



City of Arvada

City Council Agenda

FEBRUARY 6, 2023
CITY COUNCIL CHAMBERS
Regular Business

Councilmembers:

Marc Williams, Mayor
David Jones, Mayor Pro-Tem
Bob Fifer, At large
John Marriott, District 3
Randy Moorman, District 1
Lauren Simpson, District 2
Lisa Smith, At large

Staff Members Usually Present:

Lorie Gillis, City Manager
Linda Haley, Deputy City Manager
Don Wick, Deputy City Manager
Rachel Morris, City Attorney
Jacqueline Rhoades, Director of Public Works
Sharon Israel, Director of Utilities
Ryan Stachelski, Dir. of Community & Economic Development
Bryan Archer, Director of Finance
Gabriella Bommer, Director of Human Resources
Rob Smetana, Manager of City Planning & Development
Rachael Kuroiwa, Director of Communications & Engagement
Kristen Rush, City Clerk

Info: 720-898-7550

THIRD FLOOR CONFERENCE ROOM
EXECUTIVE SESSION
5:00 P.M.

Instructions to Negotiators, Pursuant to CRS 24-6-402(4)(e) re the City's Future Negotiations with the Arvada Junior Chamber Foundation Inc. for Direct and Indirect Support of the 2023 Arvada Harvest Festival

CITY COUNCIL MEETING – CITY COUNCIL CHAMBERS

6:00 PM

1. Call to Order - 6:00 PM
2. Moment of Reflection and Pledge of Allegiance - Councilmember Moorman
3. Roll Call of Councilmembers
4. Approval of Minutes
 - A. January 23, 2023 City Council Meeting
5. Recognitions and Communications - None
6. Presentations - None
7. Public Comment on Issues not Scheduled on Agenda - Three Minute Limit
8. New Business

- A. Consent Agenda - None
 - B. Resolutions
 - 1. R23-015, A Resolution Authorizing Acceptance of a Memorandum of Understanding between Adams County, Colorado and the Cities of Aurora, Brighton, Commerce City, Federal Heights, Northglenn, Thornton, Westminster, the Town of Bennett, and the City and County of Broomfield Regarding Homelessness Services and Related First Amendment Joining Arvada to the Memorandum of Understanding
 - C. Ordinances (First Reading) - None
9. Other
10. Public Hearings - 6:15 PM
- A. Ratification and Approval of 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. R23-016, A Resolution Setting Forth Certain Findings of Fact and Conclusions as to the Annexation of 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. CB23-002, 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 (Ordinance No. 4835)
 - D. CB23-003, 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 (Ordinance No. 4836)
 - E. PUD Development Plan for Sabell Filing No. 3, generally located West of Urban St. and South of 58th Ave.
 - F. Preliminary Plat for Sabell Filing No. 3 generally located West of Urban St. and South of 58th Ave.
 - G. CB23-004, An Ordinance Rezoning Certain Land Within the City of Arvada, Ralston Gardens, from RN-7.5 (Residential Neighborhood 7,500) to MX-N (Mixed-Use Neighborhood), and Amending the Official Zoning Maps of the City of Arvada, Colorado, Parcel of Land Generally Located at the Southeast Corner of Ralston Road and Garrison Street, Formerly Known as 5790 Garrison Street (Ordinance No. 4837)
 - H. 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 percent of the Units to Have a Private Outdoor Yard, Patio, or Balcony. Approximately Located at the Southeast Corner of Ralston Road and Garrison Street
11. Public Comment - Five Minute Limit
12. Reports from City Council
- A. Council Committee Reports
13. Reports from City Manager
- A. Review of Future Workshops and Presentations
14. Reports from City Attorney
15. Adjournment



SUMMARY OF MINUTES OF THE MEETING OF THE ARVADA CITY COUNCIL HELD JANUARY 23, 2023

1. Call to Order - 6:00 p.m.

This Arvada City Council meeting was a hybrid meeting using webinar technology. Mayor Williams, Councilmember Marriott, Councilmember Fifer, Councilmember Moorman, Councilmember Simpson and Councilmember Smith were all present in chambers. Mayor Pro Tem Jones was present via Zoom.

Members of the public were given notice with instructions on how to participate with public comment.

2. Moment of Reflection and Pledge of Allegiance

3. Roll Call of Councilmembers

Those Present: Mayor Marc Williams, Mayor Pro Tem David Jones, Councilmember Bob Fifer, Councilmember John Marriott, Councilmember Randy Moorman, Councilmember Lauren Simpson, Councilmember Lisa Smith.

Also Present: Lorie Gillis, City Manager, Rachel Morris, City Attorney; Linda Haley, Deputy City Manager; Don Wick, Deputy City Manager, Bryan Archer, Director of Finance; Ryan Stachelski, Director of Community and Economic Development; Rachael Kuroiwa, Director of Communications and Engagement and Kristen Rush, City Clerk.

4. Approval of Minutes – January 9, 2023 City Council Meeting

The minutes stand approved.

5. Recognition and Communication – none

6. Presentations - none

7. Public Comment –

- A. Cameron DeCoster, Arvada resident, congratulated Cub Scout Troop 667 for all of their accomplishments and thanked council for letting them attend this meeting.
- B. Melissa Norris, Arvada resident, addressed council regarding the DEI Consultant.
- C. Renee Nelson and Jeff Cannon, representing the Arvada Harvest Festival Committee, thanked council for their support for the Harvest Festival this year.
- D. Taylor Jarnagin, Arvada resident, addressed council regarding the DEI Consultant.

8. New Business

- A. Consent Agenda –
1. R23-010 A Resolution Adopting the City of Arvada's 2023 Legislative Agenda
 2. R23-011 A Resolution Authorizing a Construction Contract Agreement by and between the City of Arvada and Insituform Technologies, LLC, for the 2022 Trenchless Sewer Main Replacement Project, in an Amount not to Exceed \$1,261,241.00, Project No. 22-SR-02

Councilmember Marriott moved that R23-010, A Resolution Adopting the City of Arvada's 2023 Legislative Agenda R23-011, A Resolution Authorizing a Construction Contract Agreement by and between the City of Arvada and Insituform Technologies, LLC, for the 2022 Trenchless Sewer Main Replacement Project, in an Amount not to Exceed \$1,261,241.00, Project No. 22-SR-02, be approved.

The following votes were cast on the Motion:

Those voting Yes: Williams, Jones, Fifer, Marriott, Moorman, Simpson, Smith
The Motion was Approved

- B. Resolutions –
1. R23-012 A Resolution Authorizing an Employment Agreement Between the City of Arvada and AnnMarie Spain Appointing Her as a Municipal Court Relief Judge

Lorie Gillis, City Manager, reviewed this resolution with council.

Councilmember Simpson moved that R23-012, A Resolution Authorizing an Employment Agreement Between the City of Arvada and AnnMarie Spain Appointing Her as a Municipal Court Relief Judge, be approved.

The following votes were cast on the Motion:

Those voting Yes: Williams, Jones, Fifer, Marriott, Moorman, Simpson, Smith
The Motion was Approved

A. Swearing-in of AnnMarie Spain

Judge Kurtz swore in AnnMarie Spain as a Relief Judge

2. R23-013 A Resolution Authorizing an Employment Agreement Between the City of Arvada and Barbara S. Henk Appointing Her as a Municipal Court Relief Judge

Lorie Gillis, City Manager, reviewed this resolution with council.

Councilmember Simpson moved that R23-013, A Resolution Authorizing an Employment Agreement Between the City of Arvada and Barbara S. Henk Appointing Her as a Municipal Court Relief Judge, be approved.

A. 2023-3289 Swearing-in of Barbara S. Henk

Judge Kurtz swore in Barbara Henk as a Relief Judge

C. Ordinances (First Reading) -

1. CB23-002 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 (Public Hearing to be set for February 6, 2023 at 6:15 p.m.)
2. CB23-003 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 (Public Hearing to be set for February 6, 2023 at 6:15 p.m.)
3. CB23-004 An Ordinance Rezoning Certain Land Within the City of Arvada, Ralston Gardens, from RN-7.5 (Residential Neighborhood 7,500) to MX-N (Mixed-Use Neighborhood), and Amending the Official Zoning Maps of the City of Arvada, Colorado, Parcel of Land Located at the Southeast Corner of Ralston Road and Garrison Street, Formerly Known as 5790 Garrison Street (Public Hearing to be set for February 6, 2023 at 6:15 p.m.)

Mayor Pro Tem Jones moved that CB23-002, 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; CB23-003, 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; CB23-004, An Ordinance Rezoning Certain Land Within the City of Arvada, Ralston Gardens, from RN-7.5 (Residential Neighborhood 7,500) to MX-N (Mixed-Use Neighborhood), and Amending the Official Zoning Maps of the City of Arvada, Colorado, Parcel of Land Located at the Southeast Corner of Ralston Road and Garrison Street, Formerly Known as 5790 Garrison Street, be approved on first reading, ordered published in full and a public hearing set for February 6, 2023 at 6:15 p.m.

The following votes were cast on the Motion:

Those voting Yes: Williams, Jones, Fifer, Marriott, Moorman, Simpson, Smith
The Motion was Approved

9. Other - None

10. Public Hearings –

- A. CB23-001, An Ordinance Amending Section 30-4 of the Arvada City Code Pertaining to Council Districts (Ordinance No. 4834)

Mayor Williams opened the public hearing on CB23-001.

Lorie Gillis, City Manager, reviewed this ordinance with council.

No one wishing to speak for or against, the public hearing was closed.

Councilmember Moorman moved that CB23-001, An Ordinance Amending Section 30-4 of the Arvada City Code Pertaining to Council Districts, be approved on final reading, numbered 4834 and ordered published by title only and that Option A be adopted as the City's official election boundary.

The following votes were cast on the Motion:

Those voting Yes: Williams, Jones, Fifer, Marriott, Moorman, Simpson, Smith

The Motion was Approved

11. Workshop

A. DEI Consultant Presentation - Assessment of City Services

After a comprehensive Request for Proposal (RFP) process in 2021, the City decided to continue its journey to find a qualified consultant who can help the City improve and prioritize diversity, equity and inclusion in our services for all Arvada residents.

The City Council conducted two study sessions on DEI, one on May 10, 2022 and a second one on August 11, 2022. At the August 11 Study Session, the Council directed the City team to pursue an external consultant who will focus DEI efforts internally to help the City team enhance our services.

Using City Council's feedback and guidance from their study sessions, the City team determined a clearer direction focusing on internal operations with new objectives and specific results to achieve. The City has prioritized this work in our updated and approved June 2022 City Council Strategic Plan and it is specifically stated in our Organizational and Service Effectiveness goals: By 12/2023, establish systems and structures to embed enhanced levels of sustainability, accessibility, equity and safety in our services and operations.

The Scope of Work (SOW) for the new Request For Proposal (RFP) process included the following:

- Equity audit of services: A more formalized and structured review of City services using metrics and done by an outside, neutral group with experience;
- Language tools and translation: Applications, services, and other means to provide City services to residents and guests who do not speak English as a first language;
- Public messaging and events: Supporting communities to varying degrees in order to promote diverse backgrounds through public communications and supporting/sponsoring events;
- Relationship building with targeted groups: Examples include reaching out to community leaders of specific racial/ethnic/religious groups as well as comprehensive and interactive community meetings to discuss DEI to get residents' input;
- Reviewing/changing policies: This entails a thorough review of City policies and rules either with an external expert or with internal team members using their best judgment;
- Incorporating DEI into the budget-both revenues and expenditures: Examples include hiring staff and/or prioritizing projects with an equity component.

The City launched a new RFP process to find a DEI consultant in September 2022. After a competitive presentation and interview process with City team members from across the organization, the City team was unanimous in its decision to select MGT of America. The City team officially signed a contract with MGT of America on December 23, 2022.

MGT of America is a national consulting firm with a track record of successful DEI work with municipal governments. MGT's headquarters are in Florida with offices locally in Denver. The City's two main consultants, Dr. Lamont Browne and Lara Opheim, live in the Denver-metro area.

Dr. Browne and City team members will provide City Council an overview of their project plan which launches in early January and will be completed by the end-of-year 2023.

Next Steps: The city team will keep the City Council informed as the project progresses.

12. Public Comment - Five Minute Limit –

- A. Amy Traven, Arvada resident, addressed council regarding the new DEI Consultant.
- B. John Olson, Arvada resident, addressed council regarding gun legislation.

13. City Council Reports – none

14. City Manager Reports –

Lorie Gillis, City Manager, discussed the upcoming Board and Commission Interviews.

15. City Attorney Reports – none

16. Adjournment at 7:45 p.m.

Marc Williams, Mayor

SEAL:

Kristen R. Rush, City Clerk



REPORT TO CITY COUNCIL RESOLUTION

AGENDA ITEM
8.B.1.

TO: THE HONORABLE CITY COUNCIL

DATE: February 6, 2023

SUBJECT: R23-015, A Resolution Authorizing Acceptance of a Memorandum of Understanding between Adams County, Colorado and the Cities of Aurora, Brighton, Commerce City, Federal Heights, Northglenn, Thornton, Westminster, the Town of Bennett, and the City and County of Broomfield Regarding Homelessness Services and Related First Amendment Joining Arvada to the Memorandum of Understanding

Report in Brief

Adams County, and the Cities within Adams County, participate in an MOU that governs the partnership related to responding to the homeless issues in Adams County. The Adams County government strives to ensure that investments in homelessness have the biggest impact on the most vulnerable residents. This ensures that resources continue to improve outcomes for people experiencing or who are at risk of homelessness. Adams County and its Municipalities have made progress in funding and serving people experiencing homelessness (PEH) through various initiatives such as the Severe Weather Action Plan (SWAP), Adams County Day Works, Homelessness Outreach, Mobile Showers and Mobile Laundry Services, Mobile Home Initiative, Housing Navigation and Mediation, Respite Housing, and Next Step. However, there are countywide gaps in services indicating that coordination on shared priorities is needed.

The purpose of this MOU is to further strengthen regional coordination and improve outcomes for people experiencing or at risk of homelessness through a shared vision. Through a commitment to share and utilize available data, the Parties agree to identify resource and service needs for people experiencing or at risk of homelessness and potential locations and properties that can best provide those resources and services. This work is intended to be multi-faceted and a long-term commitment resulting in solutions to addressing current challenges with persons experiencing homelessness and their access to services and housing.

Financial Impact

This MOU does not irrevocably bind or commit any Party to any financial obligation.

Background

This MOU was developed by Adams County and the cities within Adams County in 2020 as a way of addressing the rising issues in homelessness. The MOU took effect on January 1, 2022. At that time, Arvada was not a participant in the MOU. In December 2022, Arvada made the decision to become a partner with the MOU and participate as a City within Adams County. Participation with Adams County and the various cities within Adams County will further the City of Arvada's efforts at addressing the homelessness issues within the City of Arvada located in Adams County. The MOU will remain in effect until December 31, 2024.

The Parties to the MOU support the following:

VISION: To provide a regionally coordinated, aligned, and evidence-based approach to providing services in Adams County and Broomfield County so that homelessness is a rare, brief, and one-time experience for our residents.

GOAL: To align municipal and county efforts and resources towards evidence-based homelessness solutions and housing services and to address the gaps in service. This work is accomplished through a series of activities as outlined in the MOU and includes data collection and data sharing; analyzing root causes and identifying best practice solutions; utilizing data to make key decisions; identifying challenges, and identifying areas for collaboration.

SUBJECT: R23-015, A Resolution Authorizing Acceptance of a Memorandum of Understanding between Adams County, Colorado and the Cities of Aurora, Brighton, Commerce City, Federal Heights, Northglenn, Thornton, Westminster, the Town of Bennett, and the City and County of Broomfield Regarding Homelessness Services and Related First Amendment Joining Arvada to the Memorandum of Understanding	PAGE: 2 ITEM: 8.B.1.
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The intended outcome is to increase collaboration with Adams County and the Cities within Adams County as well as to improve services and infrastructure to address the homelessness issues in Adams County.

Discussion

The intended outcome is to increase collaboration with Adams County and the Cities within Adams County as well as to improve services and infrastructure to address the homelessness issues in Adams County.

This MOU does not irrevocably bind or commit any Party to any financial obligation; however, it implies the Parties will strive to perform the Roles and Responsibilities identified herein to the best of their abilities.

Public Contact

Posting of the City Council agenda

The various Cities in Adams County were advised of this action on January 12, 2023.

Commission Recommendation

N/A

Strategic Alignment

This resolution aligns with the Council Strategic Priority Areas of Safe Community and Organizational and Service Effectiveness.

Alternative Courses of Action

Recommendation for Action

The Arvada team recommends that the City Council approve R23-015, A Resolution Authorizing Acceptance of a Memorandum of Understanding between Adams County, Colorado and the Cities of Aurora, Brighton, Commerce City, Federal Heights, Northglenn, Thornton, Westminster, the Town of Bennett, and the City and County of Broomfield Regarding Homelessness Services and Related First Amendment Joining Arvada to the Memorandum of Understanding.

Suggested Motion:

I move that R23-015, A Resolution Authorizing Acceptance of a Memorandum of Understanding between Adams County, Colorado and the Cities of Aurora, Brighton, Commerce City, Federal Heights, Northglenn, Thornton, Westminster, the Town of Bennett, and the City and County of Broomfield Regarding Homelessness Services and Related First Amendment Joining Arvada to the Memorandum of Understanding, be (approved) (rejected).

Prepared by:
Gail Walker, Legal Specialist-Contracts

Reviewed by:

Approved by:

SUBJECT: R23-015, A Resolution Authorizing Acceptance of a Memorandum of Understanding between Adams County, Colorado and the Cities of Aurora, Brighton, Commerce City, Federal Heights, Northglenn, Thornton, Westminster, the Town of Bennett, and the City and County of Broomfield Regarding Homelessness Services and Related First Amendment Joining Arvada to the Memorandum of Understanding

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ITEM: 8.B.1.

Rachel Morris, City Attorney 1/23/2023

Don Wick, Deputy City Manager 1/23/2023

Lorie Gillis, City Manager 1/24/2023

Enclosure, exhibits & attachments required to support the report

RESOLUTION NO. R23-015

A RESOLUTION AUTHORIZING ACCEPTANCE OF A MEMORANDUM OF UNDERSTANDING BETWEEN ADAMS COUNTY, COLORADO AND THE CITIES OF AURORA, BRIGHTON, COMMERCE CITY, FEDERAL HEIGHTS, NORTHGLENN, THORNTON, WESTMINSTER, THE TOWN OF BENNETT, AND THE CITY AND COUNTY OF BROOMFIELD REGARDING HOMELESSNESS SERVICES AND RELATED FIRST AMENDMENT JOINING ARVADA TO THE MEMORANDUM OF UNDERSTANDING

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

Section 1. The Mayor or Mayor Pro Tem is authorized to sign and the City Clerk to attest, in form approved by the City Attorney, a Memorandum of Understanding and related First Amendment, which is in substantially the same form as that attached hereto.

Section 2. This resolution shall be effective upon its approval by the City Council.

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

Marc Williams, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

Rachel A. Morris, City Attorney

By: _____

MEMORANDUM OF UNDERSTANDING BETWEEN ADAMS COUNTY, COLORADO AND THE CITIES OF AURORA, BRIGHTON, COMMERCE CITY, FEDERAL HEIGHTS, NORTHGLENN, THORNTON, WESTMINSTER, THE TOWN OF BENNETT, AND THE CITY AND COUNTY OF BROOMFIELD REGARDING HOMELESSNESS SERVICES.

THIS MEMORANDUM OF UNDERSTANDING (“MOU”) is entered this ___ day of _____, 2022, between Adams County, located at 4430 S. Adams County Parkway, Brighton, CO 80601 hereinafter referred to as “County”; the City of Aurora, Colorado located at 15151 East Alameda Parkway, Aurora, Colorado 80012; the City of Brighton, Colorado, located at 500 South 4th Avenue, Brighton, Colorado 80601; the City of Commerce City, Colorado, located at 7887 East 60th Avenue, Commerce City, Colorado 80022; the City of Federal Heights, Colorado, located at 2380 West 90th Avenue, Federal Heights, Colorado, 80260; the City of Northglenn, Colorado, located at 11701 Community Center Drive, Northglenn, Colorado 80233; the City of Thornton, Colorado, located at 9500 Civic Center Drive, Thornton, Colorado 80229; the City of Westminster, Colorado, located at 4800 West 92nd Avenue, Westminster, Colorado 80031; the Town of Bennett, located at 207 Muegge Way, Bennett, Colorado 80102, and the City and County of Broomfield, located at 1 DesCombes Drive, Broomfield, Colorado 80020; collectively referred to herein as “Municipalities”. The County and Municipalities may be collectively referred to herein as the “Parties”.

Background

The coordination of homelessness services, data sharing, and determining roles and responsibilities between the County and its Municipalities has been a consistent challenge. As a county, Adams County provides public benefits and other resources; however, policies related to staffing, housing services, and resident responses lie independently within its Municipalities. Our 2020 Point-in-Time (PIT) Count states that there are 483 individuals experiencing unsheltered homelessness in Adams County; however, data from the 2020-21 Severe Weather Activation Plan (SWAP) season shows that we have at least 800 unsheltered individuals experiencing homelessness. The data also shows that homelessness in Adams County is a homegrown issue, as 67% of residents that accessed the hotel/motel vouchers listed Adams County as their last permanent residence. With three of the top four evicting cities either fully or partially in Adams County, we recognize that homelessness is a shared problem. It is essential for the Parties to coordinate services and investments countywide so we can reach people experiencing homelessness in their community.

We also strive to ensure our investments in homelessness are making the biggest impact for our most vulnerable residents. This ensures that our resources are continuing to improve outcomes for people experiencing or at risk of homelessness. Adams County and its Municipalities have made progress in funding and serving people experiencing homelessness (PEH) through initiatives such as the Severe Weather Action Plan (SWAP), Adams County Day Works, Homelessness Outreach, Mobile Showers and Mobile Laundry Services, Mobile Home Initiative, Housing Navigation and Mediation, Respite Housing, and Next Step. However, there are countywide gaps in services indicating that coordination on shared priorities is needed.

Purpose

The purpose of this MOU is to further strengthen regional coordination and improve outcomes for people experiencing or at risk of homelessness through a shared vision. Through a commitment to share and utilize available data, the Parties agree to identify resource and service needs for people experiencing or at risk of homelessness and potential locations and properties that can best provide those resources and services. This work is intended to be multi-faceted and a long-term commitment resulting in solutions to addressing current challenges for PEH access to services and housing.

Project Goals and Outcomes

The Parties support the following goals and outcomes:

VISION: To provide a regionally coordinated, aligned, and evidence-based approach to providing services in Adams County and Broomfield County so that homelessness is a rare, brief, and one-time experience for our residents.

GOAL: To align municipal and county efforts and resources towards evidence-based homelessness solutions and housing services and to address the gaps in service provision for PEH.

ACTIVITIES:

- Identify what data is readily available and can easily be shared, as well as what limitations exist in the data.
- Share available homelessness-related data with Adams County and with all of the Parties to create a central hub, hosted on Adams County servers, to analyze root causes and best solutions to reduce homelessness. This may include, but is not limited to, Homelessness Management Information Systems (HMIS) data, as well as programmatic, police, health, and citizen complaint data, as available, at the jurisdictional level.
- Utilize data to identify:
 - How to take the work to the next level culminating in an implementation plan for providing facilities for service provision as well as transitional and permanent supportive housing.
 - Areas of opportunity to provide a comprehensive system of services and housing for PEH based on existing mapping of facilities, an inventory of current services being provided, and development of a single navigation and entry system.
 - Objective criteria and ideal locations, available properties, and opportunities to provide the identified resources and services which may include:
 - Day shelter and/or housing navigation services.
 - Filling in gaps in the shelter/housing continuum including, but not limited to:
 - Safe parking

- Tiny home villages
- Pallet shelter communities
- Transitional housing
- Permanent supportive housing
- Identify potential state and federal grant programs, or partnerships with nonprofit organizations to secure endowments and to leverage funding between the Parties and other entities.
- Identify other challenges related to services for PEH and housing continuum such as transportation, mental, behavioral, or other health support, and/or employment.
- Identify needed adjustments to zoning regulations or design standards that might impose impediments to the placement of shelters, transitional and permanent housing, or require additional time to resolve.
- Collaborate on issues pertaining to housing regulations.
- Identify development partners and real estate partnerships/lease opportunities to maximize delivery of housing projects along the continuum of care.

OUTPUTS:

- An objective, evidence-based document that outlines the need for day shelter or types of short- and long-term housing/shelter and recommendations on potential locations and properties (Report) that would be most suitable for these efforts.
 - Recommendations could also include measures that address root causes, systems and/or policy changes, and preventative programs, among others.
 - This Report will be used to guide discussion and decisions for the Parties.
- A secure, central, electronic warehouse for homelessness-related data in Adams County so that we can understand the full landscape and life cycle of homelessness, root causes of housing instability, and the best ways to reduce homelessness in Adams and Broomfield Counties.

OUTCOME:

- More collaboration between municipalities in making homelessness rare, brief, and one-time.
- Improved service provision and infrastructure so that homelessness is a rare, brief, and one-time experience.

Commitment

This MOU does not irrevocably bind or commit any Party to any financial obligation; however, it implies the Parties will strive to perform the Roles and Responsibilities, identified herein to the best of their abilities.

Effective Date and Term

This MOU will take effect on January 1, 2022 and remain in effect through December 31, 2024, subject to the Parties' right to terminate under this MOU.

This MOU will automatically renew for up to three consecutive one-year terms, subject to the Parties' right to terminate this MOU.

This MOU, or any Party's participation in this MOU, may be terminated by providing 60 days written notice to all Parties.

Nothing in this MOU shall be construed to create a multiple fiscal-year obligation for any Party.

Roles and Responsibilities

Adams County is responsible for the following:

- Driving the work prescribed in the MOU that shows commitment in aligning efforts including coordinating the development of the Report with input from the Parties.
- Coordinate with the Municipalities on the signing and execution of the MOU and any other Intergovernmental Agreements required to develop the Outputs.
- Convene meetings with Municipalities, Elected Officials, and Core Team that move the work ahead.
- Share data with the rest of the Parties for efficient, effective, and consistent use to help facilitate program planning, policymaking, and project delivery.
- Provide updates on the progress in partnership with Municipalities.
- Facilitate conversations on data sharing with Core Team and municipal departments.
- Assign a member from Adams County to the Core Team who can speak on behalf of the county subject to approval by the elected officials or executive management with respect to Activities identified in this MOU.

Municipalities are responsible for the following:

- Commitment in aligning efforts.
- Participate in meetings with the Parties that drive the work forward.
- Actively share data with Adams County for efficient, effective, and consistent use to help facilitate program planning, policymaking, and project delivery.
- Assign a member from the participating entity to the Core Team who can speak on behalf of the municipalities subject to approval by the elected officials or executive management with respect to Activities identified in this MOU.

Core Team

- Commit to working with Adams County staff delivering the scope of work, data needs, data evaluation, service gaps, and individual municipal interests, among others.

- Work with the Parties to help identify policy changes within Municipalities and the Counties to meet homelessness services needs.
- Report out to the Parties on the progress of the work.
- Make informed, regionally oriented decisions based on available data to reduce homelessness.

SIGNATURE PAGES

ADAMS COUNTY

Chair

Approved to Form:

Adams County Attorney's Office

CITY OF AURORA

Mayor

Approved to Form:

City Attorney's Office

CITY OF BRIGHTON

Mayor

Approved to Form:

City Attorney's Office

CITY OF COMMERCE CITY

Mayor

Approved to Form:

City Attorney's Office

CITY OF FEDERAL HEIGHTS

Mayor

Approved to Form:

City Attorney's Office

CITY OF NORTHGLENN

Mayor

Approved to Form:

City Attorney's Office

CITY OF THORNTON

Mayor

Approved to Form:

City Attorney's Office

CITY OF WESTMINSTER

Mayor

Approved to Form:

City Attorney's Office

TOWN OF BENNETT

Mayor

Approved to Form:

Town Attorney's Office

CITY AND COUNTY OF BROOMFIELD

Mayor

Approved to Form:

County Attorney's Office

**FIRST AMENDMENT TO THE
MEMORANDUM OF UNDERSTANDING BETWEEN ADAMS COUNTY, COLORADO AND THE
CITIES OF AURORA, BRIGHTON, COMMERCE CITY, FEDERAL HEIGHTS, NORTHGLENN,
THORNTON, WESTMINSTER, THE TOWN OF BENNETT, AND THE CITY AND COUNTY OF
BROOMFIELD REGARDING HOMELESSNESS SERVICES.**

This First Amendment To The Memorandum Of Understanding (“MOU”) Between Adams County, Colorado And The Cities Of Aurora, Brighton, Commerce City, Federal Heights, Northglenn, Thornton, Westminster, The Town Of Bennett, And The City And County Of Broomfield Regarding Homelessness Services (hereinafter “First Amendment”) is entered this ___ day of _____, 2023, between the original Parties to the MOU and the City of Arvada, Colorado, located at 8101 Ralston Road, Arvada, CO 80002, who together may be collectively referred to herein as the “Parties”.

WHEREAS, Adams County and the Municipalities named above entered into a regional MOU regarding homelessness services within their jurisdictions dated January 1, 2022; and,

WHEREAS, the City of Arvada, Colorado has indicated that it is interested in becoming a participating Municipality of the MOU; and,

WHEREAS, the Parties agree that including additional participating jurisdictions could improve the regional collaboration and potential outcomes for all of those participating in the MOU.

NOW, THEREFORE, the MOU is hereby amended to include the City of Arvada as a participating Municipality.

THE MOU IS FURTHER AMENDED to provide as follows:

In order to streamline the process, if any additional jurisdiction expresses interest in becoming a Party to the MOU they may do so by submitting a signed copy of the MOU and this First Amendment to Adams County. Adams County may approve or deny the participation of that jurisdiction in the MOU. If Adams County approves the participation of the jurisdiction in the MOU, then that jurisdiction will become a Party to the MOU and Adams County will notify the other Parties.

This First Amendment may be executed in multiple counterparts, each of which shall be deemed to be an original and all of which taken together shall constitute one and the same agreement.

The MOU and this First Amendment contain the entire understanding of the parties hereto. Any terms, conditions, or provisions of the MOU that are not amended or modified by this First Amendment shall remain in full force and effect.

SIGNATURE PAGES

ADAMS COUNTY

Chair

Approved to Form:

Adams County Attorney's Office

CITY OF ARVADA

Mayor

Approved as to Form:
Rachel A. Morris, City Attorney

By: _____
City Attorney's Office

ATTEST:

City Clerk

CITY OF AURORA

Mayor

Approved to Form:

City Attorney's Office

CITY OF BRIGHTON

Mayor

Approved to Form:

City Attorney's Office

CITY OF COMMERCE CITY

Mayor

Approved to Form:

City Attorney's Office

CITY OF FEDERAL HEIGHTS

Mayor

Approved to Form:

City Attorney's Office

CITY OF NORTHGLENN

Mayor

Approved to Form:

City Attorney's Office

CITY OF THORNTON

Mayor

Approved to Form:

City Attorney's Office

CITY OF WESTMINSTER

Mayor

Approved to Form:

City Attorney's Office

TOWN OF BENNETT

Mayor

Approved to Form:

Town Attorney's Office

CITY AND COUNTY OF BROOMFIELD

Mayor

Approved to Form:

County Attorney's Office



REPORT TO CITY COUNCIL PUBLIC HEARING

AGENDA ITEM
10.A.

TO: THE HONORABLE CITY COUNCIL

DATE: February 6, 2023

SUBJECT: Ratification and Approval of 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

Remington Homes is requesting approval of annexation of the 2.46 acre property located West of Urban Street and South of W. 58 th 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.

The staff report, planning commission meeting minutes and public comments can be found on item 10.C.

The Arvada Team recommends approval of the Ratification and Approval of CP2022-0003, a Resolution to Amend the 2014 Arvada Comprehensive Plan Land Use Designation Pertaining to Sabell Filing No. 3, from Medium Density Residential to High Density Residential

Financial Impact

There is no fiscal impact to the city.

Background

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.

Discussion

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 the 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.

SUBJECT: Ratification and Approval of 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

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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 construction of Urban Street as part of Sabell 3 will improve circulation in this area. 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 public welfare and will be consistent with the goals and policies of the Comprehensive Plan and the elements thereof.	The proposed amendment will promote public welfare and is consistent with the Comprehensive Plan.

Public Contact

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.

Commission Recommendation

The Planning Commission voted 6 to 0 (1 absence) to approve the amendment to the Comprehensive Plan.

Strategic Alignment

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

Alternative Courses of Action

N/A

Recommendation for Action

The Arvada Team recommends approval of the Ratification and Approval of CP2022-0003, a Resolution to Amend the 2014 Arvada Comprehensive Plan Land Use Designation Pertaining to Sabell Filing No. 3, from Medium Density Residential to High Density Residential

Suggested Motion:

SUBJECT: Ratification and Approval of 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

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ITEM: 10.A.

I move that CP2022-0003, a Resolution to Amend the 2014 Arvada Comprehensive Plan Land Use Designation Pertaining to Sabell Filing No. 3, from Medium Density Residential to High Density Residential, be (ratified and approved) (rejected).

This motion is based on the findings of fact adopted by Planning Commission (if approved).

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).

Prepared by:

Heidi Van Gieson, Administrative Specialist

Reviewed by:

Approved by:

Linda Hoover, Senior Planner	1/17/2023
Josie Suk, Development Systems and Administrative Manager	1/17/2023
Robert Smetana, Manager of City Planning and Development	1/17/2023
Ryan Stachelski, Director of Community and Economic Development	1/17/2023
Emily Grogg, Senior Assistant City Attorney	1/18/2023
Gail Walker, Legal Specialist-Contracts	1/19/2023
Rachel Morris, City Attorney	1/23/2023
Linda Haley, Deputy City Manager	1/23/2023
Lorie Gillis, City Manager	1/24/2023

Enclosure, exhibits & attachments required to support the report

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.

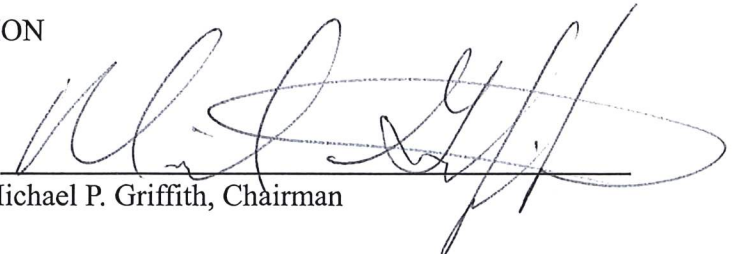
NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF ARVADA, COLORADO:

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.

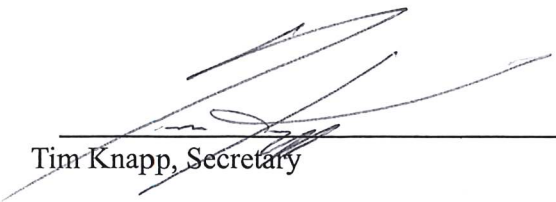
Section 2. This Resolution shall be effective upon the ratification and approval by the City Council of the Comprehensive Plan amendment described herein.

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: _____

A handwritten signature in blue ink, appearing to read "Emily Gregg", is written over a horizontal line.



REPORT TO CITY COUNCIL RESOLUTION

AGENDA ITEM
10.B.

TO: THE HONORABLE CITY COUNCIL

DATE: February 6, 2023

SUBJECT: R23-016, A Resolution Setting Forth Certain Findings of Fact and Conclusions as to the Annexation of 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

This resolution is in the nature of a technical housekeeping measure, intended to insure compliance with the "Municipal Annexation Act," Section 31-12-101 et seq. Section 31-12-110 of the Act states that "upon completion of the hearing [i.e., the public hearing on annexation], the governing body of the annexing municipality, by resolution, shall set forth its findings of fact and its conclusions based thereon with reference to the following matters: [those set forth in the attached resolution]." Section 31-12-111 goes on to state that, after the resolution (assuming the resolution determines that the requirements of Section 31-12-104 and 31-12-105 have been met, no election is required, etc.), the governing body may thereupon annex the area by ordinance. The requirements of Sections 31-12-104 and 31-12-105, as referenced in the resolution (and as asserted in the Petition for Annexation), are technical requirements of eligibility for annexation (e.g., 1/6 contiguity, etc.). Meeting those requirements does not mandate annexation of a given property, thus, in annexation proceedings, Council has the prerogative to adopt such a resolution (finding compliance with the technical requirements of Sections 31-12-104 and 31-12-105) and then reject the companion annexation ordinance (if, for example, it finds that such annexation is not in the best interests of the City).

The Arvada team recommends that the City Council approve R23-016, A Resolution Setting Forth Certain Findings of Fact and Conclusions as to the Annexation of 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

Please see item 10.C for project documentation.

Financial Impact

There is no financial impact to the City.

Background

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.

Discussion

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.

SUBJECT: R23-016, A Resolution Setting Forth Certain Findings of Fact and Conclusions as to the Annexation of 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

PAGE: 2
ITEM: 10.B.

2. The property is capable of being integrated into the City and developed in compliance with all applicable provisions of this Code and the Arvada City Code.	Complies	As noted above, this infill property is surrounded by the City of Arvada with existing infrastructure in the 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.

Public Contact

Posting of the City Council agenda

Commission Recommendation

The Planning Commission held a public hearing on December 6, 2022 and voted 6 to 0 (1 absence) in favor of the annexation.

Strategic Alignment

This project aligns with the Community and Economic Development Priority Area of the City Council Strategic Plan.

Alternative Courses of Action

N/A

Recommendation for Action

The Arvada team recommends that the City Council approve R23-016, A Resolution Setting Forth Certain Findings of Fact and Conclusions as to the Annexation of 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

Suggested Motion:

I move that R23-016, A Resolution Setting Forth Certain Findings of Fact and Conclusions as to the Annexation of 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 (approved) (rejected).

Prepared by:
Heidi Van Gieson, Administrative Specialist

Reviewed by:

Approved by:

Linda Hoover, Senior Planner
Josie Suk, Development Systems and Administrative Manager

1/17/2023
1/17/2023

SUBJECT: R23-016, A Resolution Setting Forth Certain Findings of Fact and Conclusions as to the Annexation of 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

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ITEM: 10.B.

Robert Smetana, Manager of City Planning and Development	1/18/2023
Ryan Stachelski, Director of Community and Economic Development	1/18/2023
Gail Walker, Legal Specialist-Contracts	1/19/2023
Emily Grogg, Senior Assistant City Attorney	1/19/2023
Linda Haley, Deputy City Manager	1/19/2023
Rachel Morris, City Attorney	1/23/2023
Lorie Gillis, City Manager	1/24/2023

Enclosure, exhibits & attachments required to support the report

RESOLUTION NO. R23-016

A RESOLUTION SETTING FORTH CERTAIN FINDINGS OF FACT AND CONCLUSIONS
AS TO THE ANNEXATION OF 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

WHEREAS, the City Council of Arvada, Colorado has found a petition for the annexation of the hereinafter described parcel of land to be in substantial compliance with the requirements of §31-12-107(1) C.R.S.; and

WHEREAS, the City Clerk has provided notice of public hearing on the proposed annexation by publication once per week for four successive weeks and by registered mail to the Clerk of the Board of County Commissioners, the county Attorney, the school district, and to any special district having territory in the area to be annexed; and

WHEREAS, the City Council has completed a public hearing to determine if the proposed annexation complies with Article II, Section 30 of the Colorado Constitution and §§31-12-104 and 31-12-105 C.R.S., to establish eligibility for annexation.

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

Section 1. The City Council of the City of Arvada, State of Colorado, having examined the filings and the Petition for Annexation for certain real property, Sabell Filing No. 3, a parcel of land located west of Urban Street and south of West 59th Avenue, Arvada, Colorado, more fully described in said Petition and having held a public hearing thereon, make the following findings pursuant to Colorado State law:

1. That not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the existing boundaries of the City; and therefore, because of such contiguity, a community interest exists between the territory proposed to be annexed and the City.
2. That the area proposed to be annexed is urban or will be urbanized in the near future.
3. That the area proposed to be annexed is integrated or is capable of being integrated in the City.
4. That no land held in identical ownership has been divided or included without written consent of the owner thereof.
5. That no annexation proceedings have been commenced by another municipality.
6. That the annexation will not result in the detachment of area from a school district.

7. That the annexation will not result in the extension of a municipal boundary more than three miles.
8. That the City has in place a plan for said three mile area.
9. That in establishing the boundaries of the area to be annexed the entire width of any street or alley is included within the area annexed.
10. That an election is not required under §31-12-107(2) C.R.S.
11. That no additional terms or conditions are imposed which require an election under §31-12-107(2) C.R.S.

Section 2. The City Council of the City of Arvada, State of Colorado, having examined the filings and the Petition for Annexation for certain real property, Sabell Filing No.3, a parcel of land located west of Urban Street and south of West 58th Avenue, Arvada, Colorado, more fully described in said Petition and having held a public hearing thereon, make the additional following findings pursuant to Arvada's Land Development Code:

1. That the annexation is in accord with the Comprehensive Plan and the best interest of the City would be served by annexation of the subject property.
2. That the subject property is capable of being integrated into the City and developed in compliance with all applicable provisions of this Code, the Arvada City Code, and the terms of an annexation agreement.
3. That at the time any development of the subject property is completed, there will be capacity to adequately serve residents of such area with all necessary utilities, facilities, and public services.

Section 3. This resolution shall be effective upon its approval by the City Council.

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

Marc Williams, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

By: _____
Rachel A. Morris, City Attorney



REPORT TO CITY COUNCIL PUBLIC HEARING

AGENDA ITEM
10.C.

TO: THE HONORABLE CITY COUNCIL

DATE: February 6, 2023

SUBJECT: CB23-002, 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 (Ordinance No. 4835)

Report in Brief

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.

The Arvada team recommends that the City Council Approves CB23-002, 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

Financial Impact

There is no fiscal impact to the city.

Background

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.

Discussion

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 Complies	As an infill enclave, the proposed Sabell 3 townhomes are consistent with the adjacent development and the proposed comprehensive plan amendment. As noted above, this infill property is surrounded by the City of Arvada with existing infrastructure in the adjacent roadways. As a PUD, this development will meet the applicable provisions of the City Code.
2. The property is capable of being integrated into the City and developed in compliance with all applicable provisions of this Code and the Arvada 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.

Public Contact

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.

Commission Recommendation

The Planning Commission voted 6 to 0 (1 absence) to recommend approval to the City Council on December 6, 2022 with the following condition(s):

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. To address the needed floodplain revisions for this development, the following conditions shall apply:
 - a. A Conditional Letter of Map Revision (CLOMR) must be submitted to Mile High Flood District prior to approval of the FDP;
 - b. A CLOMR must be approved by Mile High Flood District prior to issuance of any building permits for lots affected by the CLOMR.
 - c. An approved Letter of Map Revision (LOMR) from Mile High Flood District shall be required prior to issuance of a certificate of occupancy for the affected lots.
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.

Strategic Alignment

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

Alternative Courses of Action

N/A

Recommendation for Action

The Arvada team recommends that the City Council approve CB23-002, 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

Suggested Motion:

I move that CB23-002, 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 (approved on final reading, numbered 4835 and ordered published by title only) (rejected).

This motion is based on the findings of fact and required conditions (if any) adopted by the Planning Commission.

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)

Prepared by:
Heidi Van Gieson, Administrative Specialist

Reviewed by:

Approved by:

Linda Hoover, Senior Planner	1/17/2023
Josie Suk, Development Systems and Administrative Manager	1/17/2023
Robert Smetana, Manager of City Planning and Development	1/17/2023
Ryan Stachelski, Director of Community and Economic Development	1/18/2023
Emily Grogg, Senior Assistant City Attorney	1/19/2023
Gail Walker, Legal Specialist-Contracts	1/20/2023
Rachel Morris, City Attorney	1/23/2023
Linda Haley, Deputy City Manager	1/23/2023
Lorie Gillis, City Manager	1/24/2023

Enclosure, exhibits & attachments required to support the report

COUNCIL BILL NO. 23-002
ORDINANCE NO. 4835

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

Section 1. The City Council of the City of Arvada, State of Colorado, having examined the filings and the annexation map for certain real property more fully described in said map finds as follows:

1. That a petition for annexation, together with four copies of the annexation map as required by law, was filed with the City by the owners of over fifty percent of the area of the territory hereinafter described, exclusive of public streets and alleys, and comprising more than fifty percent of the landowners of the property to be annexed.
2. That the City, by resolution at a properly noticed meeting accepted said petition and found and determined that the applicable parts of the Municipal Annexation Act of 1965, as amended, and Section 30 of Article II of the Colorado Constitution have been met and further determined that an election was not required under the Act and that no additional terms and conditions were imposed upon said annexation.
3. That the area proposed to be annexed meets the applicable requirements of Sections 31-12-104 and 31-12-105, C.R.S., and is therefore eligible for annexation to the City of Arvada.

Section 2. The following described real property, situated in the County of Jefferson, State of Colorado, be and the same hereby is annexed to the City of Arvada, to wit:

A PARCEL OF LAND LOCATED IN:

THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN.

More particularly described in attached Exhibit A.

Section 3. The Mayor is hereby authorized to execute, the City Clerk to attest, in form approved by the City Attorney, an Annexation Agreement pertaining to the property owned by the

Petitioners.

Section 4. The Clerk of the City shall perform all statutory duties to complete said annexation.

Section 5. This Ordinance shall be effective five days after publication following final passage.

INTRODUCED, READ, AND ORDERED PUBLISHED this 23rd day of January, 2023.

PASSED, ADOPTED, AND APPROVED this 6th day of February, 2023.

Marc Williams, Mayor

ATTEST:

City Clerk

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

By: _____

Publication Dates: January 26, 2023
 February 9, 2023

EXHIBIT A
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

SABELL FILING NO. 3 ANNEXATION LEGAL

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 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 1130.47 FEET;

THENCE S 00°04'02" W A DISTANCE OF 67.00 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. 78097839, SAID POINT ALSO BEING ON THE SOUTHERLY BOUNDARY OF ANNEXATION ORDINANCE NO. 2467, RECEPTION NO. 87153421 AND THE **POINT OF BEGINNING**;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID ANNEXATION ORDINANCE NO. 2467, RECEPTION NO. 87153421 AND THE BOUNDARY OF ANNEXATION ORDINANCE NO. 4637, RECEPTION NO. 2018058686 THE FOLLOWING ELEVEN (11) 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;
- 10) S 85°24'25" E A DISTANCE OF 120.37 FEET;
- 11) S 84°16'13" E 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.

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.

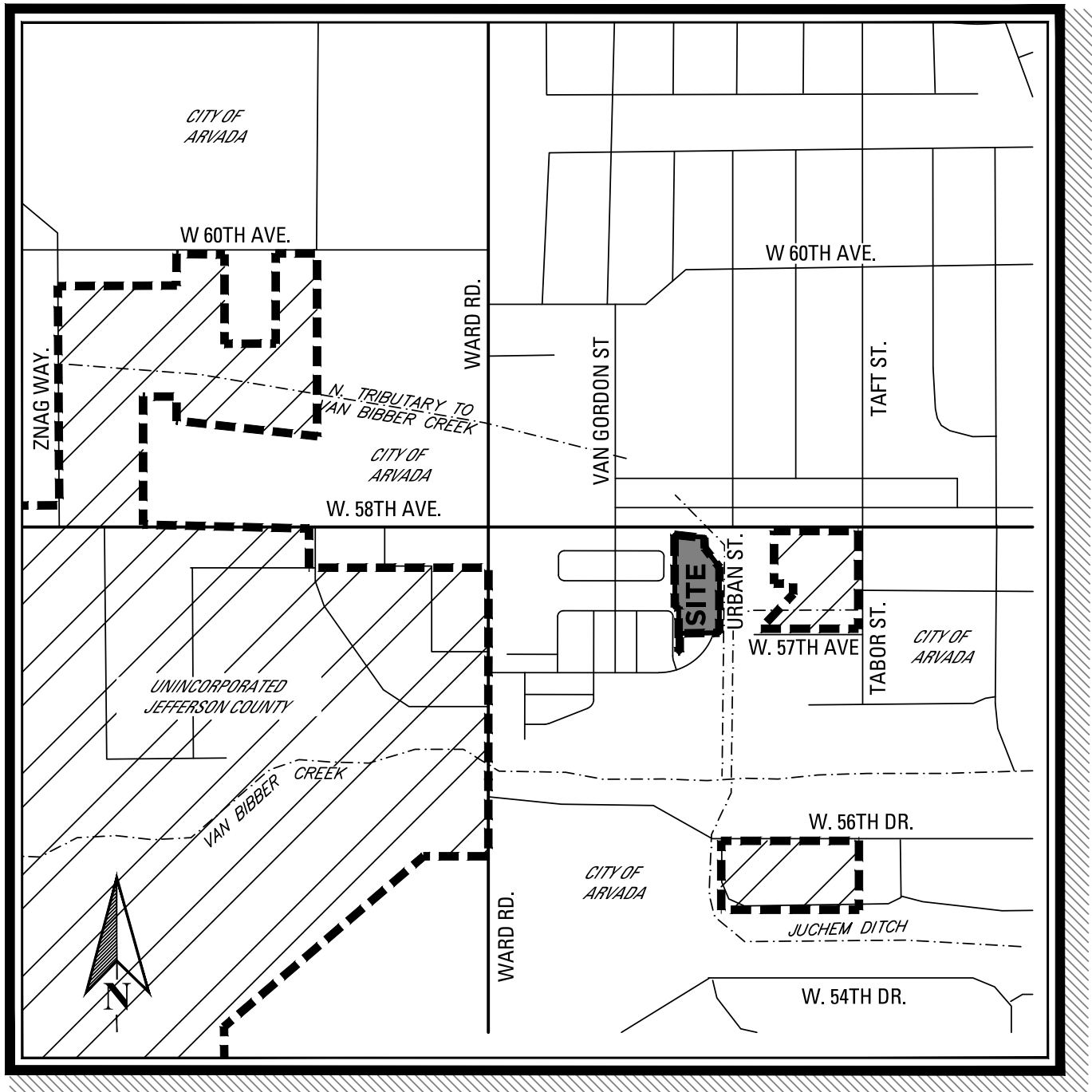
GENERAL NOTES:

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:

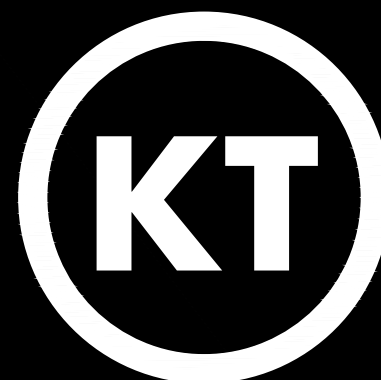
RECEPTION NUMBER

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	

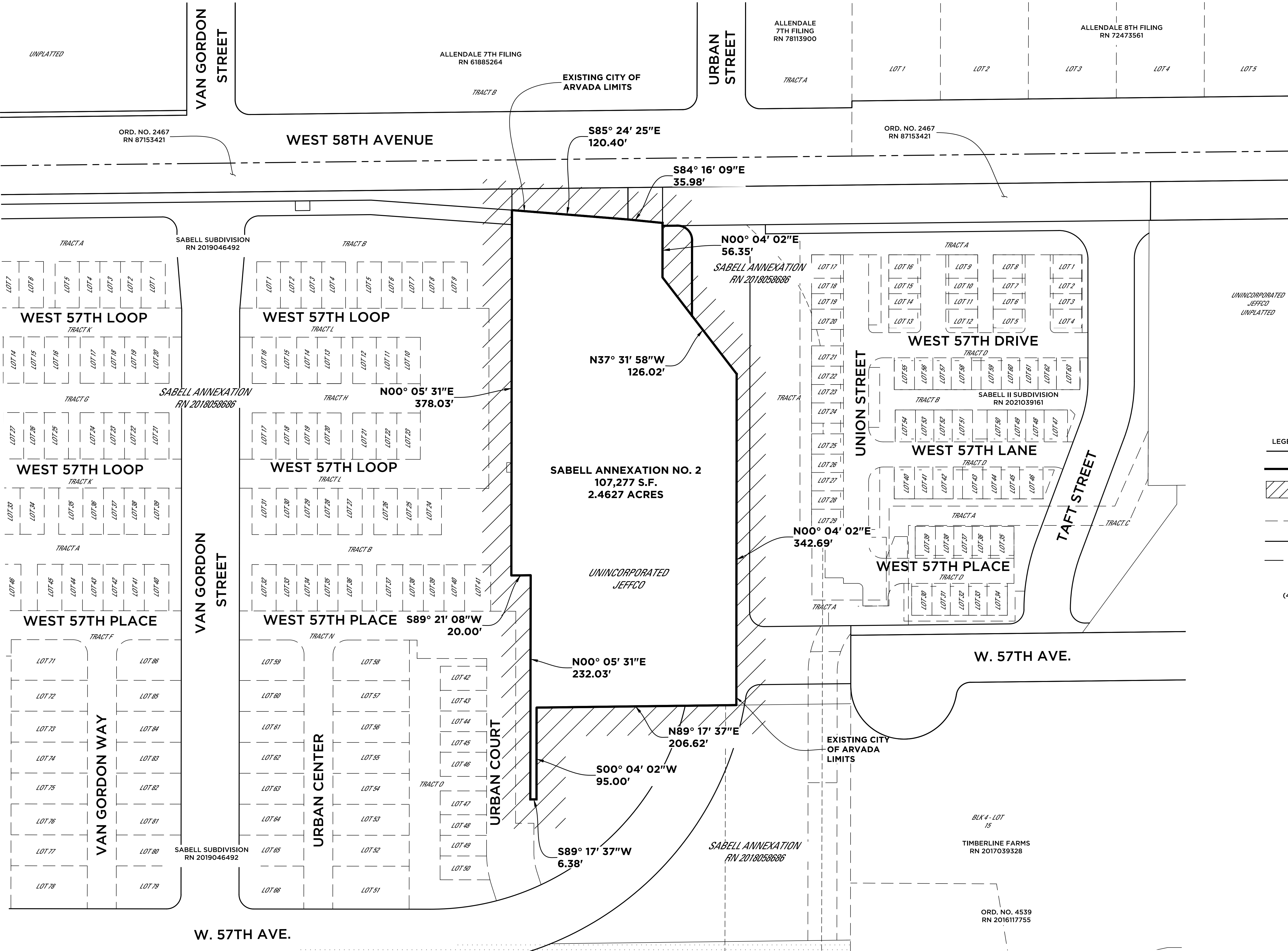


KT ENGINEERING
ENGINEERS • SURVEYORS

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

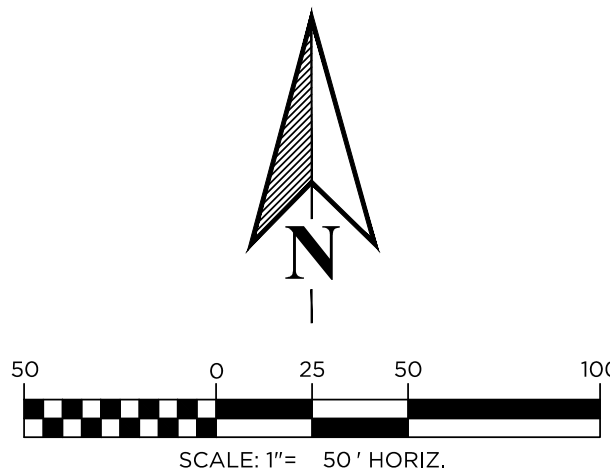
SABELL FILING NO. 3 ANNEXATION

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



LEGEND

- ANNEXATION PROPERTY BOUNDARY
- CITY OF ARVADA BOUNDARY
- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- SECTION LINE
- SECTION CORNER
- PARTIAL CONTIGUITY DISTANCES



DATE SUBMITTED: 06.10.2022	
REVISION NO.	DATE
1	
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 2 OF 2	



KT ENGINEERING
ENGINEERS • SURVEYORS

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



SABELL FILING 3 ANNEXATION AGREEMENT

THIS ANNEXATION AGREEMENT ("Agreement") between Wadsworth Capital, LLC, a Colorado limited liability company (hereinafter referred to as "Annexor"), and the City of Arvada, Colorado, a Colorado municipal corporation (hereinafter referred to as the "City"), shall be effective upon its execution by all applicable parties and immediately upon approval by the City of Arvada as evidence by the approval signature where indicated below.

RECITALS AND REPRESENTATIONS:

WHEREAS, the Annexor represents that it is the sole Annexor of the following described property generally located south of W. 58th Avenue and West of Urban Street, in the City of Arvada, County of Jefferson, State of Colorado, more fully described as follows:

(See attached Legal Description)

known as Sabell Filing 3 and hereinafter referred to as the "Property."

WHEREAS, the Annexor desires to annex the Property to the City, and to that end has filed a Petition for Annexation of the Property into the City, pursuant to the Colorado Municipal annexation Act, C.R.S. § 31-12-101, *et seq.*; and

WHEREAS, the City wishes to control its growth in a planned and orderly fashion, maintaining the improvements and the quality of life and the City's ability to provide and enhance environmental amenities, services, and local opportunities for its citizens; and

WHEREAS, the Annexor is planning development of the 2.46 acre Property with 45 townhome units as shown on the Preliminary Development Plan/Plat (PDP/PP). The Annexor's development and construction plans include the installation of certain public infrastructure including, but not necessarily limited to, sanitary sewer facilities, water line facilities, storm drainage facilities, roadways and emergency access improvements, walks, and landscape improvements, more particularly shown on City Job No. DA2022-0055.

WHEREAS, the Annexor has submitted to the City a PDP and Preliminary Plat for the Property, which include a preliminary site plan, preliminary landscape plan, preliminary grading plan, preliminary utility plans, demolition plans, and other supporting documentation for the development thereof. The preliminary plans, preliminary plat, construction plans, and other supporting documents, as approved by the City, are public records on file and available for review at the City of Arvada City Hall, 8101 Ralston Road, Arvada, Colorado. These approved preliminary plans and associated documents, are also incorporated into this Agreement for all purposes including illustration and interpretation of the terms and conditions of this Agreement, and may herein be referred to collectively as the "Final Plans".

WHEREAS, the parties hereto understand and agree that the intent of this Agreement is to establish obligations and responsibilities with respect to the development of the Property in accordance with the Final Plans, said obligations and responsibilities being covenants that run with the Property, encumbering such and governing the development thereof. The Annexor herein shall be affirmatively bound to satisfy all of the obligations and responsibilities set forth herein (including the construction of public improvements).

NOW, THEREFORE, in consideration of the mutual promises, covenants, and agreements of the parties, the approval by the City of Arvada of the Final Plans for the Property, the dedication of certain land and/or easements to the City and other good and valuable considerations, the sufficiency and adequacy of which are hereby acknowledged by the parties, the parties hereto agree as follows:

1. CODE COMPLIANCE: The Annexor shall comply with all codes, ordinances, and rules and regulations of the City. Development of the Property shall also be in conformance with all aspects of the Final Plans and shall be completed prior to issuance of the first certificate of occupancy within each phase of development of the Property. This shall include, but not be limited to, street and parking lot paving and striping, traffic signal and intersection improvements, landscaping, trash enclosures, rooftop and wall mounted equipment, building elevations, and all other requirements of the Final Plans and applicable City codes, ordinances, and rules and regulations.

2. DEVELOPMENT IMPROVEMENTS: The Annexor shall, at its own expense, design, furnish, construct, and install the public and private improvements in accordance with the plans and specifications approved by the City of Arvada, Colorado under DA2022-0055 and the subsequent Final Development Plan (FDP). These improvements shall include, but not be limited to, construction of all public/private streets, alleys, driveways, parking areas, water lines and mains, sewer lines and mains, drainage facilities, and landscaping within and adjacent to the Property in accordance with the approved Final Plans for the Property and with the requirements of the LDC. The public improvements must be completed prior to issuance of the first building permit for each phase of the Property unless specified differently herein. All public improvements constructed by the Annexor in public rights-of-way, easements, streets or alleys shall become the property of the City immediately upon acceptance of said improvements by the City. The Annexor shall complete the process of placing completed public improvements under warranty promptly upon their completion. Failure to complete the process of placing such improvements under warranty may, in the City's discretion, result in the withholding or denial of subsequent building permits or certificates of occupancy.

The City may request, and the Annexor shall provide at the Annexor's cost, documentary evidence satisfactory to the City that any public rights-of-way, easements, or other property dedicated, conveyed, acquired, devised, or granted to the City are free and clear of encumbrances which, in the sole opinion of the City, defeat, limit, or impede the City's ability to use the public property as intended. The Annexor acknowledges that no construction may occur and no building permits may be issued until construction documents for all required improvements are submitted and approved by the City Engineer.

3. STREET AND INTERSECTION IMPROVEMENTS AND MAINTENANCE: As part of the FDP review process, the previously approved plans for the entirety of Urban Street from the original Sabell Subdivision to W 58th Avenue shall be updated for City approval by the Annexor to meet current standards and specifications. This update shall include all associated intersection improvements at W.

58th Avenue and Urban Street and the connection of W. 57th Avenue from the Timberline Farm development (east of Sabell) to Urban Street. The Annexor shall fully construct said improvements in conjunction with construction of Sabell Filing 3 or upon request from the City, whichever occurs first. The Annexor may be entitled to reimbursement of funds for these improvements up to the amount of contributions previously provided for this purpose in conjunction with the Sabell and Sabell Filing 2 subdivisions provided City approval of documentation of Annexor's expenditures for these improvements following completion of construction and warranty. Should the applicant seek further relief from the cost of these improvements, then they may pursue a reimbursement assessment district at a later date in conformance with City regulations. funds.

4. **FLOODPLAIN AND DRAINAGE IMPROVEMENTS:** Construction of improvements within the Van Bibber floodplain and drainageway, shall address all comments from the City's Engineering Division and Mile High Flood Control District. These improvements shall be completed by the Annexor to ensure that the requirements of Mile High Flood Control District are met in order for the City to obtain maintenance eligibility for Van Bibber Creek.

In addition, the Annexor shall complete the following:

- a. Obtain FEMA approval of a Conditional Letter of Map Revision (CLOMR) for proposed changes to the existing 100 year floodplain limits associated with this development prior to issuance of the first residential building permit and/or public improvement permit for lots within the existing floodplain.
- b. Obtain approval of all applicable drainage permits, including, but not limited to a Nationwide or 404 permit from the Army Corps of Engineers prior to issuance of the first residential building permit and/or public improvement permit within the existing floodplain.
- c. Obtain a floodplain development permit from the City prior to commencement of any work within the floodplain. Said permit shall not be issued until the CLOMR has been approved. All work within the floodplain and any other drainage improvements shall be in accordance with the approved CLOMR and shall meet the requirements of the City of Arvada Floodplain Ordinance and the Engineering Code of Standards and Specifications.
- d. Submit the LOMR application to the City within six months of completion of construction within the floodplain. Obtain approval of a Letter of Map Revision (LOMR) from FEMA prior to issuance of the first residential certificate of occupancy within the floodplain (as shown on the approved PDP).
- e. Prior to issuance of the first residential building permit within the floodplain (as shown on the approved PDP) a HEC-RAS analysis must be provided to the City showing that the Sabell Filing 3 improvements will not negatively impact future surrounding property Annexors in both Timberline Farms and Valley at Rainbow Ridge. Approval of the HEC-RAS must be obtained prior to issuance of the first residential building permit within the floodplain (as shown on the approved PDP).

5. WATER RIGHTS: Pursuant to § 3.28.4(C)(6)(b) of the LDC, all property Annexors wishing to be annexed into the City will be required to immediately upon annexation convey to the City at no cost, all water rights associated with or used on said property including but not limited to rights represented by a well permit, well registration, or judicial decree for the diversion of water out of the Denver, Arapahoe and Laramie-Fox Hills aquifers, including all well rights and all rights to other structures associated with the diversion of water out of the aforementioned aquifers underlying said property. The City may waive this requirement if it determines that it is in its best interest to annex the property but not to acquire the water rights pursuant to § 3.28.4(C)(5) of the LDC.

6. PARK DEVELOPMENT FEE/LAND DEDICATION/FEE-IN-LIEU: The Annexor shall provide cash-in-lieu for park land dedication and for the park development fee as required by the LDC § 7.12.4. Payment of these fees shall be based on the fee rate in effect at the time of payment and on an appraisal provided by the Annexor and satisfactory to the City. Payment of these fees-in-lieu must be paid to the City prior to approval of the FDP/Final Plat or the first building permit, whichever occurs first.

7. SCHOOL LAND DEDICATION/FEE-IN-LIEU: The Annexor shall provide cash-in-lieu for school land dedication as required by the LDC § 7.12.4. Payment of these fees shall be based on the fee rate in effect at the time of payment and on an appraisal provided by the Annexor and satisfactory to the City. Payment of this fee-in-lieu of school land dedication must be paid to the City prior to approval of the FDP/Final Plat or the first building permit, whichever occurs first.

8. DELAYS: The parties have executed this Agreement such that completion of the improvements shall be subject to strikes, accidents, acts of God, weather conditions which justify a delay in construction in light of standard practices in the building profession, inability to secure labor, fire regulations or restrictions imposed by any government or governmental agency, or other delay resulting from events which are beyond the control of the delaying party and which are agreed to by the parties as justifying delay.

9. WAIVER: A waiver by any party to this Agreement or the breach of any term or provision of this Agreement shall not operate or be construed as a waiver of any subsequent breach by either party.

10. BINDING EFFECT: The parties hereto agree that this Agreement, by its terms, shall be binding upon the successors, heirs, legal representatives, and assigns thereof and shall constitute covenants running with the Property. In the event that all or part of the Property is sold, transferred, or otherwise conveyed to additional or multiple parties, all Annexors shall be jointly and severally responsible for the obligations of the Annexors and Annexor as set forth in this Agreement.

11. SEVERABILITY: Invalidation of any of the provisions of this Agreement or any paragraph sentence, clause, phrase, or word herein or the application thereof in any given circumstance shall not affect the validity of any other provision of this Agreement. This Agreement may be amended only by an instrument in writing signed by all parties.

12. NO THIRD PARTY BENEFICIARIES: It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the City, the Annexor, and the Annexor, and nothing

contained in this Agreement shall give or allow any such claim or right of action by any other third person on such Agreement. It is the express intention of the City, the Annexor, and the Annexor that any person other than the City, the Annexor, and the Annexor receiving services or benefits under this Agreement shall be deemed to be an incidental beneficiary only.

13. GOVERNING LAW AND ENFORCEMENT: The laws of the State of Colorado shall govern this Agreement. The parties agree and acknowledge that this Agreement may be enforced at law or in equity. In addition to any other available remedies, it is understood and agreed that the City may withhold or revoke any permits or certificates, including but not limited to building permits and certificates of occupancy, for the Property or for any structure or lot within this development in the event of a breach of this Agreement by the Annexor or Annexor.

14. ATTORNEY'S FEES: If the Annexor or Annexor breaches this Agreement, then the breaching party shall pay the City's reasonable costs and attorney's fees incurred in the enforcement of the terms, conditions, and obligations of this Agreement.

15. PARAGRAPH CAPTIONS: The captions of the paragraphs are set forth only for the convenience and reference of the parties and are not intended in any way to define, limit or describe the scope or intent of this Agreement.

16. RECORDATION FEES: The City of Arvada shall record this Agreement and any approved subdivision plat for the Property (as applicable) with the Clerk and Recorder's office of the appropriate county per the provisions of the LDC. Prior to recordation, the Annexor shall provide the City with an updated title commitment to ensure that all appropriate parties in interest sign this Agreement. Prior to recordation, the Annexor shall also pay all costs associated with recordation of these items with the County Clerk and Recorder, based on the recordation rate in effect at the time of payment.

17. INCORPORATION OF EXHIBITS: Unless otherwise stated in this Agreement, exhibits referenced in this Agreement shall be incorporated into this Agreement for all purposes. Reference to "Job Numbers" or "Project Numbers" in this Agreement is a reference to Final Plans and documentation which is retained as a public record on file and available for public inspection and review upon request at the City of Arvada, Municipal Building, 8101 Ralston Road, Arvada, Colorado. Such Final Plans and documentation filed with the City, approved by the City and noted within this Agreement are hereby incorporated into this Agreement for all purposes.

18. REVIEW OF REFERENCED DOCUMENTS: The Annexor hereby understand and acknowledge that the public documents referenced in this Agreement, including but not limited to the Arvada City Code, Land Development Code, Engineering Specifications, and Design Guidelines were prior to the execution of this Agreement, and are presently, available for review and inspection at the Arvada Municipal Building, 8101 Ralston Road, Arvada, Colorado, from 8:00 a.m. through 5:00 p.m., Monday through Friday.

19. INDEMNIFICATION AND HOLD HARMLESS: The Annexor shall defend, indemnify, hold harmless, release and discharge the City of Arvada and the City's officers, employees, agents, and contractors from all liability, claims, and demands, including reasonable attorney's fees and court costs, which arise out of or are in any manner connected with or related to the approval of the Final Plans for the Property.

20. NOTICES: Any notice or communication required or permitted by this Agreement shall be in writing and shall be deemed to have been sufficiently given for all purposes if sent by certified mail or registered mail, postage and fees prepaid, addressed to the party to whom such notice is to be given at the address set forth on the signature page below, or at such other address as has been previously furnished in writing, to the other party or parties. Such notice shall be deemed to have been given when deposited in the United States Mail or mail service such as Federal Express, United Parcel Service, etc. Such notice or communications shall be given to the parties at their addresses set forth below:

City:
City of Arvada
8101 Ralston Road
Arvada, CO 80001-8101

Annexor:
Wadsworth Capital, LLC
Attention: Matt Cavanaugh
5740 Olde Wadsworth Boulevard #A
Arvada, CO 80002

DATED THIS ____ DAY OF _____, 2023 .

CITY OF ARVADA, a Colorado Municipal Corporation

Marc Williams, Mayor

ATTEST:

APPROVED AS TO FORM:

Rachel A. Morris, City Attorney

City Clerk

By: _____

ANNEXOR

Wadsworth Capital, LLC. a Colorado
limited liability company

By: _____
Guillaume Pouchot as Managing Member

STATE OF)
) ss.
COUNTY)

The foregoing was acknowledged before me this _____ day of _____, 2023,
by Guillaume Pouchot as Managing Member of Wadsworth Capital, LLC, a Colorado limited liability
company.

My Commission Expires:

Notary

SABELL FILING NO. 3 ANNEXATION LEGAL

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 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 1130.47 FEET;

THENCE S 00°04'02" W A DISTANCE OF 67.00 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. 78097839, SAID POINT ALSO BEING ON THE SOUTHERLY BOUNDARY OF ANNEXATION ORDINANCE NO. 2467, RECEPTION NO. 87153421 AND THE **POINT OF BEGINNING**;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID ANNEXATION ORDINANCE NO. 2467, RECEPTION NO. 87153421 AND THE BOUNDARY OF ANNEXATION ORDINANCE NO. 4637, RECEPTION NO. 2018058686 THE FOLLOWING ELEVEN (11) 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;
- 10) S 85°24'25" E A DISTANCE OF 120.37 FEET;
- 11) S 84°16'13" E 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.

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:
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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

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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 Staff Report

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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
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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.

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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		
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

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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	
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.

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Div. 8-3-4 Zoning and Rezoning Approval Criteria		
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.

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Div. 8-3-8 Major Subdivision Preliminary Plat Approval Criteria		
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		
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.

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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. To address the needed floodplain revisions for this development, the following conditions shall apply:
 - a. A Conditional Letter of Map Revision (CLOMR) must be submitted to Mile High Flood District prior to approval of the FDP;
 - b. A CLOMR must be approved by Mile High Flood District prior to issuance of any building permits for lots affected by the CLOMR.
 - c. An approved Letter of Map Revision (LOMR) from Mile High Flood District shall be required prior to issuance of a certificate of occupancy for the affected lots.
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.

PETITION FOR ANNEXATION

NAME OF ANNEXATION: Sabell Filing No. 3 Annexation

APPROXIMATE LOCATION: 58th Avenue and Urban Street

PETITION FOR ANNEXATION OF UNINCORPORATED TERRITORY IN THE COUNTY OF JEFFERSON, STATE OF COLORADO, TO THE CITY OF ARVADA, STATE OF COLORADO

TO THE MAYOR AND THE CITY COUNCIL OF THE CITY OF ARVADA, COLORADO:

The undersigned in accordance with the Municipal Annexation Act of 1965, Chapter 31, Article 12, C.R.S. 1973, as amended, hereby petitions the City Council of the City of Arvada for annexation to the City of Arvada of the following described unincorporated territory located in the County of Jefferson, State of Colorado, to wit:

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.

In support of the said Petition, your Petitioner alleges that:

1. It is desirable and necessary that the above-described territory be annexed to the City of Arvada.
2. No less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City of Arvada.
3. A community of interest exists between the territory proposed to be annexed and the City of Arvada.

4. The territory proposed to be annexed is urban or will be urbanized in the future.
5. The territory proposed to be annexed is integrated or is capable of being integrated with the City of Arvada.
6. No land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:
 - a) is divided into separate parts or parcels without the written consent of the landowner or landowners thereof.
 - b) comprising twenty acres or more which, together with the buildings and improvements situated thereon, has an assessed value in excess of two-hundred thousand dollars for an ad valorem tax purpose for the year preceding the annexation is included within the territory proposed to be annexed, without the written consent of the landowner or landowners thereof.
7. No annexation proceedings have been commenced by another municipality for the annexation of part or all of the area proposed herein to be annexed to Arvada.
8. Annexation of the territory proposed to be annexed will not result in detachment of area from any school district and the attachment of the same to another school district.
9. Annexation of the area proposed to be annexed will not have the effect of extending the City of Arvada's municipal boundary more than three miles in any direction from any point of such municipal boundary in any one year.
10. No portion of a platted street or alley lies within the boundaries of the area proposed to be annexed, unless the entire width of said street or alley has been included within the boundaries of the area to be annexed.
11. The Signers of the Petition comprise the landowners of one hundred percent of the territory included in the area proposed to be annexed, exclusive of streets and alleys and any land owned by the annexing municipality.
12. All other requirements of Section 31-12-104 and 31-12-105, C.R.S., exist or have been met.
13. The mailing addresses of the Signers, the legal description of the land owned by such signers, and the date of signing of such signatures are all shown on this Petition.
14. Attached to this Petition is the Affidavit of Circulator of this Petition that the signature hereon is the signature of the person whose name it purports to be.

Your Petitioners further request that the City of Arvada approve the annexation of the area proposed to be annexed.

Owner: The Estate of Shirley A. Sleyster

Owner's Signature: Rebecca S Sain Rebecca S Sain

Owner's Name, Title: Rebecca S Sain , Personal Representative

Owner's Address: 16000 Pine Ridge Road, Cedaredge, CO, 81413

Date of signing: 11/03/2022

Owner: The Estate of Bobby Wayne Sleyster

Owner's Signature: _____

Owner's Name, Title: Jackie Boggs, Personal Representative

Owner's Address: 12280 W 58th Avenue, Arvada, CO, 80005

Date of signing: _____

Owner: Boggs Family Trust

Owner's Signature: _____

Owner's Name, Title: Jackie Boggs, Trustee

Owner's Address: 12280 W 58th Avenue, Arvada, CO, 80005

Date of signing: _____

Your Petitioners further request that the City of Arvada approve the annexation of the area proposed to be annexed.

Owner: The Estate of Shirley A. Sleyster

Owner's Signature: _____

Owner's Name, Title: ???

Owner's Address: 16000 Pine Ridge Road, Cedaredge, CO, 81413

Date of signing: _____

Owner: The Estate of Bobby Wayne Sleyster

Owner's Signature: Jackie Boggs

Owner's Name, Title: Jackie Boggs, Personal Representative

Owner's Address: 12280 W 58th Avenue, Arvada, CO, 80005

Date of signing: 11-7-2022

Owner: Boggs Family Trust

Owner's Signature: Jackie Boggs

Owner's Name, Title: Jackie Boggs, Trustee

Owner's Address: 12280 W 58th Avenue, Arvada, CO, 80005

Date of signing: 11-7-2022

STATE OF COLORADO

COUNTY OF Setterson)

1. That the affiant circulated the Petition for Annexation for the purpose of obtaining the signature(s) of the above Petitioner(s).
2. That each signature thereon is the signature of the person whose name it purports to be.

COUNTY OF Jefferson)

(SEAL)

My commission expires: 12/04/2024

KATE TAYLOR
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204042584
MY COMMISSION EXPIRES DECEMBER 4, 2024



CED Boards and Commission <cedboardsandcommission@arvada.org>

Annex of 2.5 acre property DA2022-0055

2 messages

Nancy Wylie [REDACTED]

Tue, Dec 6, 2022 at 12:56 PM

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

Dear Commissioners,

As much as I hate seeing every square in of land being turned into more housing, but especially high density housing, I can understand why this piece of property would actually be well suited for this. As a 6th generation native of Arvada, this is especially amazing I am agreeing to this! It's already surrounded by crammed in condos or townhouses. Why not just fill it all in.

My concern is with the added traffic, but more specifically the intersection at 58th and Urban St. At a meeting with the builder, they said there was going to be a light put in there. I'm ok with that as long as it's not a long light, and set on a trigger when wanting to get on to 58th. Also to have a flashing yellow turn when possible. That is a huge help! The other MAJOR concern is that we do not lose another turn lane from 58th into Urban Ct. We already lost our turn lane at Van Gordan and that has been horrible! I have to drive past where I want to go and can't imagine if the turn at Urban St. is taken out. PLEASE keep it!

And last, PLEASE get 58th repaved from Simms to Ward Rd.! It's getting really bad!

Thank you,

Nancy Wylie

Nancy Wylie

Original Paintings & Giclee Prints

303-420-8169



Heather Gutherless

From: Vmandrk [REDACTED]
Sent: Tuesday, December 20, 2022 3:23 PM
To: Heather Gutherless
Subject: --{EXTERNAL}-- Case Number: 22-131592AX

CAUTION: This email originated from outside Jefferson County Government. Do not click links or open attachments unless you recognize the sender and know the content is safe.

PLEASE - NO MORE HOUSING IN THIS AREA!!!! Enough is enough!!!! The traffic has become horrendous. The area is too densely packed now. I worry about a wildfire like the Marshall fire with all this densely packed housing.

Rita Richardson
12318 W. 54th Drive
Arvada, 80002
[REDACTED]

Heather Gutherless

From: Henderson, Wil <[REDACTED]>
Sent: Tuesday, December 27, 2022 9:33 AM
To: Heather Gutherless
Cc: Joy Henderson
Subject: --{EXTERNAL}-- RE: Re: Case Number: 22-131592AX Sabell Filing No. 3 Annexation

CAUTION: This email originated from outside Jefferson County Government. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Heather,

Thank you so much for your response. There was some confusion on my end regarding the subject property and many of my concerns related to e.g., Tabor Street traffic that would not apply.

Nonetheless, many of my other observations do still apply and I would encourage the City of Arvada to take them into consideration (specifically, the additional infrastructure burden of yet another development) when we are already experiencing very localized overgrowth that has yet to be occupied and, consequently, to be absorbed into our area service requirements.

Many thanks and Happy Holidays!

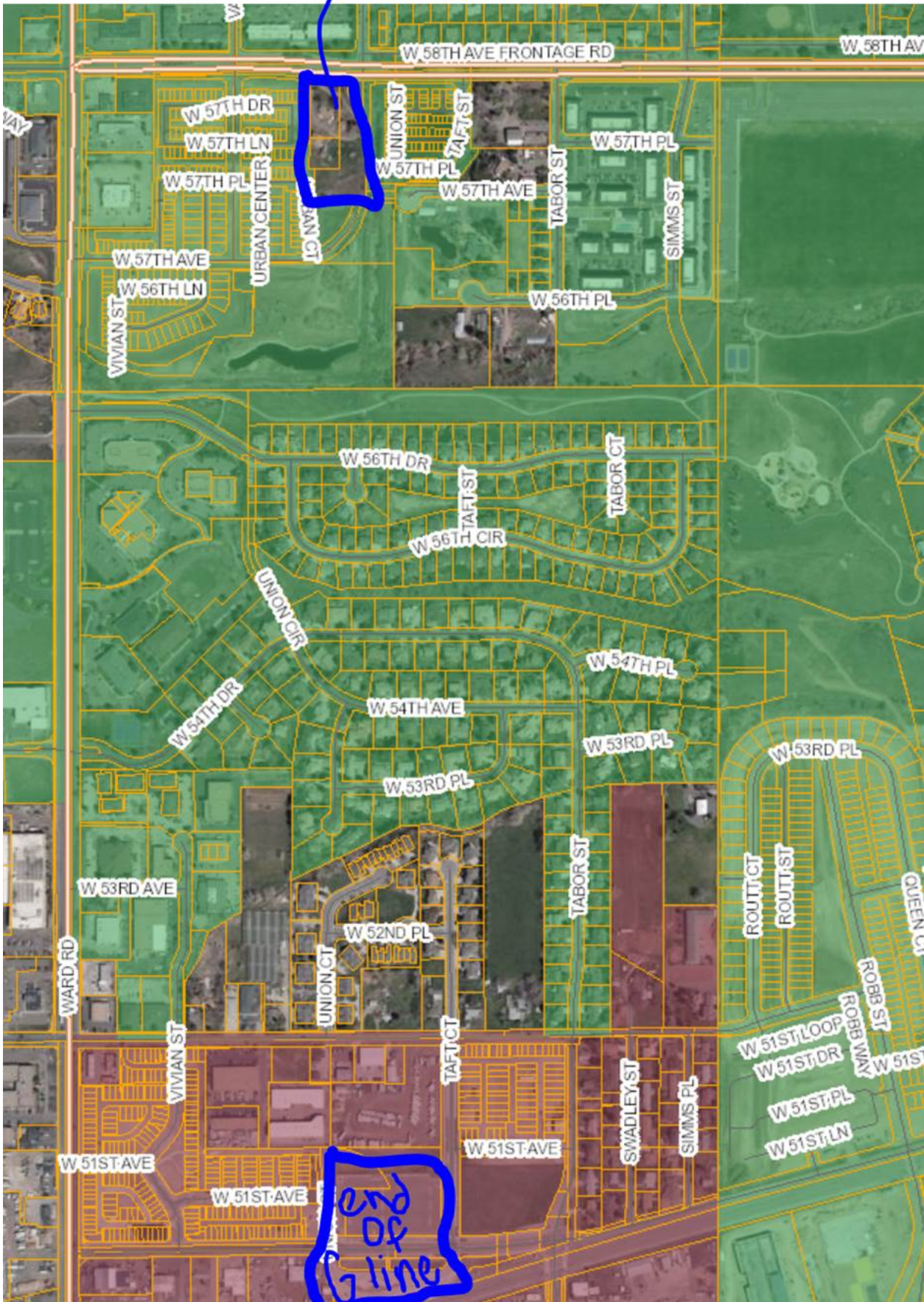
Wil Henderson

From: Heather Gutherless <hgutherl@co.jefferson.co.us>
Sent: Tuesday, December 27, 2022 9:11 AM
To: Henderson, Wil <[REDACTED]>
Cc: Joy Henderson <[REDACTED]>
Subject: RE: Re: Case Number: 22-131592AX Sabell Filing No. 3 Annexation

[EXTERNAL]

Hello Mr. Henderson – Thank you for your correspondence regarding the Sabel Filing No. 3 Annexation. I reviewed your comments and forwarded them onto the City of Arvada. They noted that this proposal is not the previous Wheat Ridge Station Village proposal. Therefore, I wanted to confirm that your comments are in regard to the proposed Sabell Filing No. 3 Annexation into the City of Arvada of 2.5 acres near the southeast corner of 58th and Ward. The proposal in that area is for 45 townhomes. Since this project is entirely surrounded by the City of Arvada, it is unlikely that it was previously proposed in the City of Wheat Ridge. Additionally, it does not look like this area would have a vehicular connection to the Rainbow Ridge subdivision. However, this proposal is within 1 mile of the end of the G Line, so it is in the same general location as the other projects that you expressed concern about. I just wanted to make sure that we were both talking about the same proposal since the title of the email references the Sabell Annexation, but the body mentions the Wheat Ridge Station Village proposal.

Sabell



I look forward to your response, so that I can verify with Arvada that your comments pertain to this annexation.

Thanks,

Heather Gutherless, AICP

Planning Supervisor, Long Range Planning

Planning and Zoning Division

Jefferson County

o 303-271-8716

hgutherl@jeffco.us | Find us on the web: planning.jeffco.us

Planning and Zoning is open to the public and we are offering both virtual and in-person appointments. For the convenience and safety of the public and our staff, virtual appointments are encouraged. Many staff are still working remotely to provide online and virtual services Monday through Thursday. County offices are closed on Fridays. Please schedule [appointments \[jeffco-planning-and-zoning-hqorx.appointlet.com\]](https://planning-and-zoning-hqorx.appointlet.com) and submit [applications](#) online. Go to planning.jeffco.us for more information.



From: Henderson, Wil [REDACTED] >

Sent: Wednesday, December 21, 2022 5:35 PM

To: Heather Gutherless <hgutherl@co.jefferson.co.us>

Cc: Joy Henderson [REDACTED]

Subject: --{EXTERNAL}-- Re: Case Number: 22-131592AX Sabell Filing No. 3 Annexation

CAUTION: This email originated from outside Jefferson County Government. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Gutherless,

My name is William Henderson and I am a resident of Rainbow Ridge.

Please find attached a letter originally submitted to Ms. Stephanie Stevens, Senior Planner, City of Wheatridge in regards to the above referenced development project a/k/a "Wheat Ridge Station Village." It appears that the prospective developers have done some forum shopping since the meeting in which neighboring community flatly rejected the proposed development as unnecessary and unwanted. Accordingly, I share with you the same information I shared with Ms. Stevens in the attached.

To be clear, all of the reasons set forth in the attached letter to deny the proposed development project remain today, and more. In sum, there are already over 1,000 (ONE THOUSAND) residential units either currently under construction or recently constructed and unoccupied within ¼ mile of the subject property, with yet another 1,000 (ONE THOUSAND) residential units within ½ mile of the subject property. A total of 2,000 units that are unoccupied or under construction and the burden they represent has yet to be absorbed into our area infrastructure.

As detailed in the attached letter and based upon US census data and conservative estimates, the census tract in which the subject property sits is already set to endure a 75% population growth once the units already under construction are

occupied. Again, the burden of this dramatic near term increase in population has largely yet to be absorbed into our infrastructure; however, the consequences to traffic, crime, schools, and other services that will result are very real.

What's more, Rainbow Ridge sits adjacent to the proposed development and, as a consequence of existing road infrastructure, will doubtlessly become a cut through for this development. When this issue was previously put to the prospective developers they had little to share in response – it was not their problem. That's true. It would be their profit and it would be our problem.

In just the single year that I and my family have lived in Rainbow Ridge we have already witnessed a substantial increase in dangerous fast moving traffic down our quiet residential street, as non-residents use our subdivision as a cut through from Ward to 52nd and vice versa; a pattern that would only be exacerbated by permitting development of the subject property. Moreover, we have seen an increase in trespassing, theft from residential lots, and theft from and of vehicles, among other crime. Such things put our community members, pedestrians, and of greatest importance, our children who travel to one another's homes on an increasingly trafficked road, at risk. Again, this pattern will doubtlessly increase with the introduction of yet another development adjacent to our small community.

Still further, and the only fact that has changed since my prior letter of July 12th, 2022, is that the economic climate for housing has worsened with the meteoric rise in interest rates. Thus, on top of all of the issues set forth above, our community is already in the midst of a glut of unoccupied housing, a condition that precipitates declines in home values, and this townhome development would only make matters worse.

To be clear, of the roughly 2,000 residences being or recently built within ½ mile of the subject property nearly all are townhomes or apartments. There is no scarcity of this sort of housing that needs to be filled. Perhaps the developer wishes instead to develop custom high end homes? They do not, because that approach is not conducive to the fast buck they wish to make. Perhaps they wish to channel their profits into mitigating the hazards that will beset our neighborhood as a consequence of developments like, and specific to, theirs. Of course, they wish no such thing. They wish only to swiftly take their profits, come what may to those impacted, and head back home to Florida.

This development is wholly unnecessary. There is a glut of under construction or unoccupied housing a stones throw from the subject property. There is no scarcity whatsoever of the property types proposed on the subject property. And the inevitable strain on infrastructure that will result from the occupancy of projects already underway has yet to be absorbed.

This project is not needed and it is not wanted – by anyone other than those who stand to make a tidy profit on the backs of our community.

I, my family, and my neighbors, respectfully request that you deny this annexation and any and all plans to rezone, plat and develop the 2.5 acres of subject property.

With sincere gratitude,

William E. Henderson

Wil Henderson

Attorney at Law
He/him/his

Hogan Lovells US LLP
1601 Wewatta Street, Suite 900

Denver, CO 80202

Tel: +1 303 899 7300

Direct: +1 303 899 7354

Fax: +1 303 899 7333

Email: [REDACTED]m

www.hoganlovells.com [\[hoganlovells.com\]](#)

Please consider the environment before printing this e-mail.

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Heather Gutherless

From: James Cillessen <[REDACTED]>
Sent: Monday, December 19, 2022 11:23 AM
To: Heather Gutherless
Subject: --{EXTERNAL}-- New Sabell Townhomes

CAUTION: This email originated from outside Jefferson County Government. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

My name is James Cillessen and I live in Rainbow Ridge about 2 min drive from the location. There are way too many townhomes and apartments being made in this area of Arvada and Wheat Ridge. I do not appreciate how Arvada is allowing every patch of land to be made into townhomes and apartments so close to each other and the roads.

James Cillessen

Sent from my iPhone

Meeting Synopsis for December 6, 2022 Planning Commission

DA2022-0055 Sabell Filing No. 3 Major Comprehensive Plan Amendment, Annexation, Rezoning, PUD Development Plan and Preliminary Plat located West of Urban Street and South of West 58th Ave

The public hearing was opened.

Mr. Griffith entered into the record the staff report for DA2022-0055 dated December 6, 2022, posting of signs, affidavit of mailing, and posting log.

Ms. Hoover explained the changes that she made to the Staff Report Conditions.

Ms. Hoover introduced the project to the Planning Commission and stated that this property is located in the existing Sabell area.

Mr. John Presowich, 200 Kalamath St., Denver, CO 80223. Provided a brief overview of the request for Phase 3 of the existing Sabell community. The townhomes proposed are similar to phase 2. Proposed 45 townhomes which is 25% less than max dense permits. Phase 3 provides pedestrian connection to the western part of the community. Provide two examples of the intent to be consistent with the existing Sabell community. Mr. Presowich feels that this is a logical addition to the City of Arvada.

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

PUBLIC COMMENT

IN FAVOR

None

IN OPPOSITION

Pat Osness, 57455 Tabor Street, Arvada, CO 80002, lives to the east of this proposed project. Is concerned about creating additional rentals that may not be utilized. He raised concern with building that get started and not finished or grounds getting disturbed and not forward movement with a project. Maybe have a pause before more is built.

APPLICANT REBUTTAL

Matt Cavanaugh - Remington Homes 5740 Olde Wadsworth Blvd, Arvada, CO, 80002 Stated that these projects take a long time from start to finish. This is not an apartment project, they are units that will be for sale. Different than what is going on at Timberline Gardens.

Mr. Griffith closed public comment.

QUESTIONS FROM THE COMMISSION

Mr. Knapp stated appreciation for the staff on the level of detail in the staff report. Mr. Knapp asked if they could show where parking will be and asked if there will be signage.

Mr. Cavanaugh states each unit has 2 car garages.

Mr. Presowich add that off street parking off in the alley. Believes required to have 99 spaces, have 104 spaces.

Mr. Cavanaugh stated no ability to park in alleyways through CCRs and mandated homeowners have to park in their garage. Garages cannot be used for storage.

Ms. Hoover states there is an emergency access easement over drives can work with Fire if this becomes an issue.

Mr Knapp asked if the applicant was aware of the changes that were made on the Staff Report.

Ms. Hoover stated the applicant had received the changes.

Mr. Hannan asked if the distance from Simms to Ward and Urban enough will allow a traffic light?

Ms. Wolfschlag stated that that area has been looked at and has plans for a light from the get go work with CDOT.

Mr. Hannan asked about the Comprehensive Plan needing to align with adjacent districts. Does this meet requirements for compatibility?

Ms. Hoover answered there is high density to the north and east. And the density on the existing Sabells site is mixed which meets requirements.

Mr. Hannan questioned staff if the floodplain issues were taken care of with phase 1 and 2?

Ms. Hoover stated that the parcel for phase 3 was not owned by the developer at that time. This will be the same process as phases 1 and 2.

Mr. Hannan neighborhood comment about access to Van Bibber creek?

Ms Hoover, the neighborhood connection is important and is desired by both the City and the residents to the South

Mr. Magee asked if anything has been looked at in concerns of 58th and Ward?

Ms. Wolfschlag stated that they do not have updates on this area from CDOT.

Mr. Magee asked about the floodplain info, if they have started that process to be approved?

Ms. Hoover stated CLOMR is approved and LOMR is in the process.

Ms. Wolfschlag stated the LOMR has been conditionally approved.

Mr. Magee asked about the width of the alley and if Arvada Fire was okay with it.

Ms. Hoover stated that AFD is okay with the existing plans.

Mr. Magee asked the applicant about the trees that are marked for removal.

Mr. Presowich stated that they are removing the invasive species and replacing them with other trees.

Mr. Griffith asked about if there will be an HOA?

Mr. Cavanaugh stated that there is a Metro District that manages the entire Sabell filing 1 and 2 right now and will be requesting this project be added to that District.

Mr. Griffith asked about the timeline of the project

Mr. Cavanaugh stated it will depend on the weather but they have the funding together and are ready to pull building permits in Filing 2. Filing 1 is pretty much completed with residents living in units. Pending approval of filing 3 addition entitlements and approvals hopefully starts in 2024

Mr. Griffith asked if all of the items in the project are for sale?

Mr. Cavanaugh stated that they try to have some sold before the build, but some are built during.

Mr Griffith asked timeline from our staff

Mr. Smetana stated that it is market driven and they have 5 years to complete from approval.

Ms. Wolfschlag added that they won't issue construction permits without a letter of escrow. City holds money as an incentive to complete construction. Contractor will get a portion back.

9. MOTION: Agenda Item 8.A

It was moved by Mr. Magee, 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 of the Comprehensive Plan Amendment.

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

DISCUSSION OF MOTION

None

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

Those voting No:

Those absent: Gay

The motion carried: 6-0

10. MOTION: Agenda Item 8.B

It was moved by Mr. Magee, 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 subject to the revised condition made by the staff in its updated Staff Report.

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

DISCUSSION OF MOTION

None

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

Those voting No:

Those absent: Gay

The motion carried: 6-0

11. MOTION: Agenda Item 8.C

It was moved by Mr. Magee, 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.

DISCUSSION OF MOTION

None

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

Those voting No:

Those absent: Gay

The motion carried: 6-0

12. MOTION: Agenda Item 8.D

It was moved by Mr. Magee, 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 subject to the revised condition made by the staff in its updated Staff Report.

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

DISCUSSION OF MOTION

Mr. Figliolino stated that he was excited about what they are bringing to the city

Mr. Knapp asked the staff how we deal with the fact that traffic congestion is not getting addressed

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

Those voting No:

Those absent: Gay

The motion carried: 6-0

13. MOTION: Agenda Item 8.E

It was moved by Mr. Magee, That Preliminary Plat for Sabell Filing No. 3, generally located West of Urban St. and South of 58th Ave., be recommended to the City Council for approval.

This motion is based on the findings of fact and approval criteria on Page 9-10 of the Staff Report.

DISCUSSION OF MOTION

Mr Griffith thanked the applicant and staff for their hard work and continuing to bet on our city.

Mr. Magee thanked the applicant and the neighbor for bringing his concerns to us tonight.

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

Those voting No:

Those absent: Gay

The motion carried: 6-0



FEBRUARY 2023

PROJECT TEAM



Owner

Boggs Family Trust

**The Estate of Shirley A.
Sleyster**

**The Estate of Bobby Wayne
Sleyster**

Applicant

Remington Homes

**Land Planning &
Landscape Architecture**

PCS Group, Inc.

Civil Engineering

KT Engineering, Inc.

Traffic Consultants

**LSC Transportation Consultants,
Inc.**

Geotechnical

A.G. Wassenaar, Inc.

Forester

**Ecological Resource
Consultants, Inc.**

Environmental

A.G. Wassenaar, Inc.

Wetland

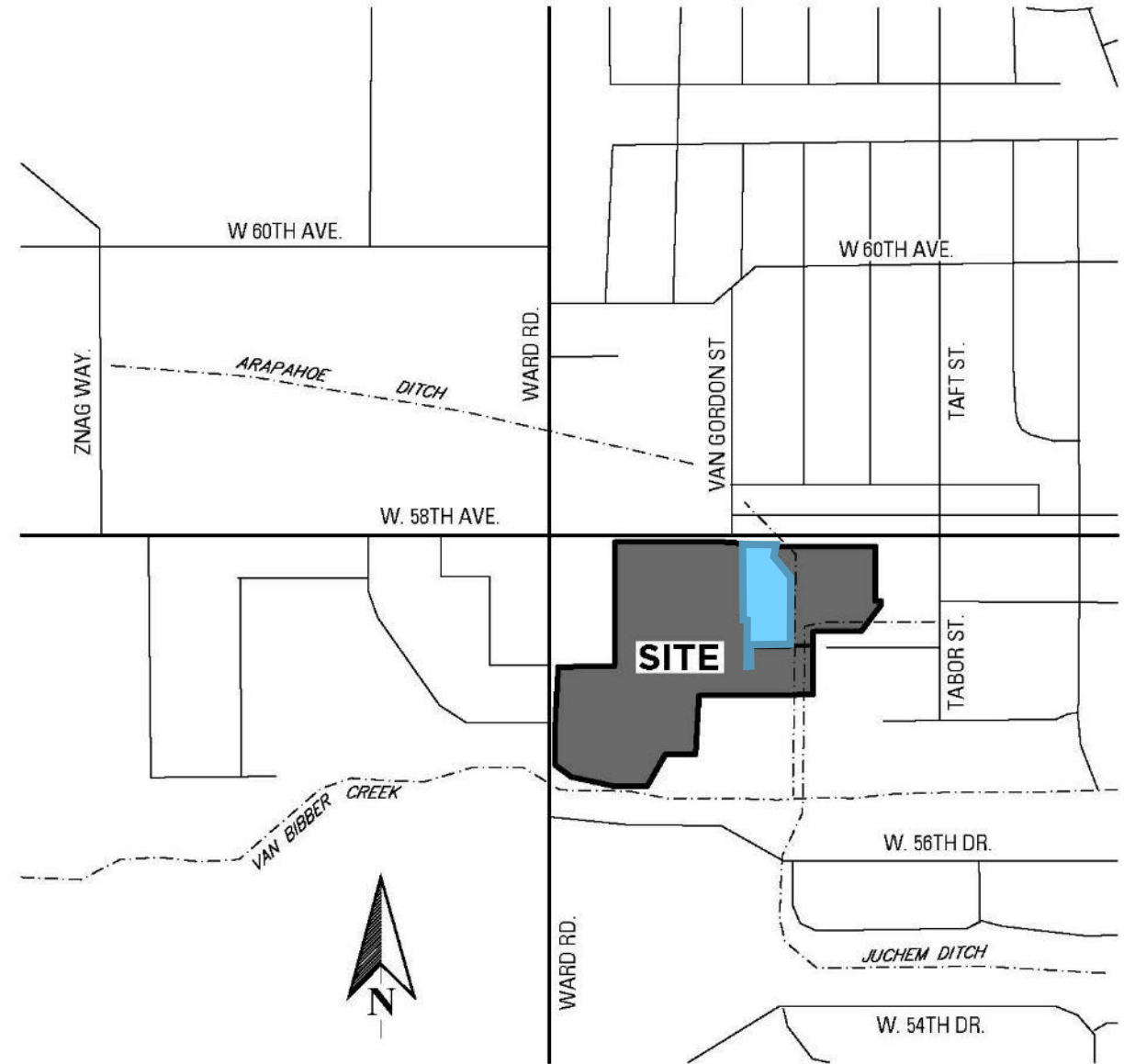
**Ecological Resource
Consultants, Inc.**



PROJECT INFORMATION

- Phase 3 of SaBell is a logical extension to complete this neighborhood.
- This property provides land for the completion of a required street connection.
- The townhomes proposed are similar to Phase 2 of the neighborhood.

VICINITY MAP



Project Information



- Phase 3 is an outparcel within the SaBell Neighborhood
- Infrastructure surrounds the property and is sized for this addition



SaBell
Full Property Master Plan
PCS Group, Inc.

Project Information



- 45 Townhomes, the maximum density would have permitted 60 Townhomes, a 25% reduction.



SaBell
Full Property Master Plan
PCS Group, Inc.

Project Information



- The land included in Phase 3 is required for the extension of Urban Street.



SaBell
Full Property Master Plan
PCS Group, Inc.

Project Information



- Phase 3 completes the SaBell neighborhood.



TOWN HOME



TOWN HOME

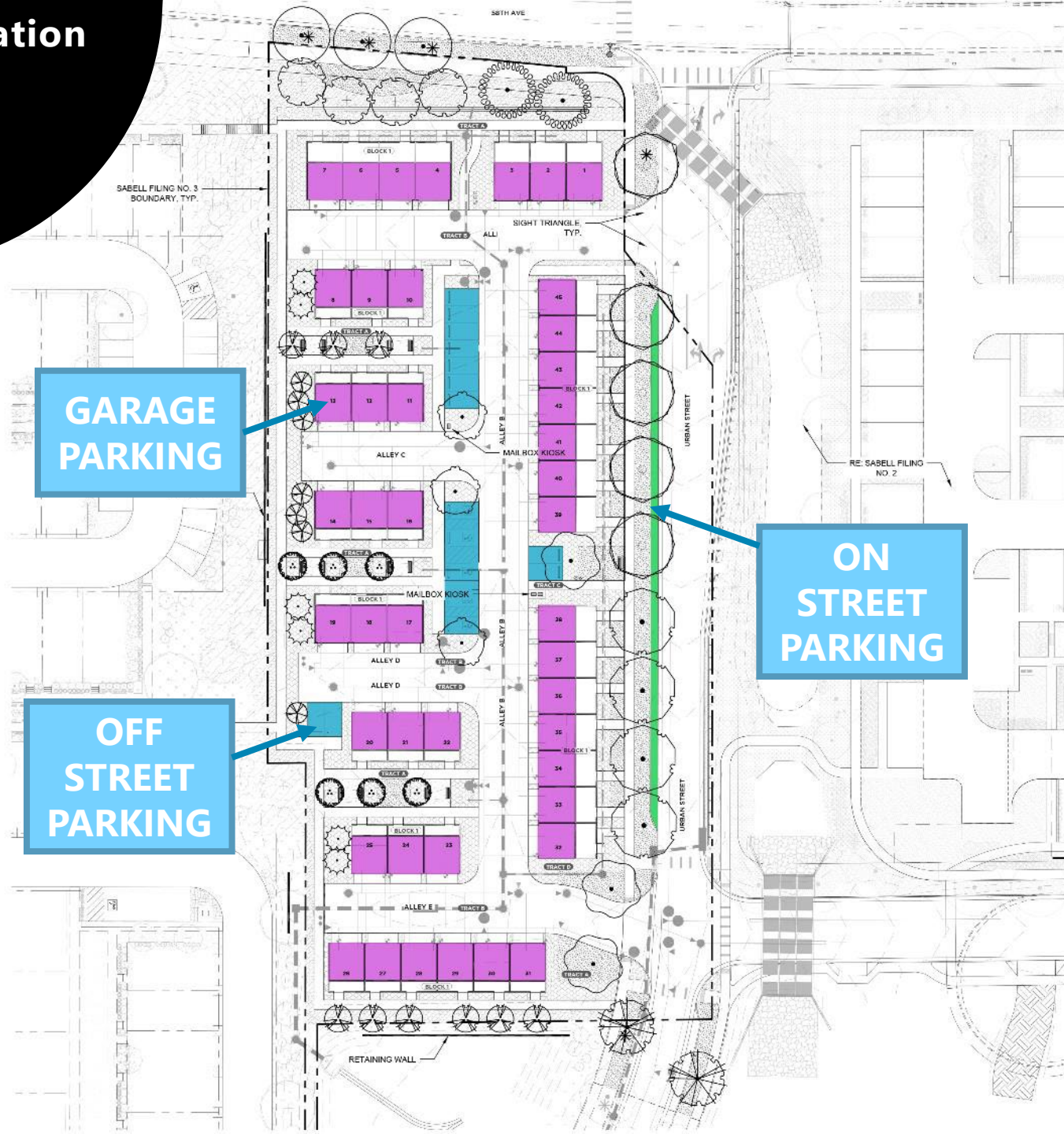


PROJECT SUMMARY

- SaBell Phase 3 is a logical infill addition to the City of Arvada.
- The proposal includes a Comprehensive Plan Amendment to bring this proposal into compliance with the City of Arvada Comprehensive Plan.
- SaBell Phase 3 completes the community.
- The applicant has previously designed and installed infrastructure to serve the proposed annexed property, and the project will contribute to regional improvements.
- A City of Arvada Park as completed recently with the Sabell project and provides a pedestrian connection to the Van Bibber trail system.
- Staff has recommended approval based on review of the City's requirements and approval criteria.



Project Information

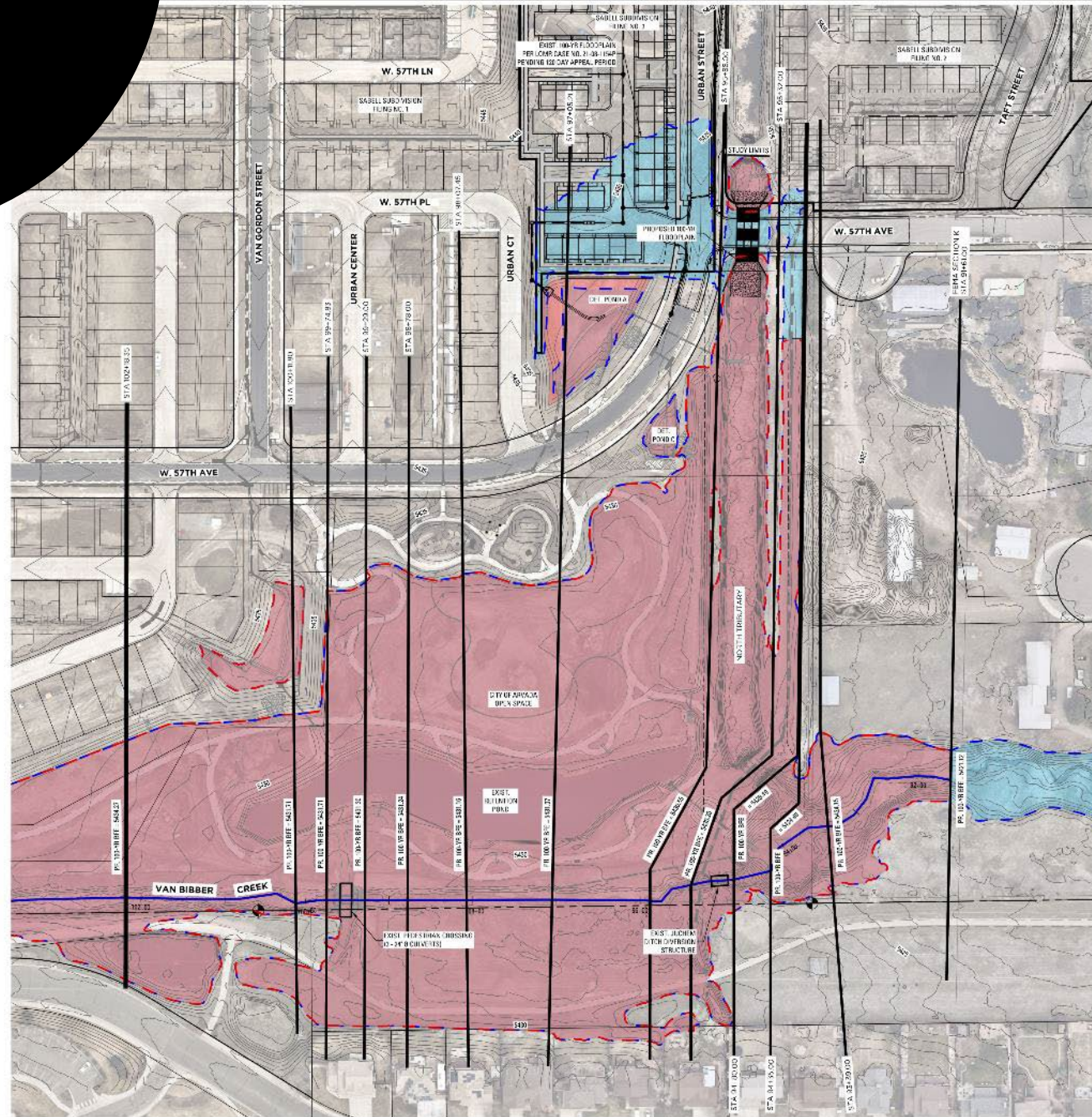


**GARAGE
PARKING**

**OFF
STREET
PARKING**

**ON
STREET
PARKING**

Project Information



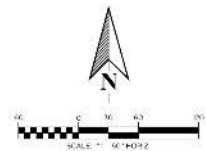
SABELL SUBDIVISION FILING NO. 3 PRELIMINARY FLOODPLAIN MAP

MAP LEGEND

- PROPOSED 100-YR FLOODPLAIN
- EXIST. 100-YR FLOODPLAIN PER LOMR CASE NO. 21-08-1154P

100-YR FLOODPLAIN DATA TABLE

SECTION I.D.	100-YR WSE PER LOMR CASE NO. 21-08-1154P	PROPOSED 100-YR WSE
100+18.35	5434.27	5434.27
100+11.80	5431.71	5431.71
09+74.53	5431.71	5431.71
09+29.30	5431.30	5431.30
08+48.00	5431.24	5431.24
08+07.45	5431.16	5431.16
07+05.21	5431.07	5431.07
05+58.00	5430.55	5430.55
05+32.00	5430.20	5430.20
04+50.30	5428.48	5428.48
04+35.30	5424.40	5424.40
03+30.30	5424.15	5424.15
01+31.30 (FEMA K)	5421.12	5421.12



DATE SUBMITTED: 08.29.2022		
REVISION NO.	DATE	
1	11.29.2022	
2		
3		
4		
5		

DESIGNED FOR:
RIDGE ROAD CAPITAL
5740 OLDE WADSWORTH BLVD
UNIT 5
ARVADA, CO 80002
303.425.3041

SCALE: 1" = 60'
DATE: 0009-2113
BY: OKK



12500 W. 58th AVE, #230
ARVADA, CO 80002
PH: 720.435.5190

J:\PROJECTS\21-08-1154P\SABELL\21-08-1154P\FLOOD\21-08-1154P\FLOOD.MXD



REPORT TO CITY COUNCIL PUBLIC HEARING

AGENDA ITEM
10.D.

TO: THE HONORABLE CITY COUNCIL

DATE: February 6, 2023

SUBJECT: CB23-003, 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 (Ordinance No. 4836)

Report in Brief

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

The staff report, meeting minutes for the planning commission meeting and public comments can be found on item 10.C

The Arvada team recommends that the City Council approve CB23-003, 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.

Financial Impact

There is no fiscal impact to the city.

Background

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.

Discussion

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.

Public Contact

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.

Commission Recommendation

The Planning Commission voted 6 to 0 (1 absent) to recommend approval to the City Council on December 6, 2022.

Strategic Alignment

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

Alternative Courses of Action

N/A

Recommendation for Action

SUBJECT: CB23-003, 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 (Ordinance No. 4836)

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The Arvada team recommends that the City Council approve CB23-003, 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.

Suggested Motion:

I move that CB23-003, 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 (approved on final reading, numbered 4836 and ordered published by title only) (rejected).

Prepared by:

Heidi Van Gieson, Administrative Specialist

Reviewed by:

Approved by:

Linda Hoover, Senior Planner	1/17/2023
Josie Suk, Development Systems and Administrative Manager	1/17/2023
Robert Smetana, Manager of City Planning and Development	1/17/2023
Ryan Stachelski, Director of Community and Economic Development	1/18/2023
Emily Grogg, Senior Assistant City Attorney	1/19/2023
Gail Walker, Legal Specialist-Contracts	1/20/2023
Rachel Morris, City Attorney	1/23/2023
Linda Haley, Deputy City Manager	1/23/2023
Lorie Gillis, City Manager	1/24/2023

Enclosure, exhibits & attachments required to support the report

COUNCIL BILL NO. 23-003
ORDINANCE NO. 4836

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

Section 1. The following described property is hereby rezoned from Jefferson County A-2 (Agricultural) to City of Arvada PUD (Planned Development):

LEGAL DESCRIPTION:

THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN.

More particularly described in Exhibit A.

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

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

INTRODUCED, READ, AND ORDERED PUBLISHED this 23rd day of January, 2023.

PASSED, ADOPTED, AND APPROVED this 6th day of February, 2023.

Marc Williams, Mayor

ATTEST:

City Clerk

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

By: _____

Publication Dates: January 26, 2023
 February 9, 2023

EXHIBIT A

**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**

SABELL FILING NO. 3 ZONING LEGAL

A PARCEL OF LAND 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 TO THE **POINT OF BEGINNING**;

THENCE N 89°21'08" E CONTINUING ALONG SAID NORTH LINE A DISTANCE OF 155.82 FEET;

THENCE ALONG THE BOUNDARY OF SABELL SUBDIVISION, A SUBDIVISION RECORDED AT RECEPTION NO. 2019046492, AND EXTENSION THEREOF THE FOLLOWING NINE (9) COURSES:

- 1) S 00°04'02" W A DISTANCE OF 123.35 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 430.04 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS AN AREA OF 116,506 SQUARE FEET, OR 2.6746 ACRES MORE OR LESS.



REPORT TO CITY COUNCIL PUBLIC HEARING

AGENDA ITEM
10.E.

TO: THE HONORABLE CITY COUNCIL

DATE: February 6, 2023

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

Report in Brief

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.

Financial Impact

There is no fiscal impact to the city.

Background

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 45 proposed townhome units.

The staff report, Planning Commission meeting minutes and public comments can be found under item 10.C

The Arvada team recommends that the City Council Approve Sabell Filing No. 3 PUD Development Plan, generally located West of Urban St. and South of 58th Ave.

Discussion

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.
1. The plan is consistent with and implements any previously approved Official Development Plan in effect for	Complies	No ODP is associated with this property.

the subject property, per Section 8-3-10-7, PUDs Approved Prior to Effective Date.		
1. 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.
1. 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.
1. To the extent reasonably feasible, the plan provides for integration and connection with adjoining development through street connections, sidewalks, trails, and similar features; unless due to the nature of the uses that are allowable in the plan such connections are not desirable.	Complies	Sabell 3 will serve to complete needed roadway connections and intersection improvements to enhance neighborhood compatibility.
1. 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.
1. The proposed uses (or group of uses) are appropriately located and designed,	Complies	As an infill site, the proposed uses will carry forward the same type of

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.		townhome development as that on the adjacent Sabell filings. As noted above, roadway improvements will improve circulation for this area and mitigate potential impacts.
1. 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.

Public Contact

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.

Commission Recommendation

The Planning Commission voted 6 to 0 (1 absence) to recommend approval to the City Council on December 6, 2022. Their recommendation included the following conditions:

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. To address the needed floodplain revisions for this development, the following conditions shall apply:
 - a. A Conditional Letter of Map Revision (CLOMR) must be submitted to Mile High Flood District prior to approval of the FDP;
 - b. A CLOMR must be approved by Mile High Flood District prior to issuance of any building permits for lots affected by the CLOMR.
 - c. An approved Letter of Map Revision (LOMR) from Mile High Flood District shall be required prior to issuance of a certificate of occupancy for the affected lots.
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.

Strategic Alignment

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

Alternative Courses of Action

N/A

Recommendation for Action

The Arvada team recommends that the City Council Approve Sabell Filing No. 3 PUD Development Plan, generally located West of Urban St. and South of 58th Ave.

Suggested Motion:

I move that a PUD Development Plan for Sabell Filing No. 3, generally located West of Urban St. and South of 58th Ave., be (approved) (rejected).

This motion is based on the findings of fact and required conditions (if any) adopted by the Planning Commission.

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)

Prepared by:
Heidi Van Gieson, Administrative Specialist

Reviewed by:

Approved by:

Linda Hoover, Senior Planner	1/17/2023
Josie Suk, Development Systems and Administrative Manager	1/17/2023
Robert Smetana, Manager of City Planning and Development	1/18/2023
Ryan Stachelski, Director of Community and Economic Development	1/18/2023
Emily Grogg, Senior Assistant City Attorney	1/19/2023
Gail Walker, Legal Specialist-Contracts	1/20/2023
Rachel Morris, City Attorney	1/23/2023
Linda Haley, Deputy City Manager	1/23/2023
Lorie Gillis, City Manager	1/24/2023

Enclosure, exhibits & attachments required to support the report

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, SABELL SUBDIVISION THE FOLLOWING THREE (3) COURSES:

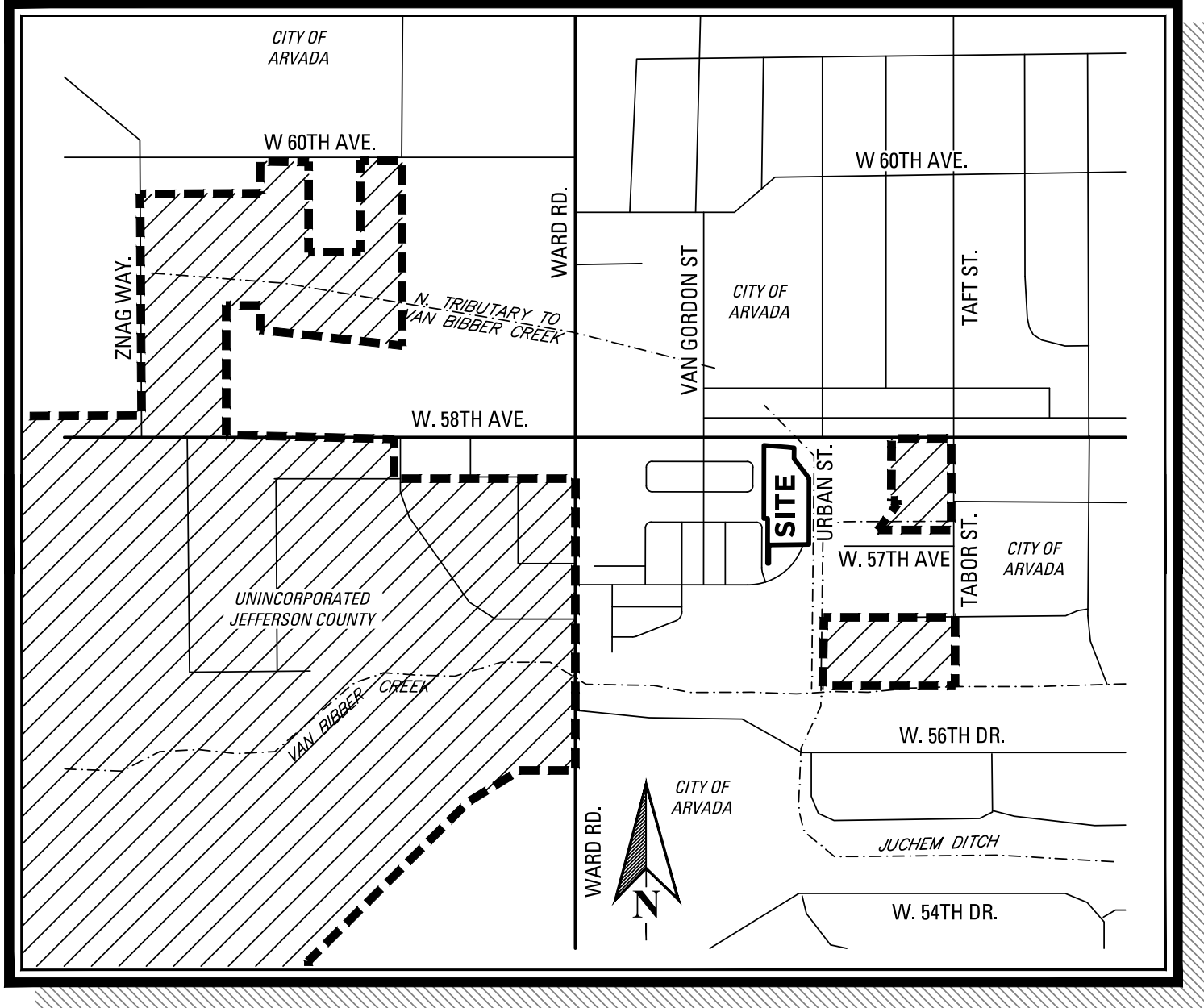
- 1) N 89°21'08" E A DISTANCE OF 15.37 FEET;
- 2) ALONG A CURVE TO THE RIGHT HAVING A CHORD OF S 45°17'25" E 21.35 FEET, A RADIUS OF 15.00 FEET, AN ARC OF 23.75 FEET, AND A DELTA OF 90°42'54";

- 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 2.513 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
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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

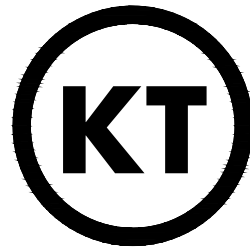
PARKING SUMMARY:

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:

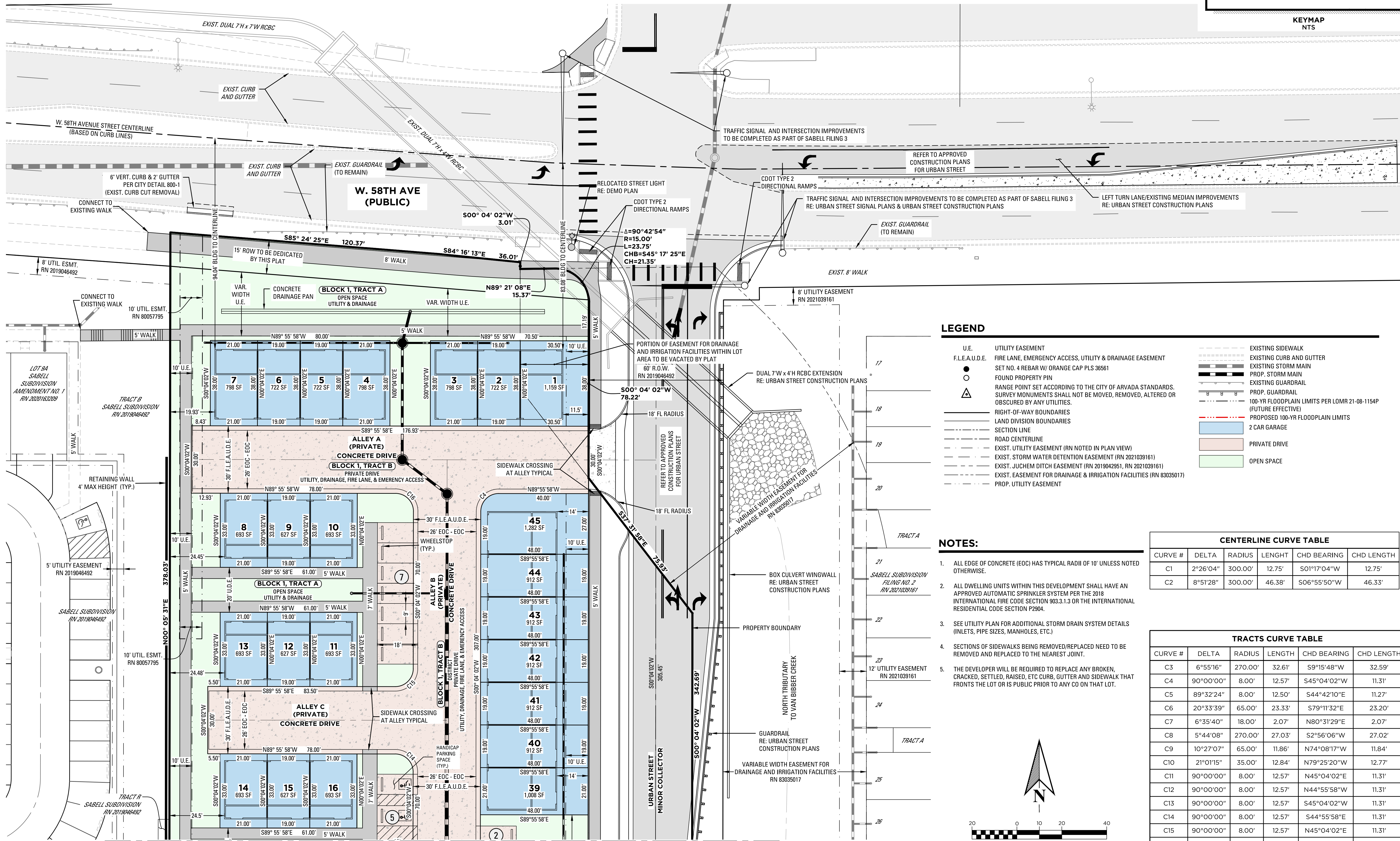
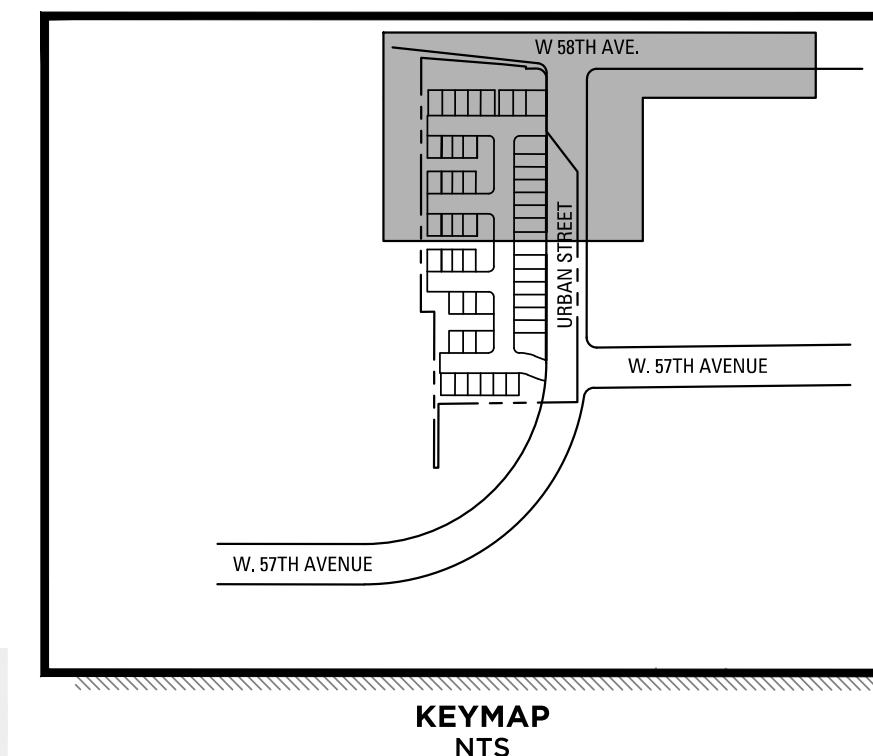
04/20/2022

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.

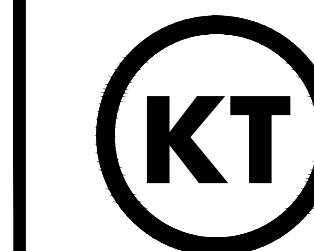
CENTERLINE CURVE TABLE

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 80202
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

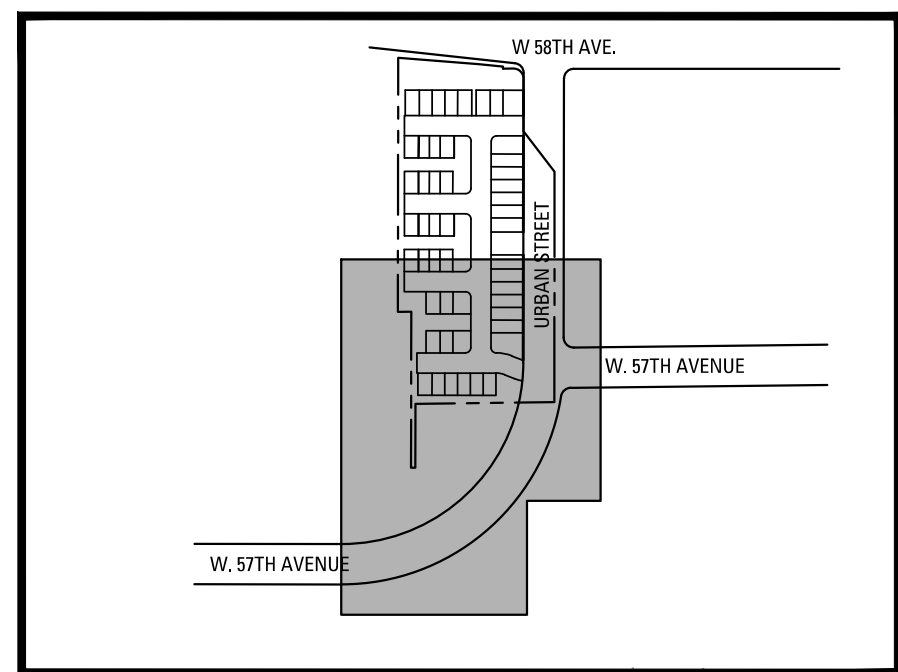
**02
OF 17**

LEGEND

U.E.	UTILITY EASEMENT	---	EXISTING SIDEWALK
F.L.E.A.U.D.E.	FIRE LANE, EMERGENCY ACCESS, UTILITY & DRAINAGE EASEMENT	---	EXISTING CURB AND GUTTER
●	SET NO. 4 REBAR W/ ORANGE CAP PLS 36561	---	EXISTING STORM/IRRIGATION MAIN
○	FOUND PROPERTY PIN	---	PROP. STORM MAIN
△	RANGE POINT SET ACCORDING TO THE CITY OF ARVADA STANDARDS. SURVEY MONUMENTS SHALL NOT BE MOVED, REMOVED, ALTERED OR OBTAINED BY ANY UTILITIES.	---	EXISTING GUARDRAIL
---	RIGHT-OF-WAY BOUNDARIES	---	PROP. GUARDRAIL
---	LAND DIVISION BOUNDARIES	---	100-YR FLOODPLAIN LIMITS PER LOMR 21-08-1154P (FUTURE EFFECTIVE)
---	SECTION LINE	---	PROPOSED 100-YR FLOODPLAIN LIMITS
---	ROAD CENTERLINE	---	2 CAR GARAGE
---	EXIST. UTILITY EASEMENT (RN NOTED IN PLAN VIEW)	---	PRIVATE DRIVE
---	EXIST. STORM WATER DETENTION EASEMENT (RN 2021039161)	---	OPEN SPACE
---	EXIST. JUCHEM DITCH EASEMENT (RN 2019042951, RN 2021039161)	---	
---	EXIST. EASEMENT FOR DRAINAGE & IRRIGATION FACILITIES (RN 83035017)	---	
---	PROP. UTILITY EASEMENT	---	

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.pcsgruopco.com
43.5186 Independence Plaza
1007 16th Street, Denver CO 80202
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

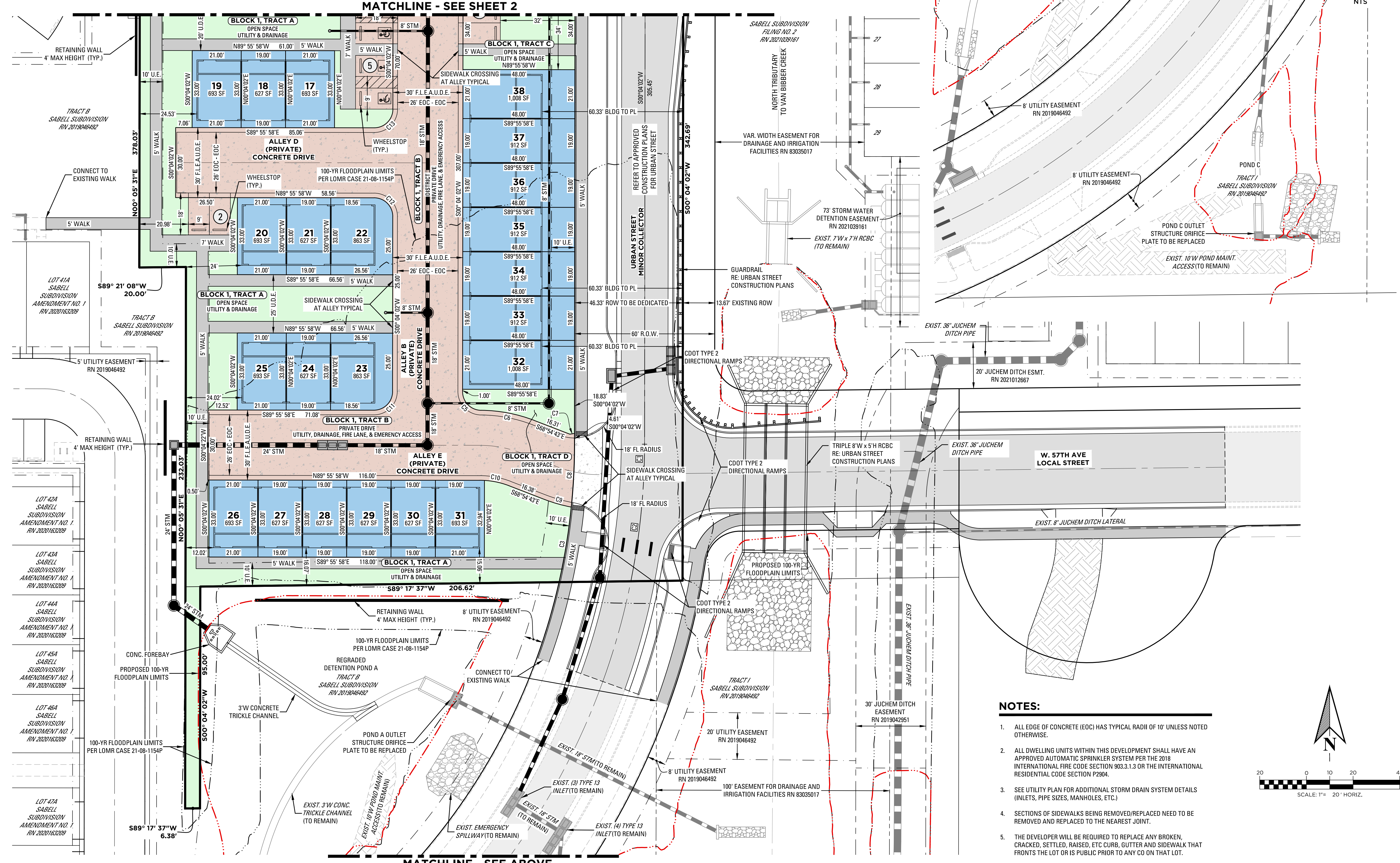
PROJECT NO:
0009-2113

DRAWN BY:
EST
DESIGNED BY:
KPT

SCALE:
1" = 20'

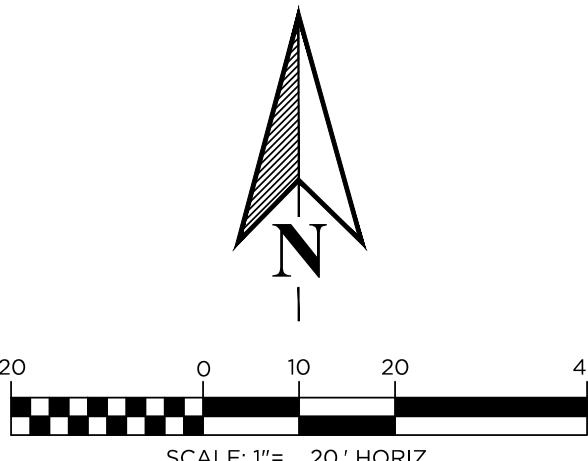
SUBMITTED ON:
4/20/2022

03
OF 17



NOTES:

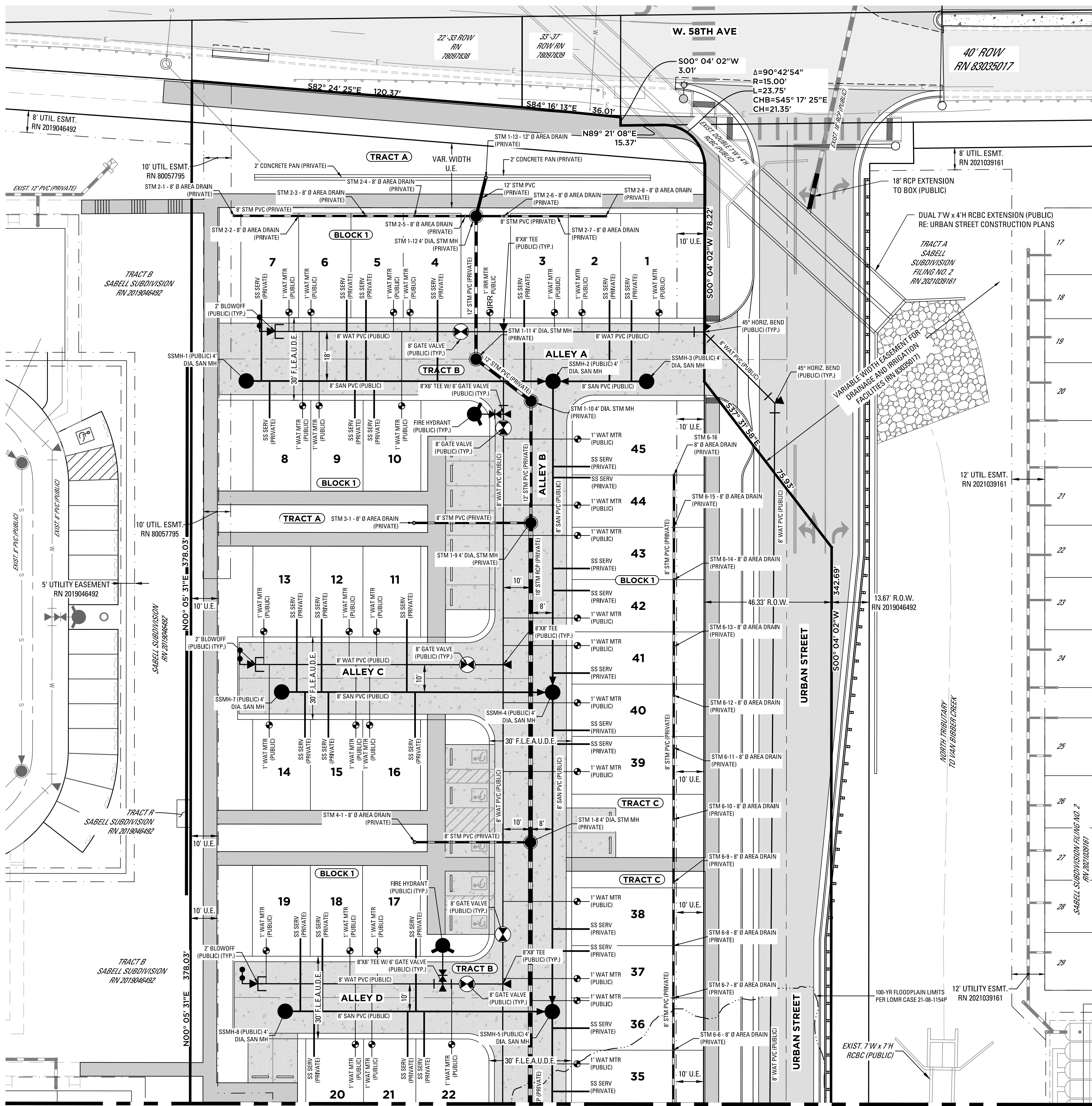
- ALL EDGE OF CONCRETE (EOC) HAS TYPICAL RADII OF 10' UNLESS NOTED OTHERWISE.
- ALL DWELLING UNITS WITHIN THIS DEVELOPMENT SHALL HAVE AN APPROVED AUTOMATIC SPRINKLER SYSTEM PER THE 2018 INTERNATIONAL FIRE CODE SECTION 903.3.1.3 OR THE INTERNATIONAL RESIDENTIAL CODE SECTION P2904.
- SEE UTILITY PLAN FOR 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.



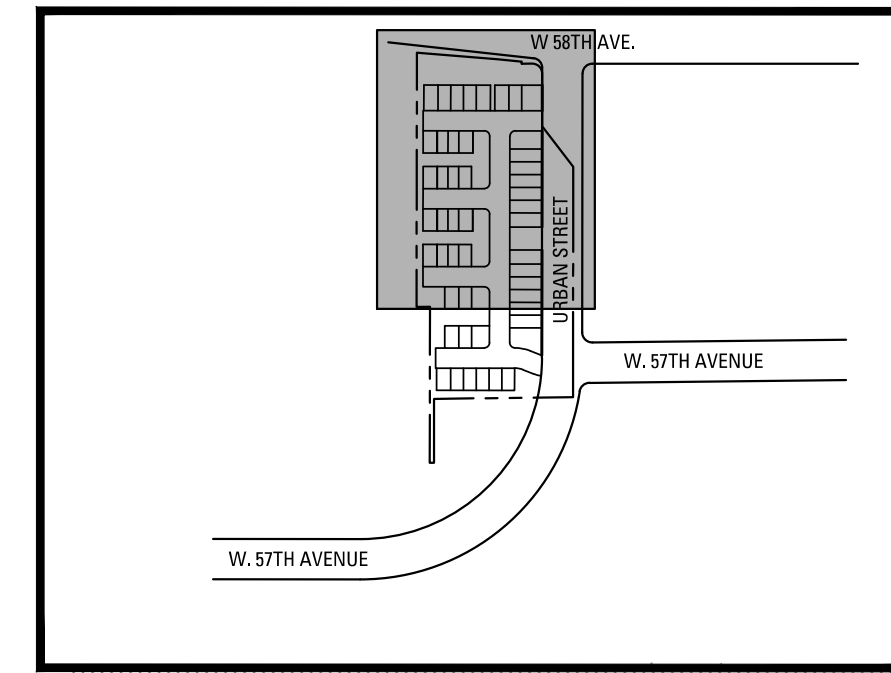
SABELL FILING NO. 3

PRELIMINARY DEVELOPMENT PLAN

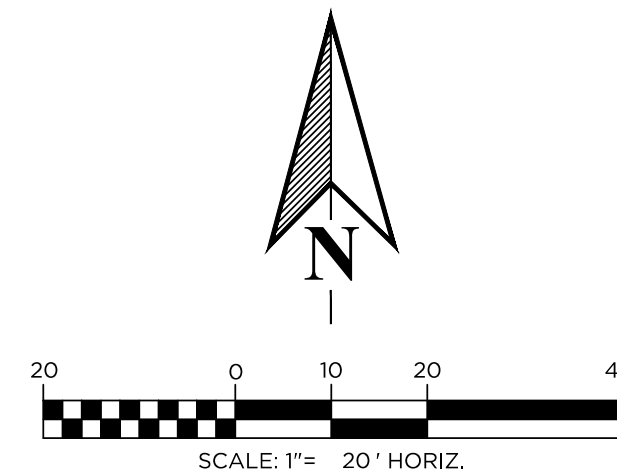
AN UNPLATTED PARCEL AND TRACT T, BLOCK 5, SABELL SUBDIVISION,
A SUBDIVISION RECORDED AT RECEPTION NO. 2019046492
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE
SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO



MATCHLINE SEE SHEET 05



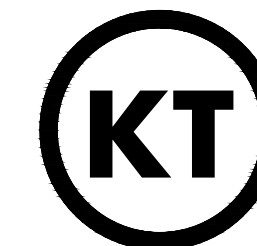
KEYMAP
NTS



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.
- HORIZONTAL SEPARATIONS MINIMUM 8' BETWEEN WET UTILITIES, 5' BETWEEN WET AND DRY UTILITIES. VERTICAL CLEARANCES IS 18" MINIMUM.
- ALL SANITARY SEWER MAIN PVC SHALL BE SDR-35 UNLESS OTHERWISE NOTED.
- ALL SANITARY SEWER SERVICES ARE 4-INCH DIAMETER SDR-35 PVC UNLESS NOTED OTHERWISE.
- ALL WATER MAIN PVC SHALL BE DR-18 C900 UNLESS OTHERWISE NOTED
- ALL TEE FITTINGS SHALL BE SWIVEL TEES. SIZES NOTED IN PLAN.
- 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.
- ALL WATER METERS ARE 1" AND ARE PUBLIC. ALL WATER METERS SHALL HAVE TRAFFIC RATED METER PITS AND LIDS.
- ALL STORM PVC SHALL BE SDR-35 UNLESS NOTED OTHERWISE.
- 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
1007 14th Street, Denver, CO 80202
303.531.4755 / 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:

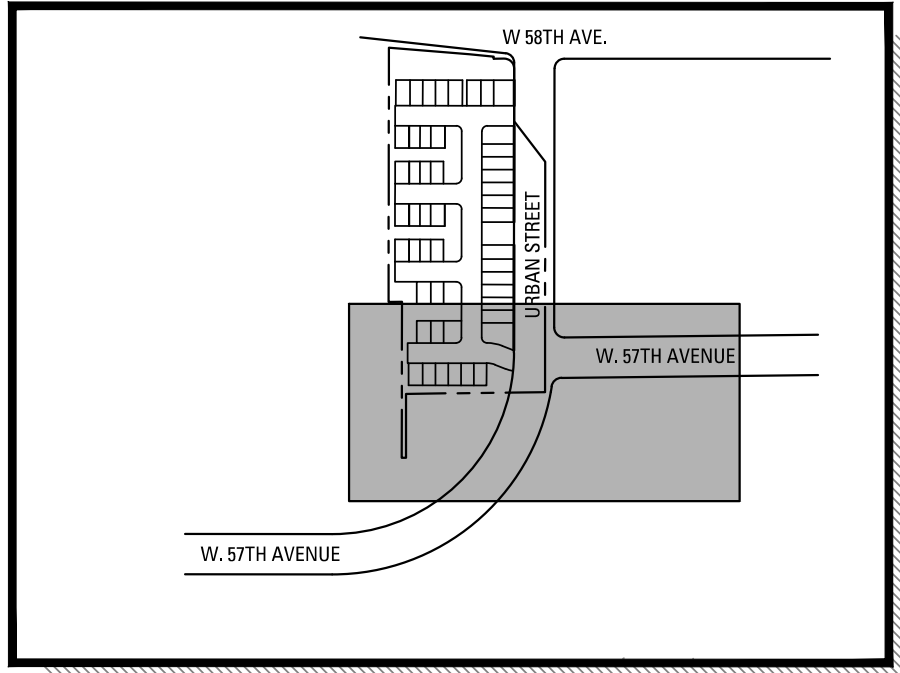
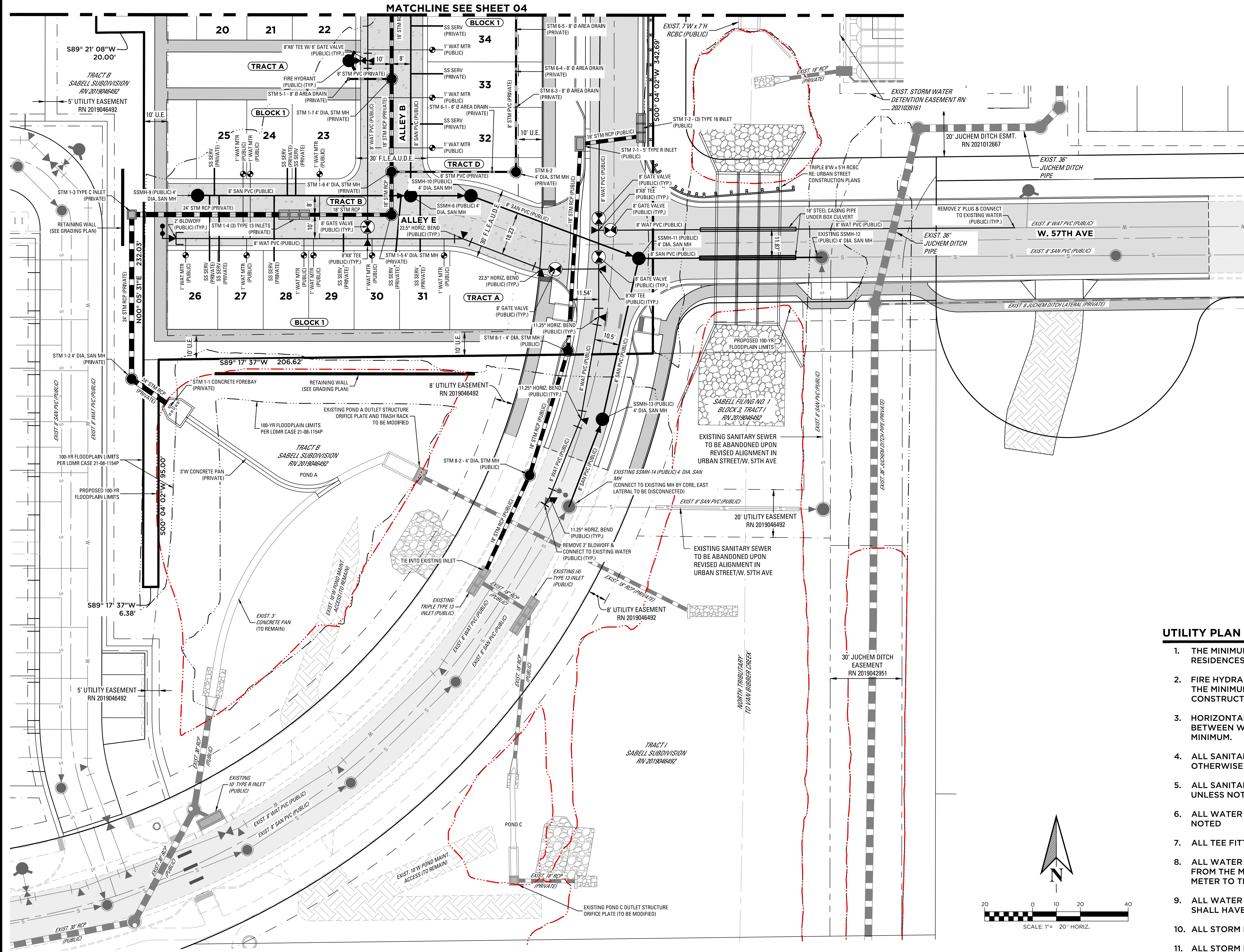
4/20/2022

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



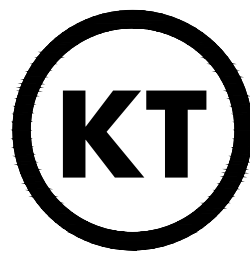
LEGEND

- 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)
- EXIST. JUCHEM DITCH EASEMENT (RN 2019042951, RN 2021039161)
- EXIST. EASEMENT FOR DRAINAGE & IRRIGATION FACILITIES (RN 83035017)
- PROP. UTILITY EASEMENT
- EXISTING SIDEWALK
- EXISTING CURB AND GUTTER
- 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	05/09/2022	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:

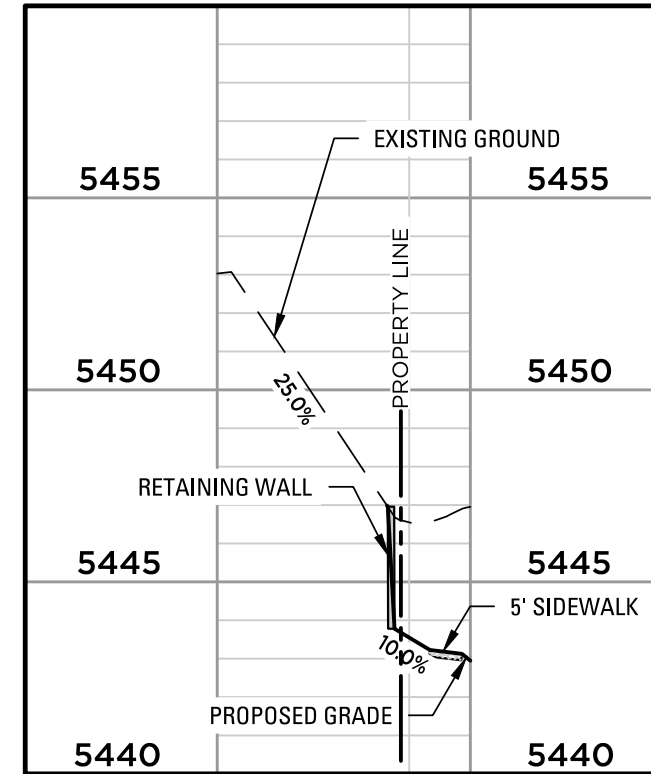
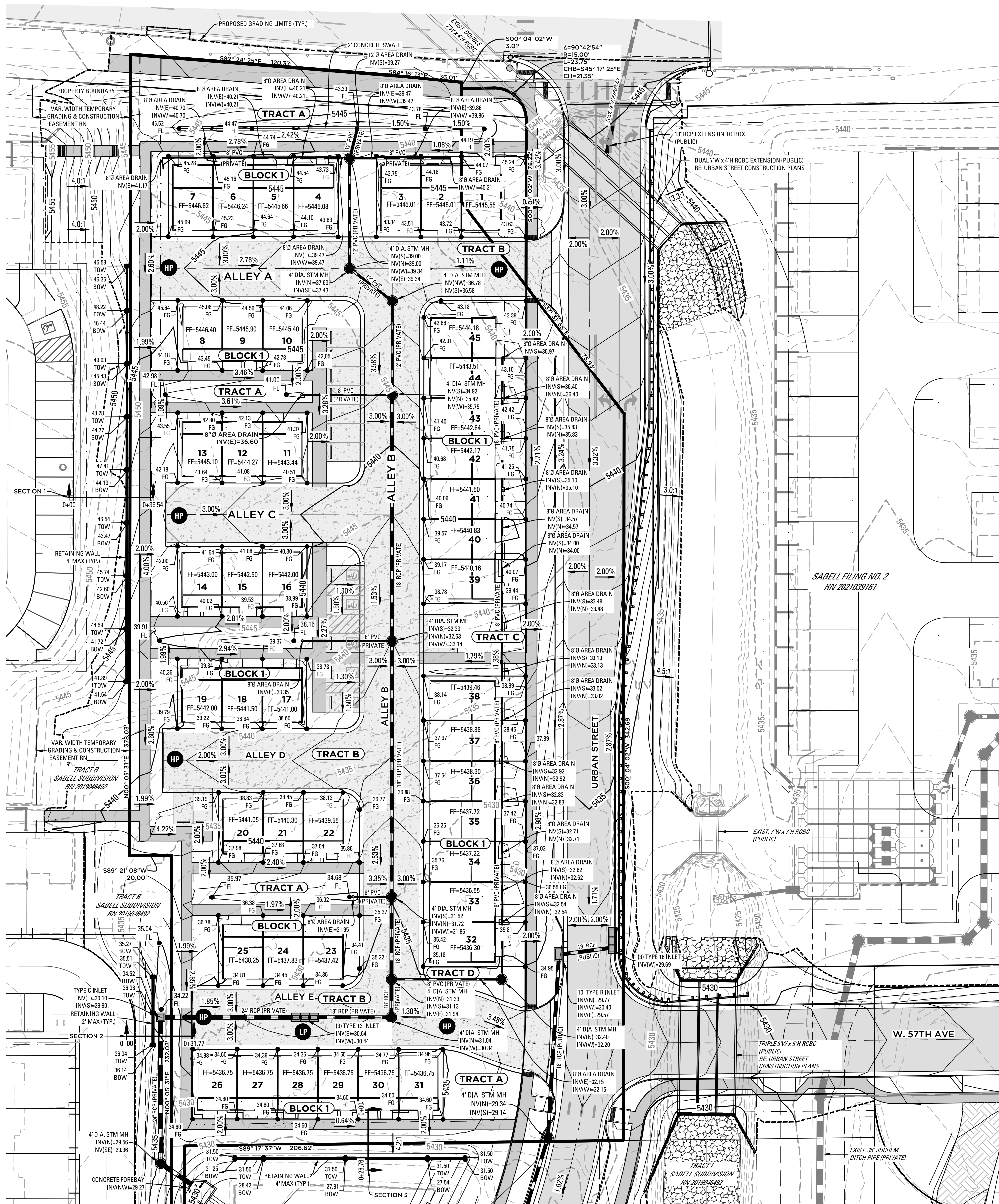
4/20/2022

**05
OF 17**

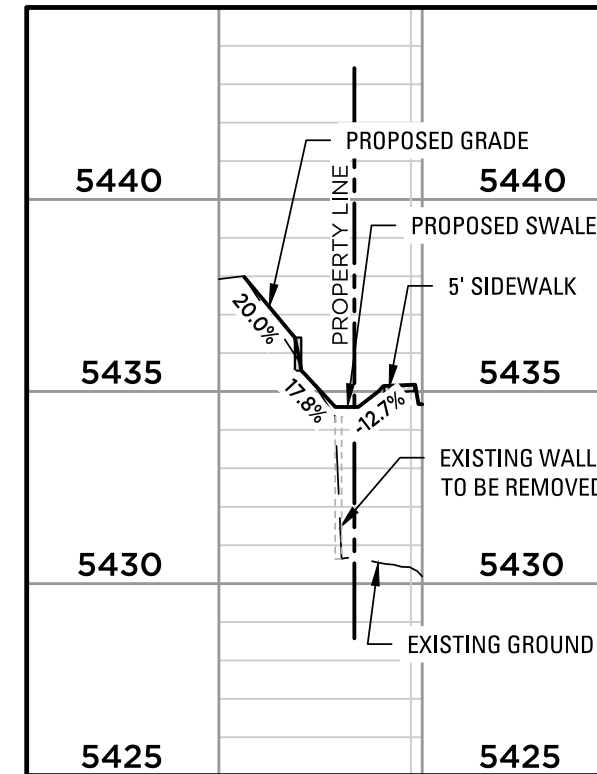
SABELL FILING NO. 3

PRELIMINARY DEVELOPMENT PLAN

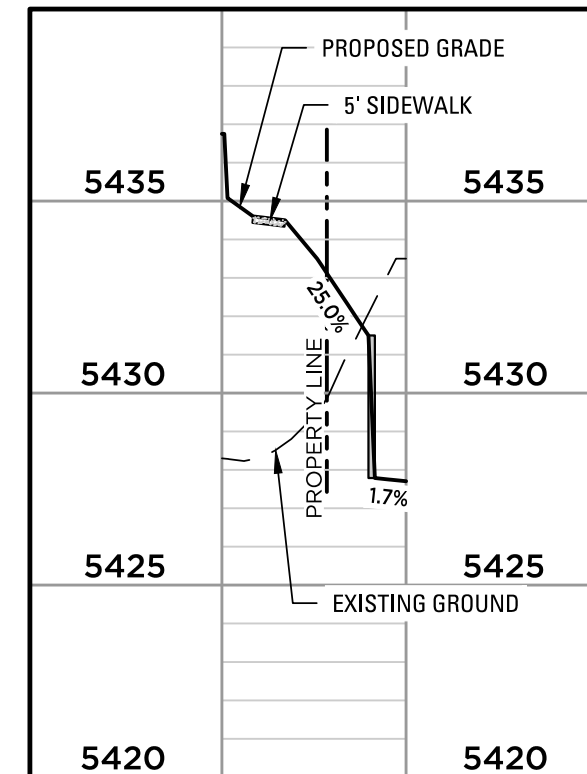
AN UNPLATTED PARCEL AND TRACT T, BLOCK 5, SABELL SUBDIVISION,
A SUBDIVISION RECORDED AT RECEPTION NO. 2019046492
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE
SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO



SECTION 1

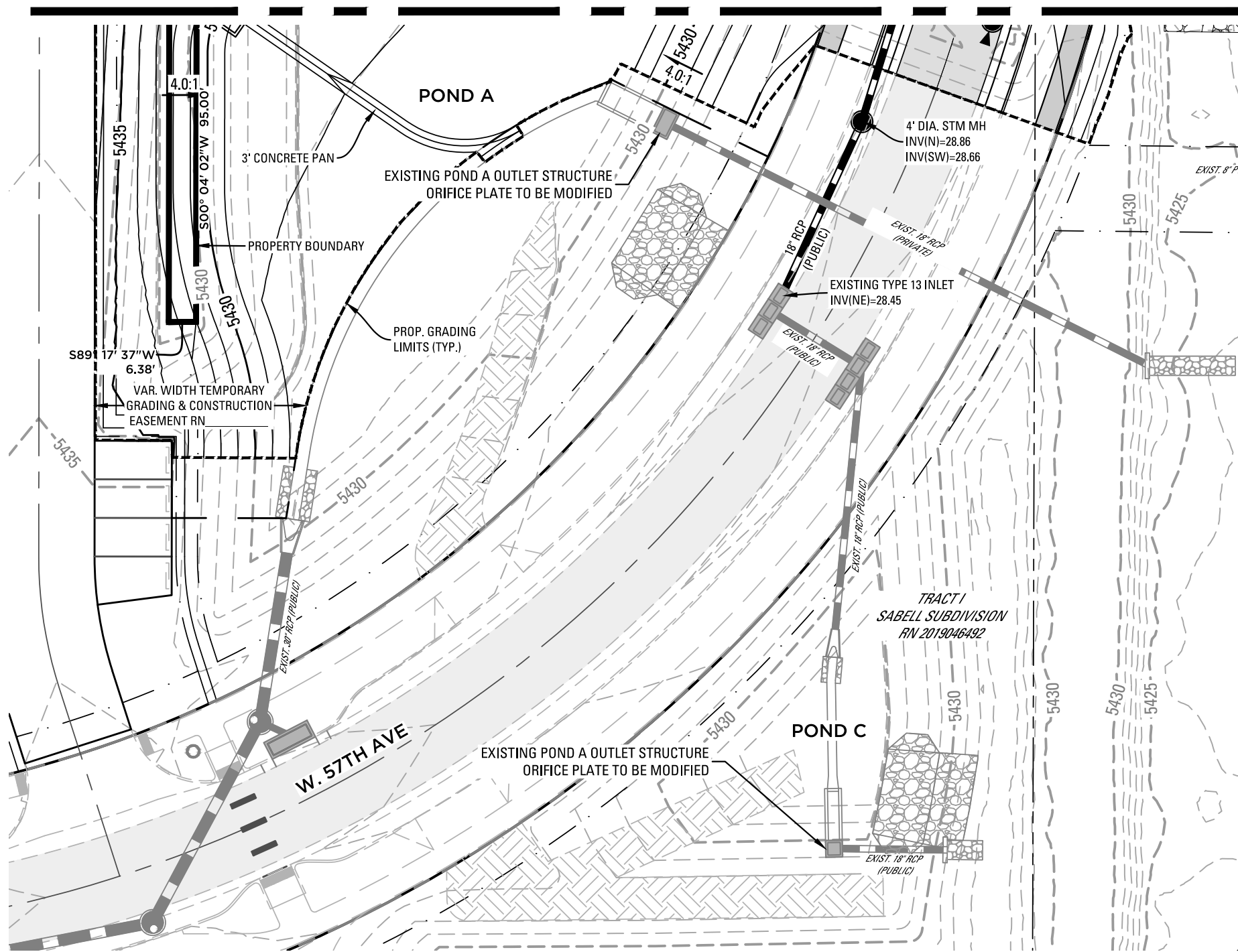


SECTION 2



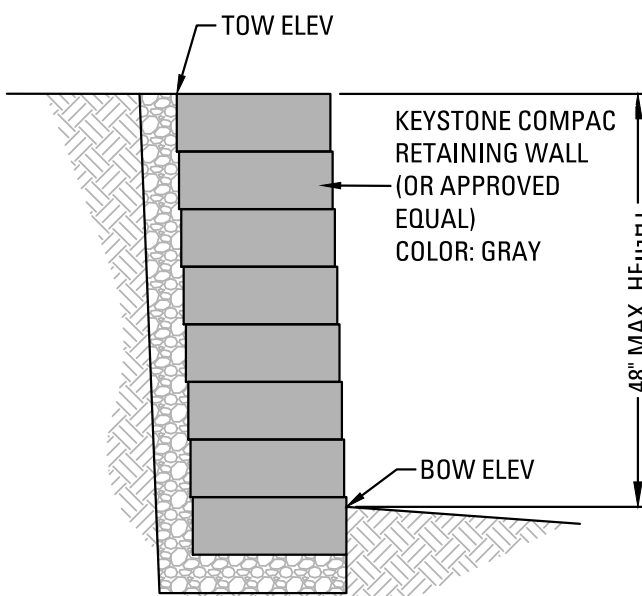
SECTION 3

MATCHLINE SEE THIS SHEET BELOW

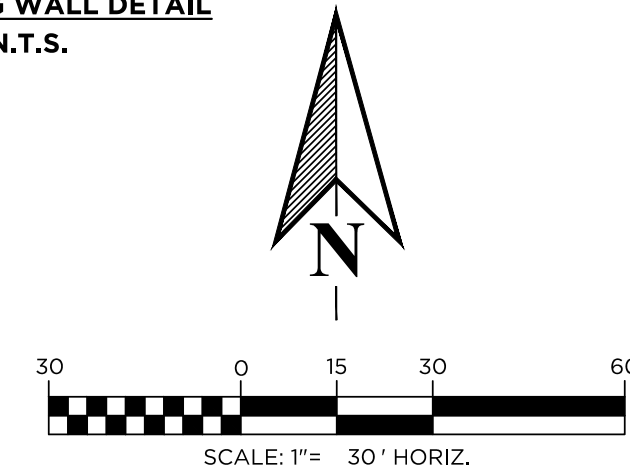


LEGEND

- = 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.

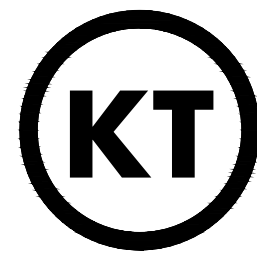


GRADING PLAN NOTES

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

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.	05/09/2022	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'

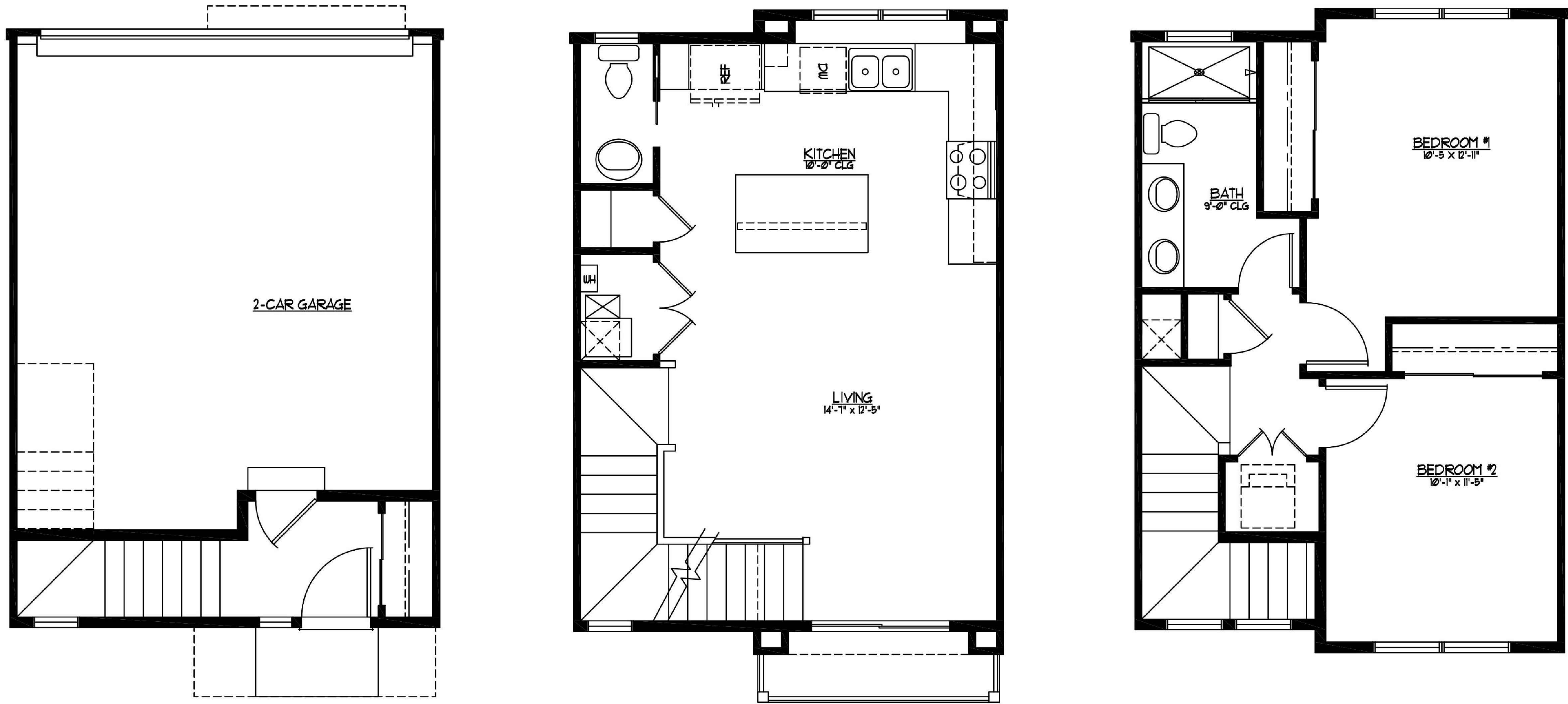
SUBMITTED ON:
4/20/2022

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
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 180 Independence, MO
1007 16th Street - Denver, CO 80265
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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6.			

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

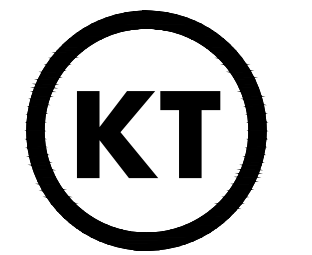


FRONT ELEVATION



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 80265
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

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



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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

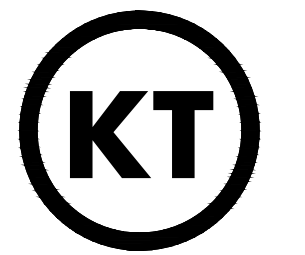


SIDE ELEVATION



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.pcgrouppco.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
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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

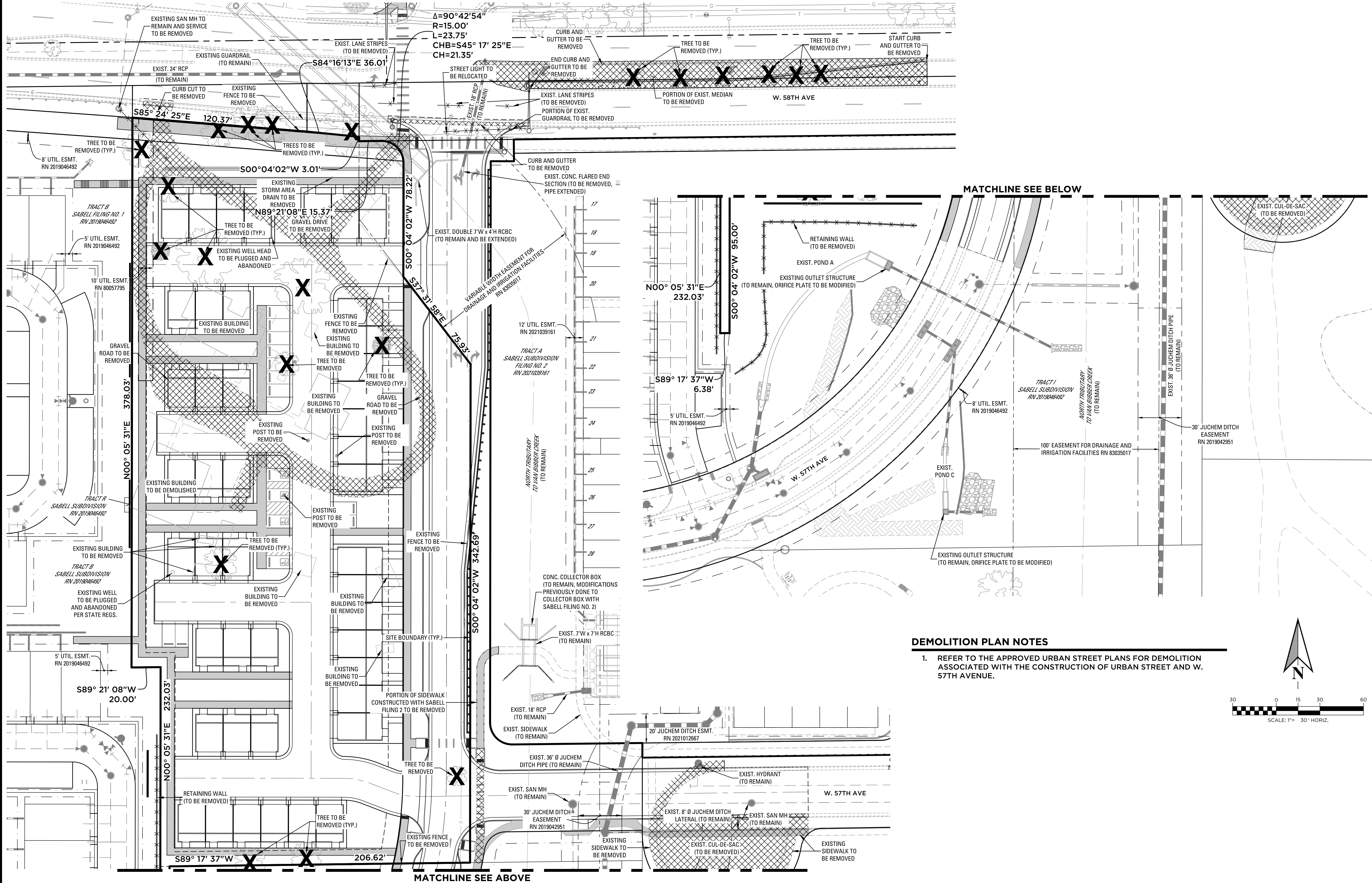
SUBMITTED ON:
07.22.2019

16
OF 17

SABELL FILING NO. 3

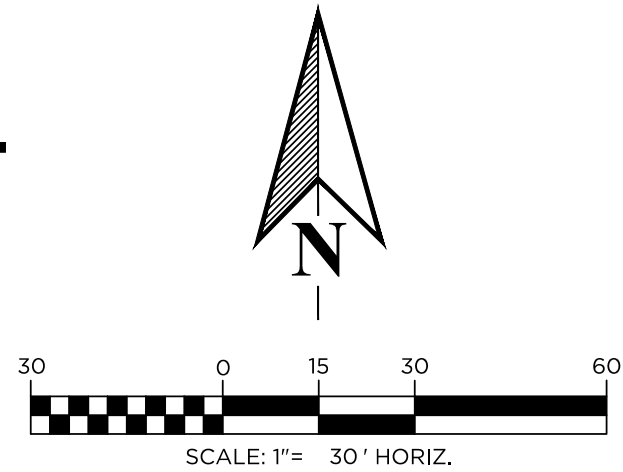
PRELIMINARY DEVELOPMENT PLAN

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

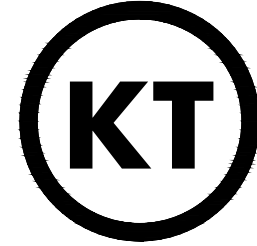


DEMOLITION PLAN NOTES

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, 81160 Independence place
1007 16th street, denver co 80202
1.303.531.4950 • 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.	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



REPORT TO CITY COUNCIL PUBLIC HEARING

AGENDA ITEM
10.F.

TO: THE HONORABLE CITY COUNCIL

DATE: February 6, 2023

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

Report in Brief

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.

The staff report, Planning Commission meeting minutes and public comments can be found on item 10.C.

The Arvada team recommends that the City Council Approve Sabell Filing No. 3 PUD Development Plan, generally located West of Urban St. and South of 58th Ave.

Financial Impact

There is no fiscal impact to the city.

Background

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 45 proposed townhome units.

Discussion

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 patterns of lots in the subdivision that will make future compliance with such development and design standards difficult or infeasible.	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
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.

Public Contact

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.

Commission Recommendation

The Planning Commission voted 6 to 0 (1 absence) to recommend approval to the City Council on December 6, 2022.

Strategic Alignment

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

Alternative Courses of Action

N/A

Recommendation for Action

The Arvada team recommends that the City Council Approve Sabell Filing No. 3 Preliminary Plat, generally located West of Urban St. and South of 58th Ave.

Suggested Motion:

I move that a Preliminary Plat for Sabell Filing No. 3, generally located West of Urban St. and South of 58th Ave. , be (approved) (rejected).

This motion is based on the findings of fact and required conditions (if any) adopted by the Planning Commission.

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)

Prepared by:

Heidi Van Gieson, Administrative Specialist

Reviewed by:

Approved by:

Linda Hoover, Senior Planner	1/18/2023
Josie Suk, Development Systems and Administrative Manager	1/18/2023
Robert Smetana, Manager of City Planning and Development	1/18/2023
Ryan Stachelski, Director of Community and Economic Development	1/18/2023
Gail Walker, Legal Specialist-Contracts	1/19/2023
Emily Grogg, Senior Assistant City Attorney	1/19/2023
Rachel Morris, City Attorney	1/23/2023
Linda Haley, Deputy City Manager	1/23/2023
Lorie Gillis, City Manager	1/24/2023

Enclosure, exhibits & attachments required to support the report

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:

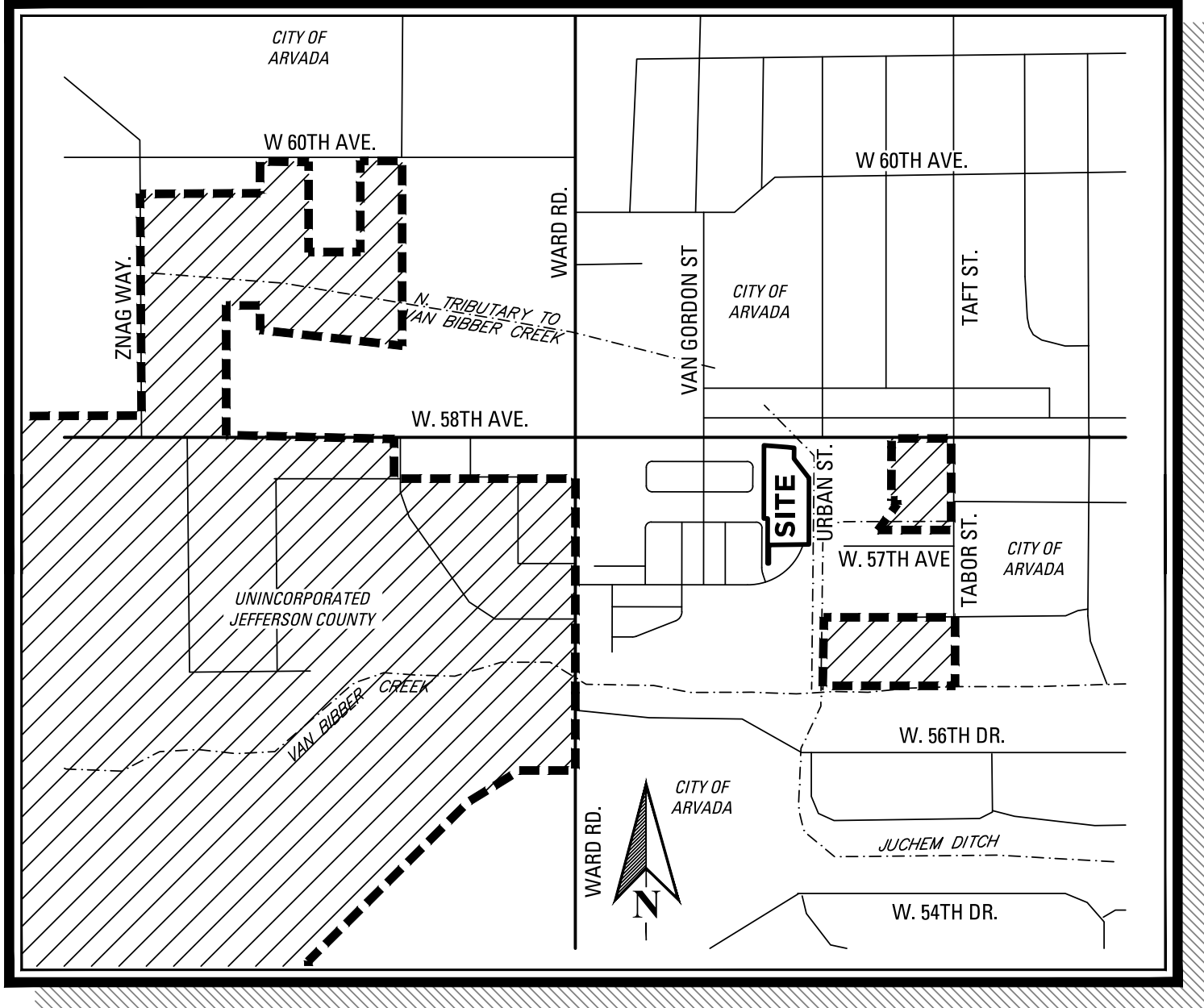
- 1) N 89°21'08" E A DISTANCE OF 15.37 FEET;
- 2) ALONG A CURVE TO THE RIGHT HAVING A CHORD OF S 45°17'25" E 21.35 FEET, A RADIUS OF 15.00 FEET, AN ARC OF 23.75 FEET, AND A DELTA OF 90°42'54";

- 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, & EMERENCY 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

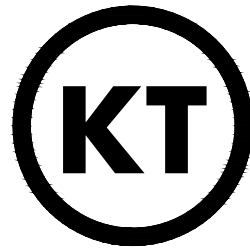
PARKING SUMMARY:

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:

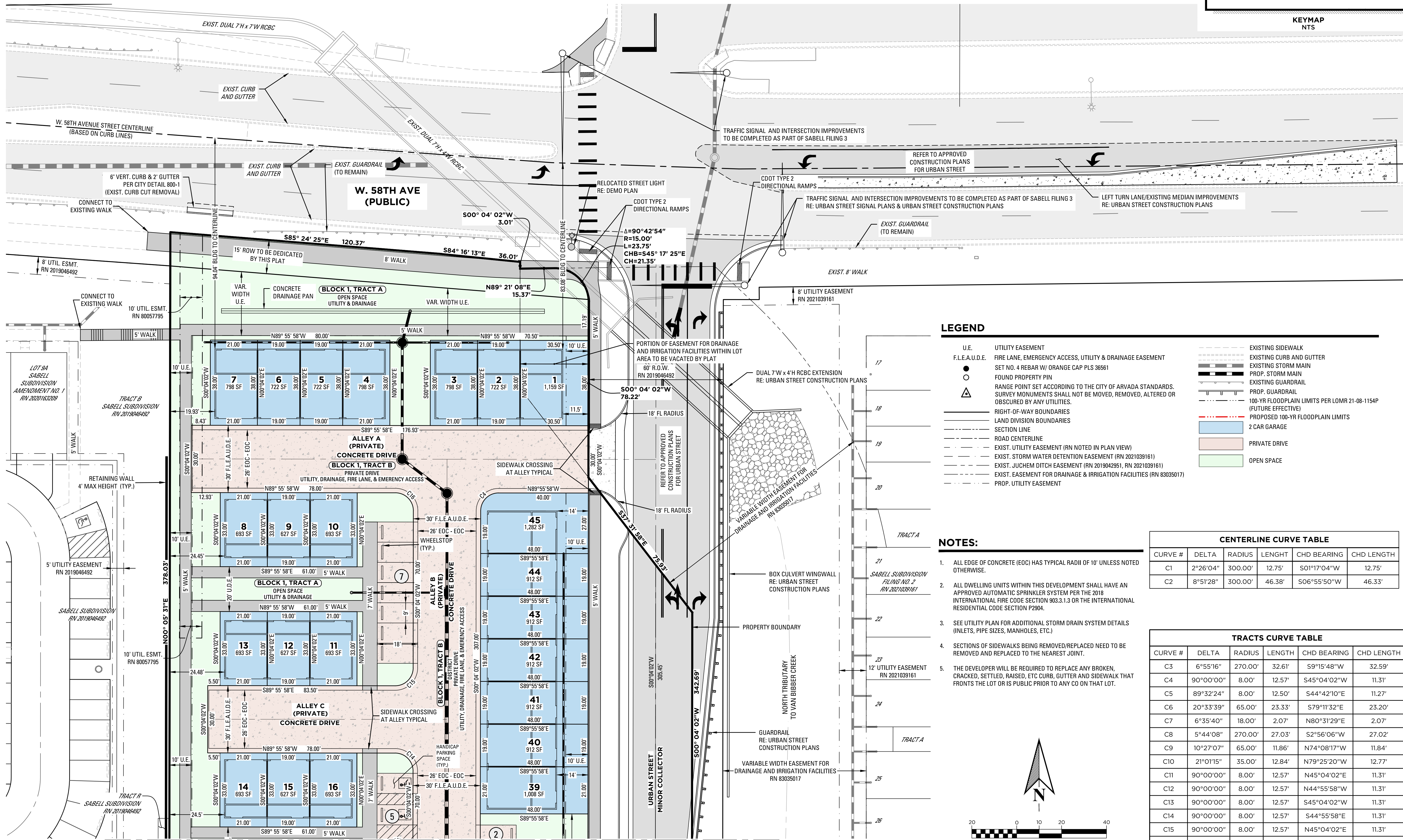
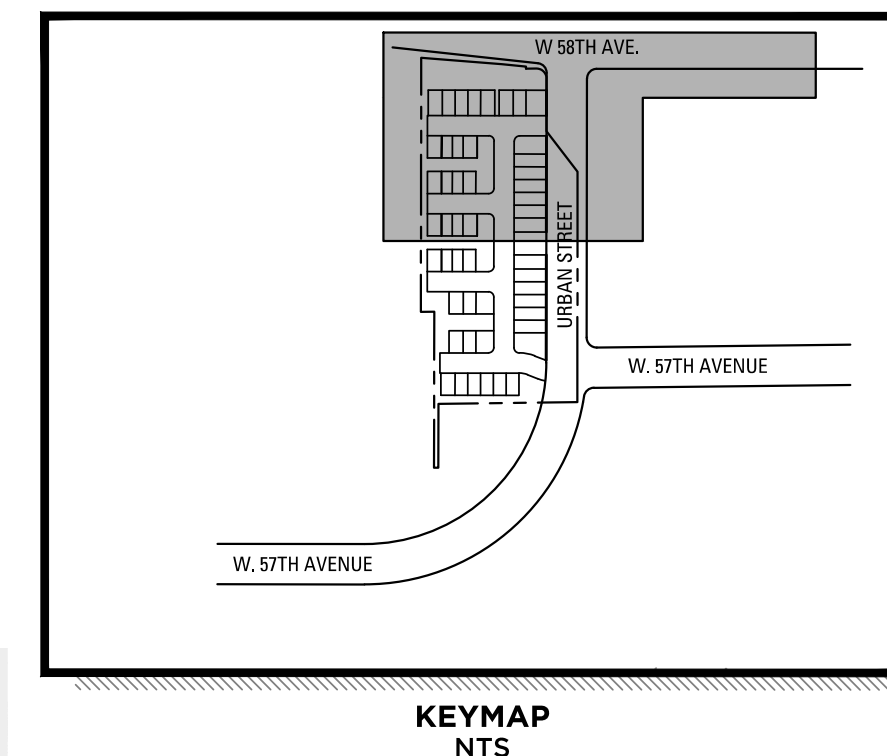
AS SHOWN

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	EXISTING SIDEWALK
F.L.E.A.U.D.E.	FIRE LANE, EMERGENCY ACCESS, UTILITY & DRAINAGE EASEMENT	EXISTING CURB AND GUTTER
●	SET NO. 4 REBAR W/ ORANGE CAP PLS 36561	EXISTING STORM MAIN
○	FOUND PROPERTY PIN	PROP. STORM MAIN
△	RANGE POINT SET ACCORDING TO THE CITY OF ARVADA STANDARDS. SURVEY MONUMENTS SHALL NOT BE MOVED, REMOVED, ALTERED OR OBTAINED BY ANY UTILITIES.	EXISTING GUARDRAIL
—	RIGHT-OF-WAY BOUNDARIES	PROP. GUARDRAIL
---	LAND DIVISION BOUNDARIES	100-YR FLOODPLAIN LIMITS PER LOMR 21-08-1154P (FUTURE EFFECTIVE)
---	SECTION LINE	PROPOSED 100-YR FLOODPLAIN LIMITS
---	ROAD CENTERLINE	2 CAR GARAGE
---	EXIST. UTILITY EASEMENT (RN NOTED IN PLAN VIEW)	PRIVATE DRIVE
---	EXIST. STORM WATER DETENTION EASEMENT (RN 2021039161)	OPEN SPACE
---	EXIST. JUCHEN DITCH EASEMENT (RN 2019042951, RN 2021039161)	
---	EXIST. EASEMENT FOR DRAINAGE & IRRIGATION FACILITIES (RN 83035017)	
---	PROP. UTILITY EASEMENT	

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

LAND PLANNING:
people creating spaces
pcs group inc. www.pcsgruopco.com
13, 16 Independence place
1007 16th street, denver co 80202
1.303.531.4705 / 1.303.531.4908

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

REVISIONS:		BY	DATE	REVISION DESCRIPTION
1.	REVISE PER CITY COMMENTS	DKC	09/09/2022	
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

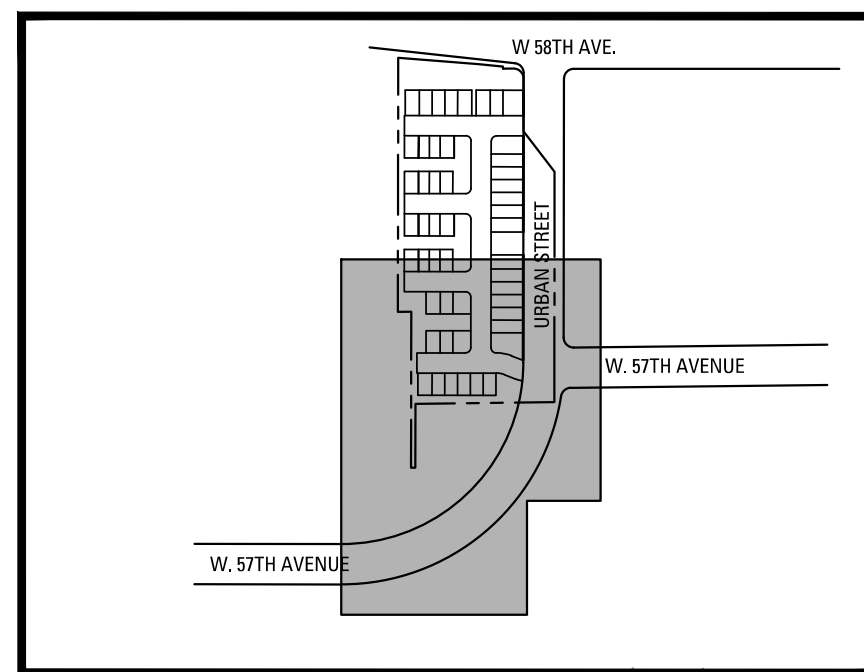
02
OF 17

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)
---	EXIST. STORM WATER DETENTION EASEMENT (RN 2021039161)
---	EXIST. JUCHEM 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/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.pcsgruopco.com
43.5186 Independence Plaza
1007 16th Street, Denver CO 80202
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.	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 DEVELOPMENT PLAN SITE PLAN - 2

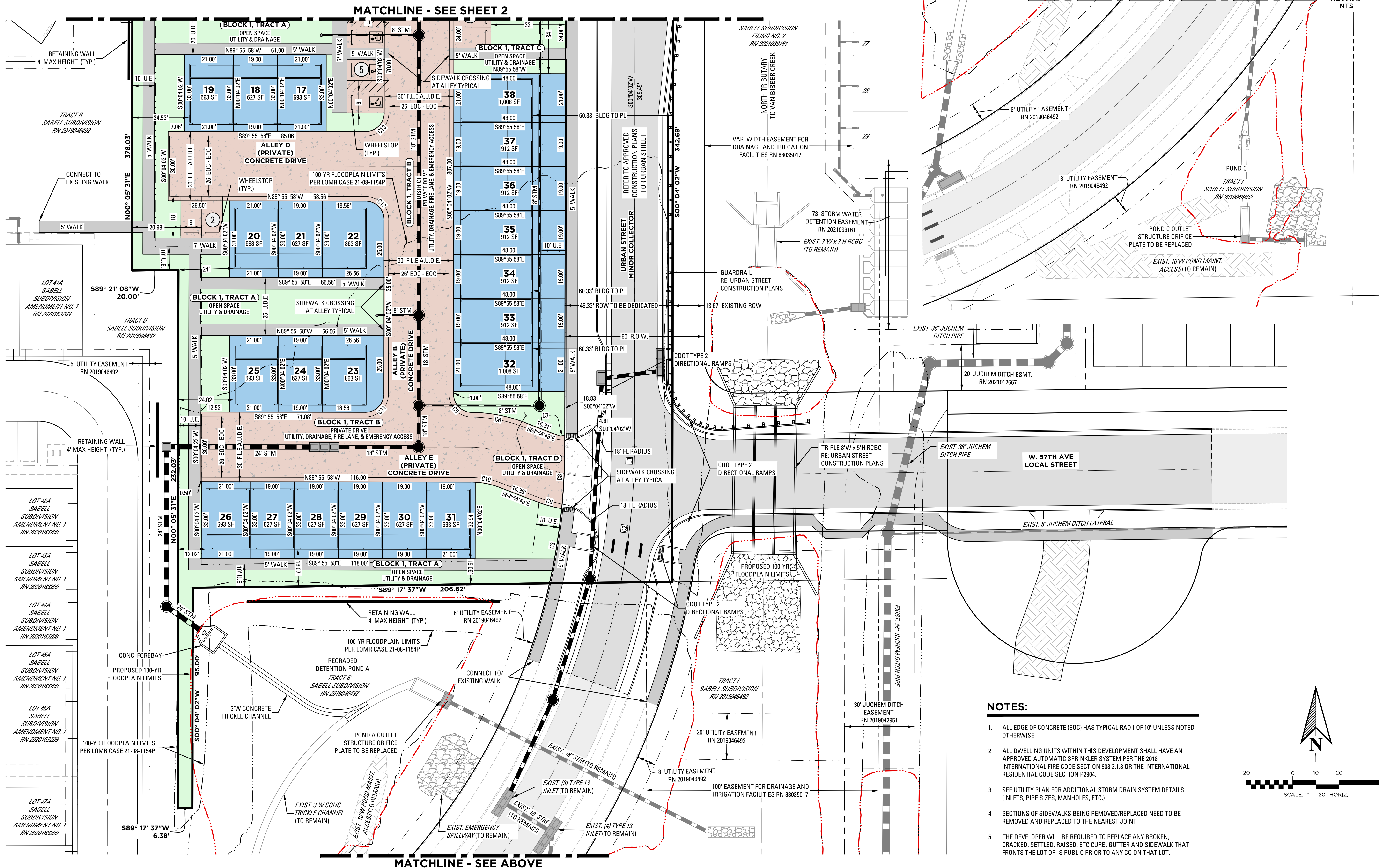
PROJECT NO:
0009-2113

DRAWN BY:
EST
DESIGNED BY:
KPT

SCALE:
1" = 20'

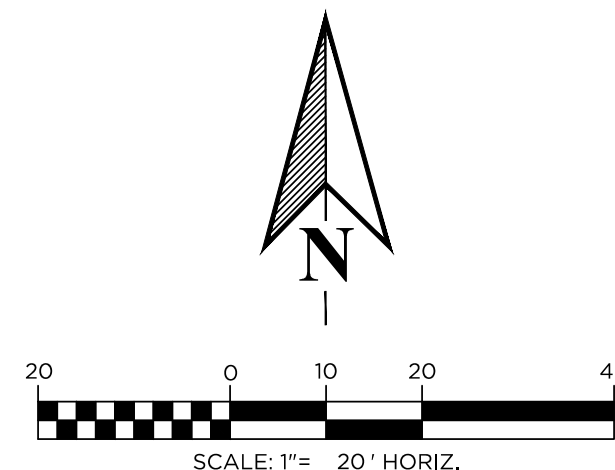
SUBMITTED ON:
4/20/2022

03
OF 17



NOTES:

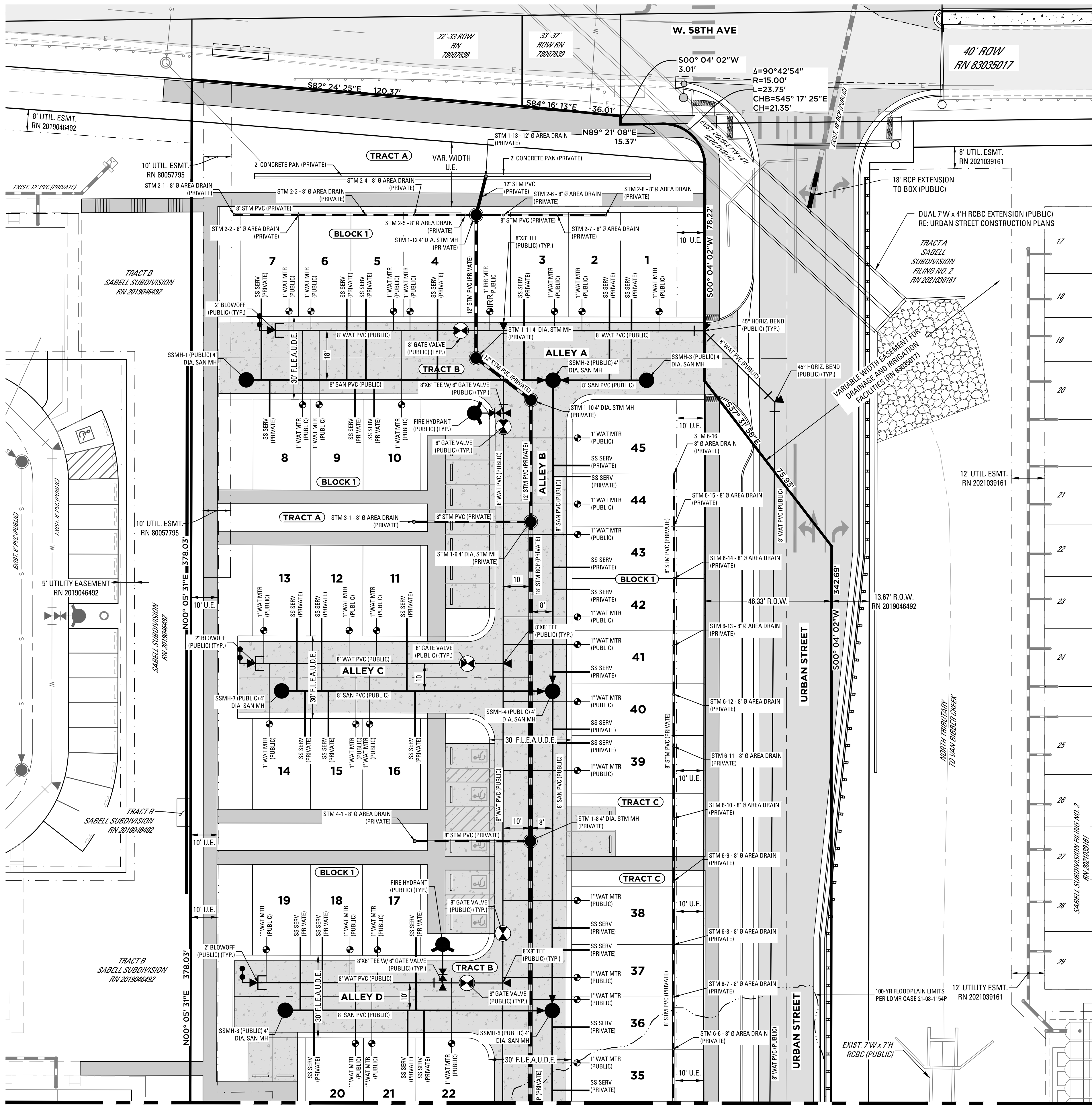
- ALL EDGE OF CONCRETE (EOC) HAS TYPICAL RADII OF 10' UNLESS NOTED OTHERWISE.
- ALL DWELLING UNITS WITHIN THIS DEVELOPMENT SHALL HAVE AN APPROVED AUTOMATIC SPRINKLER SYSTEM PER THE 2018 INTERNATIONAL FIRE CODE SECTION 903.3.1.3 OR THE INTERNATIONAL RESIDENTIAL CODE SECTION P2904.
- SEE UTILITY PLAN FOR 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.



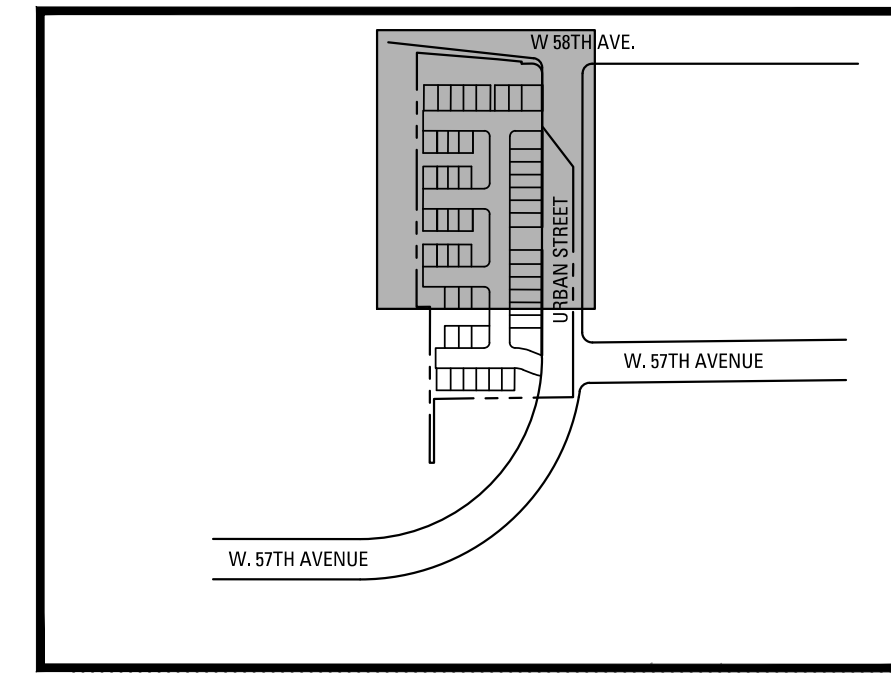
SABELL FILING NO. 3

PRELIMINARY DEVELOPMENT PLAN

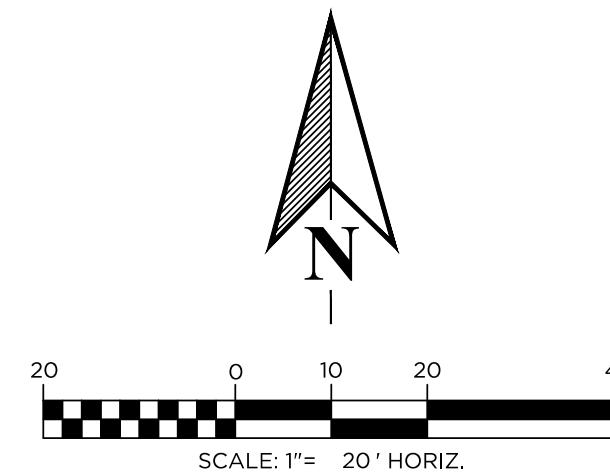
AN UNPLATTED PARCEL AND TRACT T, BLOCK 5, SABELL SUBDIVISION,
A SUBDIVISION RECORDED AT RECEPTION NO. 2019046492
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE
SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO



MATCHLINE SEE SHEET 05



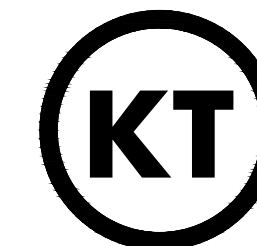
KEYMAP
NTS



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, 8-180 Independence place
1007 14th street, denver co 80202
303.531.4755 / 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:

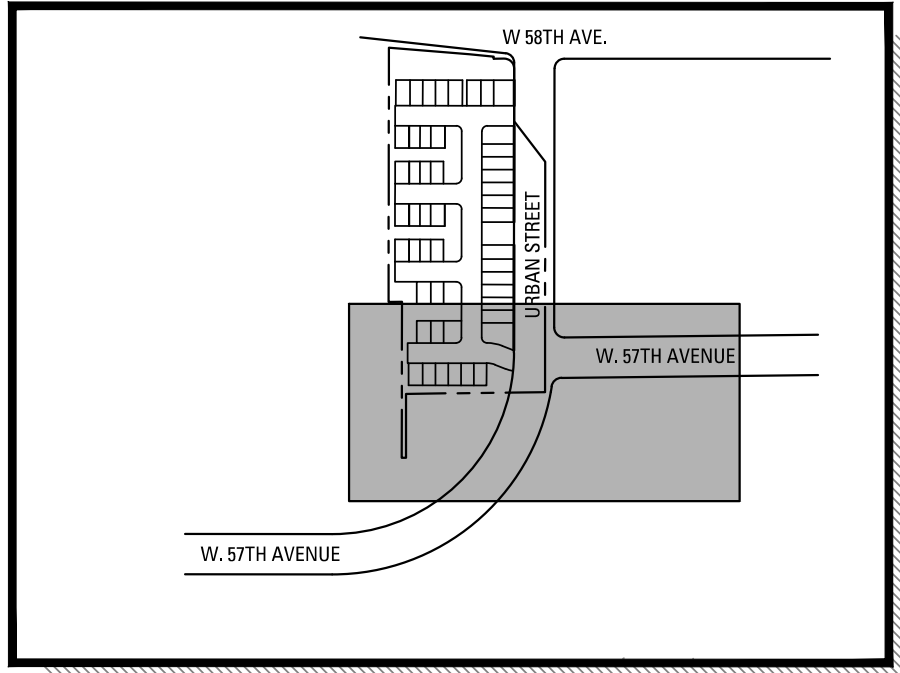
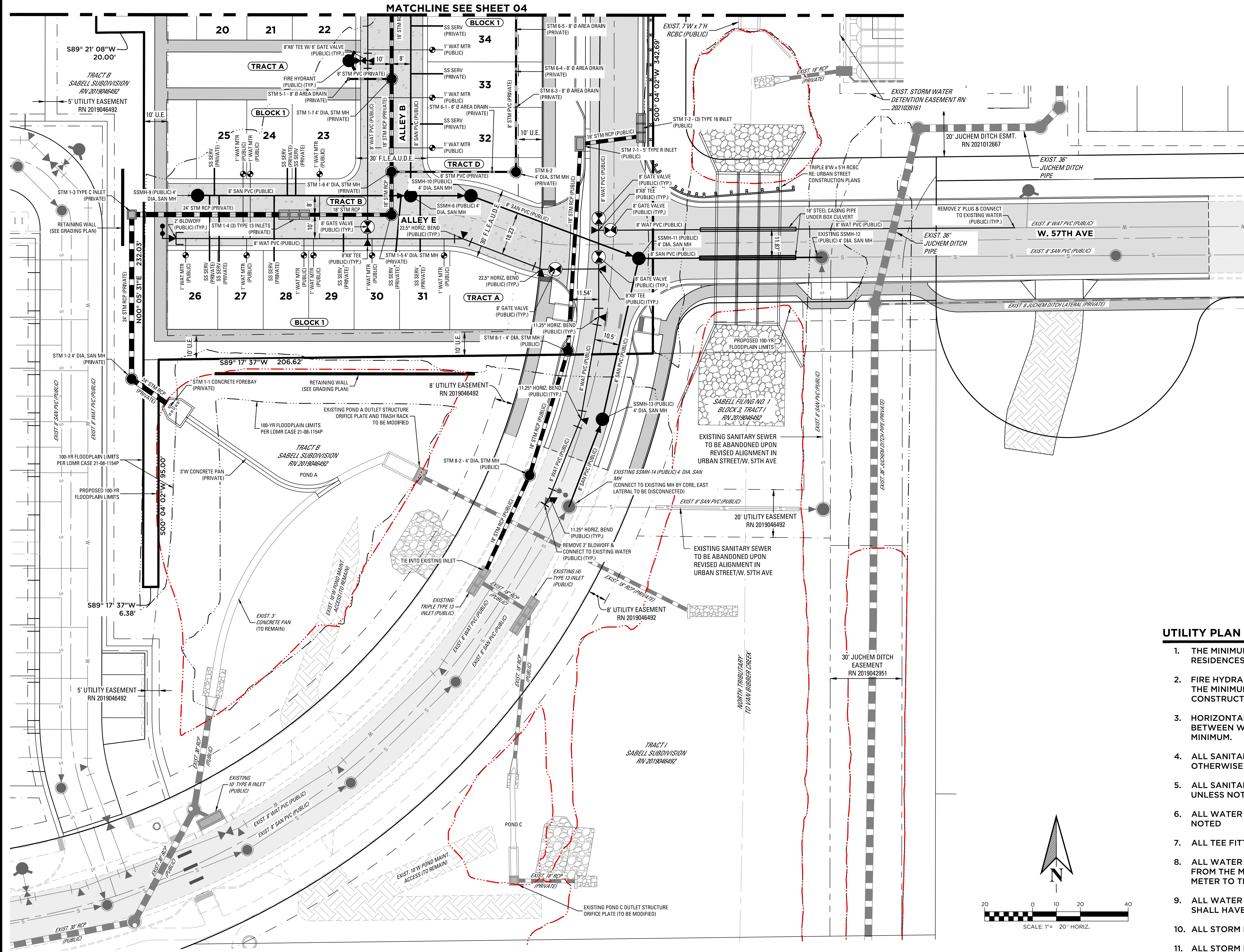
4/20/2022

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



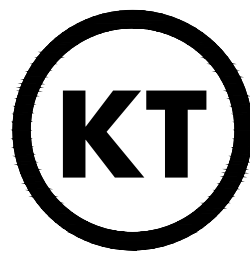
LEGEND

- 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)
- EXIST. JUCHEM DITCH EASEMENT (RN 2019042951, RN 2021039161)
- EXIST. EASEMENT FOR DRAINAGE & IRRIGATION FACILITIES (RN 83035017)
- PROP. UTILITY EASEMENT
- EXISTING SIDEWALK
- EXISTING CURB AND GUTTER
- 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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- 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.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	05/09/2022	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:

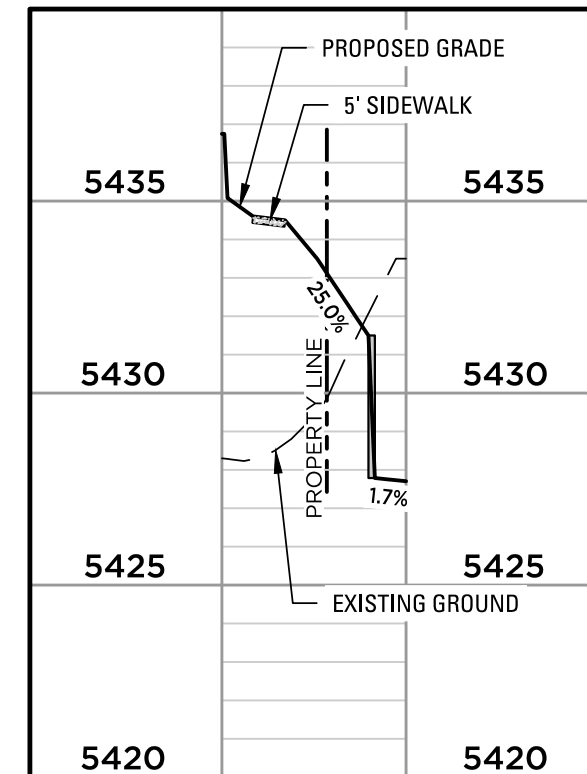
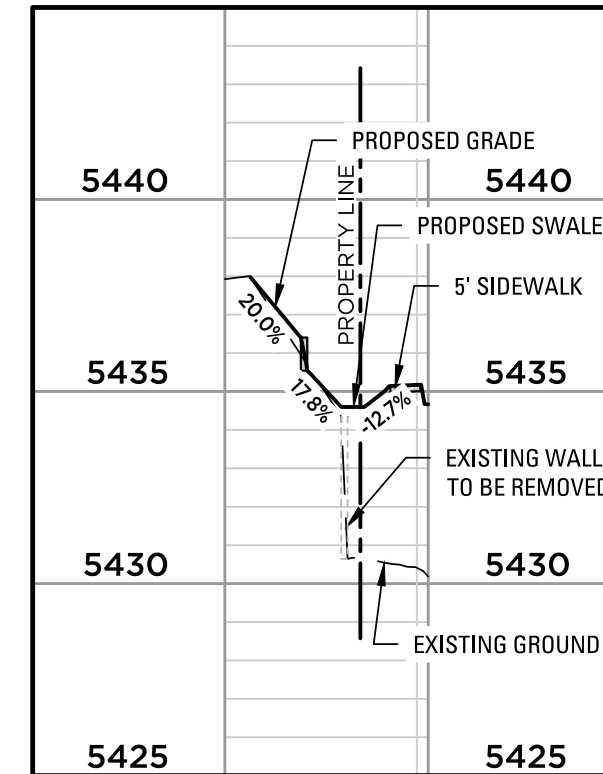
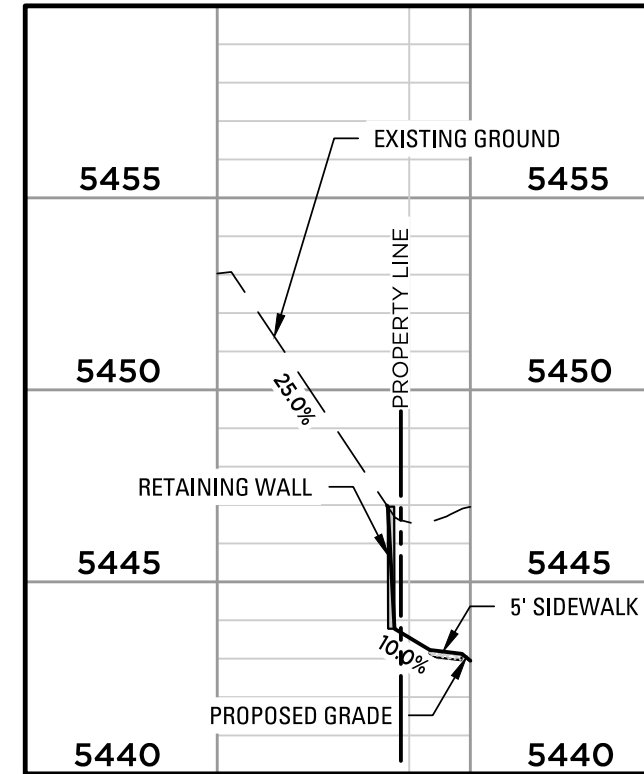
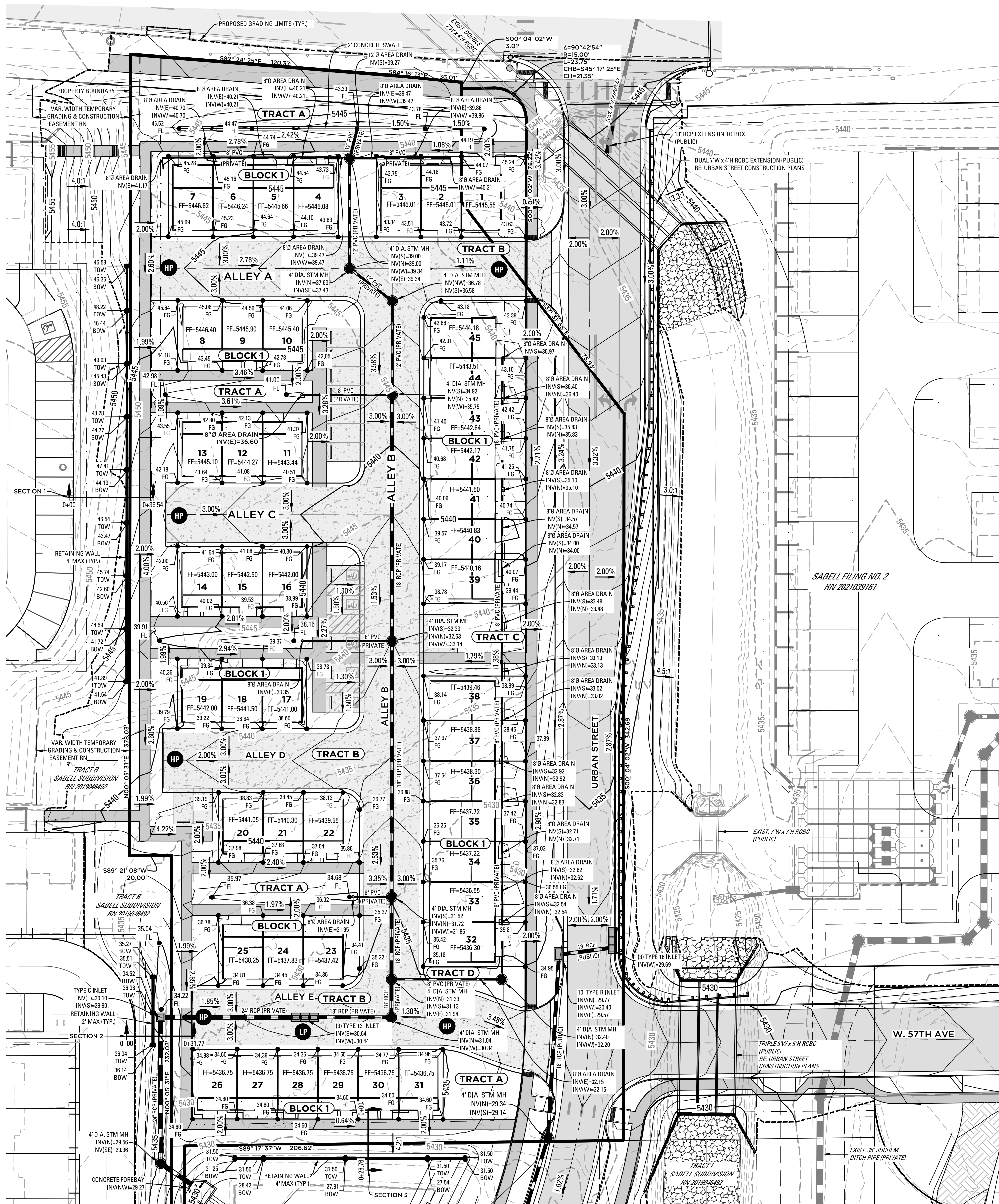
4/20/2022

**05
OF 17**

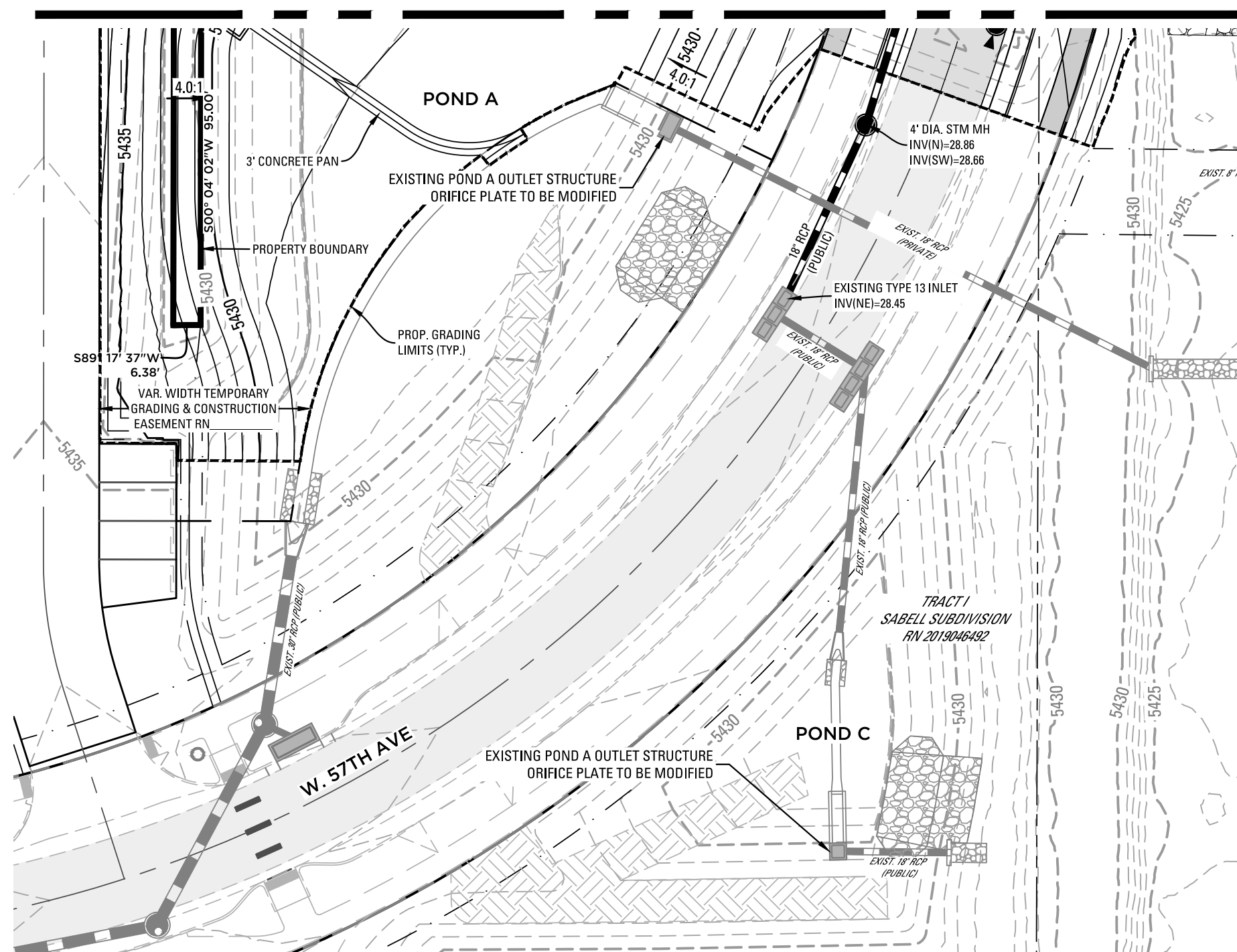
SABELL FILING NO. 3

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

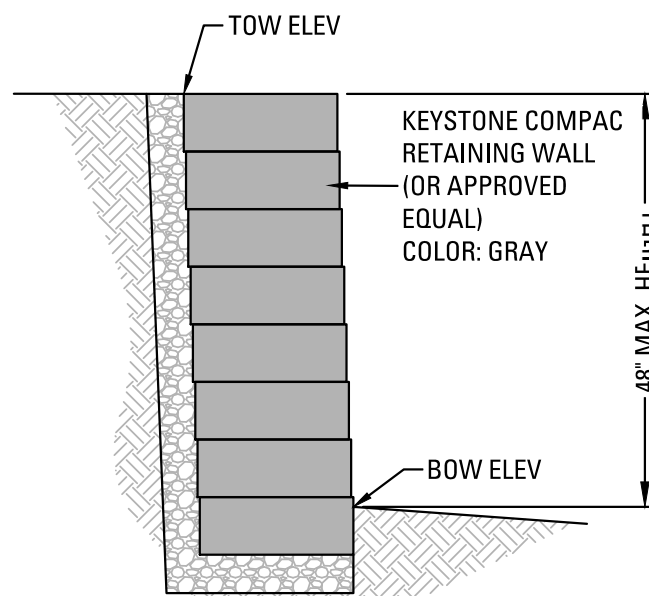


MATCHLINE SEE THIS SHEET BELOW

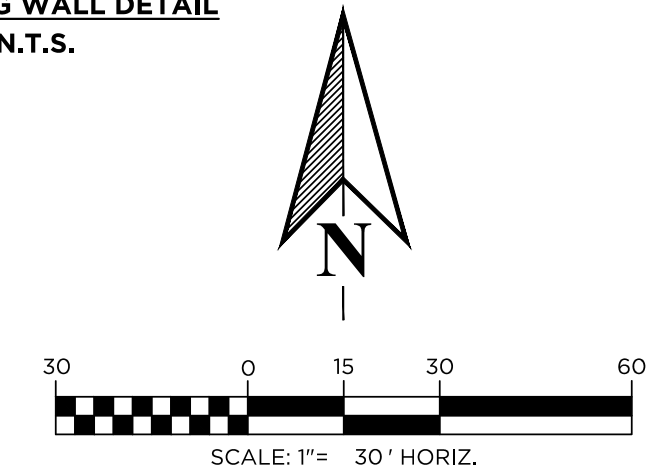


LEGEND

- = 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.



GRADING PLAN NOTES

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

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.	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 DEVELOPMENT PLAN
OVERALL GRADING PLAN

PROJECT NO:
0009-2113

DRAWN BY:
EST
DESIGNED BY:
KPT

SCALE:
1" = 30'

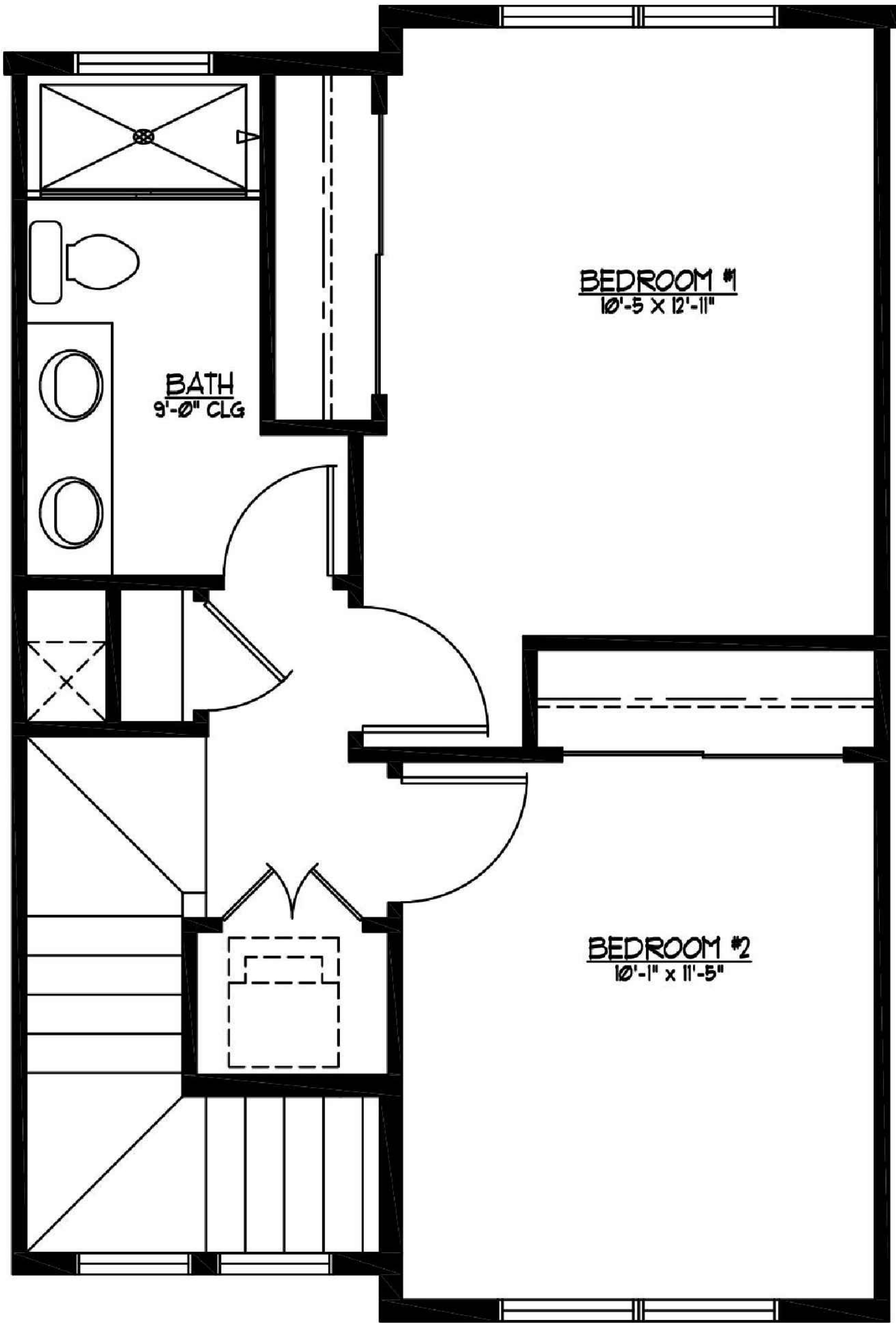
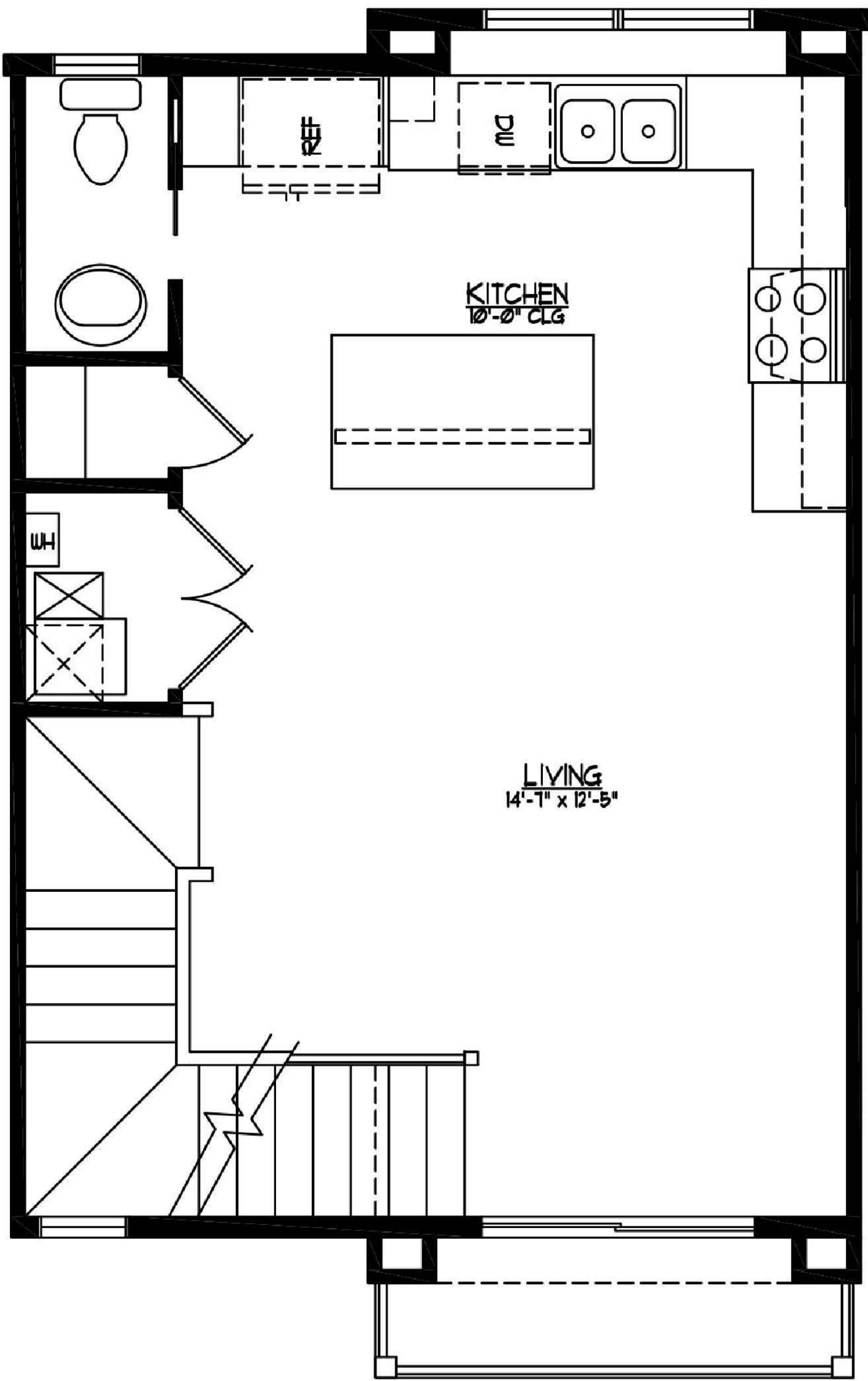
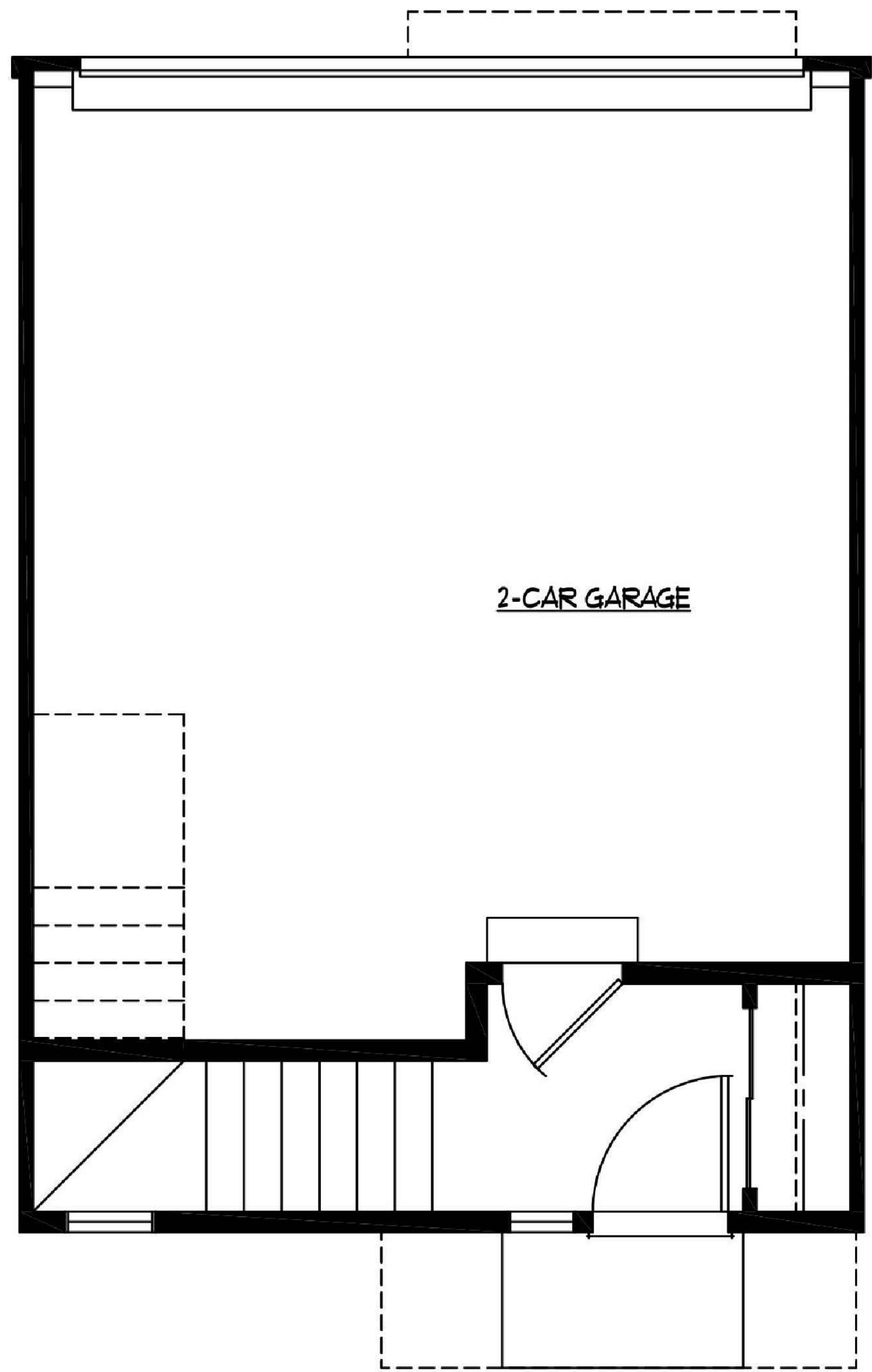
SUBMITTED ON:
4/20/2022

06
OF 17

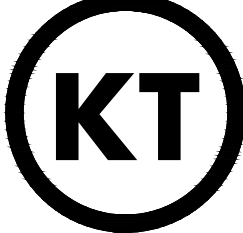
SABELL FILING NO. 3

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.pcsgroupco.com
P.O. Box 180 Independence, MO
1007 16th Street - Denver, CO 80265
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.			
2.			
3.			
4.			
5.			
6.			

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

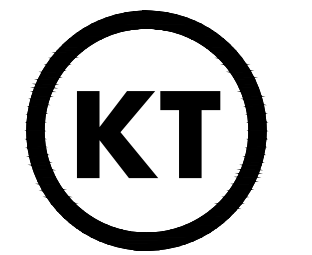


FRONT ELEVATION



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
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			

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

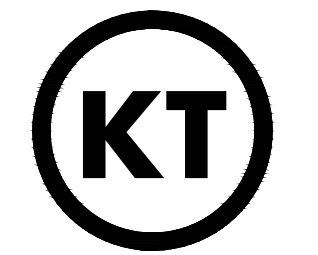


REAR ELEVATION



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.pcsgruppco.com
15 S. 180th street, denver co 80265
1.303.531.4905 / 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.			
2.			
3.			
4.			
5.			
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

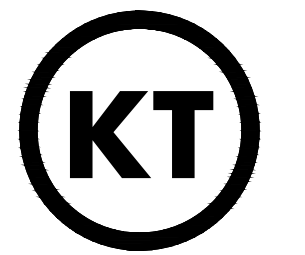


SIDE ELEVATION



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.pcsgroupco.com
1007 16th Street - Denver CO 80202
P: 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
1.			
2.			
3.			
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

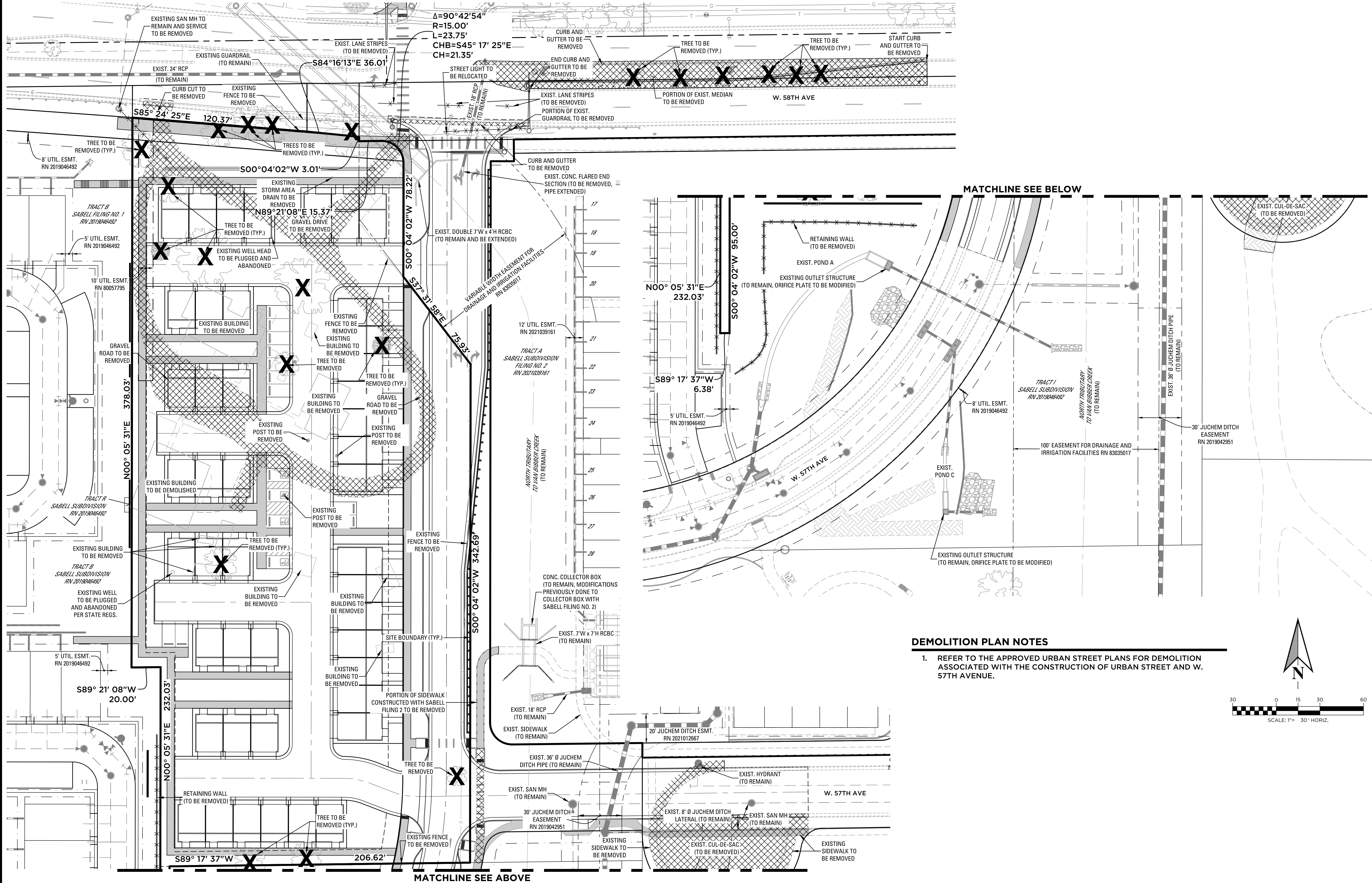
SUBMITTED ON:
07.22.2019

16
OF 17

SABELL FILING NO. 3

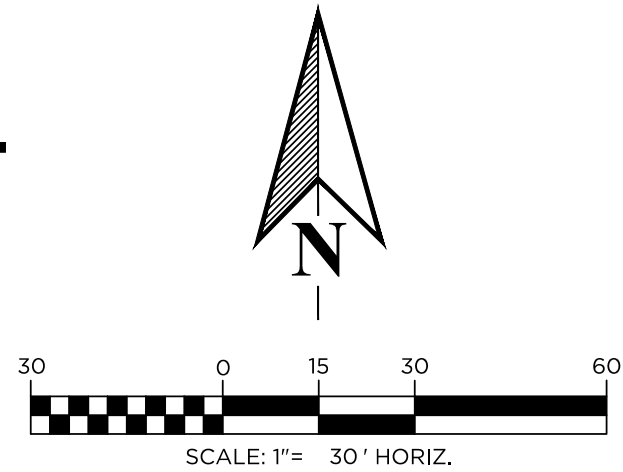
PRELIMINARY DEVELOPMENT PLAN

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.pcsgroupco.com
18, 3180 Independence place
1007 14th 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



REPORT TO CITY COUNCIL PUBLIC HEARING

AGENDA ITEM
10.G.

TO: THE HONORABLE CITY COUNCIL

DATE: February 6, 2023

SUBJECT: CB23-004, An Ordinance Rezoning Certain Land Within the City of Arvada, Ralston Gardens, from RN-7.5 (Residential Neighborhood 7,500) to MX-N (Mixed-Use Neighborhood), and Amending the Official Zoning Maps of the City of Arvada, Colorado, Parcel of Land Generally Located at the Southeast Corner of Ralston Road and Garrison Street, Formerly Known as 5790 Garrison Street (Ordinance No. 4837)

Report in Brief

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 ft min. lot size) 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 percent 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 Arvada team recommends that the City Council approve an Ordinance Rezoning Certain Land Within the City of Arvada, Ralston Gardens, 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, Parcel of Land Located at the Southeast Corner of Ralston Road and Garrison Street, Formerly Known as 5790 Garrison Street.

Financial Impact

There is no financial impact to the City.

Background

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 in the staff report). 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 images on pages 2 and 3 of the staff report). 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

SUBJECT: CB23-004, An Ordinance Rezoning Certain Land Within the City of Arvada, Ralston Gardens, from RN-7.5 (Residential Neighborhood 7,500) to MX-N (Mixed-Use Neighborhood), and Amending the Official Zoning Maps of the City of Arvada, Colorado, Parcel of Land Generally Located at the Southeast Corner of Ralston Road and Garrison Street, Formerly Known as 5790 Garrison Street (Ordinance No. 4837)

PAGE: 2
ITEM: 10.G.

that it will no longer be maintained by the City.

The Arvada team recommends that the City Council approve an Ordinance Rezoning Certain Land Within the City of Arvada, Ralston Gardens, 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, Parcel of Land Located at the Southeast Corner of Ralston Road and Garrison Street, Formerly Known as 5790 Garrison Street.

Discussion

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 stated intent of the proposed zoning district.	Complies	The area of land to be rezoned 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.

Public Contact

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.

Written notice was sent 15 days prior to the meeting, a published notice was posted in the newspaper 15 days prior to the meeting, and a public hearing sign was posted 15 days prior to the meeting.

Commission Recommendation

SUBJECT: CB23-004, An Ordinance Rezoning Certain Land Within the City of Arvada, Ralston Gardens, from RN-7.5 (Residential Neighborhood 7,500) to MX-N (Mixed-Use Neighborhood), and Amending the Official Zoning Maps of the City of Arvada, Colorado, Parcel of Land Generally Located at the Southeast Corner of Ralston Road and Garrison Street, Formerly Known as 5790 Garrison Street (Ordinance No. 4837)

PAGE: 3
ITEM: 10.G.

The Planning Commission voted 6 to 0 (1 absence) in favor of recommending City Council approve the Major Modification with the following condition(s):

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

Strategic Alignment

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

Alternative Courses of Action

N/A

Recommendation for Action

The Arvada team recommends that the City Council Approve An Ordinance Rezoning Certain Land Within the City of Arvada, Ralston Gardens, from RN-7.5 (Residential Neighborhood 7,500) to MX-N (Mixed-Use Neighborhood), and Amending the Official Zoning Maps of the City of Arvada, Colorado, Parcel of Land Generally Located at the Southeast Corner of Ralston Road and Garrison Street, Formerly Known as 5790 Garrison Street.

Suggested Motion:

I move that CB23-004, An Ordinance Rezoning Certain Land Within the City of Arvada, Ralston Gardens, from RN-7.5 (Residential Neighborhood 7,500) to MX-N (Mixed-Use Neighborhood), and Amending the Official Zoning Maps of the City of Arvada, Colorado, Parcel of Land Generally Located at the Southeast Corner of Ralston Road and Garrison Street, Formerly Known as 5790 Garrison Street, be (approved on final reading, numbered 4837 and ordered published by title only) (rejected).

This motion is based on the findings of fact and required conditions (if any) adopted by the Planning Commission.

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)

Prepared by:

Heidi Van Gieson, Administrative Specialist

Reviewed by:

Approved by:

Jacob Nitchals, Senior Planner

1/17/2023

Josie Suk, Development Systems and Administrative Manager

1/17/2023

Robert Smetana, Manager of City Planning and Development

1/18/2023

Ryan Stachelski, Director of Community and Economic Development

1/18/2023

Emily Grogg, Senior Assistant City Attorney

1/19/2023

SUBJECT: CB23-004, An Ordinance Rezoning Certain Land Within the City of Arvada, Ralston Gardens, from RN-7.5 (Residential Neighborhood 7,500) to MX-N (Mixed-Use Neighborhood), and Amending the Official Zoning Maps of the City of Arvada, Colorado, Parcel of Land Generally Located at the Southeast Corner of Ralston Road and Garrison Street, Formerly Known as 5790 Garrison Street (Ordinance No. 4837)

PAGE: 4
ITEM: 10.G.

Gail Walker, Legal Specialist-Contracts

1/20/2023

Rachel Morris, City Attorney

1/23/2023

Linda Haley, Deputy City Manager

1/23/2023

Lorie Gillis, City Manager

1/24/2023

Enclosure, exhibits & attachments required to support the report

COUNCIL BILL NO. 23-004
ORDINANCE NO. 4837

AN ORDINANCE REZONING CERTAIN LAND WITHIN THE CITY OF ARVADA, RALSTON GARDENS, FROM RN-7.5 (RESIDENTIAL NEIGHBORHOOD 7,500) TO MX-N (MIXED-USE NEIGHBORHOOD), AND AMENDING THE OFFICIAL ZONING MAPS OF THE CITY OF ARVADA, COLORADO, PARCEL OF LAND LOCATED AT THE SOUTHEAST CORNER OF RALSTON ROAD AND GARRISON STREET, FORMERLY KNOWN AS 5790 GARRISON STREET

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

Section 1. The following described property is hereby rezoned from RN-7.5 (Residential Neighborhood 7,500) to MX-N (Mixed-Use Neighborhood):

LEGAL DESCRIPTION:

THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6 PRINCIPAL MERIDIAN,

More particularly described in Exhibit A.

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

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

INTRODUCED, READ, AND ORDERED PUBLISHED this 23rd day of January, 2023.

PASSED, ADOPTED, AND APPROVED this 6th day of February, 2023.

Marc Williams, Mayor

ATTEST:

City Clerk

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

By: _____

Publication Dates: January 26, 2023
 February 9, 2023

EXHIBIT "A"

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH,
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 1 OF 2

A PORTION OF LOT 2, RALSTON CREEK SOUTHEAST MINOR SUBDIVISION AS DESCRIBED IN THE RECORDS OF JEFFERSON COUNTY ON MARCH 12, 2020, AT RECEPTION NO. 2020028815, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF LOT 1, SAID RALSTON CREEK SOUTHEAST MINOR SUBDIVISION TO BEAR NORTH 89°05'19" EAST, A DISTANCE OF 177.76 FEET BETWEEN THE SOUTHWEST CORNER AND THE SOUTHEAST CORNER OF SAID LOT 1, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT SAID SOUTHWEST CORNER;

THENCE ALONG SAID SOUTH LINE, NORTH 89°05'19" EAST, A DISTANCE OF 177.76 FEET TO SAID SOUTHEAST CORNER;

THENCE ALONG THE EAST LINE OF SAID LOT 1, NORTH 00°18'05" WEST, A DISTANCE OF 60.83 FEET TO A NORTHWESTERLY CORNER OF SAID LOT 2; THENCE DEPARTING SAID EAST LINE, AND ALONG THE NORTHERLY LINE OF SAID LOT 2, NORTH 89°05'19" EAST, A DISTANCE OF 22.00 FEET; THENCE DEPARTING SAID NORTHERLY LINE, AND ALONG THE WESTERLY AND NORTHERLY LINES OF PROPOSED LOT 2A, RALSTON GARDENS MINOR SUBDIVISION THE FOLLOWING THREE (3) COURSES:

1. SOUTH 05°46'22" EAST, A DISTANCE OF 53.64 FEET;
2. THENCE SOUTH 37°23'44" WEST, A DISTANCE OF 36.88 FEET;
3. THENCE NORTH 89°13'35" WEST, A DISTANCE OF 182.35 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 2;

THENCE ALONG SAID WESTERLY LINE, NORTH 00°17'42" WEST, A DISTANCE OF 16.20 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

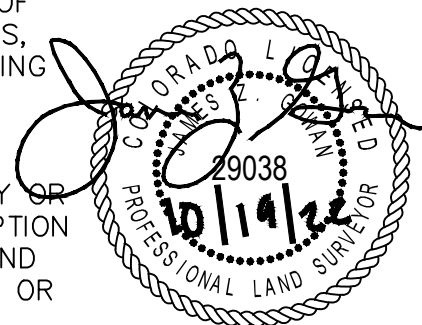
SAID PARCEL CONTAINING 5,116 SQ. FT., OR 0.12 ACRES, MORE OR LESS.

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.

JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

JOB NUMBER: 22-77,619
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 19, 2022

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.



Flatirons, Inc.
Land Surveying Services



655 FOURTH AVE
LONGMONT, CO 80501
PH: (303) 776-1733
FAX: (303) 776-4355

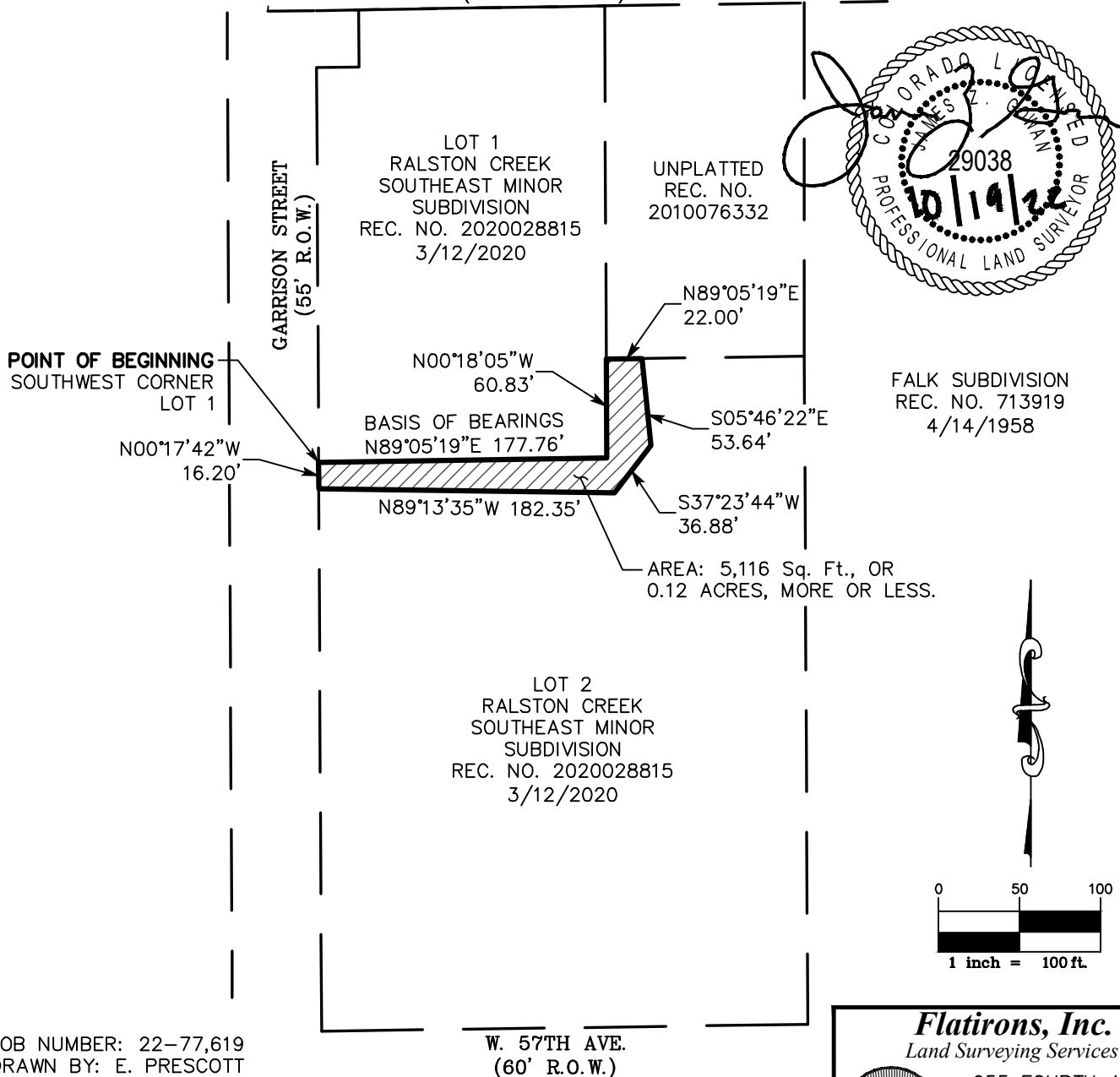
www.FlatironsInc.com

EXHIBIT "A"

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH,
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 2 OF 2

W. 58TH AVE (A.K.A. RALSTON ROAD)
(R.O.W. VARIES)



JOB NUMBER: 22-77,619
DRAWN BY: E. PRESCOTT
DATE: OCTOBER 19, 2022

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

W. 57TH AVE.
(60' R.O.W.)

Flatirons, Inc.
Land Surveying Services



655 FOURTH AVE
LONGMONT, CO 80501
PH: (303) 776-1733
FAX: (303) 776-4355

www.FlatironsInc.com

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.

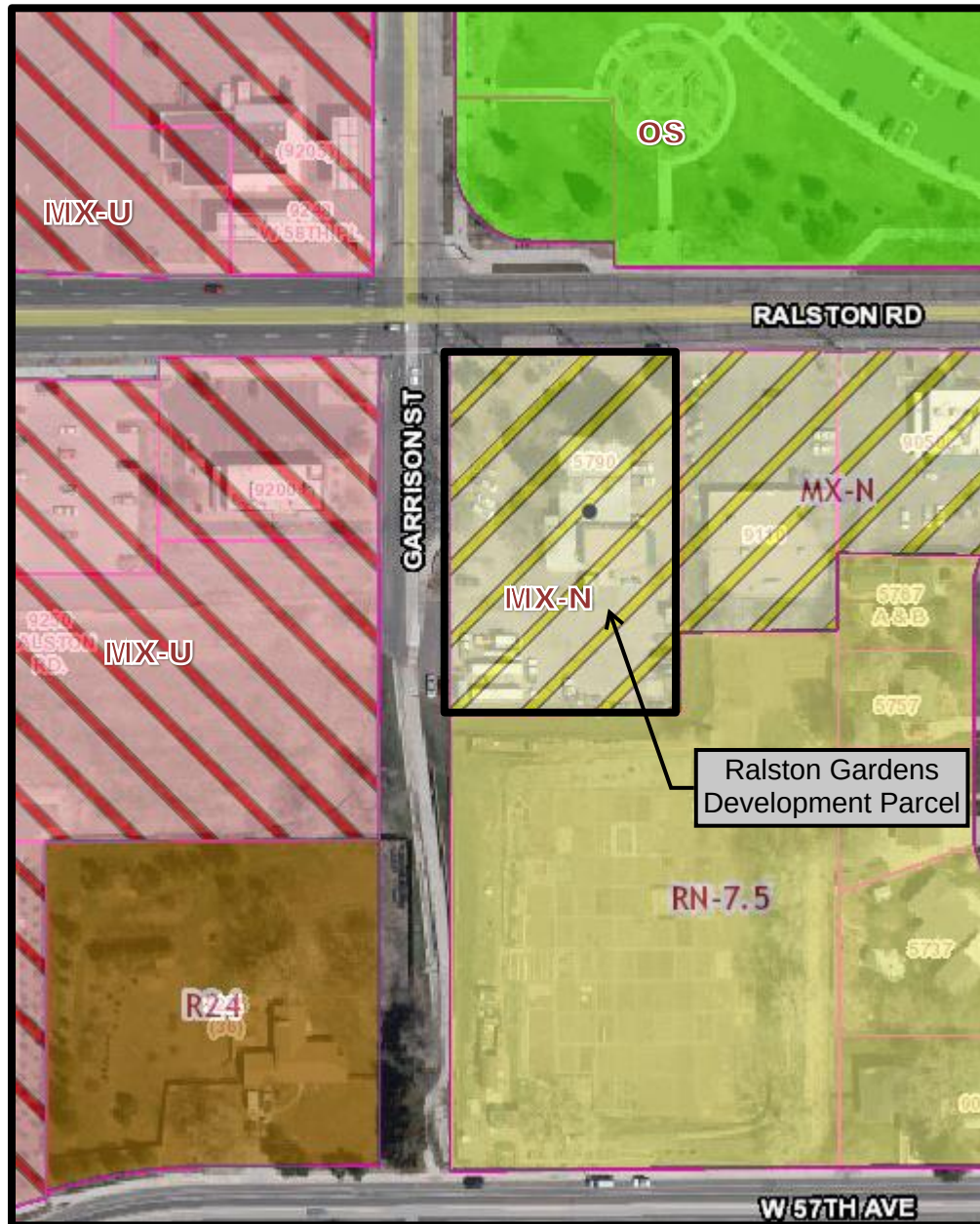
ZONING AND LAND USE

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.



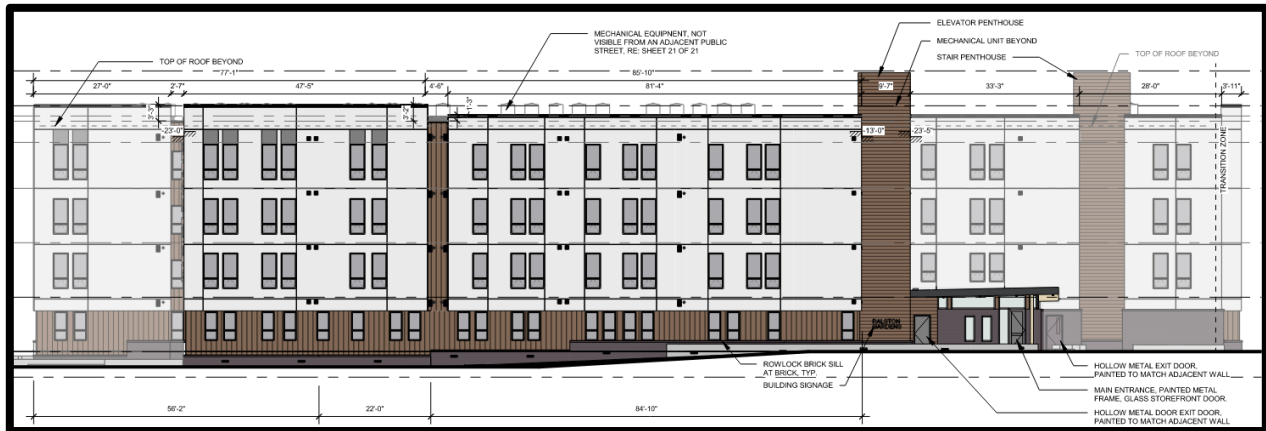
MAJOR MODIFICATION REQUESTED

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+

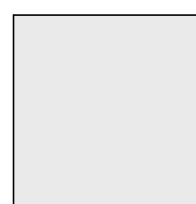


Image for reference

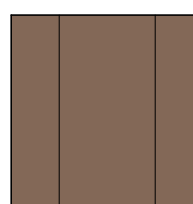
RALSTON GARDENS

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



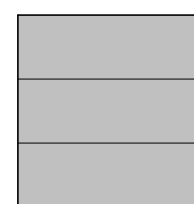
EIFS



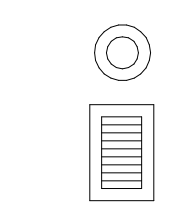
VERTICAL BOARD AND BATTEN



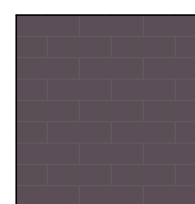
HORIZONTAL LAP SIDING, 9" EXPOSURE



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

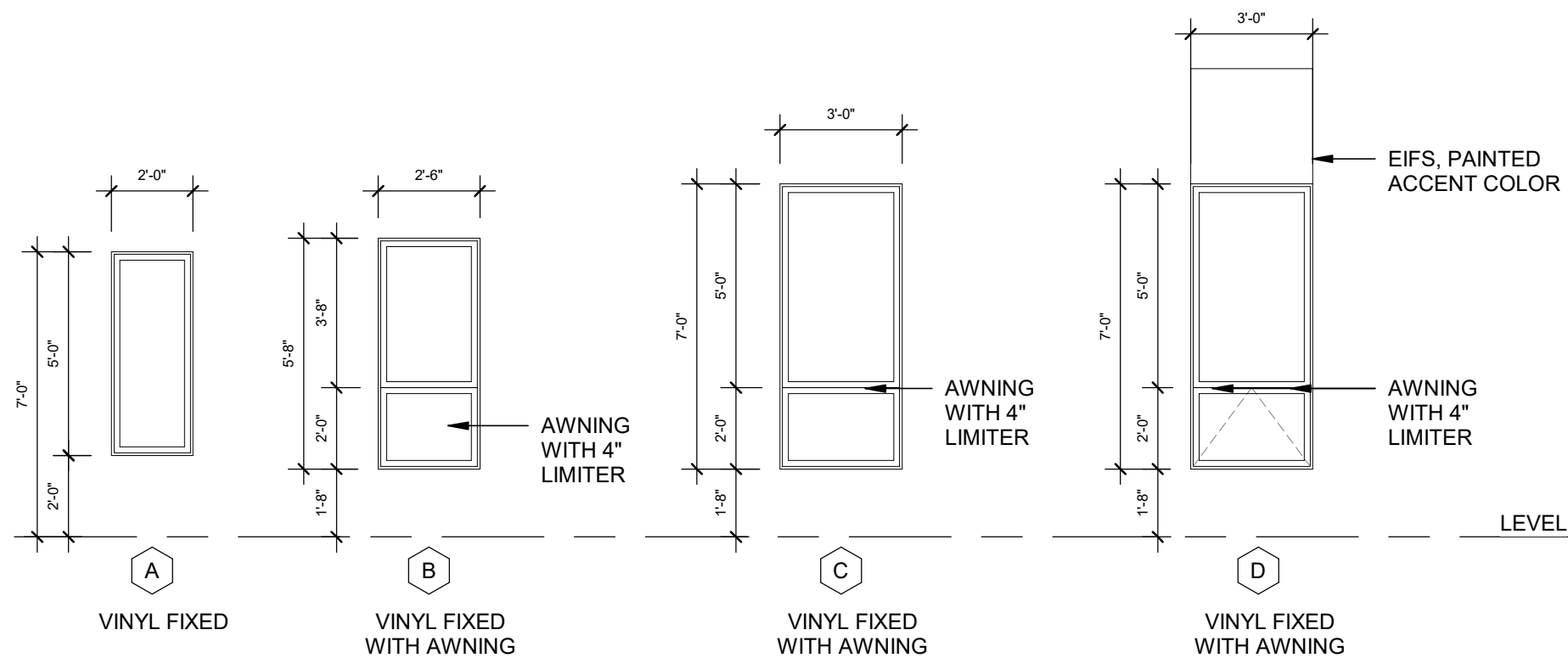
AFC or James Hardy
COLOR: Sherwin Williams
SW7652 Mineral Deposit
Horizontal battens to match,
random spacing between 4"
(min) and 12"(max)

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

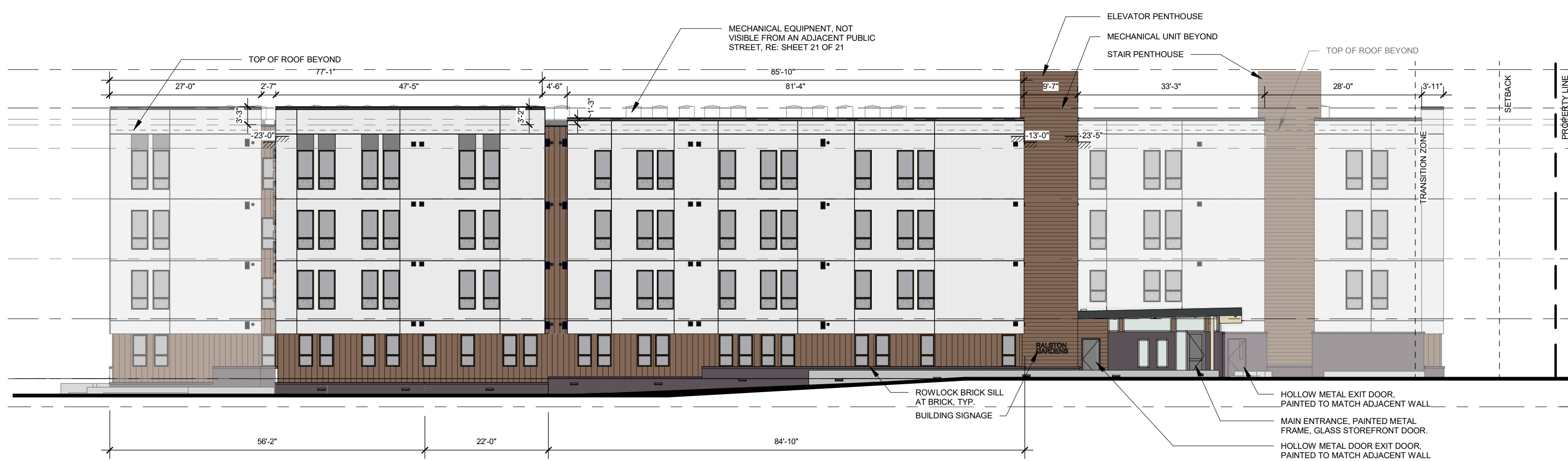
Cloud Ceramics
Color: Ebony IS
Size: Modular
Texture: Velour
Mortar: Dove Grey



- NOTES:
1. PARAPET PROVIDES SCREENING FOR MECHANICAL EQUIPMENT FROM THE STREET, SEE STREET SECTIONS.
 2. 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.
 3. 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.
 - 4.

MATERIAL LEGEND

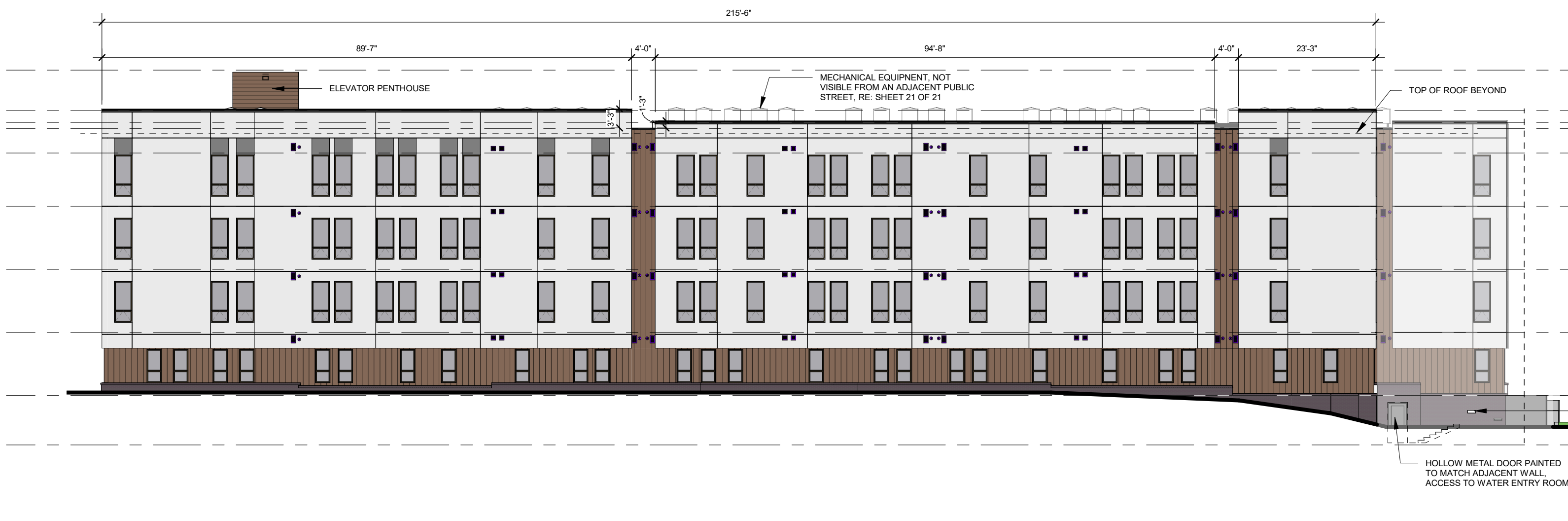
WINDOW LEGEND



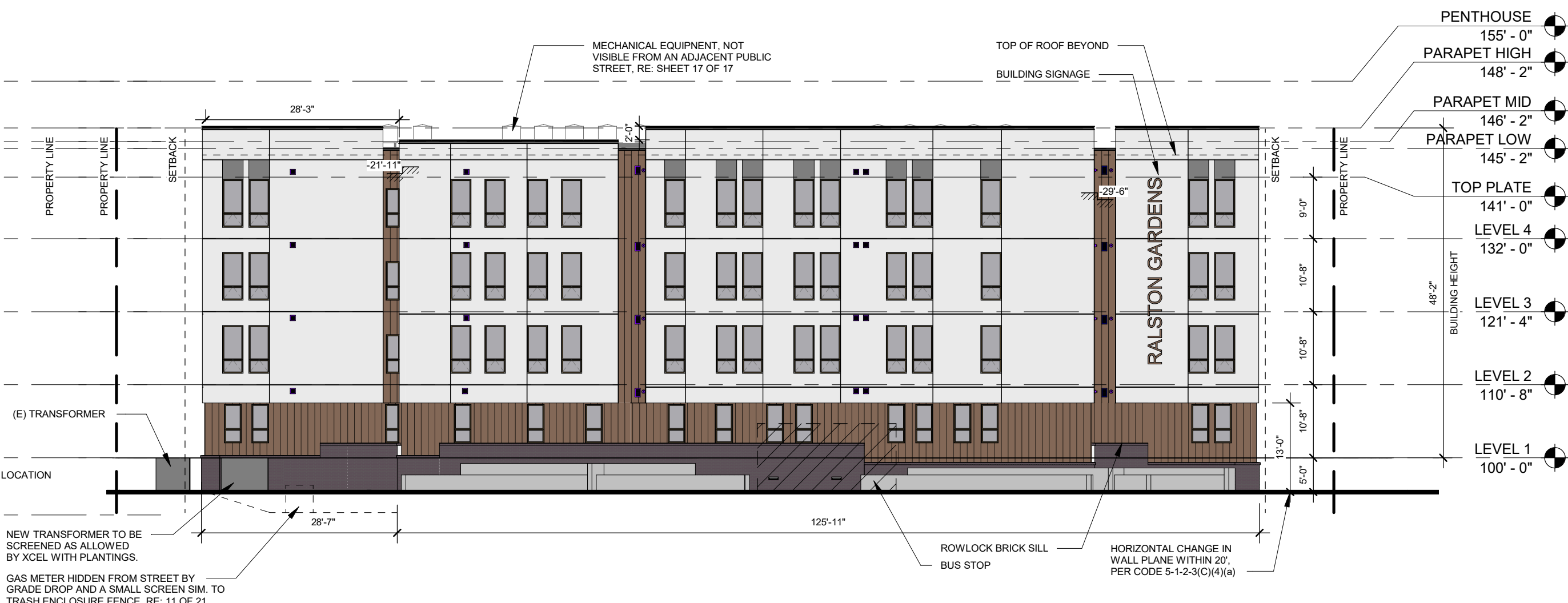
WEST ELEVATION ALONG GARRISON STREET
1/16" = 1'-0"



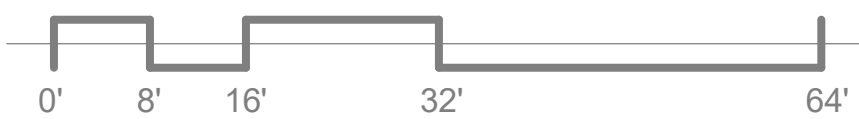
SOUTH ELEVATION ALONG COMMUNITY GARDENS
1/16" = 1'-0"



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



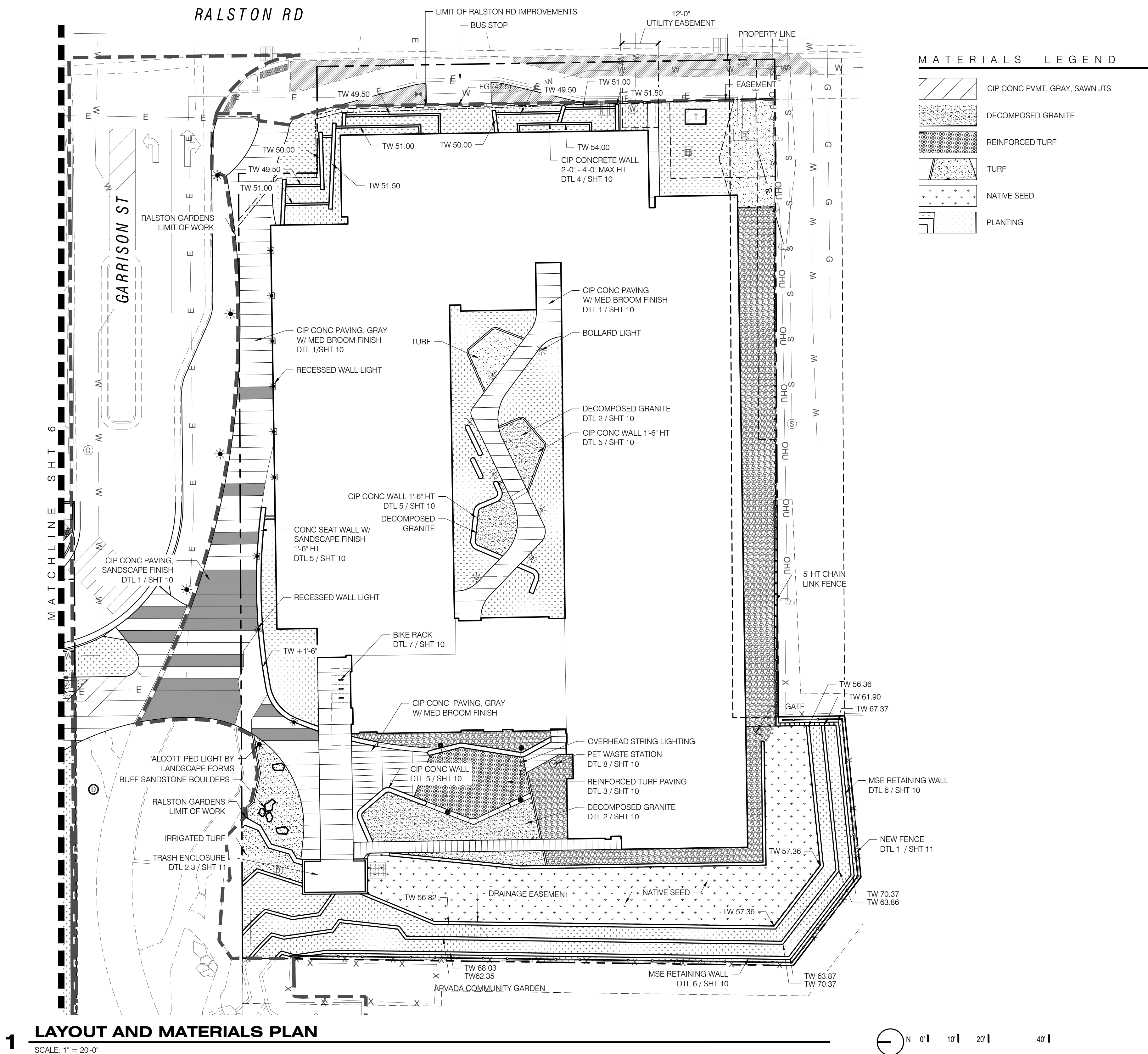
NORTH ELEVATION ALONG RALSTON ROAD
1/16" = 1'-0"



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

Meeting Synopsis for December 6, 2022 Planning Commission

DA2022-0031 Rezoning and Major Modification for Ralston Gardens, generally located at the Southeast corner of Ralston Road and Garrison Street

The public hearing was opened.

Mr. Griffith entered into the record the staff report for DA2022-0031 dated December 6, 2022 affidavit of mailing, and posting log.

Mr. Nitchals stated that the vicinity map was incorrect, this not a required part of the letter. No other addition to the staff report.

Mr. Nitchals stated that this in conjunction with Ralston Gardens to rezone from RN-7.5 to MXU and a major modification request to waive requirement of private outdoor yard patio or balcony..

Maureen Phair, Director of Arvada Urban Renewal, 5603 Yukon Street stated that this project is between, AURA, City of Arvada and Mile High Development. This will be an affordable housing project.

George Thorn, Mile High Development, 98 Madison Street Cherry Creek, Denver, CO 80206. stated that this is his 10th affordable housing project that he has been a part of. Made a commitment to Affordable Housing projects. This project is a truly affordable housing project, financed with tax credit at federal and state level. This project is a 4 story building with 102 units. Parking next to the project site by Walmart.

Andre Baros, 4584 S Newton Street Denver, CO 80236, stated the rezoning of the land and to remove the requirement of balconies on each space and doing ample shared outdoor area and shared amenity building. Well connected area, massive park across the street, community garden and paths near site. Parking lot has its own green space. Walking connection to store and fast food joint. Creating two primary outdoor spaces. South more public focus outdoor space inner courtyard a more private outdoor space.

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

PUBLIC COMMENT

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

APPLICANT REBUTTAL

None

Mr. Griffith closed public comment.

QUESTIONS FROM THE COMMISSION

Mr. Figliolino asked what kind of vehicle traffic are they expecting in the exterior courtyard?

Mr. Baros said the design given the grade of the site only place is at one spot there would be trash pickup 1-2 times a week. Moving in and out vehicles. Rush at the beginning then less then once a month after initial move in.

Mr. Figliolino asked how they will deter vehicle traffic or parking in the exterior courtyard?

Mr. Baros stated that across the street 153 parking spots.

Mr. Figliolino asked about the parking lot and to elaborate on the amenities of the urban park in the parking lot.

Mr. Baros stated the sidewalk is wider and additional planting and enhanced paving.

Mr. Figliolino questioned staff: who is going to be maintaining the paseo.

Mr. Nitchals stated the city parks department will maintain it.

Mr. Figliolino asked what barriers will be installed in front of the paseo to prevent traffic from going up it?

Mr. Baros states a curve comes north to south with a concrete closer. Creates a neck making it narrow to prevent cars from going up it. Just wide enough for two lanes of bike cycle traffic.

Mr. Aljinovich asked about the parking lot, how would you keep out people that don't belong in it.

Mr. Baros stated no fence, no barriers around it, north edge is fire lane, this cannot be blocked, south edge has a retaining wall.

Mr. Aljinovich so there is one entrance and one exit?

Mr. Baros states correct. Fire lane east to west and North curb cut entrance loops around.

Mr. Aljinovich where does all of the crud that drips off the cars go?

Mr. Baros stated that the center planting is the water collection at grade and detention below grade in the parking lot.

Mr. Knapp asked about Fire Truck and Police access?

Mr. Baros pointed out where fire hydrants are on plans and the fire truck has access from all sides of the building. Police would access from the main plaza.

Mr. Knapp asked about lighting the plaza has for security purposes?

Mr. Baros stated that there are ballards and plenty of lighting to address this.

Mr. Magee asked about the mention that balconies in general are used for storage areas in other units.

Mr. Baros stated in general the housing demographics are barely have enough funds to pay rent and they are not going to have patio furniture. Ends up being storage. There will be a secured room for bike storage.

Mr. Magee asked if by providing a common area conference room and fitness center these get used by the residents?

Mr. Baros stated yes no space gets used 100% of the time. But yes they do get used.

Mr Griffith asked about the reason why the removal of the balconies. Do you lose square footage in the unit when adding a balcony?

Mr. Baros stated by doing the balconies it takes away from the living space of the unit. which ultimately takes away from the entire building. making the courtyard smaller or non-existent.

Mr. Griffith asked about the bikes being stored on the balconies, is there a facility for bike storage?

Mr Baros Yes bike room in the building that is locked. Residents will have access to storage.

Mr Griffith asked about the window's ability to be opened.

Mr. Baros stated Yes the windows can be opened.

Mr. Griffith asked where will snow storage be located?

Mr. Baros stated that they have subtracted parking spaces for snow storage and in the plaza (loading area or detention pond).

Mr. Griffith said he is very pleased about the landscaping on the project. Doesn't look like an afterthought.

Mr. Aljinovich appreciated the work that staff did on this plan. He couldn't find anything wrong.

15. MOTION: Agenda Item 8.F

It was moved by Mr. Knapp, 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

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

DISCUSSION OF MOTION

Mr. Hannen stated that he is very happy with this project.

Mr. Magee stated this great project, great idea, and great location.

Mr. Figliolino stated really beautiful project.

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

Those voting No:

Those absent: Gay

The motion carried: 6-0

16. MOTION: Agenda Item 8.G

It was moved by Mr. Magee, 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

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

DISCUSSION OF MOTION

Mr. Griffith stated that this is a great project.

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

Those voting No:

Those absent: Gay

The motion carried: 6-0



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.

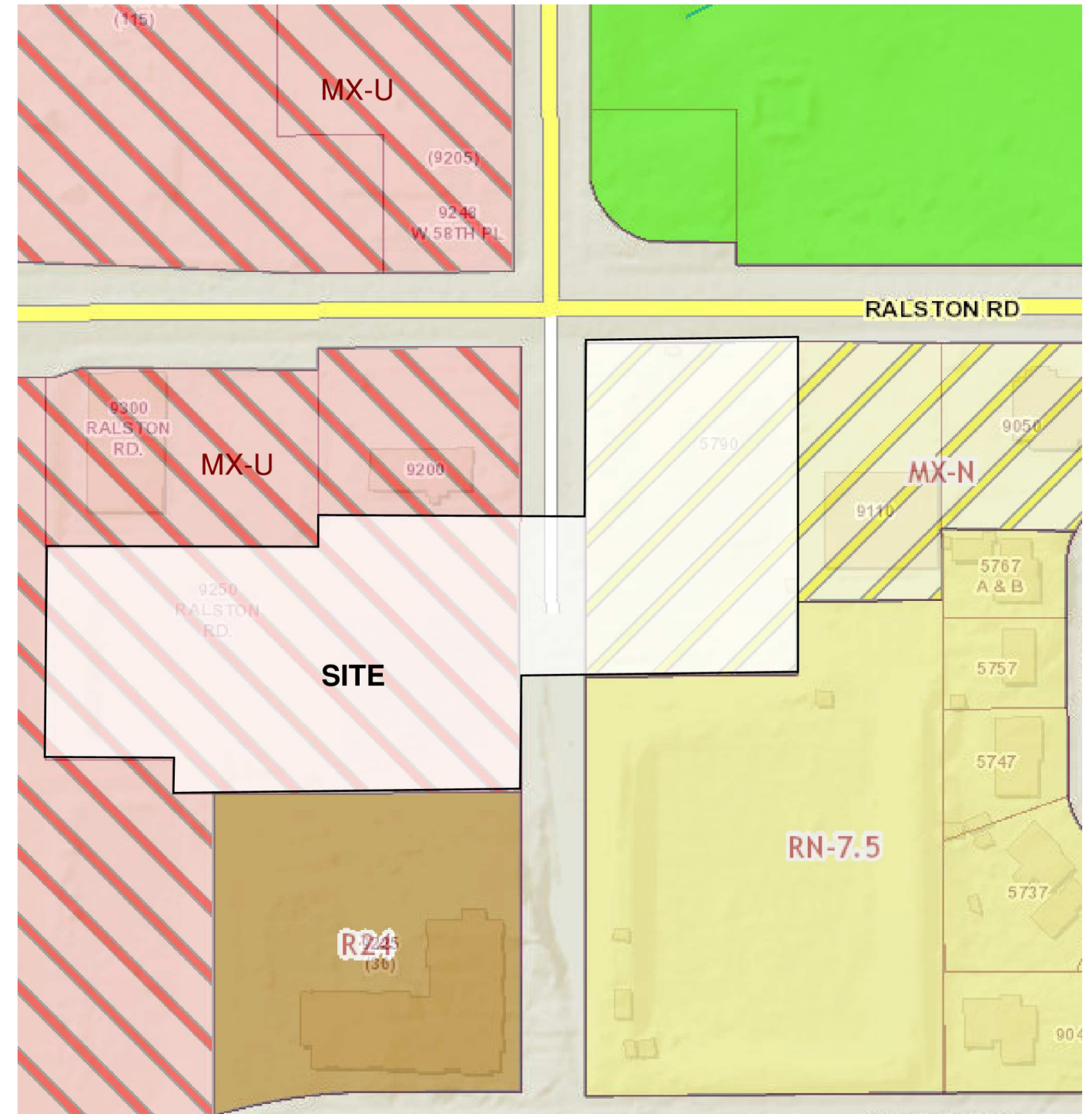
This project is unique because of the site's location to a variety of outdoor spaces such as the Ralston Central Park, the future Garrison Street paseo, and the Community Gardens, which was strategically selected to provide these areas as an amenity for the residents. The project will also provide a 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

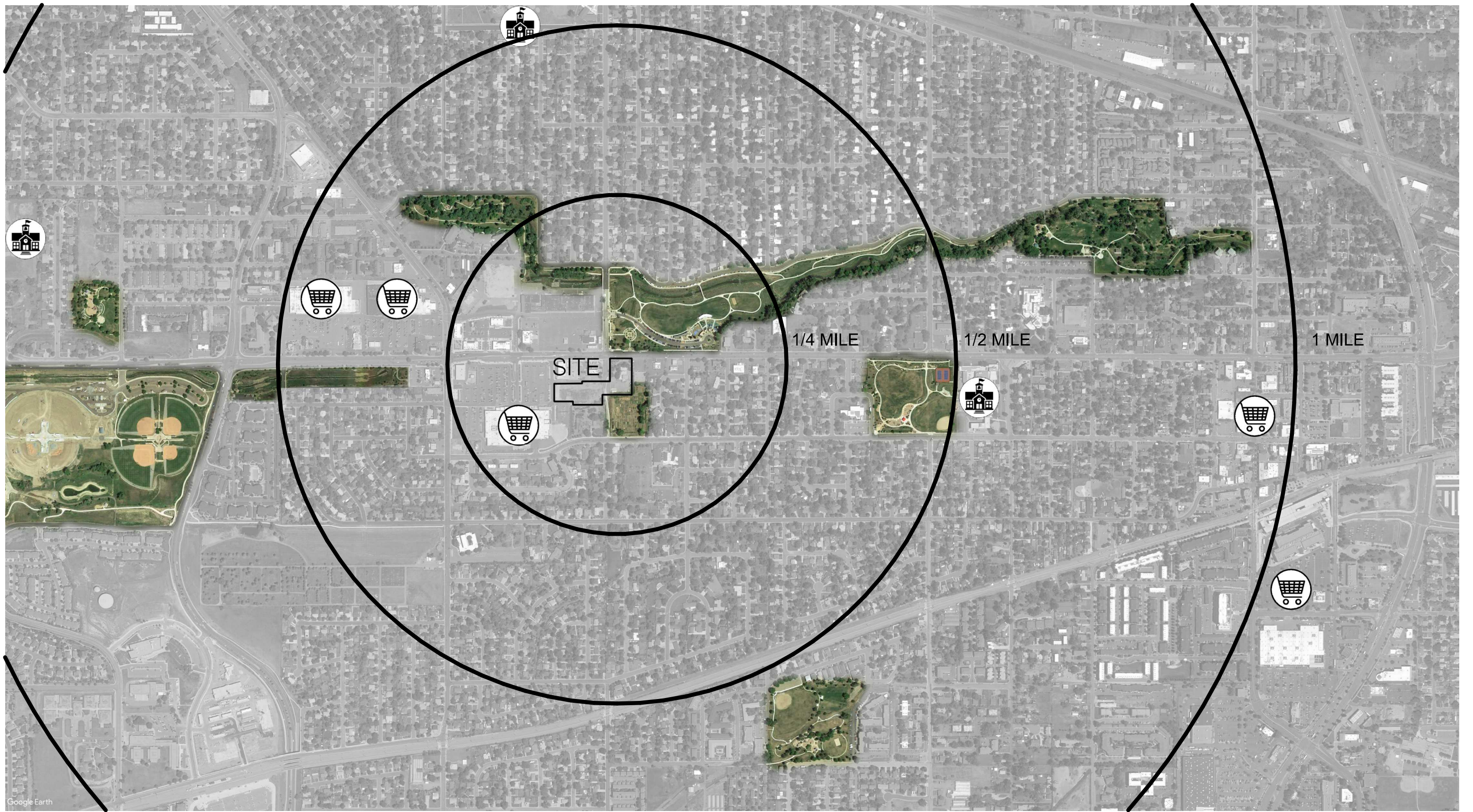
- 1 BED - 66 UNITS
- 2 BED - 32 UNITS
- 3 BED - 4 UNITS

BUILDING SQUARE FEET - 100,000 GSF

PARKING COUNT - 156 SPACES







Google Earth



PARKS



SCHOOLS

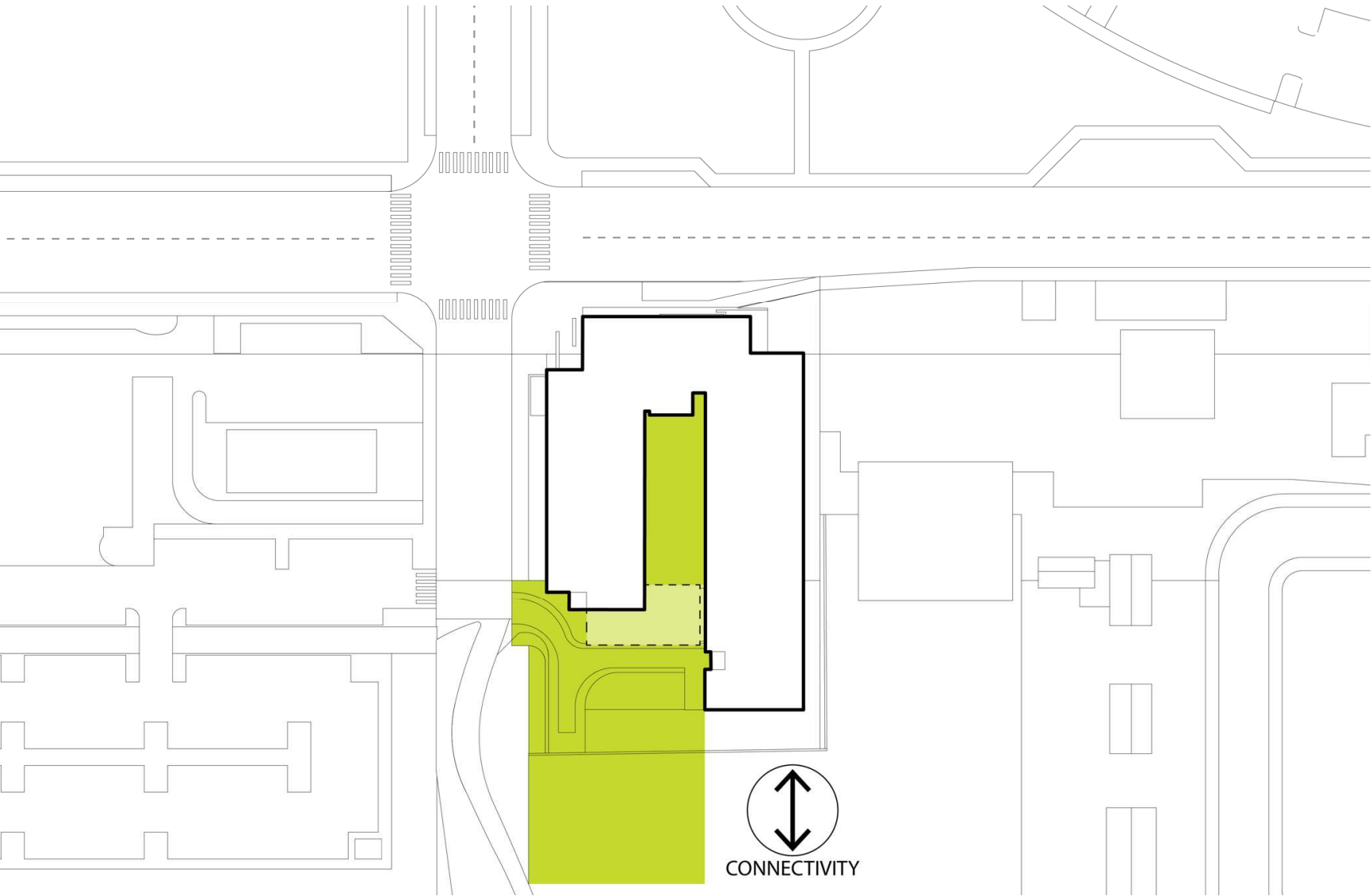


SHOPPING



Public Space

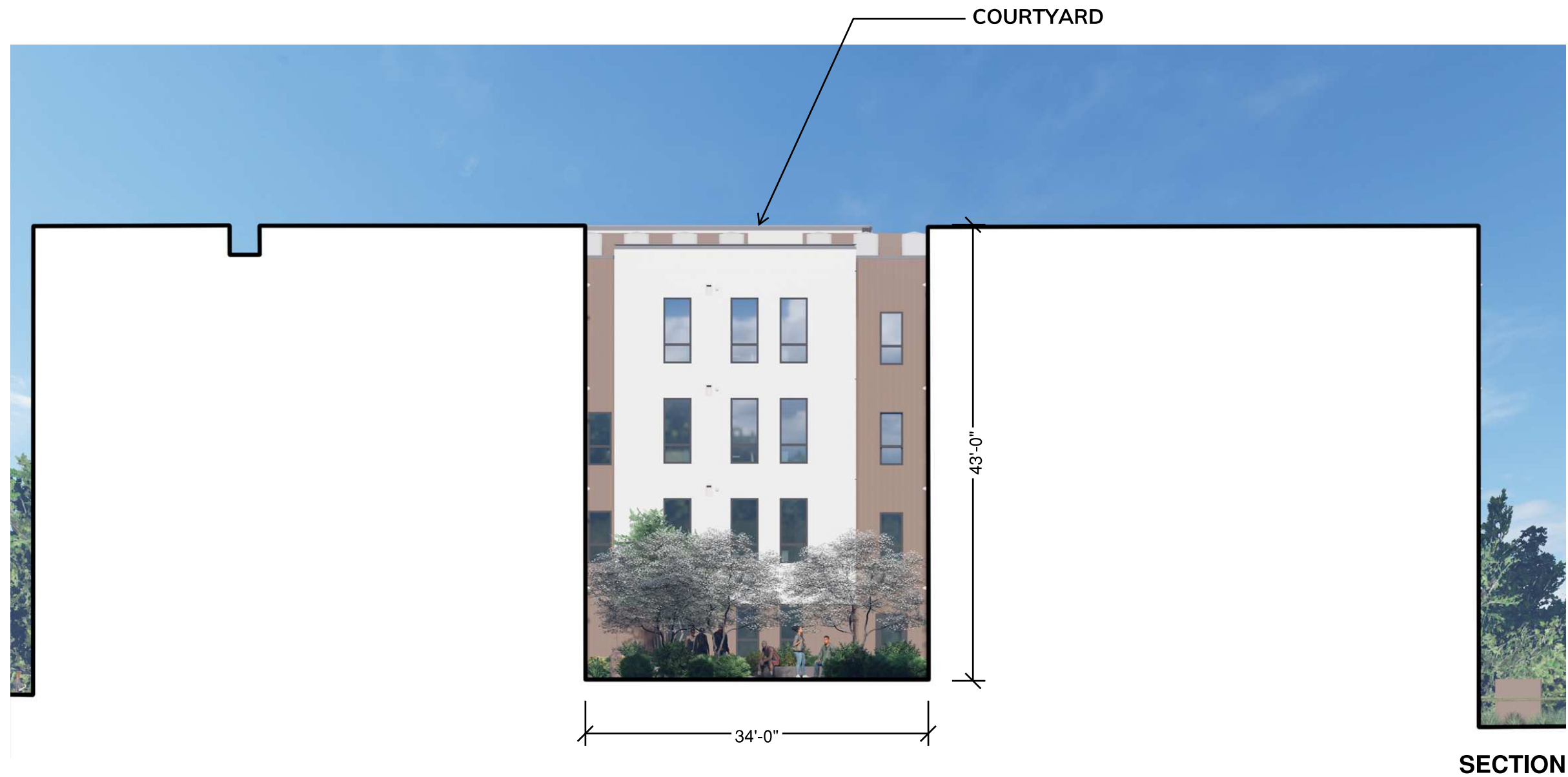
- Create a safe, comfortable place (place where kids can play) which is contained.
- Create a threshold courtyard space which expands the adjacent paseo.
- Ensure outdoor spaces have function and destination (courtyards are not dead ends).
- Link indoor and outdoor "community rooms"



1 - Intimate courtyard: sanctuary

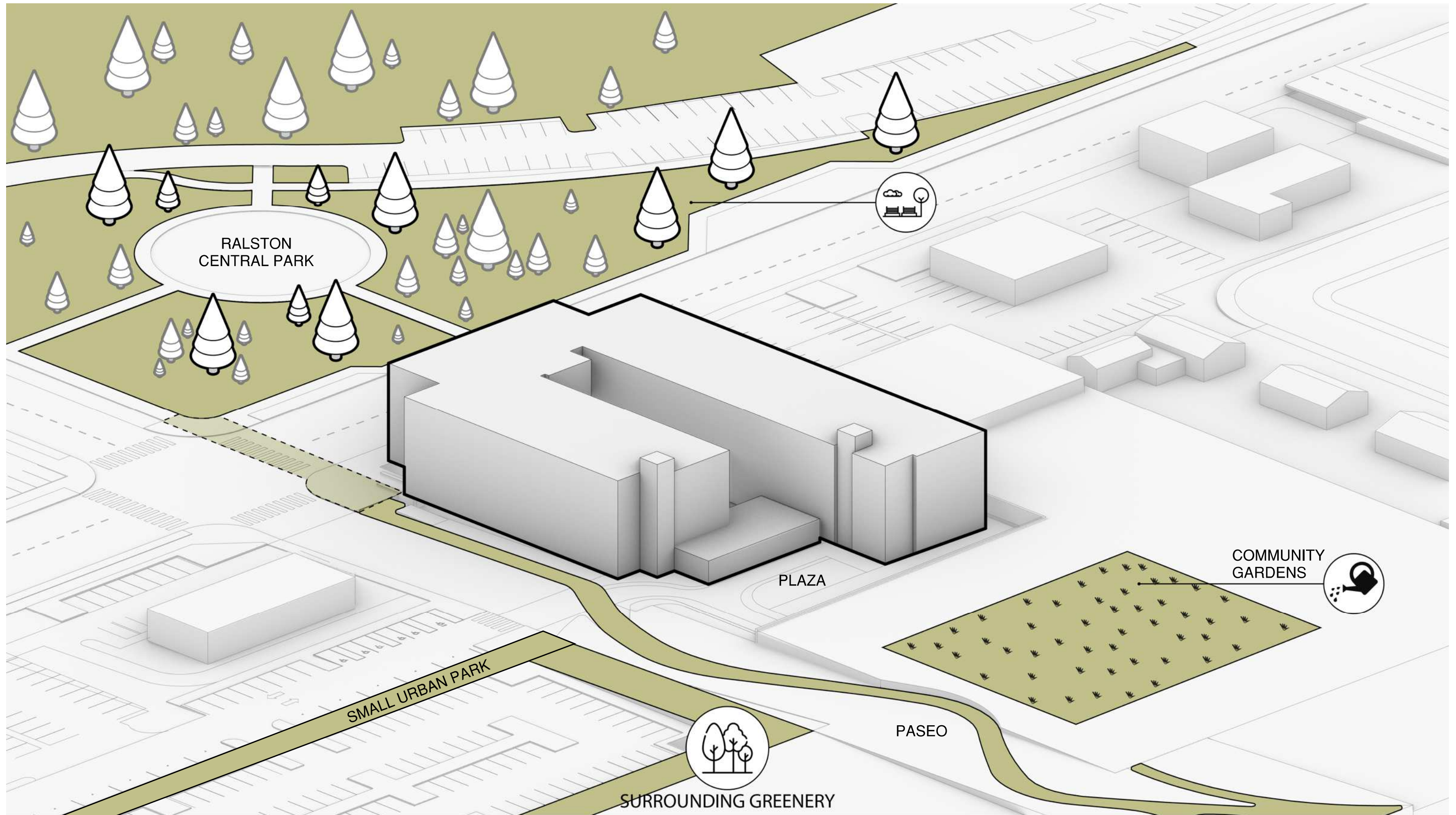


2 - Active plaza: loading, bikes, main entry



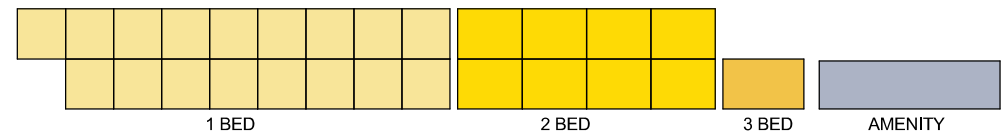
- Gardens**
- Connect to the paseo as an entrance to the community gardens and entrance to our project
 - Welcome people home through a garden and pedestrian friendly plaza
 - Expand the paseo by adding green space along the edge on our property





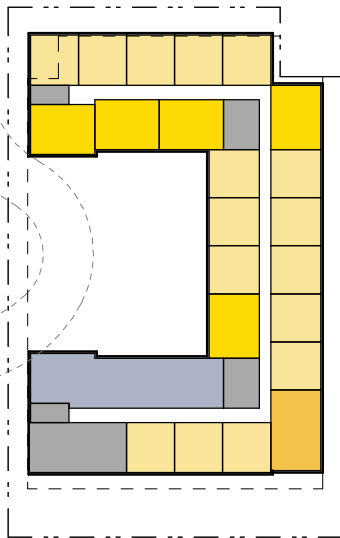
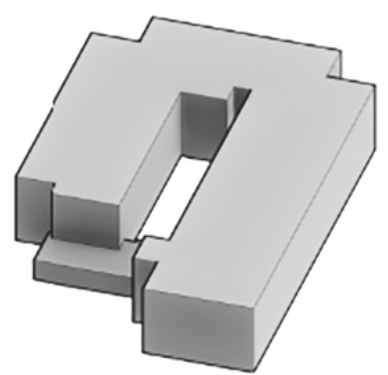
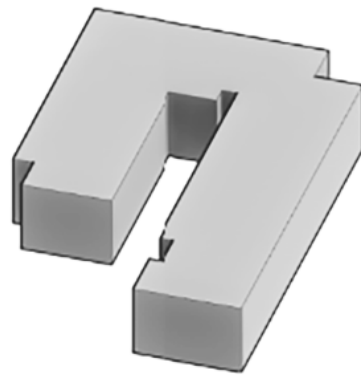
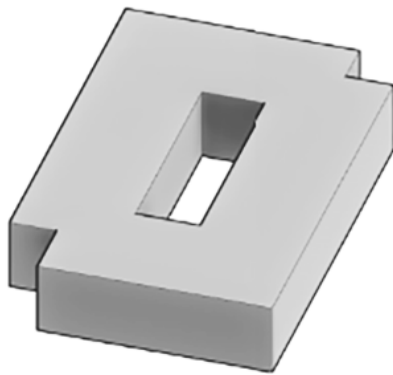
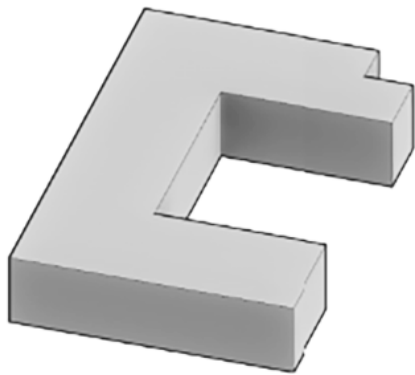
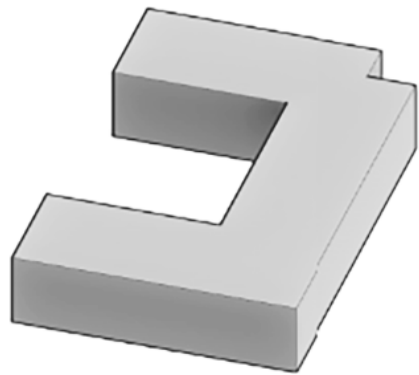
STEP 1: DESIGN UNITS AS THE BASIC BUILDING BLOCK FOR AFFORDABLE HOMES FOR PEOPLE

PROGRAM - LEVEL 1



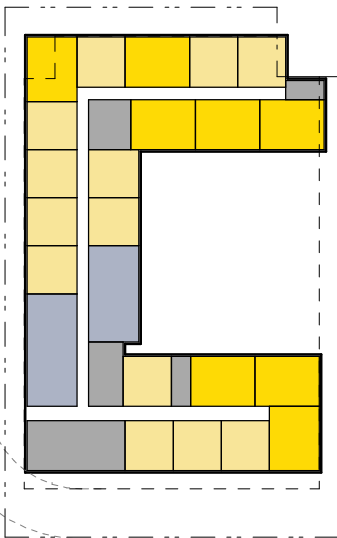
STEP 2: EFFICIENTLY COLLECT UNITS FOR COST-EFFECTIVE FOOTPRINT

SEARCHING FOR OPTIMAL ORIENTATION



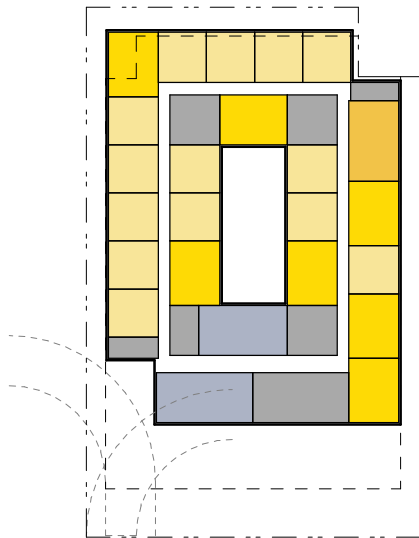
A

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.



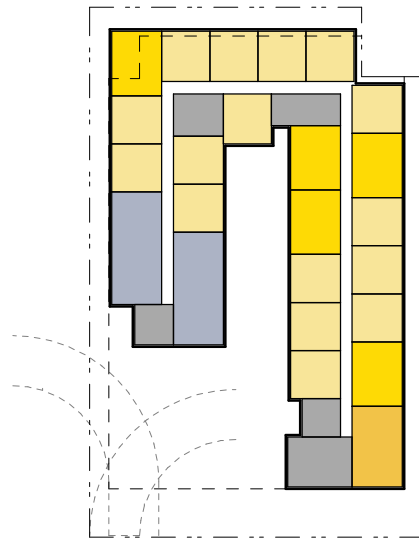
B

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.



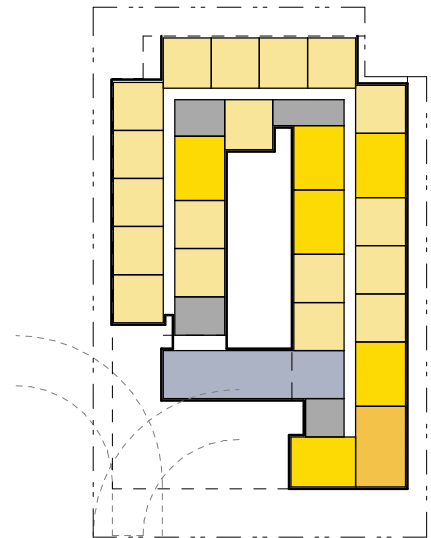
C

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

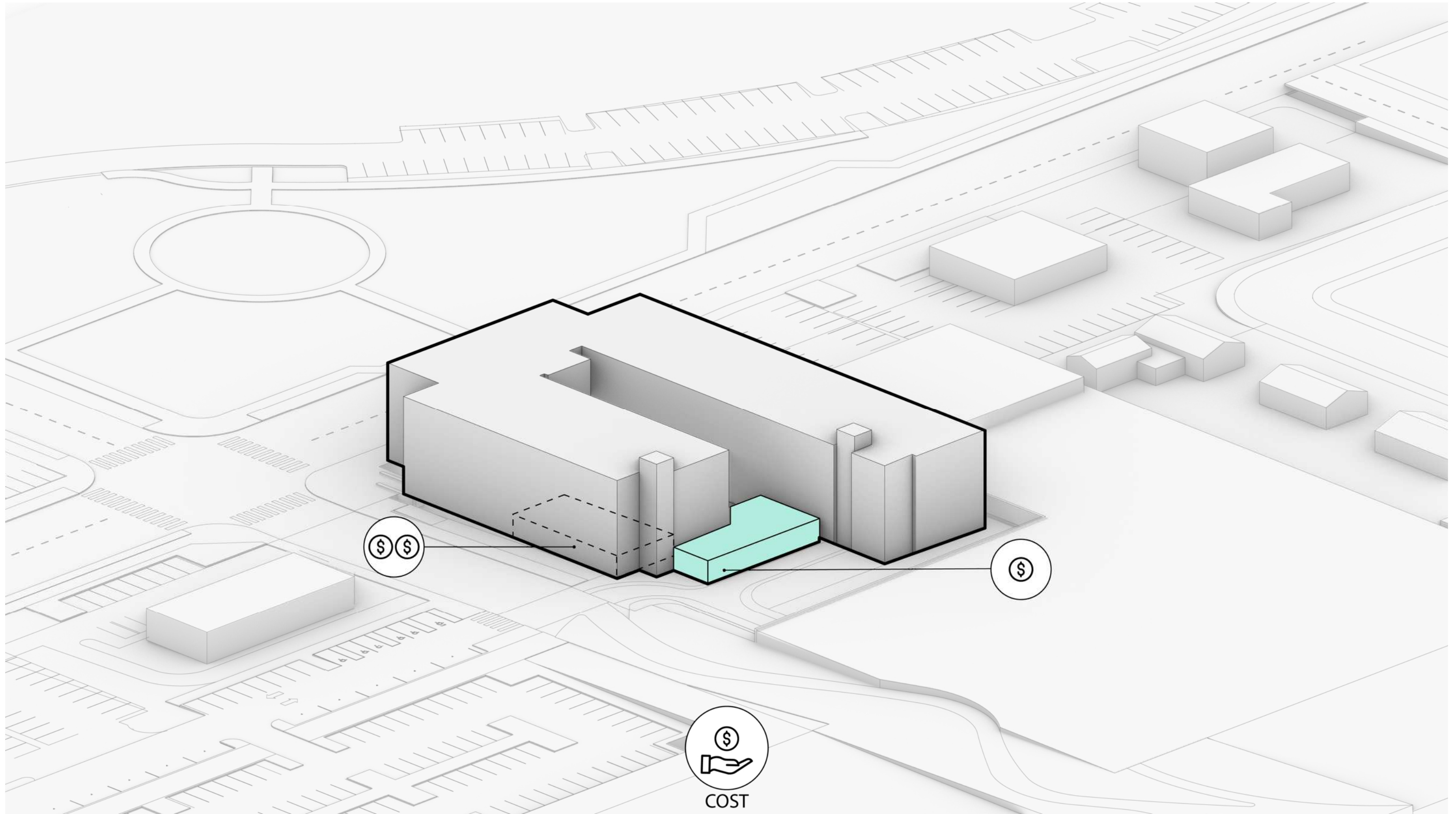
Focusing the south courtyard in the corner adjacent to the Paseo finally created the necessary maneuvering room for functional trash, loading, pick up and drop off. However, this compromised the protected courtyard and created a challenging and expensive front door experience.



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.

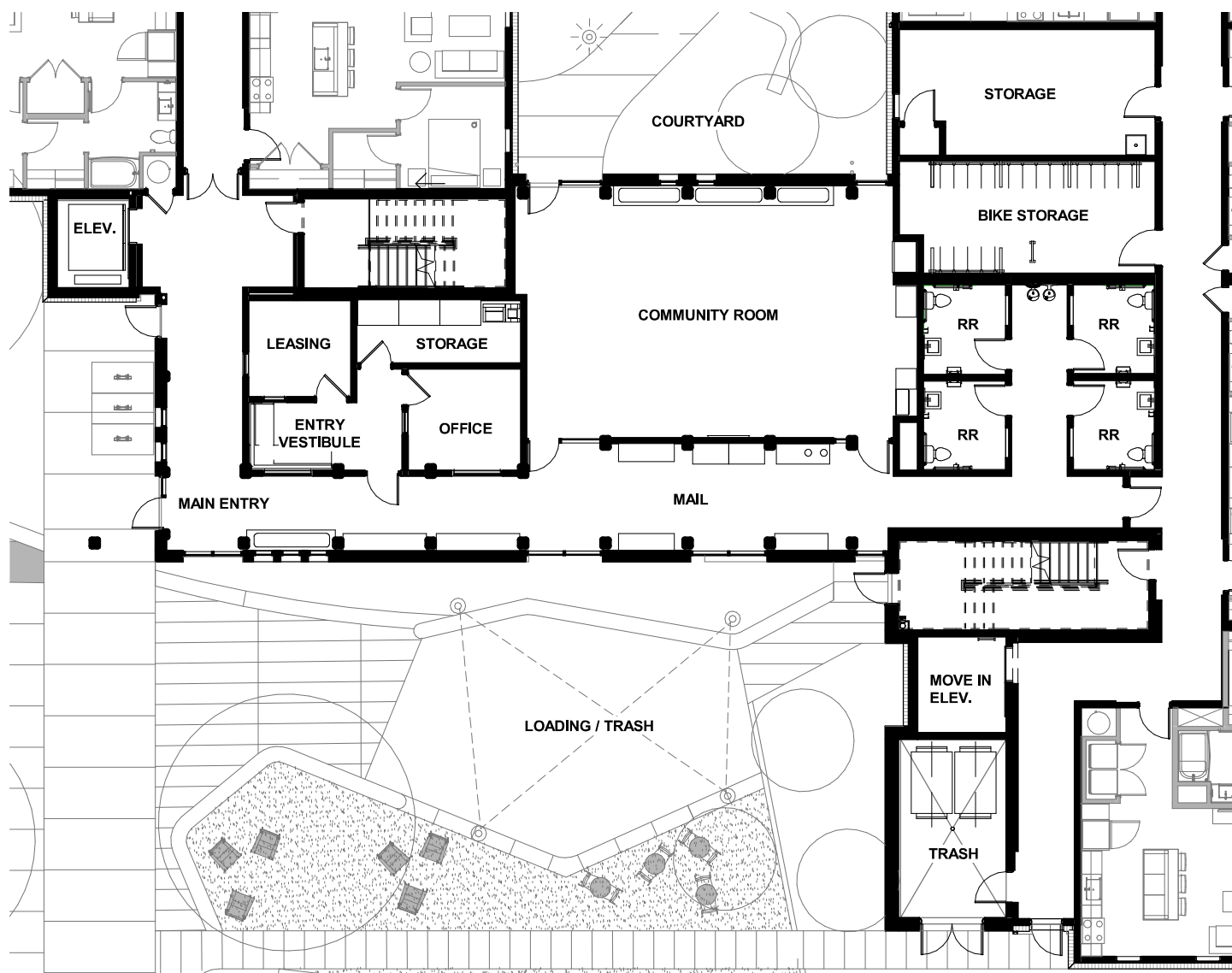
MIDDLE:

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.

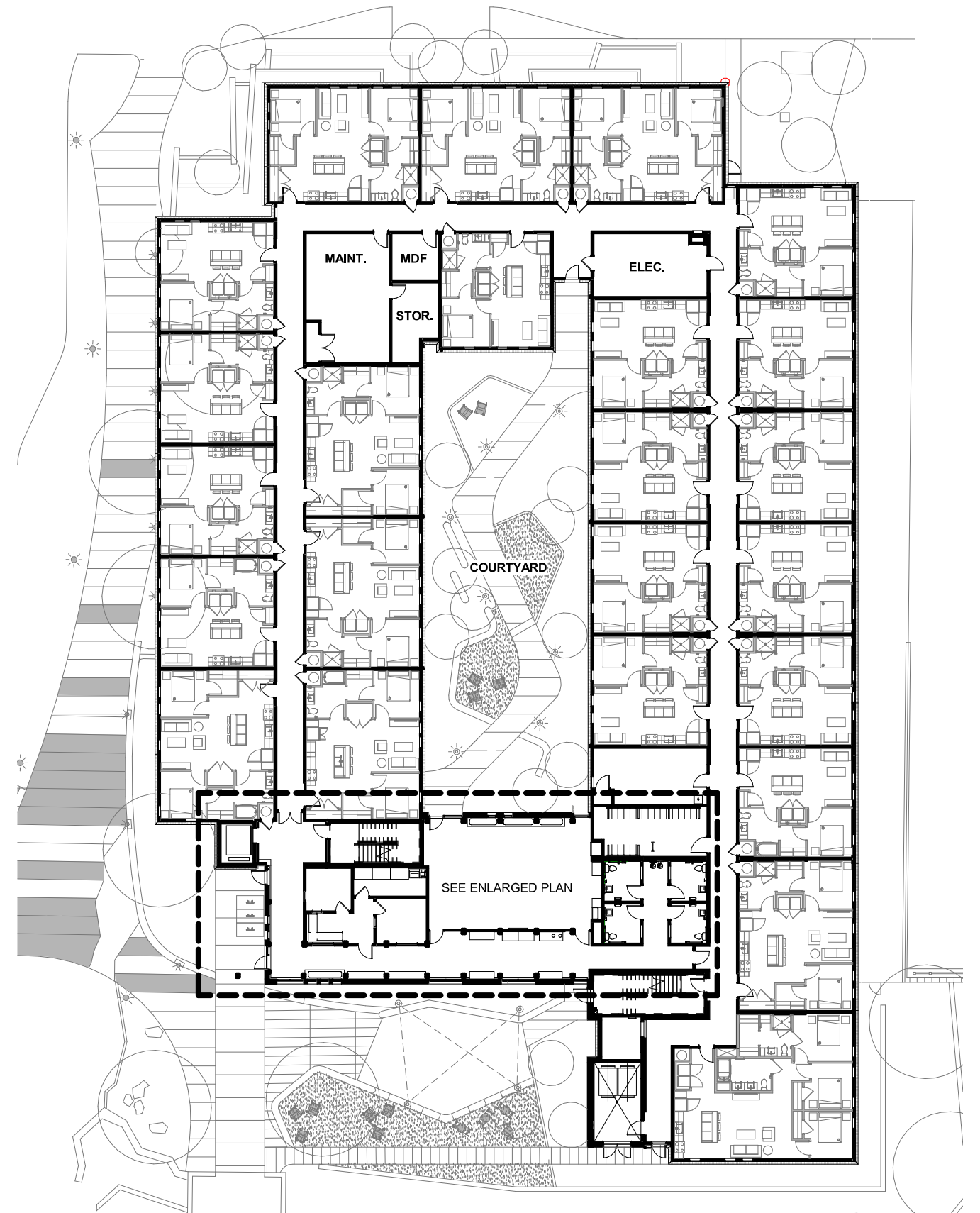
BASE:

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.





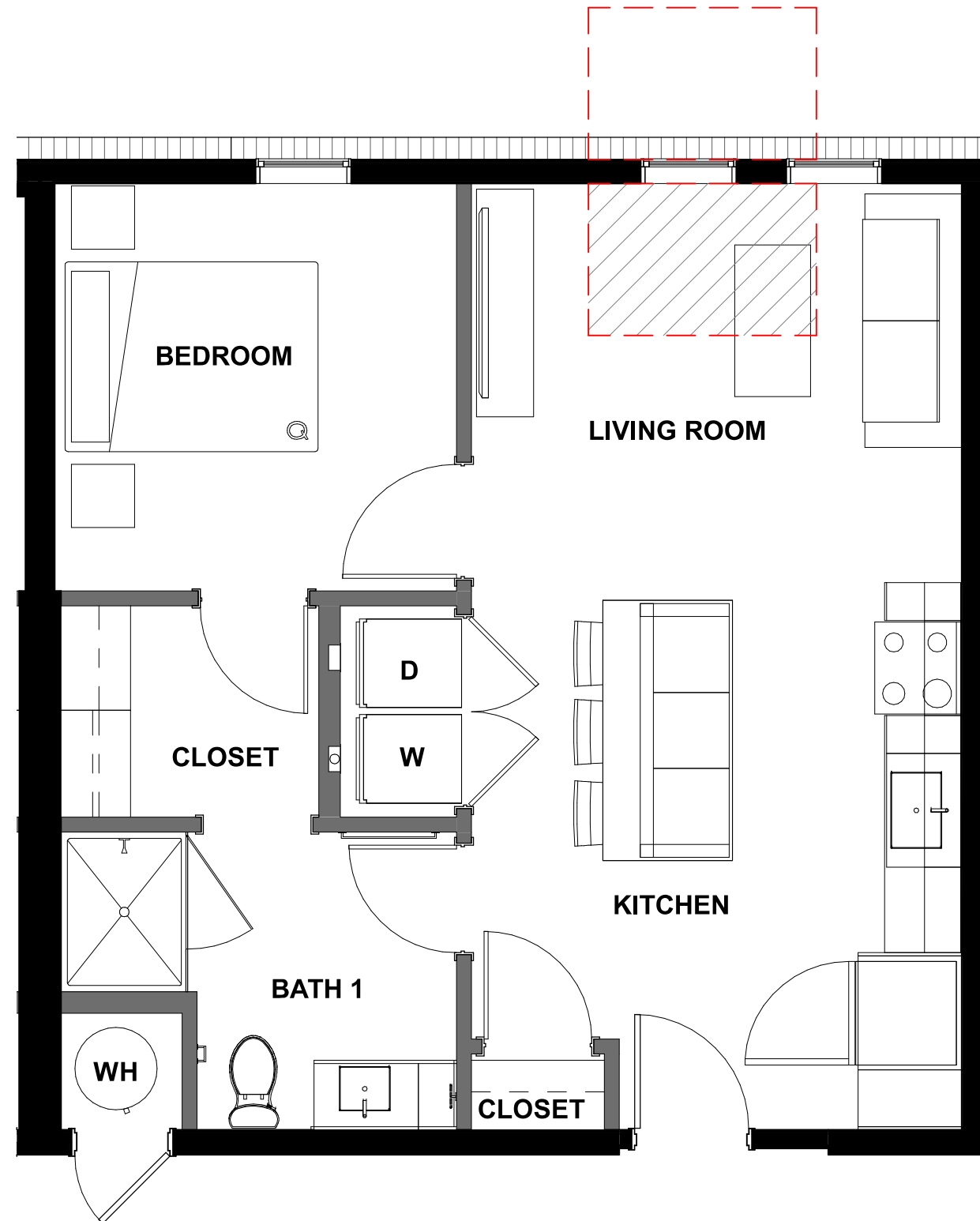
Level 1 Enlarged Amenity



Level 1 Floor Plan

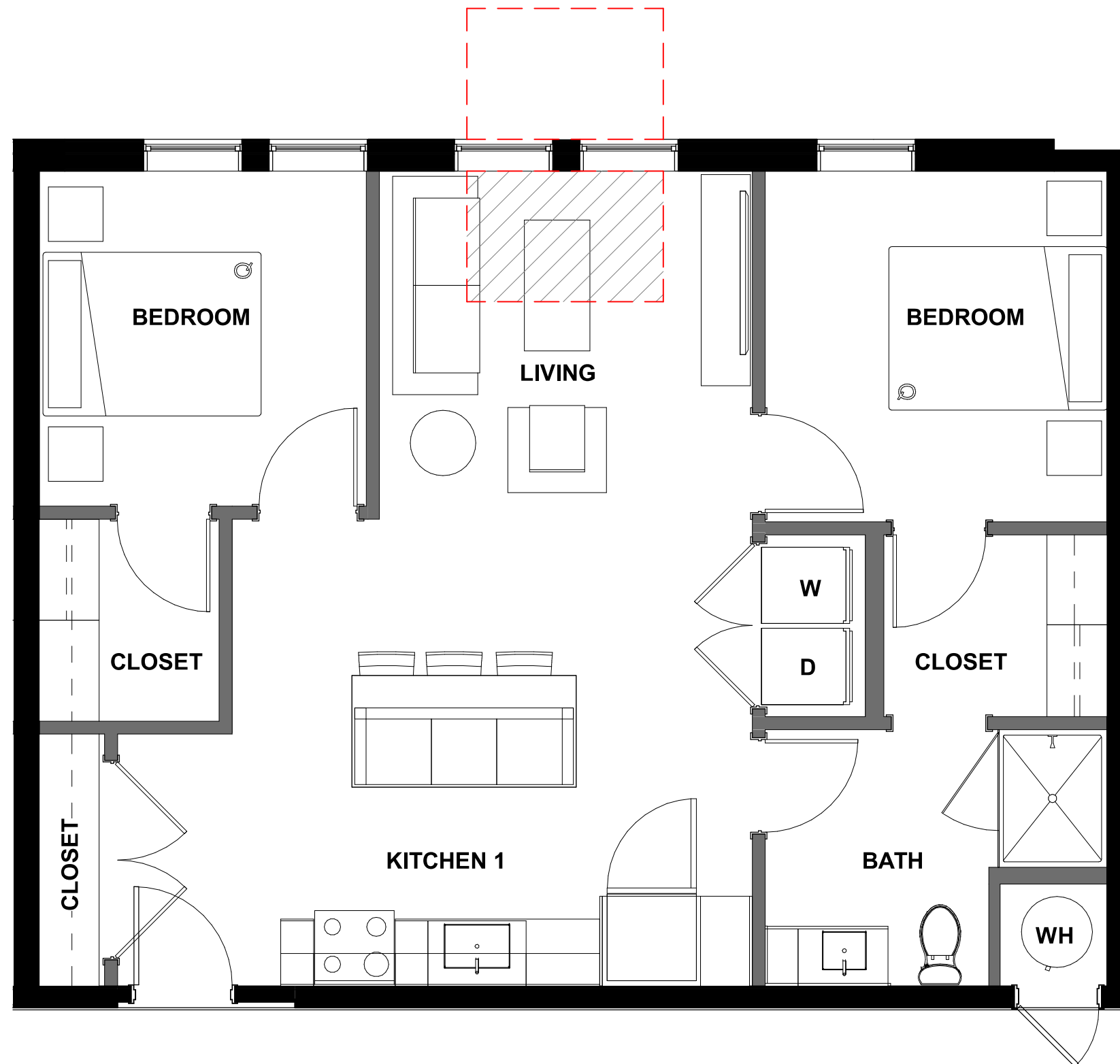


Levels 2-4 Floor Plan



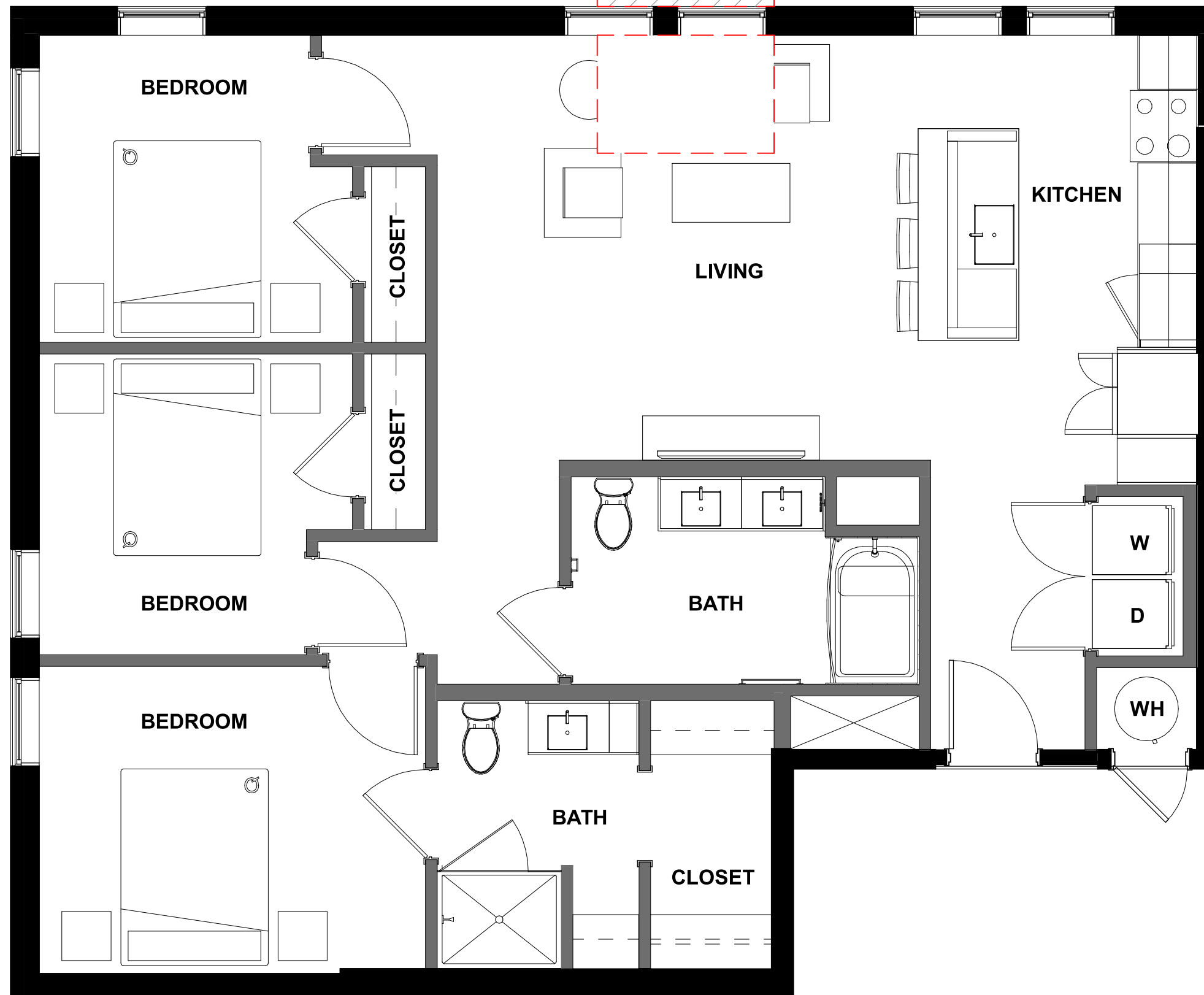
UNIT PLAN 1 BED - 66 UNITS

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 CITY COUNCIL PUBLIC HEARING

AGENDA ITEM
10.H.

TO: THE HONORABLE CITY COUNCIL

DATE: February 6, 2023

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 percent 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

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 sf lot min.) 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 percent 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 staff report and planning commission meeting minutes are under item 10.G.

The Arvada team recommends that the City Council approve 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 percent of the units to have a private outdoor yard, patio, or balcony, approximately located at the southeast corner of Ralston Road and Garrison Street.

Financial Impact

There is no financial impact to the City.

Background

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

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 percent of the Units to Have a Private Outdoor Yard, Patio, or Balcony. Approximately Located at the Southeast Corner of Ralston Road and Garrison Street

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ITEM: 10.H.

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”.

Discussion

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 incompatible development.	Complies	The proposed modification only eliminates outdoor balconies and 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.

Public Contact

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.

Written notice was sent 15 days prior to the meeting, a published notice was posted in the newspaper 15 days prior to the meeting, and a public hearing sign was posted 15 days prior to the meeting.

Commission Recommendation

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 percent of the Units to Have a Private Outdoor Yard, Patio, or Balcony. Approximately Located at the Southeast Corner of Ralston Road and Garrison Street

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The Planning Commission voted 6 to 0 (1 absence) in favor of recommending City Council approve the Major Modification.

Strategic Alignment

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

Alternative Courses of Action

N/A

Recommendation for Action

The Arvada team recommends that the City Council approve 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 percent of the units to have a private outdoor yard, patio, or balcony, approximately located at the southeast corner of Ralston Road and Garrison Street.

Suggested Motion:

I move that 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 percent of the units to have a private outdoor yard, patio, or balcony, approximately located at the southeast corner of Ralston Road and Garrison Street., approximately located at the northwest corner of Ralston Road and Garrison Street., be (approved) (denied)

This motion is based on the following findings of fact and conditions (if any) adopted by the Planning Commission (if approved)

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)

Prepared by:

Heidi Van Gieson, Administrative Specialist

Reviewed by:

Approved by:

Jacob Nitchals, Senior Planner	1/17/2023
Josie Suk, Development Systems and Administrative Manager	1/17/2023
Robert Smetana, Manager of City Planning and Development	1/18/2023
Ryan Stachelski, Director of Community and Economic Development	1/18/2023
Emily Grogg, Senior Assistant City Attorney	1/19/2023
Gail Walker, Legal Specialist-Contracts	1/20/2023
Rachel Morris, City Attorney	1/23/2023
Linda Haley, Deputy City Manager	1/23/2023

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 percent of the Units to Have a Private Outdoor Yard, Patio, or Balcony. Approximately Located at the Southeast Corner of Ralston Road and Garrison Street

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Lorie Gillis, City Manager

1/24/2023

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.

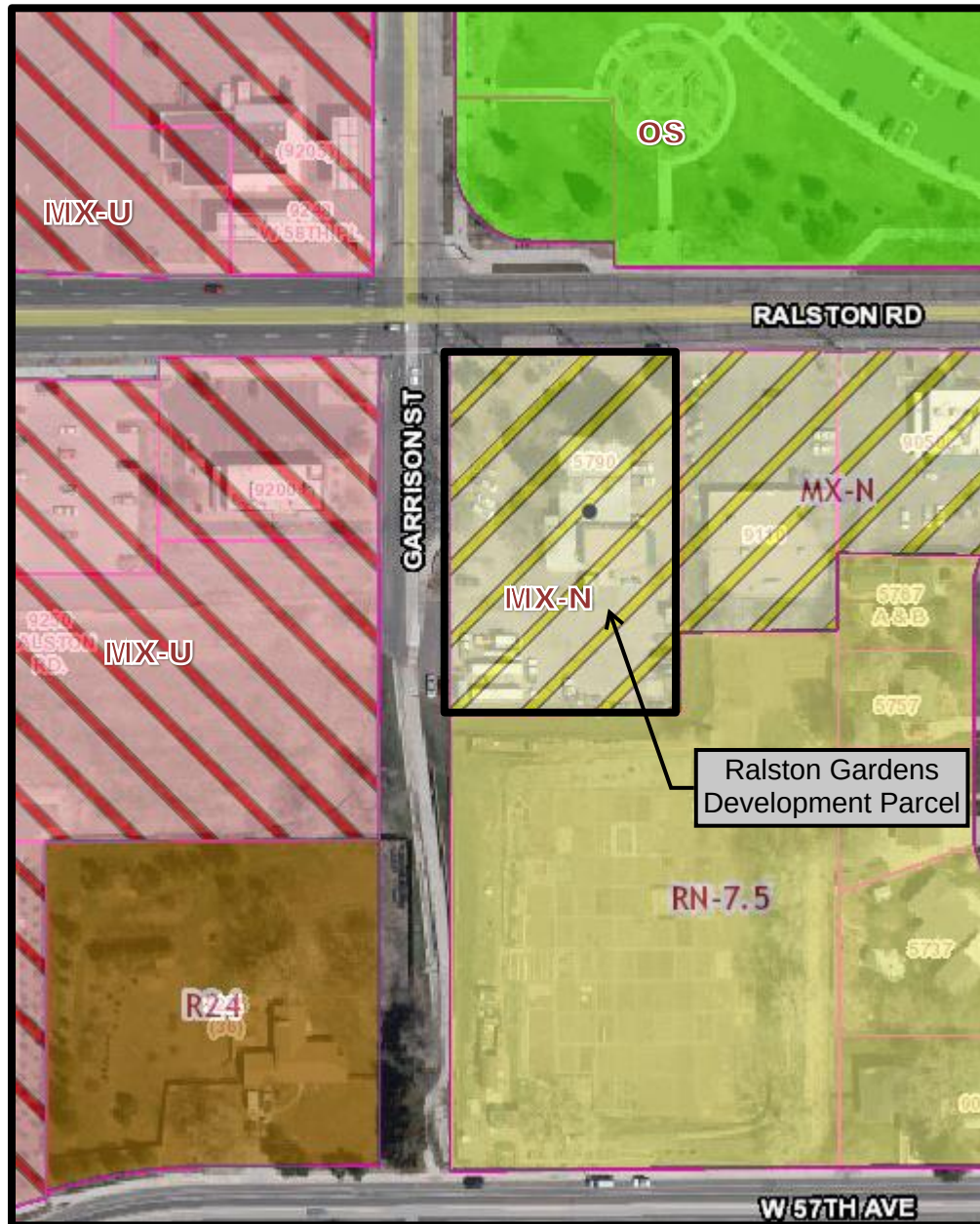
ZONING AND LAND USE

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.



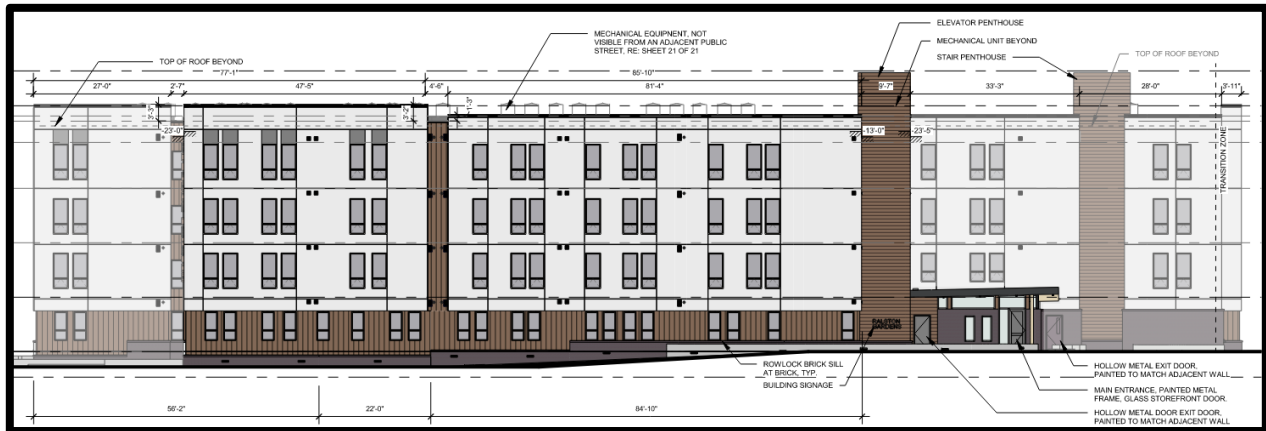
MAJOR MODIFICATION REQUESTED

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,



Kari Daly, Associate
SAR+

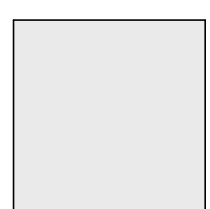


Image for reference

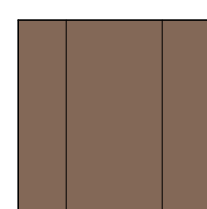
RALSTON GARDENS

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



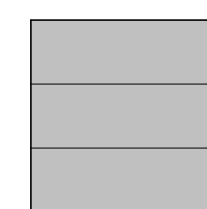
EIFS



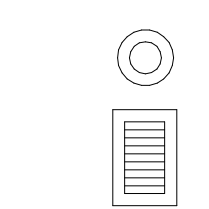
VERTICAL BOARD AND BATTEN



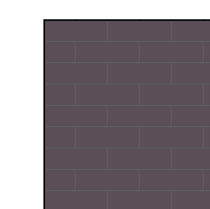
HORIZONTAL LAP SIDING, 9" EXPOSURE



HORIZONTAL LAP SIDING, 9" EXPOSURE



GRILLS, LOUVERS, AND MECHANICAL PENETRATIONS



MODULAR BRICK VENEER

BASF Senergy:

Senersield-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

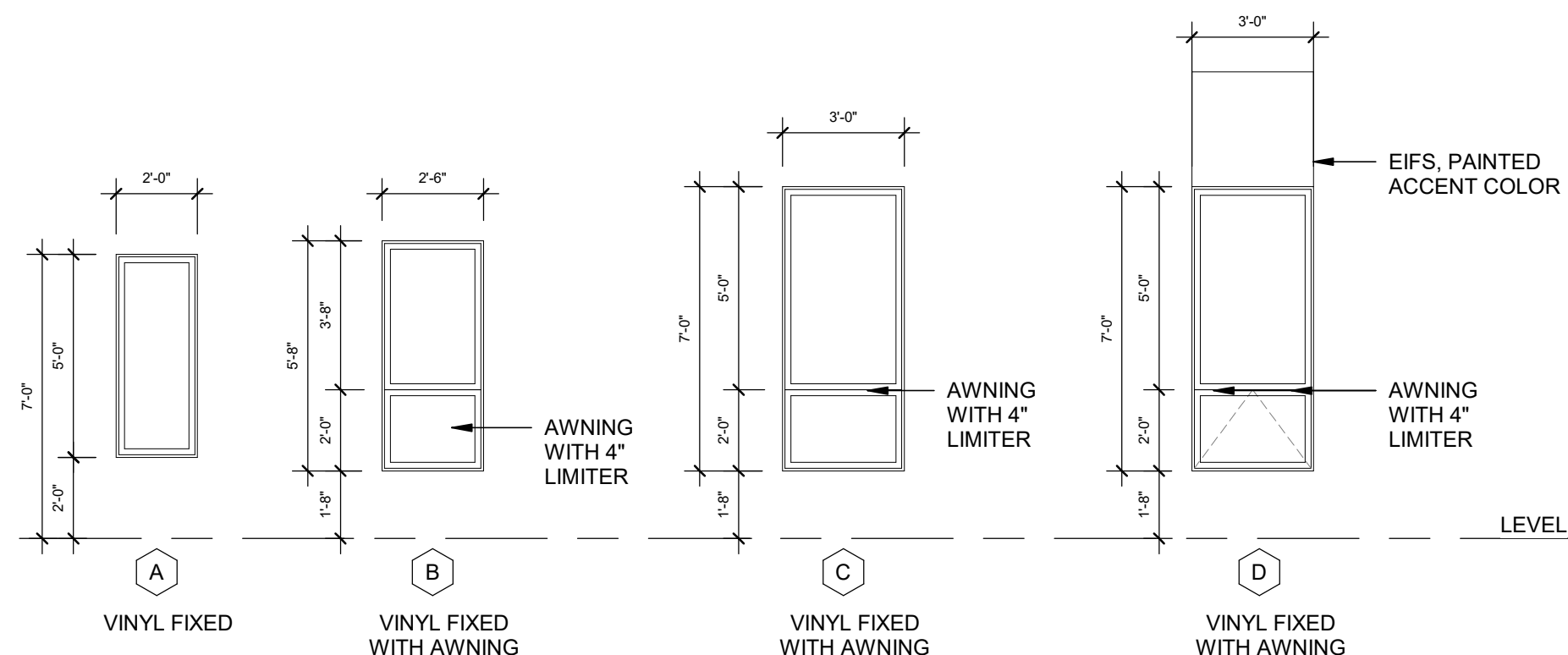
AFC or James Hardy
COLOR: Sherwin Williams
SW7652 Mineral Deposit
Horizontal battens to match,
random spacing between 4"
(min) and 12"(max)

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

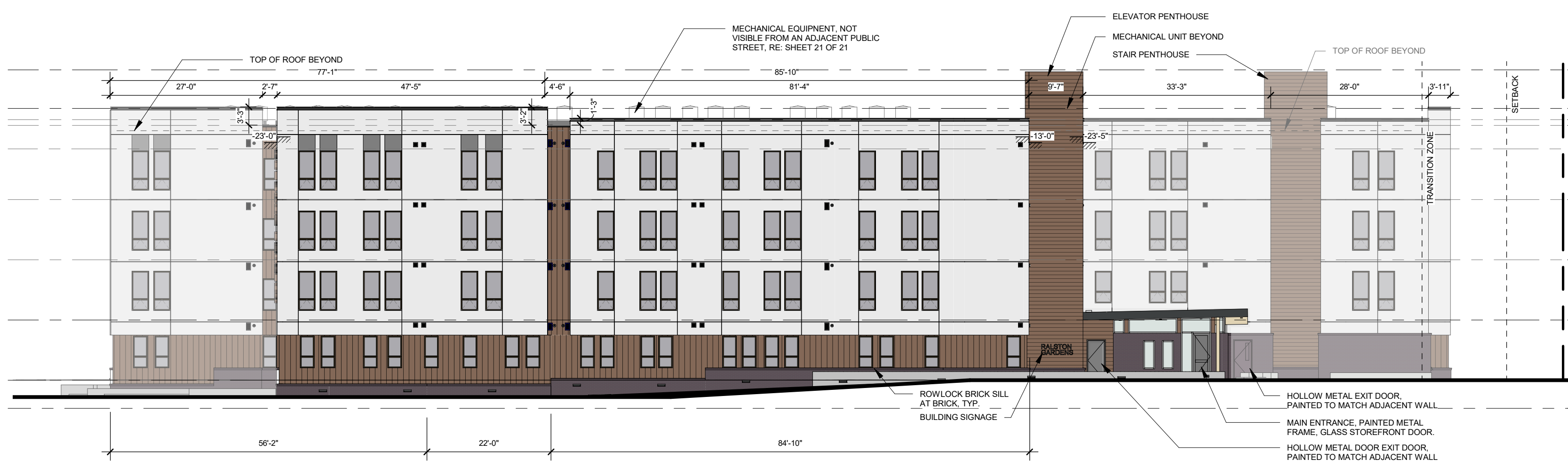
Cloud Ceramics
Color: Ebony IS
Size: Modular
Texture: Velour
Mortar: Dove Grey



- 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



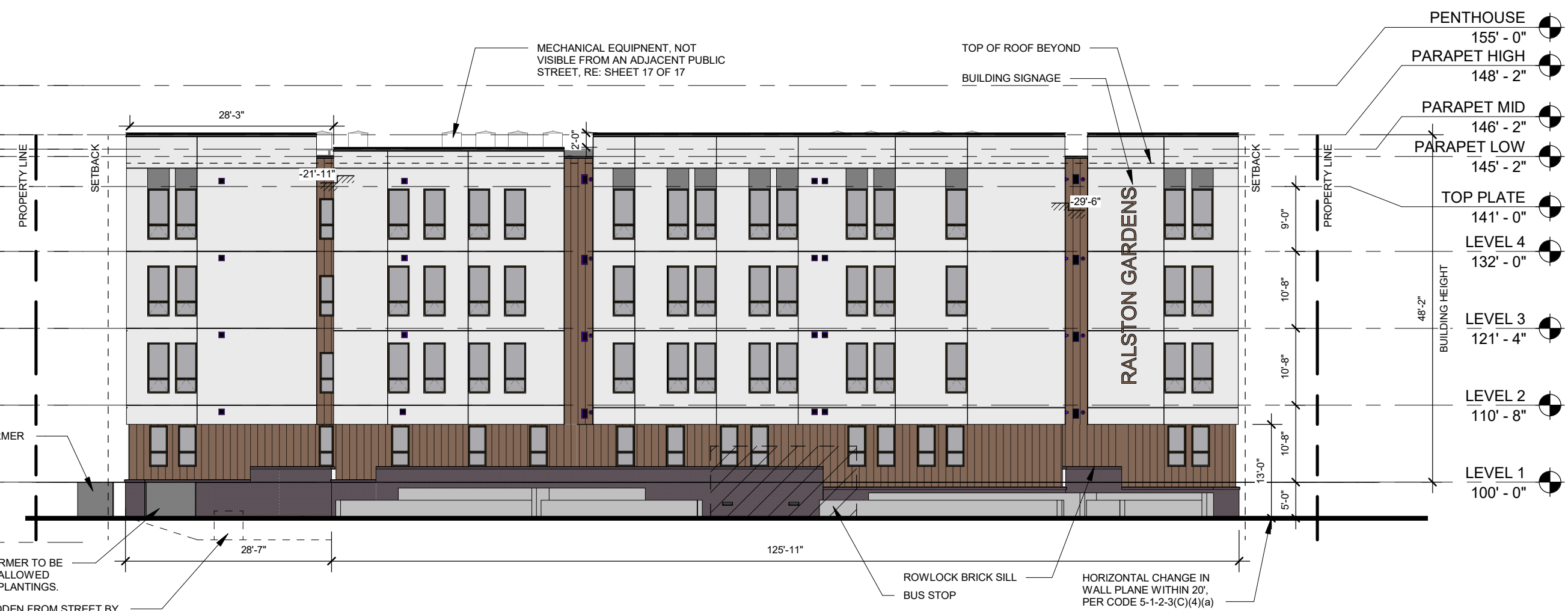
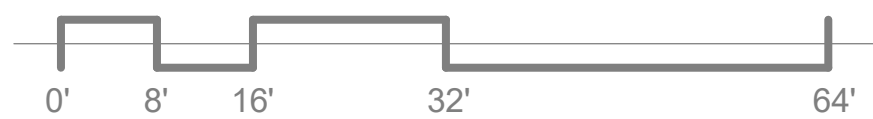
WEST ELEVATION ALONG GARRISON STREET
1/16" = 1'-0"



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



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

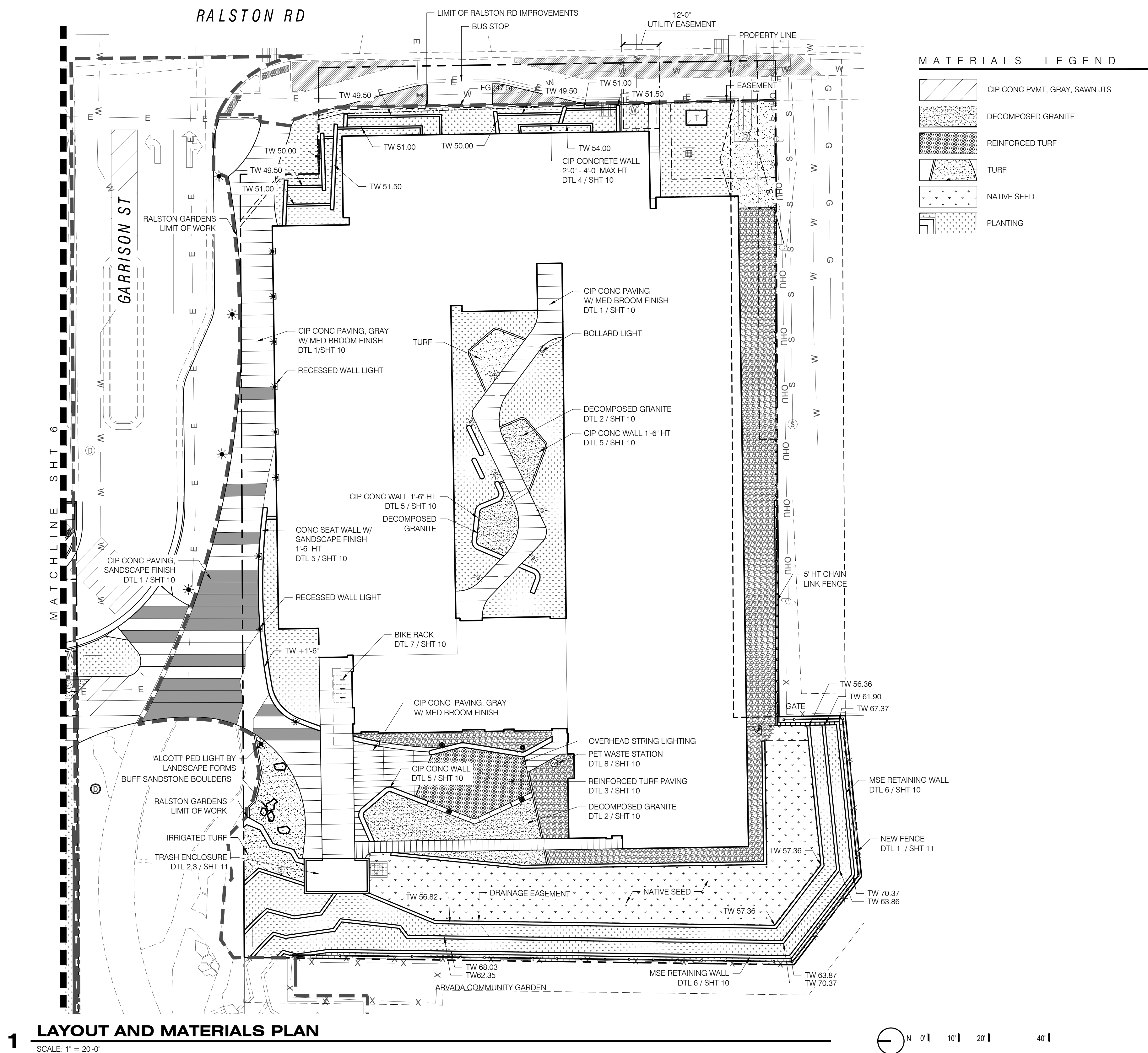


NORTH ELEVATION ALONG RALSTON ROAD
1/16" = 1'-0"

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



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



REPORT FROM CITY COUNCIL

AGENDA ITEM
12.A.

DATE: February 6, 2023

SUBJECT: Council Committee Reports

Report in Brief

City Council members are appointed to various committees and boards as set out on the attached listing. As meetings are held, individual council members will report back to the full City Council any relevant discussions and issues that occurred.

Prepared by:
Chris Koch, CCO Admin

Reviewed by:

Approved by:

Enclosure, exhibits & attachments required to support the report

Council Member	Committee
Marc Williams	Arvada Municipal Court/Judicial Committee Arvada City Attorney Committee Arvada Urban Renewal Authority E-470 Authority (alternate) Jefferson Parkway Public Highway Authority Northwest Parkway Authority (Associate Member) (alternate) Urban Drainage and Flood Control District West Connect Coalition *Metro Mayors Caucus
Bob Fifer	Adams County Regional Economic Partnership (ACREP) Apex Coordinating Committee Arvada City Attorney Committee Arvada Transportation Committee Denver Regional Council of Governments (Alternate) Jefferson County R-1 Schools Coordinating Committee Jeffco Transportation Action & Advisory Group (JEFFTAAG) Smart City Advisory Committee
David Jones	E-470 Authority (alternate) Jefferson County Community Corrections Board Jefferson County R-1 Schools Coordinating Committee Jefferson Economic Development Council (JEDC) Jefferson Parkway Public Highway Authority Northwest Parkway Authority (Associate Member) (alternate) West Connect Coalition (alternate)
John Marriott	Adams County Regional Economic Partnership (ACREP) (alternate) Apex Coordinating Committee Arvada Economic Development Association Board Arvada Municipal Court/Judicial Committee Arvada Parks Advisory Committee Arvada Visitors Center Committee (alternate) CML Policy Committee Olde Town Business Improvement (BID) District Rocky Mountain Metropolitan Airport Community Noise Roundtable
Randy Moorman	Arvada Audit Committee Arvada Sustainability Advisory Committee CML Policy Committee Rocky Flats Stewardship Council
Lauren Simpson	Arvada Audit Committee Arvada Center for the Arts and Humanities Arvada Fire Protection District Coordinating Committee Arvada Visitors Center Committee Olde Town Business Improvement (BID) District (alternate)
Lisa Smith	Arvada Chamber of Commerce Government Affairs Committee Arvada Fire Protection District Coordinating Committee Denver Regional Council of Governments Jefferson County Community Corrections Board (alternate) Jeffco Transportation Action & Advisory Group (JEFFTAAG) (alternate) Smart City Advisory Committee

*Asterisked committees are not appointed by Council

City Clerk Team Drive: Council appointed committees



REPORT TO CITY COUNCIL

AGENDA ITEM
13.A.

TO: THE HONORABLE CITY COUNCIL

DATE: February 6, 2023

SUBJECT: Review of Future Workshops and Presentations

Report in Brief

The City Manager's Office maintains a list of upcoming workshops and presentations to be scheduled for City Council meetings. During City Manager Reports, at the end of City Council business meetings, City Manager, Lorie Gillis, will review with City Council the tentative schedule and make any adjustments necessary.

Prepared by:
Chris Koch, CCO Admin

Reviewed by:

Approved by:

Rachel Morris, City Attorney 1/23/2023

Lorie Gillis, City Manager 1/24/2023

Enclosure, exhibits & attachments required to support the report

2022/2023 CITY COUNCIL WORKSHOPS, STUDY SESSIONS, PRESENTATIONS AND RETREATS (TENTATIVE)

WORKSHOPS	Date	Lead
Lake Arbor Golf Course @ Business Meeting	Feb 13	
Community Survey @ Business Meeting	Feb 13	
No meeting – Board and Commission Interviews	Feb 27	
Bond Project Update	Mar 13	PW
Communication and Engagement Update	Mar 13	CMO
Cancelled - NLC	Mar 27	
Sub-area Plans	April 10	CED
Pocket Neighborhoods	April 10	CED
	April 24	
	May 8	
	May 22	
Bond Project Update	Jun 12	PW
Bond Project Update	Sept 25	PW
Bond Project Update	Dec 11	PW
STUDY SESSIONS		
Sustainability	TBD	
Workshop TBD's		
Budget and Fiscal Policy Update	TBD	
Tour of Pavement Operations	TBD	
Financial resiliency recommendations Provide City Council an update on the OSE's SR9: By 12/2024 based on long-term financial projections and updated master plans, develop financial resiliency recommendations to ensure adequate and ongoing investment in city infrastructure and core services. This workshop will present the summary of long range unfunded needs by work systems. Next Steps will be [M9B] By 12/2023 develop a city-wide consolidated level of service summary. [M9C] By 12/2023 prepare an exhaustive list of funding source opportunities for closing identified infrastructure and core service funding gaps.	TBD	Fin
Neighborhood Engagement and Marketing Updates	TBD	CMO
Total Rewards Philosophy and Strategy Update	TBD	HR
Athletic Field Programming	TBD-2023	VCN
Regional Homelessness	TBD	CMO
Fleet Electrification	TBD	Utilities
Council Retreat Update	TBD	CMO
Pre-Sentencing/One Small Step	TBD	Courts
Meyers Pool Provide City Council an update on the VCN's SR3: By 12/2025 develop a maintenance and reinvestment plan to ensure a sustainable, resilient and beautiful community of parks, trails, open space and medians in alignment with our diverse, changing and growing community. and VCN's SR3 Milestone [M3H] By 7/2024 replace Meyer's Pool with a new 50 meter natatorium.	TBD	CMO
City Marketing Plan	TBD	CMO

Financial Scenarios for Street Maintenance Deficit/Options for Increasing Maintenance Funds Engage City Council in a discussion around the current street maintenance needs and how the City might fund them. This will include revenue enhancements, future allocations and expenditure realignments.	TBD	PW/Fin/ CMO
Fiber Master Plan The Fiber Master Plan which is also called Arvada Fiber Optic Network (AFON), was first presented to City Council 4/10/2017. City Councils had set a strategic goal to build a fiber network to enable high speed/real-time connectivity to city facilities and assets in order to enhance city operations. This workshop is intended to brief City Council as to the progress of the AFON build out. Updates are intended to cover conduit installation progress, fiber installation progress, current co-locate opportunities, IGA member updates, and connections to current assets (city buildings, traffic, signals, utilities, radio, etc.).	TBD	PW
Community Survey Update The purpose of this item is to continue a discussion with Council about the Community Survey results and what the City team is doing to apply what is learned. Discussion will include an update on action plans targeting key drivers of the City's 5-star rating as well as how Worksystems are targeting specific measures.	TBD	CMO
Problem Properties	TBD	P.D.
Activation of Historical Assets	TBD	VCN
Customer Service Philosophy	TBD	CMO
Ask Arvada Update	TBD	CMO
APAC	TBD	VCN
Golf Course	TBD	VCN
COUNCIL JOINT MEETINGS/DINNERS:		
Denver Water Board Apex Board AURA Board Arvada Center Board–Per Coop Agreement - Annually after October 1 of each year Jefferson Parkway Meeting with Jeffco and Broomfield Council Annual Retreat		