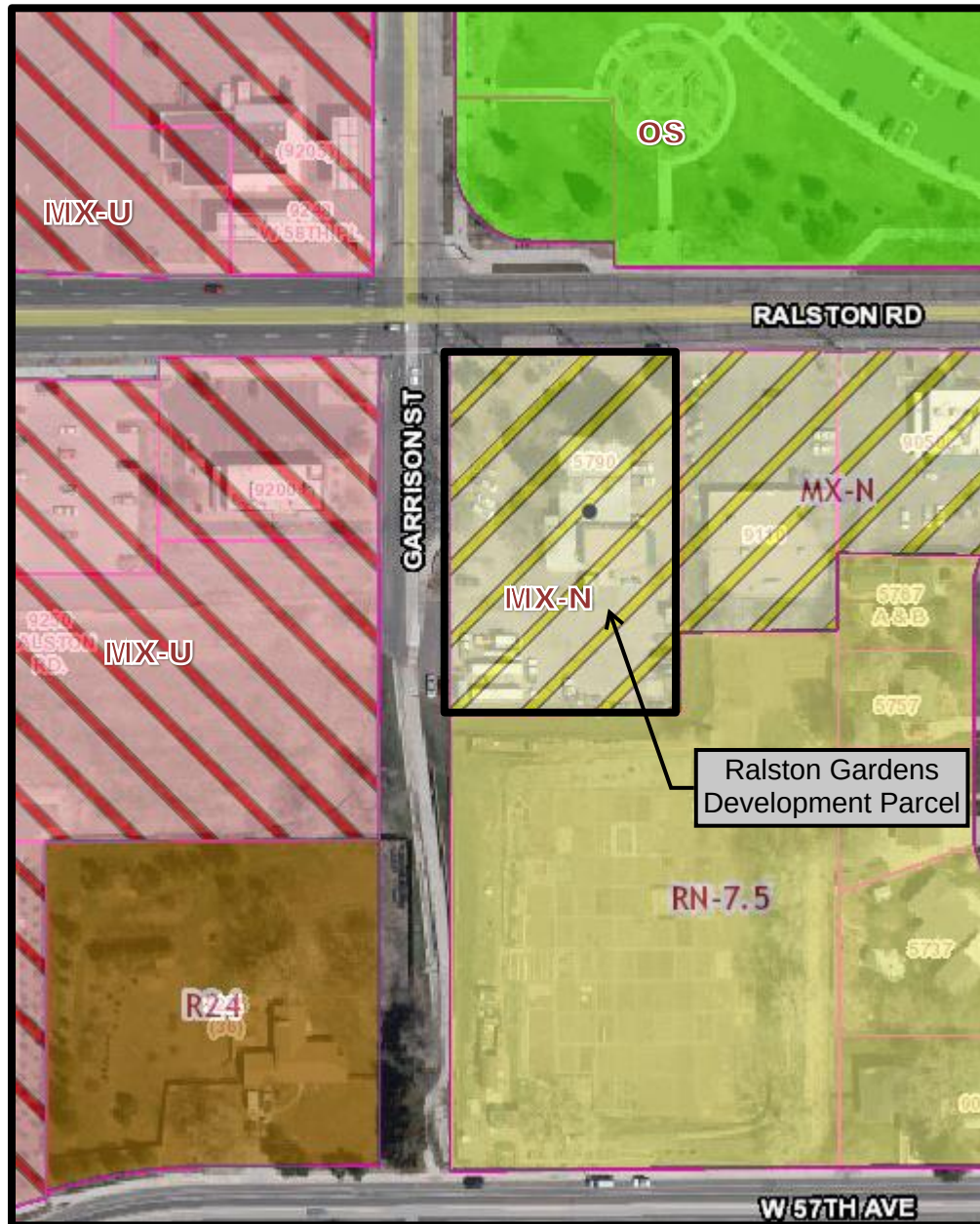
ZONING AND LAND USE

The existing Lot 1 of the Ralston Creek Southeast Minor Subdivision is currently zoned MX-N and is approximately 48,606 square feet in size. The portion of Lot 2 of the Ralston Creek Southeast Minor Subdivision that is proposed to be rezoned from RN-7.5 to MX-N and incorporated into Lot 1 is approximately 5,116 square feet in size (see zoning map on following page).

Surrounding properties are zoned and utilized as follows:

Direction	Zoning	Actual Use
North	OS (Open Space)	City of Arvada Park (Ralston Central Park)
South	RN7.5	Community Garden
East	MX-N	Community Garden and Commercial/Retail (Arvada Appliance)
West	MX-U (Mixed-Use Urban)	Commercial/Retail (Taco Johns and KFC) and Undeveloped Land (the undeveloped land is intended to serve as the parking lot for the proposed Ralston Gardens development)

As stated above, the applicant is requesting the proposed rezone to incorporate this piece of land into the Ralston Gardens development in a manner that does not result in a single lot with two different zone districts on it (e.g. split zoned) and ensures that it will no longer be maintained by the City.



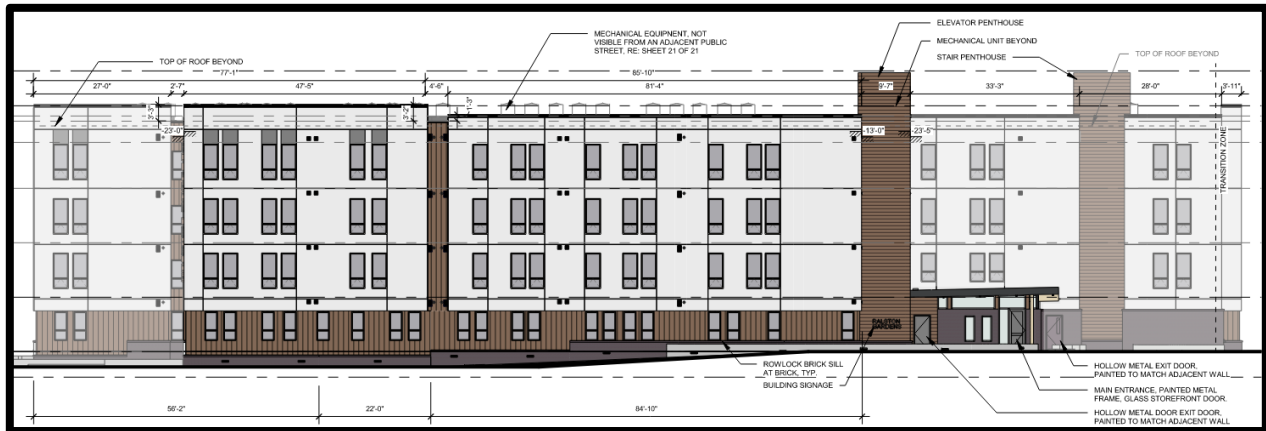
MAJOR MODIFICATION REQUESTED

The Applicant is requesting 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 with a minimum dimension of six feet and a minimum total area of 24 feet. Rather than balconies, the applicant is proposing shared common areas such as an interior outdoor courtyard, an outdoor plaza, a fitness room, and a community room.

Per the applicant's narrative, which has been attached to this staff report, the applicant feels the major modification is justified based on the following rationale:

“This project is unique because of the site’s location to a variety of outdoor spaces such as the Ralston Central Park, the future Garrison Street paseo, and the Community Gardens, which was strategically selected to provide these areas as an amenity for the residents. The project will also provide a 2,000 sf landscaped outdoor courtyard, a 975 sf community room and an 840 sf fitness room specifically for the residents. These areas provide a more useful space where residents have more space and provides the opportunity to gather as opposed to a private outdoor balcony. It has been the developer’s experience that the typical resident in this type of project will commonly use a balcony as a storage area, which could have an impact on adjacent neighbors. The minimum required 24 sf provides more value as part of the conditioned living area, in lieu of a balcony.”

An image of the west elevation of the building has been provided below. All architectural elevations and the landscape plan have been included with the staff report.



West Elevation along Garrison Street

LAND DEVELOPMENT CODE APPROVAL CRITERIA

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

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

Div. 8-3-4 Zoning and Rezoning Approval Criteria	Finding	Rationale
1. The rezoning is consistent with the Arvada Comprehensive Plan, or an adopted sub-area plan, corridor plan, or urban renewal plan, or reflects conditions that have changed since the adoption of the Comprehensive Plan.	Complies	The rezoning is consistent with the Ralston Fields Urban Renewal Plan. The subject property is located within the Triangle planning area and is identified as Mixed-Use with “Potential for Multi-family residential to support retail”.
2. The intended land use is consistent with the	Complies	The area of land to be rezoned

stated intent of the proposed zoning district.		would be incorporated into the Ralston Gardens multifamily development. The Ralston Gardens development is consistent with the stated intent of the MX-N zone district.
3. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will, prior to development, be available to serve the subject property while maintaining adequate levels of service to existing development.	Complies	The area of land to be rezoned will be incorporated into the Ralston Gardens development and therefore, will have no impact on the facilities and services in the area.
4. The intended land use for which the rezoning is sought will not result in significant adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation, or such impacts will be substantially mitigated.	Complies	The area of land to be rezoned will not have a significant impact upon the natural environment.
5. The rezoning is consistent with the character of existing or planned development on adjacent properties and in the surrounding area or neighborhood, or measures will be taken to substantially buffer or otherwise substantially mitigate any negative impacts.	Complies	The area of land to be rezoned will be incorporated into the Ralston Gardens development and is consistent with the character of existing and planned development in the surrounding area.

Div. 8-3-11 Major Modification Approval Criteria	Finding	Rationale
1. The requested modification is consistent with the Comprehensive Plan and the stated purpose of the applicable zoning district.	Complies	The requested modification allows the Ralston Gardens project to be approved as proposed. The Ralston Gardens project is consistent with Mixed-Use: Residential Emphasis Future Land Use designation and is consistent with the stated purpose of the MX-N zone district.
2. The requested modification addresses a unique situation or incorporates creative site design.	Complies	The modification to eliminate balconies addresses two unique situations. It creates more conditioned space within the unit and it eliminates the ability to use the balconies for storage. In addition, the building incorporates a variety of common areas such as an interior outdoor courtyard, an outdoor plaza, a fitness room, and a community room to provide space for residents outside of their units.
3. The requested modification will not result in	Complies	The proposed modification only eliminates outdoor balconies and

incompatible development.		therefore, will not result in incompatible development.
4. The requested modification will have no significant adverse impact on the health, safety or general welfare of surrounding property owners or the general public.	Complies	The proposed modification only eliminates outdoor balconies and therefore, will have no impact of the health, safety or welfare of the community or surrounding properties.
5. Any adverse impacts resulting from the modification will be mitigated to the extent reasonably feasible.	Complies	The elimination of outdoor balconies will not result in adverse impacts.

STAFF RECOMMENDATION

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

If the Planning Commission finds that a recommendation to approve the Rezoning and Major Modification is supported by the approval criteria, then staff recommends that the following conditions be made part of the approval:

1. The Ralston Gardens Minor Subdivision shall be approved and recorded prior to issuing building permits.

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

November 28, 2022

Jacob Nitchals
Senior Planner
720-898-7449
jnitchals@arvada.org
Planning Department
City of Arvada

Ralston Gardens Affordable Housing
Arvada, Colorado
Major Modification

Jake,

Ralston Gardens Apartments is a proposed 102-unit, 100% affordable housing development being proposed by Mile High Development and Brinshore Development. The Developer has received Colorado Housing and Finance Authority for State and Federal Tax Credits under the Low Income Housing Tax Credit (LIHTC) program that is utilized in Colorado, and most other states, to finance the majority of rental affordable housing that is developed to address the income levels of 30%-80% AMI (Area Medium Income).

This project is requesting **(1)** a deviation of 5-1-2-5.G requiring at least 75% of the total dwelling units to be provided with at least one private outdoor yard, patio or balcony to 0% of the total dwelling units and **(2)** a rezoning of a portion of acquired land from the Community Gardens to the Ralston Gardens site.

Major Modification Request

This project is unique because of the site's location to a variety of outdoor spaces such as the Ralston Central Park, the future Garrison Street paseo, and the Community Gardens, which was strategically selected to provide these areas as an amenity for the residents. The project will also provide a 2,000 sf landscaped outdoor courtyard, a 975 sf community room and an 840 sf fitness room specifically for the residents. These areas provide a more useful space where residents have more space and provides the opportunity to gather as opposed to a private outdoor balcony. It has been the Developer's experience that the typical resident in this type of project will commonly use a balcony as a storage area, which could have an impact on adjacent neighbors. The minimum required 24 sf provides more value as part of the conditioned living area, in lieu of a balcony.

Sincerely,

A stylized, handwritten signature in black ink, appearing to read 'KD' with a flourish.

Kari Daly, Associate
SAR+

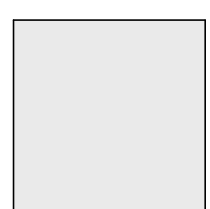


Image for reference

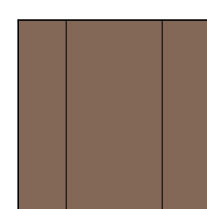
RALSTON GARDENS

LOT 1, RALSTON CREEK SOUTHEAST MINOR SUBDIVISION AND LOT 3, ARVADA PLAZA
FILING NO. 2, LOCATED IN THE SOUTH HALF OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 69
WEST OF THE 6TH P.M., CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO

BUILDING ELEVATIONS



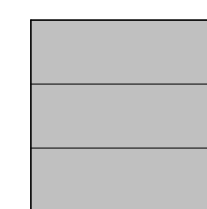
EIFS



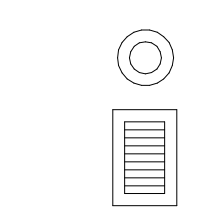
VERTICAL BOARD AND BATTEN



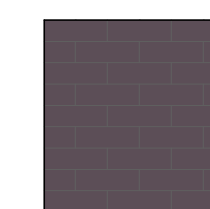
HORIZONTAL LAP SIDING, 9" EXPOSURE



HORIZONTAL LAP SIDING, 9" EXPOSURE



GRILLS, LOUVERS, AND MECHANICAL PENETRATIONS



MODULAR BRICK VENEER

BASF Senergy:

Senershiel-R
Senergy Adhesive
EPS Insulation Board
Senergy Base Coat
Senergy Reinforcing Mesh
Senergy Base Coat
Senergy Finish Coat
COLOR: Sherwin Williams
SW7105 Paperwhite

Painted Fiber Cement

AFC or James Hardy
COLOR: Sherwin Williams
SW6013 Bitter Chocolate
Vertical battens to match,
random spacing between 4"
(min) and 12"(max)

Painted Fiber Cement

AFC or James Hardy
COLOR: Sherwin Williams
SW6013 Bitter Chocolate
Horizontal battens to match,
random spacing between 4"
(min) and 12"(max)

Painted Fiber Cement

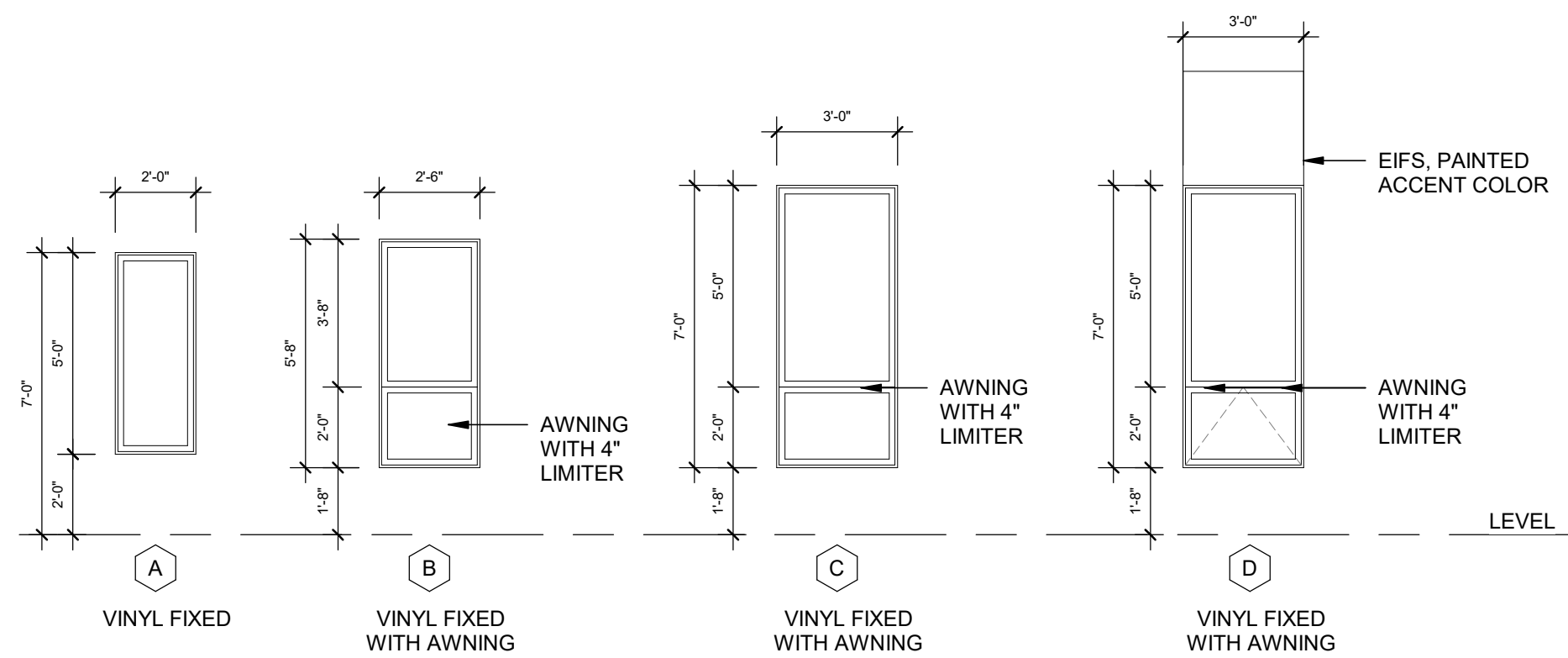
AFC or James Hardy
COLOR: Sherwin Williams
SW7652 Mineral Deposit
Horizontal battens to match,
random spacing between 4"
(min) and 12"(max)

Painted to match wall

All penetrations are located
in the fiber cement cladding
and will be painted to match.
Color: Sherwin Williams
SW6013 Bitter Chocolate

Full bed brick/running bond

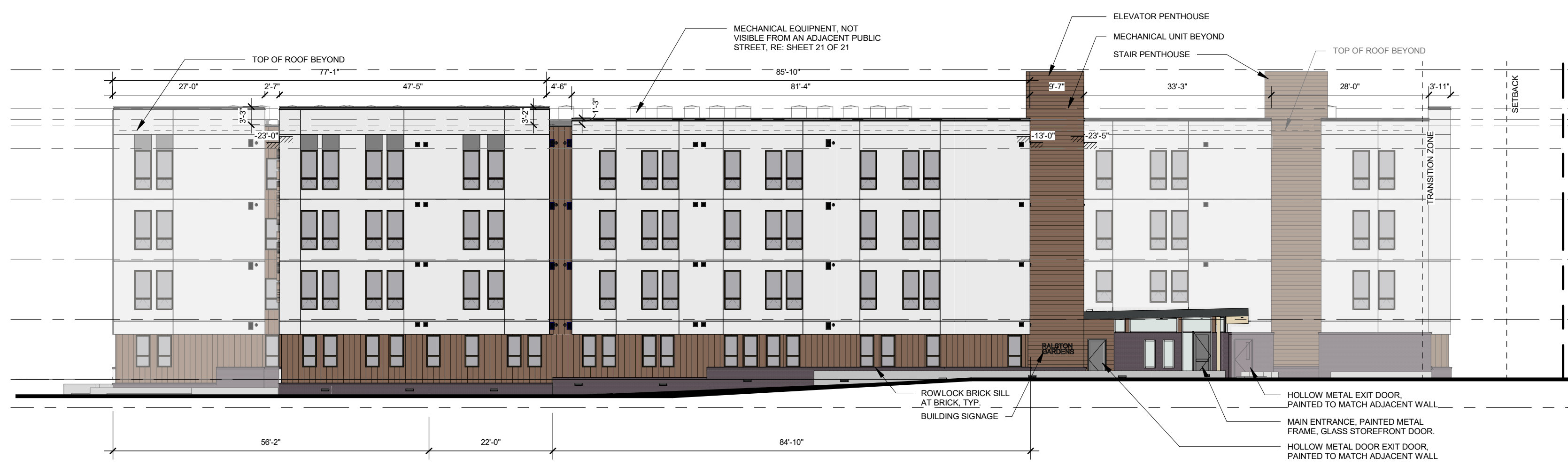
Cloud Ceramics
Color: Ebony IS
Size: Modular
Texture: Velour
Mortar: Dove Grey



- NOTES:
- PARAPET PROVIDES SCREENING FOR MECHANICAL EQUIPMENT FROM THE STREET, SEE STREET SECTIONS.
 - ALL BUILDING PROJECTIONS, INCLUDING, BUT NOT LIMITED TO, GUTTERS, DOWNSPOUTS, CHIMNEYS, FLUES AND VENTS, SHALL MATCH IN COLOR THE PERMANENT COLOR OF THE SURFACE FROM WHICH THEY PROJECT OR MATCH THE BUILDING'S TRIM COLOR.
 - ALL ROOFTOP AND WALL VENTS AND FLUES ON A PITCHED ROOF OR EXTENDING ABOVE THE TOP OF THE NEAREST PARAPET SHALL BE PAINTED WITH ONE OF THE PREDOMINANT COLORS USED IN THE PRIMARY STRUCTURE. WALL-MOUNTED UTILITY EQUIPMENT AND METERS SHALL BE SCREENED FROM VIEW FROM A PUBLIC STREET AND SHALL BE PAINTED A COLOR TO BLEND WITH THE BUILDING FAÇADE.

MATERIAL LEGEND

WINDOW LEGEND



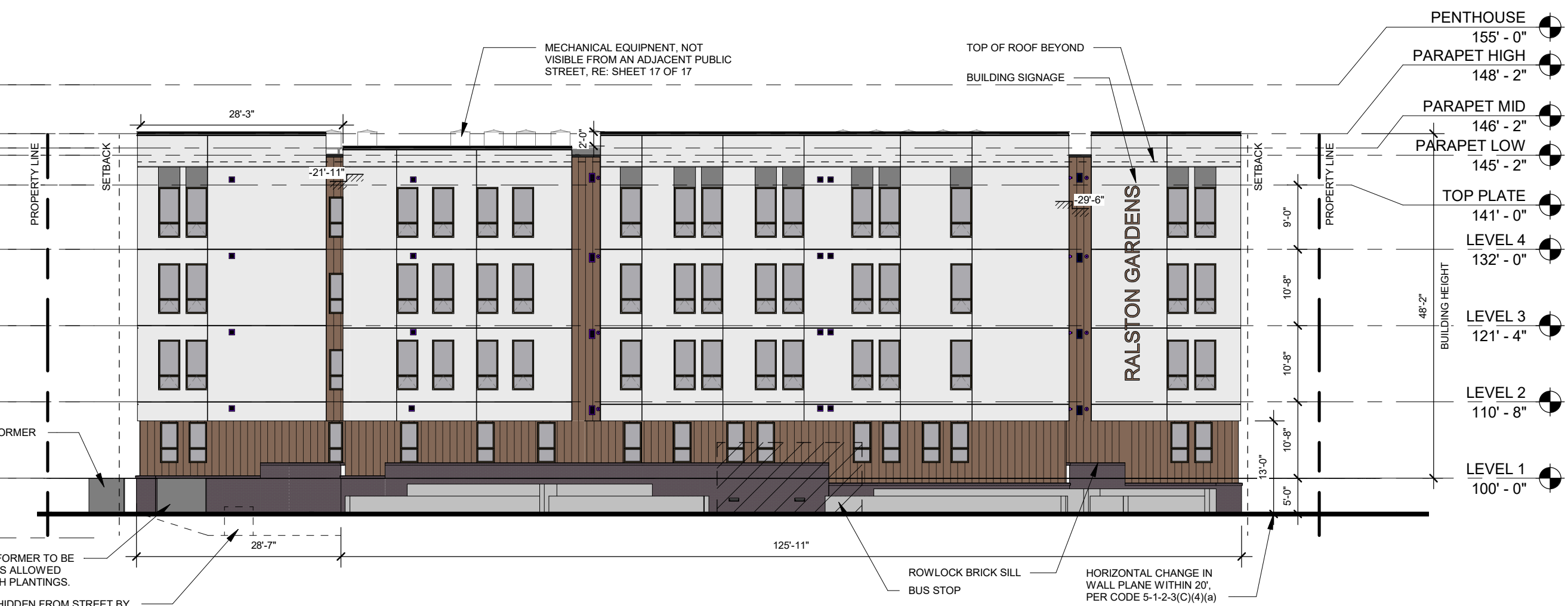
WEST ELEVATION ALONG GARRISON STREET
1/16" = 1'-0"



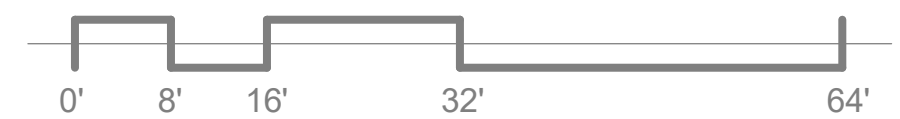
SOUTH ELEVATION ALONG COMMUNITY GARDENS
1/16" = 1'-0"



EAST ELEVATION
1/16" = 1'-0"



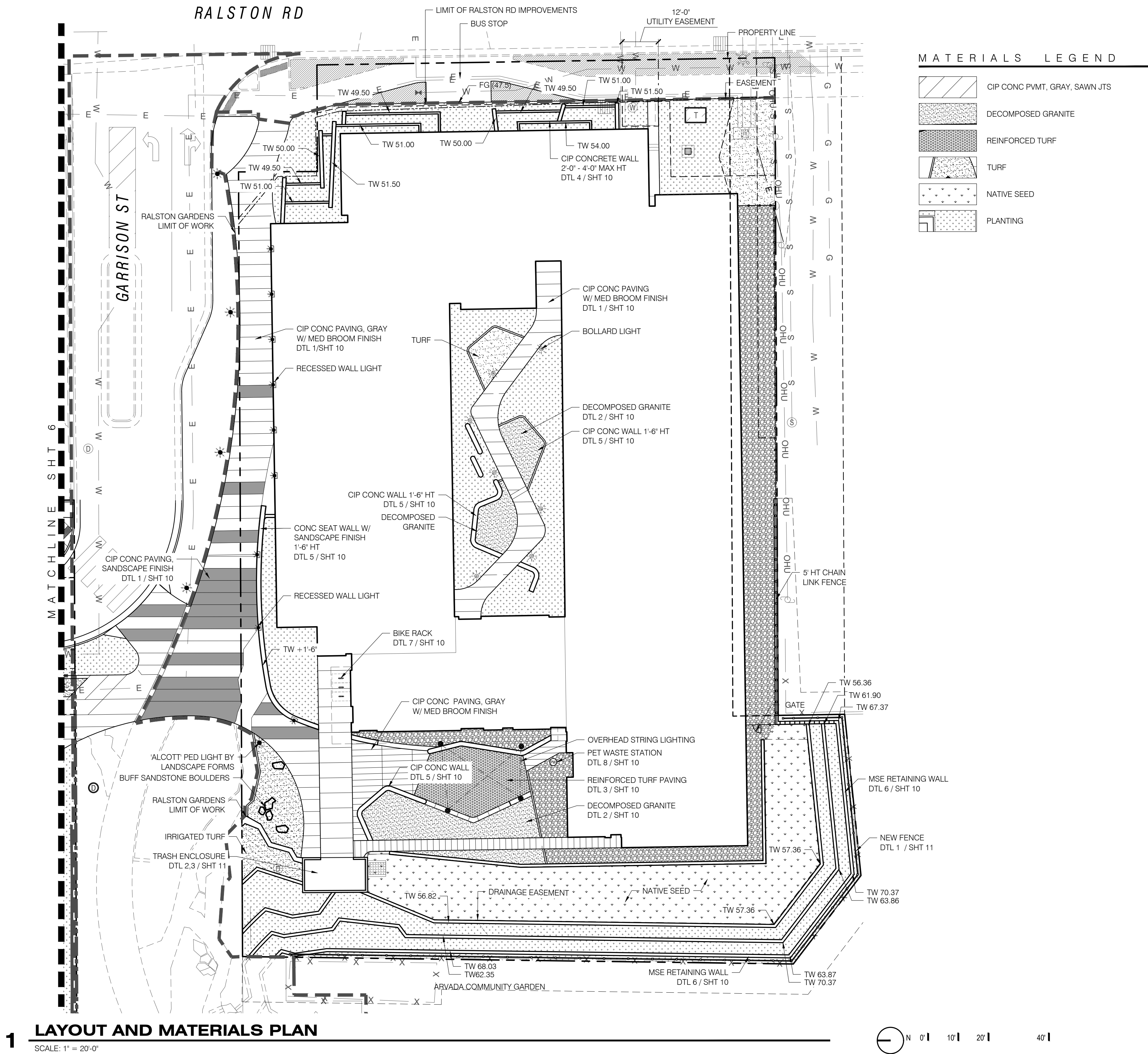
NORTH ELEVATION ALONG RALSTON ROAD
1/16" = 1'-0"



RALSTON GARDENS

LOT 1, RALSTON CREEK SOUTHEAST MINOR SUBDIVISION AND LOT 3, ARVADA PLAZA
FILING NO. 2, LOCATED IN THE SOUTH HALF OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 69
WEST OF THE 6TH P.M., CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO

LAYOUT AND MATERIALS PLAN



1 LAYOUT AND MATERIALS PLAN
SCALE: 1" = 20'-0"



7/27/2022 3:40:02 F Autodesd Docs/1/1921 - Arvada Affordable Housing/Arvada Housing Central 2022.rvt



MX-N (Mixed-Use, Neighborhood) District

Intended to allow for and promote adaptive re-use of residential buildings on collector or arterial streets that are not necessarily desirable residential locations due to traffic patterns or volumes or other contextual factors. Also intended to provide for new commercial and residential uses on blocks or corners in neighborhoods where such uses are desired and consistent in scale and height with the adjacent neighborhoods. And to accommodate a mix of low and medium-density residential neighborhoods.

Ralston Gardens Apartments is a proposed 102-unit, 100% affordable housing development being proposed by Mile High Development and Brinshore Development. The Developer has received Colorado Housing and Finance Authority for State and Federal Tax Credits under the Low Income Housing Tax Credit (LIHTC) program that is utilized in Colorado, and most other states, to finance the majority of rental affordable housing that is developed to address the income levels of 30%-80% AMI (Area Medium Income).

Major Modification Request

This project is requesting (1) a deviation of 5-1-2-5.G requiring at least 75% of the total dwelling units to be provided with at least one private outdoor yard, patio or balcony (with a minimum dimension of at least six feet along one dimension, and a minimum area of 24 square feet) to 0% of the total dwelling units and (2) a rezoning of a portion of acquired land from the Community Gardens to the Ralston Gardens site.

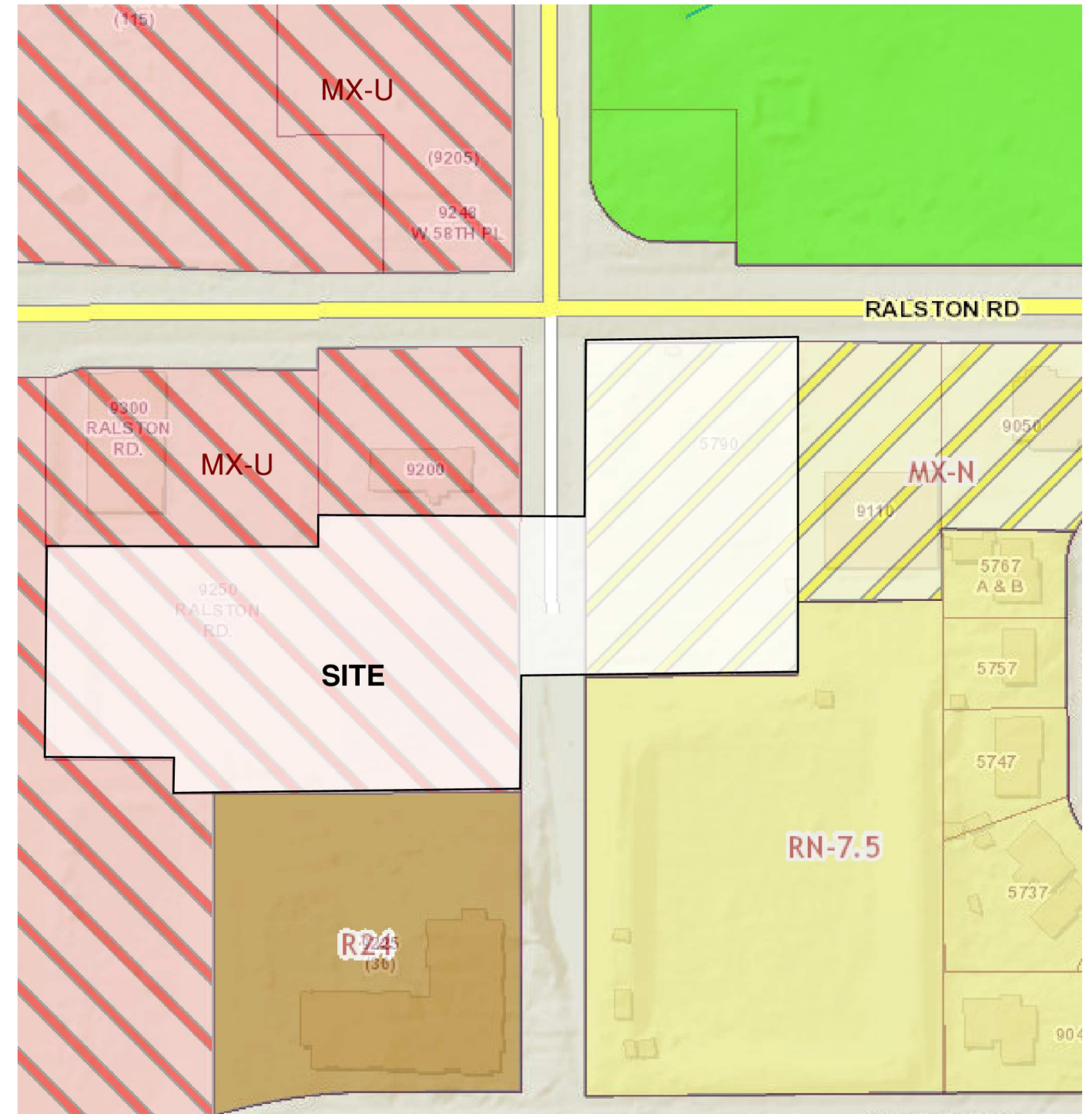
This project is unique because of the site's location to a variety of outdoor spaces such as the Ralston Central Park, the future Garrison Street paseo, and the Community Gardens, which was strategically selected to provide these areas as an amenity for the residents. The project will also provide a 2,000 sf landscaped outdoor courtyard, a 975 sf community room and an 840 sf fitness room specifically for the residents. These areas provide a more useful space where residents have more space and provides the opportunity to gather as opposed to a private outdoor balcony. It has been the Developer's experience that the typical resident in this type of project will commonly use a balcony as a storage area, which could have an impact on adjacent neighbors. The minimum required 24 sf provides more value as part of the conditioned living area, in lieu of a balcony.

UNITS - 102 AFFORDABLE HOUSING UNITS

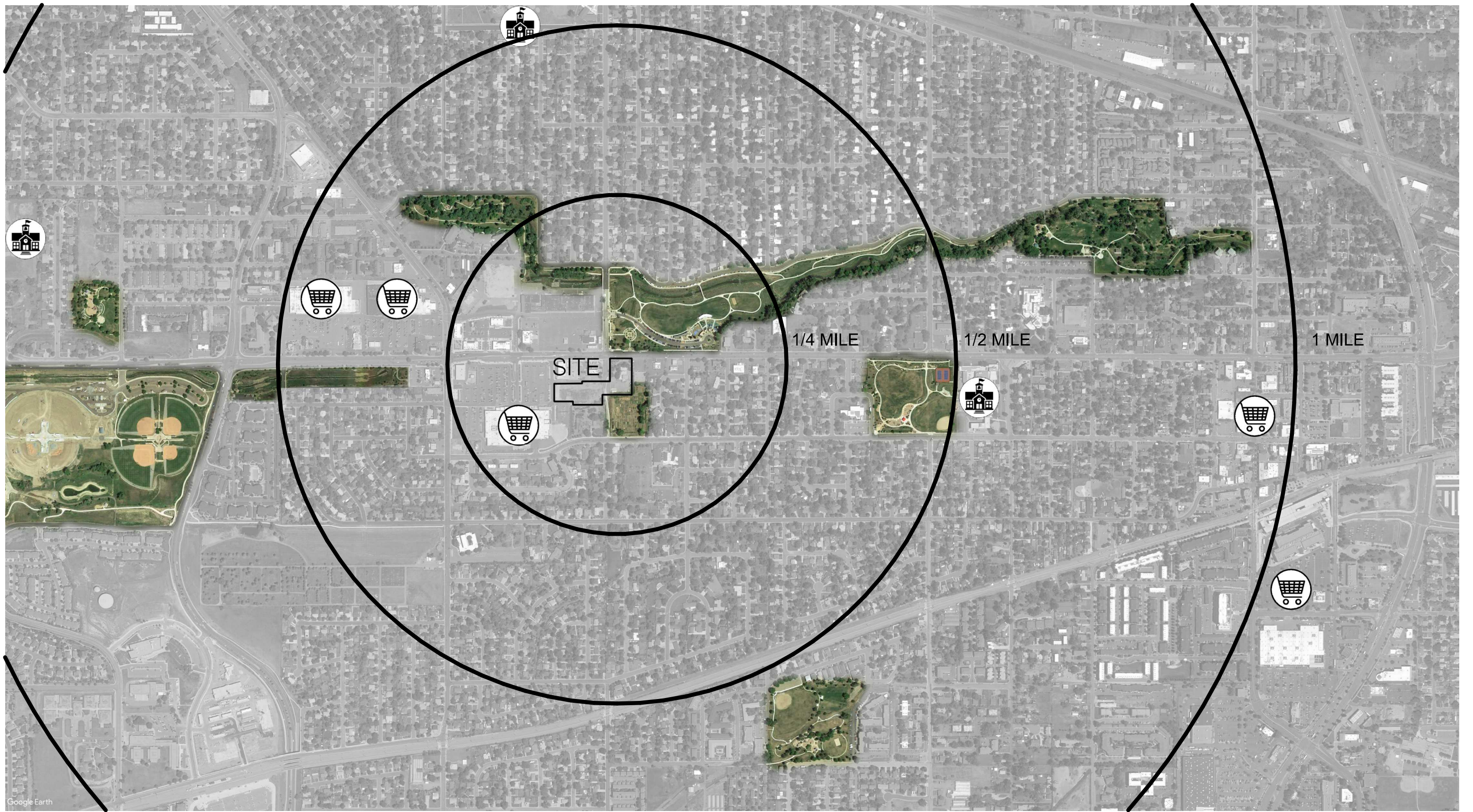
- 1 BED - 66 UNITS
- 2 BED - 32 UNITS
- 3 BED - 4 UNITS

BUILDING SQUARE FEET - 100,000 GSF

PARKING COUNT - 156 SPACES







PARKS



SCHOOLS

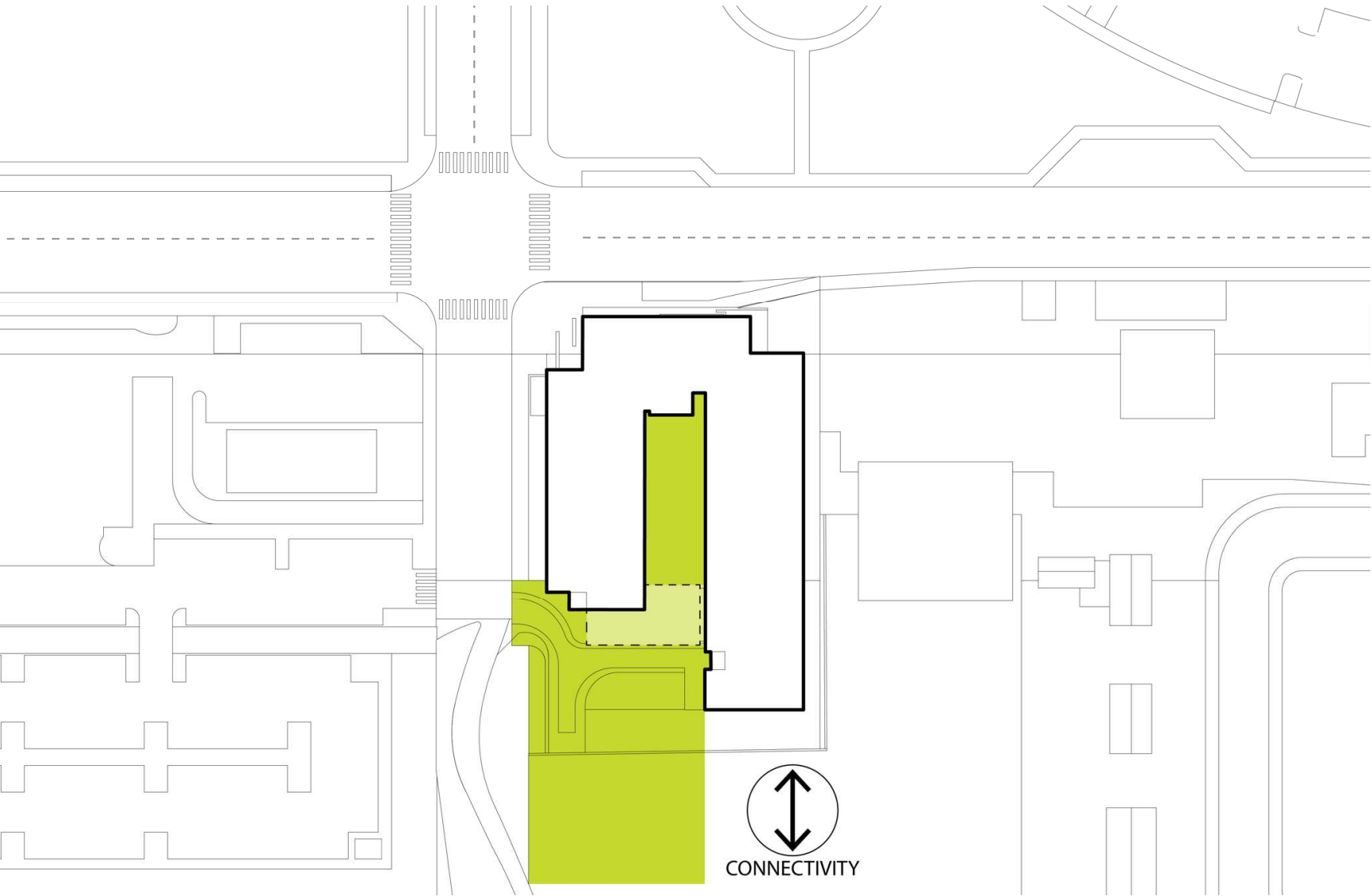


SHOPPING



Public Space

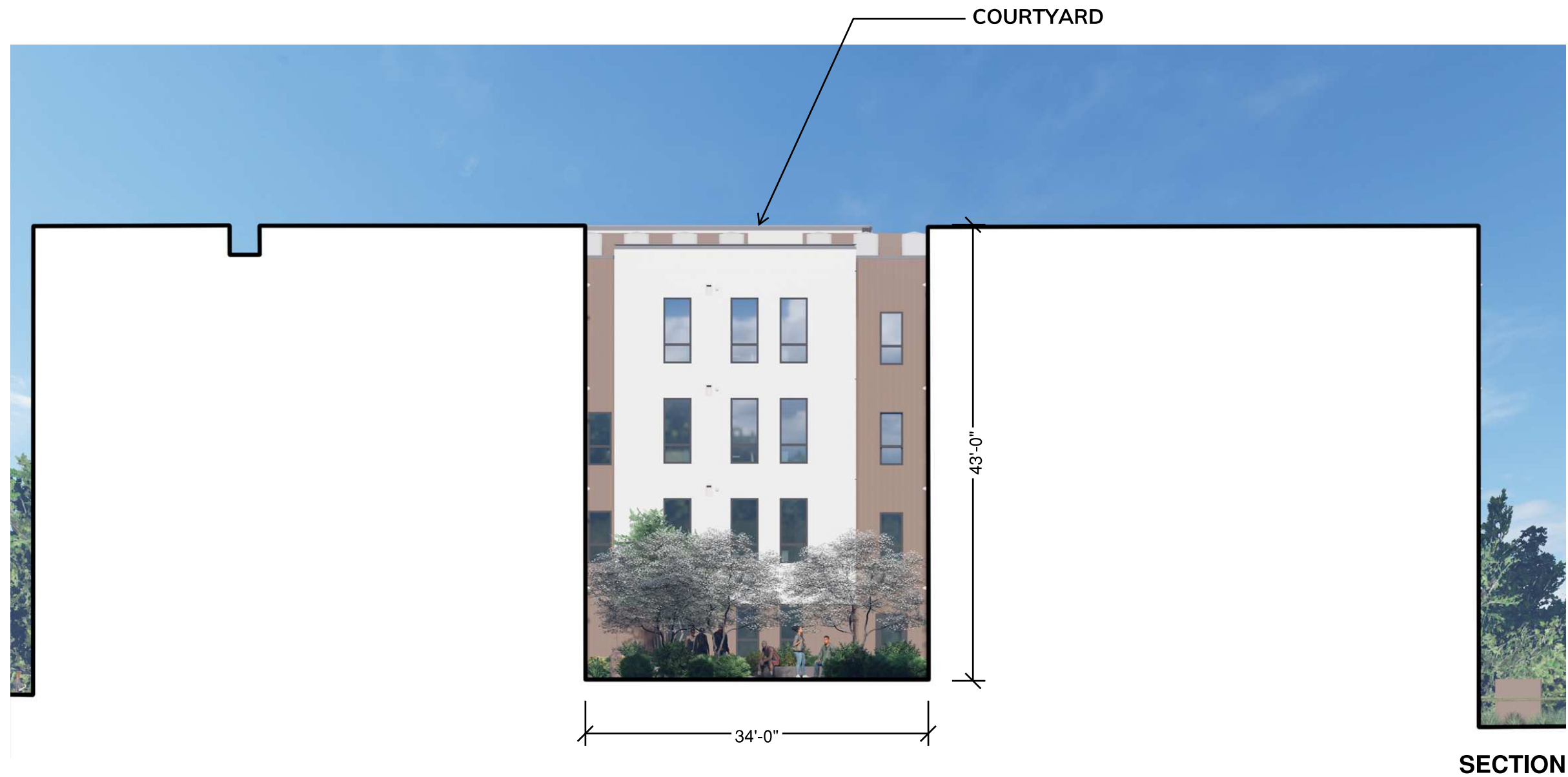
- Create a safe, comfortable place (place where kids can play) which is contained.
- Create a threshold courtyard space which expands the adjacent paseo.
- Ensure outdoor spaces have function and destination (courtyards are not dead ends).
- Link indoor and outdoor "community rooms"



1 - Intimate courtyard: sanctuary

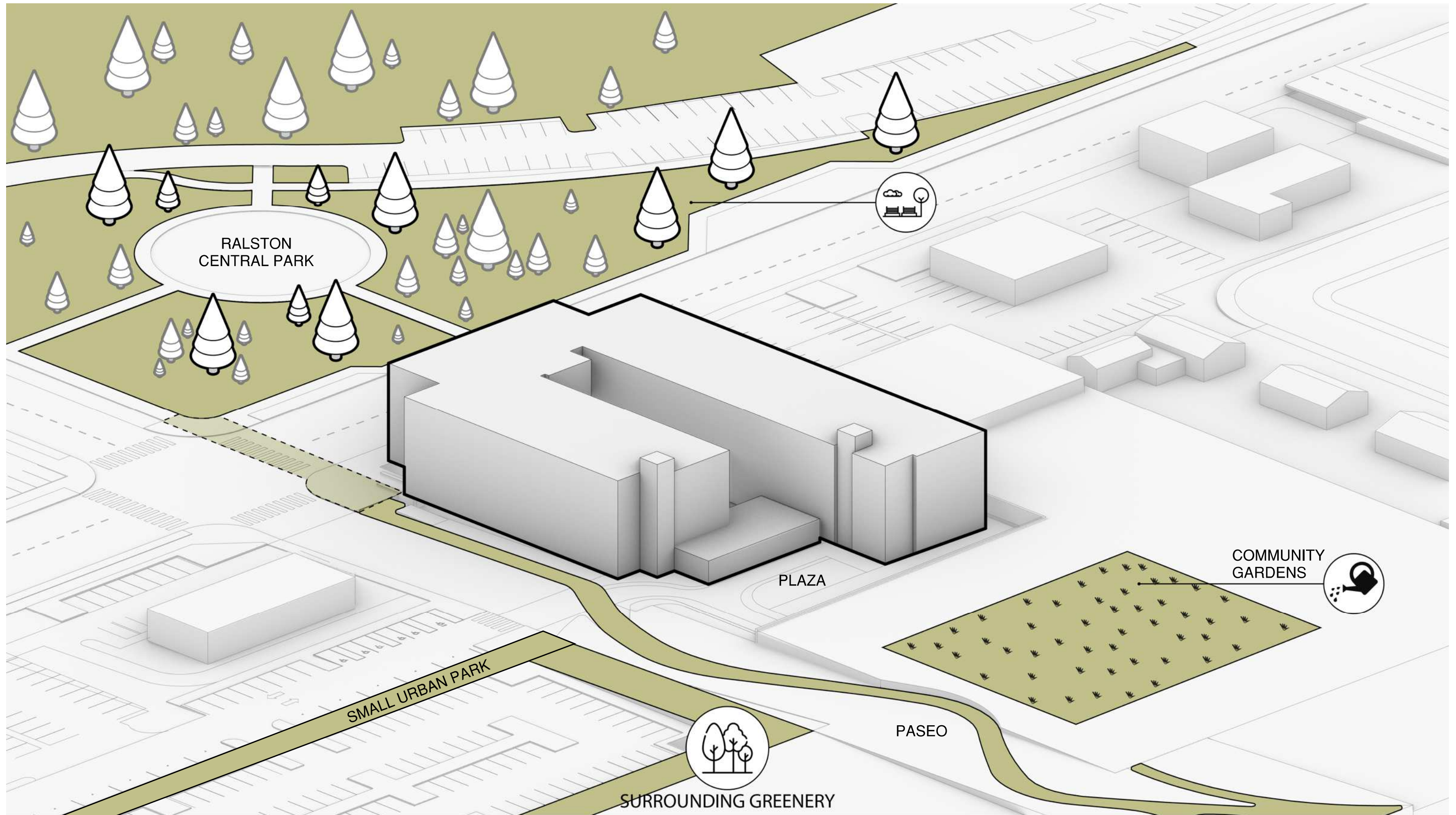


2 - Active plaza: loading, bikes, main entry



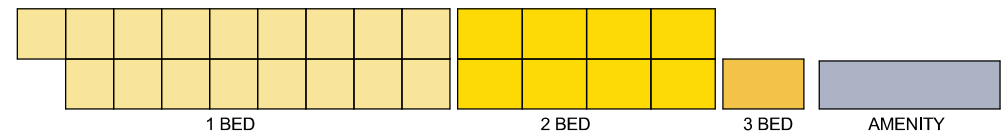
- Gardens**
- Connect to the paseo as an entrance to the community gardens and entrance to our project
 - Welcome people home through a garden and pedestrian friendly plaza
 - Expand the paseo by adding green space along the edge on our property





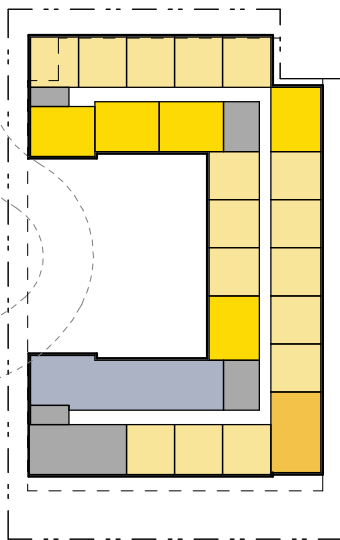
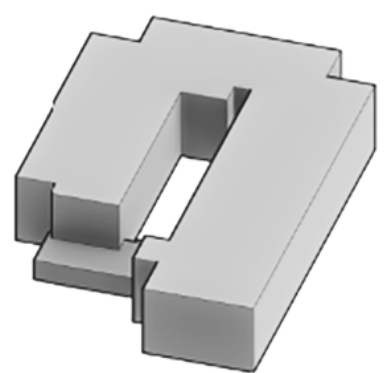
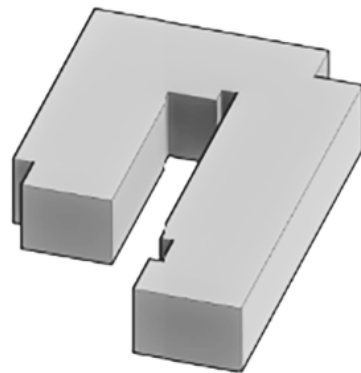
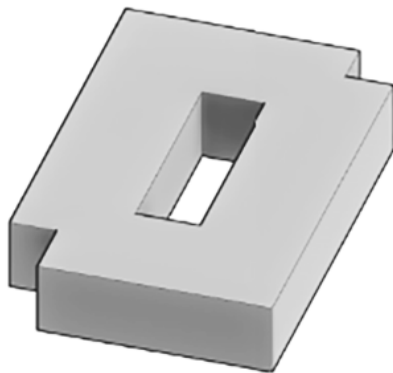
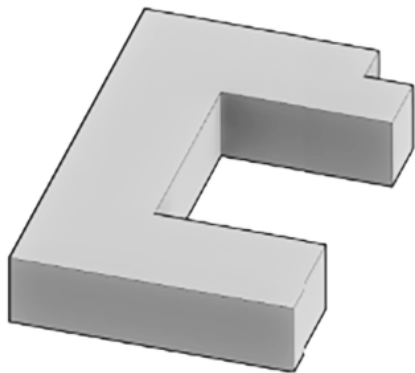
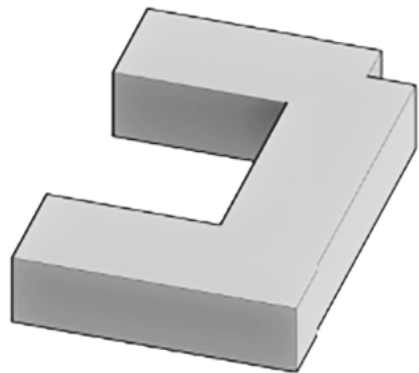
STEP 1: DESIGN UNITS AS THE BASIC BUILDING BLOCK FOR AFFORDABLE HOMES FOR PEOPLE

PROGRAM - LEVEL 1



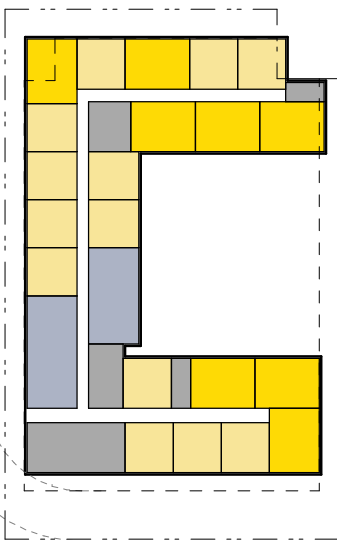
STEP 2: EFFICIENTLY COLLECT UNITS FOR COST-EFFECTIVE FOOTPRINT

SEARCHING FOR OPTIMAL ORIENTATION



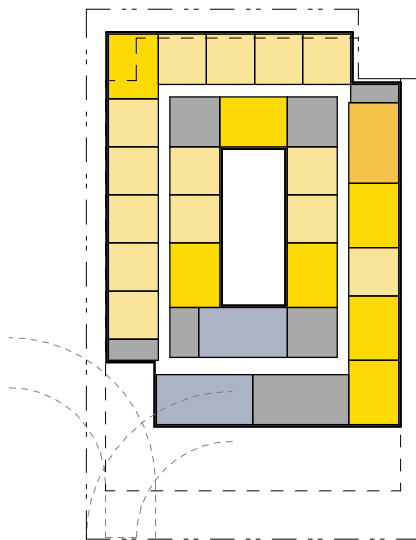
A

The starting position was a classic C shaped building facing west. The problem was that the courtyard did not function for people or vehicles. It did not accommodate loading, trash, or pick up and drop off. It did not address the slope of the site, and it created a single outdoor experience facing a fast food restaurant and a Walmart.



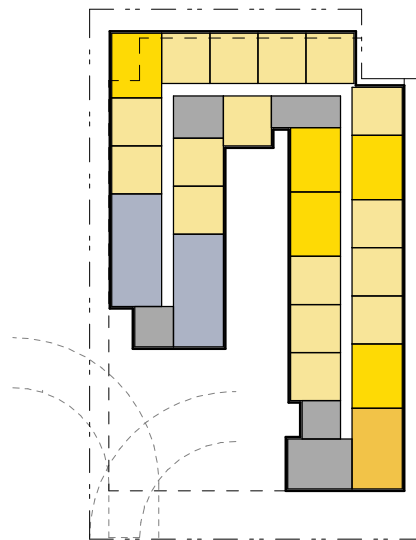
B

Flipping the courtyard to face east created a more protected resident experience but did not address the functional requirements of loading, trash, and pick up and drop off. Functionally it also created a complex and expensive collision of functions in the south west corner.



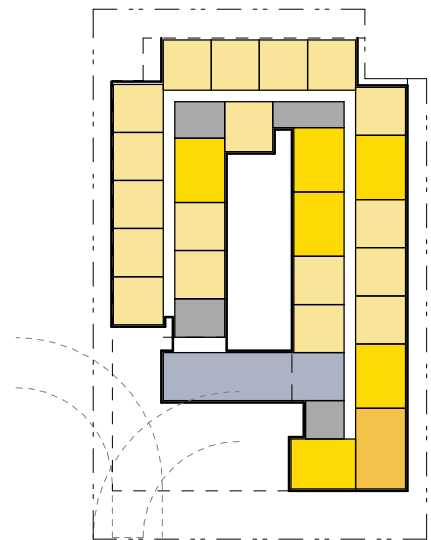
C

Closing the C created a completely protect courtyard and more space to the south. This created a safe and intimate resident space and started to open up room south of the building for a second, more functional courtyard.



D

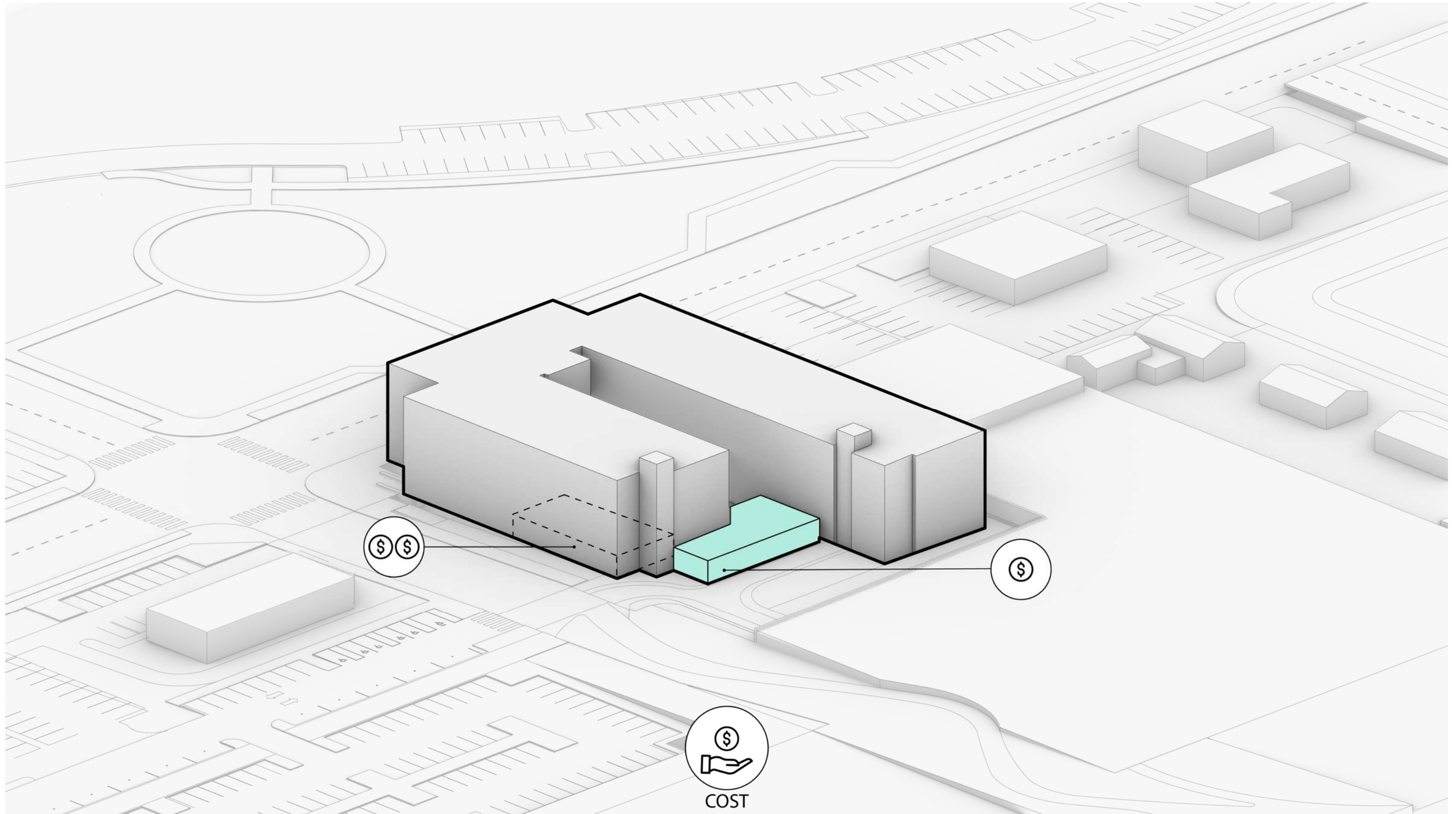
Focusing the south courtyard in the corner adjacent to the Paseo finally created the necessary maneuvering room for functional trash, loading, pick up and drop off. However, this compromised the protected courtyard and created a challenging and expensive front door experience.



E

Finally, pulling the entry and amenity out of the building as a "Pavilion" in the courtyard effectively created separate inner and outer courtyards. This create multiple distinct outdoor gathering spaces, functional space for loading, trash, etc. and created an entry amenity experience which was both a better experience and less complicated to construct.

DESIGN GOALS - PROGRAMMING



TOP:

The simple top creates a calm, urban, contrast to the surrounding retail. A gateway to the residential south of the Paseo and an urban edge at the scale of Ralston Central Park.

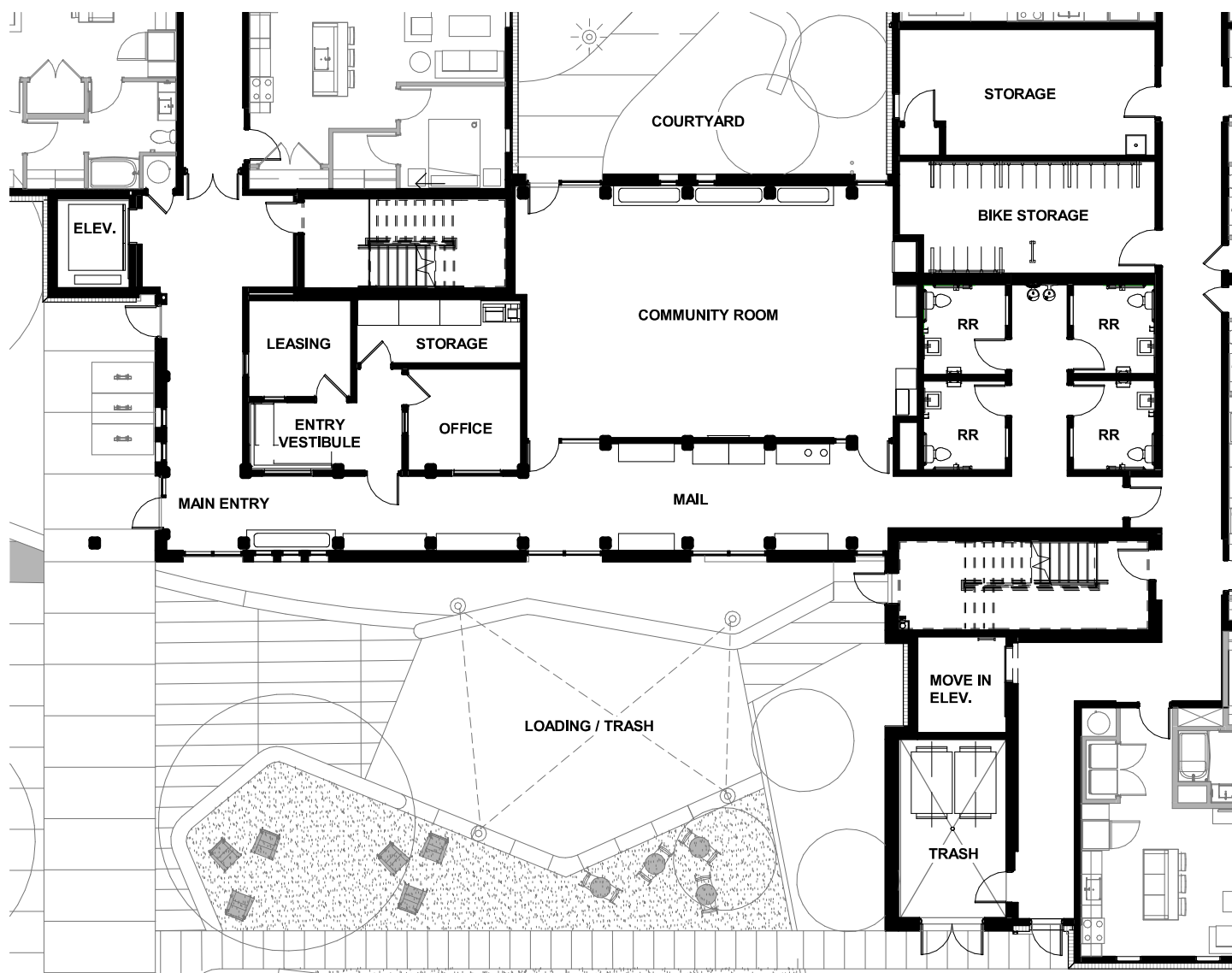
MIDDLE:

The middle is the playful pedestrian zone. Scaled to a person walking or biking down the street. It balances the needs of someone waiting for a bus on Ralston Road with the person living along a busy street trying to enjoy a moment of quite.

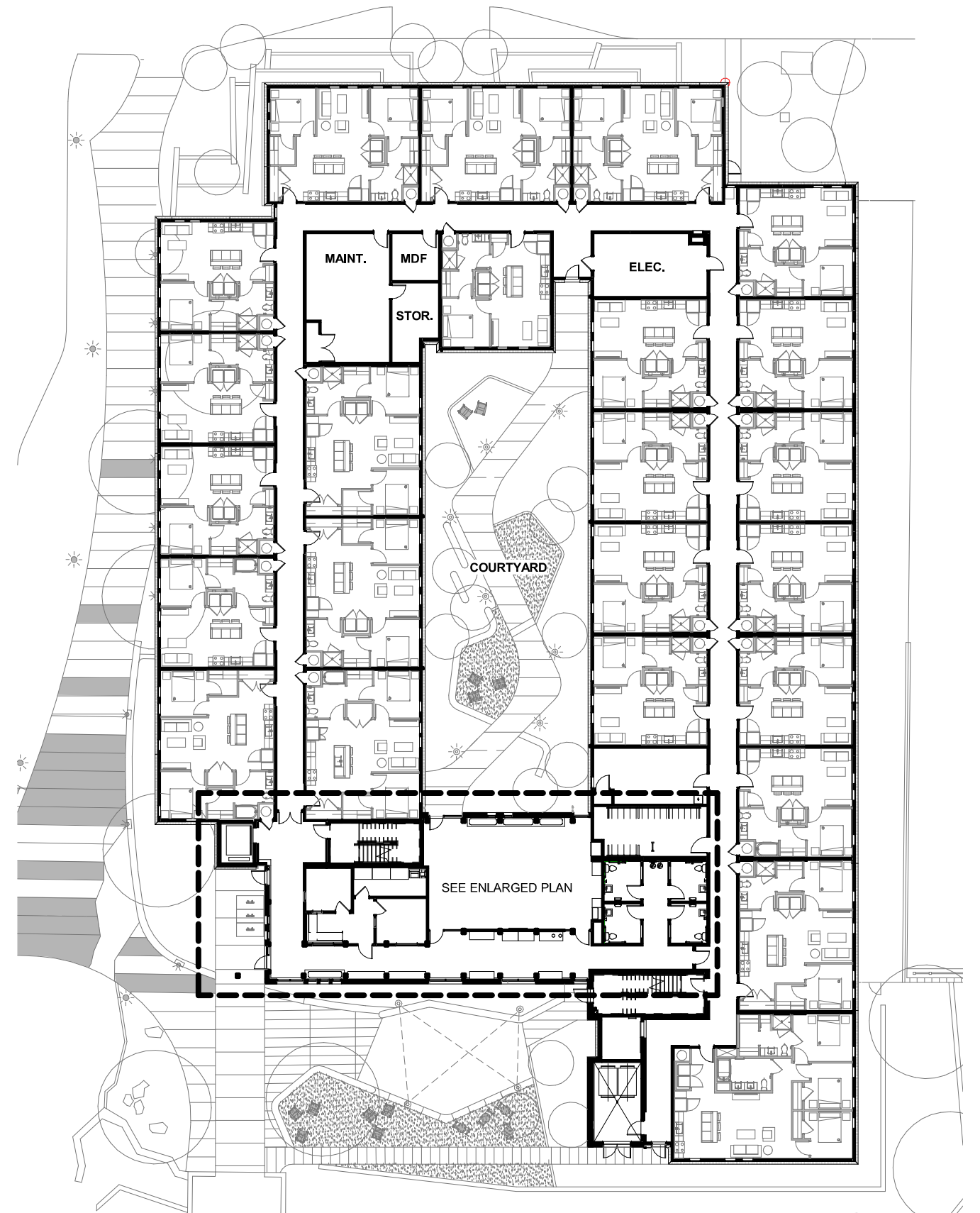
BASE:

The relationship to the slope of the site is made up with a base which leverages planters, brick, and stepping to manage the height difference between the north and south ends of the site by grounding the building at the north end and morph into the plaza at the south end.





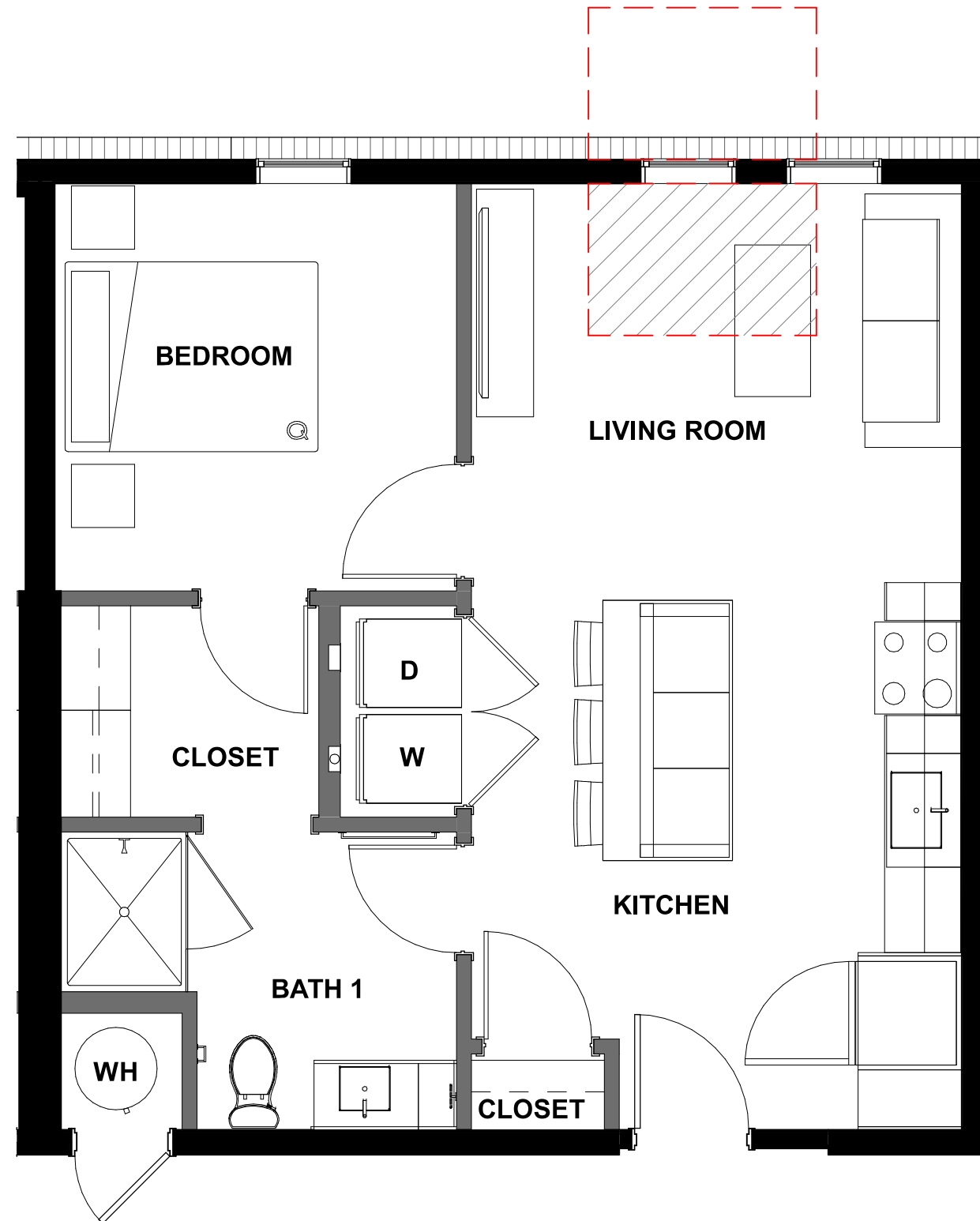
Level 1 Enlarged Amenity



Level 1 Floor Plan

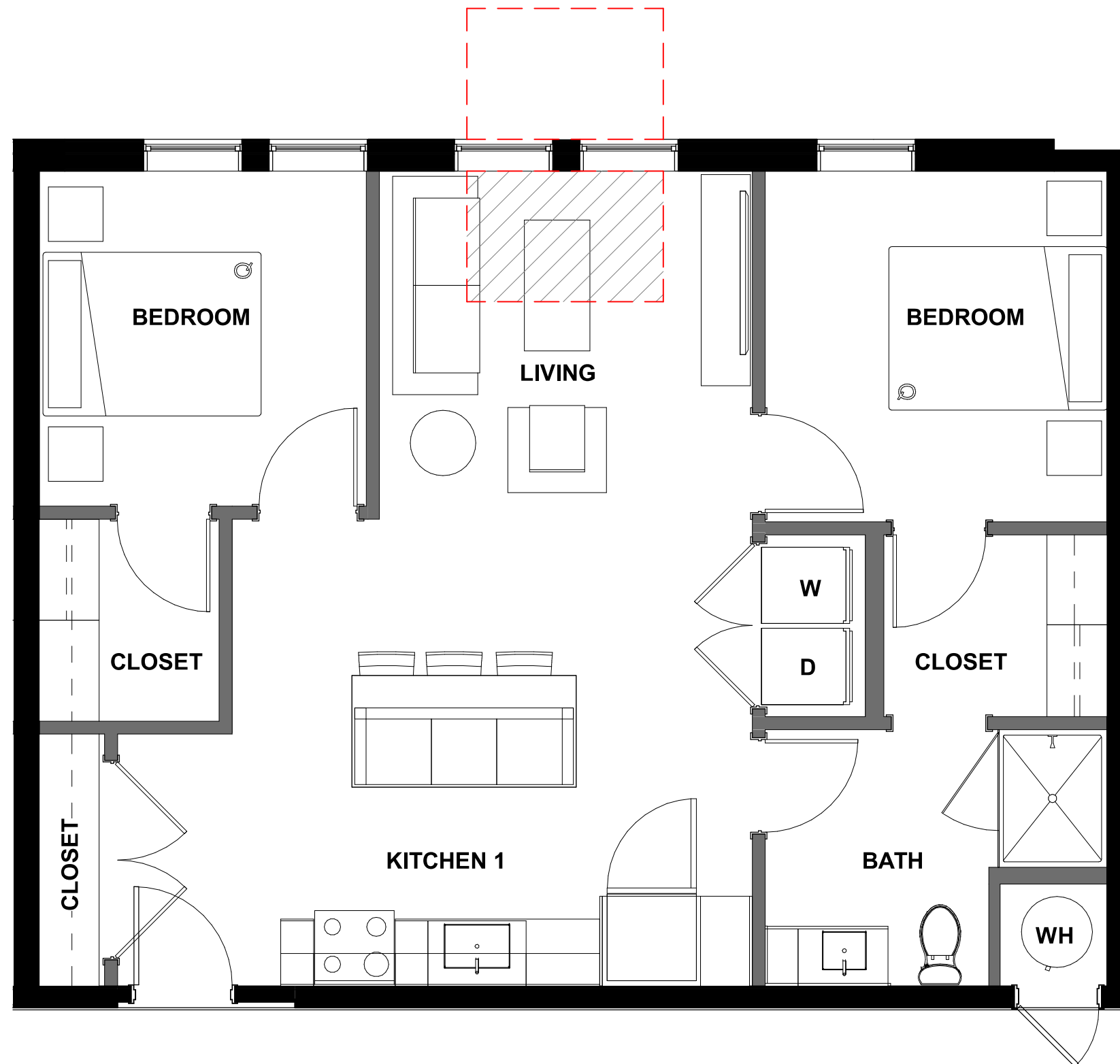


Levels 2-4 Floor Plan



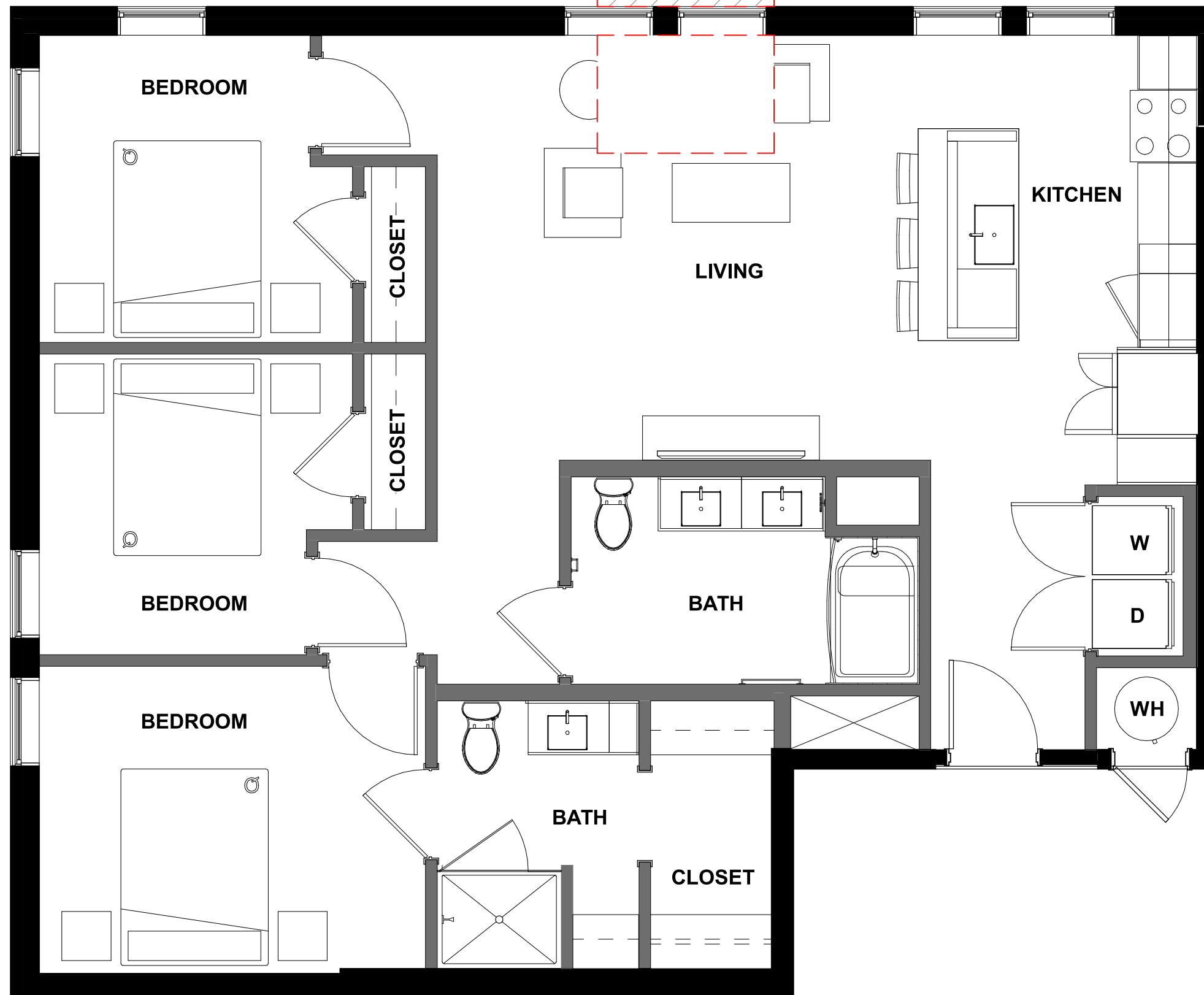
UNIT PLAN 1 BED - 66 UNITS

NET SQ FT: 590 sf



UNIT PLAN 2 BED - 32 UNITS

NET SQ FT: 800 sf



UNIT PLAN 3 BED - 4 UNITS

NET SQ FT: 1050 sf



WEST ELEVATION ALONG GARRISON STREET



NORTH ELEVATION ALONG RALSTON ROAD



EAST ELEVATION ALONG GARRISON STREET



SOUTH ELEVATION ALONG COMMUNITY GARDENS









REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.G.

TO: PLANNING COMMISSION

DATE: December 6, 2022

SUBJECT: 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.

Report in Brief

MOTION:

MOVED BY: _____

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., be recommended to City Council for (approval subject to the condition stated in the Staff Report) (denial)

This motion is based on the findings of fact and approval criteria on Page(s) 7 and 8 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:

Jacob Nitchals, Senior Planner	11/29/2022
Josie Suk, Development Systems and Administrative Manager	11/29/2022
Robert Smetana, Manager of City Planning and Development	11/29/2022
Emily Grogg, Senior Assistant City Attorney	11/30/2022
Ryan Stachelski, Director of Community and Economic Development	11/30/2022

SUBJECT: 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.

PAGE: 2
ITEM: 8.G.

Enclosure, exhibits & attachments required to support the report