

City of Arvada

Planning Commission Agenda

MAY 7, 2024

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:

Jessica Garner, Dir. of Community and Econ Development
Emily Grogg, Senior Assistant City Attorney
Rob Smetana, Planning Manager
Claudia Vaughan, 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. Approval of January 16, 2024, Meeting Minutes
5. GENERAL BUSINESS
 - A. CP2024-0001 a Resolution by the Planning Commission for the City of Arvada, Colorado, Adopting the 2014 Arvada Comprehensive Plan as Arvada's Three Mile Plan Pursuant to Section 31-12-105(1)(E), C.R.S., as Amended
6. REPORTS
7. PETITIONS & COMMUNICATIONS
8. PUBLIC HEARINGS

- A. Arvada House Alternative Sign Program for a Mural Facade Treatment, located at 10175 W 58th Pl
- B. Four (4) Major Modification, for Indian Tree Golf Course Cart Barn, a 0.7 acre parcel of land generally located 7555 Wadsworth Blvd.
 - 1. Section 5-1-2-3B - Massing: A monolithic appearance when viewed from a street.
 - 2. Section 5-1-2-3C6 - Windows/Transparency: No Windows on three facades.
 - 3. Section 5-1-2-3C8c - Roof Design: A continuous roof ridgeline greater than 35-feet long.
 - 4. Section 5-1-2-3C8d - Roof Design: No eave overhangs of at least one foot.

9. OTHER ITEMS

10. ADJOURN



SUMMARY MINUTES OF PLANNING COMMISSION ACTION HELD
January 16, 2024

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 6:16 P.M.**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL OF MEMBERS**

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

THOSE ABSENT

Brandon Figliolino, Andrew Gay

ALSO PRESENT: Jessica Garner; Director of Community and Economic Development, Rob Smetana, City Planning Manager; Laura Hemler, Ass't. City Attorney; Josie Suk, Development Systems and Administrative Manager; Melanie Walter, Engineering Manager, Dixielee Rodriguez, Recording Secretary.

Michael Griffith made a motion to excuse Brandon Figliolino and Andrew gay

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

Those voting No:

Those absent: Figliolino, Gay

The motion carried 5-0

4. **APPROVAL OF MINUTES**

November 21, 2023. The minutes stand approved as printed.

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. OTH2023-0004 Major Land Development Code Amendment Associated with the Floodplain Regulations

Mr. Griffith opened the public hearing.

Mr. Griffith asked if all of the required documents were in order.

Mr. Smetana stated yes with publication and posting of the meeting agenda.

Mr Griffith stated the staff report has been submitted and made part of the permanent record.

Mr. Griffith asked Mr. Smetana to introduce the project.

Mr. Smetana introduced Melanie Walter, the City's Floodplain Administrator Manager to introduce the project.

Ms. Walter introduced the project, stating that proposed changes are to simplify data management. Three changes are proposed, 1) elimination of the City's Official Floodplain Map 2) the addition of a prohibition on makeshift structures within certain areas of the floodplain where having such structures would be particularly dangerous 3) allowing more flexibility to evaluate the fencing constructed within the floodplain, and 4) allowing the City to impose floodplain regulations in areas that may be at high-risk for flooding, but may not be reflected in FEMA's current floodplain boundaries. The changes proposed will also shift supervisor responsibilities from the CED Director to the City Engineer to align with the current supervisory hierarchy.

Mr. Magee asked how often FEMA updates floodplain maps?

Ms. Walter stated not very frequently, the last required flood insurance study update was 2021 and she doesn't anticipate another one for a number of years.

PUBLIC COMMENT

N/A

IN FAVOR

IN OPPOSITION

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

APPLICANT REBUTTAL

QUESTIONS FROM THE COMMISSION

Mr. Aljinovich asked, with all new contraction does this change the floodplain area?

Ms. Walter stated if they propose to change the floodplain boundaries they have to obtain a letter of map revision.

Mr. Aljinovich restated/asked his question with new construction and hard surfaces, water runoff, does that change the existing floodplain?

Ms. Walter stated that the City requires detention as pre developed conditions, that is our stormwater regulations.

Mr. Aljinovich asked if all egress routes were established for evacuation for the 100 year flood?

Ms. Walter stated yes and we have an emergency management plan, it is not part of the floodplain regulations but part of our (City of Arvada) emergency management report.

Mr. Hannan asked about fencing. How is this different, and improving our scores, are we allowing any and all fences to be put up?

Ms. Walter stated that if someone is proposing a fence in the floodplain, she will review each case-by-case for fencing permits, what type of fence they are proposing and material the customer is proposing to use.

Mr. Hannan asked, does the wording on "temporary structures" in the floodplain include tents?

Ms. Walter stated new language says to prohibit makeshift structures meant for human habitation in high-risk flood zones.

Mr. Magee asked is it only named creeks that have a floodplain?

Ms. Walter stated most of them do, there are other areas that don't like tributaries. Most are creeks.

Mr. Magee asked canals and ditches included in floodplains?

Ms. Walter stated No, only if they are shown in the model to intercept the flood flows. Most of them are not included.

Mr. Magee asked will other areas be affected negatively with these changes?

Ms. Walter stated no, they will not.

Mr. Knapp asked are we losing anything when pulling in these documents, are we losing any data?

Ms. Walter stated the boundaries are pulled directly from FEMA, real time. Keeping current maps we are losing data.

Mr. Knapp asked why are we allowing fences at all in the floodplain, if this blocks the flow of water? Are we allowing more fences to be installed?

Ms. Walter stated if the fence exists more or less reviewing the type of material. If the proposed fence is in a Floodway there is no way she would allow a new fence.

Mr. Knapp asked, are new structures allowed?

Ms. Walter states new structures are not allowed unless they meet a certain elevation. They must meet the code.

Mr. Knapp asked in the redline section 4-1-2-6a, what are the impacts of these proposed changes?

Ms Hemler asked is it about Flood insurance adopted?

Mr. Knapp stated no.

Mr. Knapp asked what is this dealing with? Is the 100 year floodplain or floodplain areas. Now it is talking about the regulatory floodplain.

Ms. Walter stated she believes it's the auto-adopting language. It was inconsistently referred to as floodplain and so they just changed it in the definition to be consistent.

Mr. Knapp asked about section 4-1-2-6e more of a note then anything else, this is the chart has been deleted and just now 4 points. These are considerations taken into account by Ms. Walter.

Ms. Walter stated she would take it into consideration and certainly take a look at it and review that with the City Attorney's office.

MOTION FOR 8.A.

It was moved by Mr. Magee That a Major Land Development Code Amendment Associated with the Floodplain Regulations located in the City of Arvada be recommended to City Council for approval.

This motion is based on the findings of fact and approval criteria on Page(s) 3 of the Staff Report.

Mr Griffith stated this is a pretty complicated thing to put together, and he appreciates the level of detail that was put into it. He is always glad to see more staff in these meetings. and Thank you for all your hard work.

DISCUSSION OF MOTION

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

Those voting No:

Those absent: Figliolino, Gay

The motion carried 5-0

8. OTHER ITEMS

There will be no meeting on the February 6th agenda.

Mr. Magee, brought up when meetings are canceled by staff not by a motion. That we have no procedure on how staff cancels the meetings. We need to address that, and/or review and update our By-Laws.

Mr Smetana we will address this with Emily Groog how to handle the canceling of meetings.

Mr. Magee asked Can we discuss this at the February 20th workshop meeting?

Mr. Smetana stated yes we can.

It was moved by Mr. Magee that we cancel the February 6th meeting.

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

Those voting No:

Those absent: Figliolino, Gay

The motion carried 5-0

10. **ADJOURNED** at 6:48 P.M.

Michael P. Griffith, Chair

Tim Knapp, Secretary

Dixielee Rodriguez, Recording Secretary



REPORT TO PLANNING COMMISSION

AGENDA ITEM
5.A.

TO: PLANNING COMMISSION

DATE: May 7, 2024

SUBJECT: CP2024-0001 a Resolution by the Planning Commission for the City of Arvada, Colorado, Adopting the 2014 Arvada Comprehensive Plan as Arvada's Three Mile Plan Pursuant to Section 31-12-105(1)(E), C.R.S., as Amended

Motion

That CP2024-0001 a Resolution by the Planning Commission for the City of Arvada, Colorado, Adopting the 2014 Arvada Comprehensive Plan as Arvada's Three Mile Plan Pursuant to Section 31-12-105(1)(E), C.R.S., as Amended, be approved and recommended to City Council for ratification (denied).

This motion is based on the findings of fact on Page(s) 1 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:

Josie Suk, Development Systems and Administrative Manager	4/30/2024
Rob Smetana, Planning Manager	4/30/2024
Emily Grogg, Senior Assistant City Attorney	4/30/2024
Jessica Garner, Director of Community and Economic Development	4/30/2024

Enclosure, exhibits & attachments required to support the report

RESOLUTION NO. CP2024-0001

A RESOLUTION BY THE PLANNING COMMISSION FOR THE CITY OF
ARVADA, COLORADO ADOPTING THE 2014 ARVADA
COMPREHENSIVE PLAN AS ARVADA'S THREE MILE PLAN PURSUANT
TO SECTION 31-12-105(1)(E), C.R.S., AS AMENDED

WHEREAS, Section 31-12-105(1)(e), C.R.S., as amended, of the Colorado Municipal Annexation Act provides that no annexation by a municipality shall have the effect of extending a municipal boundary more than three miles in any one year; and

WHEREAS, Section 31-12-105(1)(e), C.R.S., as amended, further provides that the municipality shall have in place a plan for the three mile area outside present municipal boundaries prior to any annexation and that such plan be updated at least annually; and

WHEREAS, the Planning Commission adopted, to the extent applicable, the 2014 Comprehensive Plan as the City's Three Mile Plan in accordance with the Municipal Annexation Act, which action was ratified by the Arvada City Council on October 6, 2014; and

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

That, to the extent applicable, the 2014 Comprehensive Plan is hereby adopted as the City's Three Mile Plan pursuant to Section 31-12-105(1)(e), C.R.S., as amended.

APPROVED AND ADOPTED this _____ day of _____, 2024.

CITY OF ARVADA PLANNING COMMISSION

Michael P. Griffith, Chairman

ATTEST:

Tim Knapp, Secretary

RATIFIED AND APPROVED this _____ day of _____, 2024.

Lauren Simpson, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

Rachel A. Morris, City Attorney

City of Arvada Community and Economic Development Department STAFF REPORT

Three Mile Plan Comprehensive Plan Amendment CP2024-0001

NATURE OF REQUEST

The purpose of this resolution is to comply with Section 31-12-105(1)(e), C.R.S. of the Colorado Municipal Annexation Act, which requires that the City's Three Mile Plan regarding future annexations be updated at least once annually.

The City has used the Arvada Comprehensive Plan as Arvada's Three Mile Plan for purposes of compliance with Section 31-12-105(1)(e). That section generally requires:

1. That no annexation have the effect of extending a municipal boundary more than three miles in any one year; and
2. That, as a precondition to final adoption of an annexation ordinance within the three mile area outside present city boundaries, the municipality has in place a plan for that area, in the nature of a comprehensive or master plan. The plan must be updated at least annually.

The Three Mile Plan is intended to provide guidance on land use decisions in the plan area; to promote well-ordered development compatible with the indigenous character of the area; and to encourage the simplification of governmental structure and efficient provision of services through discouragement of special district creation. To that end, the plan must generally describe items such as proposed streets, other public ways, open spaces, utilities and proposed land uses within the three mile area.

All plans require an annual update in order to comply with the statute. Accordingly, Arvada's Three Mile Plan must be reviewed (and updated where necessary) to ensure such conformance. The 2014 Comprehensive Plan, as amended in association the new Land Development Code adopted in May of 2020, addresses proposed land uses and other statutorily prescribed matters with respect to land within the three mile area; consequently, it should be adopted as the City's Three Mile Plan.



REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.A.

TO: PLANNING COMMISSION

DATE: May 7, 2024

SUBJECT: Arvada House Alternative Sign Program for a Mural Facade Treatment, located at 10175 W 58th Pl

Motion

That the Arvada House Alternative Sign Program for a mural facade treatment, approximately located at 10175 W 58th Pl, be recommended to the Director for (Approval) (Denial).

This motion is based on the findings of fact and approval criteria on Page(s) 4 and 5 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).

Prepared by:

Dixielee Rodriguez, Administrative Specialist

Reviewed by:

Approved by:

Linda Hoover, Senior Planner

4/30/2024

Josie Suk, Development Systems and Administrative Manager

5/2/2024

Rob Smetana, Planning Manager

5/2/2024

Emily Grogg, Senior Assistant City Attorney

5/2/2024

Jessica Garner, Director of Community and Economic Development

5/2/2024

Enclosure, exhibits & attachments required to support the report

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

Arvada House
Alternative Sign Program
DA2024-0027

NATURE OF REQUEST

Arvada House is requesting approval of an Alternative Sign Program (ASP) to allow for murals on the residential building facade.

LOCATION AND HISTORY

The Arvada House building is located W. 58th Place and Kipling Parkway, more specifically at 10175 W. 58th Place. Arvada House has 88 residential units and is an age restricted, independent living facility for seniors that has been in existence since the mid 1970's. The six-story building is currently undergoing a number of renovations to both the interior and exterior of the facility. The exterior renovations include changing out and enlarging windows, replacing the main entry door, adding outdoor privacy screens for ground floor units, enhanced landscaping, and adding a new pergola for the enjoyment of the residents. In addition, the exterior of the building has been painted with the body of the building white and the balconies a muted orange color. To further enhance the building appearance, Arvada House is seeking approval of a mural on the south and west ends of the building.

NEIGHBORHOOD MEETING

Division 8-2-2 of the Land Development Code (LDC) 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 virtually on March 28, 2024. The neighborhood meeting notices were sent to surrounding neighbors and included the proposed building elevations. However, the applicant, their design team, and staff were the only attendees and as such, the allotted time was utilized to discuss the details of the proposed project as further explained in the attached meeting summary.

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 500 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

This application was submitted on March 29, 2024 and completed one round of review following the public hearing review track.

ALIGNMENT WITH CITY COUNCIL STRATEGIC PLAN

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

ZONING AND LAND USE

The subject property is currently zoned MX-U (Mixed Use - Urban) which allows for residential uses, subject to Conditional Use approval. Due to the existence of this facility prior to the recent code adoptions, a conditional use approval is not necessary and the development is considered to be legal. Given the MX-U zoning designation, signage shall be subject to the Mixed Use sign district standards.

Surrounding properties are zoned and utilized as follows:

Direction	Zoning	Actual Use
North	R-24 (High Density Residential)	Multifamily Buildings
South	MX-U (Mixed Use – Urban)	King of Glory Church
East and Northeast	MX-U (Mixed Use – Urban)	Multifamily – under construction
West	R-24 (High Density Residential)	Multifamily Buildings

PROJECT ANALYSIS

Compliance with the Comprehensive Plan

The Comprehensive Plan designates this area as Mixed Use which allows for a wide range of land uses including: retail, office, light industrial, and medium and higher density residential uses. As noted above, the Arvada House is considered legal. The proposed murals included in the Arvada House ASP are in conformance with the Comprehensive Plan.

Alternative Sign Program Analysis

The Alternative Sign Program provisions of the Land Development Code provide the opportunity to allow for signage that is not in strict conformance with the standards, requirements, and limitations of the code provided the ASP results in a substantially improved, comprehensive, and unified proposal.

The Arvada House ASP will differ from the standard allowed signage of the LDC in two areas as noted below:

The Land Development Code regulations for Mural Wall Signs are as follows:

- | | |
|--------------------------|--|
| 1. Maximum Number: | 1 per Building |
| 2. Maximum Sign Area: | Allowed on the entire elevation. |
| 3. Lighting: | Must be externally lit. |
| 4. Residential Building: | Not allowed on residential buildings. |
| 5. Projection: | Not project more than 6 inches from the plane of the wall. |

The proposed Alternative Sign Program:

- | | |
|--------------------------|---|
| 1. Maximum Number: | 2 per this Building |
| 2. Maximum Sign Area: | Upper portions of Building facades. |
| 3. Lighting: | No lighting is proposed at this time. |
| 4. Residential Building: | Allowed on residential building. |
| 5. Projection: | Flush to wall with no projection. |

Comparative Analysis:

1. Maximum Number: The Arvada House is a rectangular building that has the long side of the building running east/west across the property and the short end of the building on the west, facing Kipling Parkway. The largest mural will be located on the front side of the building that faces south toward W. 58th Place and the King of Glory Church. To provide a more cohesive design, Staff requested the applicant to consider extending the design to the west end of the building that faces Kipling Parkway. The north and east sides of the building are less visible to the public. The east side faces the Morgan Ralston Creek multifamily development that is currently under construction and will be 64 feet tall. The north side of the building is lined with existing trees and multifamily buildings.
2. Sign Area: The more intense colors of the mural will be located adjacent to the windows of the upper floor units and then the color intensity fades completely away midway down the facade. While the LDC allows for murals to cover the entire wall elevation, the proposed geometric floral design will only cover the upper portions of the south side of the building, between the balconies and a smaller portion on the center of the end facade facing Kipling Parkway. While the proposed Alternative Sign Program shows murals on two sides of the building, the total area will be less than if the entire south facade was a mural.

3. Lighting: In compliance with the LDC, no lighting will be associated with this alternative sign program.
4. Residential Building: The intent of the LDC is to allow murals on non-residential buildings and not on smaller residential structures. However, this six-story building has a building form much like that of office or commercial structures where larger portions of the building facade would be otherwise left blank. To add artistic interest and character to this building, the alternative sign program is requesting to allow these murals on the taller senior living facility. Additionally, as mentioned previously, the building is located within a mixed use zoning district. As such, the building could include a mix of uses, and therefore could be allowed to have a mural on one façade.
5. Projection: In conformance with the LDC, these murals will be painted flush to the building facade and as such will have no projection.

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:

Div. 8-3-7 Alternative Sign Program Approval Criteria		Finding	Rationale
1.	Setbacks or required landscape area for detached signs may be different from the requirements of Chapter 6, Signs, if it is demonstrated that there is no impact on public safety, utility easements, or mature trees, and the aesthetic impact of the modification is appropriately mitigated.	Complies	All proposed signs shall meet the standard setback and landscape requirements of the LDC. All signage shall also be located outside of utility easements.
2.	All signs shall be architecturally integrated into or complimentary to the design and materials of the buildings and character of the site, and shall use similar and coordinated design features, materials and colors. The Alternative Sign Program shall establish or continue an integrated architectural vocabulary and cohesive theme for the development.	Complies	The Arvada House establishment consists of only one building and as such the alternative sign program will seek to have a cohesive theme in and among itself rather than establish a design for an entire development. The two murals will be located on the public facing street frontage to provide a cohesive design for the overall building.

3. The height, sign area, type, number and location of signs permitted through the Alternative Sign Program shall be established based on the following factors: a. The overall size of the development and the scale of the use or uses located or anticipated to be located there (larger land areas and scales of use tend to favor larger signs and / or more signs); b. The relationship between the building setback and sign location (higher visibility signage may be appropriate for buildings with lower visibility); c. The property frontage (larger property frontages may justify more or larger signs, particularly if the length of the property frontage tends to prevent sign clutter by allowing additional spacing between signs); d. Access and visibility to the property (limitations on access or visibility may justify relocation or resizing of signs according to an Alternative Sign Program); e. Intended traffic circulation pattern; f. Creation of a more obvious hierarchy of signage; g. Improvement of the relationship between the property and adjacent properties or land uses; h. Proximity of the property to elevated limited access highways; and i. Consistency with the objectives and design policies of the Comprehensive Plan, special area plans, urban renewal plans, and any applicable land use plans, design plans, or design guidelines approved by the City for the area in which the Alternative Sign Program is proposed.	Complies	Murals are allowed to cover the entire building façade, per the LDC. This design will consist of a geometric leaf design that has its most intense colors at the top of the building and then fades out as it descends down toward the middle of the building façade. The leaf patterns will only be located on the blank white portions of the building, between the colored balconies. As such, the sign height, type and area will comply with the standard sign requirements of the LDC. However, per the standard signage requirements of the LDC, only one mural is allowed per building. At Staff's request, a mural was added on the west end of the building to provide a cohesive design for the overall building and an enhanced elevation from the highly trafficked Kipling Parkway corridor. Section 6-1-5-1A of the Land Development Code also does not allow murals on buildings that are used exclusively for residential purposes. Staff supports this ASP request since the building form is similar in character to that of office buildings and other non-residential structures.
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STAFF RECOMMENDATION

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

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

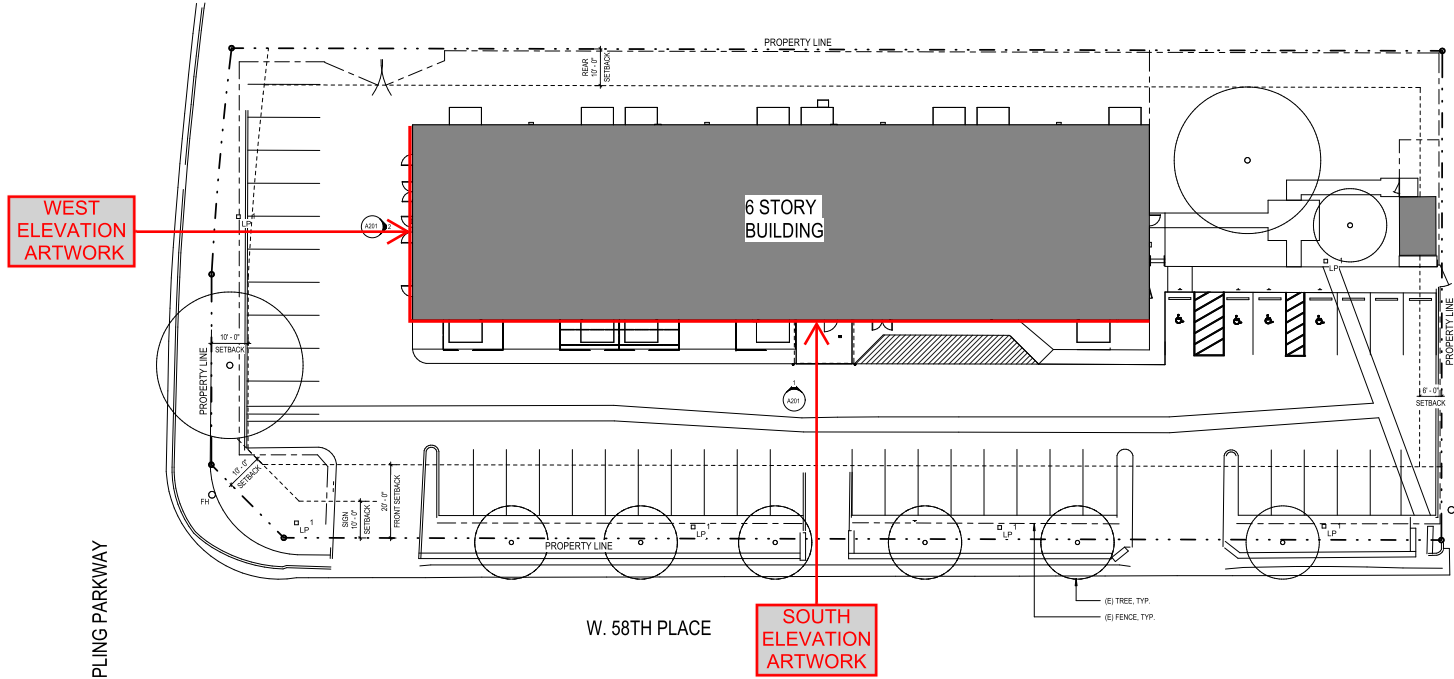


MEMO

Date:	03.29.2024
To:	City of Arvada Planning Staff
From:	Caddis Collaborative
Regarding:	PA2024-0027 Neighborhood Meeting

The project team sent out written notices to the surrounding neighborhood in advance of the Neighborhood Meeting held on the evening of March 28, 2024. While waiting for participants, the project team talked through the timeline associated with the submittal and approval process. Twenty minutes after the beginning of the meeting, the only attendees of the meeting were the project owner, the façade treatment team, the architecture team, and the local planning staff. The façade treatment and architecture teams went through their presentation for the local planning staff. The presentation went over project goals along with the artist and her inspiration for the project. They then went through the approved concept for the front and west faces of the project, ending with an overview of the curatorial team. Throughout and at the end of the presentation, the planning staff gave them feedback.

Rev#	Date	Description
1	03/15/2023	Permit review response
8	11/02/23	CA Rev#1
9	11/02/24	CA Rev#2
11	03/29/24	CA Rev#3



SITE PLAN NOTES

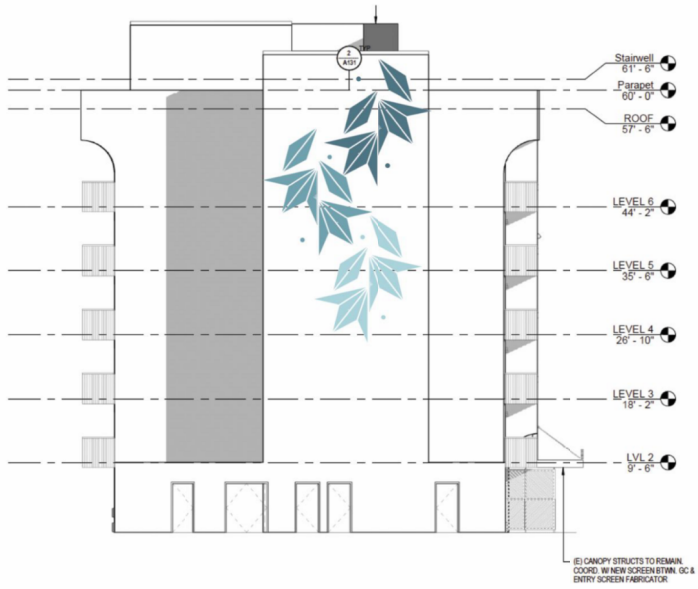
1. SITE PLAN IS FOR REFERENCE. THE NOTED PROPERTY LINES EXTENTS AND CORNERS MUST BE VERIFIED BY A LICENSED SURVEYOR OR IF REQUIRED FOR NEW WORK PROPOSED TO VERIFY SETBACKS AS REQUIRED.
2. PRIOR TO COMMENCING ANY EXCAVATION, FOR POSSIBLE NEEDED SANITARY LINE REPLACEMENT DUE TO AGE AND CONDITION, TRENCHING OR DIGGING, UNDERGROUND UTILITIES, BOTH USED AN UNMAINTAINED LINES, SHALL BE LOCATED BY A QUALIFIED COMPANY. INFORM ARCHITECT AND OWNER IF CONFLICT BETWEEN PROPOSED WORK AND LOCATED UTILITIES ARE FOUND. UTILITIES INCLUDE, BUT ARE NOT LIMITED TO: POWER, GAS, SEWER, WATER, TELECOMMUNICATIONS, IRRIGATION, SYSTEM CONTROLS, ETC.
3. CALL UTILITY NOTIFICATION CENTER BY DIALING 811 FOR UTILITY LOCATES PRIOR TO CONSTRUCTION.

LEGEND

LP 1 LIGHT POLE

1/16" = 1'-0"

0 10 20



Palette

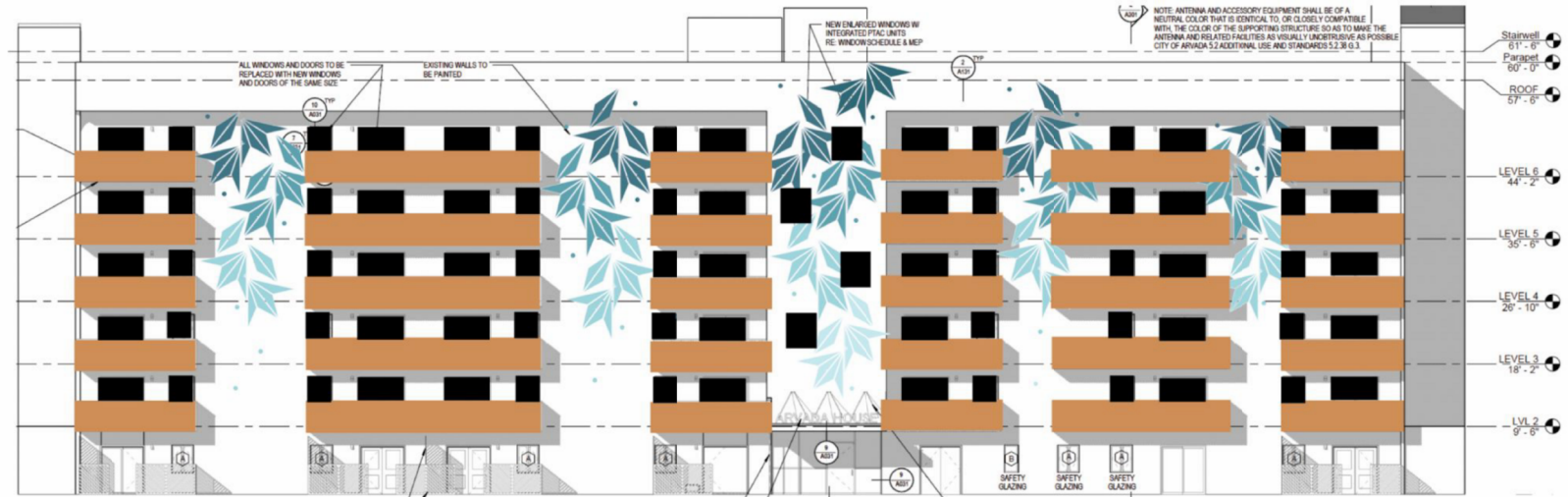
1. Floral Flows



SW 6776 Blue Nile	SW 6773 Rapture Blue
SW 6772 Cay	SW 6771 Bathe Blue

Image 191 Arvada House Facade

2 WEST ELEVATION - FACADE TREATMENT
1/8" = 1'-0"



1 SOUTH ELEVATION - FACADE TREATMENT
1/8" = 1'-0"

Arvada House Facade Treatment

Planning Commission Hearing 5/7/2024

DA2024-0027

8-3-7-2 Alternative Sign Program



Property Location

10175 W 58th Place



Property Information

Zoning: MX-U (Mixed Use Urban)

Lot Area: 41,995 sf (0.96 AC)

Building Area: 60,870 sf

Stories: 6

Built: 1975



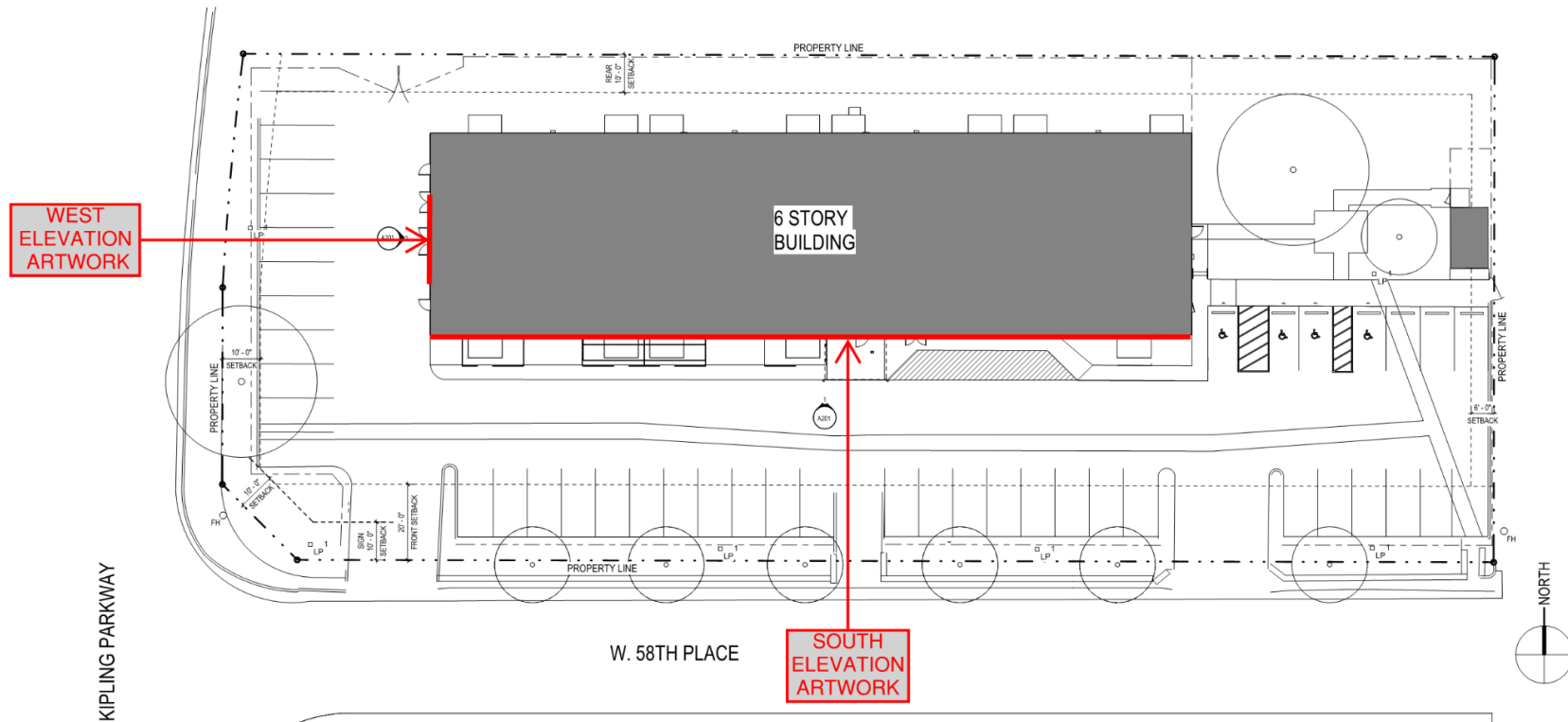
Intent Statement

- Facade treatment is part of building and site-wide improvements to increase livability, refresh aesthetic appeal, and extend building's useful life for Arvada senior residents.
- Create an attractive graphic element and aesthetic experience of place for both residents and members of Arvada's community on blank building facades.

Project Goals

- Engage Sandra Fettingis, a local artist, to create art.
- Use local inspiration for the forms and proposed colors
 - Colorado wildflowers
 - Colorado skies and mountain ranges
 - Use organic, geometric shapes
- Activate spaces between balconies
- Create an appreciation of pattern and connection for viewers, activate memories and relationships to place

Site Plan



Elevation:

West

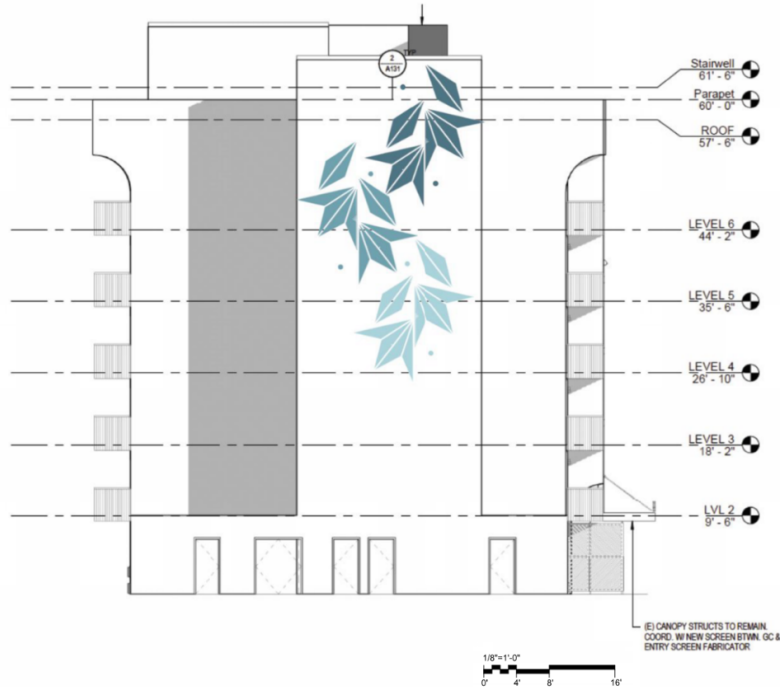
Facade Area: 3,394 sf

Artwork Area: 308 SF

Color Palette:

SW 6776	SW 6773
Blue Nile	Rapture Blue
SW 6772	SW 6771
Cay	Bathe Blue

©2017 Arcadis House Miami



Elevation:

South

Facade Area: 11,079 sf

Artwork Area: 1,570 sf



1 SOUTH ELEVATION - FACADE TREATMENT
1/8" = 1'-0"

Thank You



REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.B.

TO: PLANNING COMMISSION

DATE: May 7, 2024

SUBJECT: Four (4) Major Modification, for Indian Tree Golf Course Cart Barn, a 0.7 acre parcel of land generally located 7555 Wadsworth Blvd.

Motion

That a Major Modification, for Indian Tree Golf Course Cart Barn, a 0.7 acre parcel of land generally located 7555 Wadsworth Blvd., be recommended to City Council for (approval subject to the condition stated in the Staff Report, Item(s) 1 -through 4, Page 4) (denial).

This motion is based on the findings of fact and approval criteria on Page(s) 4 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).

Prepared by:

Dixielee Rodriguez, Administrative Specialist

Reviewed by:

Approved by:

Shane Greenburg, Planner II

5/2/2024

Josie Suk, Development Systems and Administrative Manager

5/2/2024

Rob Smetana, Planning Manager

5/2/2024

Emily Grogg, Senior Assistant City Attorney

5/2/2024

Jessica Garner, Director of Community and Economic Development

Enclosure, exhibits & attachments required to support the report

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

Indian Tree Golf Course Cart Barn
Major Modification
DA2023-0043

NATURE OF REQUEST

Apex Park & Recreation District is requesting approval of Major Modifications for a golf course related building.

The project is to be located on an approximately 0.61-acre site within the Indian Tree Golf Course. The project will include the construction of a one-story, 6,780-sq. ft. building used for golf cart storage.

MAJOR MODIFICATIONS REQUESTED

The Applicant is requesting modifications to the Arvada Land Development Code (LDC) standards as part of this project. Those modifications are:

1. Section 5-1-2-3B - Massing:
A monolithic appearance when viewed from a street.
2. Section 5-1-2-3C6 - Windows/Transparency:
No windows on three facades.
3. Section 5-1-2-3C8c – Roof Design:
A continuous roof ridgeline greater than 35-feet long.
4. Section 5-1-2-3C8d – Roof Design:
No eave overhangs of at least one foot.

Due to the location of the building within a golf course and away from residential properties (approximately 815 feet) or streets (approximately 670 feet), Staff recommends approval of the Major Modifications.

LOCATION AND HISTORY

The subject property is located 7555 Wadsworth Blvd and is currently used as a golf course.

NEIGHBORHOOD MEETING

Due to the location of the proposed building being far from residential properties and streets, the Director determined that a neighborhood meeting would not be necessary.

PUBLIC NOTIFICATION

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

Written Notice: Due to the location of the proposed building being far from residential properties and streets, the Director determined that written notice was unnecessary.

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 submitted on June 12, 2023. Staff met review deadlines, per the development review timeline.

ALIGNMENT WITH CITY COUNCIL STRATEGIC PLAN

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

ZONING AND LAND USE

The subject property is currently zoned Open Space (OS) and is approximately .6 acres in size.

Surrounding properties are zoned and utilized as follows:

Direction	Zoning	Actual Use
North	Open Space	Golf Course
South	Open Space	Golf Course
East	Open Space	Golf Course
West	Open Space	Golf Course

PROJECT ANALYSIS

Building Design

The building design of the project meets all requirements except:

1. Section 5-1-2-3b – Massing:

The building does have a monolithic appearance when viewed from a street. However, the street is located approximately 670 feet away from the nearest façade of the building, with minimal visibility from Wadsworth Boulevard. Additionally, a portion of the view is obscured by an intervening building, which is also located on the golf course property.

2. Section 5-1-2-3C6 – Windows/Transparency:

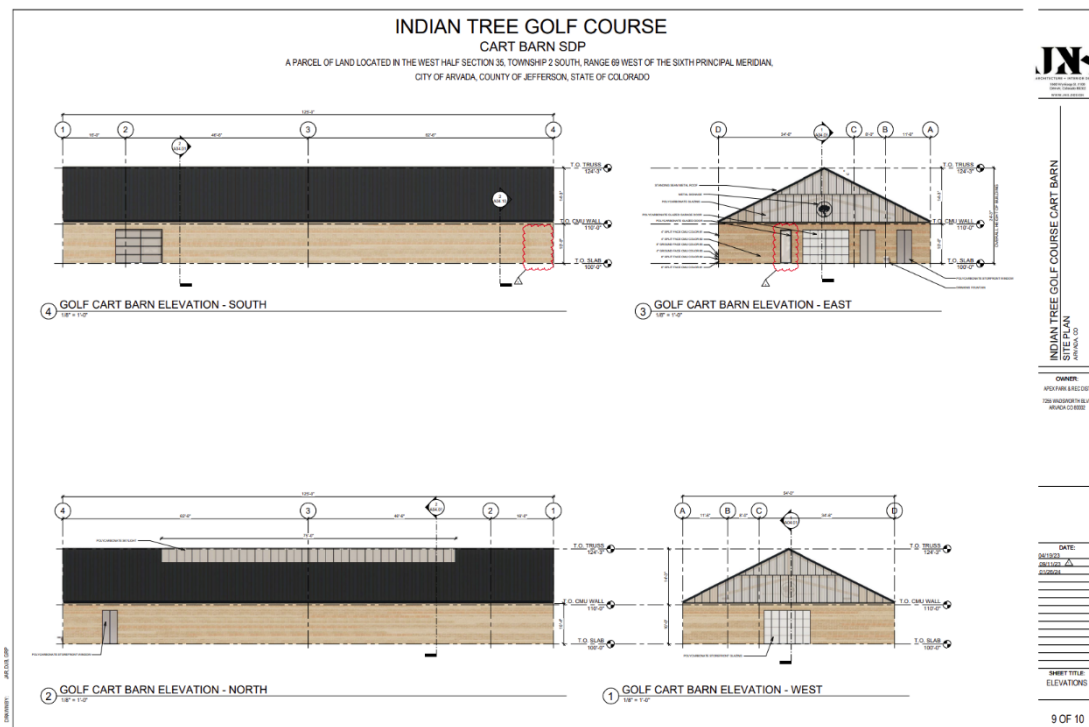
There are no windows on three of the building facades, with limited windows on the other elevation. The LDC requires that 20 percent of each elevation have windows. However, given the distance to adjacent streets and residential uses and the intervening building and landscaping on the golf course, the elevations will not be easily viewed by the public outside of the golf course grounds.

3. Section 5-1-2-3C8c – Roof Design:

The LDC prohibits a continuous roof ridgeline greater than 35-feet long. However, as with the other Major Modifications, the distance from adjacent streets and residential areas minimizes the impact of the ridgeline outside of the golf course property.

4. Section 5-1-2-3C8d – Roof Design:

The LDC requires a roof overhang of at least one foot. Again, the limited visibility of this building outside of the golf course property minimizes the impact of the Major Modification.



LAND DEVELOPMENT CODE APPROVAL CRITERIA

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

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

Div. 8-3-11 Major Modification Approval Criteria	Finding	Rationale
1. The requested modification is consistent with the Comprehensive Plan and the stated purpose of the applicable zoning district.	Complies	The building meets the needs of golf course employees and customers.
2. The requested modification addresses a unique situation or incorporates creative site design.	Complies	Due to the location of the building within a golf course it is subject to damage from golf balls.
3. The requested modification will not result in incompatible development.	Complies	The building is compatible with the use.
4. The requested modification will have no significant adverse impact on the health, safety or general welfare of surrounding property owners or the general public.	Complies	The building will not impact health, safety, or general welfare.
5. Any adverse impacts resulting from the modification will be mitigated to the extent reasonably feasible.	Complies	The building has been placed among existing vegetation and away from streets and residences.

STAFF RECOMMENDATION

Based upon project analysis and review of the Land Development Code approval criteria, Staff recommends approval of the Major Modifications by the Planning Commission.

INDIAN TREE GOLF COURSE

CART BARN SDP

A PARCEL OF LAND LOCATED IN THE WEST HALF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN , CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO

GENERAL NOTES:

- ANY PROPOSED FENCES, WALLS, SIGNS AND ACCESSORY STRUCTURES SHOWN ON THIS PLAN ARE ILLUSTRATIVE ONLY AND SUBJECT TO SEPARATE REVIEWS AND PERMITS.
- FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED WITH AN APPROVED ALL-WEATHER SURFACE (CONCRETE OR ASPHALT) AND SHALL BE CAPABLE OF SUPPORTING AN IMPOSED LOAD OF 85,000 POUNDS.
- THE APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED DURING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE AFPD. THE FIRE APPARATUS ACCESS ROADS SHALL CONSIST OF THE FIRST LIFT OF ASPHALT OR CONCRETE AND SHALL BE PROVIDED PRIOR TO COMMENCING VERTICAL CONSTRUCTION. ALTERNATIVE TEMPORARY FIRE APPARATUS ACCESS ROAD MATERIALS AND/OR DESIGNS SHALL BE APPROVED AND PERMITTED BY THE AFPD. THE PRIVATE ROADS THROUGH THE SITE SHALL BE DEDICATED ON THE FINAL PLAT AS "FIRE APPARATUS ACCESS ROADS" OR OTHER SIMILAR LANGUAGE AS REQUIRED BY THE CITY OF ARVADA.
- A 3'- 0" CLEAR SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS AND NOT OBSTRUCTED.
- FIRE HYDRANTS SHALL BE INSTALLED AND OPERATIONAL TO PROVIDE THE MINIMUM REQUIRED FIRE FLOW PRIOR TO COMMENCING VERTICAL CONSTRUCTION.
- DURING CONSTRUCTION AND UPON COMPLETION THERE SHALL BE BUILDING SIGNAGE PROVIDED, A MINIMUM OF 0'- 4" INCHES HIGH WITH A 0.5" STROKE AND VISIBLE FROM THE STREET OR ROAD FRONTING THAT BUILDING.
- THE CITY OF ARVADA IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE SURVEY DATA SHOWN HEREIN. THE CITY OF ARVADA'S REVIEW IS FOR GENERAL COMPLIANCE WITH ARVADA'S LAND DEVELOPMENT CODE. THE CITY OF ARVADA, THROUGH THE ACCEPTANCE OF THE PLAT/SITE PLAN, ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF PLAT/SITE PLAN. THE ACCURACY OF SURVEY INFORMATION INCLUDING BOUNDARY INFORMATION, MONUMENTATION, LOT LINES, ETC IS THE SOLE RESPONSIBILITY OF THE LICENSED SURVEYOR NAMED HEREIN.

NARRATIVE SUMMARY:

THE INDIAN TREE CART BARN PROJECT IS LOCATED ON THE EXISTING GOLF COURSE THAT ADDS A CART BARN WITH ASSOCIATED WATER AND SANITARY SERVICES AND MINOR DRAINAGE IMPROVEMENTS.

THE PROJECT ALSO INCLUDES ABOUT 1,150± LF OF PROPOSED WATER MAIN TO SERVICE THE CART BARN AND FUTURE GOLF COURSE PROJECTS.

ADDRESS/DESCRIPTION

PROPOSED CART BARN
7555 WADSWORTH BLVD,
ARVADA, CO 80003

BASIS OF BEARING: BEARINGS ARE BASED ON LINE BETWEEN TWO SURVEY SITE CONTROL POINTS BEARING N84°55'24"E AND BEING MONUMENTED BY A #4 REBAR FLUSH WITH THE GROUND IN MAIN ENTRY WAY LANDSCAPE CIRCLE APPROXIMATELY THREE FEET EAST OF THE TREE AND BY A #4 REBAR FLUSH WITH THE GROUND NEAR THE ENTRANCE MEDIAN LOCATED ABOUT 8 FEET EAST OF THE FIRE HYDRANT.

BENCHMARK

ELEVATIONS ARE BASED ON THE NGS BM #S411, A PUNCH IN THE TOP OF A STEEL ROD, 71 FEET WEST OF THE CENTERLINE OF FEDERAL BOULEVARD AND 16 FEET EAST OF THE NORTH-SOUTH CENTERLINE OF THE GRAVEL DRIVE AND EAST A RIGHT-OF-WAY FENCE.

ELEVATION = 5285.57 FEET (NAVD1988) DATUM.



SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
1	COVER
2	SITE PLAN
3	SITE PLAN GRADING
4	OVERALL UTILITIES
5	TREE PROTECTION PLAN
6	LANDSCAPE PLAN
7	LANDSCAPE DETAILS
8	ARCH ELEVATIONS
9	ARCH FLOOR & ROOF PLAN
10	SITE LIGHTING PHOTO METRIC

ENGINEER:
MARTIN/MARTIN CONSULTING ENGINEERS (ATTN: DAVID LE)
12499 WEST COLFAX AVENUE
LAKEWOOD, CO 80215
(303) 431-6100
DLE@MARTINMARTIN.COM

ARCHITECT:
JNS ARCHITECTURE (ATTN: GREG LEMON)
1600 WYNKOOP STREET, SUITE 100
DENVER, CO 80202
(303) 892-7062
GREG@JNS.DESIGN

OWNER:
APEX PARK AND RECREATION DISTRICT (ATTN: ALAN ABRAMS, DIRECTOR OF GOLF)
13150 W. 72ND AVE
ARVADA, CO 80005
(303) 409-2107
ALANA@APEXPD.ORG

ADDRESS:
PROPOSED CART BARN
7555 WADSWORTH BLVD,
ARVADA, CO 80003

LEGEND

EXISTING		PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	SECTION LINE	---
---	EASEMENT	---
///	RETAINING WALL	///
==	CURB & GUTTER	==
==	CURB & GUTTER (SPILL)	==
==	CURB & GUTTER (CATCH)	==
	HEAVY DUTY DRIVE LANES	
	CONCRETE/ SIDEWALK	
---	CONTOURS	---
---	UTILITY CROSSING	---
---	STORM SEWER	---
---	STORM MANHOLE	---
---	ROOF DRAIN	---
---	STORM INLET	---
---	FLARED END SECTION	---
---	SANITARY SEWER	---
---	SANITARY MANHOLE	---
---	CLEAN OUT	---
---	WATER LINE	---
---	WATER VALVE	---
---	FIRE HYDRANT	---
---	WATER METER	---
---	IRRIGATION LINE	---
---	IRRIGATION CONTROL	---
---	OVERHEAD ELECTRIC	---
---	ELECTRIC LINE	---
---	LIGHT POLE	---
---	POWER POLE	---
---	ELECTRIC METER	---
---	TELEPHONE LINE	---
---	TELEPHONE PEDESTAL	---
---	CABLE TV	---
---	GAS LINE	---
---	FIBER OPTIC	---
---	MONITOR WELL	---
---	SIGN	---
---	DIRECTION OF FLOW	---
---	GRADING ARROW	---
---	DECIDUOUS TREE	---
---	EVERGREEN TREE	---
---	BUSH/SHRUB	---
---	SPOT ELEVATIONS	---
---	DRIVE	---



INDIAN TREE GOLF COURSE CART BARN

SITE PLAN

ARVADA, CO

OWNER:

APEX PARK & REC DIST

7255 WADSWORTH BLVD
ARVADA CO 80002

DATE:

01/24/24

SHEET TITLE:

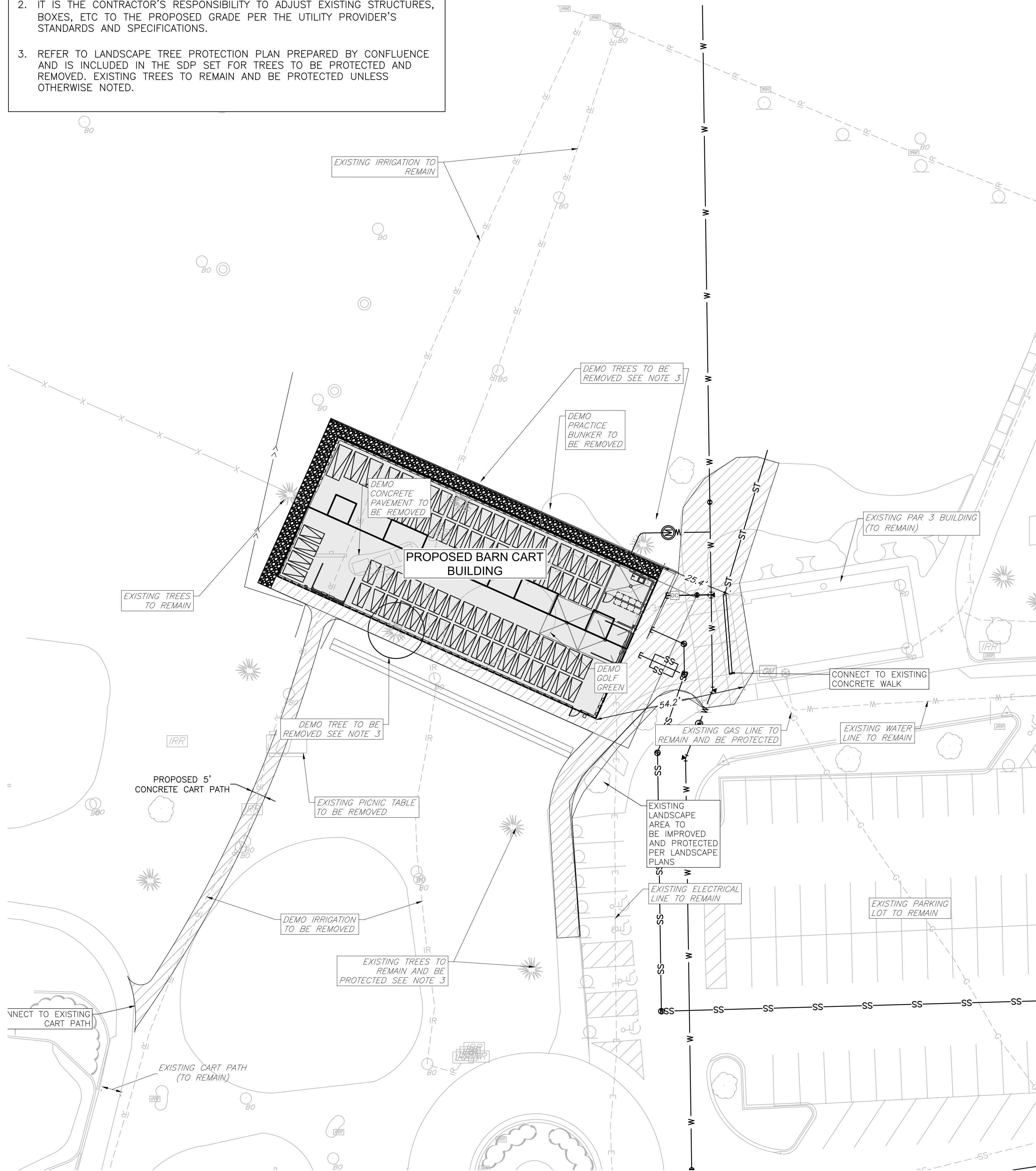
COVER

- NOTES:
1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION AND FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY CROSSING, RELOCATION, PROTECTION REQUIRED. REPAIR OF DAMAGED UTILITIES SHALL BE AT THE CONTRACTOR'S EXPENSE, INCLUDING BUT NOT LIMITED TO UNKNOWN UNDERGROUND UTILITIES.
 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ADJUST EXISTING STRUCTURES, BOXES, ETC TO THE PROPOSED GRADE PER THE UTILITY PROVIDER'S STANDARDS AND SPECIFICATIONS.
 3. REFER TO LANDSCAPE TREE PROTECTION PLAN PREPARED BY CONFLUENCE AND IS INCLUDED IN THE SDP SET FOR TREES TO BE PROTECTED AND REMOVED. EXISTING TREES TO REMAIN AND BE PROTECTED UNLESS OTHERWISE NOTED.

INDIAN TREE GOLF COURSE

CART BARN SDP

A PARCEL OF LAND LOCATED IN THE WEST HALF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN , CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO



LEGEND	
EXISTING	PROPOSED
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	SECTION LINE
	EASEMENT
	RETAINING WALL
	CURB & GUTTER
	CURB & GUTTER (SPILL)
	CURB & GUTTER (CATCH)
	HEAVY DUTY DRIVE LANES
	CONCRETE/ SIDEWALK
	GRAVEL PATH
	CONTOURS
	UTILITY CROSSING
	STORM SEWER
	STORM MANHOLE
	ROOF DRAIN
	STORM INLET
	FLARED END SECTION
	SANITARY SEWER
	SANITARY MANHOLE
	CLEAN OUT
	WATER LINE
	WATER VALVE
	FIRE HYDRANT
	WATER METER
	IRRIGATION LINE
	IRRIGATION CONTROL
	OVERHEAD ELECTRIC
	ELECTRIC LINE
	LIGHT POLE
	POWER POLE
	ELECTRIC METER
	TELEPHONE LINE
	TELEPHONE PEDESTAL
	CABLE TV
	GAS LINE
	FIBER OPTIC
	MONITOR WELL
	SIGN
	DIRECTION OF FLOW
	GRADING ARROW
	DECIDUOUS TREE
	EVERGREEN TREE
	BUSH/SHRUB
	SPOT ELEVATIONS
	DRIVE



INDIAN TREE GOLF COURSE CART BARN

SITE PLAN

ARVADA, CO

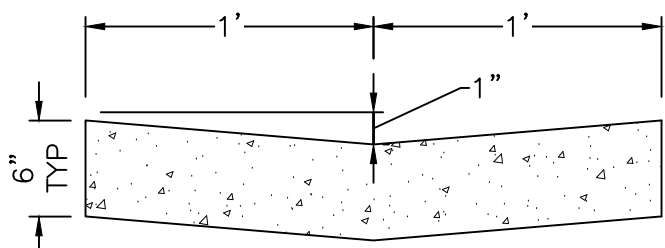
OWNER:
APEX PARK & REC DIST
7255 WADSWORTH BLVD
ARVADA CO 80002

DATE:
01/24/24

SHEET TITLE:
SITE PLAN

INDIAN TREE GOLF COURSE
CART BARN SDP

A PARCEL OF LAND LOCATED IN THE WEST HALF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL
MERIDIAN, CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO



NOTE:
SAWCUT OR TOOLED JOINT AT 10' O.C.

2' CONCRETE PAN
NOT TO SCALE

DETAILED GRADING NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION AND FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY CROSSING, RELOCATION, PROTECTION REQUIRED. REPAIR OF DAMAGED UTILITIES SHALL BE AT THE CONTRACTOR'S EXPENSE, INCLUDING BUT NOT LIMITED TO UNKNOWN UNDERGROUND UTILITIES.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ADJUST EXISTING STRUCTURES, BOXES, ETC TO THE PROPOSED GRADE PER THE UTILITY PROVIDER'S STANDARDS AND SPECIFICATIONS.
- ALL PROPOSED SIDEWALKS SHALL HAVE MAX CROSS SLOPE OF 1.8% AND MAX LONGITUDINAL SLOPE OF 4.8%.

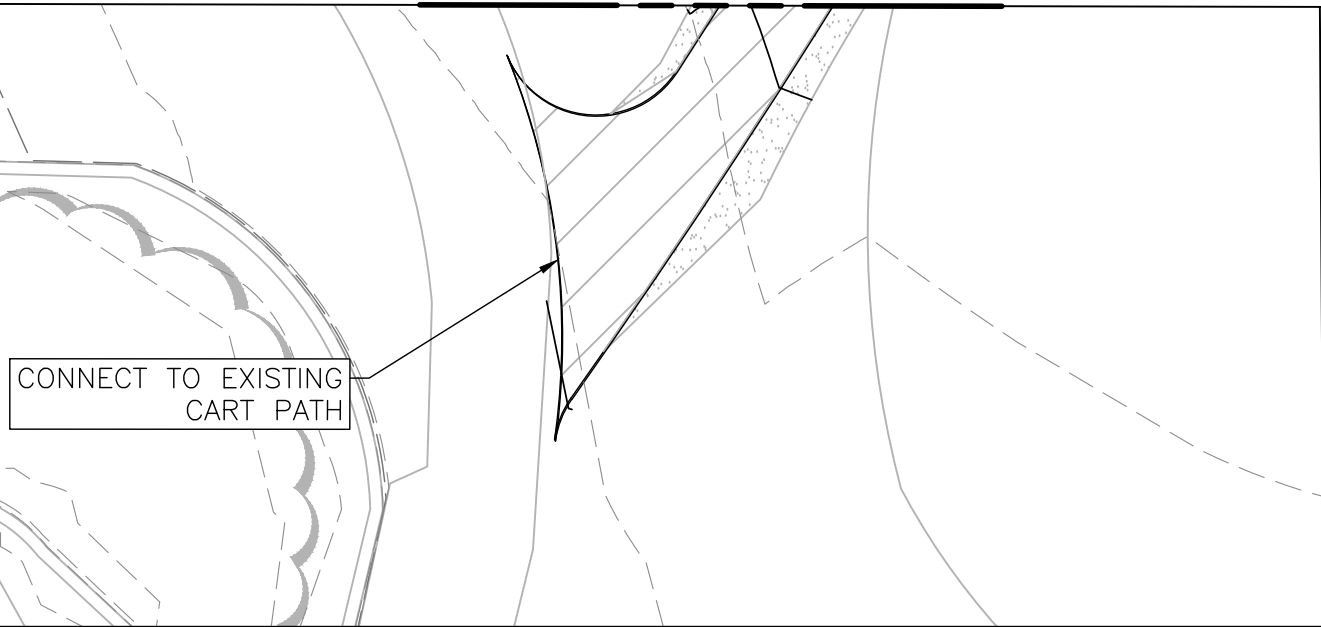
LEGEND

EXISTING		PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	SECTION LINE	---
---	EASEMENT	---
---	RETAINING WALL	---
---	CURB & GUTTER	---
---	CONTOURS	---
---	STORM SEWER	---
---	STORM MANHOLE	---
---	ROOF DRAIN	---
---	INLET	---
---	FLARED END SECTION	---
---	SIGN	---
---	GRADING ARROW	---
---	DECIDUOUS TREE	---
---	EVERGREEN TREE	---
---	BUSH/SHRUB	---
---	DRIVE	---
---	ELEV.	---
---	SPOT ELEVATIONS	---

TYPICAL BUILDING SECTION
WITH ADJACENT SIDEWALK
Not to Scale

TYPICAL BUILDING SECTION
WITH NO ADJACENT
SIDEWALK OR CONCRETE
Not to Scale

MATCHLINE SEE LEFT VIEW



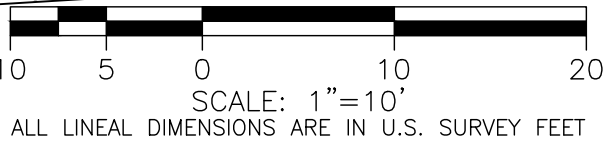
INDIAN TREE GOLF COURSE CART BARN
SITE PLAN
ARVADA, CO

OWNER:
APEX PARK & REC DIST
7255 WADSWORTH BLVD
ARVADA CO 80002

DATE:
01/24/24

SHEET TITLE:
SITE PLAN GRADING

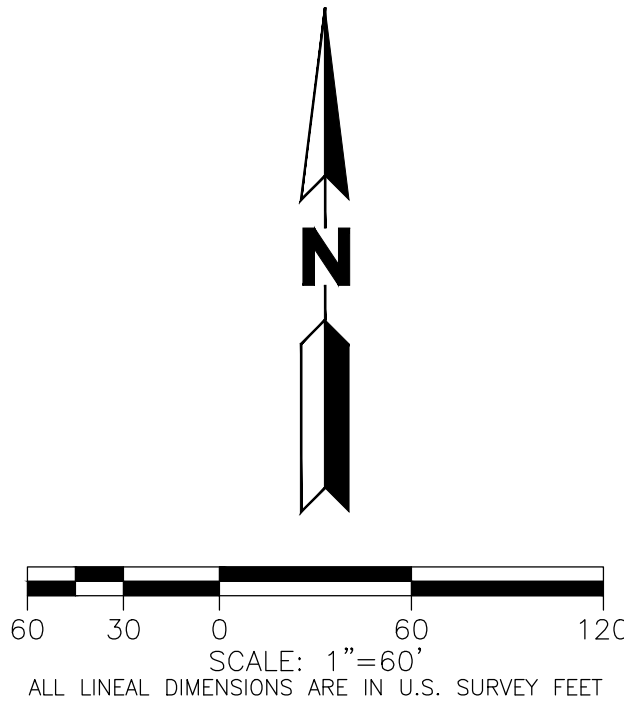
MATCHLINE SEE RIGHT VIEW



SCALE: 1"=10'
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

INDIAN TREE GOLF COURSE
CART BARN SDP

A PARCEL OF LAND LOCATED IN THE WEST HALF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL
MERIDIAN , CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO



LEGEND

EXISTING		PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	SECTION LINE	---
---	EASEMENT	---
---	RETAINING WALL	---
---	CURB & GUTTER	---
---	UTILITY CROSSING	⊗
---ST---	STORM SEWER	---ST---
⊗	STORM MANHOLE	⊗
---RD---	ROOF DRAIN	---RD---
⊗	STORM INLET	⊗
<	FLARED END SECTION	⊗
---SS---	SANITARY SEWER	---SS---
⊗	SANITARY MANHOLE	⊗
⊗	CLEAN OUT	⊗
---W---	WATER LINE	---W---
⊗	WATER VALVE	⊗
⊗	FIRE HYDRANT	⊗
⊗	WATER METER	⊗
---IR---	IRRIGATION LINE	---IR---
⊗	IRRIGATION CONTROL	⊗
---OHE---	OVERHEAD ELECTRIC	---OHE---
---	ELECTRIC LINE	---
⊗	LIGHT POLE	⊗
⊗	POWER POLE	⊗
⊗	ELECTRIC METER	⊗
---T---	TELEPHONE LINE	---T---
⊗	TELEPHONE PEDESTAL	⊗
---CT---	CABLE TV	---CT---
---	GAS LINE	---
⊗	SIGN	⊗
⊗	MONITOR WELL	⊗
---	DRIVE	---
---	DRIVE	---

WATER DEMAND NOTE:

1. BASED ON ASSUMING TYPE V-B CONSTRUCTION OF ABOUT 6,780 SQUARE FEET THE MINIMUM FIRE REQUIRED FIRE-FLOW IS 2,250 GALLONS PER MINUTE.

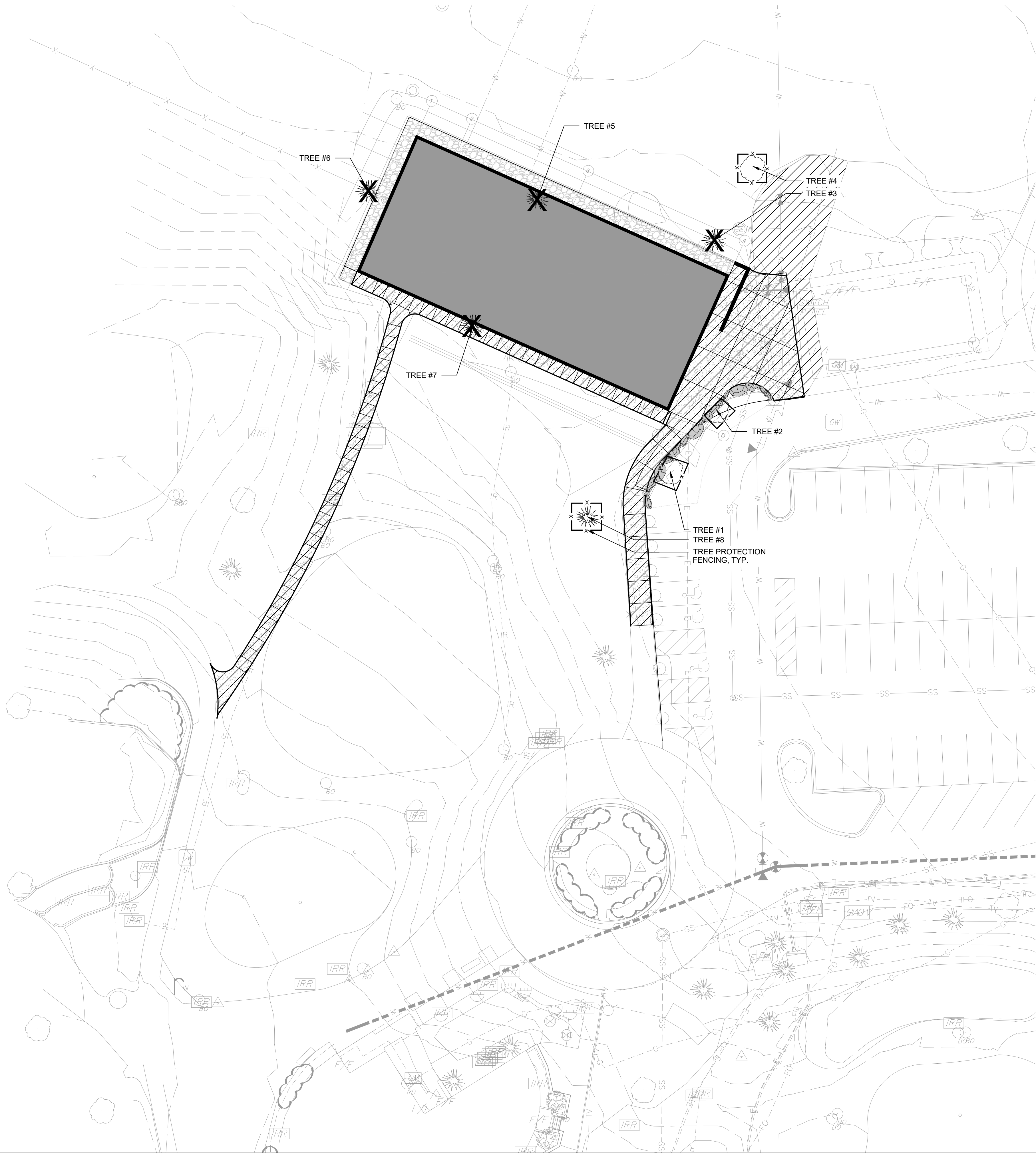
INDIAN TREE GOLF COURSE CART BARN
SITE PLAN
ARVADA, CO

OWNER:
APEX PARK & REC DIST
7255 WADSWORTH BLVD
ARVADA CO 80002

DATE:
01/24/24

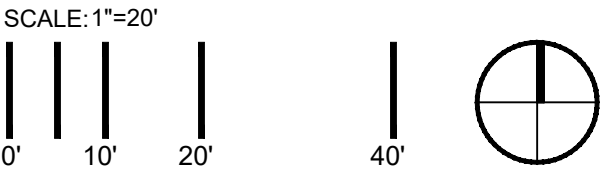
SHEET TITLE:
OVERALL UTILITIES

CHECKED BY: GRP, DML
DRAWN BY: JAR, DUB, GRP



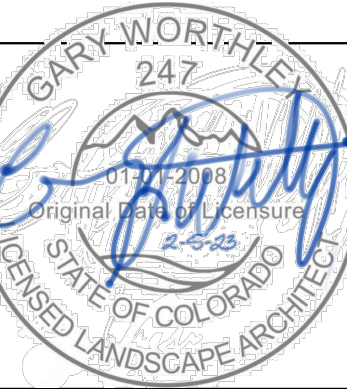
TREE EVALUATION

TREE #	SPECIES	SIZE	CONDITION	REMOVE/REMAIN
#1	GREEN VELVET ASH	16" CAL	GOOD	REMAIN
#2	GREEN VELVET ASH	15" CAL	GOOD	REMAIN
#3	PONDEROSA PINE	13" CAL	GOOD	REMOVE
#4	SILVER MAPLE	10" CAL	GOOD	REMAIN
#5	PONDEROSA PINE	12" CAL	GOOD	REMOVE
#6	PONDEROSA PINE	12" CAL	GOOD	REMOVE
#7	PONDEROSA PINE	12" CAL	GOOD	REMOVE
#8	PONDEROSA PINE	17" CAL	GOOD	REMAIN
49" TO BE REMOVED				



INDIAN TREE GOLF COURSE CART BARN
SITE PLAN
ARVADA, CO

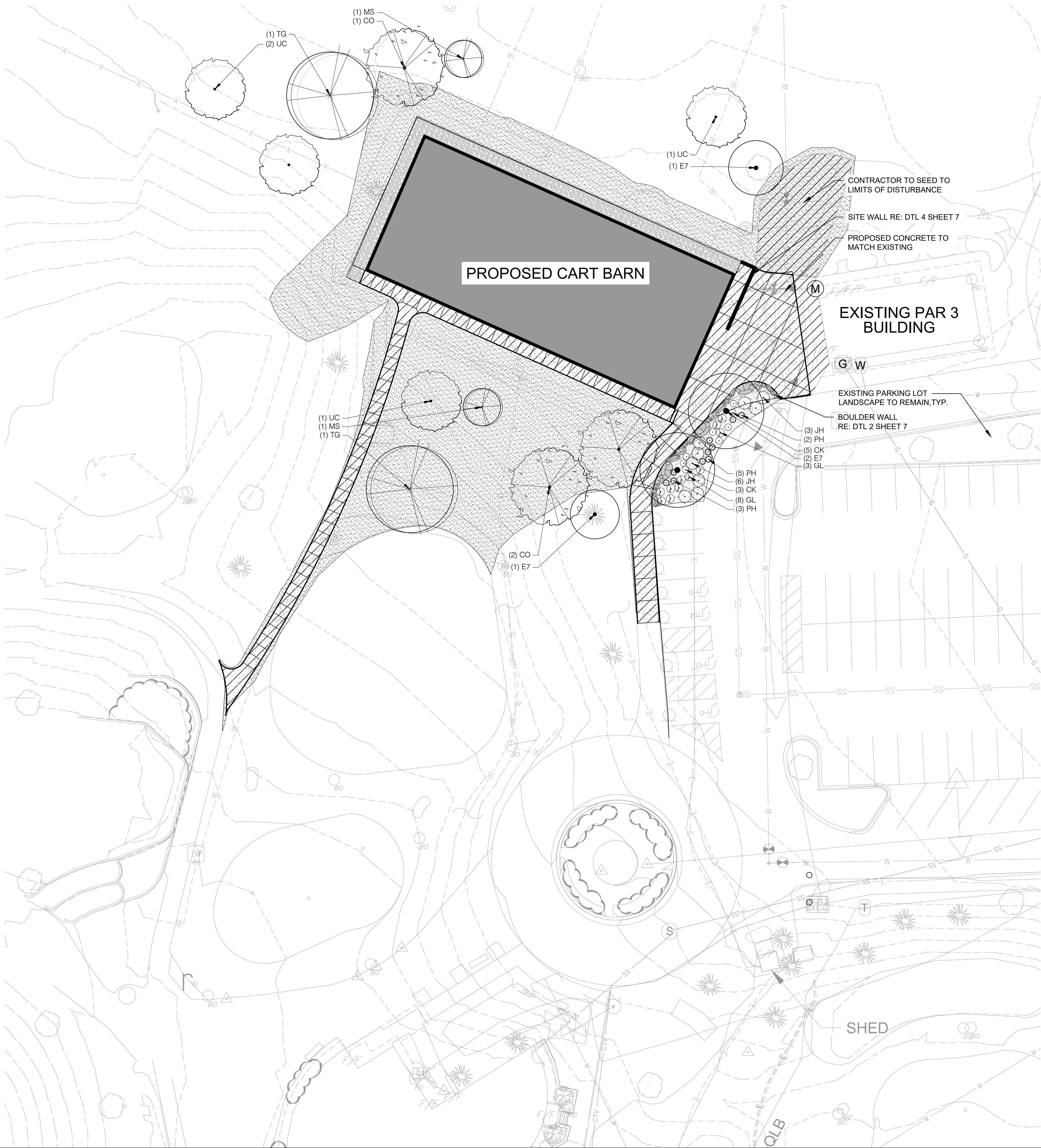
OWNER:
APEX PARK & REC DIST
7255 WADSWORTH BLVD
ARVADA CO 80002



DATE:
04/26/23
09/15/23
02/05/24

SHEET TITLE:
TREE PROTECTION
PLAN

CHECKED BY: GRP, DML
DRAWN BY: JAR, DUB, GRP



LANDSCAPE SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE
	E7	4		EXISTING TREE TO REMAIN	NONE
DECIDUOUS TREES					
	CO	3	WESTERN HACKBERRY	CELTIS OCCIDENTALIS	5" CAL
	TG	2	GREENSPIRE LITTLELEAF LINDEN	TILIA CORDATA 'GREENSPIRE'	5" CAL
	UC	4	FRONTIER ELM	ULMUS X 'FRONTIER'	5" CAL
ORNAMENTAL TREES					
	MS	2	SPRING SNOW CRABAPPLE	MALUS X 'SPRING SNOW'	2" CAL
DECIDUOUS SHRUBS					
	CK	8	KELSEY'S DWARF RED TWIG DOGWOOD	CORNUS STOLONIFERA 'KELSEY'	5 GAL
	GL	11	BROOM	GENISTA LYDIA	5 GAL
EVERGREEN SHRUBS					
	JH	9	CREEPING JUNIPER	JUNIPERUS HORIZONTALIS	5 GAL
GRASSES					
	PH	10	HEAVY METAL SWITCH GRASS	PANICUM VIRGATUM 'HEAVY METAL'	1 GAL
GROUND COVERS					
	RM	742 SF	ROCK MULCH		N/A
	TS	11,517 SF	SEED TO MATCH EXISTING ON SITE		SEED

LANDSCAPE NOTES

- SITE SHALL BE LANDSCAPED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY (CO) DURING THE GROWING SEASON OF APRIL 1ST TO OCTOBER 1ST. AT ALL OTHER TIMES THE INDIVIDUAL SITES SHALL BE LANDSCAPE WITHIN 45 (FORTY-FIVE) DAYS OF THE START OF THE GROWING SEASON.
- LANDSCAPE MAINTENANCE
 - ALL PLANTS SHALL BE MAINTAINED CONTINUALLY IN A HEALTHY CONDITION IN ACCORDANCE WITH GENERALLY ACCEPTED PROFESSIONAL HORTICULTURAL STANDARDS AND PRACTICES. PLANTS THAT DIE OR ARE UNHEALTHY SHALL BE REPLACED ACCORDING TO THE APPROVED LANDSCAPE PLAN.
 - REGULAR PRUNING AND TRIMMING SHALL BE PERFORMED TO MAINTAIN HEALTH AND AN ATTRACTIVE APPEARANCE AND TO PERMIT THE PLANTS TO ACHIEVE THEIR INTENDED FORM AND HEIGHT.
 - ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF WEEDS, LITTER AND TRASH AND ALL IRRIGATION SYSTEMS SHALL BE PROPERLY MAINTAINED.
 - ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. TREES, SHRUBS, AND 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.
- LANDSCAPING THAT LIES WITHIN SITE TRIANGLES SHALL NOT GROW TO BE OVER 2'-6" IN HEIGHT
- TREES AND LANDSCAPING WITHIN DEVELOPMENTS, WHEN FULLY MATURE SHALL PROVIDE AN UNOBSTRUCTED VERTICAL CLEARANCE OF 13'-6" AND PROVIDE THE MINIMUM UNOBSTRUCTED FIRE APPARATUS ACCESS ROAD WIDTH AS REQUIRED BASED ON THE HEIGHT OF THE BUILDING
- TREES SHALL NOT BE PLANTED CLOSER THAN 10 FEET TO ANY SEWER OR WATER LINE, METERS, AND VAULTS. TREE PLANTING SHALL BE COORDINATED WITH XCEL ENERGY. LOCATIONS OF ALL UTILITIES SHALL BE VERIFIED IN THE FIELD PRIOR TO PLANTING

SCALE: 1"=20'

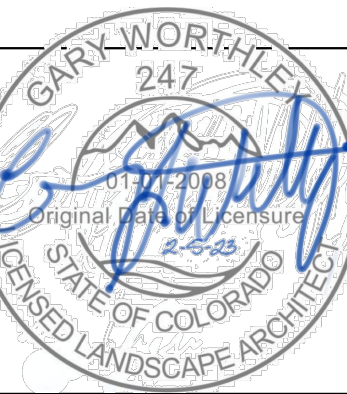


INDIAN TREE GOLF COURSE CART BARN
SITE PLAN
ARVADA, CO

OWNER:

APEX PARK & REC DIST

7255 WADSWORTH BLVD
ARVADA CO 80002



DATE:

04/26/23

09/15/23

02/05/24

SHEET TITLE:
LANDSCAPE
PLAN



REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.B.1.

TO: PLANNING COMMISSION

DATE: May 7, 2024

SUBJECT: Section 5-1-2-3B - Massing: A monolithic appearance when viewed from a street.

Motion

MOTION:8.B.1

MOVED BY: _____

That a Major Modification for the Indian Tree Golf Course Cart Barn, Subsection 5-1-2-3B - Massing: A monolithic appearance when viewed from a street, a 0.7 acre parcel of land generally located 7555 Wadsworth Blvd., be recommended to City Council for (approval subject to the conditions stated in the Staff Report, if any) (denial).

This motion is based on the findings of fact and approval criteria on Page(s) 4 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).

Prepared by:
Dixielee Rodriguez, Administrative Specialist

Reviewed by:

Approved by:

Shane Greenburg, Planner II	5/2/2024
Josie Suk, Development Systems and Administrative Manager	5/2/2024
Rob Smetana, Planning Manager	5/2/2024
Emily Grogg, Senior Assistant City Attorney	5/2/2024
Jessica Garner, Director of Community and Economic Development	

Enclosure, exhibits & attachments required to support the report



REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.B.2.

TO: PLANNING COMMISSION

DATE: May 7, 2024

SUBJECT: Section 5-1-2-3C6 - Windows/Transparency: No Windows on three facades.

Motion

MOTION: 8.B.2

MOVED BY: _____

That a Major Modification for the Indian Tree Golf Course Cart Barn, Subsection 5-1-2-3C6 - Window/Transparency: No Windows on three facades, a 0.7 acre parcel of land generally located 7555 Wadsworth Blvd., be recommended to City Council for (approval subject to the conditions stated in the Staff Report, if any) (denial).

This motion is based on the findings of fact and approval criteria on Page(s) 4 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).

Prepared by:
Dixielee Rodriguez, Administrative Specialist

Reviewed by:

Approved by:

Shane Greenburg, Planner II	5/2/2024
Josie Suk, Development Systems and Administrative Manager	5/2/2024
Rob Smetana, Planning Manager	5/2/2024
Emily Grogg, Senior Assistant City Attorney	5/2/2024
Jessica Garner, Director of Community and Economic Development	

Enclosure, exhibits & attachments required to support the report



REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.B.3.

TO: PLANNING COMMISSION

DATE: May 7, 2024

SUBJECT: Section 5-1-2-3C8c - Roof Design: A continuous roof ridgeline greater than 35-feet long.

Motion

MOTION: 8.B.3.

MOVED BY: _____

That a Major Modification for the Indian Tree Golf Course Cart Barn section 5-1-2-3C8c - Roof Design: A continuous roof ridgeline greater than 35-feet long, a 0.7 acre parcel of land generally located 7555 Wadsworth Blvd., be recommended to City Council for (approval subject to the conditions stated in the Staff Report, if any) (denial).

This motion is based on the findings of fact and approval criteria on Page(s) 4 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).

Prepared by:

Dixielee Rodriguez, Administrative Specialist

Reviewed by:

Approved by:

Shane Greenburg, Planner II

5/2/2024

Josie Suk, Development Systems and Administrative Manager

5/2/2024

Rob Smetana, Planning Manager

5/2/2024

Emily Grogg, Senior Assistant City Attorney

5/2/2024

Jessica Garner, Director of Community and Economic Development

Enclosure, exhibits & attachments required to support the report



REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.B.4.

TO: PLANNING COMMISSION

DATE: May 7, 2024

SUBJECT: Section 5-1-2-3C8d - Roof Design: No eave overhangs of at least one foot.

Motion

MOTION: 8.B.4.

MOVED BY: _____

That a Major Modification for the Indian Tree Golf Course Cart Barn section 5-1-2-3C8d - Roof Design: No eave overhangs of at least one foot, a 0.7 acre parcel of land generally located 7555 Wadsworth Blvd., be recommended to City Council for (approval subject to the condition stated in the Staff Report, if any) (denial).

This motion is based on the findings of fact and approval criteria on Page(s) 4 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).

Prepared by:

Dixielee Rodriguez, Administrative Specialist

Reviewed by:

Approved by:

Shane Greenburg, Planner II

5/2/2024

Josie Suk, Development Systems and Administrative Manager

5/2/2024

Rob Smetana, Planning Manager

5/2/2024

Emily Grogg, Senior Assistant City Attorney

5/2/2024

Jessica Garner, Director of Community and Economic Development

Enclosure, exhibits & attachments required to support the report