

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



SUMMARY MINUTES OF PLANNING COMMISSION ACTION HELD
May 16, 2023

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

1. CALLED MEETING TO ORDER– By Michael P. Griffith at 6:15 P.M.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL OF MEMBERS

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

THOSE ABSENT

None

ALSO PRESENT: Rob Smetana, City Planning Manager; Emily Grogg, Sr. Ass't. City Attorney; Dixielee Rodriguez, Development Technician, Jeremiah Bebo, Planner II, Jenny Wolfschlag, City Engineer/Development Engineer, Jake Sawaya, Civil Engineer, Heidi Van Gieson, Recording Secretary.

4. APPROVAL OF MINUTES

May 2, 2023 meeting minutes. The minutes stand approved as printed.

Mr. Knapp stated that he had submitted changes to the minutes earlier in the day. Those changes are reflected in the current Meeting Minutes.

5. GENERAL BUSINESS

None

6. REPORTS

None

7. PUBLIC COMMENT

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

8. PUBLIC HEARINGS

8.A An Ordinance Rezoning Certain Land within the City of Arvada, Candelas Point Infrastructure and Kiddie Academy, From the City of Arvada PUD (Planned Unit Development) to City of Arvada CG (Commercial, General) and Amending the Official Zoning Maps of the City of Arvada, Colorado; 9265 Yucca Lane

Mr Griffith swore in all guests that will be speaking

Mr. Griffith opened the public hearing.

Mr. Bebo stated that there was posting in the newspaper as well as a mailed notice and posting on the property that were required. The mailing affidavit and posting log are in order.

Mr. Griffith entered into the record the staff report dated May 16, 2023, affidavit of mailing, and posting log and affidavit.

Mr Bebo presented the project to the Commision. Candelas Pointe, LLC. requesting approval of a rezoning of all of Lot 1 Block 1 Candelas Commercial Filing No. 2, otherwise known as Candelas Pointe. The current zoning is Planned Unit Development and the rezoning request would be to CG or Commercial, General. The Arvada Comprehensive Plan Future Land Use Map identifies the property as being; Neighborhood and Community Commercial Office and the CG zone district is aligned with that designation. A Master Development Plan and Minor Subdivision have also been submitted and currently under review by staff as well as a Site Plan Application for Kiddie Academy which is their only known intended future user at this time. As stated in the staff report, staff is recommending approval of the rezoning.

Steve Nading; 8015 Grassmere Drive Boulder, Colorado stated how the site was initially left zoned as a PUD to see what happened with the economy. They are looking to now make that change to commercial due to growth. The parcel is slated to be separated into 3 lots, with Kiddie Academy as an intender user on one of those.

PUBLIC COMMENT

IN FAVOR

IN OPPOSITION

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

APPLICANT REBUTTAL

None

QUESTIONS FROM THE COMMISSION

Mr. Hannan asked about the two additional PUD sites, and asked what the plan is for them?

Mr. Bebo stated that there are no plans at this time. We will have to wait to see what is presented at a later date.

Mr. Hannan asked if there were uses in CG that couldn't be done in PUD without going through the long process vs. the administration process?

Mr. Bebo stated that when a site is zoned PUD, uses are evaluated during that process with staff and then through the public hearings. Taking into consideration the Comprehensive Plan and who their intended users are and by bringing a PUD Development Plan to the Commission. With this rezoning, future users would be limited to those uses allowed in CG zone district.

Mr. Knapp asked if this was a use that was contemplated in the Comp Plan?

Mr. Bebo stated that it was because the designation is Neighborhood and Community Commercial. And the rezoning to CG solidifies that and implements consistent regulations for that site. It will be restricted to commercial uses which we have planned for already; infrastructure wise. As long as they are able to meet all the requirements in the code, any site plan going forward can be approved administratively.

Mr. Knapp asked if the water demand for this use was incorporated or at least thought through during the process?

Mr. Bebo stated that yes it was and during the Comprehensive Plan planning process it was all accounted for with this use at this site. If they were wanting to intensify the use to larger mixed use buildings or residential, we would have to reevaluate that. In terms of the commercial zoning and commercial uses, water is accounted for here.

Mr. Gay noted a typo in the staff report. In the first paragraph, it states Candelas Point LLC and. Should there not be an "and"? He asked about the Master Development Plan, and if the commission would be looking at that?

Mr. Bebo stated that yes the "and" should not be there and that the Master Development Plan will be approved administratively if this rezoning gets approved.

Mr. Gay discussed the traffic patterns around the site and the difficulty to get out of that area. It may be something the City wants to look at in the future.

Ms. Wolfschlag stated that there was a master traffic study done and the developer did comply with the plan that was approved in the first phase. There is currently a Candelas Corridor Study being done to analyze all of the intersections throughout Candelas and are expecting those results in about a month.

Mr. Gay stated that he thinks the businesses will appreciate that.

Mr. Magee asked the applicant what the other two sites will be as far as one or two stories? Will it be a mix of commercial and/or retail?

Mr. Nading stated that it will most likely be one story.

Mr. Magee asked staff about the detention pond that has already been built to service this lot. Where is that pond and was it designed to handle commercial development on these properties?

Mr. Bebo stated that it is located to the Northeast across Wilkerson Court and was built to accommodate the stormwater flows from all of these properties when this was originally platted.

Mr. Magee asked about the property to the south, and if it was retail?

Mr. Bebo stated that, yes, that is retail there and there are various industrial uses across Highway 72.

Mr. Magee asked staff if there were any issues concerning water and commercial uses?

Mr Bebo stated that for this site, for commercial uses, water is not an issue.

Mr. Figliolino asked about what the zoning used to be for the property nearby zoned as IG?

Mr. Bebo stated that it was actually PUD and was changed to IG.

Mr. Figliolino asked if the lot to the south was CG?

Mr Bebo stated that it was actually PUD-BPR prior to the adopting of the 2020 LDC, which was a mixed-use commercial type zoning.

Mr. Figliolino asked about the property zoned CG off of Candelas Parkway, was that also adopted or was that converted as well?

Mr. Bebo stated that it was remapped to CG in 2020 since they knew that the fire station was going to be coming in.

MOTION: Agenda Item 8.A

It was moved by Mr. Figliolino, that an Ordinance Rezoning Certain Land within The City of Arvada, Candelas Point Infrastructure and Kiddie Academy, From the City of Arvada PUD (Planned Unit Development) To City Of Arvada CG (Commercial, General), and Amending the Official Zoning Maps of the City of Arvada, Colorado , 9265 Yucca Lane., be recommended to the City Council for Approval.

This motion is based on the findings of fact and approval criteria on Page 7 of the staff report.

DISCUSSION OF MOTION

Mr. Figliolino stated that he is having a hard time with this request. Seems that it is like a strip mall instead of a town center. Concerned about it becoming more pad sites and restaurants. He does not feel it is in the best interest of the City to downgrade to commercial zoning.

Mr. Griffith stated that we talked about creating a less car-centric city. Also suggested that we base items of concern on the criteria. Given the alignment with the Comprehensive Plan, he feels this project makes sense.

Mr. Figliolino stated that based on Criteria 4, it could be argued that it could create a significant issue with the car-centric approach, restricting housing on that lot.

Those voting Yes: Griffith, Hannan, Knapp, Aljinovich, Magee, Gay

Those voting No: Figliolino
Those absent: None
The motion carried 6-1

8.B

CP2023-0005 A Resolution By The Planning Commission For The City Of Arvada, Colorado To Amend The 2014 Arvada Comprehensive Plan Land Use Designation Pertaining To Commercial, Neighborhood (CN) Zoning District.

Mr. Smetana stated that the notice was Published in a Publication of General Circulation.

Mr. Magee stated that the wrong Number and Title were on the submitted Staff report.

Ms. Grogg thanked Mr. Magee for finding that correction.

Mr. Griffith entered into the record the staff report dated May 16, 2023.

Mr Smetana presented the project to the Commision. Amending a page in the Comprehensive Plan related to the Suburban Residential Land Use Category indicating that the Commercial Neighborhood would be a zone district allowed in the Suburban Residential Designation.

PUBLIC COMMENT

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

IN FAVOR

IN OPPOSITION

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

APPLICANT REBUTTAL

None

QUESTIONS FROM THE COMMISSION

Mr. Knapp asked if the Notice was Correct since the Number and Title were incorrect?

Ms. Suk stated that the Notice used the Resolution Title, which she believes is correct.

Ms. Grogg agreed but stated that staff will verify. There is also a second round going to the City Council.

Mr. Magee stated that it looks like a good fit and makes sense to be in the Comprehensive Plan.

Mr. Gay stated that it looks like this was approved two weeks ago.

Mr. Smetana stated that that was correct.

MOTION: Agenda Item 8.B.

It was moved by Mr. Magee, that CP2023-0005, A Resolution By The Planning Commission For The City of Arvada, Colorado To Amend The 2014 Arvada Comprehensive Plan Land Use Designation Pertaining To Commercial, Neighborhood (CN) Zoning District., be approved and recommended to the City Council for Ratification.

This motion is based on the findings of fact and approval criteria on Page 2 of the staff report.

DISCUSSION OF MOTION

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

Those voting No:

Those absent: None

The motion carried 7-0

9. OTHER ITEMS

Next meeting will be June 6th.

The Commissioners discussed if they will have enough in attendance for a quorum. It looks like they will.

10. ADJOURNED at 6:48 P.M.

Michael P. Griffith, Chair

Tim Knapp, Secretary

Heidi Van Gieson, Recording Secretary



REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.A.

TO: PLANNING COMMISSION

DATE: June 6, 2023

SUBJECT: 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)

Report in Brief

MOTION: 8.A.

MOVED BY: _____

That a Conditional Use for West 53rd Ave Townhomes and approximately located south of the intersection of Field Cir and W 53rd Ave. (9030 W 53rd Ave), be recommended to City Council for (approval) (denial).

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

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

YES _____ NO _____ ABSENT _____

Prepared by:

Dixielee Rodriguez, Administrative Specialist

Reviewed by:

Approved by:

Jacob Nitchals, Senior Planner

5/30/2023

Josie Suk, Development Systems and Administrative Manager

5/30/2023

Rob Smetana, Acting Director of Community and Economic Development

5/30/2023

Emily Grogg, Senior Assistant City Attorney

5/30/2023

Dixielee Rodriguez, Administrative Specialist

6/1/2023

Enclosure, exhibits & attachments required to support the report

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

West 53rd Avenue Townhomes
Conditional Use
DA2021-0102

NATURE OF REQUEST

Enertia Consulting Group, LLC, is requesting approval of a Conditional Use to allow for the construction of an affordable multifamily project within the MX-S (Mixed-Use Suburban) zone district. The proposed development consists of 63 two-story townhomes with attached garages on approximately 4.6 acres of land.

The Wadsworth and Bluff Ditches run at a northeast angle through the center of the subject property. This, combined with the fact that the grade drops approximately 35 feet from the northwest corner to the southeast corner of the property splits the development into two communities. There are 18 units in the southern community on the south side of the Bluff Ditch that take access to W 52nd Avenue and there are 45 units in the northern community on the north side of the Wadsworth Ditch that take access to W 53rd Avenue. While the northern and southern communities do not share a vehicular connection, there is a pedestrian connection between the two communities (see aerial image of property on following page).

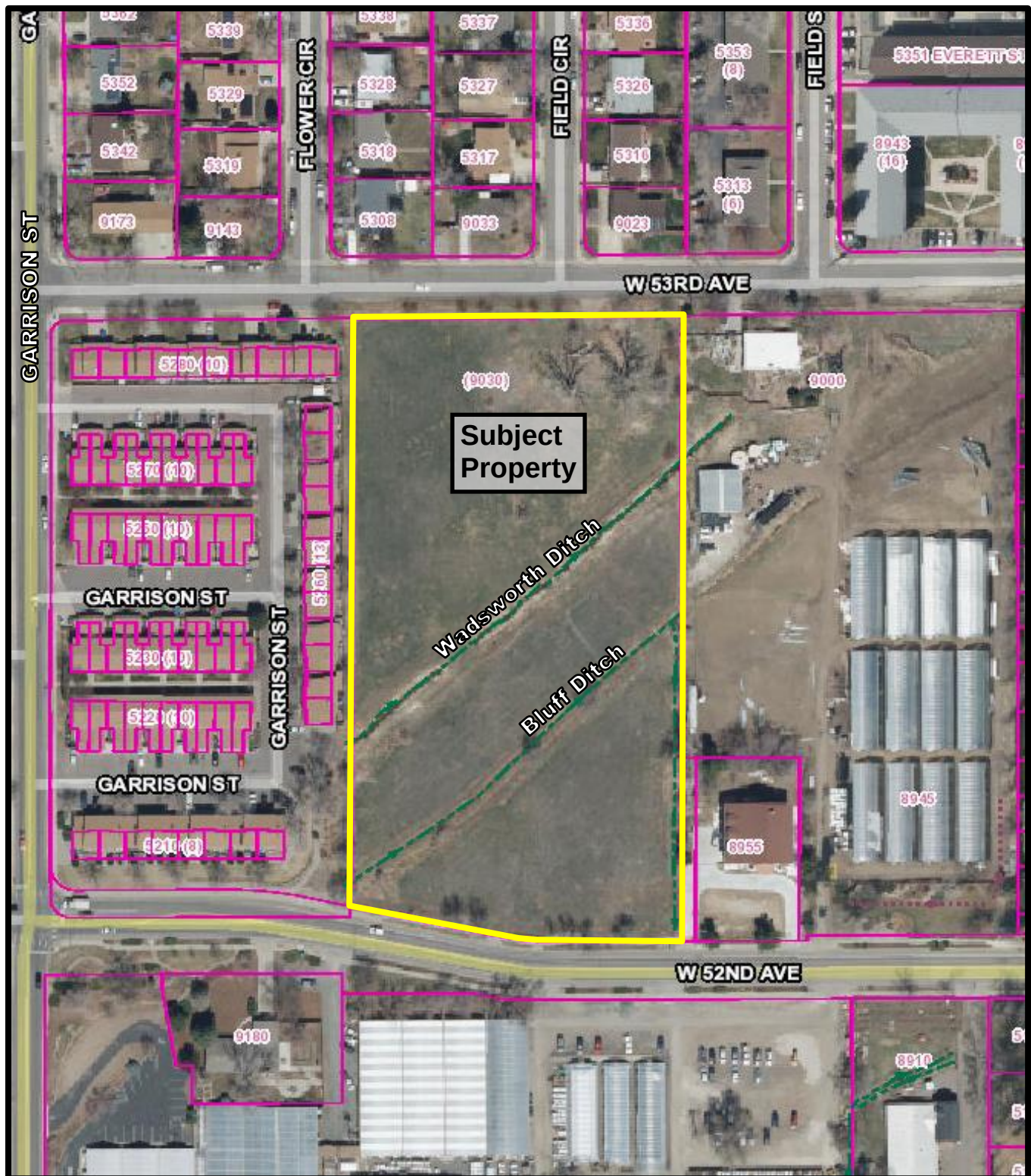
The applicant prepared a project narrative, which is attached.

LOCATION AND HISTORY

The subject property is located between W 52nd Avenue and W 53rd Avenue and just east of Garrison Street.

The property was annexed into the City of Arvada in 1979 as part of the larger Parcel K Unilateral Annexation which included just over 141 acres. Based on City records, it appears that a single-family detached house was previously on the property; however, records indicate that the home was demolished in 2011. Staff cannot determine when the first residential land use was established on the property.

Vicinity Map



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 July 27, 2021. While the City staff member who attended the meeting is no longer with the City, based on the notes provided by the applicant, it appears that approximately 15 members of the public were in attendance.

A range of topics were raised by attendees during the meeting. These included: concern over traffic impacts and traffic accidents at the intersection of W 52nd Avenue and Garrison Street; crime, drug use, and the presence of unhoused people on the property; concern that the property would be developed for a commercial use given the existing MX-S zoning and Mixed-Use Comprehensive Plan Future Land Use map designation; the lack of property maintenance and the condition of the existing Cottonwood trees on the property; questions about density and the amount of common area; and questions about ownership and maintenance of the fence that between the subject property and the Woody Creek Townhomes development to the west.

The applicant prepared a summary of the meeting, which is attached.

PUBLIC NOTIFICATION

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

Written Notice: At least 15 days prior to all public hearings, written notice must be mailed to all property owners within 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

The application was accepted by the City for review on August 19, 2021. The standard review timeline allows for three reviews within a 20 week timeframe to reach a Planning Commission public hearing. However, due to the complexities presented by both the grade change and the presence of two ditches in the center of this property, this application has taken five reviews, numerous meetings, and over a year and nearly two years to get to a point where staff felt comfortable presenting the case with a recommendation of approval.

ALIGNMENT WITH CITY COUNCIL STRATEGIC PLAN

This project aligns with the Community and Economic Development strategic goals.

ZONING AND LAND USE

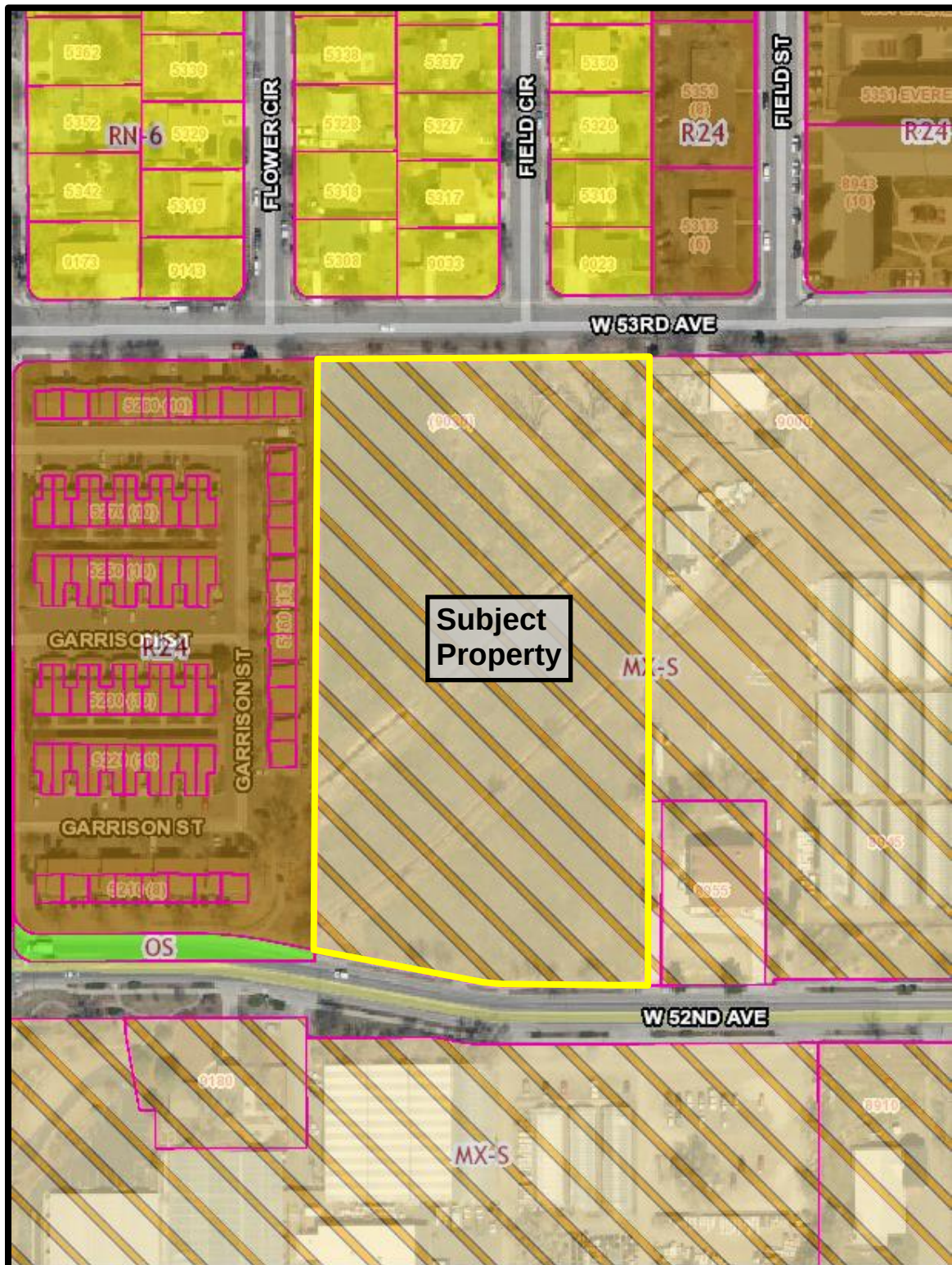
The subject property is currently zoned MX-S and is 4.36 acres in size.

Surrounding properties are zoned and utilized as follows:

Direction	Zoning	Actual Use
North (across W 53 rd Avenue)	RN-6 (Residential Neighborhood 6,000)	Single-family detached homes
South (across W 52 nd Avenue)	MX-S	Greenhouses and associated land uses
East	MX-S	Single-family detached homes and greenhouses with associated land uses
West	R24 (Residential 24)	Townhomes

See zoning map on following page.

Zoning



PROJECT ANALYSIS

Compliance with the Comprehensive Plan

The project site is within an area designated as Mixed-Use on the 2014 Comprehensive Plan Future Land Use map. The intent of the Mixed-Use Future Land Use Map designation is to promote a wide range of land uses, including retail, office, light industrial, live/work, and medium and higher density residential.

Setbacks

The MX-S zone district requires that buildings, including townhomes, be located within a 10 to 35-foot wide frontage zone for 20 percent of the total frontage zone adjacent to public streets. Since this property has street frontage on both W 52nd Avenue and W 53rd Avenue, the project will have to comply with cumulative frontage zone setback from both frontages. Depending on the orientation of the building, the side setbacks are 10 or 15 feet. Specifically, buildings that front on the street have a 10-foot setback, while buildings oriented parallel to the side property lines have a 15-foot setback.

Although setbacks will be reviewed as part of a Site Plan application should the Conditional Use be granted, the conceptual plan included as part of this application indicates that all setbacks will be complied with.

Building Height

The maximum building height allowed in the MX-S zone district on this property is 45 feet.

Although final building height will be reviewed as part of a Site Plan application should the Conditional Use be granted, the proposed townhomes are two-stories and approximately 26 feet in height.

Small Urban Park

Residential developments in the MX-S district that are larger than one acre are required to designate 10 percent of their total parcel area as a Small Urban Park. While final compliance will be verified with the Site Plan, the conceptual plan indicates approximately 11 percent of the site is designated as a Small Urban Park.

Landscaping, Buffering and Fencing

Specific details of the landscape plan will be reviewed as part of any future Site Plan application; however, the conceptual plan indicates that all applicable landscaping standards will be complied with.

Building Design

The conceptual plan includes multiple building elevations for the different buildings based on unit counts; however, there are two general building designs. Both designs include a covered front entry with second story balcony and both include a mix of brick, vertical cementitious siding, and cementitious panels. The primary difference between the two building types is that one utilizes a completely flat roof and lighter accent colors while the other incorporates shed roofs above the end units and utilizes darker accent colors.

Circulation and Connectivity

There is a single vehicular access to each the south and north side of the development. There are 18 units on the south side of the ditches that take access to W 52nd Avenue and there are 45 units on the north side of the ditches that take access to W 53rd Avenue. There is a pedestrian connection across the two ditches between the two communities.

Grading and Drainage

There is approximately 35 feet of grade change from the northwest corner of the property to the southeast corner of the property. Given that the gravitational flow of the ditches needs to be maintained, the grade of the property is primarily addressed through the use of retaining walls adjacent to the two ditch easements that run through the center of the property. Specifically, there is a retaining wall with a maximum height of approximately six feet on the south side of the Bluff Ditch and a wall with a maximum height of approximately eight feet on the south side of the Wadsworth Ditch, between the Wadsworth Ditch and the Bluff Ditch to the south. These retaining walls, combined with retaining walls that run along portions of the western, eastern, and northern property lines, create two developable pieces of the property that were previously referred to as the northern and southern communities in the *Nature of Request* section above.

Stormwater will be conveyed to a detention pond located in the southeast corner of the development, the low point of the property, and then conveyed to an existing stormwater main in W 52nd Avenue.

Parking and Loading

The LDC (Land Development Code) requires that townhomes provide 2.2 spaces per unit. Therefore, 139 off-street parking spaces are required for the 63 proposed units. The conceptual plan exceeds this with 149 off-street spaces. Specifically, each townhome has a two-car garage and there are 17 surface spaces on the northern portion of the development when nine are required and there are six surface spaces on the southern portion of the development when four are required.

Utility Services

Water and sewer services will be provided by the City.

Police and Fire Protection

Police and fire protection is available for this project.

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 Section 8 of the Land Development Code, and presents the following findings:

8-3-5-1 Conditional Use Permit Approval Criteria (5-18-20)	Finding	Rationale
1. The application complies with the applicable standards of this LDC, other adopted City ordinances, resolutions and regulations including but not limited to any use-specific standards for the proposed conditional use in Division 3-1-3, any approved Master Development Plan that includes the property, and any conditions specifically applied to development of the property by the Planning Commission or City Council in a prior decision affecting the property;	Complies	The proposed use complies with all of the requirements of the LDC.
2. The application is consistent with the Arvada Comprehensive Plan;	Complies	The proposed use is consistent with the Mixed-Use designation of the Comprehensive Plan Future Land Use map.
3. The use is consistent with the purpose and intent of the zoning district in which it is located;	Complies	The proposed use is consistent with the purpose of the MX-S zone district, which allows for a variety of residential and nonresidential uses, in a mixed-use or single-use configuration. The project, as planned, will comply with all of the dimensional and development standards of the zoning district.
4. The size, scale, height, density, multi-modal traffic impacts, hours of operation and other similar characteristics of the proposed use are comparable with existing and planned uses in the surrounding area;	Complies	The size, scale, height, density, and traffic impacts are consistent with the planned uses in the surrounding area.
5. Facilities and services including sewer, water, storm water, gas, electricity, police and fire protection, and roads and transportation will, prior to or as part of the development, be available to serve the subject property while maintaining adequate levels of service for existing development; and	Complies	All facilities and services are available to this site. The proposed use will not have an adverse impact on facilities or services.
6. The application mitigates any adverse impacts on the surrounding area to the degree practicable.	Complies	The proposed townhome development complies with all applicable development standards in the LDC resulting in an application that mitigates adverse impacts on the surrounding area to the degree practicable.

STAFF RECOMMENDATION

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

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

**PROJECT NARRATIVE FOR
CONDITIONAL USE PERMIT APPLICATION
W 53RD AVE TOWNHOMES – 9030 W 53RD AVE., ARVADA 80002
May 2023**

Project Description:

W 53rd Ave Townhomes (Project) is proposed at 9030 West 53rd Avenue, a vacant 4.6-acre parcel located north of 52nd Avenue, south of 53rd Avenue and approximately 300' east of Garrison Street in the City of Arvada, Jefferson County. The site is within a designated Colorado Opportunity Zone. The site is a vacant field with significant grade change (36' from north to south). There are two existing irrigation ditches that cross the site and are understood to be in use. Wadsworth Irrigation Ditch is the northern-most ditch, with water flowing west to east. Bluffs Irrigation Ditch is the southern-most ditch, with water flowing west to east. Bluffs Lateral Ditch is a small lateral on the eastern property line, with water flowing north to south from the Bluff Irrigation Ditch. Coordination with the two irrigation ditch companies is ongoing and the rerouting of the irrigation ditches is being designed and integrated into the project (easements, storm pipe, etc.). These constraints (grade change & irrigation ditches) are natural to the property and increase hardship and constraints to developing the land.

In August 2006, a PDP called Sherwood Terrace was approved (Ordinance 06-034 Ord. No 4024) for this property which included 6-three story apartment buildings, 58 units, and 145 parking spaces. The PDP expired in 2011 and the development was not constructed. Since then, the property has remained vacant and undeveloped.

Land Use:

The parcel is identified in the Land Development Code Update with a Mixed-Use Suburban (MX-S) Zoning. The project is compatible with existing and proposed development in the area with adjacent zonings that include R-24 to the west (townhomes), R-6 & R-24 to the north, and MX-S to the east and south.

The applicant is proposing a development allowed within existing MX-S zoning (mixed use – suburban) that contains all 2 and 3 bedroom 2-story townhome units. The site plan shows ten 2-story alley accessed townhome buildings, all of which contain a 2-car direct access garage for every unit in the development. It is planned for the lots to be individually owned and platted. There are two elevation styles for the buildings, which will be dispersed throughout the site (shown on concept plan as 'A' or 'B'). Townhome buildings will be a mix of 4-plex, 5-unit, 6-unit, and 8-unit buildings. There will be a small management office, located at the southern end of Building 1. 23 additional guest parking spaces are located throughout. Situated between two roadways, bisected by two irrigation ditches, and more than 30ft of grade change across the site, the project required a creative approach to be compatible with the adjacent properties, be aesthetically pleasing, and provide gathering, recreating and pedestrian friendly spaces. Common spaces will be owned and maintained by a Homeowner's Association. The best use for this property is an application consisting of a series of townhome buildings, which are better suited for the surrounding uses within the neighborhood and can be placed strategically to not impede the irrigation ditches. There are extremely limited commercial uses within the area and this site's natural topography and irrigation ditch constraints limit the commercial use feasibility of the property.

Architecture/Landscape/Open Space/Amenity Concept:

A trail connection runs through the site from W. 52nd Ave to W 53rd Ave. The applicant will provide bench seating, art, and a covered shade structure within the proposed open space amenity area on the site. This proposed trail connection will eventually help to connect Jack B Thompson Park with Terrace Park if the property to the east (Echter's) is developed. Landscaping accounts for approximately 36% of the total site area.

The architecture will include a Colorado contemporary appeal with a combination of brick and hardboard siding, modern materials, and predominantly flat roofs. All homes have ground floor patios and second floor balconies. The project building locations embrace the views available to the site.

Proposed Use: *Townhome residential units – 2 bed/3 bed with attached garages, 13.55 du/ac density*

Current Zone District: *MX-S (Mixed Use Suburban) – No change proposed.*

Comprehensive Plan Designation: *Mixed Use—Use is in conformance w/the Comp Plan.*

Construction Activities associated with the project: *Earthwork/Grading, utility, building, paving, landscape & retaining wall construction.*

Circulation and Parking:

The Project is conveniently accessed by either 52nd Ave or 53rd Ave. Unfortunately, the combination of steep slopes and two irrigation ditches bisecting the site means connecting the north portion of the site to the south is not feasible outside of pedestrian stairs. The north portion of the site will access 53rd Ave across from Field Circle. The south portion of the site will access 52nd Ave. Pedestrian circulation will be provided throughout the site, linking the buildings and park with trails and in some instances, stairs due to grade constraints. Fire access to all buildings is achieved with access drives on both the north and south ends of the site. Fire access is also improved for adjacent west and east landowners (Woody Creek Townhomes & Echter's respectively) because of this development.

The total required parking spaces is 139 with 3 being ADA accessible. The project meets the parking requirements with attached two car garages and 23 additional parking spaces throughout the development totaling 149 parking spaces. Of the 149 total spaces, 3 are ADA accessible (including 1 van accessible ADA space).

Retaining Walls:

Due to the grading and site layout hardships presented by the irrigation ditches, several retaining walls are being proposed throughout the design. A stacked block wall with a maximum height of 5.0' is proposed along the western property line. The wall also extends along the northern property line towards the access drive off W 53rd Ave. This section of wall has a maximum height of 5.8'. The wall along the western property line will put the grade of the existing development to the west above the proposed grade of the site. A second wall is proposed around the south and east sides of the stormwater pond in the southeast corner of the site. This stacked block wall has a maximum height of 5.6' and serves as 50% of the pond's perimeter. There is a stacked block wall between Building 9 and the property line that puts Building 9 above the existing conditions off-site to the east. This wall has a maximum height of 2.4' south of Building 9 and 2.3' east of Building 9. The bottom of the wall sits above the pond's 100-year water surface elevation and therefore is not being factored into the requirement limiting retaining walls from making up over 50% of a pond's perimeter.

There are also two retaining walls that cross through the site and separate the site into its northern and southern parts. These retaining walls are required due to the 36' of grade change across the site and the two irrigation ditches. The southern of the two walls is located just south of the Bluffs Irrigation Ditch. This wall will be constructed of stacked block with a maximum height of 6.3' west of the pedestrian stairs and 6.0' east of the pedestrian connection. The second of these two walls is located just south of the Wadsworth Irrigation Ditch (and north of Bluff Ditch) and extends up the eastern property line behind Building 1. Due to the existing large amount of grade change from the north side of the Wadsworth Ditch and southern edge of the Bluff Ditch through the middle of the site; the retaining wall is required to be a maximum of 8.0' tall along the south side of the Wadsworth Ditch. Coordination efforts have taken place between applicant and adjacent property owner to connect to a proposed pipe section (existing open ditch). The piped connection has reduced wall heights east of Building 1.

This same wall also parallels a drive aisle in the interior of the site (max height 8'). A portion of the wall will be structurally engineered to ensure the wall can bear the load of the drive aisle, vehicles (specifically 85,000 lb fire truck loading), and will include a guardrail. The slopes between the two-tiered walls vary below 10%.

Neighborhood Meeting:

A neighborhood meeting was noticed and held on July 27th, 2021, to discuss the project. In general, comments received from the community as it related to the project were discussed and site plan revisions were incorporated based on the community feedback.

- Homeless/Crime activity in the vacant field - hope that the development will reduce crime activity.
- Prefer no through street connecting W 52nd Ave and W 53rd Ave - like the site separated into a north/south configuration.
- Parking for guests should be provided as parking is limited in the surrounding area. Applicant is adding 15 (*above previous requirement of 2 spaces, not current 2.2*) spaces over the required parking spaces for the site.
- Upgrade the shared fence on the West side of the site (Shared cost between applicant and Woody Creek Fil 1 owners).

West 53rd Townhomes Neighborhood meeting - 7/27/2021: 6pm

Attendance:

Ward Ritter, Chartered Development Corp.

Bonner Gilmore – Enertia Consulting, LLC

Zane Ross – Enertia Consulting, LLC

Jonathan Moore – City of Arvada

6:00pm Meeting has begun, 15 meeting attendees (19 total)

Presentation Summary:

- Project overview – slope, irrigation ditches, zone MX-Suburban – No zoning change
- 0.5 ac open space - Location and reroute of irrigation ditches
- Site is divided in two parts – too much slope to provide N/S roadway, irrigation ditches will be piped
- Proposed townhomes - 2 and 3 bedrooms – direct access 2 car garage
- Guest parking provided – Providing 138 spaces – required 126 spaces. +12 spaces as presented
- Discussion of retaining wall along west property line – location of retaining wall and fence along W property line
- History was farmers land – then rezoned to Sherwood Terrace – ownership changed
- Owners would mow and maintain the lot as it exists today
- Zoning and residential use are within the Comp Plan and zoning
- Buildings have 2-hour fire rated walls in-between units
- Jonathan Moore with City of Arvada explains the CUP process.
 - Conditional Use Permit (CUP) Application will be reviewed by planning commission and city council. Site Plan application will be reviewed administratively. Future public input 2-3 months after received CUP submittal – all property owners will receive a mailed notice about the planning commission meeting hearing.
 - City council will hear the application 4-5 weeks after planning commission for consideration, if comments are made during the hearing that will require changes, applicant will address those comments and resubmit to city council for final approval. City council and planning council meetings will be noticed to neighbors for public input and notification. Encourage neighbors to offer input for improvement of the proposed plan.
- City will review CUP– 18-22 weeks review incl. planning commission hearing. Then +4-5 additional weeks for city council (27 wks total)
- Site plan review should occur after the CUP application and ideally review in concurrency with the CUP (Site Plan and CUP are separate applications and review paths)
- Church lot on the side has had various construction improvements in past
- Speed limit posted 53rd Ave is 25 mph
- Zoned residential or commercial, mixed use – the use is compatible with the surrounding site – Ecter's one of the last commercial uses in the area
- Potential for electric car chargers installed in garages

Raised Issues

- City showed concern about safety issues with existing cottonwood trees required removal – minor maintenance to the property over the last 10 years
 - We'll be able to address this in more detail at time of construction. A contractor with sufficient knowledge in tree removal will be consulted.
- Crime is a concern with concerns of drug use and homeless on the vacant lot
 - The contractor will address this during construction
- Try to be aware of security issues – theft – 52nd and 53rd Ave
 - Contractor will address these issues at time of construction
- Gated communities have been discussed due to crime – neighbor suggested this might be something to consider
 - Noticed
- Explain the terracing of the units across the site
 - The site will be terraced as needed, but generally staggered along the site slope
- Accidents – Intersection at 52nd and Garrison – 4 way stop with a lot of accidents
 - A traffic conformance letter will be performed
- Speed bumps along 53rd requested by one neighbor
 - A traffic conformance letter will be performed
- Construction site thefts should be monitored
 - understood
- Comment from neighbor that project is also zoned commercial, and for the group to consider the possibility of commercial use which may not fit the neighborhood. Others mentioned commercial use would not be desired for this lot.
 - We are not requesting a commercial use within this zoning.

QUESTIONS PRESENTED DURING THE MEETING

- *How does the proposed roof line compare with Woody Creek TH's?* Terraced as needed, but generally staggered along the site slope
- *What is the proposed density of the project?* 13.26 du/ac
- *How much common area will there be?* - At this time, 20,000 sf park plus open space outside homes and additional detention pond open space.
- *Where will the access points be and the anticipated plan for traffic mitigation?* One access to the north and one access to the south
- *What is anticipated price point?* – Unknown at this time
- *When is traffic report coming out?* - Traffic report will be part of public record when available and submitted as part of the Site Plan application
- *When you break ground – how long is the construction duration?* – 18 months – also highly depends on the irrigation ditch company permitted construction schedules
- *Do you (Chartered) have any projects in Arvada or nearby?* Broomfield, this will be 1st development in the City of Arvada.
- *Will water use be reduced?* Water and landscaping geared toward low usage
- *Will property be a master HOA?* Not decided – either owning all or HOA would not affect the plan layout/site plan

- *Fence behind Garrison – HOA does not own the fence – HOA to split cost with developer to replace fence adjacent to the Woody Creek Townhomes?*
- *Concerns for fire access – how are fire trucks getting into the site? – fire access and drives discussion from Bonner. Proposed site plan reflects an improvement of fire access for Woody Creek Townhomes from the shared property line.*
- *Will there be another meeting to discuss the project? – Planning commission, city council hearings, with notices sent min 15 days prior to the hearing date*
- *When are the planning commission meeting scheduled? - Notification will be sent min 15 days prior to hearing date*
- *Will the presentation be required to be available online? – link will be available on the Chartered Website*

Meeting adjourned: 7:24pm. Collected sign in sheet information.

W. 53RD AVENUE TOWNHOMES
CONDITIONAL USE PLAN
BLOCK 6, SAYERS SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 3
SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO



VICINITY MAP
SCALE 1"=500'

PROJECT SUMMARY

THE APPLICANT IS PROPOSING A DEVELOPMENT ALLOWED WITHIN EXISTING MX-S ZONING (MIXED USE - SUBURBAN) THAT CONTAINS ALL 2 AND 3 BEDROOM, 2-STORY TOWNHOME UNITS. THE SITE PLAN SHOWS TEN 2-STORY ALLY ACCESSED TOWNHOME BUILDINGS, ALL WHICH CONTAIN A 2-CAR DIRECT ACCESS GARAGE FOR EVERY UNIT IN THE DEVELOPMENT. THERE ARE TWO ELEVATION STYLES FOR THE BUILDINGS, WHICH WILL BE DISPERSED THROUGHOUT THE SITE (SHOWN ON SITE PLAN AS 'A' OR 'B'). TOWNHOME BUILDINGS WILL BE A MIX OF QUADPLEX, 5-UNIT, 6-UNIT AND 8-UNIT BUILDINGS. THERE WILL BE A SMALL MANAGEMENT OFFICE LOCATED NEAR THE NORTHERN ENTRANCE TO THE DEVELOPMENT, AND 21 ADDITIONAL GUEST PARKING SPACES THROUGHOUT. SITUATED BETWEEN TWO ROADWAYS, BISECTED WITH TWO IRRIGATION CANALS, AND MORE THAN 30' OF GRADE ACROSS THE SITE, THE PROJECT REQUIRED A CREATIVE APPROACH TO BE COMPATIBLE WITH THE ADJACENT PROPERTIES, BE AESTHETICALLY PLEASING, AND PROVIDE GATHERING, RECREATING AND PEDESTRIAN FRIENDLY SPACES. THE HIGHEST AND BEST USE FOR THIS PROPERTY IS AN APPLICATION OF A SERIES OF TOWNHOME BUILDINGS, WHICH ARE BETTER SUITED FOR THE SURROUNDING USE WITHIN THE NEIGHBORHOOD AND CAN BE PLACED STRATEGICALLY TO NOT IMPEDE THE IRRIGATION DITCHES. THERE ARE VERY LIMITED COMMERCIAL USES WITHIN THE AREA AND THIS SITE'S NATURAL TOPOGRAPHY AND IRRIGATION DITCH CONSTRAINTS LIMIT THE COMMERCIAL USE FEASIBILITY OF THE PROPERTY.

ARCHITECTURE/LANDSCAPE/OPEN SPACE/AMENITY CONCEPT:
THE SITE PLAN PROPOSES 23,130 SQ FT OF URBAN PARK SPACE AND TRAIL CONNECTION FROM W. 52ND AVE THROUGH THE SITE AND IS PEDESTRIAN ACCESSIBLE FROM THE NORTH OR SOUTH SIDES OF THE SITE. THE APPLICANT WILL PROVIDE BENCH SEATING, ART, AND A COVERED SHADE STRUCTURE WITHIN THIS TRAIL OPEN SPACE AMENITY. THIS TRAIL CONNECTION EXTENSION WILL EVENTUALLY CONNECT JACK B THOMPSON PARK WITH TERRACE PARK WHEN THE PROPERTY TO THE EAST (ECHTER'S NURSERY AND GARDEN CENTER) IS DEVELOPED. THE ARCHITECTURE WILL INCLUDE A COLORADO CONTEMPORARY APPEAL WITH A COMBINATION OF BRICK AND HARDBOARD SIDING, MODERN MATERIALS AND PREDOMINANTLY FLAT ROOFS. ALL HOMES HAVE GROUND FLOOR PATIOS AND SECOND FLOOR BALCONIES. THE PROJECT BUILDING LOCATIONS EMBRACE THE VIEWS AVAILABLE TO THE SITE.

LEGAL DESCRIPTION

BLOCK 6, SAYERS SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO.

PROJECT TEAM

ENGINEER

ENERTIA CONSULTING GROUP
1515 MARKET STREET
DENVER, COLORADO 80202
809-234-5502
RICK.HAGMAYER@ENERTIACG.COM
CONTACT: RICK HAGMAYER, PE

APPLICANT/DEVELOPER

CHARTERED DEVELOPMENT CORPORATION
2555 49TH STREET, SUITE 3,
BOULDER, CO 80301
303-545-2554
CONTACT: WARD RITTER

GRANITE CAPITAL GROUP
133 W. DE LA GUERRA ST
SANTA BARBARA, CA 93101
805-259-3040
CONTACT: BRUCE SAVETT

ARCHITECT

WOODLEY ARCHITECTURAL GROUP
731 SOUTHPARK DRIVE, SUITE B
LITTLETON, COLORADO
303-791-1182
CONTACT: ERIC KELLER

LANDSCAPE / PLANNER

OUTSIDE LA
2623 BURGESS CREEK RD
STEAMBOAT SPRINGS, COLORADO 80487
303-517-9256
CONTACT: SANDI GIBSON

SURVEYOR

FLATIRONS, INC
3825 IRIS AVENUE, SUITE 395
BOULDER, COLORADO 80301
303-443-7001 x876
CONTACT: BRENT OELKE

SITE DATA TABLE

SITE DEVELOPMENT INFORMATION		
ZONE DISTRICT	MX-S (MIXED USE SUBURBAN)	
HOUSING PALETTE LOT TYPE	TOWNHOMES, SUBURBAN (ALLEY ACCESS)	
TOTAL PROJECT AREA	4.65 ACRES	
DEVELOPMENT STANDARDS	SITE	STANDARD
LOT STANDARDS		
LOT AREA (MIN)	4.65 ACRES (202,686 SF)	N/A
LOT WIDTH (MIN)	20 FT	20 FT
UNIT WIDTH, CORNER (MIN)	N/A	N/A
LOT COVERAGE (MAX)	32.2%	60%
BUILDING AND PARKING SITING STANDARDS		
FRONTAGE ZONE (MIN/MAX)	15/35 FT	15/35 FT
FACADE IN FRONTAGE ZONE (MIN)	57.1%	20%
FRONT SETBACK (MIN)	15.1 FT	15 FT
FRONT PARKING SETBACK (MIN)	20 FT	20 FT
SIDE SETBACK, EAST (MIN)	17 FT	15 FT
SIDE SETBACK, WEST (MIN)	15.8 FT	15 FT
BUILDING STANDARDS		
HEIGHT (MAX STORIES)-FT	2 STORIES - 28 FT HEIGHT	45 FT
HEIGHT TRANSITION ZONE DEPTH (MIN)	N/A	N/A
SITE STANDARDS		
LANDSCAPE SURFACE AREA (MIN.)	36.2%	25%
IMPERMEABLE SURFACE AREA	63.8%	N/A
SMALL URBAN PARK	11.9% (24,047 SQ. FT.)	10% NET PARCEL AREA (20,269)
PARKING STANDARDS		
STANDARD SPACES (INCLUDING GARAGES)	144	139 (2.2 PER UNIT)
ACCESSIBLE SPACES	3	3 OUT OF 139
TOTAL	147	139
PROPOSED USE - RESIDENTIAL - TOWNHOME PALETTE	RESIDENTIAL - TOWNHOME	MIXED USE SUBURBAN
DWELLING UNITS		
STUDIO UNITS	0 UNITS	NO MAXIMUM
1 BEDROOM UNITS	0 UNITS	NO MAXIMUM
2 BEDROOM UNITS	43 UNITS	NO MAXIMUM
3+ BEDROOM UNITS	20 UNITS	NO MAXIMUM
TOTAL UNITS	63 UNITS	NO MAXIMUM

SHEET INDEX

- | | | |
|----|-----|--|
| 4 | C1 | COVER SHEET |
| 5 | C2 | CONCEPT SITE PLAN |
| 6 | C3 | CONCEPT UTILITY PLAN |
| 7 | A15 | 4 - PLEX ELEVATION A |
| 8 | A16 | 4 - PLEX ELEVATION A |
| 9 | A19 | 4 - PLEX ELEVATION B |
| 10 | A20 | 4 - PLEX ELEVATION B |
| 11 | A23 | 5 - PLEX ELEVATION A |
| 12 | A24 | 5 - PLEX ELEVATION A |
| 13 | A27 | 5 - PLEX ELEVATION B |
| 14 | A28 | 5 - PLEX ELEVATION B |
| 15 | A31 | 6 - PLEX ELEVATION A |
| 16 | A32 | 6 - PLEX ELEVATION A |
| 17 | A35 | 6 - PLEX ELEVATION B |
| 18 | A36 | 6 - PLEX ELEVATION B |
| 19 | A38 | 6 - PLEX W/ SALES CENTER ELEVATION A |
| 20 | A40 | 6 - PLEX W/ SALES CENTER ELEVATION B |
| 21 | A43 | 8 - PLEX ELEVATION A |
| 22 | A44 | 8 - PLEX ELEVATION A |
| 23 | A47 | 8 - PLEX ELEVATION B |
| 24 | A48 | 8 - PLEX ELEVATION B |
| 25 | L4 | OVERALL LANDSCAPE PLAN |

COVER SHEET

APPLICANT: CHARTERED DEVELOPMENT CORP. 2555 49TH STREET, SUITE 3 BOULDER, COLORADO 80301 303-545-2554 GRANITE CAPITAL GROUP 133 WEST DE LA GUERRA ST. SANTA BARBARA, CA 93101 805-982-4900 ENGINEER: ENERTIA CONSULTING GROUP 1515 MARKET STREET DENVER, COLORADO 80202 809-234-5502	DRAWN BY: <u> RH </u> APRVD BY: <u> RH </u> DATE: <u> MAY 2023 </u> REVISED: <u> </u> <u> </u> <u> </u> <u> </u>
	C1 1 OF 25

	TOTAL UNITS	1 BDR	2 BDR	3 BDR	PARKING REQUIRED	PARKING PROVIDED
PARKING REQMTS (TOWNHOME CODE TABLE 4-5-2-2A)		2	2	2		
BLDG 1	6	0	4	2	12	12
BLDG 2	8	0	6	2	16	16
BLDG 3	8	0	6	2	16	16
BLDG 4	4	0	2	2	8	8
BLDG 5	6	0	4	2	12	12
BLDG 6	8	0	6	2	16	16
BLDG 7	5	0	3	2	10	10
N. SURFACE PKNG					9	17
TOTAL NORTH END	45	0	31	14	99	107
BLDG 8	8	0	6	2	16	16
BLDG 9	6	0	4	2	12	12
BLDG 10	4	0	2	2	8	8
S. SURFACE PKNG					4	6
TOTAL SOUTH END	18	0	12	6	40	42
TOTAL ALL UNITS	63	0	43	20	139*	149

*3 OF THE REQUIRED 139 PARKING SPACES ARE TO BE ADA SPACES. 3 ADA SPACES (INCLUDING 1 VAN ACCESSIBLE SPACE) ARE PROPOSED WITH THIS DEVELOPMENT AS PART OF THE PROPOSED 149 SPACES.

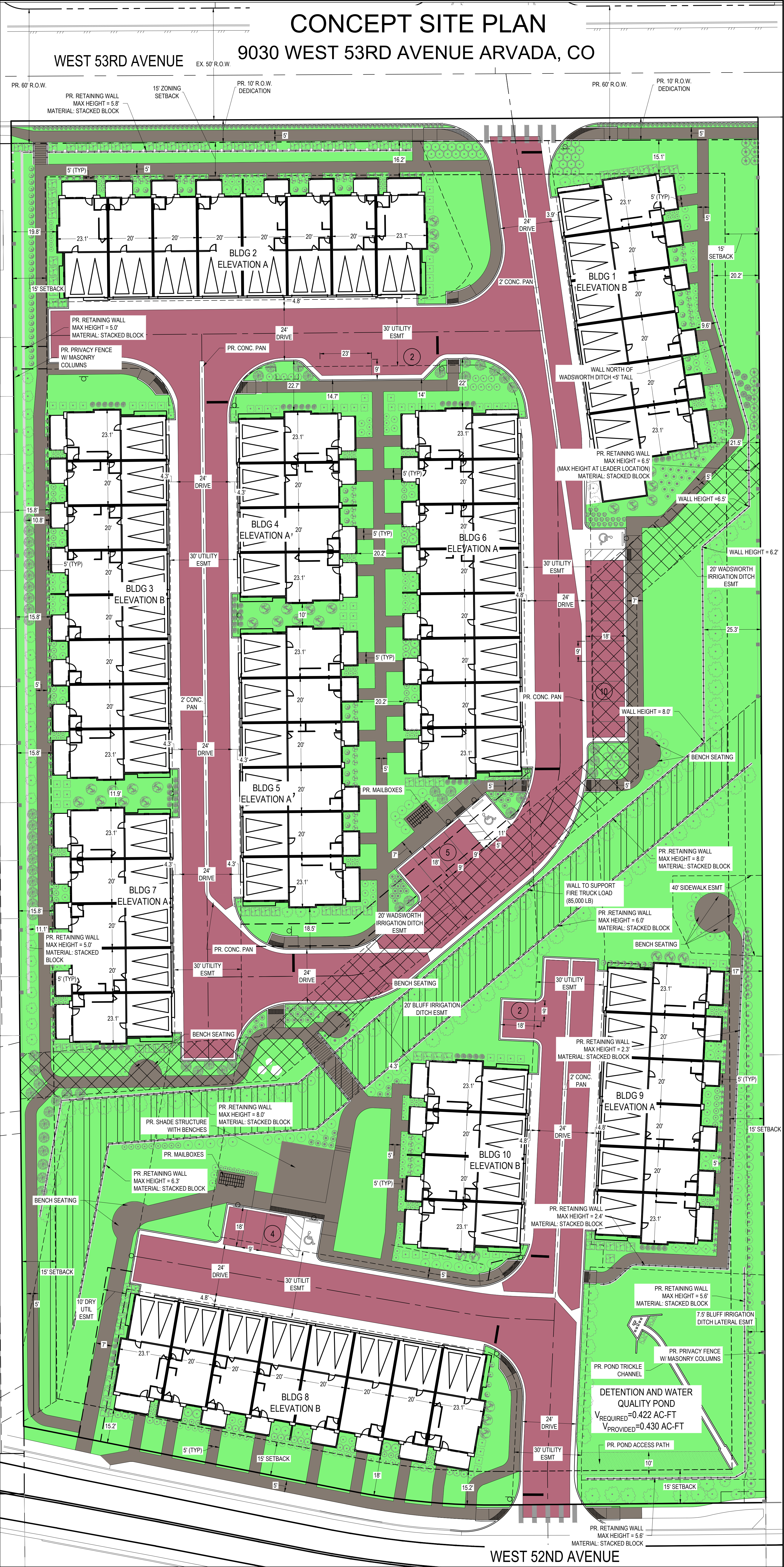
PARKING NOTES

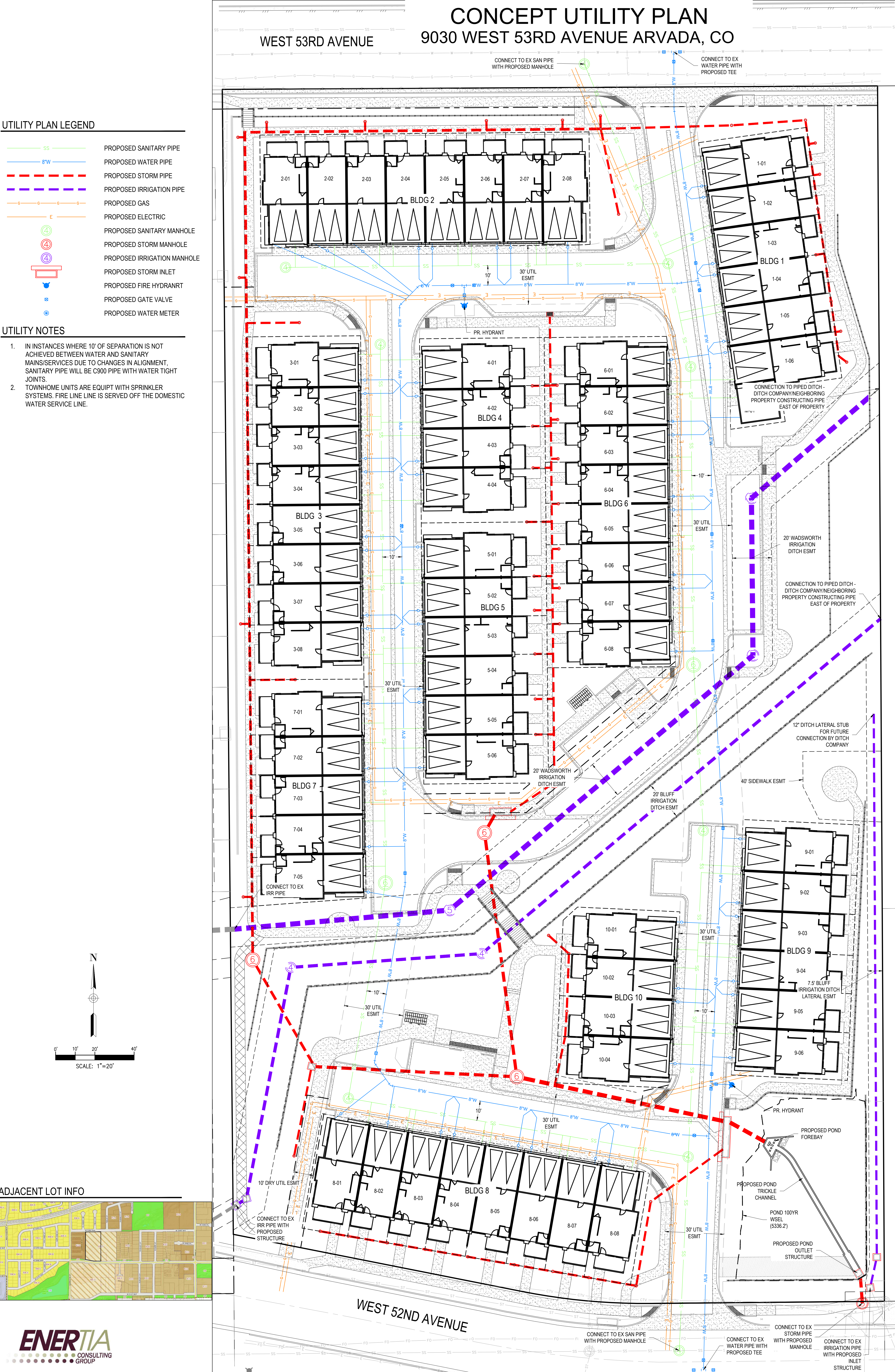
1. ALL OFF STREET PARKING SPACES ARE 18'X9'.
2. ALL ON STREET PARKING (PARALLEL PARKING) SPACES ARE 23'X9' UNLESS DIMENSIONED OTHERWISE.
3. ONE VAN ACCESSIBLE ADA SPACE HAS BEEN PROVIDED AND IS INCLUDED IN THE RESIDENT PARKING COUNT.
4. OFFSITE PARKING ON W 53RD AVE. IS BEING PROVIDED BUT NOT BEING STRIPED. THIS PARKING IS NOT COUNTED IN THE PARKING TABLE ABOVE.
5. SIDEWALKS ARE CONCRETE UNLESS NOTED OTHERWISE.
6. THE POND VOLUME PROVIDED IS THE VOLUME OF THE POND WITH 1' OF FREEBOARD BELOW THE TOP OF POND.

LEGEND

- EXISTING PROPERTY LINE
- ROADWAY CENTERLINE
- RETAINING WALL
- FENCE
- EX./PR. RIGHT-OF-WAY
- UTILITY EASEMENT
- IRRIGATION EASEMENT
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- POND MAINTENANCE PATH
- LANDSCAPE AREA
- WADSWORTH IRRIGATION DITCH EASEMENT
- BLUFF IRRIGATION DITCH EASEMENT
- RIPRAP

ADJACENT LOT INFO





UTILITY PLAN LEGEND

- SS PROPOSED SANITARY PIPE
8\"/>

UTILITY NOTES

- 1. IN INSTANCES WHERE 10' OF SEPARATION IS NOT ACHIEVED BETWEEN WATER AND SANITARY MAINS/SERVICES DUE TO CHANGES IN ALIGNMENT, SANITARY PIPE WILL BE C900 PIPE WITH WATER TIGHT JOINTS.
2. TOWNHOME UNITS ARE EQUIPT WITH SPRINKLER SYSTEMS. FIRE LINE LINE IS SERVED OFF THE DOMESTIC WATER SERVICE LINE.

ADJACENT LOT INFO



WEST 53RD AVENUE TOWNHOMES SITE PLAN

BLOCK 6, SAYERS SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 69
WEST OF THE 6TH P.M., CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO

4.65 ACRES - DA2021-0134



FRONT ELEVATION

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



REAR ELEVATION

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

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.

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.

SIDING MATERIAL SHALL BE CONTINUED DOWN TO WITHIN NINE INCHES OF FINISHED GRADE ON ANY ELEVATION, EXCEPT THAT SIDING SHALL BE ALLOWED TO STEP TO FOLLOW GRADE:

- BETWEEN SIX TO 24 INCHES; OR
- WITHIN 24 INCHES MAXIMUM FROM FINISHED GRADE

ALL PROPOSED ROOF, AND WALL MOUNTED MECHANICAL EQUIPMENT TO COMPLY WITH SECTION 5-1-2-3(C)(10).

ALL AIR CONDITIONING COMPRESSORS SHALL BE COMPLETELY SCREENED. SCREENING ENCLOSURES SHALL USE AT LEAST ONE OF THE PREDOMINANT MATERIALS USED IN THE FACADES OF THE PRIMARY STRUCTURE WHERE FEASIBLE, AND 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 FACADE.

4-PLEX | ELEVATION 'A'

	GLAZING PERCENTAGES				
	FRONT	RIGHT	REAR	LEFT	TOTAL
NET FACADE AREA GROUND LEVEL (SQ. FT.)	824 SQ. FT.	453 SQ. FT.	783 SQ. FT.	453 SQ. FT.	2512.97 SQ. FT.
NET FACADE AREA UPPER LEVEL (SQ. FT.)	824 SQ. FT.	453 SQ. FT.	822 SQ. FT.	453 SQ. FT.	2552.09 SQ. FT.
GLAZING AREA GROUND LEVEL (SQ. FT.)	232 SQ. FT.	118 SQ. FT.	0.0000	118 SQ. FT.	467.17 SQ. FT.
GLAZING AREA UPPER LEVEL (SQ. FT.)	211 SQ. FT.	77 SQ. FT.	219 SQ. FT.	77 SQ. FT.	582.96 SQ. FT.
GROUND LEVEL GLAZING PERCENTAGE	28.1%	26.0%	0.0%	26.0%	18.6%
UPPER LEVEL GLAZING PERCENTAGE	25.6%	16.9%	26.6%	16.9%	22.8%

WEST 53RD AVENUE TOWNHOMES
BUILDING ELEVATIONS

APPLICANT:
CHARTERED DEVELOPMENT CORP.
2555 49TH STREET, SUITE 3
BOULDER, COLORADO 80301
303-545-2554

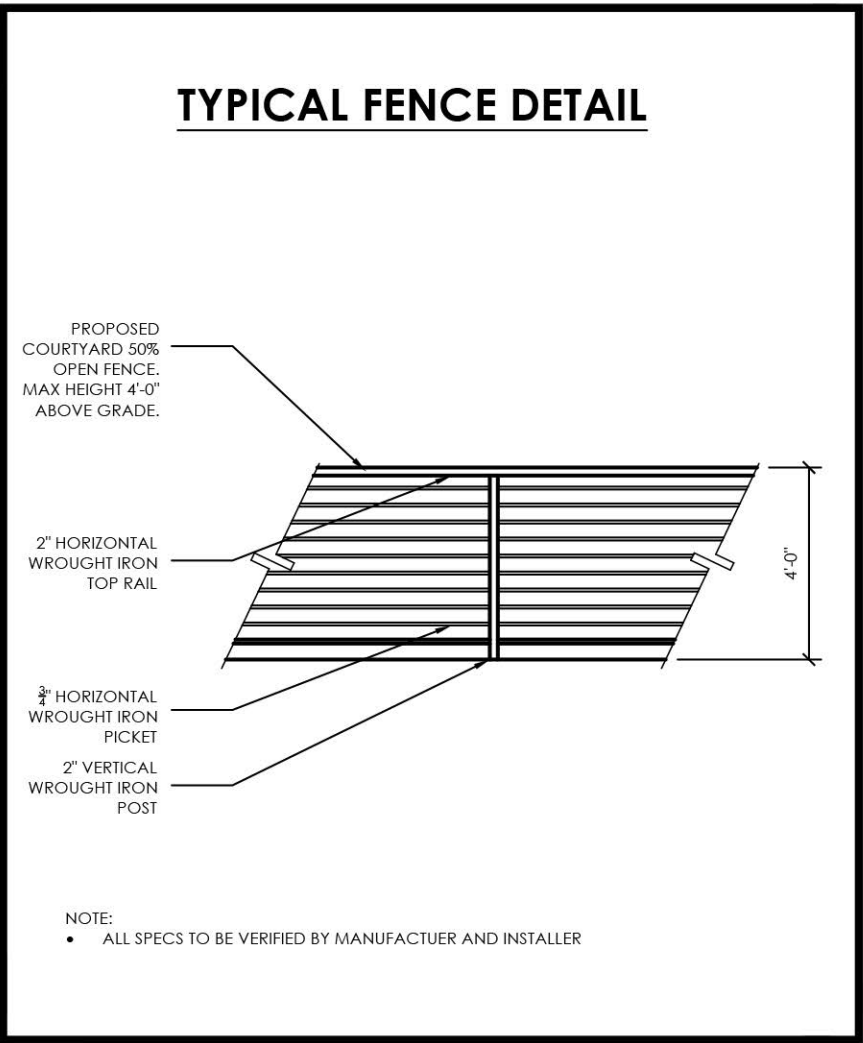
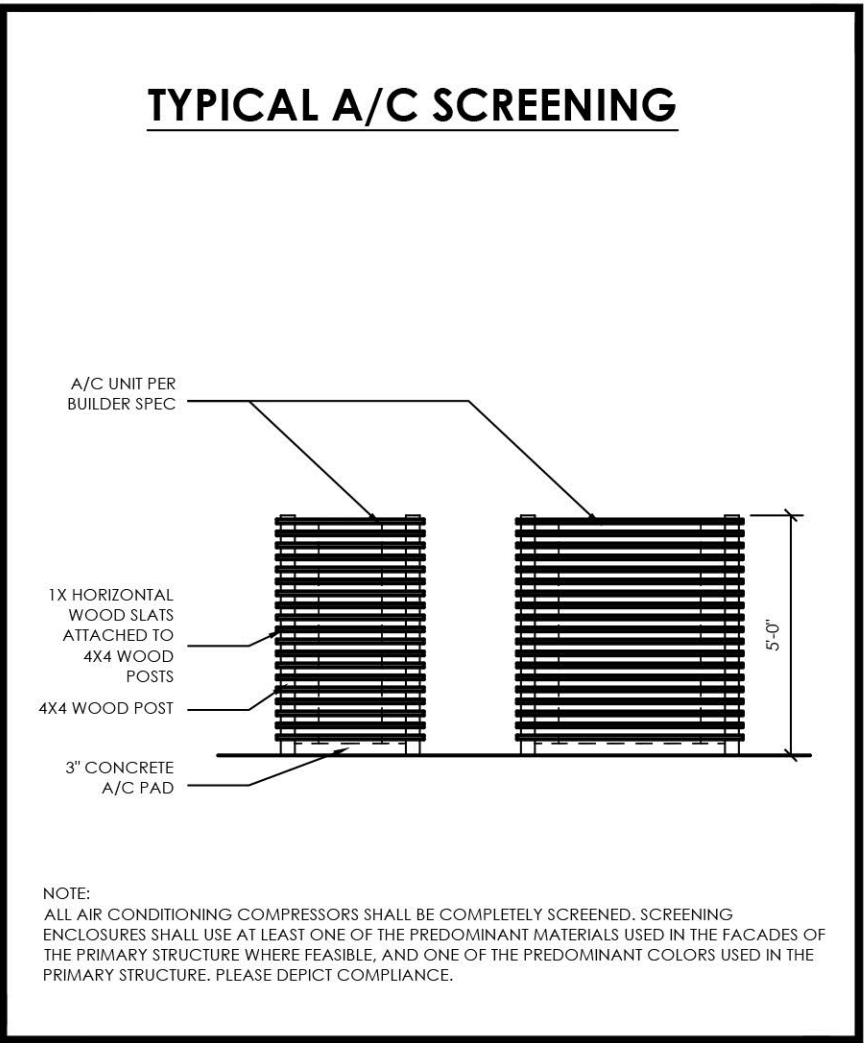
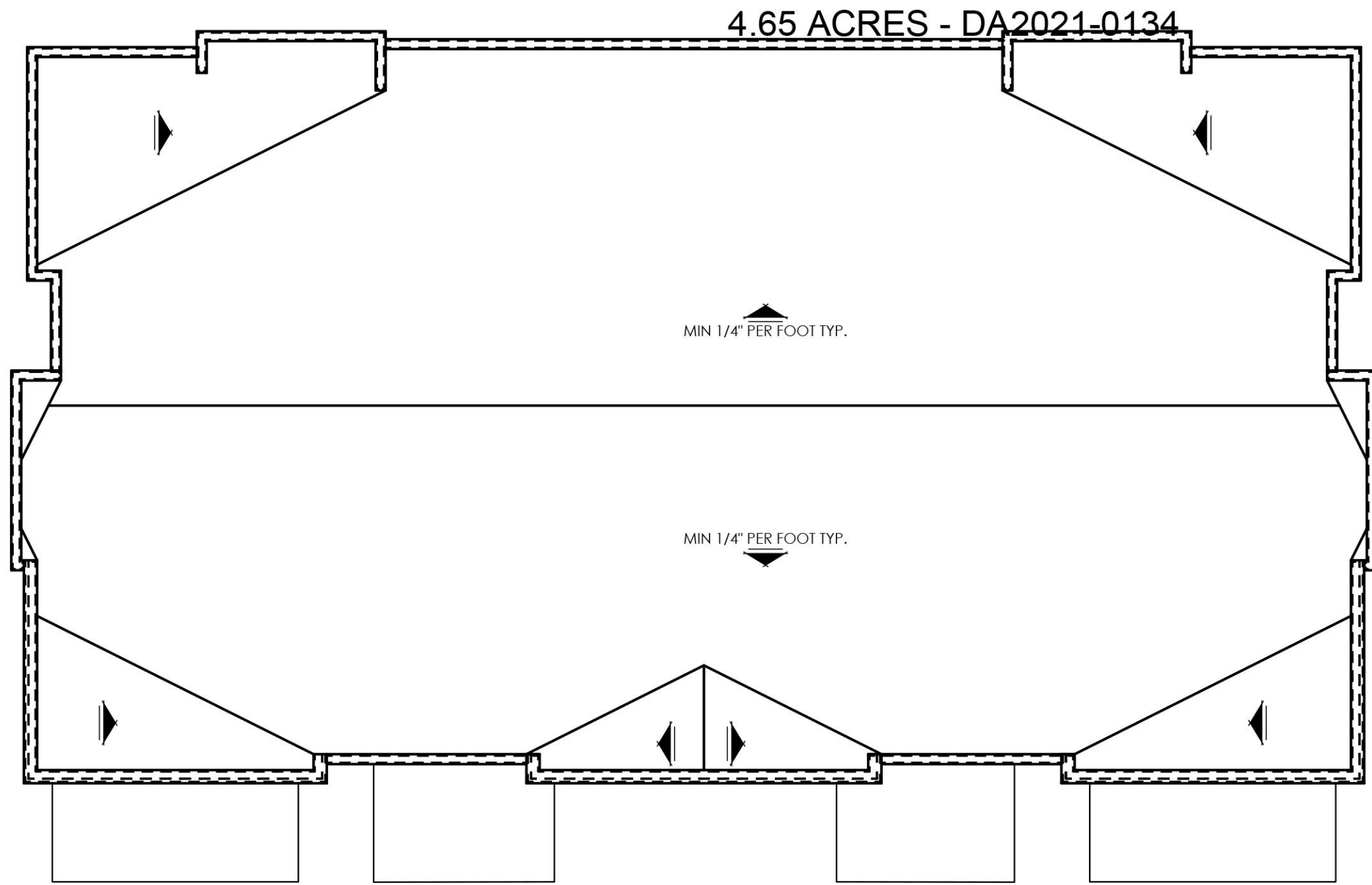
ARCHITECT:
WOODLEY ARCHITECTURAL GROUP
731 SOUTHPARK DR, STE B
LITTLETON, CO 80120
303.683.7321

DRAWN BY: _____
APRVD BY: _____
DATE: 2/20/2022
REVISED: 9/12/2022

A15
15 OF 48

WEST 53RD AVENUE TOWNHOMES SITE PLAN

BLOCK 6, SAYERS SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 69
WEST OF THE 6TH P.M., CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO



ROOF PLAN

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

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



LEFT ELEVATION

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

4-PLEX | ELEVATION 'A'

APPLICANT:
CHARTERED DEVELOPMENT CORP.
2555 49TH STREET, SUITE 3
BOULDER, COLORADO 80301
303-545-2554

ARCHITECT:
WOODLEY ARCHITECTURAL GROUP
731 SOUTHPARK DR, STE B
LITTLETON, CO 80120
303.683.7321

DRAWN BY: _____
APRVD BY: _____
DATE: 2/20/2022
REVISED: 9/12/2022

A16

16 OF 48

PRELIMINARY NOT FOR CONSTRUCTION

WEST 53RD AVENUE TOWNHOMES SITE PLAN

BLOCK 6, SAYERS SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 69
WEST OF THE 6TH P.M., CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO

4.65 ACRES - DA2021-0134



FRONT ELEVATION



REAR ELEVATION

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- WITHIN 24 INCHES MAXIMUM FROM FINISHED GRADE

ALL PROPOSED ROOF, AND WALL MOUNTED MECHANICAL EQUIPMENT TO COMPLY WITH SECTION 5-1-2-3(C)(10).

ALL AIR CONDITIONING COMPRESSORS SHALL BE COMPLETELY SCREENED. SCREENING ENCLOSURES SHALL USE AT LEAST ONE OF THE PREDOMINANT MATERIALS USED IN THE FACADES OF THE PRIMARY STRUCTURE WHERE FEASIBLE, AND 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 FACADE.

4-PLEX | ELEVATION 'B'

GLAZING PERCENTAGES					
	FRONT	RIGHT	REAR	LEFT	TOTAL
NET FACADE AREA GROUND LEVEL (SQ. FT.)	824 SQ. FT.	453 SQ. FT.	783 SQ. FT.	453 SQ. FT.	2512.97 SQ. FT.
NET FACADE AREA UPPER LEVEL (SQ. FT.)	824 SQ. FT.	453 SQ. FT.	822 SQ. FT.	453 SQ. FT.	2552.09 SQ. FT.
GLAZING AREA GROUND LEVEL (SQ. FT.)	232 SQ. FT.	118 SQ. FT.	0.0000	118 SQ. FT.	467.17 SQ. FT.
GLAZING AREA UPPER LEVEL (SQ. FT.)	211 SQ. FT.	77 SQ. FT.	219 SQ. FT.	77 SQ. FT.	582.96 SQ. FT.
GROUND LEVEL GLAZING PERCENTAGE	28.1%	26.0%	0.0%	26.0%	18.6%
UPPER LEVEL GLAZING PERCENTAGE	25.6%	16.9%	26.6%	16.9%	22.8%

WEST 53RD AVENUE TOWNHOMES
BUILDING ELEVATIONS

APPLICANT:
CHARTERED DEVELOPMENT CORP.
2555 49TH STREET, SUITE 3
BOULDER, COLORADO 80301
303-545-2554

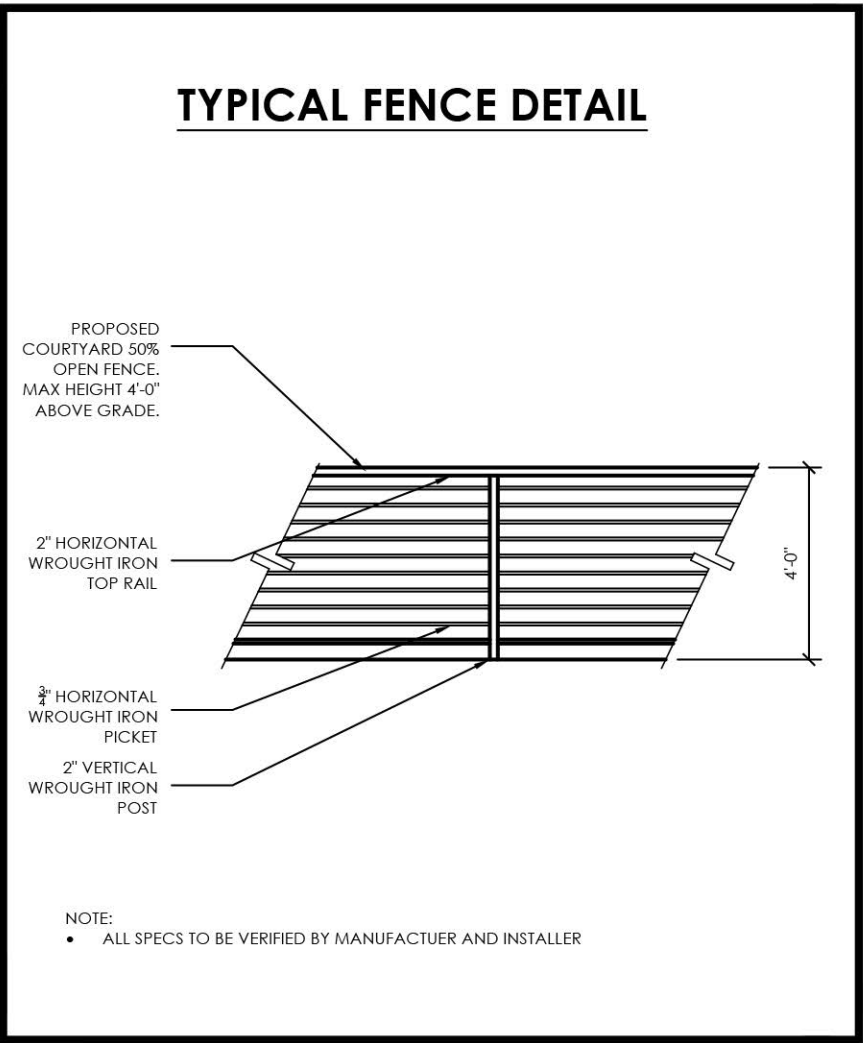
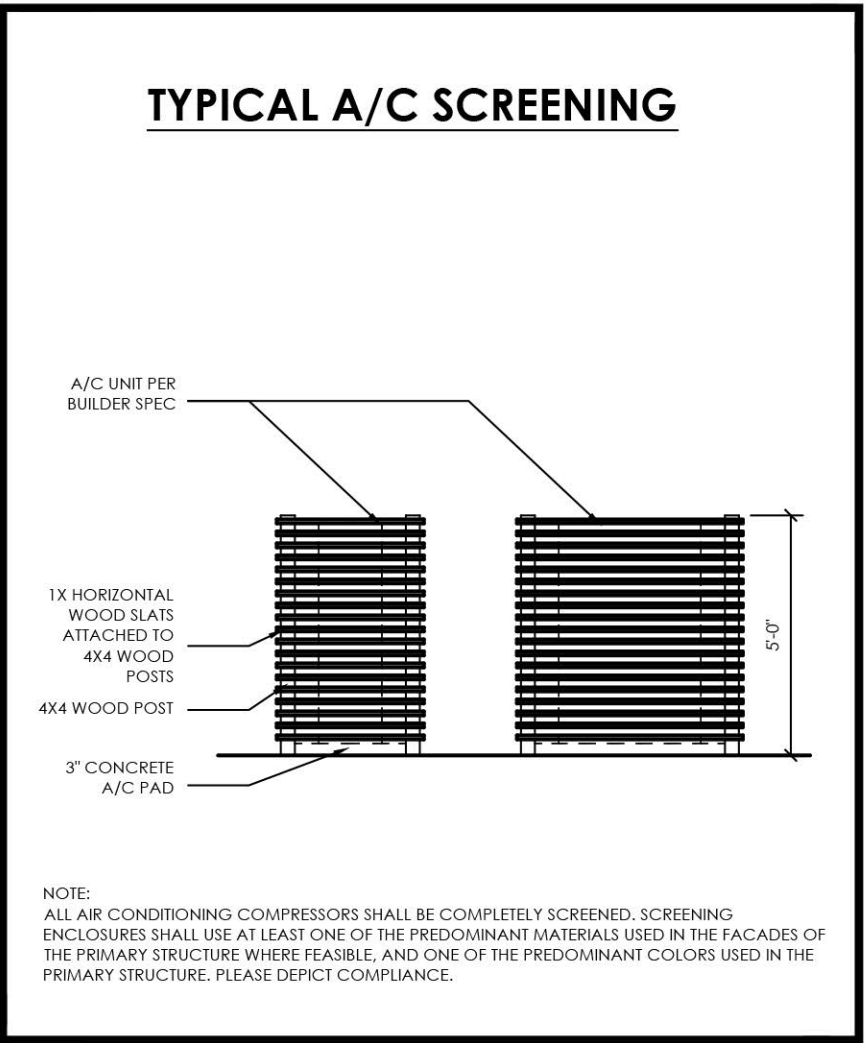
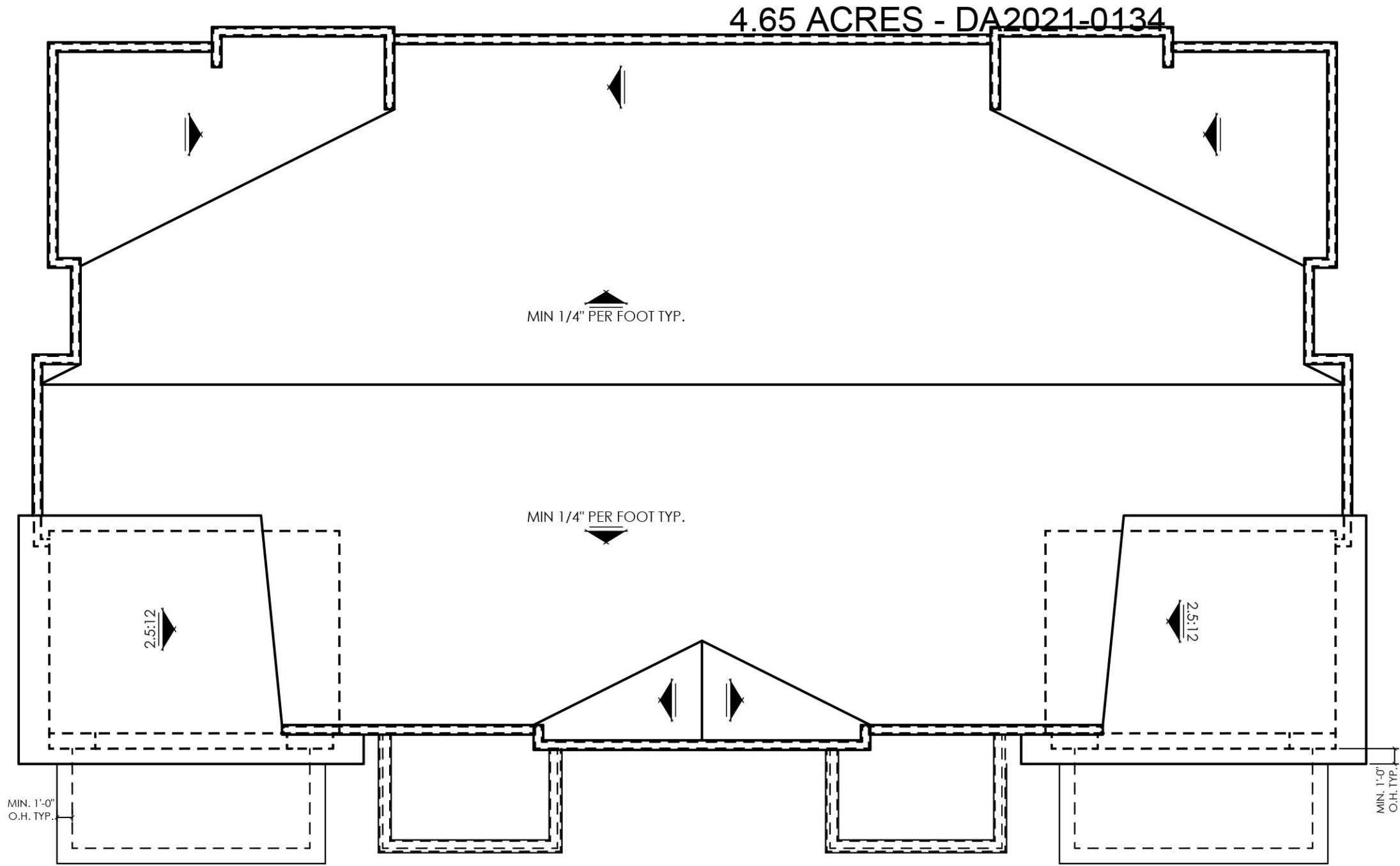
ARCHITECT:
WOODLEY ARCHITECTURAL GROUP
731 SOUTHPARK DR, STE B
LITTLETON, CO 80120
303.683.7321

DRAWN BY: _____
APRVD BY: _____
DATE: 2/20/2022
REVISED: 9/12/2022

A19
19 OF 48

WEST 53RD AVENUE TOWNHOMES SITE PLAN

BLOCK 6, SAYERS SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 69
WEST OF THE 6TH P.M., CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO



ROOF PLAN

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

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



LEFT ELEVATION

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

WEST 53RD AVENUE TOWNHOMES
BUILDING ELEVATIONS

APPLICANT:
CHARTERED DEVELOPMENT CORP.
2555 49TH STREET, SUITE 3
BOULDER, COLORADO 80301
303-545-2554

ARCHITECT:
WOODLEY ARCHITECTURAL GROUP
731 SOUTHPARK DR, STE B
LITTLETON, CO 80120
303.683.7321

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APRVD BY: _____
DATE: 2/20/2022
REVISED: 9/12/2022

A20

20 OF 48

4-PLEX | ELEVATION 'B'

WEST 53RD AVENUE TOWNHOMES SITE PLAN

BLOCK 6, SAYERS SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 69
WEST OF THE 6TH P.M., CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO

4.65 ACRES - DA2021-0134



FRONT ELEVATION

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



REAR ELEVATION

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

WEST 53RD AVENUE TOWNHOMES
BUILDING ELEVATIONS

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.

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.

SIDING MATERIAL SHALL BE CONTINUED DOWN TO WITHIN NINE INCHES OF FINISHED GRADE ON ANY ELEVATION, EXCEPT THAT SIDING SHALL BE ALLOWED TO STEP TO FOLLOW GRADE:

1. BETWEEN SIX TO 24 INCHES; OR
2. WITHIN 24 INCHES MAXIMUM FROM FINISHED GRADE

ALL PROPOSED ROOF, AND WALL MOUNTED MECHANICAL EQUIPMENT TO COMPLY WITH SECTION 5-1-2-3(C)(10).

ALL AIR CONDITIONING COMPRESSORS SHALL BE COMPLETELY SCREENED. SCREENING ENCLOSURES SHALL USE AT LEAST ONE OF THE PREDOMINANT MATERIALS USED IN THE FACADES OF THE PRIMARY STRUCTURE WHERE FEASIBLE, AND 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 FACADE.

5-PLEX | ELEVATION 'A'

GLAZING PERCENTAGES					
	FRONT	RIGHT	REAR	LEFT	TOTAL
NET FACADE AREA GROUND LEVEL (SQ. FT.)	1020 SQ. FT.	453 SQ. FT.	978 SQ. FT.	453 SQ. FT.	2903.40 SQ. FT.
NET FACADE AREA UPPER LEVEL (SQ. FT.)	1020 SQ. FT.	453 SQ. FT.	1017 SQ. FT.	453 SQ. FT.	2942.53 SQ. FT.
GLAZING AREA GROUND LEVEL (SQ. FT.)	284 SQ. FT.	118 SQ. FT.	0.0000	118 SQ. FT.	519.97 SQ. FT.
GLAZING AREA UPPER LEVEL (SQ. FT.)	286 SQ. FT.	77 SQ. FT.	259 SQ. FT.	77 SQ. FT.	699.28 SQ. FT.
GROUND LEVEL GLAZING PERCENTAGE	27.9%	26.0%	0.0%	26.0%	17.9%
UPPER LEVEL GLAZING PERCENTAGE	28.0%	16.9%	25.5%	16.9%	23.7%

APPLICANT:
CHARTERED DEVELOPMENT CORP.
2555 49TH STREET, SUITE 3
BOULDER, COLORADO 80301
303-545-2554

ARCHITECT:
WOODLEY ARCHITECTURAL GROUP
731 SOUTHPARK DR, STE B
LITTLETON, CO 80120
303.683.7321

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APRVD BY: _____
DATE: 2/20/2022
REVISED: 9/12/2022

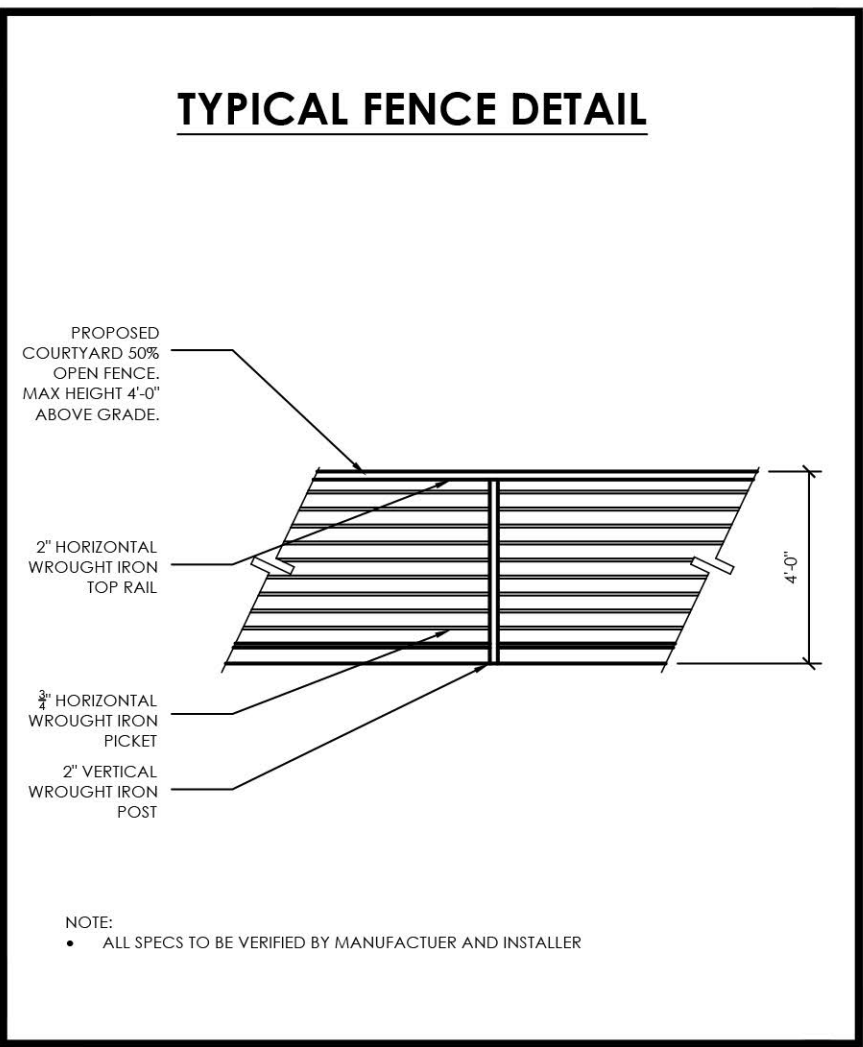
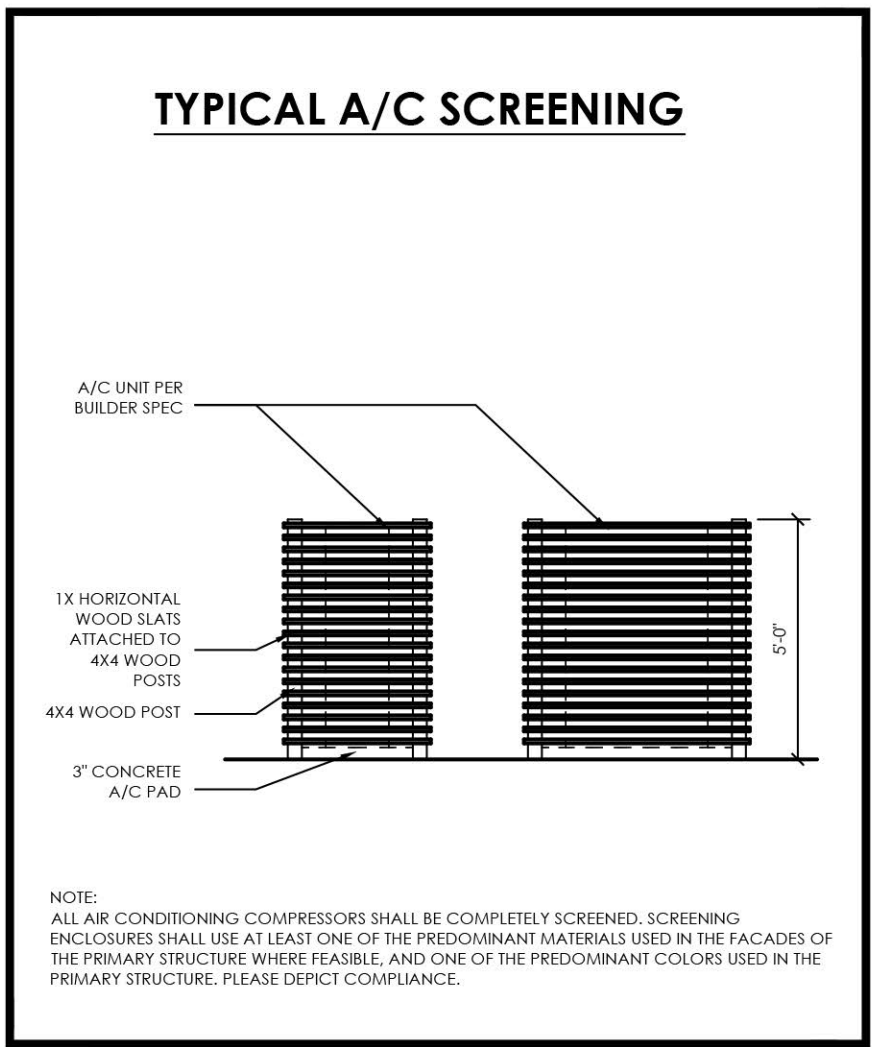
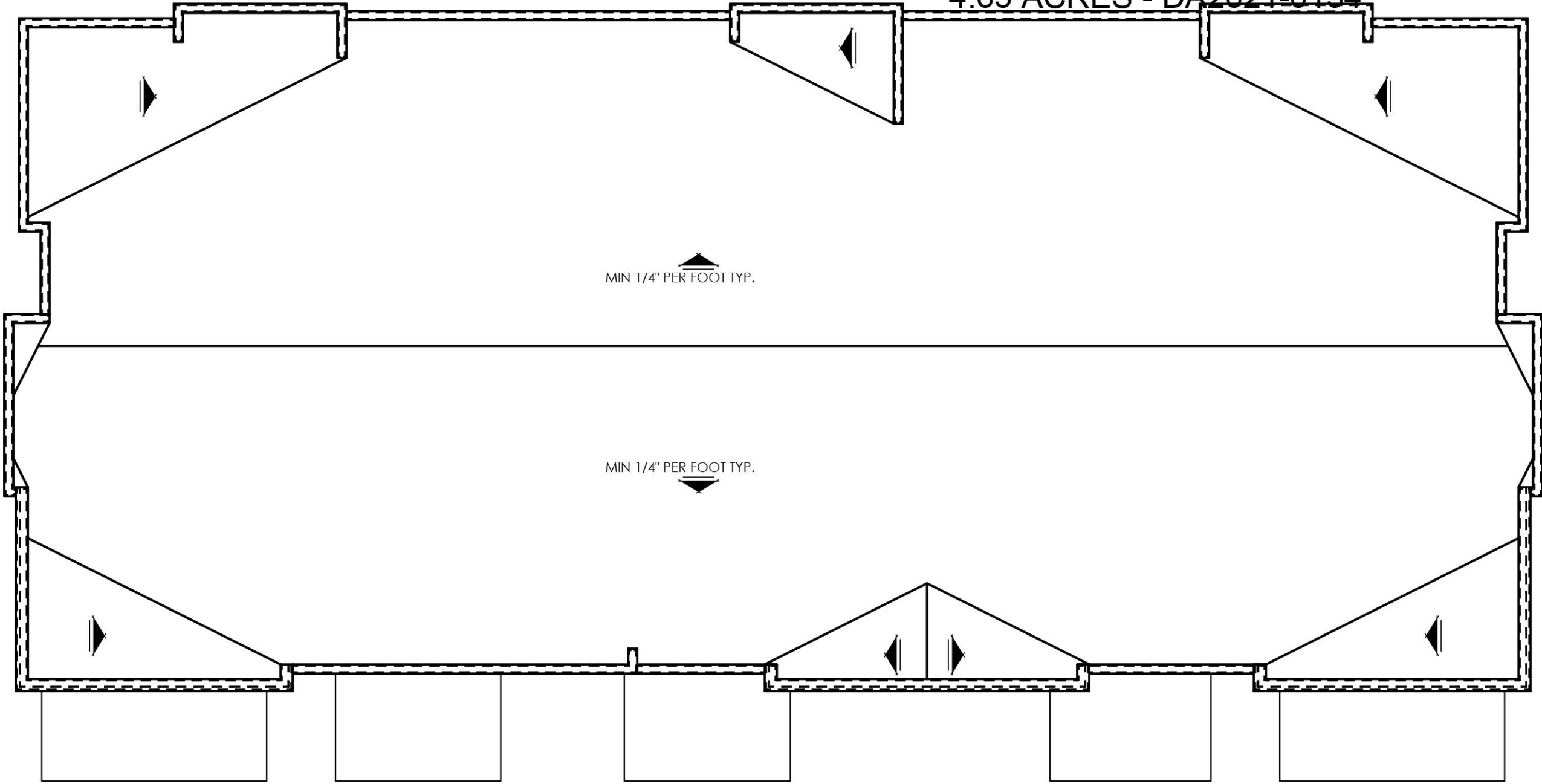
A23

23 OF 48

WEST 53RD AVENUE TOWNHOMES SITE PLAN

BLOCK 6, SAYERS SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 69
WEST OF THE 6TH P.M., CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO

4.65 ACRES - DA2021-0134



ROOF PLAN

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

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



LEFT ELEVATION

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

WEST 53RD AVENUE TOWNHOMES
BUILDING ELEVATIONS

5-PLEX | ELEVATION 'A'

APPLICANT:
CHARTERED DEVELOPMENT CORP.
2555 49TH STREET, SUITE 3
BOULDER, COLORADO 80301
303-545-2554

ARCHITECT:
WOODLEY ARCHITECTURAL GROUP
731 SOUTHPARK DR, STE B
LITTLETON, CO 80120
303.683.7321

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APRVD BY: _____
DATE: 2/20/2022
REVISED: 9/12/2022

A24

24 OF 48

WEST 53RD AVENUE TOWNHOMES SITE PLAN

BLOCK 6, SAYERS SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 69
WEST OF THE 6TH P.M., CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO
4.65 ACRES - DA2021-0134



FRONT ELEVATION

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



REAR ELEVATION

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

WEST 53RD AVENUE TOWNHOMES
BUILDING ELEVATIONS

- 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.

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.

SIDING MATERIAL SHALL BE CONTINUED DOWN TO WITHIN NINE INCHES OF FINISHED GRADE ON ANY ELEVATION, EXCEPT THAT SIDING SHALL BE ALLOWED TO STEP TO FOLLOW GRADE:

 - BETWEEN SIX TO 24 INCHES; OR
 - WITHIN 24 INCHES MAXIMUM FROM FINISHED GRADE
- ALL PROPOSED ROOF, AND WALL MOUNTED MECHANICAL EQUIPMENT TO COMPLY WITH SECTION 5-1-2-3(C)(10).

ALL AIR CONDITIONING COMPRESSORS SHALL BE COMPLETELY SCREENED. SCREENING ENCLOSURES SHALL USE AT LEAST ONE OF THE PREDOMINANT MATERIALS USED IN THE FACADES OF THE PRIMARY STRUCTURE WHERE FEASIBLE, AND 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 FACADE.

5-PLEX | ELEVATION 'B'

GLAZING PERCENTAGES					
	FRONT	RIGHT	REAR	LEFT	TOTAL
NET FACADE AREA GROUND LEVEL (SQ. FT.)	1020 SQ. FT.	453 SQ. FT.	978 SQ. FT.	453 SQ. FT.	2903.40 SQ. FT.
NET FACADE AREA UPPER LEVEL (SQ. FT.)	1020 SQ. FT.	453 SQ. FT.	1017 SQ. FT.	453 SQ. FT.	2942.53 SQ. FT.
GLAZING AREA GROUND LEVEL (SQ. FT.)	284 SQ. FT.	118 SQ. FT.	0.0000	118 SQ. FT.	519.97 SQ. FT.
GLAZING AREA UPPER LEVEL (SQ. FT.)	286 SQ. FT.	77 SQ. FT.	259 SQ. FT.	77 SQ. FT.	699.28 SQ. FT.
GROUND LEVEL GLAZING PERCENTAGE	27.9%	26.0%	0.0%	26.0%	17.9%
UPPER LEVEL GLAZING PERCENTAGE	28.0%	16.9%	25.5%	16.9%	23.7%

APPLICANT:
CHARTERED DEVELOPMENT CORP.
2555 49TH STREET, SUITE 3
BOULDER, COLORADO 80301
303-545-2554

ARCHITECT:
WOODLEY ARCHITECTURAL GROUP
731 SOUTHPARK DR, STE B
LITTLETON, CO 80120
303.683.7321

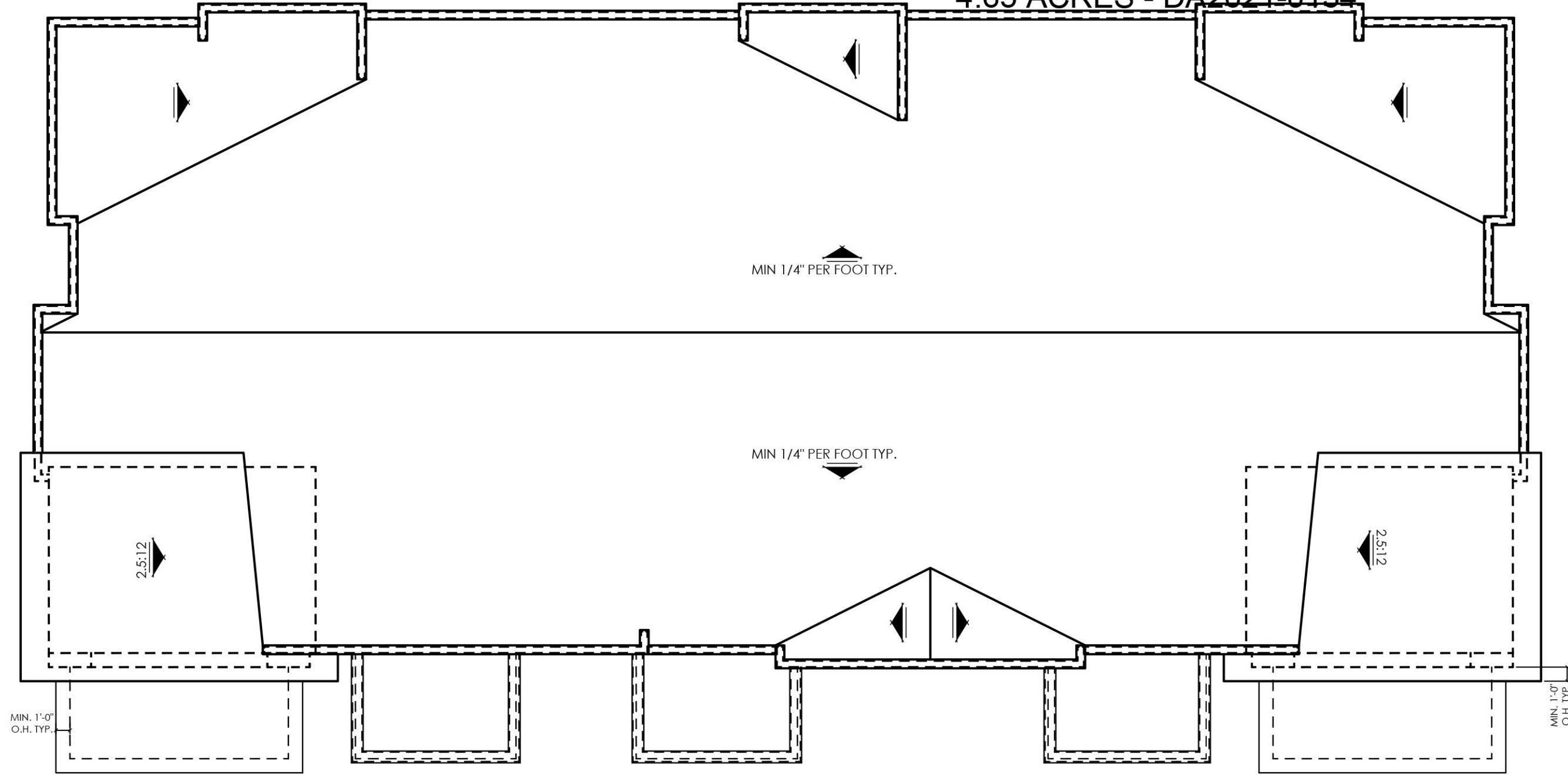
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DATE: 2/20/2022
REVISED: 9/12/2022

A27
27 OF 48

WEST 53RD AVENUE TOWNHOMES SITE PLAN

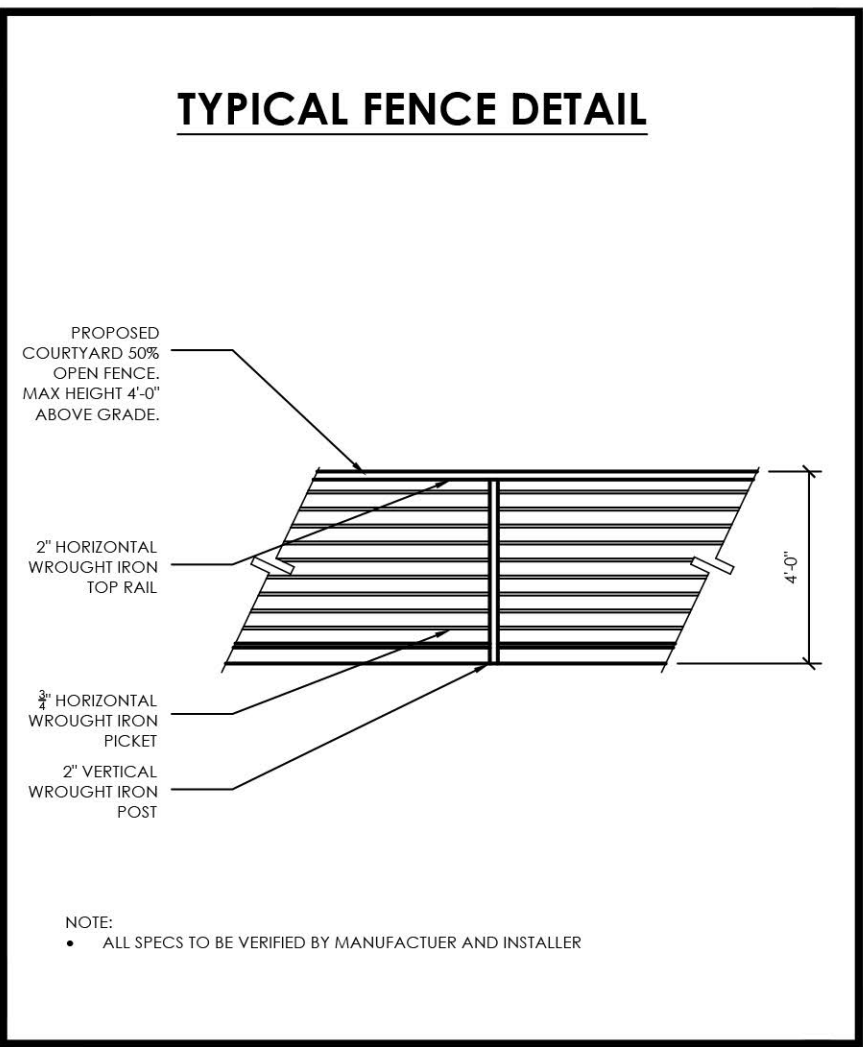
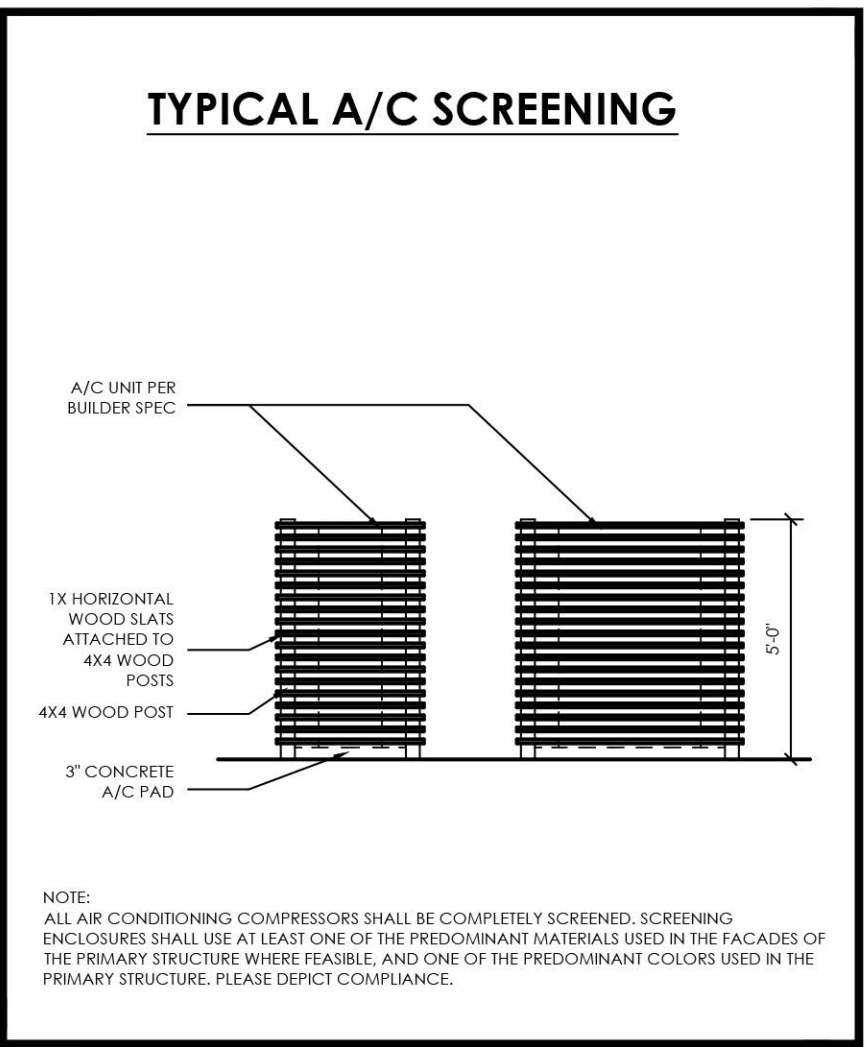
BLOCK 6, SAYERS SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 69
WEST OF THE 6TH P.M., CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO

4.65 ACRES - DA2021-0134



ROOF PLAN

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

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



LEFT ELEVATION

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

WEST 53RD AVENUE TOWNHOMES
BUILDING ELEVATIONS

5-PLEX | ELEVATION 'B'

APPLICANT: CHARTERED DEVELOPMENT CORP. 2555 49TH STREET, SUITE 3 BOULDER, COLORADO 80301 303-545-2554	DRAWN BY: _____
	APRVD BY: _____
ARCHITECT: WOODLEY ARCHITECTURAL GROUP 731 SOUTHPARK DR, STE B LITTLETON, CO 80120 303.683.7321	DATE: 2/20/2022
	REVISED: 9/12/2022
A28	
28 OF 48	

WEST 53RD AVENUE TOWNHOMES SITE PLAN

BLOCK 6, SAYERS SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 69
WEST OF THE 6TH P.M., CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO

4.65 ACRES - DA2021-0134



FRONT ELEVATION

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



REAR ELEVATION

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

WEST 53RD AVENUE TOWNHOMES
BUILDING ELEVATIONS

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.

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.

SIDING MATERIAL SHALL BE CONTINUED DOWN TO WITHIN NINE INCHES OF FINISHED GRADE ON ANY ELEVATION, EXCEPT THAT SIDING SHALL BE ALLOWED TO STEP TO FOLLOW GRADE:

- BETWEEN SIX TO 24 INCHES; OR
- WITHIN 24 INCHES MAXIMUM FROM FINISHED GRADE

ALL PROPOSED ROOF, AND WALL MOUNTED MECHANICAL EQUIPMENT TO COMPLY WITH SECTION 5-1-2-3(C)(10).

ALL AIR CONDITIONING COMPRESSORS SHALL BE COMPLETELY SCREENED. SCREENING ENCLOSURES SHALL USE AT LEAST ONE OF THE PREDOMINANT MATERIALS USED IN THE FACADES OF THE PRIMARY STRUCTURE WHERE FEASIBLE, AND 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 FACADE.

6-PLEX | ELEVATION 'A'

GLAZING PERCENTAGES					
	FRONT	RIGHT	REAR	LEFT	TOTAL
NET FACADE AREA GROUND LEVEL (SQ. FT.)	1210 SQ. FT.	453 SQ. FT.	1073 SQ. FT.	453 SQ. FT.	3289.35 SQ. FT.
NET FACADE AREA UPPER LEVEL (SQ. FT.)	1210 SQ. FT.	453 SQ. FT.	1212 SQ. FT.	453 SQ. FT.	3328.48 SQ. FT.
GLAZING AREA GROUND LEVEL (SQ. FT.)	351 SQ. FT.	118 SQ. FT.	0.0000	118 SQ. FT.	586.71 SQ. FT.
GLAZING AREA UPPER LEVEL (SQ. FT.)	347 SQ. FT.	77 SQ. FT.	300 SQ. FT.	77 SQ. FT.	799.82 SQ. FT.
GROUND LEVEL GLAZING PERCENTAGE	29.0%	26.0%	0.0%	26.0%	17.8%
UPPER LEVEL GLAZING PERCENTAGE	28.6%	16.9%	24.8%	16.9%	24.0%

APPLICANT:
CHARTERED DEVELOPMENT CORP.
2555 49TH STREET, SUITE 3
BOULDER, COLORADO 80301
303-545-2554

ARCHITECT:
WOODLEY ARCHITECTURAL GROUP
731 SOUTHPARK DR, STE B
LITTLETON, CO 80120
303.683.7321

DRAWN BY: _____

APRVD BY: _____

DATE: 2/20/2022

REVISED: 9/12/2022

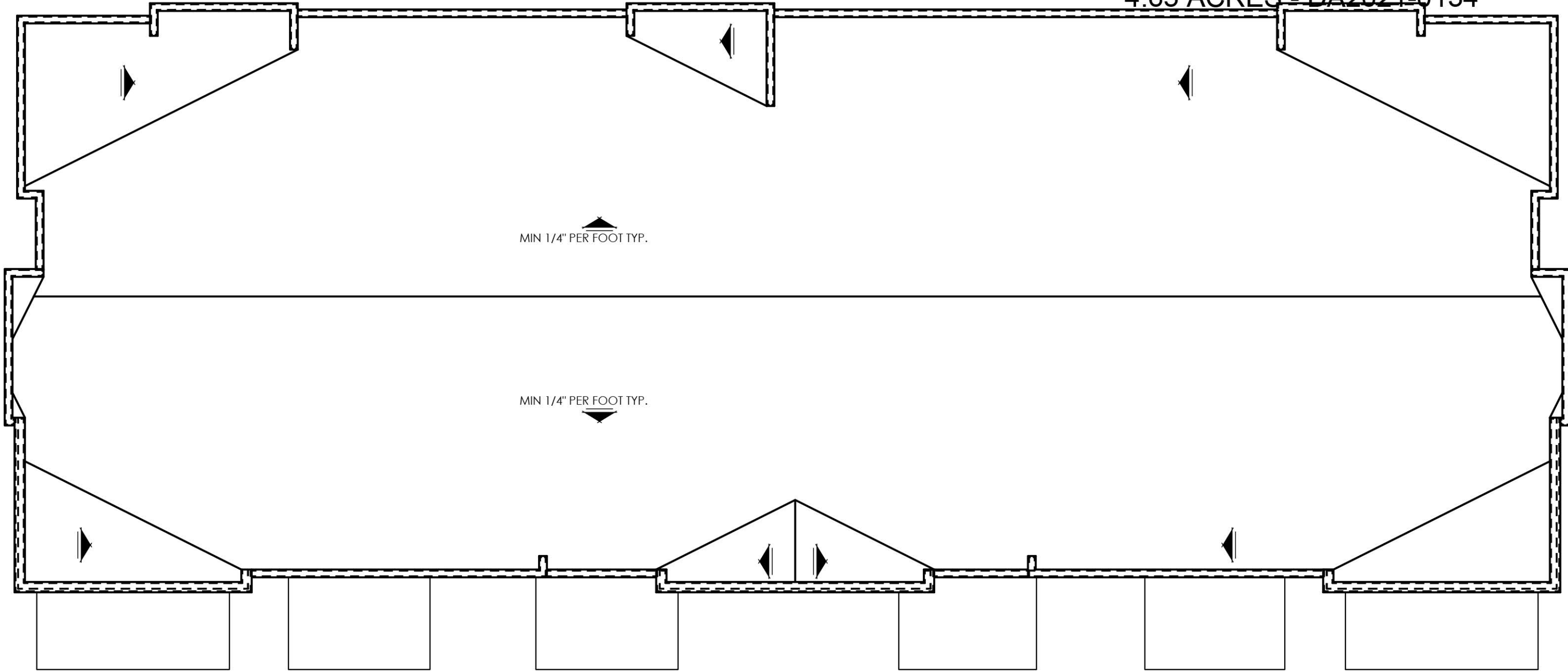
A31

31 OF 48

WEST 53RD AVENUE TOWNHOMES SITE PLAN

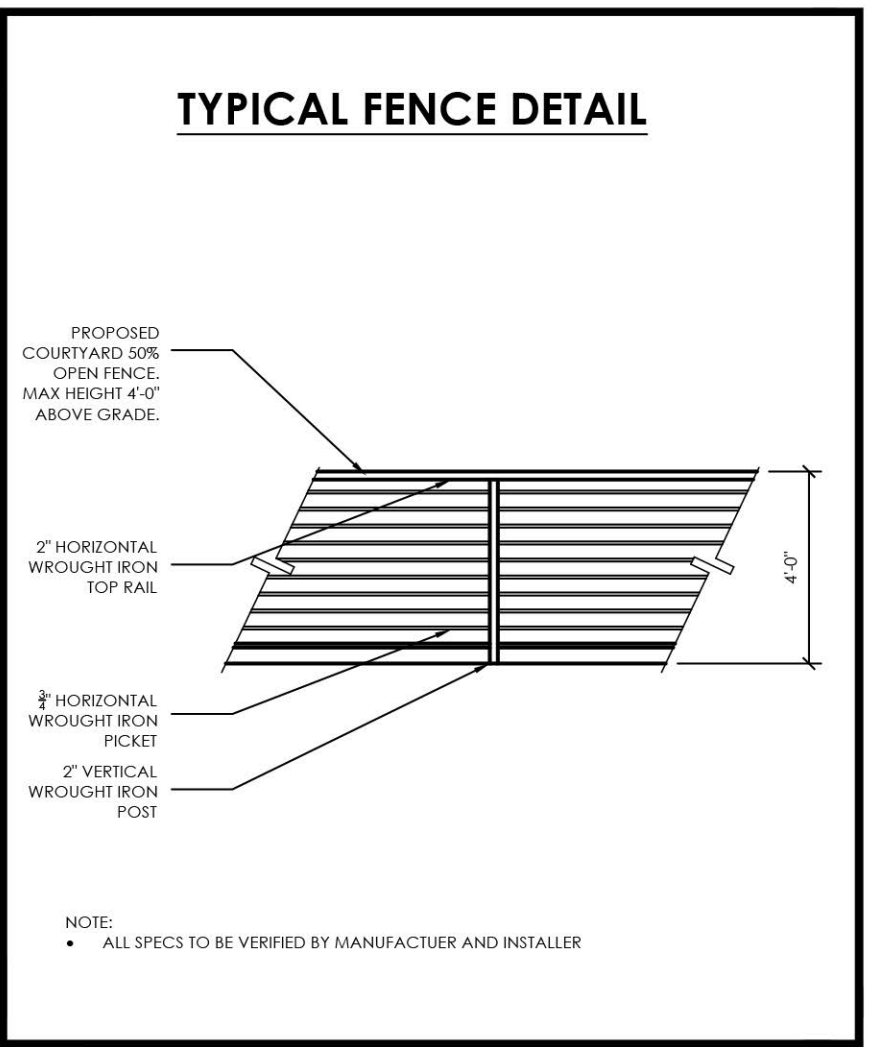
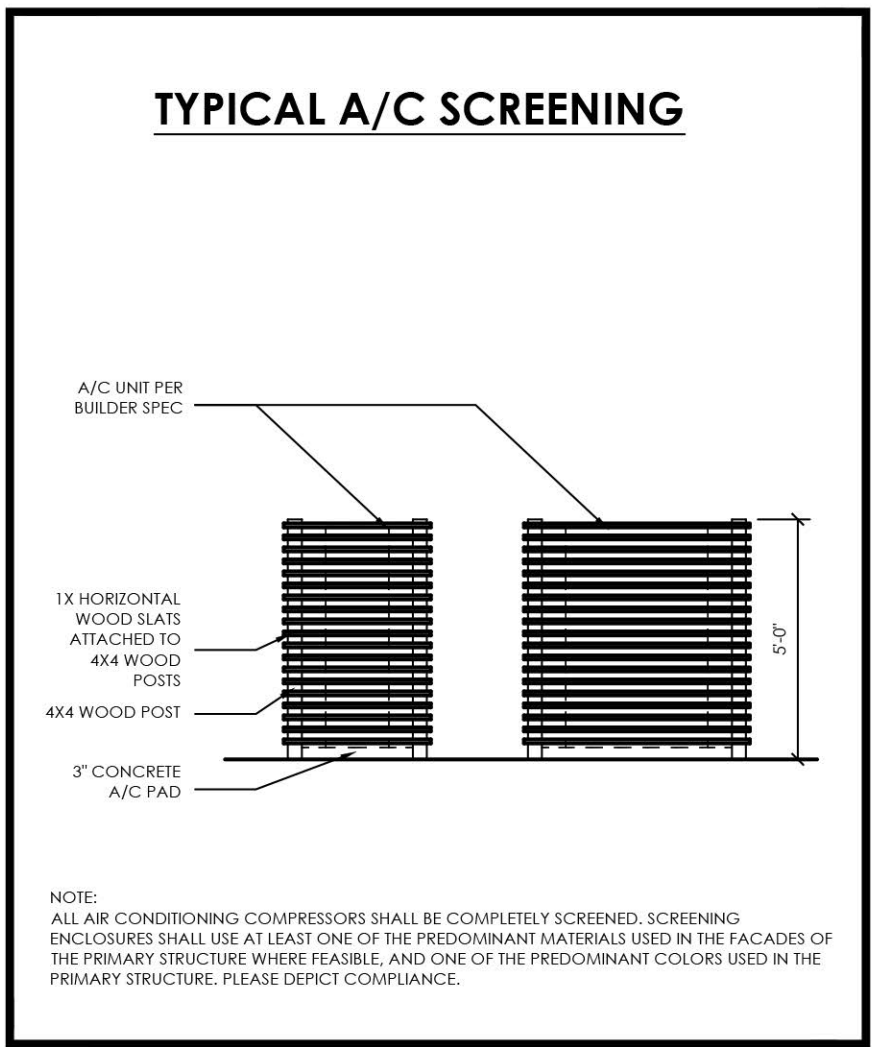
BLOCK 6, SAYERS SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 69
WEST OF THE 6TH P.M., CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO

4.65 ACRES - DA2021-0134



ROOF PLAN

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

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



LEFT ELEVATION

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

WEST 53RD AVENUE TOWNHOMES
BUILDING ELEVATIONS

6-PLEX | ELEVATION 'A'

APPLICANT:
CHARTERED DEVELOPMENT CORP.
2555 49TH STREET, SUITE 3
BOULDER, COLORADO 80301
303-545-2554

ARCHITECT:
WOODLEY ARCHITECTURAL GROUP
731 SOUTHPARK DR, STE B
LITTLETON, CO 80120
303.683.7321

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APRVD BY: _____
DATE: 2/20/2022
REVISED: 9/12/2022

A32

32 OF 48

WEST 53RD AVENUE TOWNHOMES SITE PLAN

BLOCK 6, SAYERS SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 69
WEST OF THE 6TH P.M., CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO

4.65 ACRES - DA2021-0134



FRONT ELEVATION

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



REAR ELEVATION

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

WEST 53RD AVENUE TOWNHOMES
BUILDING ELEVATIONS

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.

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.

SIDING MATERIAL SHALL BE CONTINUED DOWN TO WITHIN NINE INCHES OF FINISHED GRADE ON ANY ELEVATION, EXCEPT THAT SIDING SHALL BE ALLOWED TO STEP TO FOLLOW GRADE:

- BETWEEN SIX TO 24 INCHES; OR
- WITHIN 24 INCHES MAXIMUM FROM FINISHED GRADE

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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 FACADE.

6-PLEX | ELEVATION 'B'

GLAZING PERCENTAGES					
	FRONT	RIGHT	REAR	LEFT	TOTAL
NET FACADE AREA GROUND LEVEL (SQ. FT.)	1210 SQ. FT.	453 SQ. FT.	1073 SQ. FT.	453 SQ. FT.	3289.35 SQ. FT.
NET FACADE AREA UPPER LEVEL (SQ. FT.)	1210 SQ. FT.	453 SQ. FT.	1212 SQ. FT.	453 SQ. FT.	3328.48 SQ. FT.
GLAZING AREA GROUND LEVEL (SQ. FT.)	351 SQ. FT.	118 SQ. FT.	0.0000	118 SQ. FT.	586.71 SQ. FT.
GLAZING AREA UPPER LEVEL (SQ. FT.)	347 SQ. FT.	77 SQ. FT.	300 SQ. FT.	77 SQ. FT.	799.82 SQ. FT.
GROUND LEVEL GLAZING PERCENTAGE	29.0%	26.0%	0.0%	26.0%	17.8%
UPPER LEVEL GLAZING PERCENTAGE	28.6%	16.9%	24.8%	16.9%	24.0%

APPLICANT:
CHARTERED DEVELOPMENT CORP.
2555 49TH STREET, SUITE 3
BOULDER, COLORADO 80301
303-545-2554

ARCHITECT:
WOODLEY ARCHITECTURAL GROUP
731 SOUTHPARK DR, STE B
LITTLETON, CO 80120
303.683.7321

DRAWN BY: _____

APRVD BY: _____

DATE: 2/20/2022

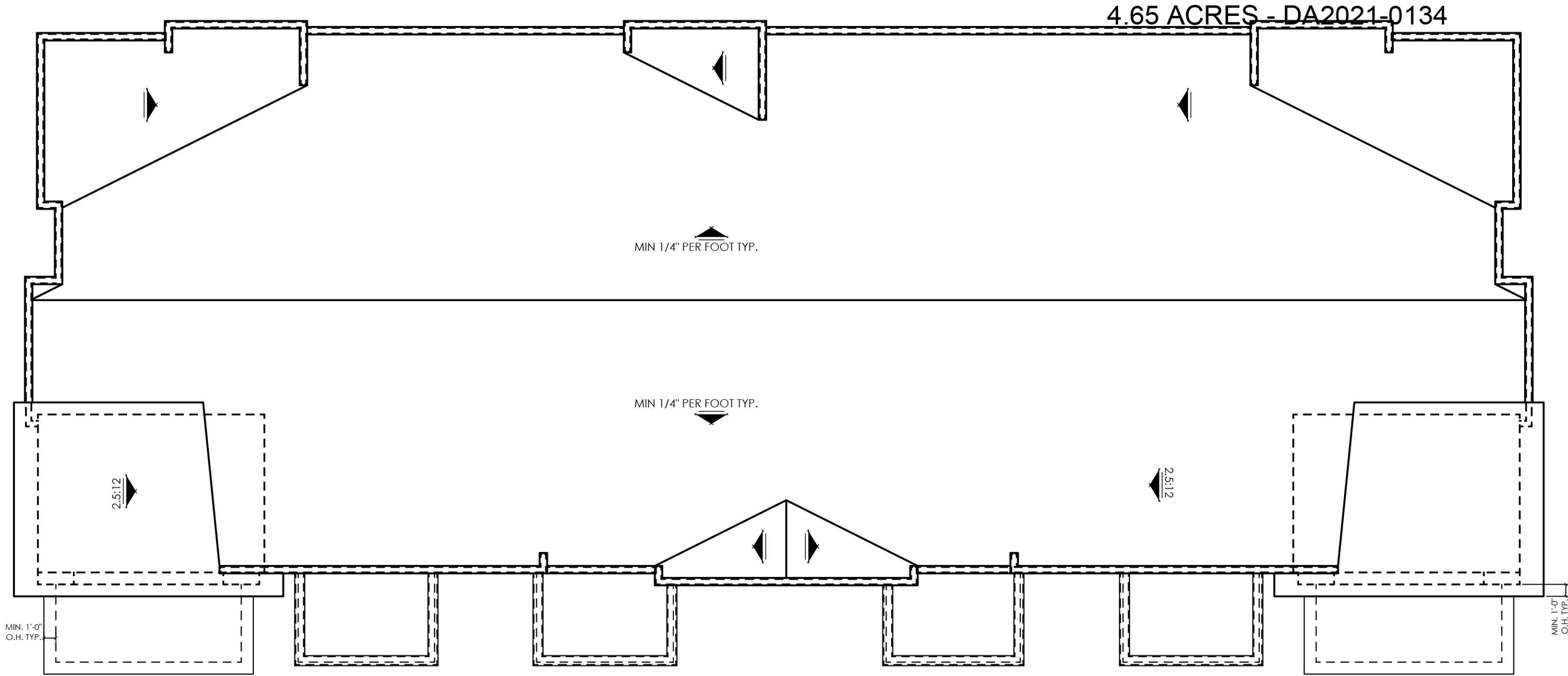
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A35

35 OF 48

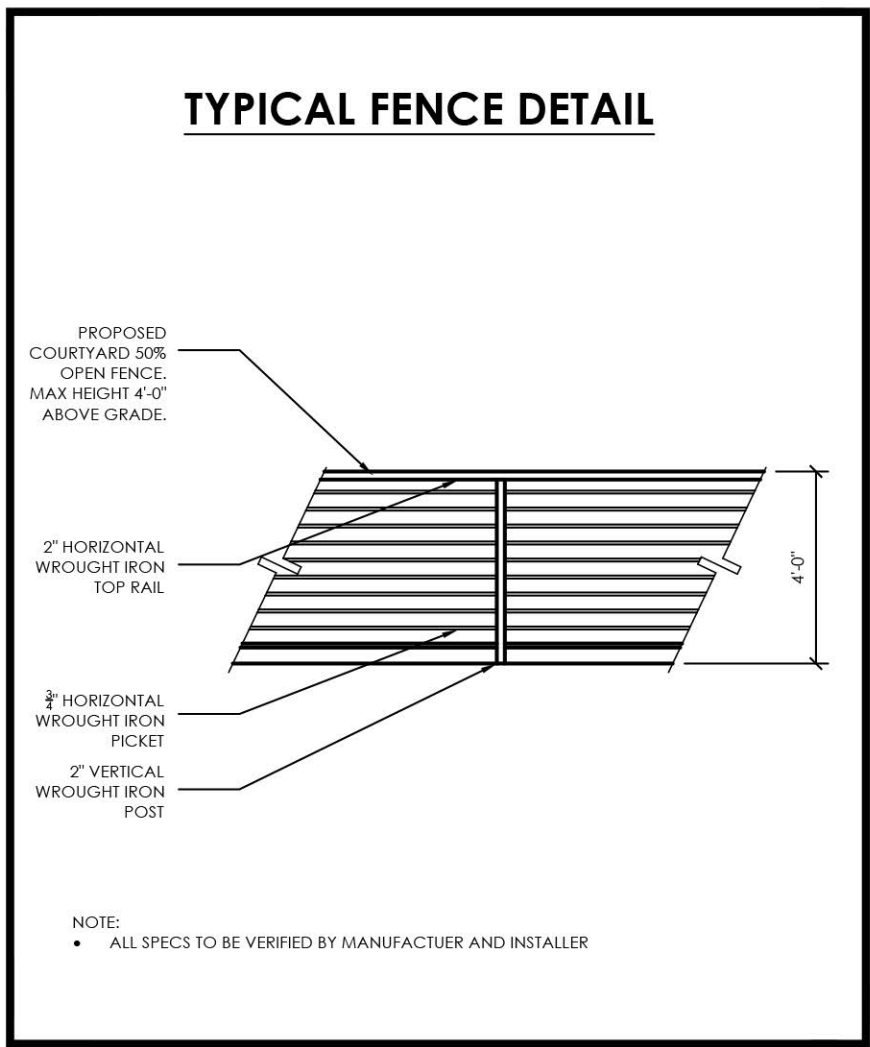
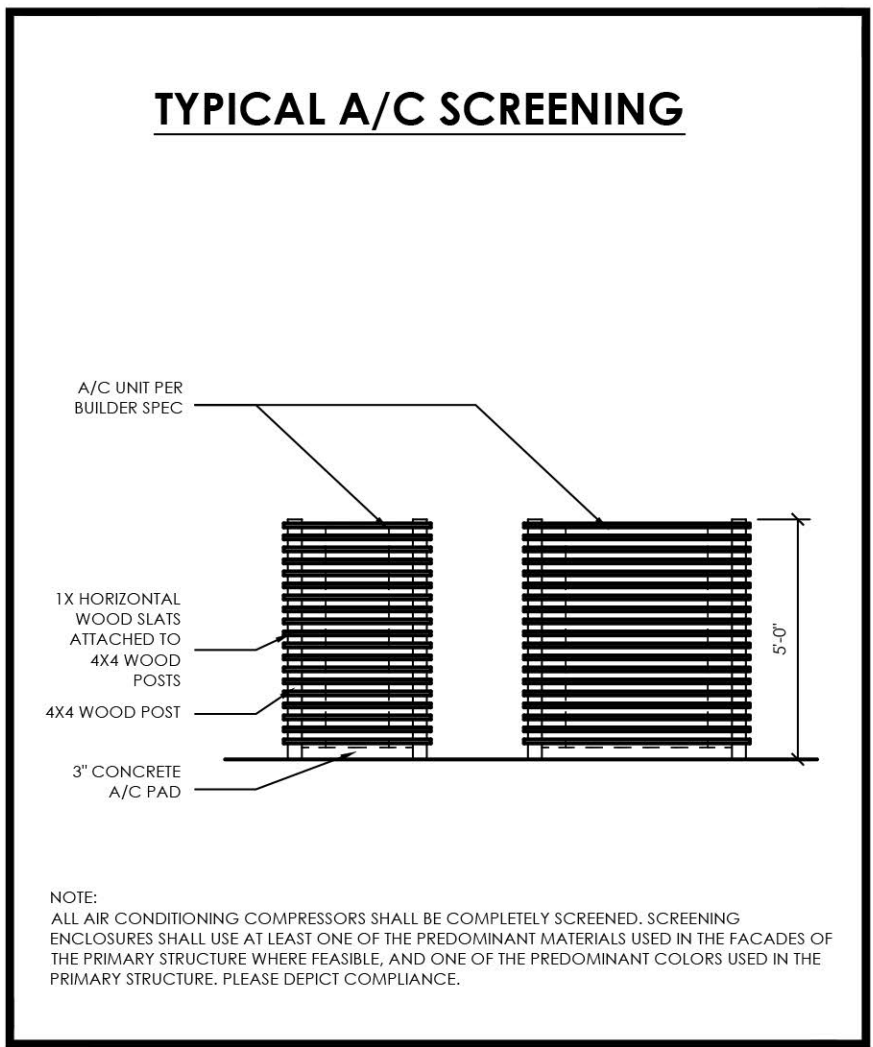
WEST 53RD AVENUE TOWNHOMES SITE PLAN

BLOCK 6, SAYERS SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 69
WEST OF THE 6TH P.M., CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO



ROOF PLAN

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

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



LEFT ELEVATION

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

WEST 53RD AVENUE TOWNHOMES
BUILDING ELEVATIONS

6-PLEX | ELEVATION 'B'

APPLICANT:
CHARTERED DEVELOPMENT CORP.
2555 49TH STREET, SUITE 3
BOULDER, COLORADO 80301
303-545-2554

ARCHITECT:
WOODLEY ARCHITECTURAL GROUP
731 SOUTHPARK DR, STE B
LITTLETON, CO 80120
303.683.7321

DRAWN BY: _____
APRVD BY: _____
DATE: 2/20/2022
REVISED: 9/12/2022

A36

36 OF 48

WEST 53RD AVENUE TOWNHOMES SITE PLAN

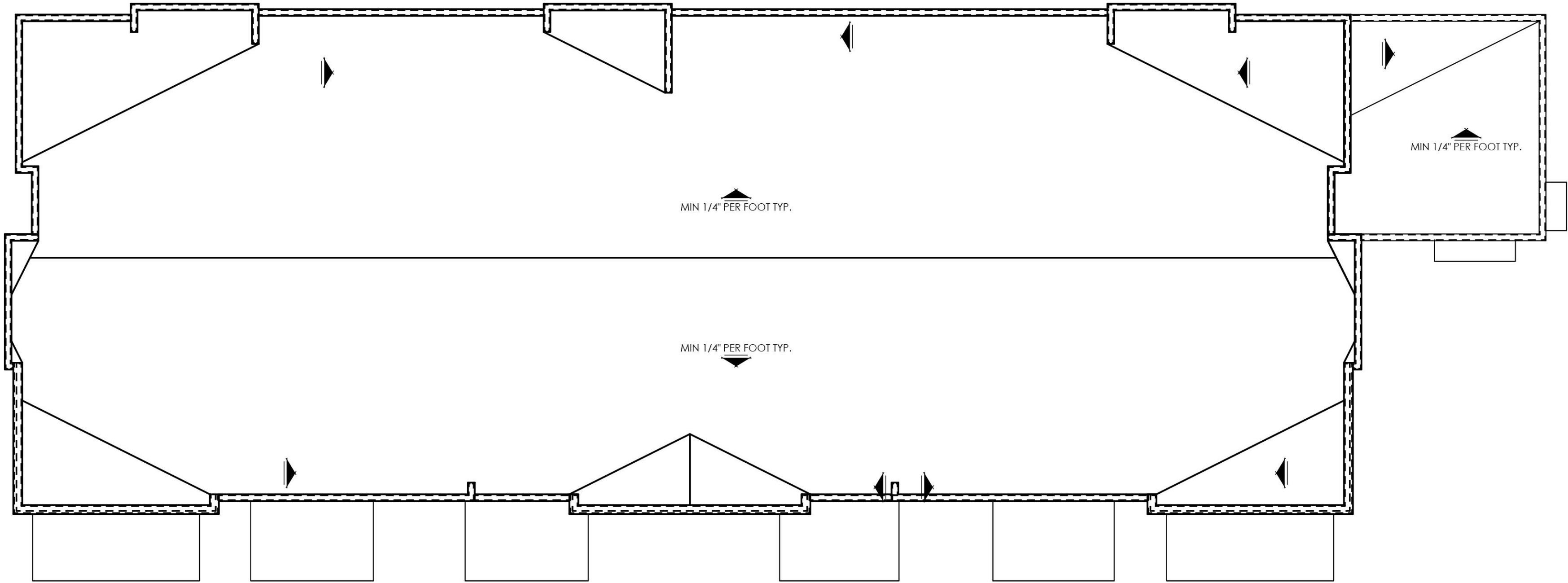
BLOCK 6, SAYERS SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 69
WEST OF THE 6TH P.M., CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO

4.65 ACRES - DA2021-0134



FRONT ELEVATION

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



ROOF PLAN

SCALE: 1/8" = 1'-0"



REAR ELEVATION

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



RIGHT ELEVATION

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

WEST 53RD AVENUE TOWNHOMES
BUILDING ELEVATIONS

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.

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.

SIDING MATERIAL SHALL BE CONTINUED DOWN TO WITHIN NINE INCHES OF FINISHED GRADE ON ANY ELEVATION, EXCEPT THAT SIDING SHALL BE ALLOWED TO STEP TO FOLLOW GRADE:

1. BETWEEN SIX TO 24 INCHES; OR
2. WITHIN 24 INCHES MAXIMUM FROM FINISHED GRADE

ALL PROPOSED ROOF, AND WALL MOUNTED MECHANICAL EQUIPMENT TO COMPLY WITH SECTION 5-1-2-3(C)(10).

ALL AIR CONDITIONING COMPRESSORS SHALL BE COMPLETELY SCREENED. SCREENING ENCLOSURES SHALL USE AT LEAST ONE OF THE PREDOMINANT MATERIALS USED IN THE FACADES OF THE PRIMARY STRUCTURE WHERE FEASIBLE, AND 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.

6-PLEX W/ SALES CENTER | ELEVATION 'A'

APPLICANT:
CHARTERED DEVELOPMENT CORP.
2555 49TH STREET, SUITE 3
BOULDER, COLORADO 80301
303-545-2554

ARCHITECT:
WOODLEY ARCHITECTURAL GROUP
731 SOUTHPARK DR, STE B
LITTLETON, CO 80120
303.683.7321

DRAWN BY: _____
APRVD BY: _____
DATE: 2/20/2022
REVISED: 9/12/2022

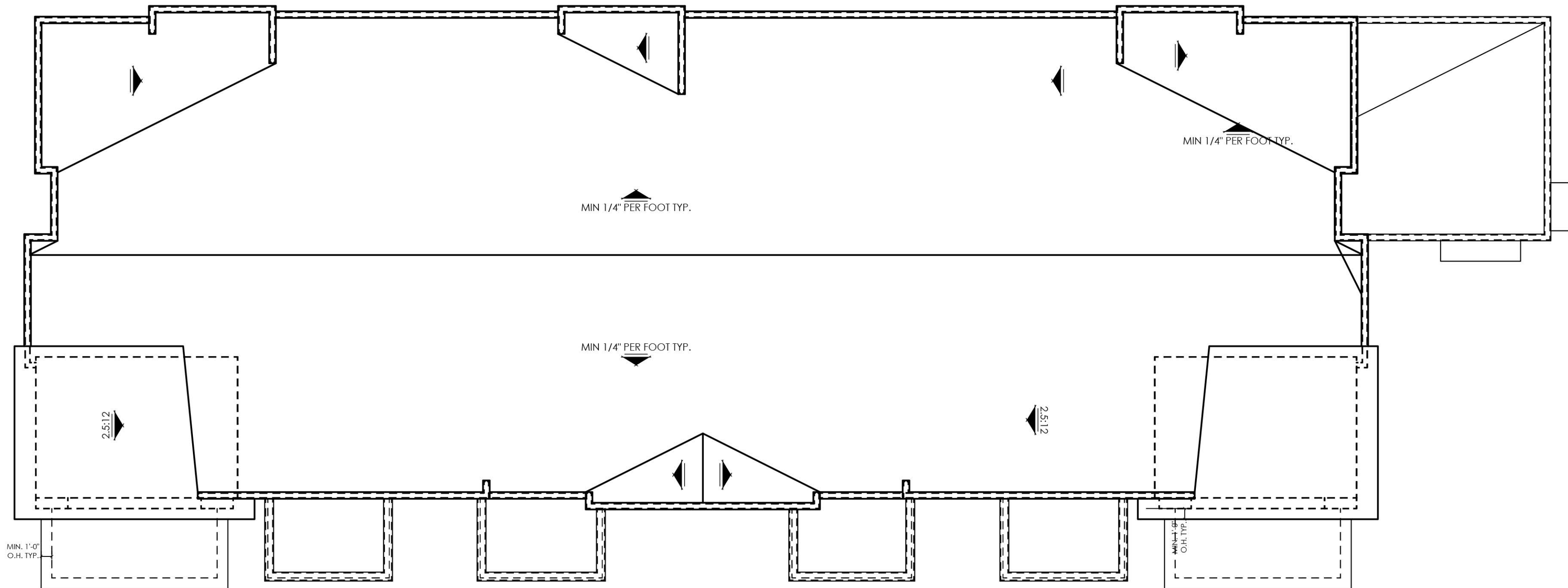
A38

38 OF 48

WEST 53RD AVENUE TOWNHOMES SITE PLAN

BLOCK 6, SAYERS SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 69
WEST OF THE 6TH P.M., CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO

4.65 ACRES - DA2021-0134



ROOF PLAN



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

WEST 53RD AVENUE TOWNHOMES
BUILDING ELEVATIONS

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.

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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.

6-PLEX W/ SALES CENTER | ELEVATION 'B'

APPLICANT:
CHARTERED DEVELOPMENT CORP.
2555 49TH STREET, SUITE 3
BOULDER, COLORADO 80301
303-545-2554

ARCHITECT:
WOODLEY ARCHITECTURAL GROUP
731 SOUTHPARK DR, STE B
LITTLETON, CO 80120
303.683.7321

DRAWN BY: _____
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DATE: 2/20/2022
REVISED: 9/12/2022

A40

40 OF 48

WEST 53RD AVENUE TOWNHOMES

SITE PLAN

BLOCK 6, SAYERS SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 69
WEST OF THE 6TH P.M., CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO
4.65 ACRES - DA2021-0134



FRONT ELEVATION



REAR ELEVATION

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8-PLEX | ELEVATION 'A'

	GLAZING PERCENTAGES				
	FRONT	RIGHT	REAR	LEFT	TOTAL
NET FAÇADE AREA GROUND LEVEL (SQ. FT.)	1589 SQ. FT.	453 SQ. FT.	1564 SQ. FT.	453 SQ. FT.	4058.00 SQ. FT.
NET FAÇADE AREA UPPER LEVEL (SQ. FT.)	1605 SQ. FT.	453 SQ. FT.	1603 SQ. FT.	453 SQ. FT.	4113.83 SQ. FT.
GLAZING AREA GROUND LEVEL (SQ. FT.)	454 SQ. FT.	118 SQ. FT.	0.0000	118 SQ. FT.	690.26 SQ. FT.
GLAZING AREA UPPER LEVEL (SQ. FT.)	474 SQ. FT.	77 SQ. FT.	396 SQ. FT.	77 SQ. FT.	1023.01 SQ. FT.
GROUND LEVEL GLAZING PERCENTAGE	28.6%	26.0%	0.0%	26.0%	7.0%
UPPER LEVEL GLAZING PERCENTAGE	29.5%	16.9%	24.7%	16.9%	24.9%

WEST 53RD AVENUE TOWNHOMES BUILDING ELEVATIONS

APPLICANT:
CHARTERED DEVELOPMENT CORP.
2555 49TH STREET, SUITE 3
BOULDER, COLORADO 80301
303-545-2554

ARCHITECT:
WOODLEY ARCHITECTURAL GROUP
731 SOUTHPARK DR, STE B
LITTLETON, CO 80120
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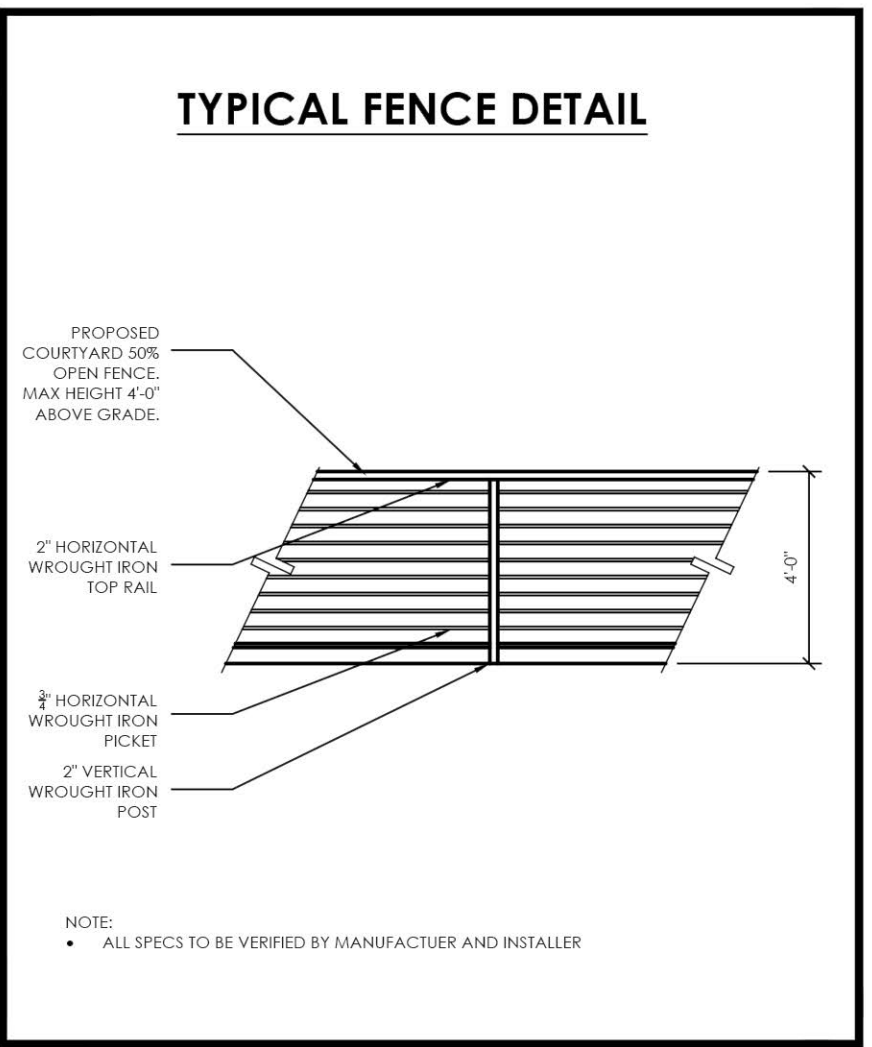
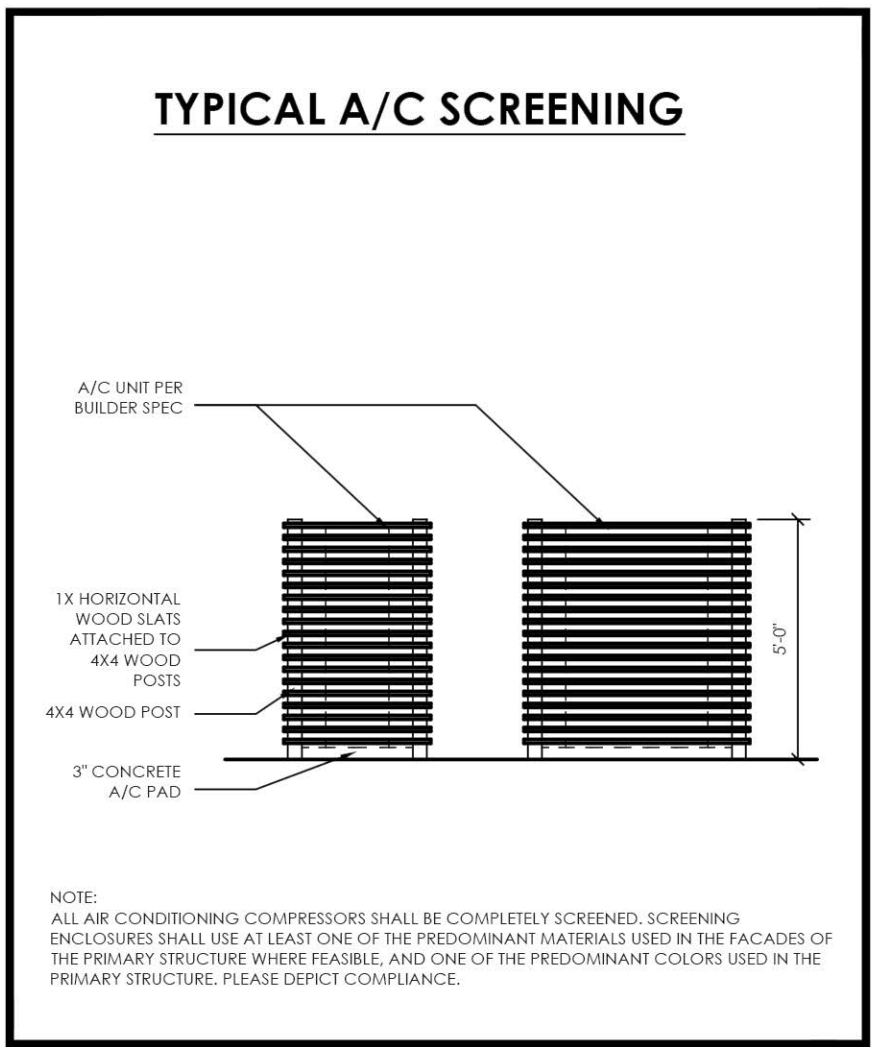
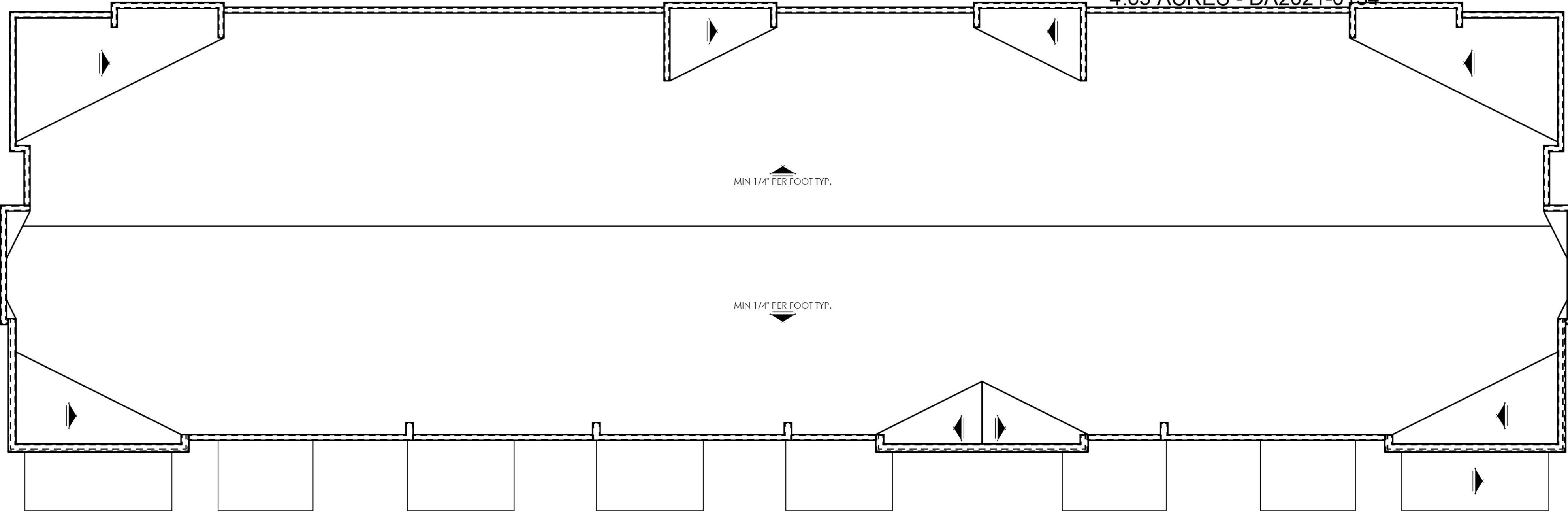
DRAWN BY: _____
APRVD BY: _____
DATE: 2/20/2022
REVISED: 9/12/2022

A43
43 OF 48

WEST 53RD AVENUE TOWNHOMES SITE PLAN

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WEST OF THE 6TH P.M., CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO

4.65 ACRES - DA2021-0134



ROOF PLAN

SCALE: 1/8" = 1'-0"



WEST 53RD AVENUE TOWNHOMES
BUILDING ELEVATIONS

APPLICANT:
CHARTERED DEVELOPMENT CORP.
2555 49TH STREET, SUITE 3
BOULDER, COLORADO 80301
303-545-2554

ARCHITECT:
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A44

44 OF 48

8-PLEX | ELEVATION 'A'

WEST 53RD AVENUE TOWNHOMES

SITE PLAN

BLOCK 6, SAYERS SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 69
WEST OF THE 6TH P.M., CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO
4.65 ACRES - DA2021-0134



FRONT ELEVATION

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



REAR ELEVATION

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

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8-PLEX | ELEVATION 'B'

GLAZING PERCENTAGES					
	FRONT	RIGHT	REAR	LEFT	TOTAL
NET FACADE AREA GROUND LEVEL (SQ. FT.)	1589 SQ. FT.	453 SQ. FT.	1564 SQ. FT.	453 SQ. FT.	4058.00 SQ. FT.
NET FACADE AREA UPPER LEVEL (SQ. FT.)	1605 SQ. FT.	453 SQ. FT.	1603 SQ. FT.	453 SQ. FT.	4113.83 SQ. FT.
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WEST 53RD AVENUE TOWNHOMES
BUILDING ELEVATIONS

APPLICANT:
CHARTERED DEVELOPMENT CORP.
2555 49TH STREET, SUITE 3
BOULDER, COLORADO 80301
303-545-2554

ARCHITECT:
WOODLEY ARCHITECTURAL GROUP
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LITTLETON, CO 80120
303.683.7321

DRAWN BY: _____
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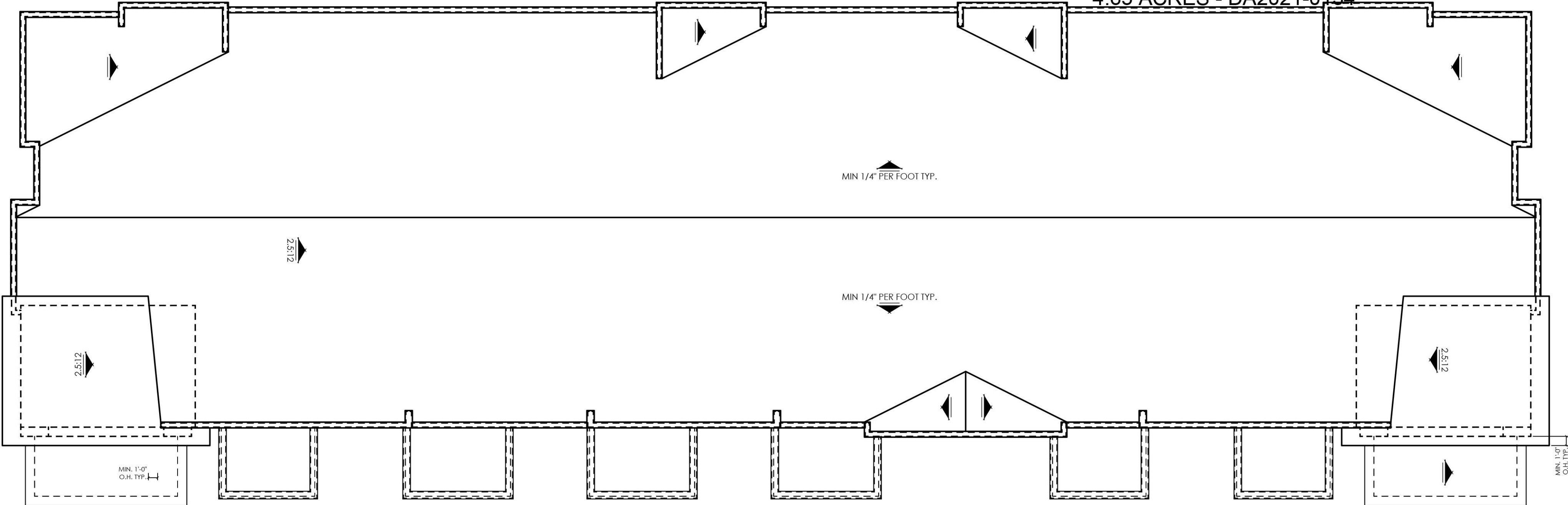
A47
47 OF 48

PRELIMINARY NOT FOR CONSTRUCTION

WEST 53RD AVENUE TOWNHOMES SITE PLAN

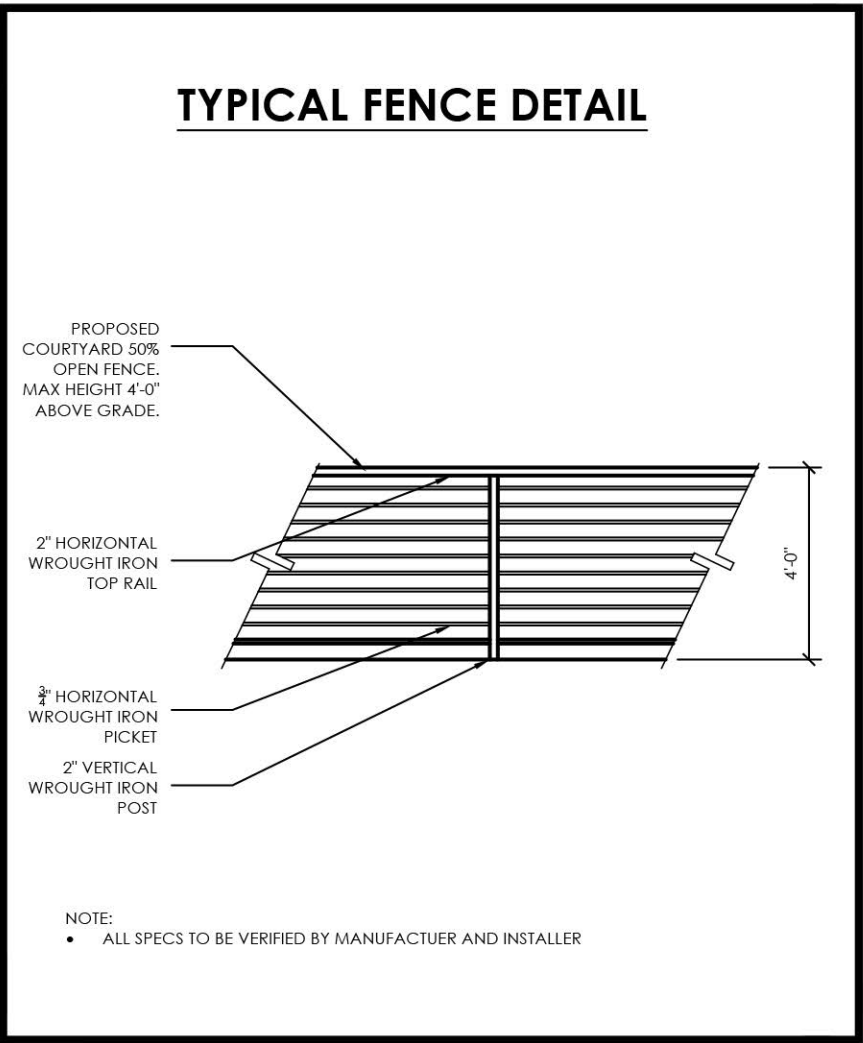
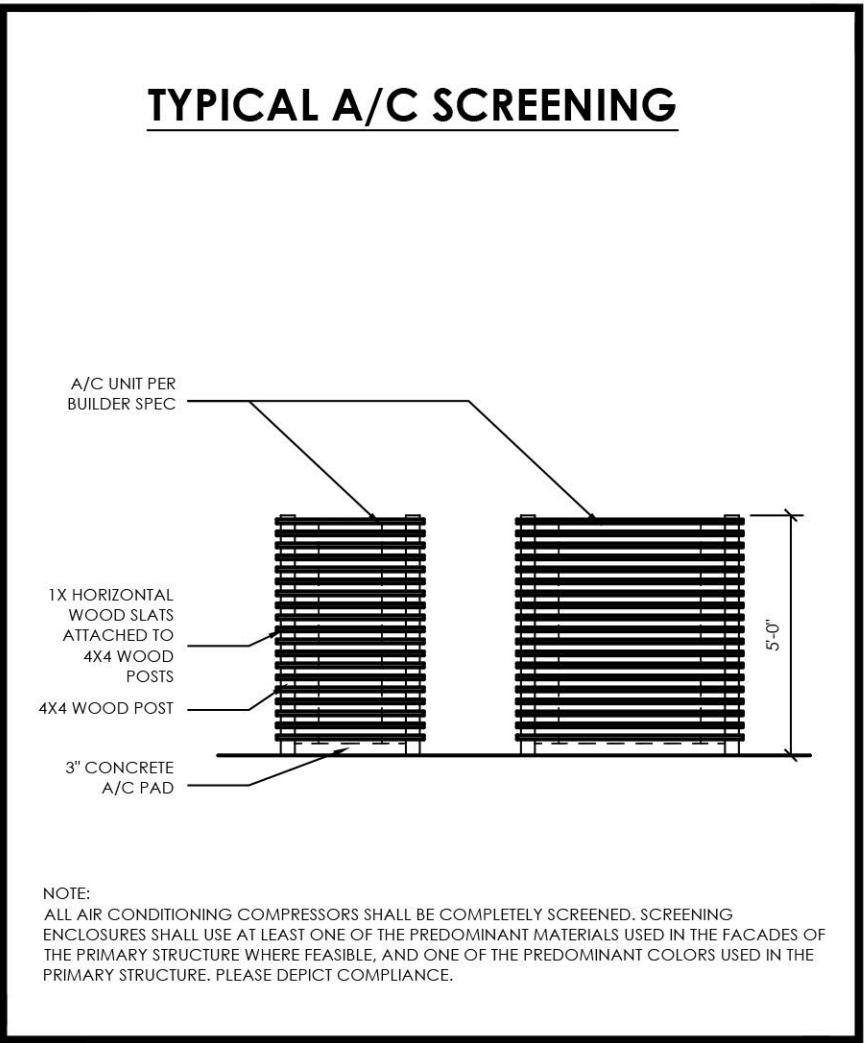
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WEST OF THE 6TH P.M., CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO

4.65 ACRES - DA2021-0134



ROOF PLAN

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

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



LEFT ELEVATION

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

WEST 53RD AVENUE TOWNHOMES
BUILDING ELEVATIONS

8-PLEX | ELEVATION 'B'

APPLICANT:
CHARTERED DEVELOPMENT CORP.
2555 49TH STREET, SUITE 3
BOULDER, COLORADO 80301
303-545-2554

ARCHITECT:
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303.683.7321

DRAWN BY: _____
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DATE: 2/20/2022
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A48
48 OF 48

WEST 53RD AVENUE TOWNHOMES - SITE PLAN

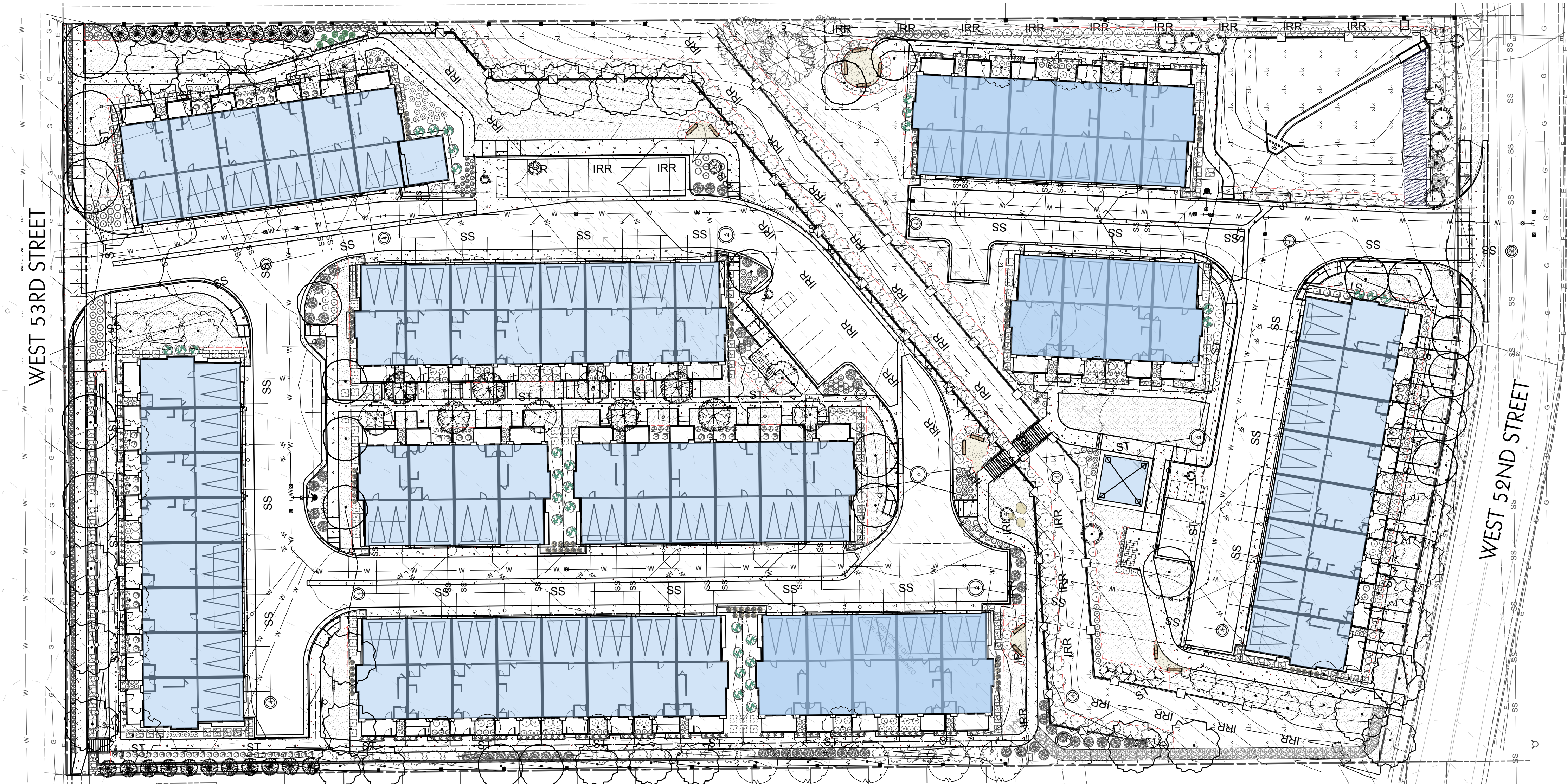
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WEST OF THE 6TH P.M., CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO
4.65 ACRES - SITE PLAN

LANDSCAPE STANDARDS		
LOT SIZE:	209,686	SF
BLDG & GARAGE	65,265	SF
PARKING LOT	46,470	SF
WALKS	17,647	SF
LANDSCAPE AREA:	73,304	SF
Minimum Plant Materials:		
	REQUIRED	PROVIDED
	1 shade tree (or 2 ornamental trees)/3000 sf = 25 shade trees or 48 ornamental 1 shrub/600 sf=123 shrubs	145 trees - 66 shade, 42 ornamental & 37 evergreen (26%) 1094 shrubs
Street Trees:		
West 53rd Street	1 shade tree / 50 LF - 334 LF = 7 trees	8 trees provided
West 52nd Street	1 shade tree / 50 LF - 336 LF = 9 trees	9 trees provided
Parking Lot Landscaping:		
no parking lots along streets	NA	NA
Interior Parking Lot Landscaping: (for lots with more than 24 spaces)		
no interior parking lots	NA	NA
Buffer Landscaping:		
west side - Buffer Yard D	10' width Four trees and ten shrubs per 100 lineal feet of adjacency. A minimum 40 % evergreen trees 583 lf = 24 trees & 59 shrubs	10'-6" wide with 6' fence 25 trees provided (11 evergreen - 44%) + 61 shrubs
east side - non single family/open space -	10' width Four trees and ten shrubs per 100 lineal feet of adjacency. A minimum 40 % evergreen trees 230 lf (north) = 10 trees & 23 shrubs 200 lf (south) = 8 trees & 20 shrubs	varies - 10'-4" min. provided NORTH: 15 trees provided (12 evergreen - 80%) + 26 shrubs SOUTH: 8 trees provided (3 evergreen - 38%) + 63 shrubs

SITE CALCULATIONS:		
LOT:		209,686
BLDG & GARAGE	65,265	
PARKING LOT	46,470	
WALKS	17,647	
OPEN SPACE:		
LANDSCAPE	73,304	36.9%
URBAN PARK: PAVILLION	24,047	11.9%
ENHANCED VEGETATION	7 SHADE, 5 EVERGREEN & 9 ORNAMENTAL TREES	1
OPEN TURF AREA	2,930 SF	
SCULPTURAL BENCHES	8	
PLAY SCULPTURE	3 BOULDERS IN GRASS	



- STANDARD NOTES:
1. SITE SHALL BE LANDSCAPED PRIOR TO ISUANCE OF A FINAL CERTIFICATE OF OCCUPANCY (CO) DURING THE GROWING SEASON OF APRIL 1ST TO OCTOBER 1ST, AT ALL OTHER TIMES THE INDIVIDUAL SITES SHALL BE LANDSCAPED WITHIN 45 (FORTY-FIVE) DAYS OF THE START OF THE FOLLOWING GROWING SEASON.
 2. LANDSCAPE MAINTENANCE:
 - A. ALL PLANTS SHALL BE MAINTAINED CONTINUALLY IN A HEALTHY CONDISTION IN ACCORDANCE WITH GENERALLY ACCEPTED PROFECCIONAL HORTICULTURAL STANDARDS AND PRACTICES. PLANTS THAT DIE OR ARE UNHEALTHY SHALL BE REPLACED ACCORDING TO THE APPROVED LANDSCAPE PLAN.
 - B. REGULAR PRUNING AND TRIMMING SHALL BE PERFORMED TO MAINTAIN HEALTH AND AN ATTRACTIVE APPEARANCE AND TO PERMIT THE PLANTS TO ACHIEVE THEIR INTENDED FROM AND HEIGHT.
 - C. ALL LANDSSCAPE AREAS SHALL BE KEPT FREE OF WEEDS, LITTER AND TRASH AND ALL IRRIGATION SYSTEMS SHALL BE PROPERLY MAINTAINED.
 3. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. TREES, SHRUBS AND A DECORATIVE GRASSES WILL BE IRRIGATED BY A SEPARATE ZONE FROM SOD/GRASS; THIS INCLUDES TREES PLANTED IN SOD/GRASS AREA. THE IRRIGATION SYSTEM IS TO HAVE A RAIN SENSOR SHUT-OFF INSTALLED.
 4. LANDSCAPING THAT LIES WITHIN SITE TRIANGLES SHALL NOT GROW TO OVER 8'6" IN HEIGHT.
 5. TREES AND LANDSCAPING WITHIN DEVELOPMENTS, WHEN FULLY MATURE, SHALL PROVIDE AN UNOBSTRUCTED VERTICAL CLEARANCE OF 13'-6" AND PROVIDED THE MINIMUM UNOBSTRUCTED FIRE APPARATUS ACCESS ROAD WITH AS REQUIRED BASED ON THE HEIGHT OF THE BUILDING.



LEGEND

- EXISTING TREE TO REMAIN
- SHADE TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- SHRUBS
- ORNAMENTAL GRASSES
- EDGER
- DROUGHT TOLERANT FESCUE BLEND TURF
- NATIVE SEED
- GREY CONCRETE SIDEWALK
- CRUSHER FINE SEATING AREAS
- CART PATH - gravel surface RE: civil

WEST 53RD AVENUE TOWNHOMES
SITE PLAN
OVER LANDSCAPE PLAN

APPLICANT:
CHARTERED DEVELOPMENT CORP.
2555 49TH STREET, SUITE 3
BOULDER, COLORADO 80301
303-545-2554

GRANITE CAPITAL GROUP
133 WEST DE LA GUERRA ST.
SANTA BARBARA, CA 93101
805-982-4900

ENGINEER:
ENERTIA CONSULTING GROUP
1529 MARKET STREET, SUITE 200
DENVER, COLORADO 80202
303-875-7131

DRAWN BY: SG
APRVD BY: OSLA
DATE: 8/18/2021
REVISED: 2/20/2022

6/17/2022
12/01/2022
02/15/2023
05/12/2023

L4

37 OF 80



CED Boards and Commission <cedboardsandcommission@arvada.org>

DA2021-01021 message

Julia Culver-Ferguso [REDACTED] >

Fri, May 26, 2023 at 10:24 AM

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

Here is my comment for public record on the matter of turning the field into townhomes:

Turning this particular property into more unwanted townhomes would be a grievous mistake. This field is home to many different species of wildlife including bats, owls, hawks, foxes, and the occasional coyote. By turning this property into townhomes we would not only be displacing all those creatures, causing them to wander residential areas, but it is also a disservice to Arvada as a whole. This field is one of the few non-developed areas left and many enjoy it including the owners of 5260 Garrison street whose deck's look out to it. There are also small creeks that flow through the field that help with water run off. Adding townhomes to this property would also negatively impact the people of Arvada in terms of traffic. The crossroad of Garrison and 52nd is already difficult to drive or walk through and by adding more housing properties, the problem would only get worse. I have personally almost been hit several times both in my car and walking in this intersection. Developing on this property would be an error on the city of Arvada's part and I urge you to turn down this project.

Sincerely,

Julia Culver-Ferguson



CED Boards and Commission <cedboardsandcommission@arvada.org>

DA2021-0102

1 message

Glenn Nitt

Fri, May 26, 2023 at 2:57 PM

To: CEDBOARDSANDCOMMISSION@arvada.org

Very concerned about the increase in traffic that will result, specifically along 52nd Ave, Independence, and Garrison. The amount of traffic is already incredibly high, not to mention increased traffic speed. Nothing has been done to reduce traffic numbers or vehicle speed. Normal speed along 52Ave(west and east) to Independence is usually well over 40mph. This includes north/south traffic along Independence and Garrison. The impact from higher traffic numbers/speed **should be factored into any decision.**

Glenn Nitta

Sent from my iPad



CED Boards and Commission <cedboardsandcommission@arvada.org>

W. 53rd. Townhouses

1 message

Merlene Forbe [REDACTED]

Sat, May 27, 2023 at 2:02 PM

To: CEDBOARDSANDCOMMISSION@arvada.org

I am writing to protest these townhouses. The traffic on 52nd. is already bad. The congestion at 52nd and Wadsworth is dangerous and the four way stop at 52nd. and Garrison is mess. Those two intersections will not support any more traffic. Why does this part of Arvada need more condos? There are developments on Ralston Road and Ward, Ralston Road and Kipling, Ralston Road and Garrison, Ralston Road and Carr, Ralston Road and Yukon, 54 th. and Allison! I know all the debate about housing shortages, tax money and revenue these "developments" bring..blahblahblah. What about the people who already live here and our quality of life? I live at 54 th and Field Ct. and will tell you the traffic on my street has increased exponentially with the developments west of us. This uncontrolled building is short sighted. Firestone of all, traffic should be diverted away from neighborhoods and filtered to Wadsworth or Kipling. Traffic on my street exceeds 40mph on a regular basis. Traffic traveling from 44 th Ave. to Ralston Road think our neighborhood is a raceway. Our neighborhood certainly did not get any "temporary" speed bumps or silly(and crazy) pseudo traffic circle..btw, nobody is sure how to use the. Unfortunately, for us, we don't have a City Council member living on our street. Unfortunate, I guess 😞

Merlene Forbes

t.
[REDACTED]

Sent from my iPad



CED Boards and Commission <cedboardsandcommission@arvada.org>

6/6/23 DA2021-0102 Public Hearing

1 message

Jordan Gree [REDACTED] >
To: cedboardsandcommission@arvada.org

Wed, May 31, 2023 at 3:40 PM

Members of the Planning Commission,

I understand the need for additional housing and townhomes not only provide better density housing but are also cheaper than single family homes however, what exactly is the "mixed-use" aspect of this townhome community?

I notice in Arvada's zoning principal uses under "MX-S (Mixed-Use, Suburban) District", townhomes are listed as conditional. What is the condition this townhome community meets to satisfy the mixed-use zoning?

We need more pedestrian/bicycle friendly neighborhoods and cities that include more than just housing. Why not housing with first floor commercial space, as an example?

This planned townhome community is definitely not the worst idea but could also be better. Creating a more pedestrian friendly neighborhood or city is easier to do with an opportunity such as this blank slate piece of land.

On a related but side note, I implore you to watch videos from <https://www.youtube.com/@NotJustBikes>. Denver and Arvada are definitely doing better than other places in the country but still have a long way to go.

--

[REDACTED]

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

KRISPY KREME
MAJOR MODIFICATIONS
DA2022-0048

NATURE OF REQUEST

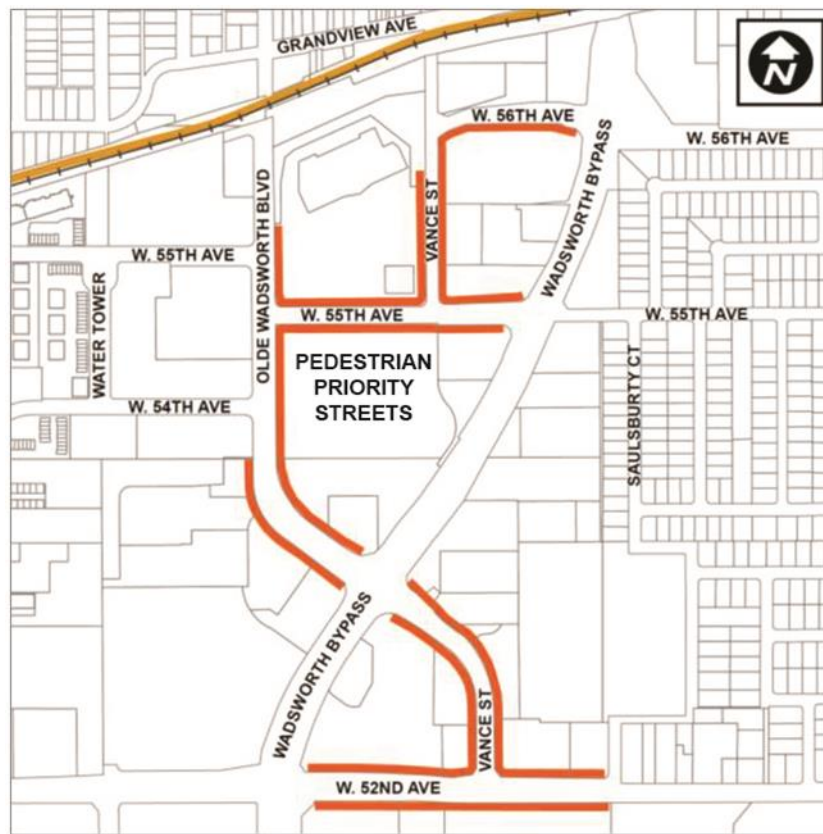
Kimley-Horn and Associates, Inc. and Clockwork Construction, Inc. are requesting approval of several Major Modifications for the development of a Krispy Kreme drive-through restaurant located at 5525 Wadsworth Bypass.

The site is approximately 1.38 acres and is zoned MX-T (Mixed-Use Transit). Two phases are proposed; Phase 1 is the east side of the property for a 3,550 square foot Krispy Kreme building. Phase 2 is shown on the west side for a future retail building and currently there is no known user.

MAJOR MODIFICATIONS REQUESTED

The Applicant is requesting seven Major Modifications to the LDC standards for this development. Those modifications are as follows:

1. Table 2-1-4-4.A, which requires that 60 percent of the frontage zone is occupied by a building.
2. 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.
3. 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.
4. 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.
5. 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.
6. Subsection 5-1-6-2.B.3.c, which prohibits drive-through lanes from being located between the building and an adjacent street.
7. 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.



The conceptual site plan design proposes the building, off-street parking, and a small urban park within the interior of the site with a drive-through and vehicle stacking lane to face the Wadsworth Bypass and W. 55th Avenue and the pedestrian connection routed around the drive-through.

Effort to mitigate the impact of the proposed Major Modifications does not meet the overall intent of the site located within approximately 1,000 feet from the Olde Town Transit Station and on a designated "Pedestrian Priority Street" due to proposed drive-through and vehicle stacking lane location. City staff does not recommend approval of the Major Modifications as described in more detail below.

LOCATION AND HISTORY

The subject property is located at the northwest corner of Wadsworth Bypass and W 55th Avenue which was previously a Ruby Tuesday restaurant. The existing building was designed to be in more in conformance with the LDC standards with the building directly adjacent to the street frontages.

A Master Development Plan (MDP) was submitted concurrently with the Major Modifications indicating how the phased site will be developed and how it conforms with the City's Land Development Code (LDC), Engineering and City standards before a site plan submitted.

At this time, City staff finds that the applicant did not address staff concerns of the site layout configuration and has recommended administrative denial of the MDP to the Community and Economic Development Director.

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 was a virtual meeting for this project held on January 13, 2022. The applicant, staff, and two neighbors attended the meeting.

Comments from the neighbors focused on the existing traffic movement and circulation along Wadsworth Bypass and W. 55th Avenue to provide a design that does not create additional bottle necks on the adjacent streets. Discussion also included a landscape design with flowers to encourage pollinations, native plant materials and the use of solar panels, and other sustainable development practices.

The applicant prepared a summary of the meeting, which is attached.

PUBLIC NOTIFICATION

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

Written Notice: At least 15 days prior to all public hearings, written notice must be mailed to all property owners within 1000 feet of the subject property and to all homeowners associations and neighborhood associations with a known interest in the subject property. The applicant will provide an affidavit of mailing verifying this requirement has been met prior to the public hearing.

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

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

DEVELOPMENT REVIEW TIMELINE

The application was submitted on May 31, 2022 reviewed under the public hearing track with five reviews required. The applicant and City did not meet the established review and submitted timelines in several instances.

ALIGNMENT WITH CITY COUNCIL STRATEGIC PLAN

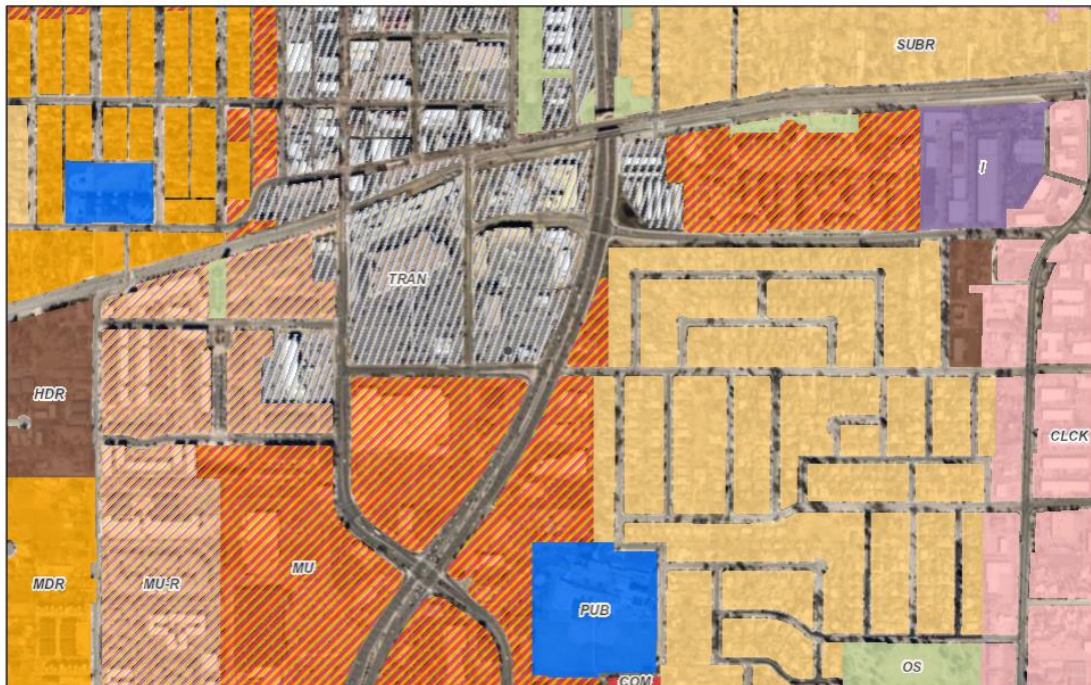
The project is not consistent with the City Council Strategic Plan principles for the Community and Economic Development work system, as described below.

ZONING AND LAND USE

The subject 1.38 acre property is currently zoned MX-T (Mixed-Use Transit). The district is intended to provide for new or redevelopment of “urban-scale, higher density residential and nonresidential uses located along corridors with frequent bus and rail transit service”. It is also located adjacent to designated Pedestrian Priority Streets. Surrounding properties are zoned and utilized as follows:

Direction	Zoning	Actual Use
North	MX-T and PUD	Commercial, Hotel and Mixed-Use
South	MX-T	Retail
East	MX-T	Retail, and Residential
West	MX-T	Commercial Retail, Hotel

Planning Map



5/24/2023, 12:30:35 PM

Comprehensive Land Use - 2014

Transit Station Framework Plan

Clear Creek / I-76 Community Plan

Low Density Residential

Suburban Residential

Medium Density Residential

High Density Residential

Mixed-Use: Residential Emphasis

Mixed-Use

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

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City of Ananda

PROJECT ANALYSIS

Compliance with the Comprehensive Plan

The proposed project is not consistent with the following goals of the Comprehensive Plan:

- L-3: Encourage development of transit-supportive, higher density, mixed-use pedestrian-oriented areas
- L-4: Promote mixed-use, transit-oriented development.

The site is designated as Mixed-Use on the Comprehensive Plan Future Land Use map.

Setbacks

The MX-T minimum setbacks are as follows:

- Front Build-to Width within Frontage Zone: 60%
- Street Site Setback: 0 ft. /20 ft.
Interior Side Setback: 0 ft.
- Rear Setback: 0 ft.
- Parking Setback: 20 ft.

The building does not meet the LDC Table 2-1-4-4.A frontage zone requirements and Subsection 4-5-3-6.C.2 that prohibits drive through stacking lanes from being located within the front setback or side street. The Major Modification request is to allow the building to be setback 43 feet from W 55th Avenue and Wadsworth Bypass with a 3,598 square foot small urban park with public art and three feet tall hedges to screen the drive-through along the Wadsworth Bypass and W 55th Avenue.

Staff does not support the modification to locate the drive-through and stacking lane adjacent to the streets. The building is set behind the drive-through which then requires the additional major modifications to the LDC to mitigate the impact of the drive-through.

Building Height

The MX-T maximum building height is 45 feet. The proposed height is 25'4".

Landscape Surface Area, Small Urban Park and Buffering

Per the MDP, the total amount of landscape area is 8,815 square feet or 24.5 percent, which exceeds the LDC requirement of 10 percent. The proposed number of trees and shrubs required will be met with planting materials that are water efficient and drought tolerant plants. The urban park with a patio area will include outdoor seating, benches and seat walls.

Building Design

The conceptual elevations shows ELFS (synthetic stucco) for the exterior building with the primary Krispy Kreme color palette of green, white and red. The south west elevation meets the transparency required 50 percent which includes a store front entrance with transparent glass and windows; while the east elevation does not meet the transparency requirement since there is only a proposed canopy with a drive-through window and wall signs.

A Major Modification has been requested from Subsection 5-1-3-1-B.2 which requires a building of at least two stories along W 55th Avenue; a Pedestrian Priority Street. The conceptual plan shows a single story building designed with an imitation (faux) second story with windows.

Additional Major Modification requests are as follows:

- Subsection 5-1-3-1.B.6 requires between two and 10.5 feet above grade shall have 50 percent of wall to be occupied by windows and/or entry doors. The east elevation adjacent to the Wadsworth Bypass does meet the requirement.
- Subsection 5-1-3-1.B.7 requires a primary entrance within 50 feet of the street with a direct pedestrian connection from the W 55th Avenue. The conceptual plan has the drive-through located adjacent to the street with the pedestrian access located on the west side of the building, approximately 100 feet from either street frontage.
- Subsection 5-1-6-2.B.3.c, which prohibits drive-through lanes from being located between the building and an adjacent street. The pedestrian connection to the west storefront requires pedestrian to cross the drive-through.

Staff does not support the proposed modifications for the drive-through and stacking lane locations adjacent to the streets which prevents the Pedestrian Priority Street character along W 55th Avenue.

Circulation and Connectivity

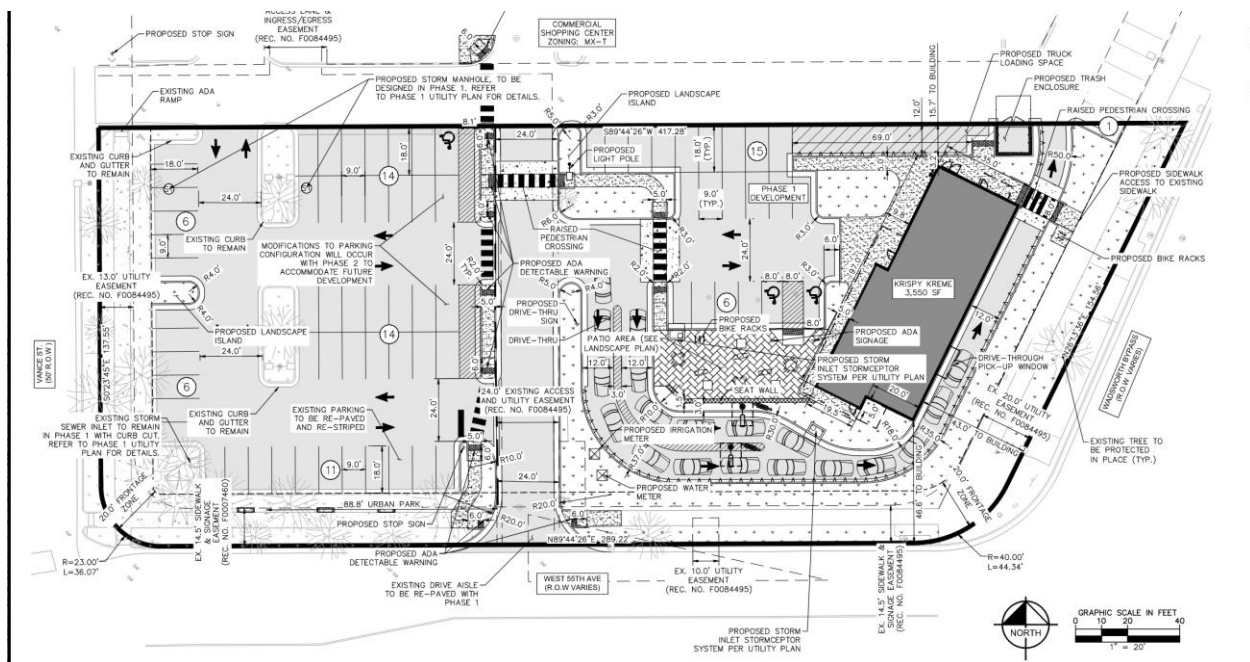
Krispy Kreme encompasses the east side of the existing site with a drive-through running north-south from W 55th Avenue into the existing commercial center. A two lane drive-through that merges into one lane heads southeast to the drive-through pickup window. A raised pedestrian crossing is provided to enter the building on the northwest. The drive-through lane will be located on the perimeter of the property adjacent to W 55th Avenue and Wadsworth Bypass.

The applicant indicates that the proposed conceptual plan is necessary to provide the vehicle stacking within the drive-through lane as well as the parking needs of the restaurant. A landscape buffer with shrub hedge screening is proposed.

The proposed layout raises concerns that the vehicles accessing the drive-through from W 55th Avenue cannot access the drive entry lane safely with vehicles being required to swing into oncoming traffic in the private drive lane to access the drive through stacking area creating a traffic conflict. Additionally, per the developer's vehicle turning analysis, vehicles must cross over traffic indicator methods including the drive through lane separation blocking striping to be able to fully access both drive through stacking lanes. This appears to encourage vehicles to disregard traffic safety markings to be able to fully engage all drive through stacking which creates a point of potential traffic conflict.

Vehicles exiting a portion of the parking lot closest to the main entrance have no way to exit the site without crossing the drive through entry access against the flow of the drive entry traffic orientation. This appears to create an additional point of potential traffic conflict. Vehicles are expected to enter the site via a U-turn manner from W 55th Avenue which puts traffic in direct conflict with vehicles entering the site from both the north side of private drive aisle and the exit point from the parking area closest to the proposed main entry door.

The applicant has not addressed Staff concerns that the site and parking lot layout configuration will create unmitigated traffic hazards and/or increase potential points of traffic conflict.



Grading and Drainage

The existing private storm sewer is anticipated to adequately support the Phase 1 Krispy Kreme project. Additional calculations and verification will be provided during the site plan phase. The developer will be adding water quality treatment for storm run off as a part of the development as required by state MS4 regulations.

Parking, Loading and Trash Enclosure

Currently, there are 73 existing parking spaces; 22 off-street parking spaces with three accessible spaces are dedicated to Krispy Kreme. The existing off-street parking located on the west half of the site will be repaved brought up to off-street parking standards. The parking spaces are also available for Krispy Kreme until Phase 2 is developed in the future.

The loading space is located on the north side of the property and designed to accommodate a WB-semi-truck. Per the developer's delivery truck turning analysis, the proposed WB-50 semi-truck cannot effectively enter and exit the site without potentially damaging existing right-of-way infrastructure indicating the loading zone circulation cannot function effectively as designed. However, the applicant states smaller semi-trucks and vans will be used. The size of the stall allows for delivery vans to pull in an out have adequate space to maneuver.

A Major Modification is requested for the trash location to be adjacent to the street and internal pedestrian connection. Subsection 5-1-6-5.B.1 requires the trash enclosure to be at least 20 feet away from streets, sidewalks, and internal pedestrian connection. A concrete wall with a metal gate enclosure screens the trash receptacle.

The proposed mitigation does not meet the intent to place the trash enclosure out of view from public streets. Staff does not recommend approval of the proposed modification.

Utility Services

All utilities are currently available to serve the development.

Police and Fire Protection

Arvada Police and Arvada Fire Protection will serve the development.

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 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. 8-3-11 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.	Does not Comply	The requested modifications will not achieve the Comprehensive Plan goals identified. The proposed modifications are not consistent with the MX-T zoning district and the Pedestrian Priority Street designation of W.55th Avenue. The intent of the applicant is to provide a site layout for maximum vehicular stacking in the drive-through lane with the building located interior of the site and requires additional modifications. The vehicular orientation of the proposed site directly conflicts with the intent of the Comprehensive Plan and the MX-T zoning.
2. The requested modification addresses a unique situation or incorporates creative site design.	Does not Comply	The requested modifications do not address a unique situation or incorporates creative site design to meet the MX-T and Pedestrian Priority Street requirements. The drive-through location determines where the building is located which does not lessen the negative impacts of the proposed modifications. The site design is reflective of a typical auto-oriented location, not one located within approximately

		1,000 feet of a transit station.
3. The requested modification will not result in incompatible development.	Does not Comply	The requested modifications will result in incompatible development within the area. The site is within the New Town area where recent redevelopments are meeting the LDC standards to create a pedestrian oriented commercial and neighborhood area in close proximity to a transit station.
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.	Does not Comply	The proposed modifications with the drive-through location will have a significant adverse impact on the safety of the surrounding property owners or the general public and will place pedestrians on the sidewalk between two vehicular oriented areas.
5. Any adverse impacts resulting from the modification will be mitigated to the extent reasonably feasible.	Does not Comply	The proposed modifications do not mitigate adverse impacts on the pedestrian environment to the extent reasonably feasible.

STAFF RECOMMENDATION

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

The Planning Commission may recommend denial of the requests if it cannot make affirmative findings of the approval criteria stated above.

List of Attendees

In call

	Michael Hart (You)		
	+1 704-***-***61		
	Allison Trembly		
	Amanda Cantrell		
	Andrew Feinour Meeting host		
	Carol Ibanez		
	Daniel Rooney		
	Emily Pearce		
	Jim Donati		
	Kyle Gillitzer		
	Masaru Torito		
	Sheri Halpin		
	Tammy Davis- NRD		

Meeting Notes

- Introduction by Andrew
- Carol Introduction as City rep.
- Emily walkthrough of the site from the Civil side
 - Map of project and vicinity
 - Look at Urban Park Exhibit
 - Look at Site Plan and explanation of use, layout, and rational
- Tammy discussed the building from Architect side
 - Look at building while showing elevations
 - Discussing two story building and look
- Andrew discussed overall approach from Developer/Operations side
 - Focus on safety with site layout
 - Discussion of double drive through helping with traffic
- Questions from Masaru Torito (neighbor at Kokoro)
 - "I'm with Kokoro next door. I was wondering the plan for extra cars that overflow."

- Discussion about drive through especially during peak times of Kokoro and how cones could be used for temporary diversion. Drive through layout aims to maximize stacking to prevent traffic from spilling out.
 - “Does the city have plans on how to direct traffic exiting the restaurant going north on Wadsworth? Right now they have to wrap around the back and head towards 58th.”
 - City spoke about review process and traffic study
- Amanda Cantrell questions
 - Biggest concern if intersection gets reconstructed. Likes how it is set up since people speed down 55th. Don’t want a change at the intersection.
 - No plans to change the configuration but Traffic will be further studied.
 - Currently no crosswalk at Wadsworth going east-west, especially with increased traffic this is a concern. Would there be plans to add a crosswalk here?
 - **May not be able with the traffic at this intersection and CDOT roadway. This would need to be part of the Cities plans.**
 - With landscape there are trends toward pollinators and drought type landscape. Do we plan to utilize these?
 - Don’t want to increase pollinators due to donuts attracting and becoming an issue for pedestrians and customers. Plans that attract pollinators often require the most water. Want to keep landscape green/thick to help shield and to establish them so they don’t die which will require water. Will have to meet landscape requirements.
 - Requirements for green energy or sustainable design from the City?
 - Code doesn’t require but it is encouraged
 - Would solar be considered on the building?
 - It could be looked at but hasn’t been seriously considered
 - Masaru chimed in that he is trying to add EV stations to the center
 - Are there any plans to put a grocery store in the Newtown area?
 - **City response that it is based on developer interest. They have tried to lure others but have been unsuccessful.**
- Allison asked Carol what next steps are
 - City needs to look at this latest site plan before moving forward. Discussed timelines for review of roughly 6 months through review process.
- Masaru Torito added he could not think of a better neighbor in the center especially with the complimentary hours.

LOT 2, PEP BOYS SUBDIVISION FILING NO. 1, AMENDMENT NO.1 LOCATED IN THE NORTHEAST
QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO

- ## GENERAL NOTES

LDC DEVIATION: PROPOSED PRIMARY ENTRANCE PLACED AT AN ANGLE THAT EXCEEDS 45 DEGREES FROM THE ADJACENT STREET. PROPOSED PRIMARY ENTRANCE PLACED AT A DISTANCE EXCEEDING 50 FEET OF THE STREET WITH A DIRECT PEDESTRIAN CONNECTION FROM THE PRIORITY STREET.



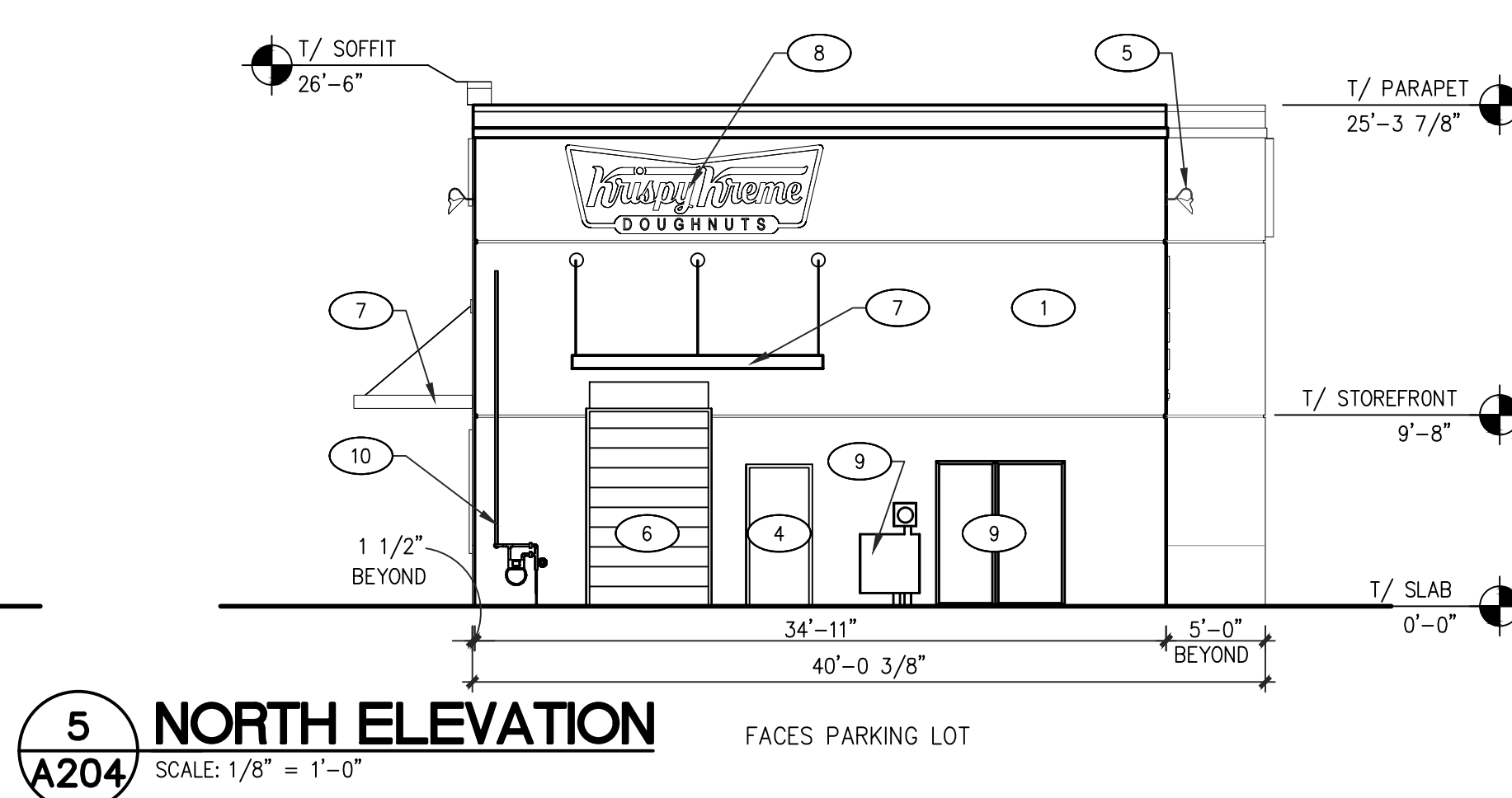
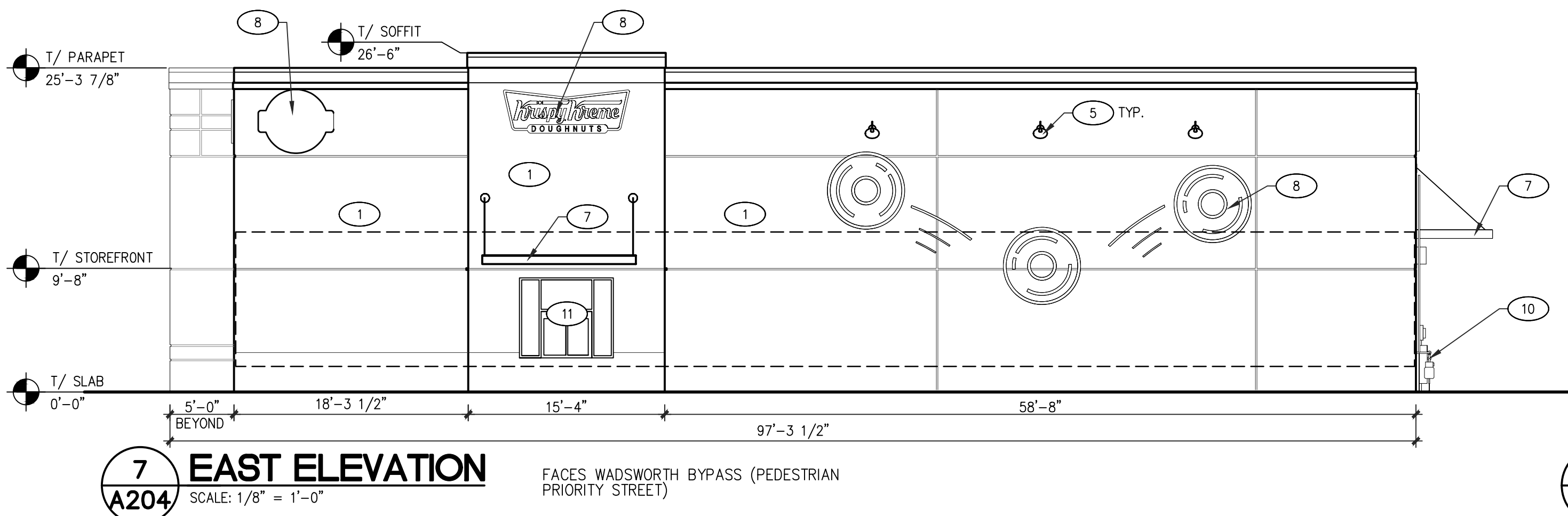
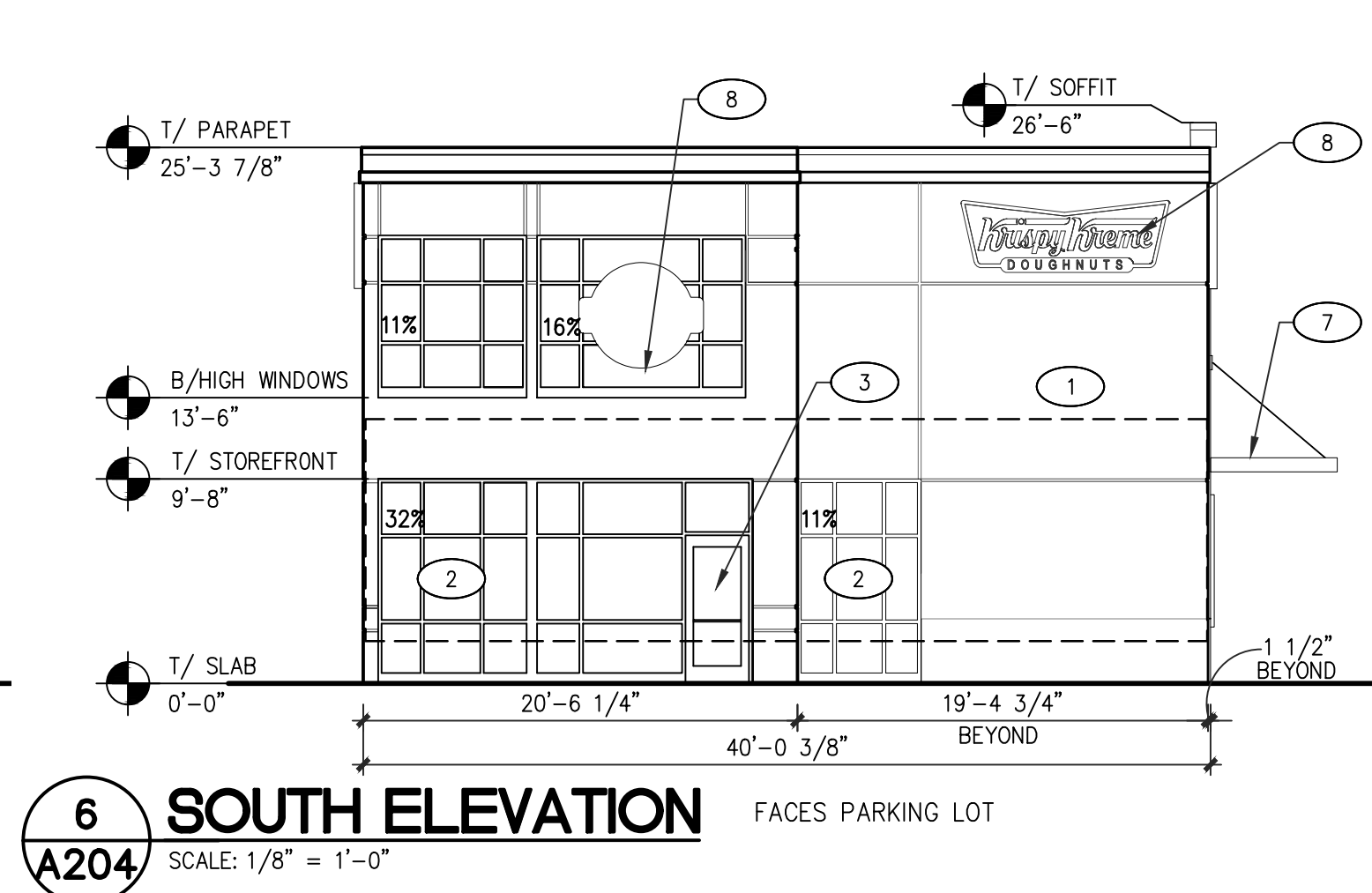
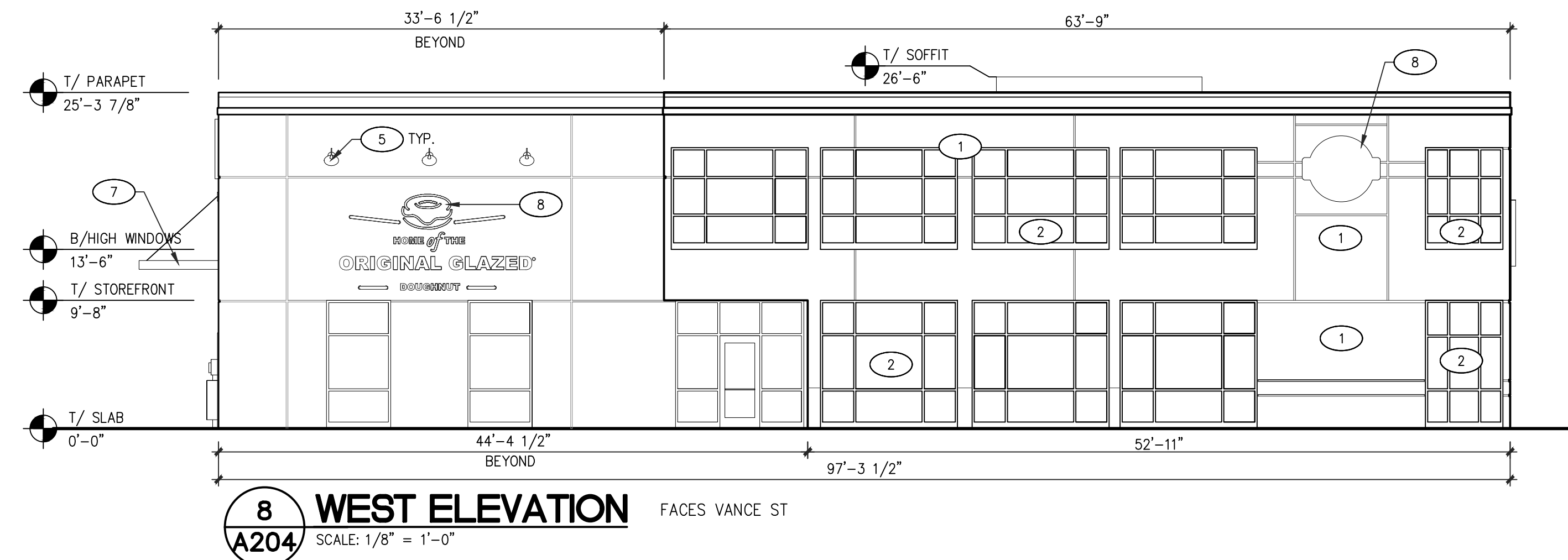
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DRAWN BY: DEK
CHECKED BY: EPF
DATE: 05/08/2023

**KRISPY KREME ARVADA
5525 WADSWORTH BYPASS
MAJOR MODIFICATION
CONCEPT SITE PLAN**

PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO. 196131001

MATERIAL

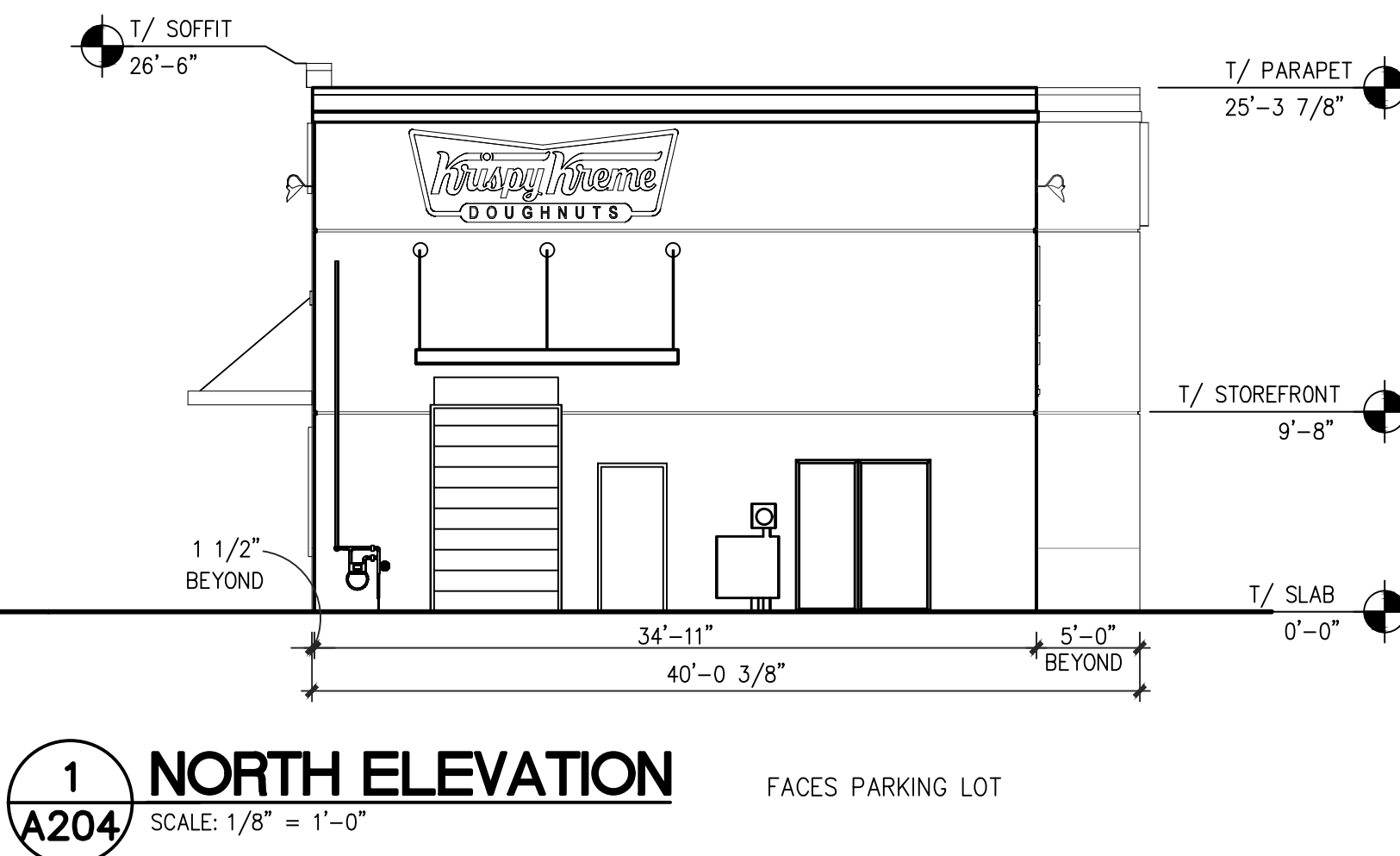
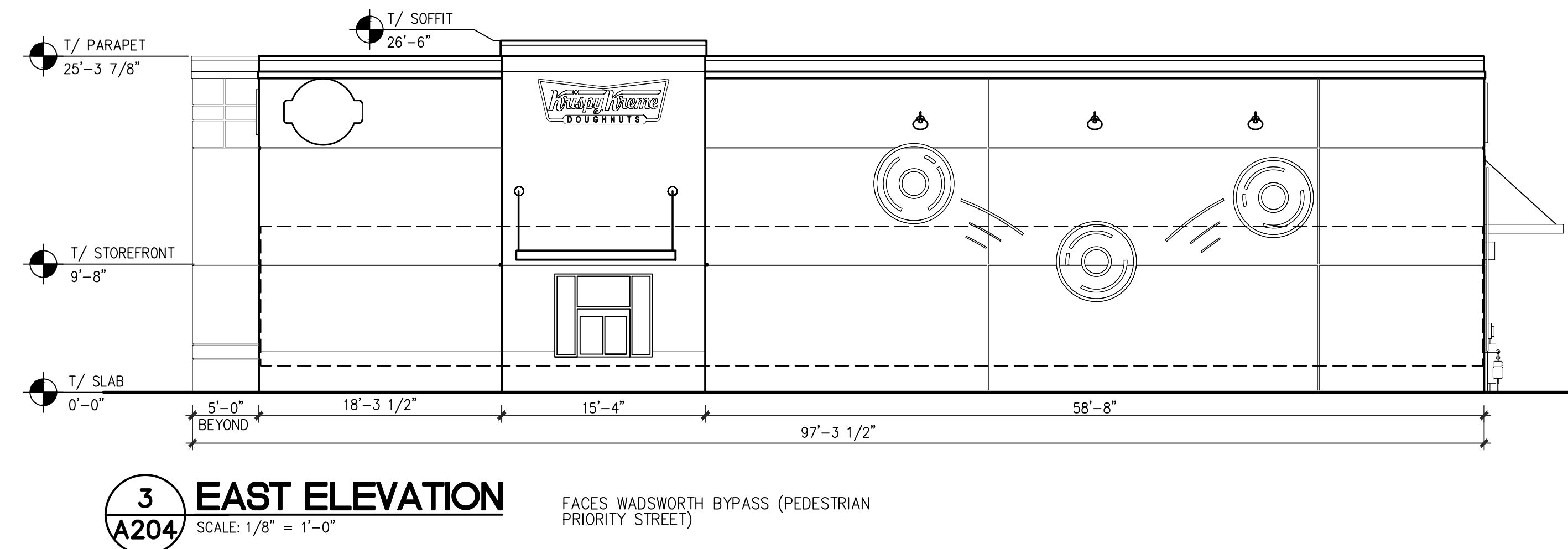
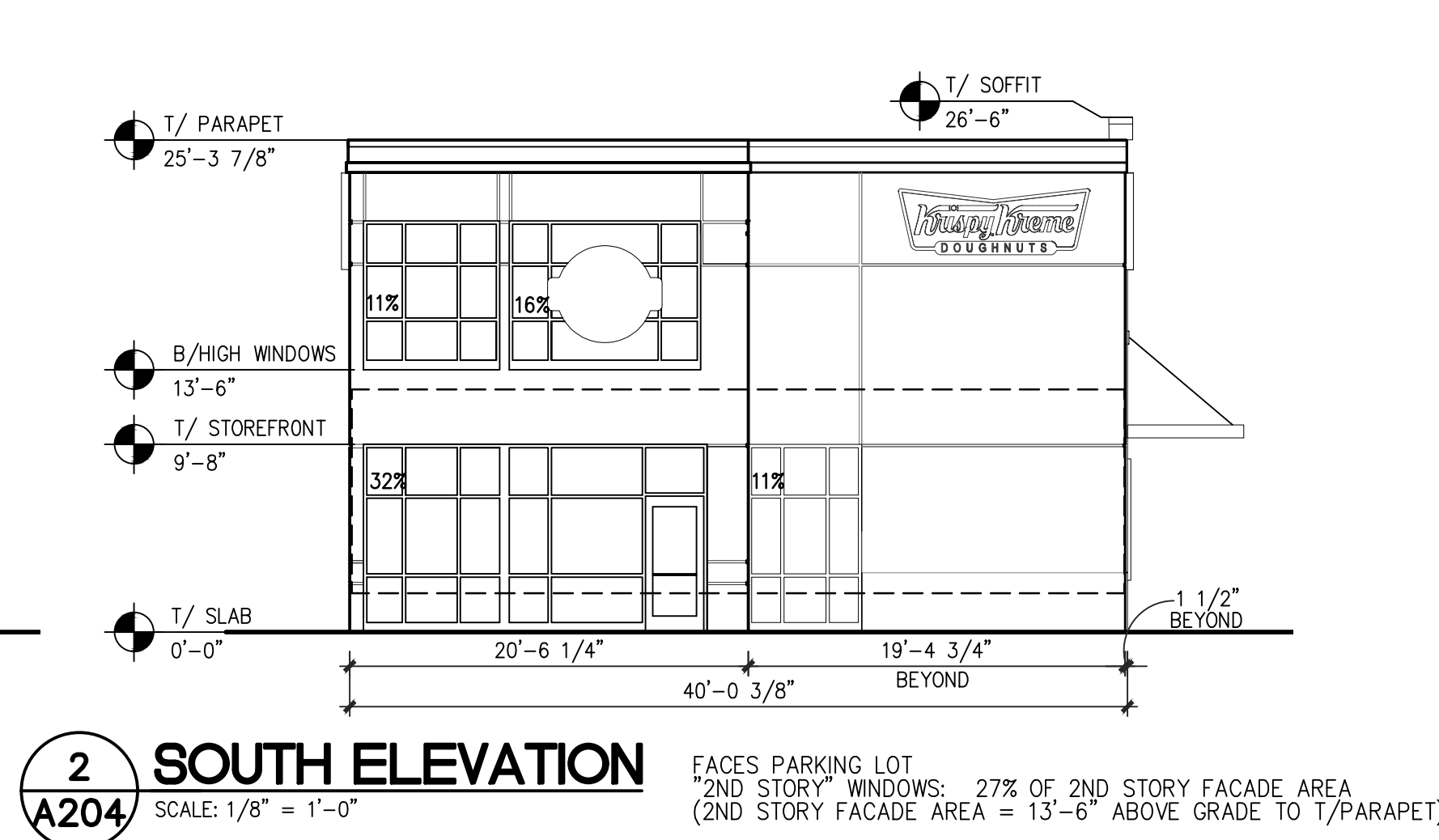
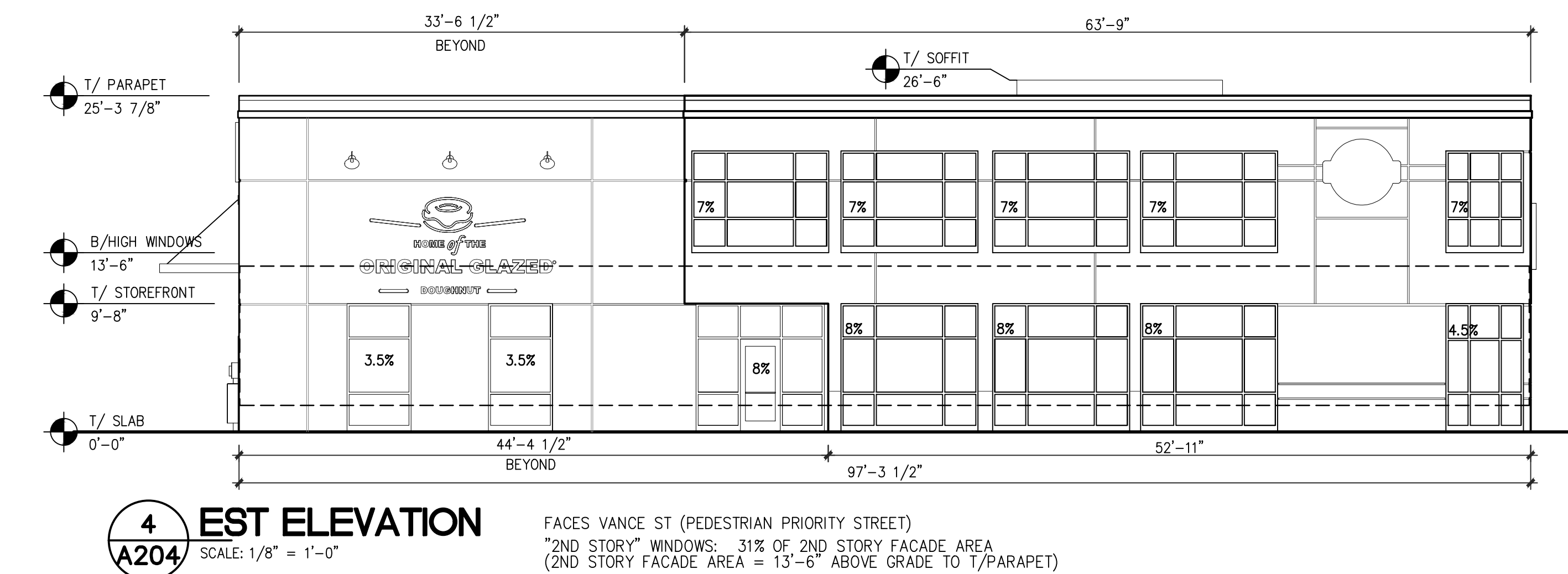


MATERIAL SCHEDULE

- 1 E.I.F.S.
- 2 STOREFRONT WITH CLEAR TRANSPARENT GLASS WITH NO TINT, INTERNAL SCREENING, PATTERNS, OR MIRROR COATINGS
- 3 STOREFRONT DOOR
- 4 H.M. DOOR
- 5 SCONCE
- 6 OVERHEAD DOOR
- 7 CANOPY
- 8 SIGNS (UNDER SEPARATE PERMIT)
- 9 UTILITIES: ELECTRICAL
- 10 UTILITIES: GAS
- 11 DRIVE THRU WINDOW

Revisions

ZONING REQUIREMENTS



ZONING SECTION	BRIEF DESCRIPTION	REQUIREMENT	PROVIDED	MAJOR MOD. REQ'D
5-1-3-1 B #1	GROUND FLOOR COMMERCIAL USES	50% MIN.	100%	YES
5-1-3-1 B #2	2-1-4-4 FRONTAGE ZONE	25' MIN. 2 STORIES MIN.	25'-3 7/8" 1 STORY	
5-1-3-1 B #3	FIRST FLOOR HEIGHT	13'-6" MIN.	25'-3 7/8"	
5-1-3-1 B #4	GROUND FLOOR RETAIL SPACE 5-1-3-1A	40' MIN.	40'-0 3/8"	
5-1-3-1 B #5	BUILDING AMENITIES SQUARE FOOTAGE	50% MAX.	0%	
5-1-3-1 B #6	WALL AREA ON STREET FACING FACADE OCCUPIED BY WINDOWS/ENTRY DOORS	50% MIN. BETWEEN 2'-0" AND 10'-6" ABOVE GRADE	5% (46 S.F. IN 969 S.F.)	YES
5-1-3-1 B #7	GROUND FLOOR USERS PRIMARY ENTRANCE	FACING THE STREET AT AN ANGLE NOT MORE THAN 45 DEGREES OR WITHIN 50 FT. OF THE STREET WITH A DIRECT CONNECTION	ENTRANCES FACE VANCE ST./ PARKING LOT.	YES
5-1-3-1 B #8	PRINCIPAL BUILDING ENTRANCE LOCATION ALONG PRIORITY STREETS	AT GRADE	AT GRADE, FACING VANCE ST./ PARKING LOT	YES
5-1-3-1 B #9	RECESSED ENTRANCES WIDTH	1/3 (33%) MAX. OF FRONTAGE	4%	
5-1-3-1 B #10	PARKING GARAGE FACILITIES LOCATED ADJACENT TO PEDESTRIAN PRIORITY STREET	SECTION 5-1-6-10	N/A	

GENERAL NOTE:
ALL SIGNS PERMITTED UNDER SEPARATE PACKAGE.

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HOT GLAZED ENCHANTMENT, INC.

5856 Corporate Avenue, Suite 200
Cypress, CA 90630
Contact: Jim Donati
(952) 855-5906 jimdonati@clockworkgc.com

3566 60 FT 20 PRODUCTION LINE

Kruspy Kreme
DOUGHNUTS
SHEET DATA
EXTERIOR ELEVATIONS

Date 05/06/2023

Drawn By LFK

Checked by CNW

Sheet No.

A204

LOT 2, PEP BOYS SUBDIVISION FILING NO. 1, AMENDMENT NO.1 LOCATED IN THE NORTHEAST
QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO

TOTAL PARKING (KRISPY KREME)	
REQUIRED COMMERCIAL (6 SP/1000 SF)	22 SPACES
PROVIDED:	73 SPACES
ACCESSIBLE PARKING	
REQUIRED (KRISPY KREME):	1 SPACES
PROVIDED:	3 SPACES



12. SEE LANDSCAPE PLANS FOR LOCATION AND DETAILS OF PROPOSED 3' TALL SCREENING HEDGE.

K:\DEV_Civil\19611001_Krispy Kreme Arvada\CD\Plots\MDP\Phase 1\19611001_GD1.dwg Plotter: A367 Plot Date: 05/08/2023
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KRISPY KREME ARVADA MASTER DEVELOPMENT PLAN

LOT 2, PEP BOYS SUBDIVISION FILING NO. 1, AMENDMENT NO.1 LOCATED IN THE NORTHEAST
QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO

LEGEND

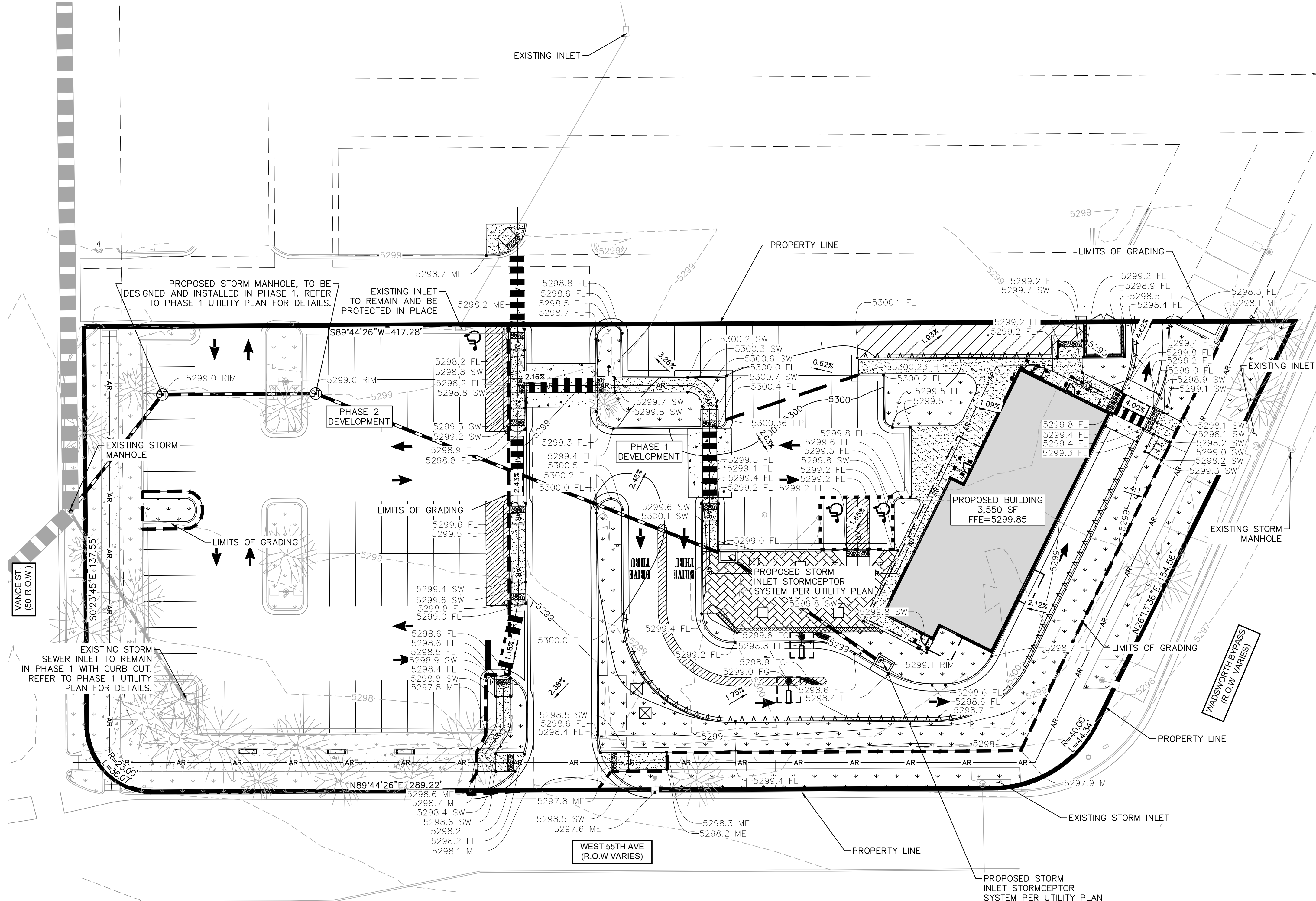
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	EXISTING EASEMENT
	EXISTING CONTOUR
	PHASE LINE
	LIMITS OF GRADING
	PROPOSED CONTOUR
	PROPOSED ACCESSIBLE ROUTE
	PROPOSED CURB
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	PROPOSED ACCESSIBLE PARKING AND ACCESS. SLOPES NOT TO EXCEED 2% IN THESE AREAS
	PROPOSED FLOW ARROW WITH SLOPE
	PROPOSED SPOT ELEVATION

ABBREVIATION LEGEND:

FL	FLOWLINE
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
ME	MATCH EXISTING
RIM	TOP OF STRUCTURE
SW	SIDEWALK

GRADING NOTES:

- ALL SLOPES ACROSS ADA PARKING SPACES SHALL BE 2% MAX IN ALL DIRECTIONS.
- ACCESSIBLE ROUTES SHALL HAVE MAXIMUM LONGITUDINAL SLOPE OF 5% AND MAXIMUM CROSS SLOPE OF 2% PER ADA REQUIREMENTS.



Kimley»Horn

2023 KIMLEY-HORN AND ASSOCIATES, INC.
4582 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: MTH
DRAWN BY: DEK
CHECKED BY: EPF
DATE: 05/08/2023

KRISPY KREME ARVADA
5525 WADSWORTH BYPASS
MASTER DEVELOPMENT PLAN
GRADING PLAN - PHASE 1

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196131001

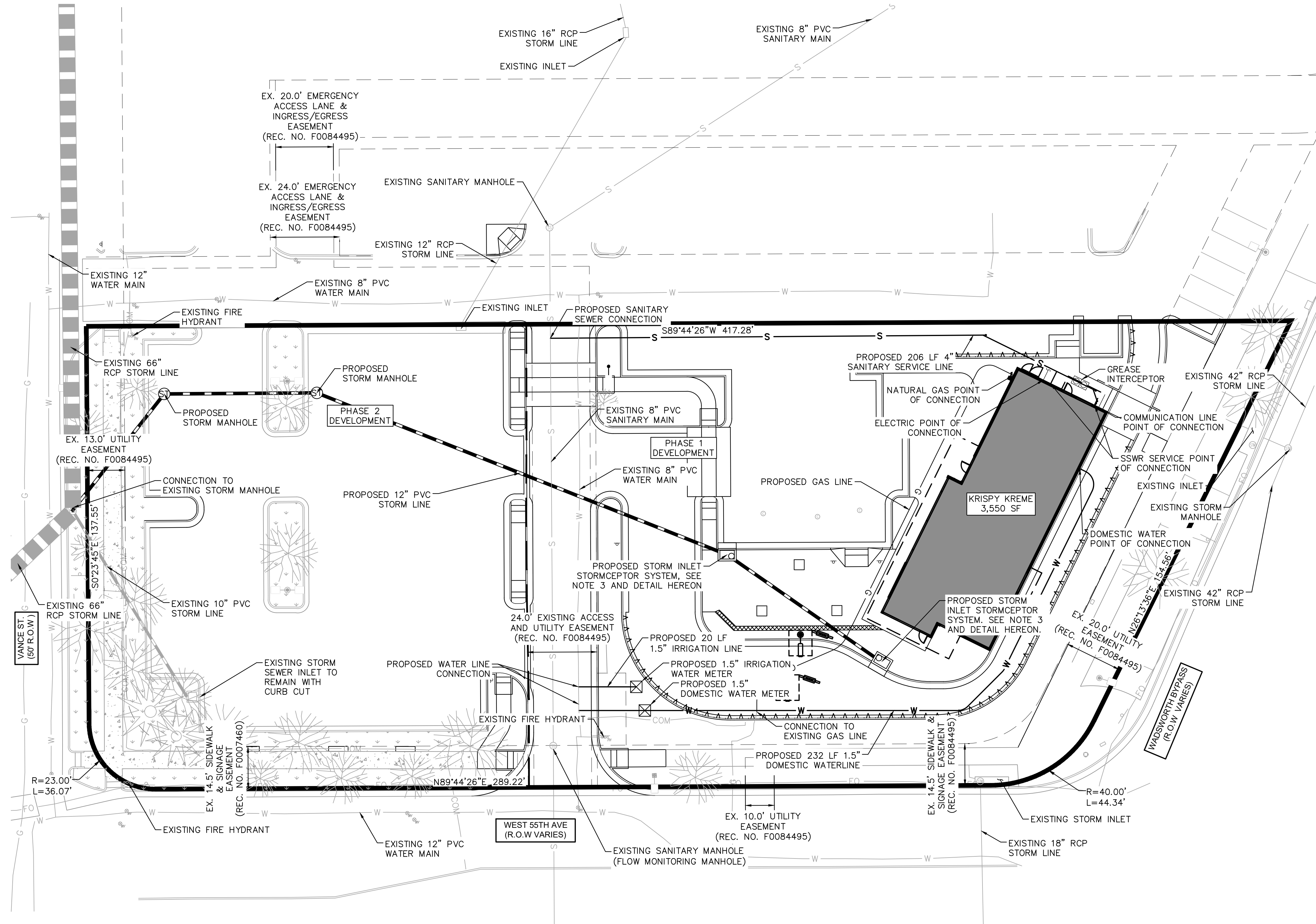
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KRISPY KREME ARVADA MASTER DEVELOPMENT PLAN

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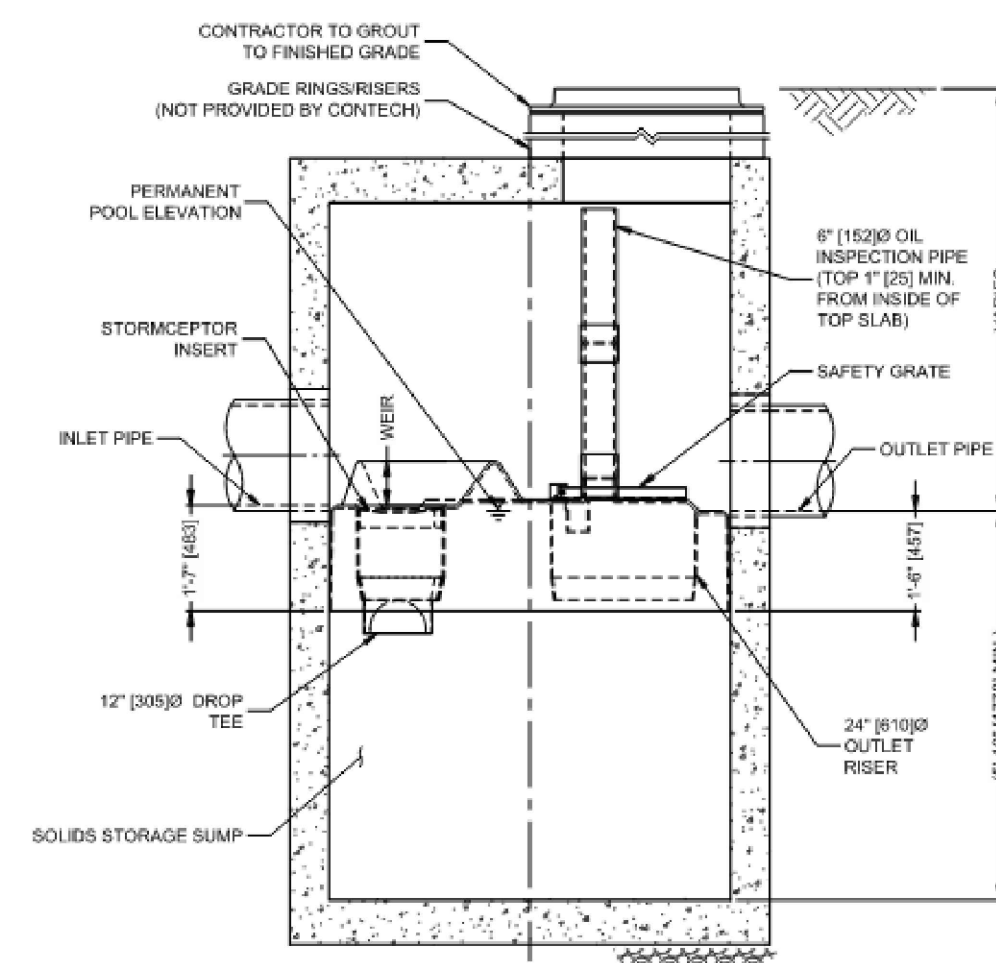
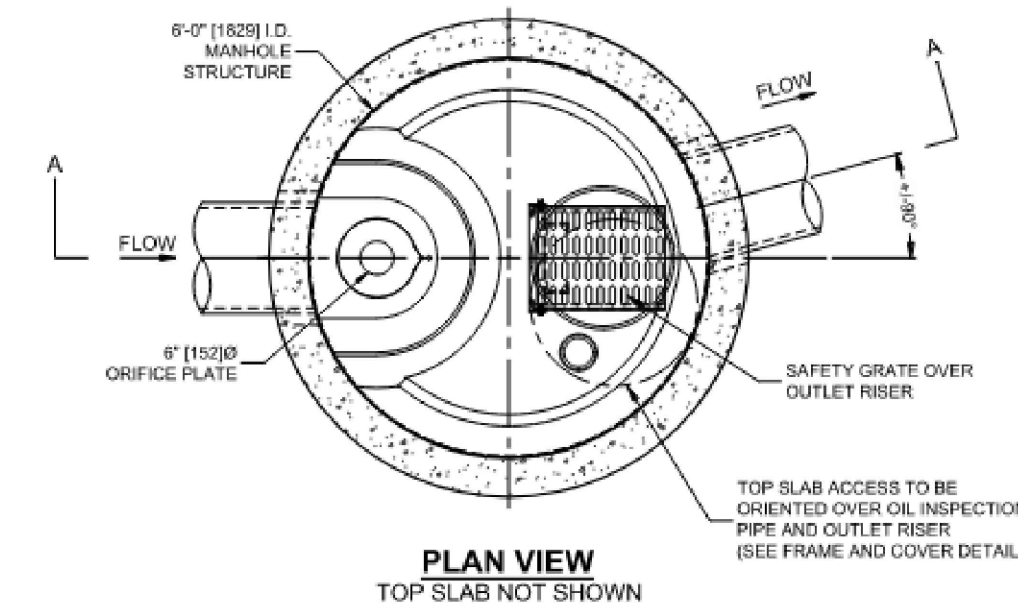


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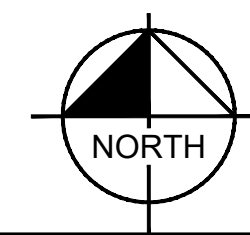
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	PROPOSED SETBACK
	PHASE LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING ELECTRIC LINE
	EXISTING GAS LINE
	EXISTING STORM SEWER
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED ELECTRIC LINE
	PROPOSED GAS LINE
	PROPOSED STORM SEWER
	STORM MANHOLE

NOTES:

- FIRE HYDRANTS SHALL BE INSTALLED AND MADE OPERATIONAL TO PROVIDE THE MINIMUM REQUIRED FIRE FLOW PRIOR TO COMMENCING VERTICAL CONSTRUCTION.
- THE MINIMUM REQUIRED FIRE FLOW FOR THIS SITE IS 1,500 GALLONS-PER-MINUTE.
- VERIFICATION OF 30 MG/L EFFLUENT TSS HAVE BEEN PROVIDED BY THE MANUFACTURER TO ENSURE POLLUTANT REMOVAL STANDARDS WITHIN THE MS4 REQUIREMENTS. TECHNICAL SPECIFICATIONS ARE INCLUDED IN THE DRAINAGE REPORT.



CONTECH STORMCEPTOR STANDARD DETAIL



Kimley»Horn

2023 KIMLEY-HORN AND ASSOCIATES, INC.
4582 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: MTH
DRAWN BY: DEK
CHECKED BY: EPF
DATE: 05/08/2023

KRISPY KREME ARVADA
5525 WADSWORTH BYPASS
MASTER DEVELOPMENT PLAN
UTILITY PLAN - PHASE 1

PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196131001

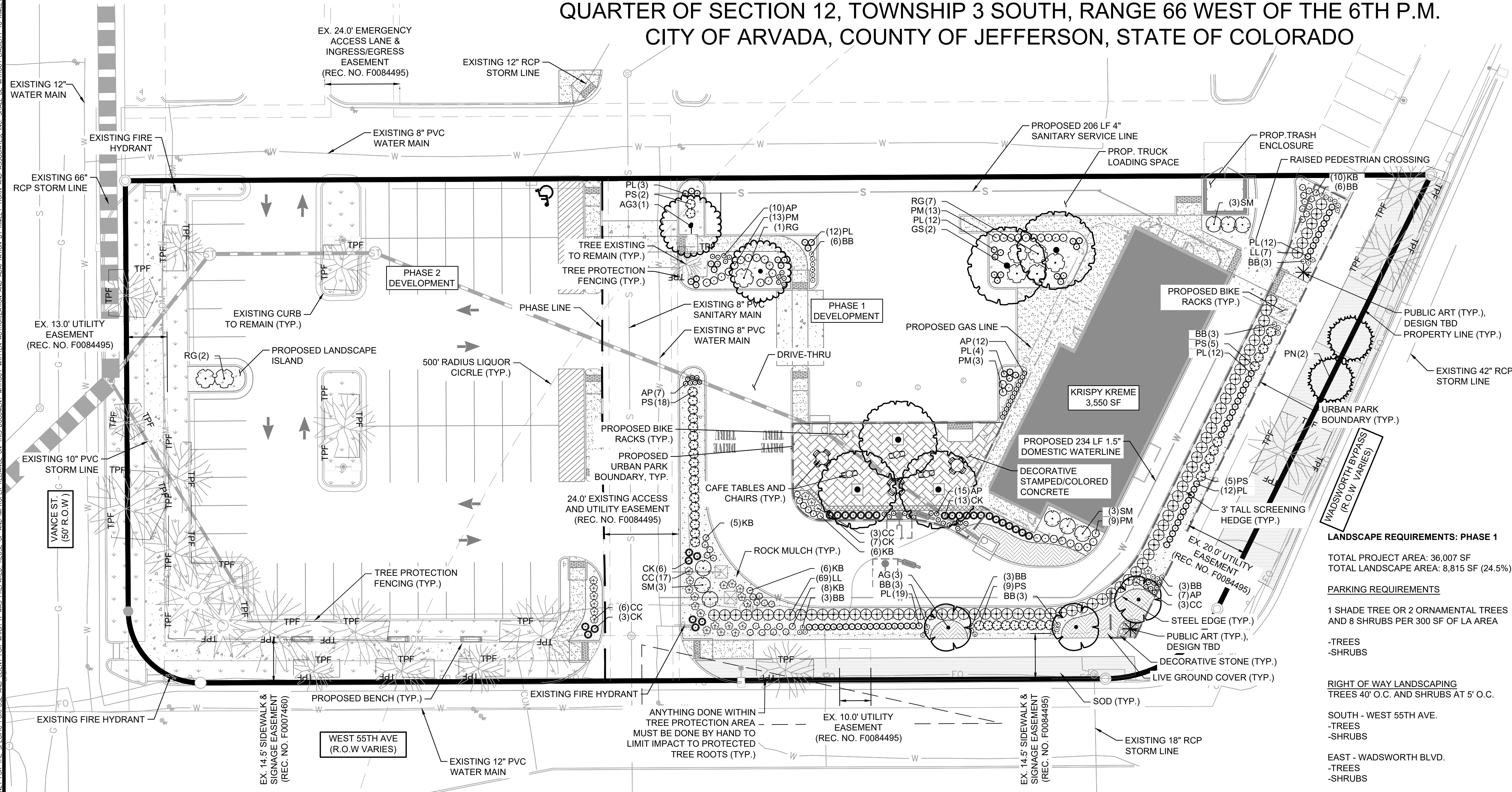
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6 OF 14

K:\DEV_Civil\196131001_Krispy Kreme Arvada\CAADD\Drawings\MDP\Phase 1\196131001_LA1.dwg Plotter: Jody Peterson, Jody
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KRISPY KREME ARVADA MASTER DEVELOPMENT PLAN

LOT 2, PEP BOYS SUBDIVISION FILING NO. 1, AMENDMENT NO.1 LOCATED IN THE NORTHEAST
QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO



SYMBOL KEY

- TREE EXISTING TO REMAIN
- TPF TREE PROTECTION FENCING

LANDSCAPE REQUIREMENTS: PHASE 1

TOTAL PROJECT AREA: 36,007 SF
TOTAL LANDSCAPE AREA: 8,815 SF (24.5%)

PARKING REQUIREMENTS

1 SHADE TREE OR 2 ORNAMENTAL TREES
AND 8 SHRUBS PER 300 SF OF LA AREA

RIGHT OF WAY LANDSCAPING

TREES 40' O.C. AND SHRUBS AT 5' O.C.

SOUTH - WEST 55TH AVE.

-TREES
-SHRUBS

EAST - WADSWORTH BLVD.

-TREES
-SHRUBS

WEST - PHASE 2 DEVELOPMENT

FOUNDATION PLANTING

1 SHRUB PER 5 LF OF STREET-
FACING BUILDING FACADES

URBAN PARK STANDARDS

4.5% OF PHASE 1 REQUIRED

OVERALL LANDSCAPING

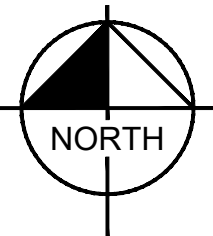
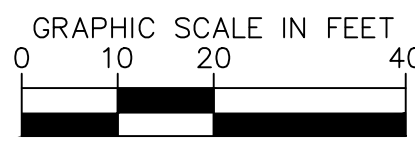
AT LEAST 10% OF TOTAL TREES
MUST BE EVERGREEN

AMOUNT	REQUIRED	PROVIDED
1,657 SF 1,657 SF	5 SHADE TREES 44 SHRUBS	5 SHADE AND 1 EXISTING 108 SHRUBS
182 LF 182 LF	5 TREES 37 SHRUBS	2 EXISTING AND 3 PROPOSED 114 SHRUBS
180 LF 180 LF	5 TREES 37 SHRUBS	3 EXISTING AND 2 PROPOSED 119 SHRUBS
N/A		
137 LF	28 SHRUBS	28 SHRUBS
36,007 SF	1,620 SF	3,598 SF
16 TREES (EXISTING AND PROPOSED)	10%	13%

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
AG3	2	ACER GRISEUM	PAPERBARK MAPLE	B & B	2"	CAL MIN	10' - 12' HT. MIN.
AG	3	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY	B & B	1.5"	CAL MIN, 3 STEM MIN	6' HT MIN
GS	5	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	B & B	2"	CAL MIN	10' - 12' HT. MIN.
PN	2	PINUS NIGRA	AUSTRIAN BLACK PINE	B & B	2"	CAL MIN	6' HT MIN
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
AP	51	AGASTACHE CANA 'PURPLE PYGMY'	PURPLE PYGMY HUMMINGBIRD MINT	3 GAL	SEE PLAN		16" FULL
BB	33	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA	1 GAL	SEE PLAN		12" FULL
CK	29	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL	SEE PLAN		18"-24" HT. MIN.
CC	29	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST SHRUB	5 GAL	SEE PLAN		24" FULL
KB	35	KNIPHOFIA UVARIA 'BEES SUNSET'	RED HOT POKER	5 GAL	SEE PLAN		24" HT MIN
LL	75	LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	5 GAL	SEE PLAN		24" FULL
PL	84	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' TM	LITTLE SPIRE RUSSIAN SAGE	5 GAL	SEE PLAN		12" FULL
PS	39	PHILADELPHUS X 'SNOW DWARF'	DWARF MOCK ORANGE	5 GAL	SEE PLAN		18" FULL

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING
PM	35	POTENTILLA FRUTICOSA 'MCKAY'S WHITE'	MCKAY'S WHITE BUSH CINQUEFOIL	5 GAL	SEE PLAN		24" FULL
RG	8	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	SEE PLAN		24" HT MIN
SM	9	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	5 GAL	SEE PLAN		36" HT MIN
RM	6,079 SF	1 1/2" - 2" HORIZON RIVER ROCK MULCH	PIONEER SAND AND STONE	-			
WS	3,738 SF	GREEN VALLEY TURF CO.	RTF WATER SAVER SOD	SOD			
VC	137	VINCA MINOR 'BOWLES'	BOWLES COMMON PERIWINKLE	1 GAL	12" HT MIN		18" OC



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4582 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: AMP
DRAWN BY: AMP
CHECKED BY: EJM
DATE: 05/08/2023

KRISPY KREME ARVADA
5525 WADSWORTH BYPASS
MASTER DEVELOPMENT PLAN
LANDSCAPE PLAN - PHASE 1

PROJECT NO.
196131001

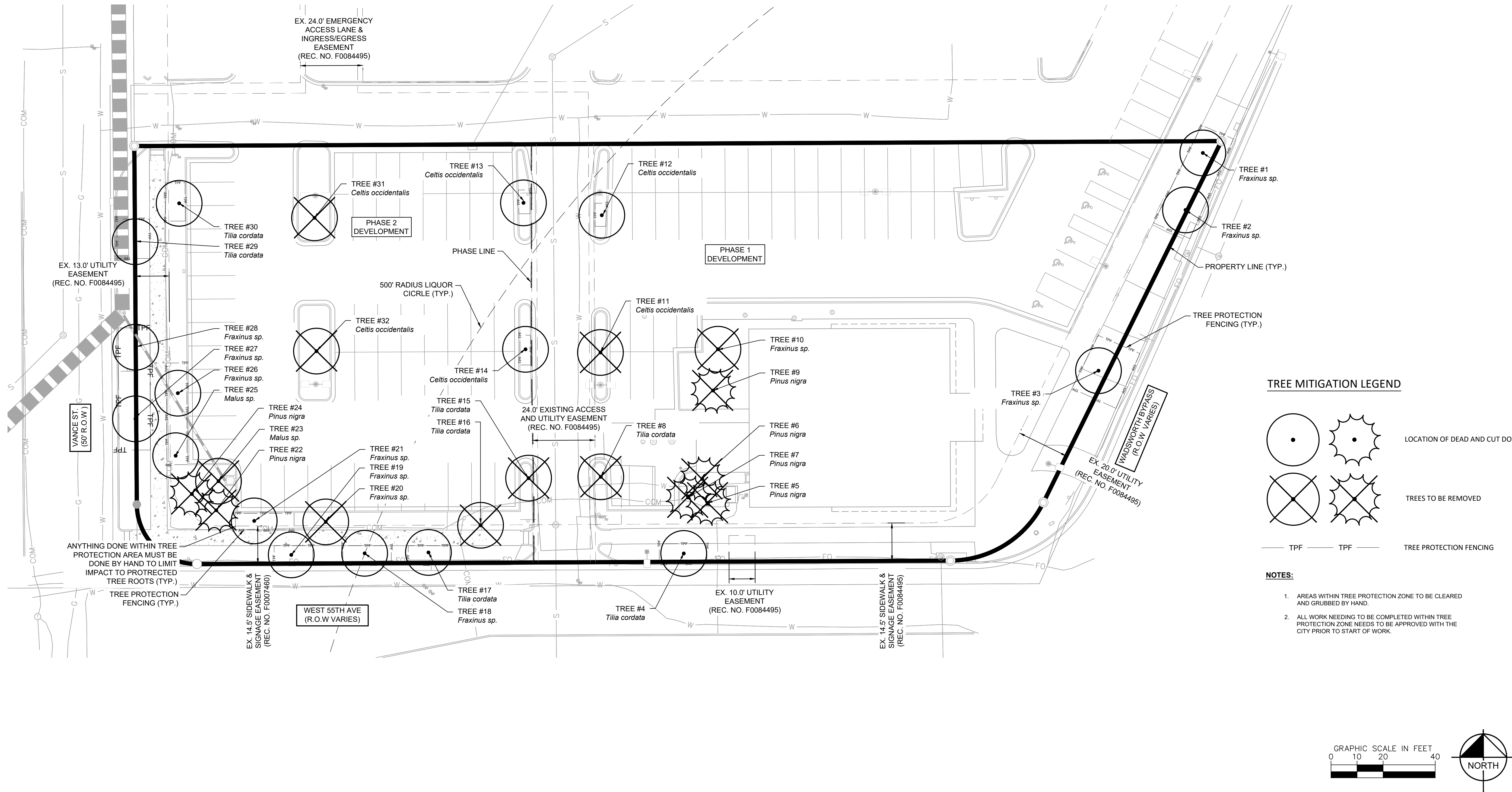
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8 OF 14

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KRISPY KREME ARVADA MASTER DEVELOPMENT PLAN

LOT 2, PEP BOYS SUBDIVISION FILING NO. 1, AMENDMENT NO.1 LOCATED IN THE NORTHEAST
QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO



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DESIGNED BY: AMP
DRAWN BY: AMP
CHECKED BY: EJM
DATE: 05/08/2023

KRISPY KREME ARVADA
5525 WADSWORTH BYPASS
MASTER DEVELOPMENT PLAN
TREE MITIGATION PLAN - PHASE 1&2

EMILY WILSON
LA 0001321
09-05-2018
Original Date of Issuance
05/08/2023
STATE OF COLORADO
PROFESSIONAL LANDSCAPE ARCHITECT
PR. NO. 196131001

DRAWING NAME
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12 OF 14



Krispy Kreme
Arvada



Krispy Kreme Doughnuts Introduction

- Products served – Donuts, coffee and other drinks
- Hours of Operation – ~ 5:30am – 10pm
- # of jobs created ~ 60 depending on volume

Site Plan Details:

- Building:** KRISPY KREME, 3,550 SF.
- Access:** 24.0' EXISTING ACCESS AND UTILITY EASEMENT (REC. NO. F0084495).
- Parking:** EXISTING PARKING TO BE RE-PAVED AND RE-STRIPED.
- Drive-Thru:** PROPOSED DRIVE-THRU SIGN, DRIVE-THRU, and SEAT WALL.
- Stormwater:** PROPOSED STORM INLET STORMCEPTOR SYSTEM PER UTILITY PLAN, PROPOSED STORM MANHOLE, PROPOSED LANDSCAPE ISLAND, and PROPOSED IRRIGATION METER.
- ADA Compliance:** PROPOSED ADA DETECTABLE WARNING, PROPOSED ADA SIGNAGE, and PROPOSED ADA EASEMENT.
- Other Features:** PROPOSED STOP SIGN, PROPOSED TRUCK LOADING SPACE, PROPOSED TRASH ENCLOSURE, RAISED PEDESTRIAN CROSSING, PROPOSED BIKE RACKS, EXISTING TREE TO BE PROTECTED IN PLACE (TYP.), and EXISTING DRIVE AISLE TO BE RE-PAVED WITH PHASE 1.
- Dimensions:** Various setbacks and dimensions are noted, including 18.0', 24.0', 30.0', 36.0', 40.0', 44.34', 46.6', 48.0', 50.0', 58.8', 69.0', 72.0', 75.0', 80.0', 81.0', 84.0', 88.8', 90.0', 95.0', 100.0', 105.0', 110.0', 115.0', 120.0', 125.0', 130.0', 135.0', 140.0', 145.0', 150.0', 155.0', 160.0', 165.0', 170.0', 175.0', 180.0', 185.0', 190.0', 195.0', 200.0', 205.0', 210.0', 215.0', 220.0', 225.0', 230.0', 235.0', 240.0', 245.0', 250.0', 255.0', 260.0', 265.0', 270.0', 275.0', 280.0', 285.0', 290.0', 295.0', 300.0', 305.0', 310.0', 315.0', 320.0', 325.0', 330.0', 335.0', 340.0', 345.0', 350.0', 355.0', 360.0', 365.0', 370.0', 375.0', 380.0', 385.0', 390.0', 395.0', 400.0', 405.0', 410.0', 415.0', 420.0', 425.0', 430.0', 435.0', 440.0', 445.0', 450.0', 455.0', 460.0', 465.0', 470.0', 475.0', 480.0', 485.0', 490.0', 495.0', 500.0', 505.0', 510.0', 515.0', 520.0', 525.0', 530.0', 535.0', 540.0', 545.0', 550.0', 555.0', 560.0', 565.0', 570.0', 575.0', 580.0', 585.0', 590.0', 595.0', 600.0', 605.0', 610.0', 615.0', 620.0', 625.0', 630.0', 635.0', 640.0', 645.0', 650.0', 655.0', 660.0', 665.0', 670.0', 675.0', 680.0', 685.0', 690.0', 695.0', 700.0', 705.0', 710.0', 715.0', 720.0', 725.0', 730.0', 735.0', 740.0', 745.0', 750.0', 755.0', 760.0', 765.0', 770.0', 775.0', 780.0', 785.0', 790.0', 795.0', 800.0', 805.0', 810.0', 815.0', 820.0', 825.0', 830.0', 835.0', 840.0', 845.0', 850.0', 855.0', 860.0', 865.0', 870.0', 875.0', 880.0', 885.0', 890.0', 895.0', 900.0', 905.0', 910.0', 915.0', 920.0', 925.0', 930.0', 935.0', 940.0', 945.0', 950.0', 955.0', 960.0', 965.0', 970.0', 975.0', 980.0', 985.0', 990.0', 995.0', 1000.0'.



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NRD-21259



NEW BUILD
ARVADA, CO
5.24.23

PERSPECTIVE VIEW 1

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NEW BUILD
ARVADA, CO
5.24.23

PERSPECTIVE VIEW 2

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NEW BUILD
ARVADA, CO
5.24.23

PERSPECTIVE VIEW 3

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NEW BUILD
ARVADA, CO
5.24.23

PERSPECTIVE VIEW 4

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FRONT ELEVATION

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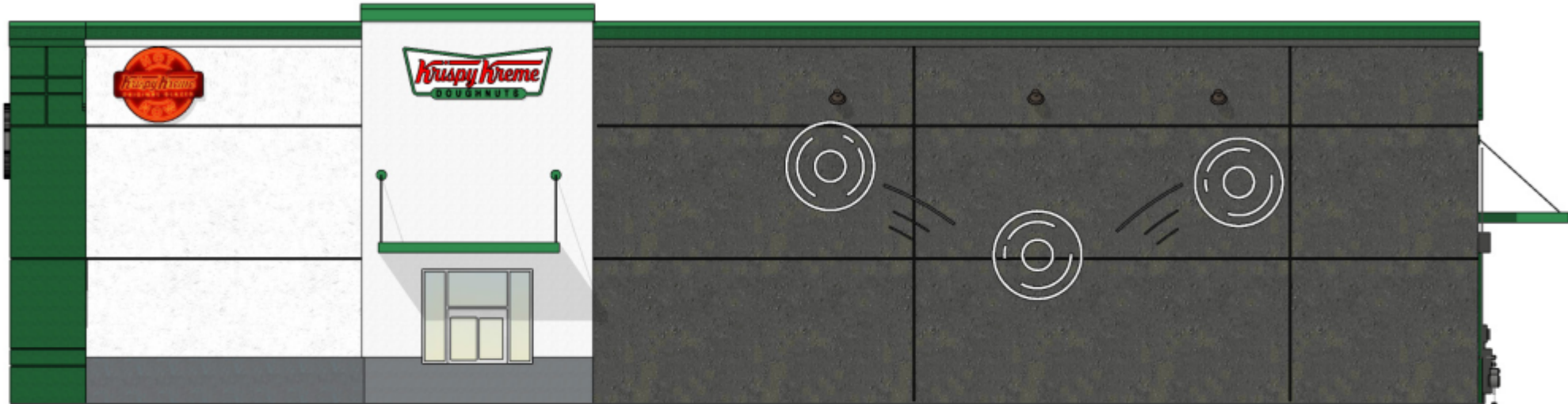
NRD-21259



NEW BUILD
ARVADA, CO
5.24.23

LEFT ELEVATION

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RIGHT ELEVATION

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ARVADA, CO
5.24.23

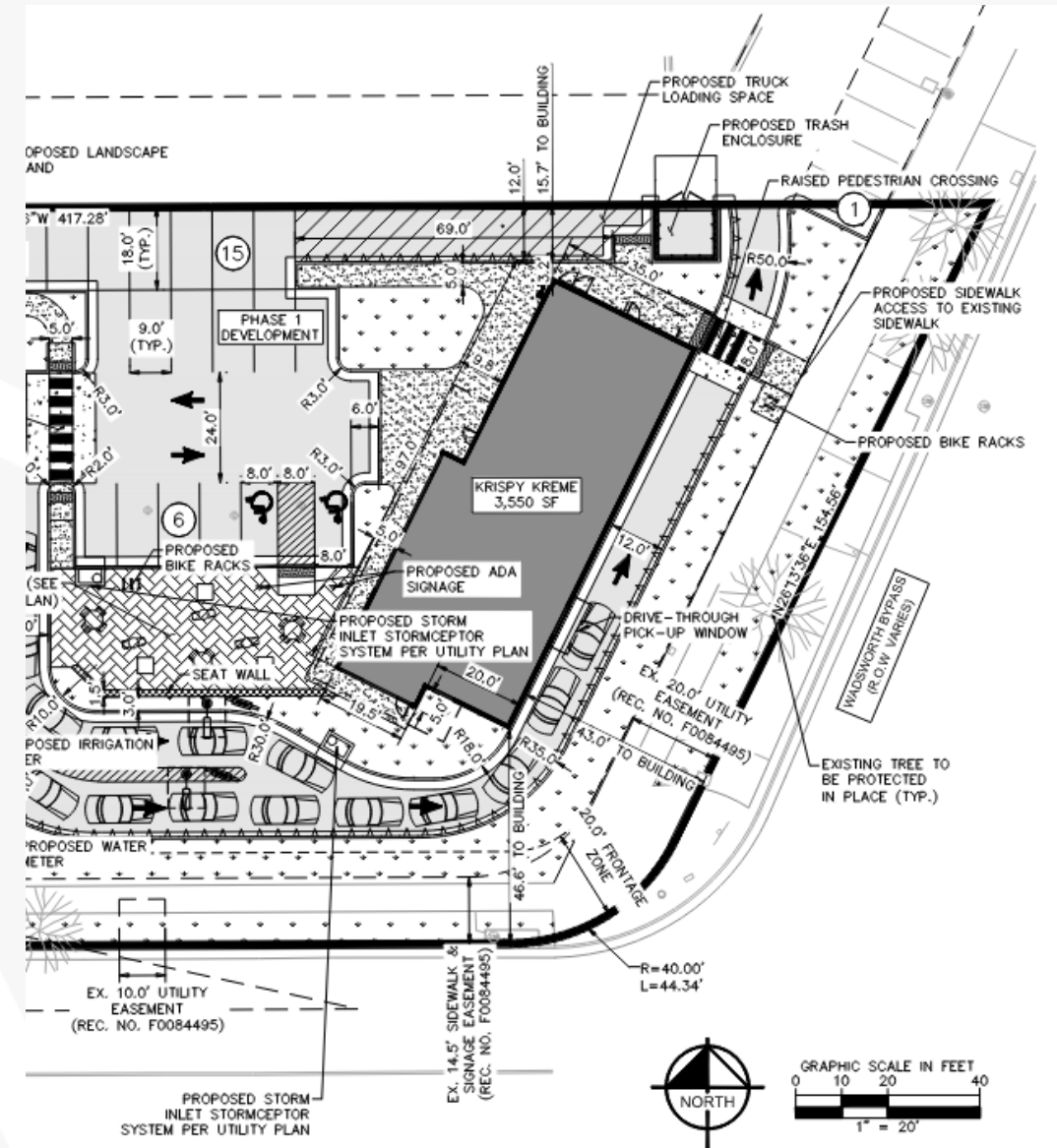
BACK ELEVATION

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Major Modifications

Land Development Code Section	Brief Description	Requirement	Provided
Table 2-1-4-4.A	Requires 60% of the Frontage zone is occupied by a building	Frontage zone 0' Min. - 20' max	43' from Wadsworth 46.6' from West 55th
4-5-3-6.C.2.	Prohibits drive through stacking lanes from being located within the front setback which is 0/20 feet in the MX-T zoning district	No drive through stacking 0' - 20' from	23.1' from W. 55th Ave. 30' from Wadsworth Bypass

Justification	
2-1-4-4.A	Existing 20' Utility Easement and 6' sidewalk along Wadsworth Bypass. Existing 14.5' Signage Easement Along W 55th Ave.
4-5-3-6.C.2.	We are meeting the requirement of not having the drive through stacking in the setback (0'-20').

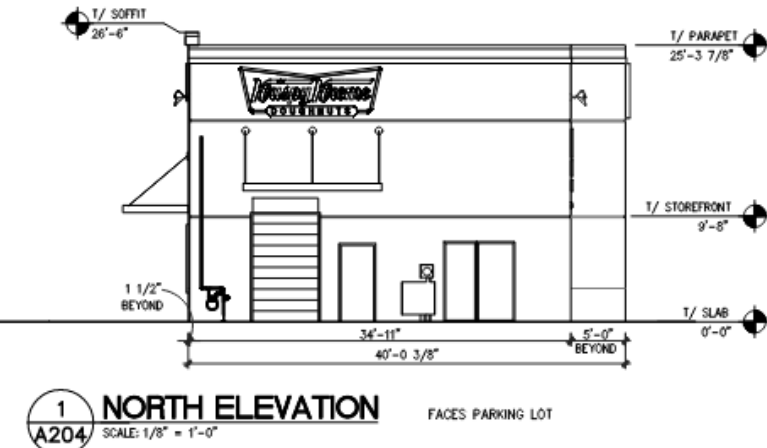
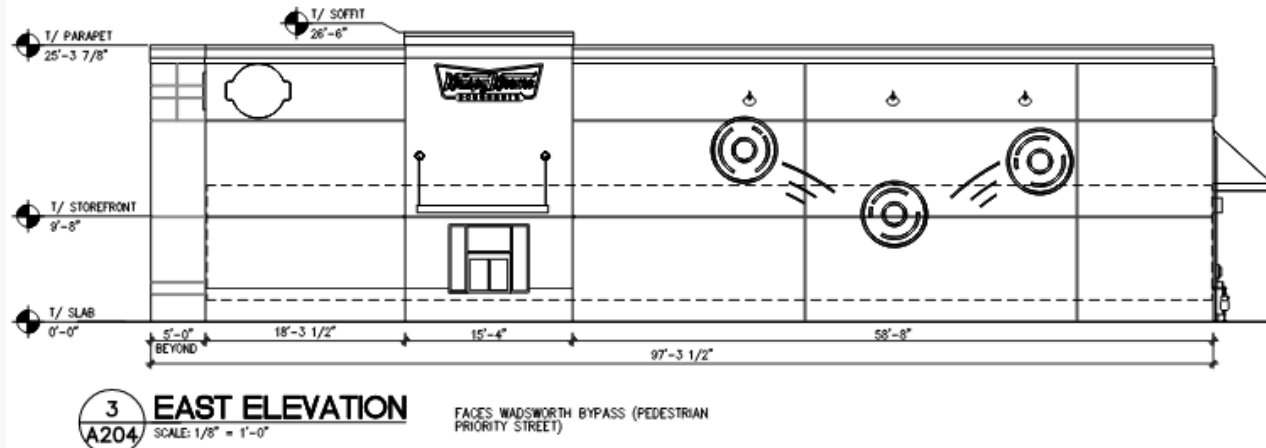
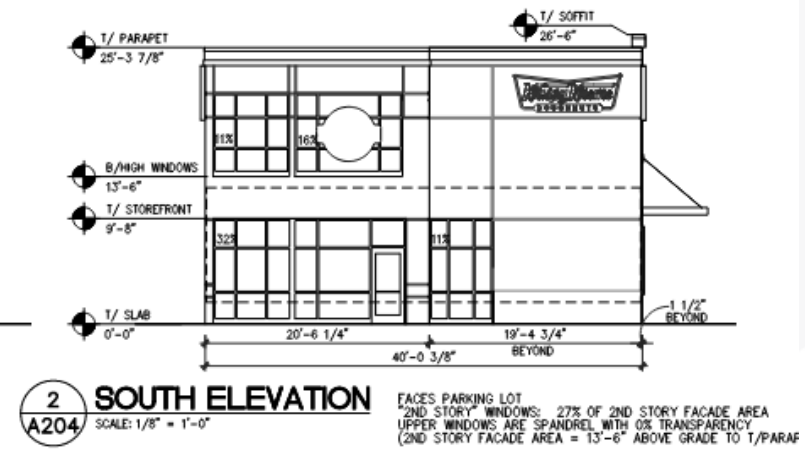
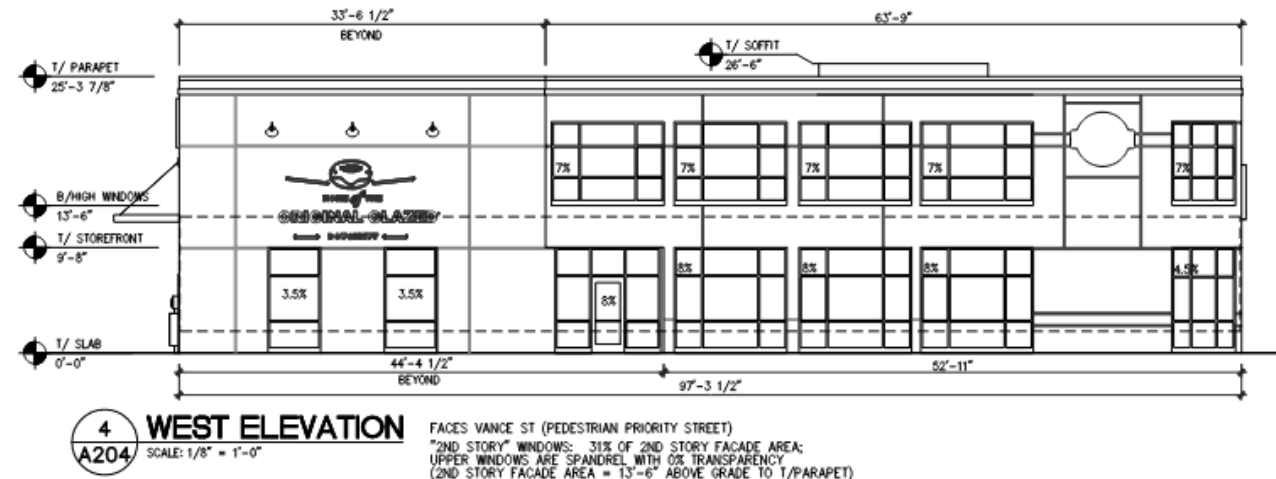


Major Modifications

Land Development Code Section	Brief Description	Requirement	Provided
5-1-3-1.B.2	Frontage Zone Min Height and Two Usable Floors	25' Min. At least 2 Usable Floors	25' - 3 7/8" 1 Usable Floor

Justification

A second floor adds to the parking requirements which are already tight. A faux 2nd floor is shown to give appearance of two-story use and try to meet the design intent.

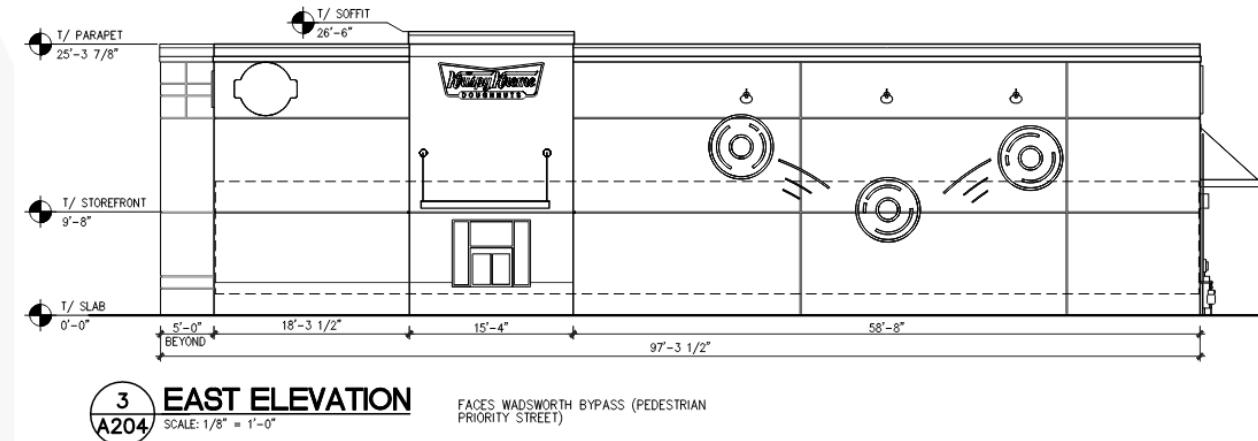
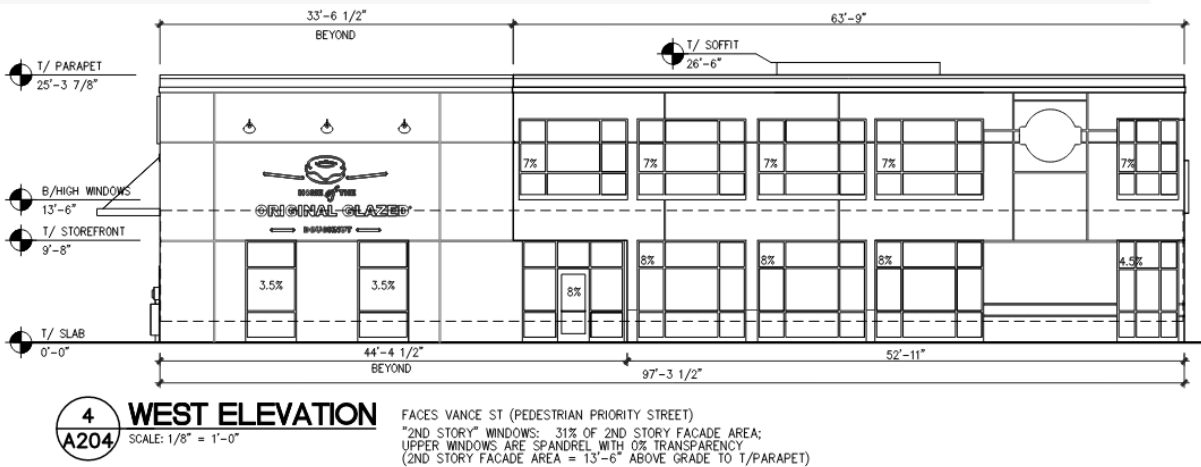
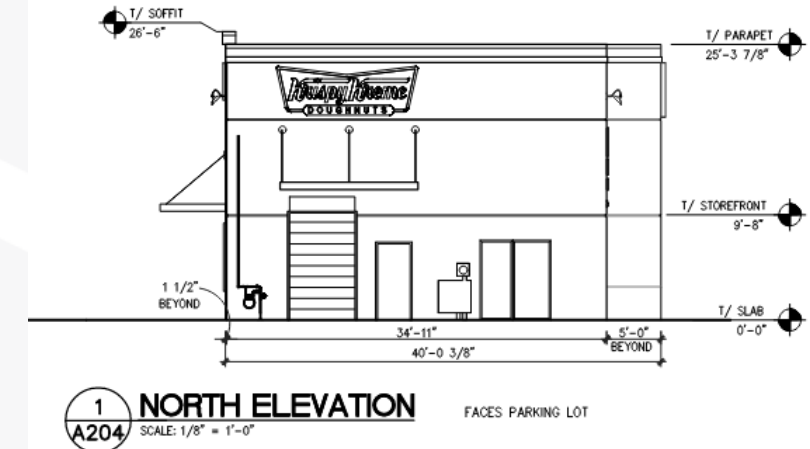
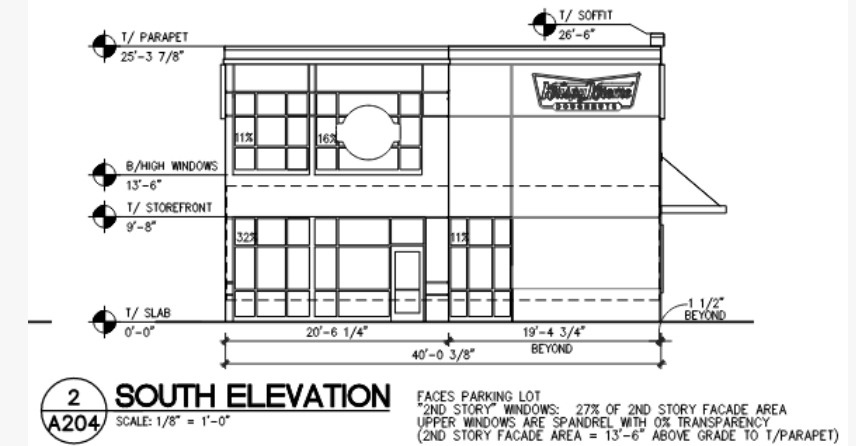


Major Modifications

Land Development Code Section	Brief Description	Requirement	Provided
5-1-3-1.B.6	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.	50% Min. between 2'-0" and 10'-6" Above Grade	5% (46 SF in 969 SF)

Justification

Extensive windows and doors have been placed on the west elevations of the building to enhance the main customer entry.

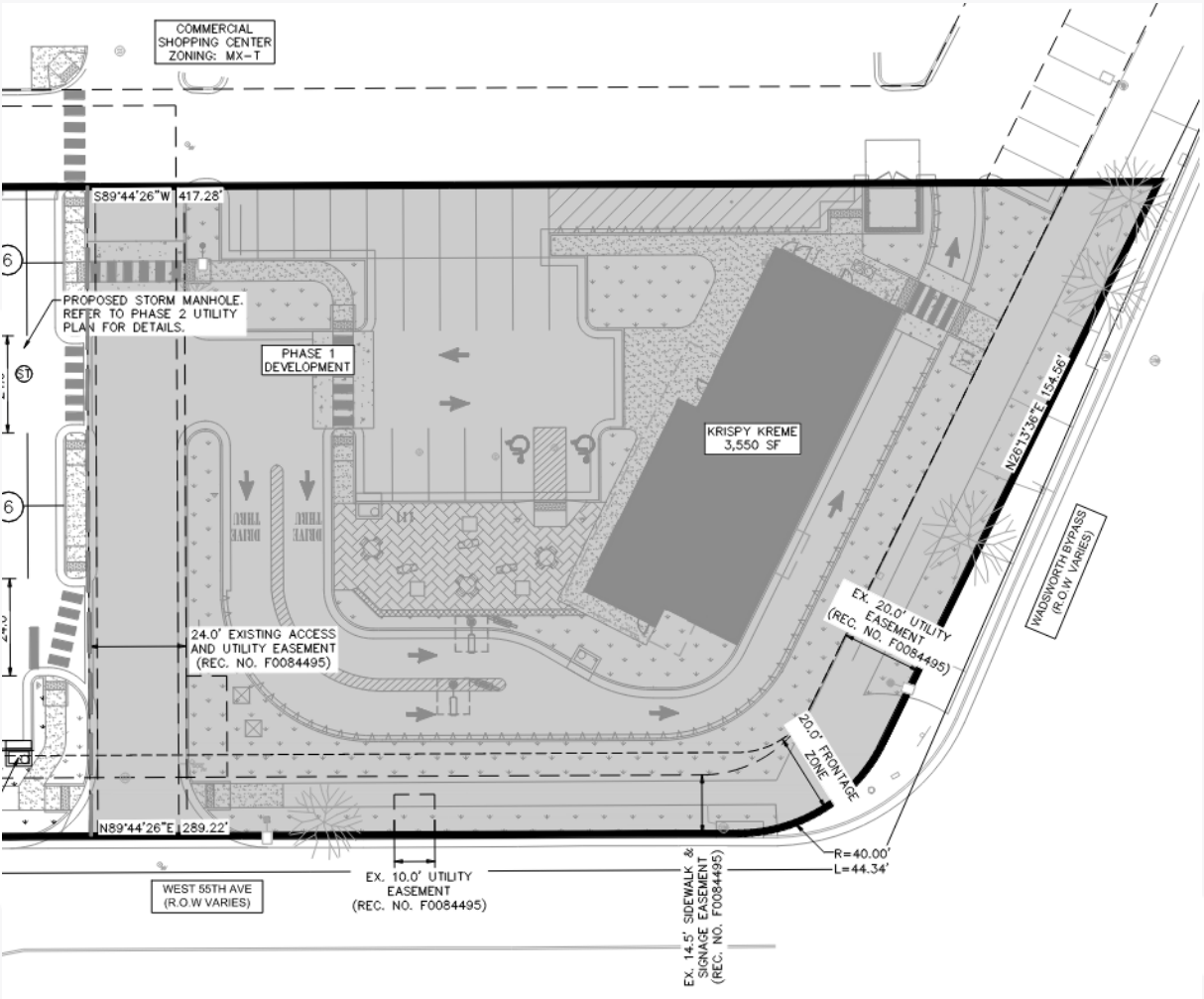


Major Modifications

Land Development Code Section	Brief Description	Requirement	Provided
5-1-3-1.B.7.	Requires the ground floor, shall provide a primary entrance within 50 feet of the street with a direct pedestrian connection from the priority street.	Primary entrance within 50' of the street with a direct pedestrian connection from the priority street	Direct pedestrian connection exceeds 50'

Justification

5-1-3-1.B.7.	The proposed connection stretches ~385' from the primary entrance to the priority street of W. 55 th Ave. to avoid the drive through. This connection could be shortened to cross the drive through but then wouldn't meet the "direct" classification.
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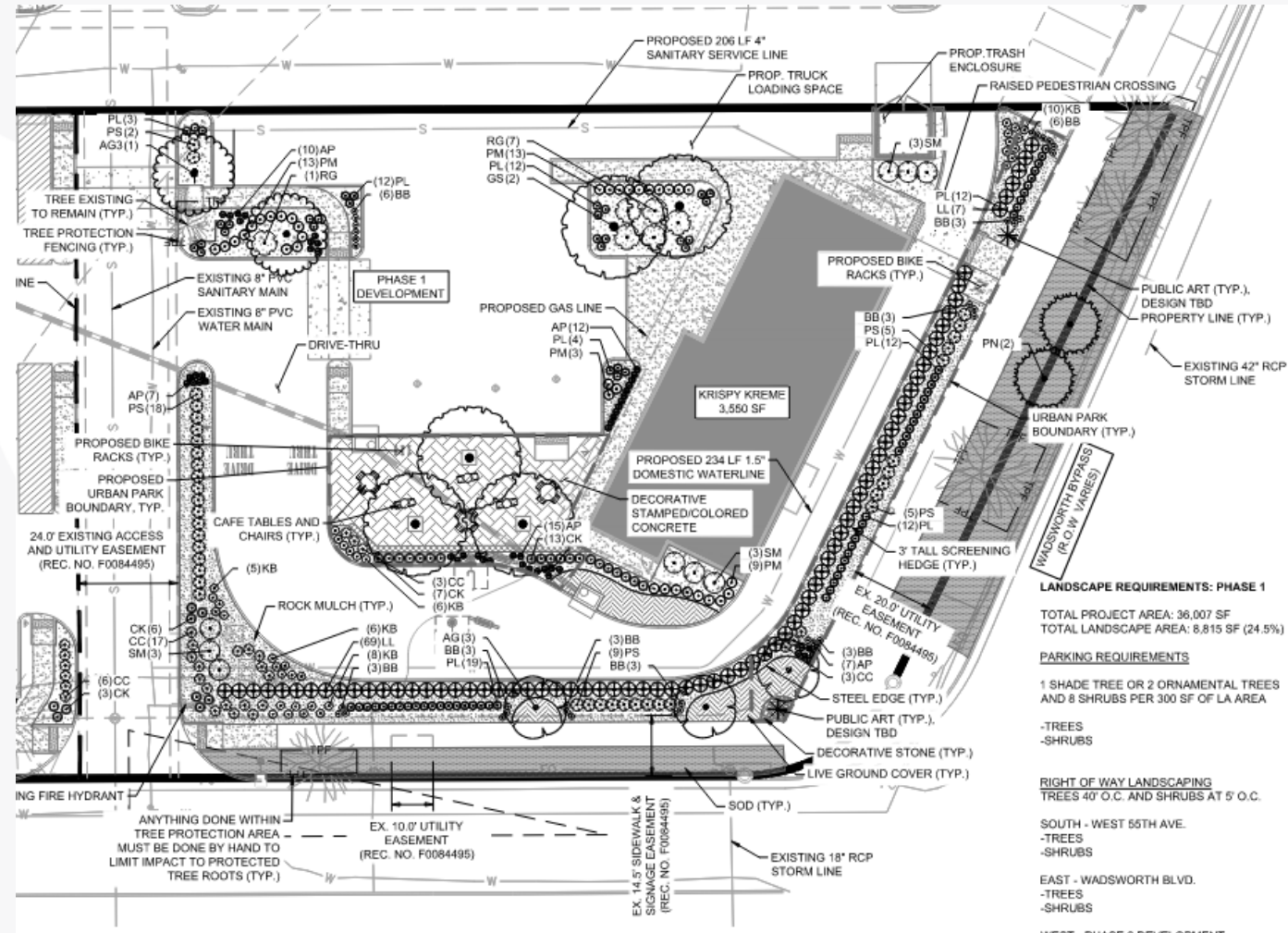


Major Modifications

Land Development Code Section	Brief Description	Requirement	Provided
5-1-6-2.B.3.C.	Prohibits drive-through lanes from being located between the building and an adjacent street	Enclosed within Building Envelope, Drive-Through Windows not visible from Adjacent Public Streets, Not Located in Area Between Building and Public Street	Not Enclosed, Located Between Building and Public Street

Justification

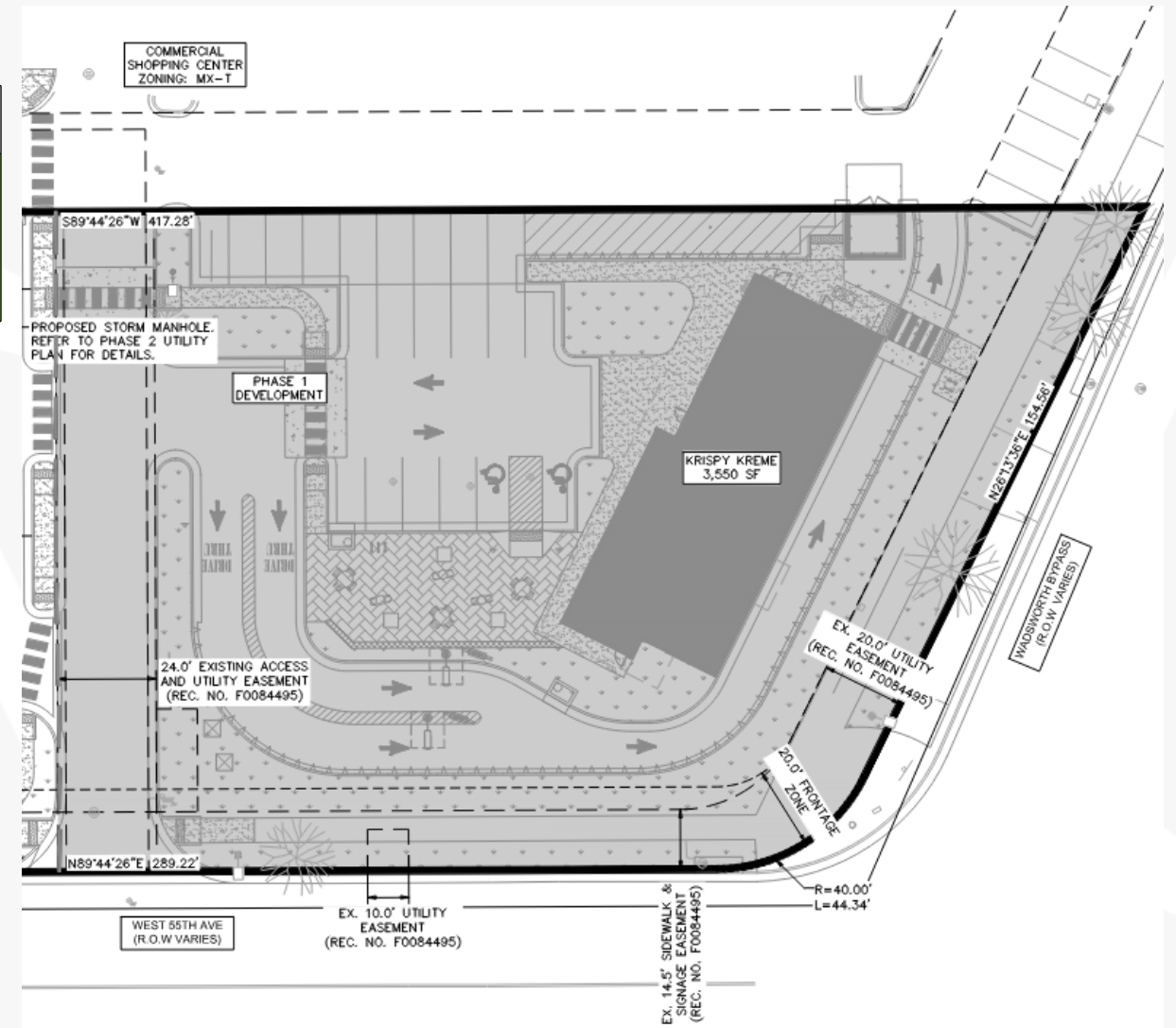
The requested design causes safety concerns for pedestrians needing to cross with driver's vision obstructed, especially if the drive through is located on the opposite of the building between parking and the building. 3' tall screening hedge provided adjacent to drive-through to screen vehicles and headlights.



Major Modifications

Land Development Code Section	Brief Description	Requirement	Provided
5-1-6-5.B.1	Requires trash enclosure to be at least 20 feet away from streets, sidewalks, and internal pedestrian connection	Trash enclosure 20' min. from streets, sidewalks, and internal pedestrian connection	5' from sidewalk/internal pedestrian system

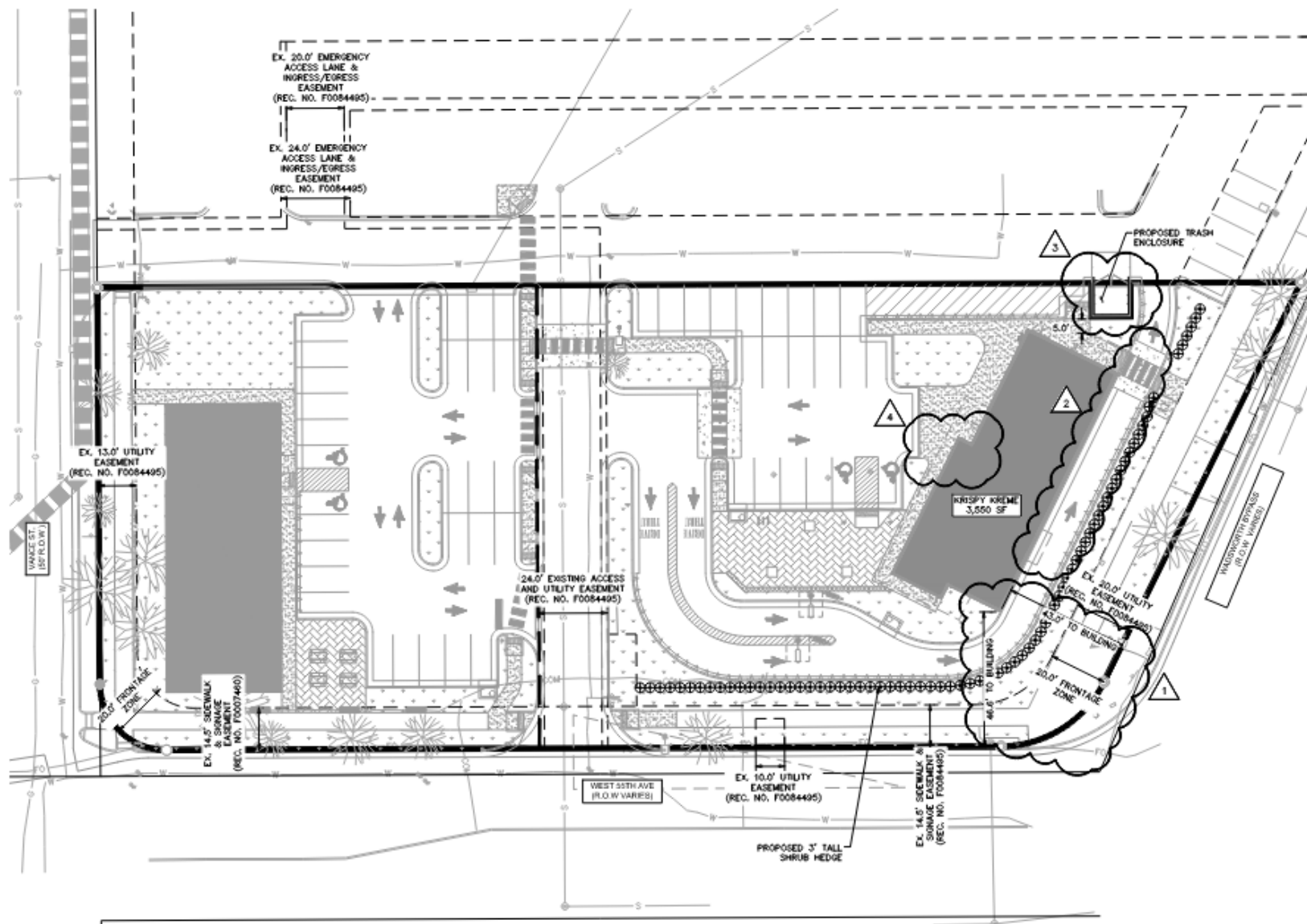
Justification	
5-1-6-5.B.1	We are meeting the requirement in 5-1-6-5.B.1.a by placing the trash collection "in a screened enclosure adjacent to the rear of the principal building." Typically we want trash adjacent to sidewalk to allow employees access (safety).



KRISPY KREME ARVADA

MAJOR MODIFICATION

LOT 2, PEP BOYS SUBDIVISION FILING NO. 1, AMENDMENT NO.1 LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO



LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED SETBACK
- PHASE LINE
- PROPOSED LANDSCAPE AREA
- PROPOSED SIDEWALK
- PROPOSED BUILDING
- EXISTING SIDEWALK
- PROPOSED PARK/PATIO
- PROPOSED DRIVE THROUGH MENU BOARD
- EXISTING TREE
- EXISTING LIGHT

GENERAL NOTES

1. DIVISION 2-1-4-4C, TABLE 2-1-4-4A, REQUIRES THE FRONTAGE ZONE TO BE A MINIMUM OF 8' AND A MAXIMUM OF 20'. TABLE 2-1-4-4A REQUIRES 60% MINIMUM FRONT BUILD-TO WIDTH WITHIN THE FRONTAGE ZONE.
LDC DEVIATION: NOTE THE EXISTING 20' UTILITY EASEMENT AND 6' SIDEWALK ALONG WADSWORTH BYPASS IN ADDITION TO A 14.5' SIGNAGE EASEMENT ALONG W 55TH AVENUE. THE PROPOSED PHASE 1 KRISPY KREME BUILDING IS LOCATED OUTSIDE OF THE 20' FRONTAGE ZONE AREA AT 43' FROM THE PRIMARY STREET OF WADSWORTH BYPASS AND 46.6' FROM W 55TH AVENUE.
2. DIVISION 5-1-6-2-B.3.C. DRIVE-THROUGH LANE SHALL BE DESIGNED SO THAT IT IS ENCLOSED WITHIN THE ENVELOPE OF THE BUILDING, THE DRIVE-THROUGH WINDOWS ARE NOT VISIBLE FROM ADJACENT PUBLIC STREETS AND THE DRIVE-THROUGH LANE SHALL NOT BE LOCATED IN THE AREA BETWEEN A BUILDING AND A PUBLIC STREET.
LDC DEVIATION: PROPOSED DRIVE-THROUGH LANE LOCATED IN AREA BETWEEN BUILDING AND PUBLIC STREET.
3. DIVISION 5-1-6-5-B.1. TRASH COLLECTION AREA SHALL BE LOCATED AT LEAST 20 FEET AWAY FROM STREETS, SIDEWALKS, AND INTERNAL PEDESTRIAN CIRCULATION SYSTEMS.
LDC DEVIATION: PROPOSED TRASH ENCLOSURE IS LOCATED UNDER 20 FEET AWAY FROM SIDEWALKS AND INTERNAL PEDESTRIAN CIRCULATION SYSTEMS.
4. DIVISION 5-1-3-1-B.7. ALL GROUND FLOOR USERS SHALL PROVIDE A PRIMARY ENTRANCE FACING THE STREET, PLACED AT AN ANGLE NOT MORE THAN 45 DEGREES FROM THE ADJACENT STREET OR WITHIN 50 FEET OF THE STREET WITH A DIRECT PEDESTRIAN CONNECTION FROM THE PRIORITY STREET.
LDC DEVIATION: PROPOSED PRIMARY ENTRANCE PLACED AT AN ANGLE THAT EXCEEDS 45 DEGREES FROM THE ADJACENT STREET. PROPOSED PRIMARY ENTRANCE PLACED AT A DISTANCE EXCEEDING 50 FEET OF THE STREET WITH A DIRECT PEDESTRIAN CONNECTION FROM THE PRIORITY STREET.

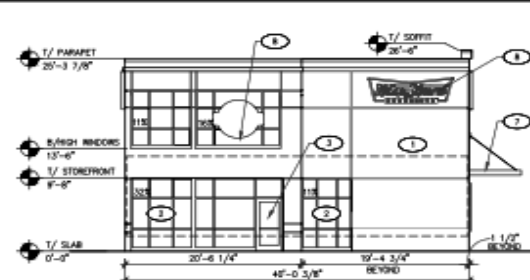


GRAPHIC SCALE IN FEET
0 10 20 40

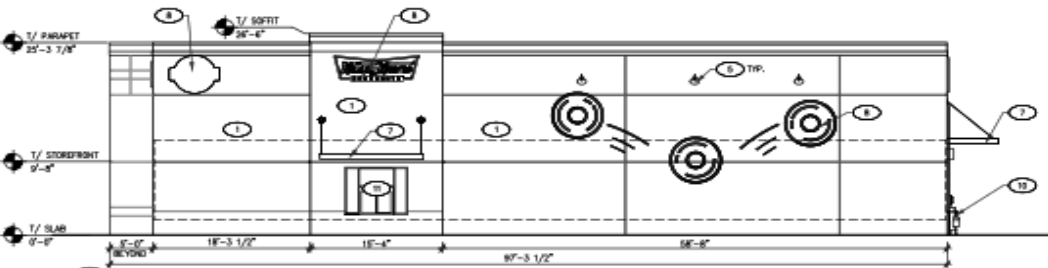
MATERIAL



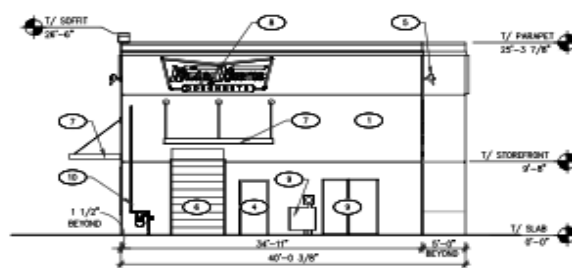
8 WEST ELEVATION FACES WANCE ST
SCALE: 1/8" = 1'-0"



6 SOUTH ELEVATION FACES PARKING LOT
SCALE: 1/8" = 1'-0"



7 EAST ELEVATION FACES WADSWORTH BYPASS (PEDESTRIAN PRIORITY STREET)
SCALE: 1/8" = 1'-0"



5 NORTH ELEVATION FACES PARKING LOT
SCALE: 1/8" = 1'-0"

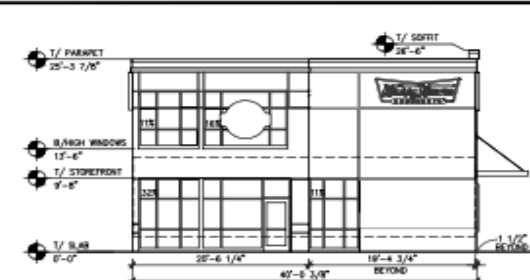
MATERIAL SCHEDULE

- 1 C.I.P.S.
- 2 STOREFRONT WITH CLEAR TRANSPARENT GLASS WITH NO DIV. INTERNAL SCREENING, PATTERNS, OR MIRRORING
- 3 STOREFRONT DOOR
- 4 H.M. DOOR
- 5 SCANCE
- 6 OVERHEAD DOOR
- 7 CANOPY
- 8 SIGNS (UNDER SEPARATE PERMIT)
- 9 UTILITIES: ELECTRICAL
- 10 UTILITIES: GAS
- 11 DRIVE THRU WINDOW

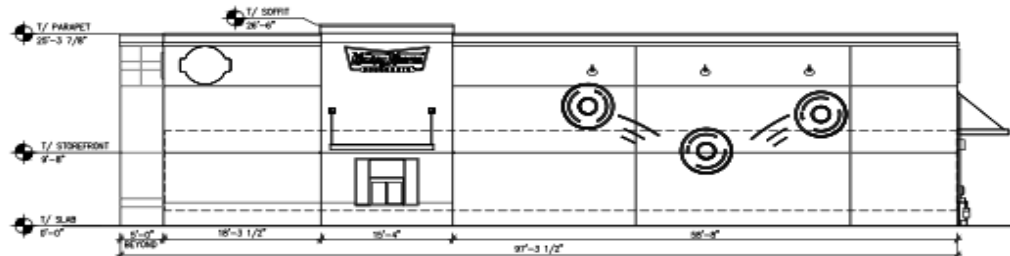
ZONING REQUIREMENTS



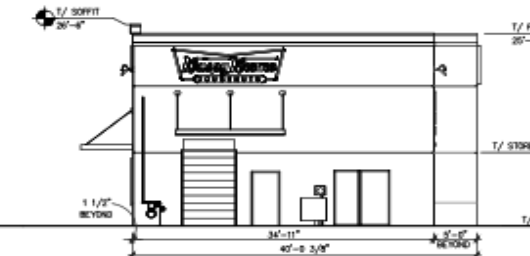
4 WEST ELEVATION FACES WANCE ST (PEDESTRIAN PRIORITY STREET)
SCALE: 1/8" = 1'-0"
2ND STORY WINDOWS: 31% OF 2ND STORY FACADE AREA
UPPER WINDOWS ARE SPANDREL WITH OR TRANSPARENT
(2ND STORY FACADE AREA = 13'-6" ABOVE GRADE TO 1/2 PARAPET)



2 SOUTH ELEVATION FACES PARKING LOT
SCALE: 1/8" = 1'-0"
2ND STORY WINDOWS: 27% OF 2ND STORY FACADE AREA
UPPER WINDOWS ARE SPANDREL WITH OR TRANSPARENT
(2ND STORY FACADE AREA = 13'-6" ABOVE GRADE TO 1/2 PARAPET)



3 EAST ELEVATION FACES WADSWORTH BYPASS (PEDESTRIAN PRIORITY STREET)
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION FACES PARKING LOT
SCALE: 1/8" = 1'-0"

2020 EDITION	BRIEF DESCRIPTION	REQUIREMENT	PROVIDED	MAJOR MODIFIED
5-1-1-1-1-1	GROUND FLOOR COMMERCIAL USES	50% MIN.	100%	
5-1-1-1-1-2	2-1-4-4 FRONTAGE ZONE	25' MIN. 2 STORES MIN.	25'-3 7/8" 1 STORY	YES
5-1-1-1-1-3	FIRST FLOOR HEIGHT	13'-6" MIN.	25'-3 7/8"	
5-1-1-1-1-4	GROUND FLOOR RETAIL SPACE 5-1-3-1A	40' MIN.	40'-0 3/8"	
5-1-1-1-1-5	BUILDING ADJACENT SQUARE FOOTAGE	50% MAX.	PATIO, 1,690 S.F. = 47%	
5-1-1-1-1-6	WALL AREA ON STREET FACING FACADE OCCUPIED BY WINDOW/ENTRY DOORS	50% MIN. BETWEEN 2'-0" AND 15'-6" ABOVE GRADE	5% (46 S.F. IN 948 S.F.)	YES
5-1-1-1-1-7	GROUND FLOOR USERS PRIMARY ENTRANCE	FACING THE STREET AT AN ANGLE NOT MORE THAN 45 DEGREES OR WITHIN 50 FT OF THE STREET WITH A DIRECT CONNECTION	ENTRANCES FACE WANCE ST./PARKING LOT	YES
5-1-1-1-1-8	PRINCIPAL BUILDING ENTRANCE LOCATION ALONG PRIORITY STREETS	AT GRADE	AT GRADE, FACING WANCE ST./PARKING LOT	YES
5-1-1-1-1-9	RECESSED ENTRANCES WIDTH	1/3 (33% MAX. OF FRONTAGE)	OR OF PED. PRIORITY STREET	YES
5-1-1-1-1-10	PARKING GARAGE FACILITIES LOCATED ADJACENT TO PRIORITY PRIORITY STREET	SECTION 5-1-6-10	N/A	

GENERAL NOTE:
ALL SIGNS PERMITTED UNDER SEPARATE PACKAGE.

Revisions

NOT CLAZED ENLIGHTENMENT, INC.
4800 Corporate Center, Suite 200
Overland Park, KS 66210
Tel: 913.241.1111
Fax: 913.241.1112
www.enlightenmentinc.com

Project location
W 10th St & PRIORITY LINE

ARVADA, CO

Project location
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Project location
W 10th St & PRIORITY LINE

ARVADA, CO

KRISPY KREME ARVADA

MASTER DEVELOPMENT PLAN

LOT 2, PEP BOYS SUBDIVISION FILING NO. 1, AMENDMENT NO.1 LOCATED IN THE NORTHEAST
QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO

PROJECT NARRATIVE:

THE MASTER DEVELOPMENT PLAN ENCOMPASSES LOT 2, PEP BOYS SUBDIVISION FILING NO. 1, AMENDMENT NO. 1, WHICH WILL BE SPLIT INTO TWO PHASES. PHASE 1 OF THE PROJECT WILL BE LOCATED ON THE EASTERN HALF OF THE SITE AND IS ANTICIPATED TO CONSIST OF A KRISPY KREME RESTAURANT WITH ASSOCIATED SURFACE PARKING, DRIVE THROUGH, AND URBAN PARK. PHASE 2 OF THE PROJECT IS A FUTURE MULTI-USE DEVELOPMENT ON THE WESTERN HALF OF THE SITE. FOR THIS MASTER DEVELOPMENT PLAN, PHASE 2 IS PLANNED TO INCLUDE A TWO-STORY BUILDING, SURFACE PARKING, AND URBAN PARK.

PROJECT CONTACTS

DEVELOPER/APPLICANT:

WKS KRISPY KREME
5856 CORPORATE AVENUE, SUITE 200
CYPRESS, CA 90630
PHONE: (562) 309-4434
CONTACT: ANDREW FEINOUR

CIVIL ENGINEER:

KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET
DENVER, CO 80237
PHONE: (303) 228-2300
CONTACT: EMILY FELTON, P.E.

LANDSCAPE ARCHITECT:

KIMLEY-HORN AND ASSOC., INC.
4582 S. ULSTER STREET, SUITE 1500
DENVER, CO 80237
PHONE: (303) 228-2300
CONTACT: EMILY WILSON, PLA

ARCHITECT:

LMHT ASSOCIATES
3005 CARRINGTON MILL BLVD, SUITE 150
MORRISVILLE, NC 27560
PHONE: (919) 544-0087 EXT. 135
CONTACT: TAMMY DAVIS, AIA

OWNER:

NATIONAL RETAIL PROPERTIES, LP
A DELAWARE LIMITED PARTNERSHIP
450 SOUTH ORANGE AVENUE, SUITE 900
ORLANDO, FL 32801
CONTACT: SENIOR VICE-PRESIDENT -
ASSET MANAGEMENT

CITY OF ARVADA:

COMMUNITY AND ECONOMIC DEVELOPMENT
8101 RALSTON RD
ARVADA, CO 80002
CONTACT: CAROL IBANEZ, AICP

LEGAL DESCRIPTION:

LOT 2, PEP BOYS SUBDIVISION FILING NO. 1, AMENDMENT NO. 1, COUNTY OF JEFFERSON, STATE OF COLORADO.

LOT 2 AREA: 60,308 SF (±1.384 ACRES)

BASIS OF BEARINGS:

BEARING SHOWN HEREON ARE BASED UPON THE WEST LINE OF LOT 2, PEP BOYS SUBDIVISION FILING NO. 1, AMENDMENT NO. 1, WHICH BEARS N00°23'45"W BETWEEN THE MONUMENTS SHOWN HEREON, PER LOT 2, PEP BOYS SUBDIVISION FILING NO. 1 RECORDED IN RECEPTION NO. F0084495 IN THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER'S OFFICE.

BENCHMARK DATA:

NGS BENCHMARK "M 412"

LOCATED NORTH OF WEST 53RD AVENUE AND EAST OF WADSWORTH BOULEVARD, 384.5 FEET NORTH OF THE CENTER OF NORTHBOUND LANES WADSWORTH BOULEVARD, 162.5 FEET NORTHWEST OF DISCOUNT TIRE BUILDING, 10.4 FEET WEST OF THE WEST EDGE OF WALK.

ELEVATION=5,303.34 FEET (NAVD 1988)



VICINITY MAP
NTS

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	SITE PLAN - PHASE 1
3	SITE PLAN - PHASE 2
4	GRADING PLAN - PHASE 1
5	GRADING PLAN - PHASE 2
6	UTILITY PLAN - PHASE 1
7	UTILITY PLAN - PHASE 2
8	LANDSCAPE PLAN - PHASE 1
9	LANDSCAPE PLAN - PHASE 2
10	LANDSCAPE NOTES
11	LANDSCAPE DETAILS
12	TREE MITIGATION PLAN - PHASE 1&2
13	TREE MITIGATION SCHEDULE
14	TREE MITIGATION DETAILS

SITE DATA TABLE

SITE DEVELOPMENT INFORMATION		
TOTAL PROJECT AREA	60,308 SF	
ZONE DISTRICT	MX-T (MIXED-USE TRANSIT)	
PHASE 1 DEVELOPMENT INFORMATION		
TOTAL PROJECT AREA	60,308 SF	
PLANNED ROW DEDICATION	0 SF	
LOT STANDARDS		
	REQUIRED	PROVIDED
MIN. LOT AREA	NONE	1.38 ACRE
MIN./MAX. LOT FRONTAGE	0 / 20 FT	43 FEET
MAX. LOT COVERAGE	80%	10%
MINIMUM SETBACKS		
	REQUIRED	PROVIDED
STREET SIDE	0 FEET	46.6 FEET
INTERIOR SIDE	0 FEET	15.7 FEET
REAR	0 FEET	43 FEET
PARKING	20 FEET	83 FEET
BUILDING HEIGHTS		
	MAX. HEIGHT	PROVIDED
BUILDING	45 FEET	
SPACE PROVIDED		
TOTAL BUILDING AREA	3,550 SF	
TOTAL FLOOR AREA	3,550 SF	
LANDSCAPE AREA REQUIRED (10%)	6,031 SF	
TOTAL LANDSCAPE AREA PROVIDED	13,521 SF	
PHASE 1 PARKING		
	REQUIRED	PROVIDED
RESTAURANT (FAST-FOOD WITH DRIVE-THROUGH)	22	73
TOTAL	22	73
ADA	1	3
PHASE 2 DEVELOPMENT INFORMATION		
TOTAL PROJECT AREA	24,301 SF	
PLANNED ROW DEDICATION	0 SF	
ZONE RESTRICTIONS		
	REQUIRED	PROVIDED
MIN. LOT AREA	NONE	0.56 ACRE
MIN./MAX. LOT FRONTAGE	0 / 20 FT	20 FEET
MAX. LOT COVERAGE	80%	16%
MINIMUM SETBACKS		
	REQUIRED	PROVIDED
STREET SIDE	0 FEET	20 FEET
INTERIOR SIDE	0 FEET	40.5 FEET
REAR	0 FEET	23.8 FEET
PARKING	20 FEET	20 FEET
BUILDING HEIGHTS		
	MAX. HEIGHT	PROVIDED
BUILDING	45 FEET	
SPACE PROVIDED		
TOTAL BUILDING AREA	4,000 SF	
TOTAL FLOOR AREA	8,000 SF	
LANDSCAPE AREA REQUIRED (10%)	2,430 SF	
TOTAL LANDSCAPE AREA PROVIDED	6,240 SF	
PHASE 2 PARKING		
	REQUIRED	PROVIDED
OFFICE	12	-
RETAIL SALES AND SERVICES	16	-
TOTAL	28	28
ADA	2	2

KRISPY KREME ARVADA MASTER DEVELOPMENT PLAN

LOT 2, PEP BOYS SUBDIVISION FILING NO. 1, AMENDMENT NO.1 LOCATED IN THE NORTHEAST
QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO

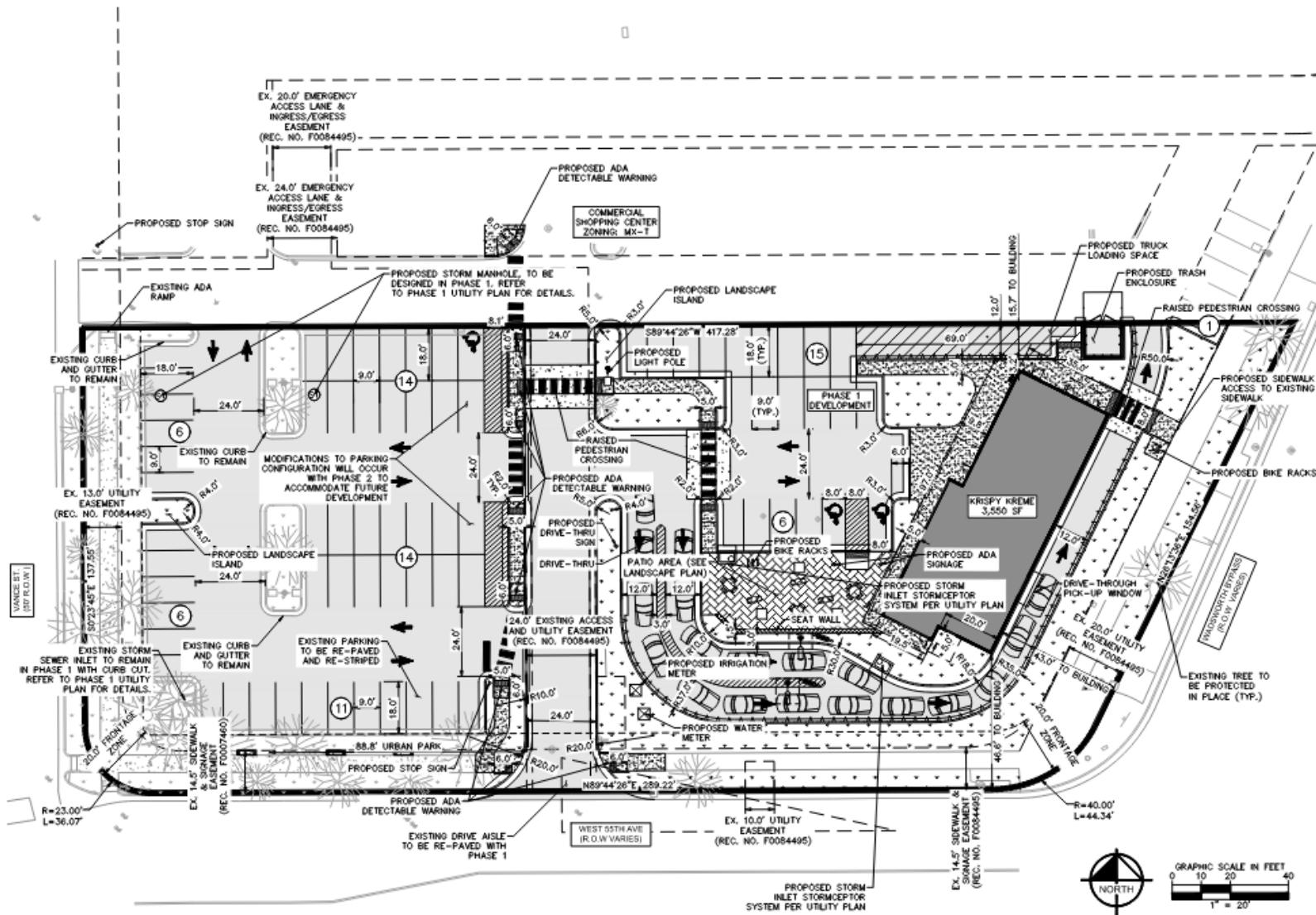
PARKING DATA

TOTAL PARKING (KRISPY KREME)
REQUIRED COMMERCIAL (6 SP/1000 SF)
PROVIDED:

22 SPACES
73 SPACES

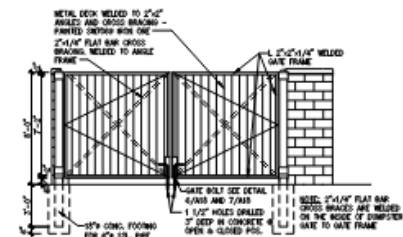
ACCESSIBLE PARKING
REQUIRED (KRISPY KREME):
PROVIDED:

1 SPACES
3 SPACES



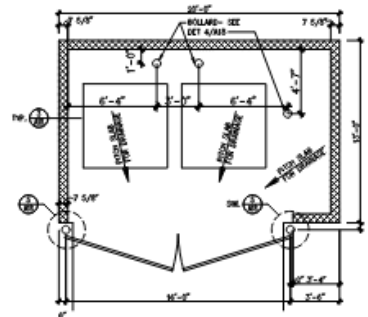
LEGEND:

- | | |
|--|--|
| | PROPERTY LINE |
| | EXISTING EASEMENT |
| | PROPOSED SETBACK |
| | PHASE LINE |
| | PROPOSED SPILL CURB |
| | PROPOSED LANDSCAPE AREA |
| | PROPOSED SIDEWALK |
| | PROPOSED BUILDING |
| | PROPOSED ASPHALT |
| | PROPOSED PARKING COUNT |
| | EXISTING SIDEWALK |
| | PROPOSED WATER & IRRIGATION METER |
| | PROPOSED GREASE INTERCEPTOR |
| | PROPOSED DECORATIVE STAMPED/COLORED CONCRETE |
| | PROPOSED DRIVE THROUGH MENU BOARD |
| | EXISTING TREE |
| | EXISTING LIGHT |



2 FRONT ELEVATION

A18 SCALE: 1/4" = 1'-0" CONTRACTOR TO SEE SITE PLAN FOR SPECIFIC LOCATION ON SITE.



1 TRASH CORRAL ENCLOSURE

A18 SCALE: 1/4" = 1'-0"

NOTES:

1. ALL DIMENSIONS AND RACH ARE TO FLOWLINE OF CURB AND GUTTER UNLESS OTHERWISE NOTED.
2. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR TO SUBMIT REVISED PLANS PRIOR TO CONSTRUCTION IF THERE ARE ANY VARIATIONS FROM THE APPROVED PLANS.
3. ACCESSIBLE ROUTE REQUIRES RAMPS AND LANDINGS.
4. PROPOSED CONCRETE SIDEWALKS (6" THICKNESS) AND CROSS PANS (8" THICKNESS) SHALL BE CONSTRUCTED

PER CITY OF ARVADA STANDARDS AND SPECIFICATIONS.
PROPOSED CONCRETE AND ASPHALT PAVEMENT
REQUIREMENTS SHALL BE PER THE GEOTECHNICAL
ENGINEER'S PAVEMENT DESIGN.
ALL CONCRETE SHALL 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 IS ADJACENT TO THIS
PROPERTY PRIOR TO ISSUANCE OF THE CERTIFICATE OF
OCCUPANCY FOR THE PROPOSED BUILDING.

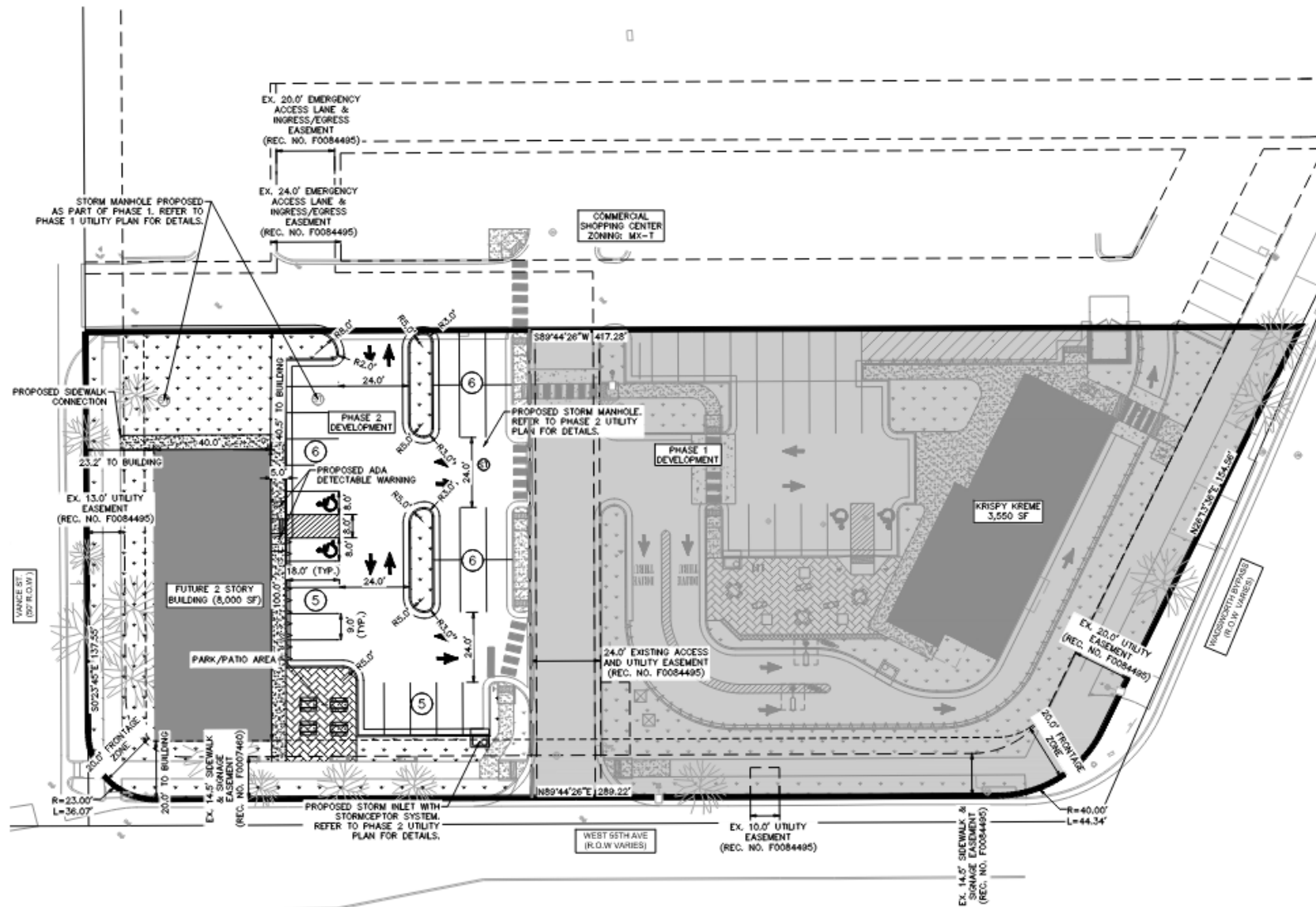
7. APPROVED FIRE APPARATUS ACCESS ROAD SHALL BE PROVIDED DURING CONSTRUCTION. UNLESS OTHERWISE APPROVED, THE FIRE APPARATUS ACCESS ROAD SHALL CONSIST OF THE FIRST LIFT OF ASPHALT OR CONCRETE SHALL BE PROVIDED PRIOR TO VERTICAL CONSTRUCTION.
8. ALL SIGNS SHALL BE APPROVED BY SEPARATE PERMIT.
9. CDD ACCESS PERMITS WILL BE REQUIRED AS PART OF PHASE 1.
10. PROPOSED STOP SIGN TO BE STANDARD (R1-1) SIGN. ALL SIGNS SHALL BE APPROVED BY SEPARATE PERMIT.
11. NEW INSTALLATION OF UTILITIES WITHIN CDD RIGHTS OF

12. SEE LANDSCAPE PLANS FOR LOCATION AND DETAILS OF PROPOSED 3' TALL SCREENING HEDGE.

KRISPY KREME ARVADA

MASTER DEVELOPMENT PLAN

LOT 2, PEP BOYS SUBDIVISION FILING NO. 1, AMENDMENT NO.1 LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO



LEGEND

	PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED SETBACK
	PHASE LINE
	PROPOSED SPILL CURB
	PROPOSED LANDSCAPE AREA
	PROPOSED SIDEWALK
	PROPOSED BUILDING
	PROPOSED PARKING COUNT
	EXISTING SIDEWALK
	PHASE 1 KRISPY KREME DEVELOPMENT
	PROPOSED PARK/PATIO
	EXISTING TREE
	EXISTING LIGHT

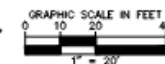
NOTES

1. ALL DIMENSIONS AND RADII ARE TO FLOWLINE OF CURB AND GUTTER UNLESS OTHERWISE NOTED.
2. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR TO SUBMIT REVISED PLANS PRIOR TO CONSTRUCTION IF THERE ARE ANY VARIATIONS FROM THE APPROVED PLANS.
3. ACCESSIBLE ROUTE REQUIRES RAMP AND LANDINGS.
4. PROPOSED CONCRETE SIDEWALKS (6" THICKNESS) AND CROSS PANS (8" THICKNESS) SHALL BE CONSTRUCTED PER CITY OF ARVADA STANDARDS AND SPECIFICATIONS. PROPOSED CONCRETE AND ASPHALT PAVEMENT REQUIREMENTS SHALL BE PER THE GEOTECHNICAL ENGINEER'S PAVEMENT DESIGN.
5. ALL CONCRETE SHALL BE REMOVED AND REPLACED TO THE NEAREST JOINT.
6. THE DEVELOPER WILL BE REQUIRED TO REPLACE ANY BROKEN, CRACKED, SETTLED, RAISED, ETC. CURB, GUTTER, AND SIDEWALK THAT IS ADJACENT TO THIS PROPERTY PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE PROPOSED BUILDING.
7. APPROVED FIRE APPARATUS ACCESS ROAD SHALL BE PROVIDED DURING CONSTRUCTION. UNLESS OTHERWISE APPROVED, THE FIRE APPARATUS ACCESS ROAD SHALL CONSIST OF THE FIRST LIFT OF ASPHALT OR CONCRETE SHALL BE PROVIDED PRIOR TO VERTICAL CONSTRUCTION.
8. ALL SIGNS SHALL BE APPROVED BY SEPARATE PERMIT.
9. NEW INSTALLATION OF UTILITIES WITHIN CDOT RIGHTS OF WAY OR PROPERTY REQUIRES THE POINTMAN MOBILE APP TO BE USED TO CAPTURE AS BUILT DATA.

PARKING DATA

TOTAL PARKING (PHASE 2)	
OFFICE (3 SP/1000 SF)	12 SPACES
RETAIL SALES (4 SP/1000 SF)	16 SPACES
PROVIDED:	28 SPACES

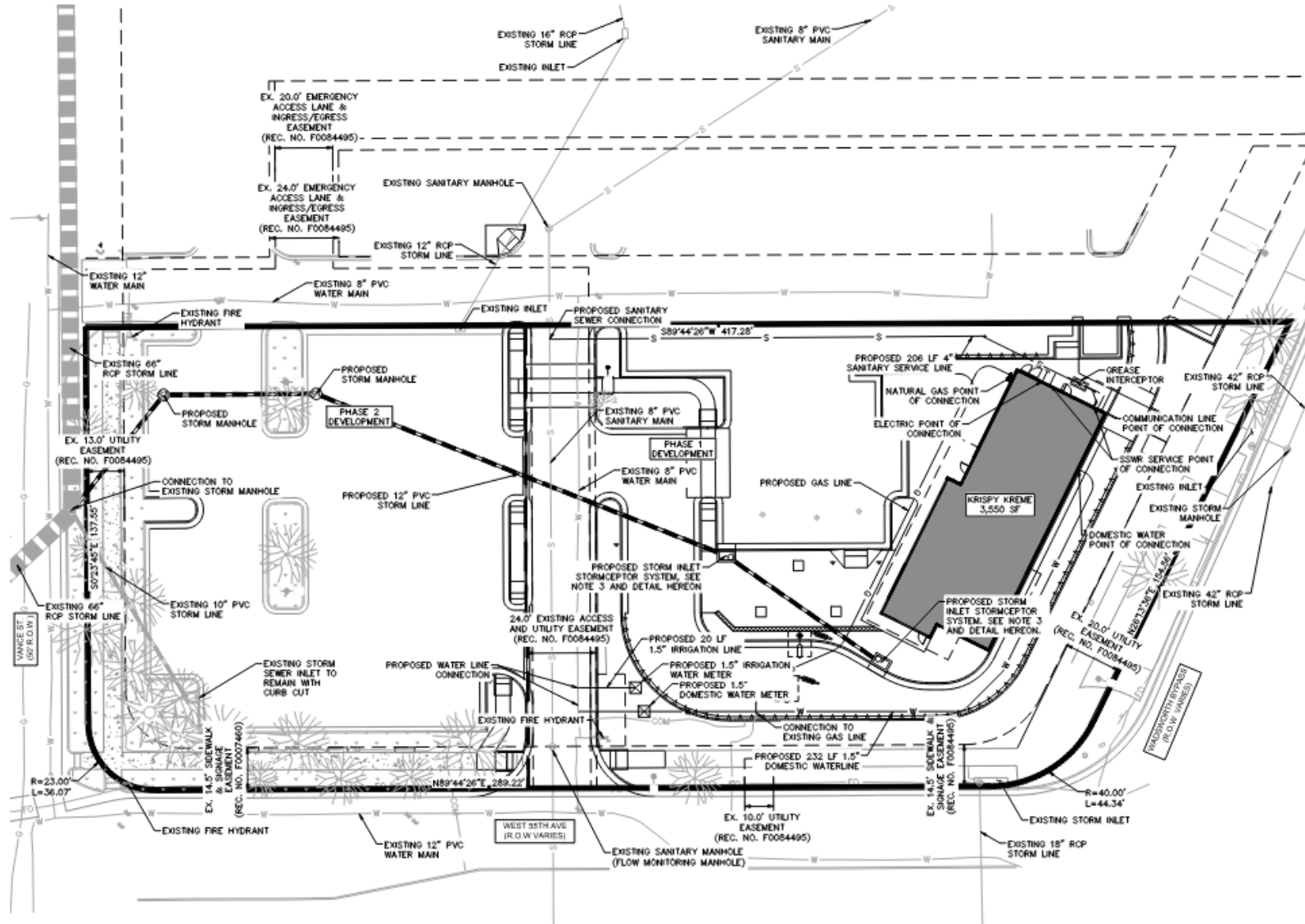
ACCESSIBLE PARKING REQUIRED:	2 SPACES
PROVIDED:	2 SPACES



KRISPY KREME ARVADA

MASTER DEVELOPMENT PLAN

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CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO

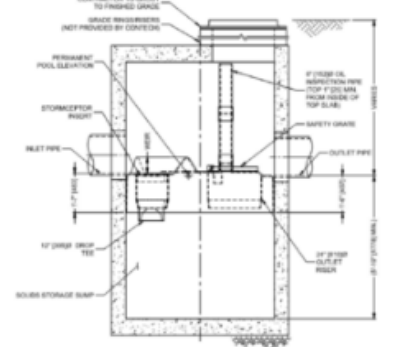
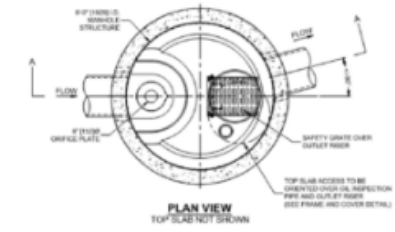


LEGEND

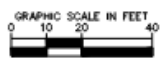
	PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED SETBACK
	PHASE LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING ELECTRIC LINE
	EXISTING GAS LINE
	EXISTING STORM SEWER
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED ELECTRIC LINE
	PROPOSED GAS LINE
	PROPOSED STORM SEWER
	STORM MANHOLE

NOTES:

1. FIRE HYDRANTS SHALL BE INSTALLED AND MADE OPERATIONAL TO PROVIDE THE MINIMUM REQUIRED FIRE FLOW PRIOR TO COMMENCING VERTICAL CONSTRUCTION.
2. THE MINIMUM REQUIRED FIRE FLOW FOR THIS SITE IS 1,500 GALLONS-PER-MINUTE.
3. VERIFICATION OF 30 MG/L EFFLUENT TSS HAVE BEEN PROVIDED BY THE MANUFACTURER TO ENSURE POLLUTANT REMOVAL STANDARDS WITHIN THE MS4 REQUIREMENTS. TECHNICAL SPECIFICATIONS ARE INCLUDED IN THE DRAINAGE REPORT.



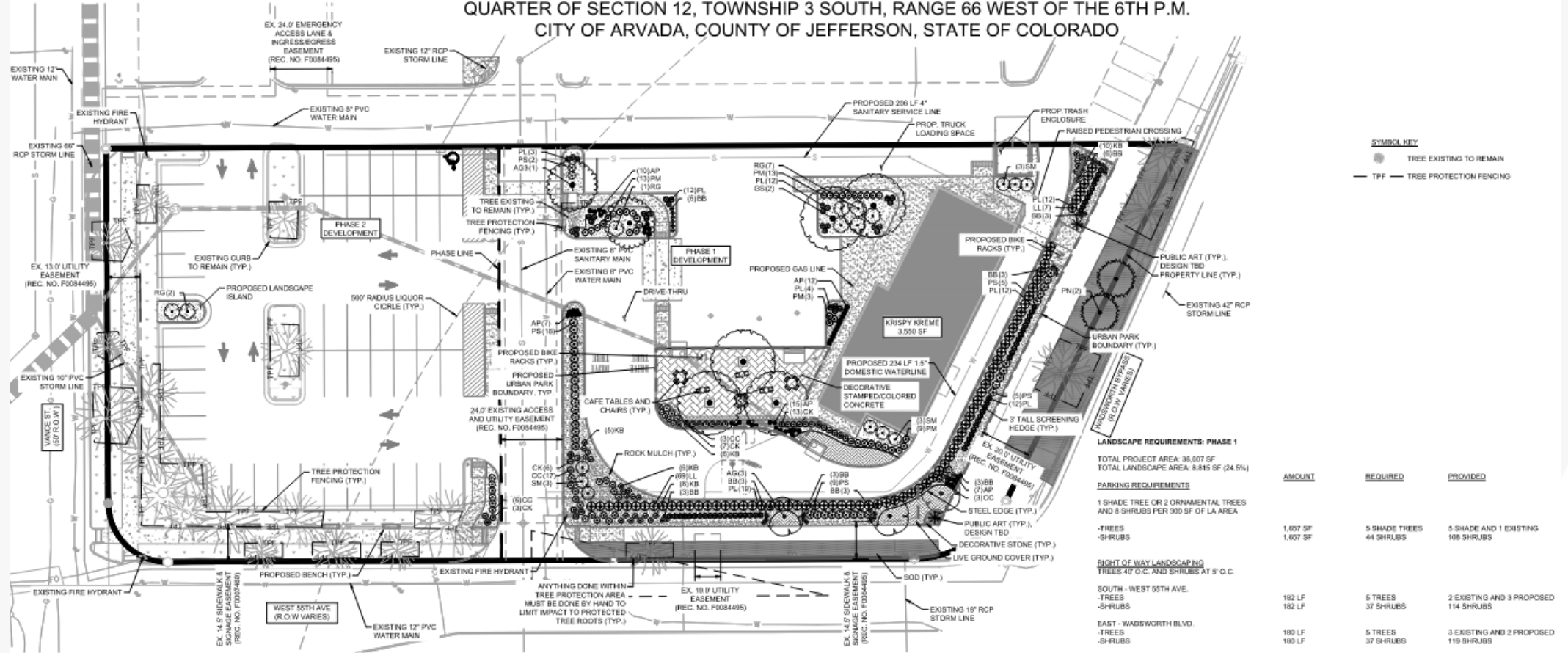
CONTECH STORMCEPTOR STANDARD DETAIL



KRISPY KREME ARVADA

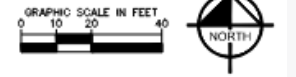
MASTER DEVELOPMENT PLAN

LOT 2, PEP BOYS SUBDIVISION FILING NO. 1, AMENDMENT NO.1 LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING
	AG	2	ACER ORBESUM	PAPERBARK MAPLE	8 & 5	2" CAL MIN	10' - 12' HT. M/N
	AG	3	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY	8 & 5	1.5" CAL MIN, 3 STEM MIN	6' HT MIN
	GS	5	OLEDTSA TRIACANTHOS INERVIS 'SHADOWMASTER'	SHADOWMASTER HONEY LOCUST	8 & 5	2" CAL MIN	15' - 12' HT. M/N
	PN	2	PRUNUS NERA	AUSTRIAN BLACK PINE	8 & 5	2" CAL MIN	6' HT MIN
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SPACING
	AP	51	AGASTACHE CANA 'PURPLE PYROMY'	PURPLE PYROMY HUMMINGBIRD MINT	3 GAL	SEE PLAN	18" FULL
	BB	33	ROUTESOLA GRACIOSA 'W. ONCE ANIMATION'	BLUE GRAMA	1 GAL	SEE PLAN	12" FULL
	CK	28	GALAMMORISTIS X ACUTIFLORA 'KARL FORBSTER'	FEATHER REED GRASS	1 GAL	SEE PLAN	18" 24" HT. MIN
	CC	26	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST SHRUB	5 GAL	SEE PLAN	24" FULL
	IL	35	KNIPHOFIA UVARIA 'BIDES SUNSET'	RED HOT POKER	5 GAL	SEE PLAN	24" HT MIN
	UB	75	LIQUSTRUM VULGARIS 'LODGE'	LODGE POCKET	5 GAL	SEE PLAN	24" FULL
	PL	84	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPICE TM'	LITTLE SPICE RUSSIAN BAGE	5 GAL	SEE PLAN	12" FULL
	PS	38	PHILADELPHUS X 'SNOW DRAVY'	DWARF ROCK DOGWOOD	5 GAL	SEE PLAN	18" FULL
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SPACING
	PM	38	POTENTILLA FRUTICOSA 'MCKAY'S WHITE'	MCKAY'S WHITE RUSH DOGWOOD	5 GAL	SEE PLAN	24" FULL
	RO	8	RHUS ARBORESCENS 'GRO-LOW'	GRO-LOW PRAGMATI SUMAC	5 GAL	SEE PLAN	24" HT M/N
	SM	9	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	5 GAL	SEE PLAN	36" HT MIN
	RB	6,079 SF	1 1/2" - 2" HORIZON RIVER ROCK MULD	PIONEER SAND AND STONE	-		
	WS	3,738 SF	GREEN VALLEY TURF CO.	REF. WATER SAVER SOD	SOD		
	VC	137	VINCA MAJOR 'BOWLES'	BOWLES COMMON PERENNIAL	1 GAL	1/2" HT MIN	18" OC





REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.B.1.

TO: PLANNING COMMISSION

DATE: June 6, 2023

SUBJECT: 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

Report in Brief

MOTION: 8.B.1.

MOVED BY: _____

That 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, for a 1.38 acre parcel of land generally located at 5525 Wadsworth Bypass, be recommended to City Council for (Denial) (Approval) stated in the Staff Report.

The motion for denial is based on the following findings of fact for denial: On Pages 8 -9 of the Staff Report.

The motion for approval is based on the findings of fact and approval criteria (Recite approval criteria you believe the evidence satisfies and your reasons).

YES _____ NO _____ ABSENT _____

Prepared by:

Dixielee Rodriguez, Administrative Specialist

Reviewed by:

Approved by:

Enclosure, exhibits & attachments required to support the report



REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.B.2.

TO: PLANNING COMMISSION

DATE: June 6, 2023

SUBJECT: 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.

Report in Brief

MOTION: 8.B.2.

MOVED BY: _____

That 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, be recommended to City Council for (Denial) (Approval)

The motion for denial is based on the following findings of fact for denial: On Pages 8 -9 of the Staff Report.

The motion for approval is based on the findings of fact and approval criteria (Recite approval criteria you believe the evidence satisfies and your reasons).

YES _____ NO _____ ABSENT _____

Prepared by:
Dixielee Rodriguez, Administrative Specialist

Reviewed by:

Approved by:

Enclosure, exhibits & attachments required to support the report



REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.B.3.

TO: PLANNING COMMISSION

DATE: June 6, 2023

SUBJECT: 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,.

Report in Brief

MOTION: 8.B.3.

MOVED BY: _____

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

The motion for denial is based on the following findings of fact for denial: On Pages 8 -9 of the Staff Report.

The motion for approval is based on the findings of fact and approval criteria (Recite approval criteria you believe the evidence satisfies and your reasons).

YES _____ NO _____ ABSENT _____

Prepared by:
Dixielee Rodriguez, Administrative Specialist

Reviewed by:

Approved by:

Enclosure, exhibits & attachments required to support the report



REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.B.4.

TO: PLANNING COMMISSION

DATE: June 6, 2023

SUBJECT: 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.

Report in Brief

MOTION: 8.B.4.

MOVED BY: _____

That 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, a 1.38 acre parcel of land generally located at 5525 Wadsworth Bypass, be recommended to City Council for (Denial) (Approval)

The motion for denial is based on the following findings of fact for denial: On Pages 8 -9 of the Staff Report.

The motion for approval is based on the findings of fact and approval criteria (Recite approval criteria you believe the evidence satisfies and your reasons).

YES _____ NO _____ ABSENT _____

Prepared by:

Dixielee Rodriguez, Administrative Specialist

Reviewed by:

Approved by:

Enclosure, exhibits & attachments required to support the report



REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.B.5.

TO: PLANNING COMMISSION

DATE: June 6, 2023

SUBJECT: 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.

Report in Brief

MOTION: 8.B.5.

MOVED BY: _____

That a Major Modification in the Land Development Code in 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., a 1.38 acre parcel of land generally located at 5525 Wadsworth Bypass, be recommended to City Council for (Denial) (Approval).

The motion for denial is based on the following findings of fact for denial: On Pages 8 -9 of the Staff Report.

The motion for approval is based on the findings of fact and approval criteria (Recite approval criteria you believe the evidence satisfies and your reasons).

YES _____ NO _____ ABSENT _____

Prepared by:
Dixielee Rodriguez, Administrative Specialist

Reviewed by:

Approved by:

Enclosure, exhibits & attachments required to support the report



REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.B.6.

TO: PLANNING COMMISSION

DATE: June 6, 2023

SUBJECT: 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,

Report in Brief

MOTION: 8.B.6.

MOVED BY: _____

That 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, a 1.38 acre parcel of land generally located at 5525 Wadsworth Bypass, be recommended to City Council for (Denial) (Approval).

The motion for denial is based on the following findings of fact for denial: On Pages 8 -9 of the Staff Report.

The motion for approval is based on the findings of fact and approval criteria (Recite approval criteria you believe the evidence satisfies and your reasons).

YES _____ NO _____ ABSENT _____

Prepared by:
Dixielee Rodriguez, Administrative Specialist

Reviewed by:

Approved by:

Enclosure, exhibits & attachments required to support the report



REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.B.7.

TO: PLANNING COMMISSION

DATE: June 6, 2023

SUBJECT: 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.

Report in Brief

MOTION: 8.B.7.

MOVED BY: _____

That a Major Modification from the Land Development Code in 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, be recommended to City Council for (Denial) (Approval).

The motion for denial is based on the following findings of fact for denial: On Pages 8 -9 of the Staff Report.

The motion for approval is based on the findings of fact and approval criteria (Recite approval criteria you believe the evidence satisfies and your reasons).

YES _____ NO _____ ABSENT _____

Prepared by:

Dixielee Rodriguez, Administrative Specialist

Reviewed by:

Approved by:

Enclosure, exhibits & attachments required to support the report