



City of Arvada

Planning Commission Agenda

JUNE 6, 2023

CITY COUNCIL CHAMBERS

Regular Business

Commission Members:

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

Staff Members Usually Present:

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

Info: 720-898-7435

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

PLANNING COMMISSION MEETING – 6:15 PM

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL OF MEMBERS
4. APPROVAL OF MINUTES
 - A. May 16, 2023, Planning Commission Meeting Minutes
5. GENERAL BUSINESS
6. REPORTS
7. PETITIONS & COMMUNICATIONS
8. PUBLIC HEARINGS
 - A. Conditional Use for West 53rd Avenue Townhomes project, approximately located south of the intersection of Field Cir and W 53rd Ave. (9030 W 53rd Ave)

- B. Major Modifications for a 1.38 acre parcel of land generally located at 5525 Wadsworth Bypass
1. A Major Modification from the Land Development Code Table 2-1-4-4.A, which requires that 60 percent of the frontage zone is occupied by a building, a 1.38 acre parcel of land generally located at 5525 Wadsworth Bypass
 2. A Major Modification from the Land Development Code Subsection 4-5-3-6.C.2, which prohibits drive through stacking lanes from being located within the front setback, which is 0/20 feet in the MX-T zoning district for a 1.38 acre parcel of land generally located at 5525 Wadsworth Bypass.
 3. A Major Modification from the Land Development Code Subsection 5-1-3-1.B.2, which requires that the building within the frontage shall have a height of 25 feet with at least two usable floors for a 1.38 acre parcel of land generally located at 5525 Wadsworth Bypass,.
 4. A Major Modification to the Land Development Code Subsection 5-1-3-1.B.6, which requires street facing facades that faces the street between two and 10.5 feet above grade, shall have 50 percent of wall to be occupied by windows and/or entry doors for a 1.38 acre parcel of land generally located at 5525 Wadsworth Bypass.
 5. A Major Modification from Subsection 5-1-3-1.B.7, which requires the ground floor, shall provide a primary entrance within 50 feet of the street with a direct pedestrian connection from the priority street for a 1.38 acre parcel of land generally located at 5525 Wadsworth Bypass.
 6. A Major Modification from the Land Development Code Subsection 5-1-6-2.B.3.C, which prohibits drive-through lanes from being located between the building and an adjacent street, for a 1.38 acre parcel of land generally located at 5525 Wadsworth Bypass,
 7. A Major Modification from the Land Development Code Subsection 5-1-6-5.B.1, which requires trash enclosure to be at least 20 feet away from streets, sidewalks, and internal pedestrian connection a 1.38 acre parcel of land generally located at 5525 Wadsworth Bypass.

9. OTHER ITEMS

10. ADJOURN