



City of Arvada

City Council Agenda

JANUARY 29, 2024
WORKSHOPS

Councilmembers:

Lauren Simpson, Mayor
Randy Moorman, Mayor Pro-Tem
Shawna Ambrose, District 2
Sharon Davis, At large
Lisa Feret, At large
Bob Fifer, District 4
John Marriott, District 3

Staff Members Usually Present:

Lorie Gillis, City Manager
Linda Haley, Deputy City Manager
Don Wick, Deputy City Manager
Rachel Morris, City Attorney
Jacqueline Rhoades, Director of Public Works
Sharon Israel, Director of Utilities
Jessica Garner, Director of Community & Econ. Dev.
Bryan Archer, Director of Finance
Gabriella Bommer, Director of Human Resources
Rachael Kuroiwa, Director of Communications & Engagement
Kristen Rush, City Clerk

Info: 720-898-7550

CITY COUNCIL CHAMBERS

6:00 PM

1. Call to Order/Roll Call of Councilmembers
2. Workshops
 - A. Comprehensive Plan and Land Development Code Workshop
 - B. Staff Updates
3. Adjournment



REPORT TO CITY COUNCIL WORKSHOP

AGENDA ITEM
2.A.

TO: THE HONORABLE CITY COUNCIL

DATE: January 29, 2024

SUBJECT: Comprehensive Plan and Land Development Code Workshop

Report in Brief

The Community and Economic Development planning team will provide the City Council with an informational session about the City's 2014 Comprehensive Plan, the Land Development Code and how they relate to one another, including the development review process generally. The team will also share some concepts underway to initiate the Comprehensive Plan update in 2024 with a focus on community engagement.

Background

Staff will provide an overview of the 2014 Comprehensive Plan, which was updated from 2005 to reflect the City Council's Strategic Plan in 2013 and the community's shared values and vision for the future. Goals and policies included in the plan help guide development and investment decisions that have a direct bearing on the quality of life in Arvada. The plan establishes the City's land use pattern, sets the stage for development regulations and standards, and guides the City in funding programs and capital investments by anticipating future tax revenue. The plan was prepared to conform to the requirements in the Colorado Revised Statutes and is typically updated every ten years. Staff will orient the City Council on the six chapters of the plan, (including growth and economic development, transportation, vibrant community and neighborhoods and plan implementation and monitoring) and how sub-area and master plans help to augment the Comprehensive Plan in specific areas of the City. Staff will also discuss initiation of the next update to the plan anticipated in 2025 that will align with the City Council's updated Strategic Plan.

The City's Land Development Code provides the regulatory framework for the development and use of property within Arvada, and builds from the goals, policies and implementation steps outlined in the Comprehensive Plan. The Code addresses regulations and information about zoning, subdivisions, floodplain, and building permits. Staff will discuss the relationship between the Comprehensive Plan and the Land Development Code, as well as the development review process.

Strategic Alignment

The presentation and information shared with the City Council on the Comprehensive Plan and Land Development Code aligns with the Community and Economic Development Priority Area of the City Council Strategic Plan. Specifically, this aligns with:

Strategic Result 1: 95% of development project approvals conform to the City's Comprehensive Plan

Strategic Result 2: 66% of development customers rate the development review process as 'good' and/or 'excellent'.

Next Steps

Receive feedback from the City Council and provide an update, if needed, on the progress of initiating the update to the Comprehensive Plan later in 2024.

Prepared by:

Heidi Van Gieson, Administrative Specialist

Reviewed by:

Approved by:

Jessica Garner, Director of Community and Economic Development	1/10/2024
Gail Walker, Legal Specialist-Contracts	1/10/2024
Emily Grogg, Senior Assistant City Attorney	1/10/2024
Rachel Morris, City Attorney	1/11/2024
Linda Haley, Deputy City Manager	1/11/2024
Lorie Gillis, City Manager	1/18/2024

Enclosure, exhibits & attachments required to support the report

Comprehensive Plan, Land Development Code and Development Review Workshop

Community and Economic Development

January 29, 2024

Agenda

1. Introductions
2. Overview of CED's Long-Range Planning and Development Review Divisions
3. Comprehensive Plan discussion- history and purpose
4. Sub-Area Plans
5. Land Development Code overview
6. Development Review Process
7. Q&A

Community and Economic Development's Mission Statement

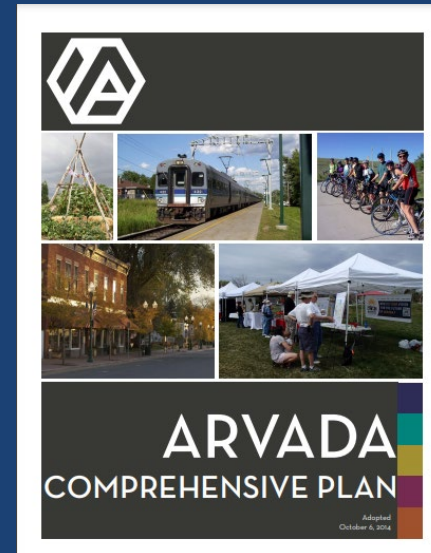
The future of Arvada's prosperity and **quality of life** will be influenced largely by the City's ability to ensure **development meets design values, safety requirements, infrastructure needs, and supports the local economy** to implement the **community's vision**.

CED Long-Range Planning & Development Review divisions

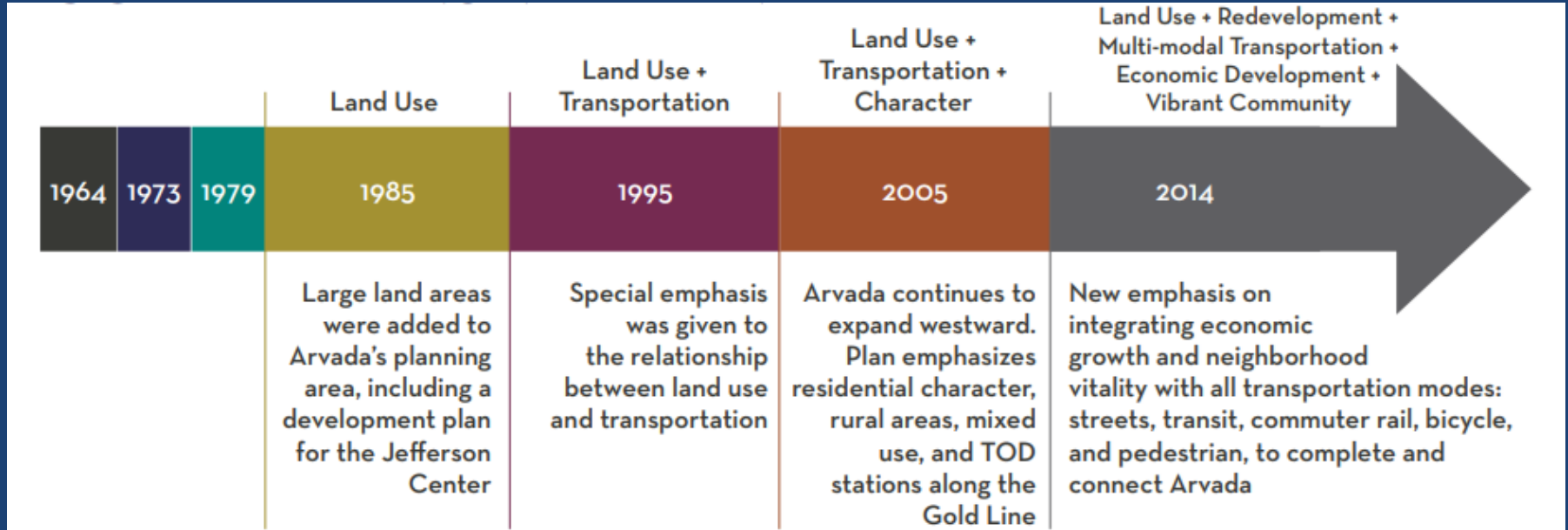
- ★ **Long Range Planning** - The Long Range Planning Work Group develops and implements long range plans on behalf of the community. The group works with internal and external stakeholders and subject matter experts (SME's) to develop various long range plans that are intended to represent the Community's vision for the future. ***Comprehensive Plan, Sub-area plans***
- ★ **Development Review** - The Development Review Work Group processes development applications from pre-submittal to final certificate of occupancy on projects. The Division also manages variance applications, compliance verification, long term management of development agreements, and successful transition into the warranty process for public improvements. This work helps to establish consistency with City Council approved plans. ***Current Development Review***

Long Range Planning (Comprehensive Plan)

- Establishes the City's land use pattern
 - Sets the stage for development regulations and standards
 - Guides the City in funding programs and capital investments by anticipating future tax revenue
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- Typically updated every 10 years
 - Last update was 2014
 - Anticipated budget item in 2025



History of Arvada's Comprehensive Plan

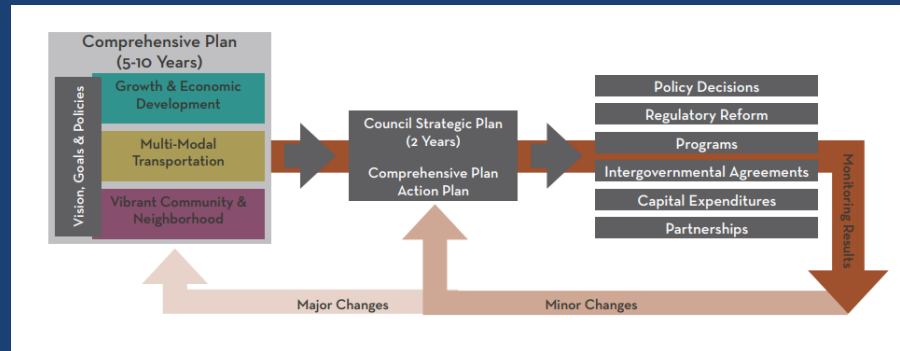


Relationship between Comprehensive Plan and the LDC

- The Comprehensive Plan is the principal document **guiding** development for the City and the City's planning area. (**Big picture, Vision**)
 - The LDC is the primary implementation document of the Comprehensive Plan. (**Details, Regulatory**)

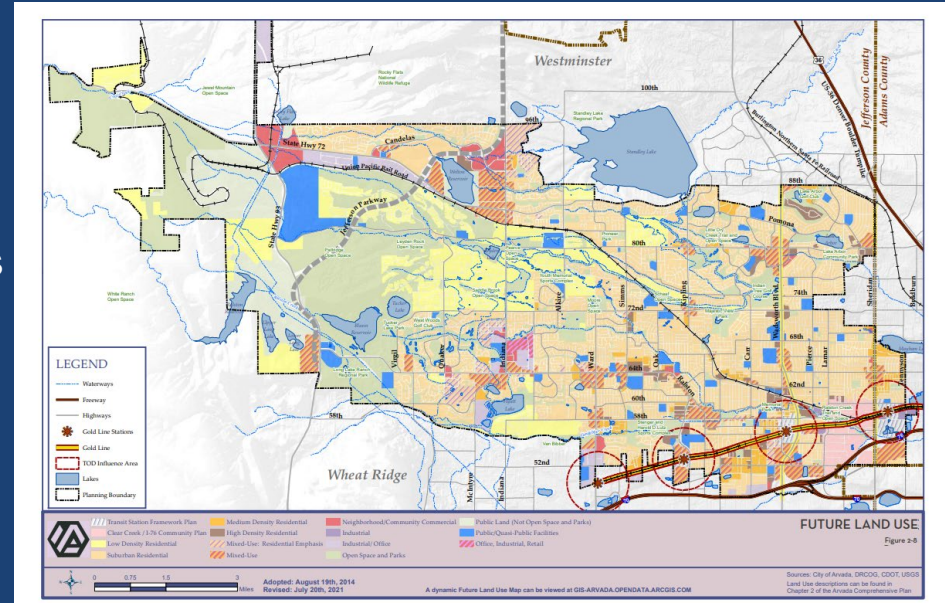
Together, these documents establish guidelines and standards, and regulate land use within the City.

- When considering amendments to the LDC text and/or maps, the Planning Commission and City Council shall pay reasonable regard to the policies and goals of the Comprehensive Plan.



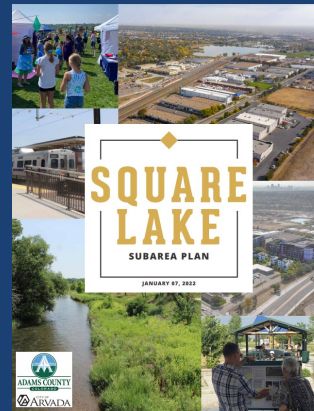
Current Comprehensive Plan Elements (Chapters)

- Growth and Economic Development
 - Land Use Plan
- Multi-Modal Transportation Plan
 - Transportation Plan
- Vibrant Community and Neighborhoods
- Plan Implementation and monitoring



Sub-Area Planning

- Further Implementation of the Comprehensive Plan
- Aligns with Mixed-Use zoning areas
- Started in 2020
- Areas of transition, commercial corridors
- Three plans adopted in 2022/23 to date:
 - *Square Lake Plan, New Town Plan, Northwest Arvada Plan*
 - Additional effort underway for a new Sub-Area Plan for 64th Avenue, generally between Simms St and Ward Rd



Land Development Code (Development Review)

The Land Development Code (LDC) provides the City's regulations for the development and use of property within the city. The code provides information on zoning, subdivisions, building permits, design standards, floodplain information and other related land use activities.

- This is a primary resource for development review



Land Development Code



Adopted May 18, 2020
Amended July 10, 2023

Arvada Zoning Districts

- **Seven zoning district types**
 - Parks and open space - OS
 - Residential - RA, RN, R6, R13, R24
 - Mixed use - MX-N, MX-S, MX-U, MX-T
 - Olde Town
 - Commercial - CG, CN
 - Industrial - IL, IG
 - Planned Unit Development (PUD)



Development & Design Standards

Each District has unique standards

- Uses
 - Allowed, limited, conditional
 - (ex. Business use of the home, short term rentals)
- Layout
 - Setbacks, lot coverage, height
- Site development
 - Parking, landscaping, fencing, lighting, signs, wireless communication facilities
- Building design
 - Articulation, exterior materials and design, ADUs

Development Review Process

Development Review



Development Review Process

- Types of Approvals
 - Administrative - Decision by director or designee
 - Public Hearing (quasi-judicial)
 - Planning Commission/City Council or Board of Adjustment
 - Approval criteria found in the LDC is the basis for decision
- Types of Development Applications
 - Administrative applications (most common)
 - Conditional Use permits (common)
 - Major Modifications (less common)
 - Appeal of Director's Decision (least common)

Development Review Process (cont.)

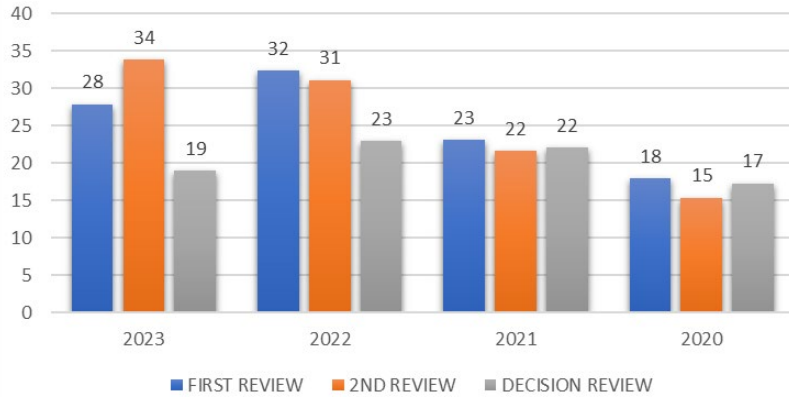
- Application Review
 - What is reviewed? Site plan, landscape plan, architecture, civil drawings (water, sewer, storm, roads), etc.
 - Collaboration with other departments, outside agencies
 - Multiple reviews occur before an application is scheduled for public hearing/decision
 - City team reviews and provides comments
 - Applicant revises plans and resubmits
 - Goal is to send to public hearing or make administrative decision after three reviews

Development Review Process (cont.)

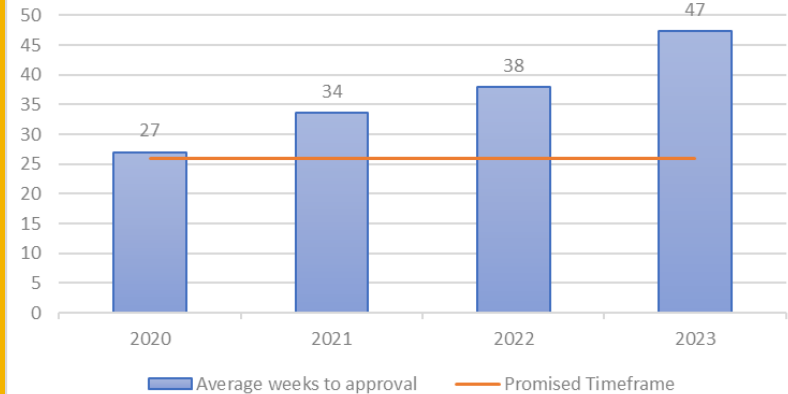
- Pre Applications Meetings (City team and potential applicants)
 - Opportunity to discuss conceptual plans with the City team
 - Determine type of application
- Neighborhood meetings
 - All cases requiring public hearings also require a neighborhood meeting
 - Held by the developer with City team members in attendance
 - Notification to property owners within a set distance from the property depending on project size

Review Times

Average Time for Review



Average Weeks for Approval



Comprehensive Plan and Land Development Code

Questions?

Thank you!

Jessica Garner, AICP, CED Director

Rob Smetana, AICP, Manager of City Planning & Development

Josie Suk, Manager of Systems & Administration



REPORT TO CITY COUNCIL

AGENDA ITEM
2.B.

TO: THE HONORABLE CITY COUNCIL

DATE: January 29, 2024

SUBJECT: Staff Updates

Report in Brief

The purpose of this workshop is for staff to provide City Council with brief updates on projects and issues that do not require a full workshop.

Prepared by:
Chris Koch, CCO Admin

Reviewed by:

Approved by:

Enclosure, exhibits & attachments required to support the report