



City of Arvada

Planning Commission Agenda

JUNE 18, 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 <https://www.arvadaco.gov/276/Planning-Commission> 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 MAY 21, 2024, MEETING MINUTES
5. GENERAL BUSINESS
 - A. Commission Elections
6. REPORTS
7. PETITIONS & COMMUNICATIONS
8. PUBLIC HEARINGS
 - A. N/W Jeffco Library, a 9.4 acre parcel approximately located at Candelas Parkway and W 92nd

Drive

1. CP2024-0002 Major Comprehensive Plan Amendment for N/W Jeffco Library is approximately located at the Southeast corner of Candelas Pkwy and W 92nd Dr.
 2. An Ordinance Rezoning certain land within the City of Arvada, Lot 1 and Lot 2, Block 2, Candelas Commercial Filing No. 2, otherwise known as Candelas Point, from PUD (Planned Unit Development) to CG (Commercial, General), and amending the official zoning maps of the City of Arvada, Colorado, approximately located on the south side of Candelas Parkway between Wilkerson Court and West 92nd Drive
- B. Colorado Department of Transportation (CDOT) Coal Creek Maintenance Yard, a 4.02 acre parcel approximately located on the south side of State Highway 72 between Canyon Pines Drive and Plainview Road.
1. CP2024-0003 A Resolution by the Planning Commission for the City of Arvada, Colorado to amend the 2014 Arvada Comprehensive Plan Land Use designation pertaining to the Colorado Department of Transportation (CDOT) Coal Creek Maintenance Yard from Undesignated Land Use to City of Arvada Public/Quasi Public, for a 4.02 acre parcel of land approximately located on the south side of State Highway 72 between Canyon Pines Drive and Plainview Road in the County of Jefferson and State of Colorado.
 2. An Ordinance annexing certain land into the City of Arvada for the Colorado Department of Transportation (CDOT) Coal Creek Maintenance Yard, a 4.02 acre parcel of land approximately located on the South Side of State Highway 72 between Canyon Pines Drive and Plainview Road in the County of Jefferson and State of Colorado.
 3. An Ordinance Rezoning Certain Land within the City of Arvada from Jefferson County Agriculture-One (A-1) to City of Arvada Open Space (OS) and amending the Official Zoning Maps of the City of Arvada, Colorado for the Colorado Department of Transportation (CDOT) Coal Creek Maintenance Yard, a 4.02 acre parcel of land approximately located on the south side of State Highway 72 between Canyon Pines Drive and Plainview Road.

9. OTHER ITEMS

10. ADJOURN



SUMMARY MINUTES OF PLANNING COMMISSION ACTION HELD
MAY 21, 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 6:29 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: Jessica Garner, Director of Community and Economic Development; Rob Smetana, City Planning Manager; Emily Grogg, Sr. Ass't. City Attorney (via zoom); Josie Suk, Development Systems and Administrative Manager; Claudia Vaughn, City Engineer; Dixielee Rodriguez, Recording Secretary.

4. APPROVAL OF MINUTES

May 7, 2024. The minutes stand approved as printed.

5. GENERAL BUSINESS

None

6. REPORTS

None

7. PUBLIC COMMENT

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

8. PUBLIC HEARINGS

8.A. DA2023-0045 Two (2) Major Modifications for Texas Roadhouse, 1.25 acre parcel of land generally located at 5550 Wadsworth Blvd.

Mr. Griffith swore in all guests that will be speaking.

Mr. Griffith opened the public hearing.

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

Mr. Smetana stated the posting notice is in order, publication notice, mailing notice and public comments were received.

Mr. Griffith asked are there any additions or corrections to the Staff Report?

Mr. Smetana stated yes page 2 the zoning and land states zoned open space should say mixed use transit, and the acreage of the subject property is 1.16 acres, not .6 acres.

Mr. Griffith asked if there are any additional items that have been received to be made on the record?

Mr. Smetana stated yes we received one public comment. and 2nd public comment was received after the cut off but that gentleman is online via zoom.

Mr. Griffith stated the following items have been submitted and will be made a part of the permanent record, publication notice, posting notice, mailing notice and affidavit and public comments.

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

Mr. Smetana introduced the project. Texas Roadhouse is asking for Two (2) Major Modifications to the LDC. Modifications relate to building height and number of stories and transparency requirements facing public streets. The Applicant will give a more detailed presentation.

Applicant - Marissa Kolman with Greenberg Farrow- Representing Texas Roadhouse. 8600 W Bryn Mawr Ave. Ste 800N, Chicago, IL. 60631. Texas Roadhouse exists east of where they want to move to, which is the opposite side of the parking lot. Two Major Modifications are requested. The first modification deals with height and number of usable floors. The total building height exceeds the minimum 25 feet. The exterior appears as a 2-story building, with towers above the 15' roofline. The top of Flagpole is 40 feet.

The Second Modification is a reduction in transparency. The south elevation will have 40.05% total transparency, and the west elevation will be 11.31% transparent. The design of the metal awnings will prohibit the window height to only 9 feet. Three windows to the left of the metal door on the west side are faux windows, these are located in the back of house operations area. An interior art mural requires 10 foot width of space along this elevation.

Booths adjacent to the walls are raised 10 inches above the finished floor. This prohibits windows from expanding down towards the floor. The typical Texas Roadhouse layout is conflicting with transparent window options. The applicant believes they are meeting the intent of the Pedestrian Priority Zone by faux windows being added to help overall glazing be 30 percent.

The location of the building in proximity to the Wadsworth public right-of-way will feature an urban park that will wrap around both the south and west elevations. The outdoor dining area is being added, which is the first of its kind for this restaurant. The Landlord (Harkins) has made it clear they do not want the dumpster location flipped because they could view the dumpster area.

PUBLIC COMMENT

The public hearing was opened.

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

IN FAVOR

N/A

IN OPPOSITION

Ted Harberg - 5475 Water Tower Promenade, Arvada. He is against this proposal and feels it turns its back on the town's main street and presents its trash enclosure to the Olde Town Hub. He feels the people that live in the area of this project should not have to look at this. He hopes the city and neighbors can be partners in advising the goals of the New Town Sub-area plan. The pedestrian priority street in the code seems very clear, to promote the continuation of the charming main street. North of the main street and where shops line the streets, to be inviting to pedestrians. This should continue down the hill south of the Tracks. He asked the Commission to deny this project.

Alex Pray- 6330 Reed St. Arvada. He believes that the proposed project does not meet the pedestrian priority. Visitors from Olde town would have to walk an additional 100 yards with current design. He does not believe they meet the goal to prioritize the pedestrian experience. He feels approving this project does not meet the current sub area plan vision and Land Development Code requirements. The criteria for the modifications including criteria 1 contradicts pedestrian priority and criteria 2 is not met. Increased massing doesn't increase usable space. He feels this does not align with the vision, feels the city is bending the design standards.

APPLICANT REBUTTAL

Ms. Kolman - They feel they have worked with staff on these items and understood the code. Given the operation of a sit down restaurant, some of these items are not achievable. Just ask that the commission considers their proposal.

Mr. Griffith closed public comment.

Mr. Griffith states we are making it clear, what they are evaluating are the modifications only.

QUESTIONS FROM THE COMMISSION

Mr. Hannan asked staff why we came up with the 2 story requirement in new town planning?

Mr. Smetana stated it came out of the Land Development Code update in 2020 to create a more urban environment along pedestrian streets.

Mr. Hannan asked about the requirement for windows, why did we think that met the requirement for visibility. Western side proposal has a very large dumpster area and back of house operations. Why do we think this met the requirement for visibility?

Mr. Smetana stated it was not part of the transparency piece, it was that the outdoor dining would be a great amenity.

Mr. Hannan asked if he was coming down Olde Wadsworth will he be looking at dumpsters?

Mr. Smetana stated access to the dumpsters is blocked by a wall, and asked the applicant to give the dimension on the wall height. You will see a wall that mimics the building.

Ms. Kolman stated the height of the wall is 9 feet and mimics the building and it is fully landscaped with an additional screening from all angles. Additional screening the landlord required will help the view.

Mr. Hannan asked about the entrance on the east and outdoor dining on the west asked if they thought about flipping the entrance?

Ms. Kolman stated flipping the orientation would cause a domino effect. The problem is how the dumpster is configured and flipping it would have the dumpster viewable.

Mr. Griffith asked if he could walk off of Olde Wadsworth through the outdoor dining area, into the restaurant?

Ms. Kolman stated that you could walk through the dining area where there is a gate and would have to walk into the restaurant to the hostess area. This is not really a public entrance more for emergency exit.

Mr. Griffith asked about the direct access from the street?

Mr. Smetana stated that both Wads and 55th are Pedestrian Priority street access. Access from 55th meets the requirement of pedestrian priority access.

Mr. Griffith asked if staff or applicant could tell the commission what the discussion was about the entrance design process.

Mr. Smetana stated the entrance does meet the code. Big difference from this site is that the building comes up to 55th where the existing location has 360 degree parking around the building.

Mr. Figliolino asked about the wheel chair accessible booths/tables. Are those tables not raised?

Ms. Kolman stated that she is not sure, does not know off the top of her head.

Mr Figliolino stated if there are some tables/booths not raised why couldn't the windows be larger to meet the requirement?

Ms. Kolman stated she didn't know off the top of her head.

Mr. Figliolino asked about the application that came last year about the 2nd story being denied with the 2nd story faux and why not deny this project?

Mr. Smetana stated there were a number of things the city could not support. Based on the number of Major Modifications requested, staff determined to not support that project in whole.

Mr. Gay asked if this is the first time this project has been brought up to the Planning Commission? The rest of the items for this project have been Administrative?

Mr. Smetana stated that these are the only two elements (two Major Modifications) that don't meet code.

Mr. Gay asked why not use false windows along the huge blank dumpster wall?

Ms. Kolman stated they can look into it. Not sure if it is possible.

Mr. Knapp asked about the left elevation (west) and site plan. What is the distance of this wall?

Ms. Kolman stated 25 feet to 30 feet total length of the building is 85 to 90 feet long.

Mr. Knapp asked staff to go to page 5 of the staff report. Where is the door in this picture?

Ms. Kolman stated where the mouse is pointing to at that time and the dumpster area is cut off in this picture. The dashed line shows this.

Mr. Knapp asked to show him where the 25 to 30 foot wall is?

Mr. Smetana showed him on the screen.

Mr. Knapp asked Mr. Smetana about the 50 feet from the right of way (off 55th)? Is this from the double door?

Mr. Smetana stated the correct 50 feet from Right of Way to the door.

Mr. Knapp asked about the height requirement with respect to the code, what was behind the intent of having the 50% transparency windows?

Mr. Smetana stated to have an interactive facade with views into the building to see what is happening inside the building.

Mr. Knapp stated that we are not achieving that with the fake windows and percentages of the windows?

Mr. Smetana stated that is correct but with the outdoor dining area this would be achieved.

Mr. Knapp stated that maybe in the summer but not in the middle of the winter, outdoor dining would not be used so this would not be met.

Mr. Smetana said there are things to make it a year round space that could be used such as heaters and winter screening.

Ms. Kolman stated that yes there will be heaters and possible temporary cover like plastic cover with windows.

Mr. Knapp asked if the trees on the west side are Deciduous or Evergreen?

Ms. Kolman stated that yes they are Deciduous.

Mr. Knapp asked did the discussion come up about the windows and transparency? What alternatives were looked at to get to the 50%?

Ms. Kolman stated they had several discussions on these modifications, and can definitely take another look at recommendations.

Mr. Knapp stated that when you come down the hill from Olde Town there is quite a bit of loss in elevation. Has the applicant looked down from the railroad tracks south of Olde Town? Was it brought to the applicant's attention?

Ms. Kolman stated no that was not brought to their attention.

Mr. Magee asked how long has Texas Roadhouse been at their current location?

Ms. Kolman stated she was not sure but knows that Texas Roadhouse normal leases are 10 to 20 years.

Mr. Magee asked if they were going to lease the area and build the building. Or do they lease the building too?

Ms. Kolman stated they lease the land and own the building.

Mr. Magee asked is there a sidewalk on the north side of the building? Suggested that there should be sidewalks on all sides of the building.

Ms. Kolman stated that this is sidewalk along north and south with no connection to the East and West sides.

Mr. Magee asked about the door on the South elevation? Just the main entrance on the East?

Mr. Smetana stated that there is no door on the South elevation. Yes, the entrance is on the East.

Mr. Magee asked about the small Urban park? Will there be signage that there is public access?

Mr. Smetana stated per the code it has to be open to the public for reasonable hours. Yes, there will be signage.

Mr. Magee asked about the old vacant Ruby Tuesday and if this one moves then we will have another vacant restaurant building. Just a concern he has possibly having two vacant buildings not far from one another.

Mr. Aljinovich asked if this is located on private property and these are the only 2 modifications needed?

Mr. Smetana stated yes, this is correct.

Mr. Gay suggested that if the project complies with the Comp Plan just say that in the staff report under the section discussing criteria.

MOTION: 8.A.

It was moved by Mr. Knapp that a Major Modification from the Land Development Code subsection 5-1-3-1.B.2, that requires buildings adjacent to a Pedestrian Priority Street to have a minimum height of 25 feet and have at least two usable doors for the building generally located at 5550 Wadsworth Blvd, in the City of Arvada, CO., be recommended to City Council for approval.

This motion is based on the finds of fact and approved criteria on Page 5 & 6 (corrected staff report pages 4 & 5) of the staff report.

DISCUSSION OF MOTION

Mr. Griffith stated we are looking at the height but also looking at comparison. The things that are different and jump off the page. He wants to put transparency to his thoughts and feels this is pedestrian friendly compared to the existing site of Texas Roadhouse. The false height is acceptable modification and voting in favor of this modification.

Mr. Figliolino will be voting no based on criterias 1 and 3 are not being met. That it does not comply with the Comprehensive Plan or Sub Area Plan. His fear is if we allow one restaurant a single story, we will allow another and another.

Mr. Knapp stated looking at the motion for the height. Giving the appearance of the height we are looking for. The facade is another issue. He has no objection and will vote in favor of this modification.

Mr. Hannan stated he will be voting against this modification. Public told us just a year ago what they wanted and this does not meet criterias 1, 2 or 3.

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

Those voting No: Figliolino, Hannan

Those absent: None

The motion carried: 5 Yes - 2 No

MOTION: 8.B.

It was moved by Mr. Knapp that DA2023-0045, a Major Modification from the Land Development Code subsection 5-1-3-1.B.6, that requires transparent windows and/or doors on a minimum of 50 percent of the wall area between two and 10.5 feet above grade on facades facing a street, for the building generally located at 5550 Wadsworth Blvd, in the City of Arvada, CO., be recommended to City Council for approval.

This motion is based on the finds of fact and approved criteria on Page 5 & 6 (corrected pages 4 & 5) of the staff report.

DISCUSSION OF MOTION

Mr. Griffith stated year round use of the outdoor dining area, we are not counting on it. Just counting the windows. Year round seating area is important. For the applicant recommendation for year round use of the space. He will be supporting this motion.

Mr. Knapp stated about the outdoor seating area and trees. Entrance to be turned around, he is not satisfied with the 50% transparency being met. Needs to be attractive to the people viewing it. He will not be voting for this motion and it does not meet criterias 1, 2 or 3. suggest the applicant come back with a different design: the facade and coming down the hill the trash enclosure will be seen.

Mr. Gay stated looking at response number 2 of approval criteria, the 11% is not close enough to 50%. Creative but not creative enough too far away from the standard. He will be voting no on this modification.

Mr. Figliolino will be voting no on this motion based on criterias 1, 2 and 3 not being met.

Those voting Yes: Griffith, Aljinovich, Magee,
Those voting No: Hannan, Figliolino, Knapp, Gay
Those absent: None
The motion Does Not carry: 3 Yes - 4 No

Mr. Smetana stated this project is tentatively scheduled for City Council on July 15th.

Mr. Knapp asked if the applicant made changes to the 2nd modification would it go back to the Planning Commission?

Mr. Smetana stated if there were significant changes then it would be appropriate to come back to the Planning Commission.

8. OTHER ITEMS

Mr. Smetana stated that there is nothing on the next Agenda for the next Planning Commission meeting on June 4th, and to get a motion to have the meeting canceled. June 18th is the next meeting with the election of Officers.

Motion to cancel June 4th meeting carried: 7-0

9. **ADJOURNED** at 7:52 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: June 18, 2024

SUBJECT: Commission Elections

Motion

Commission Elections for 2024

Prepared by:

Dixielee Rodriguez, Administrative Specialist

Reviewed by:

Approved by:

Josie Suk, Development Systems and Administrative Manager

Rob Smetana, Planning Manager

Emily Grogg, Senior Assistant City Attorney

Jessica Garner, Director of Community and Economic Development

Enclosure, exhibits & attachments required to support the report



REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.A.

TO: PLANNING COMMISSION

DATE: June 18, 2024

SUBJECT: N/W Jeffco Library, a 9.4 acre parcel approximately located at Candelas Parkway and W 92nd Drive

Motion

Prepared by:

Heidi Van Gieson, Administrative Specialist

Reviewed by:

Approved by:

Jeremiah Bebo, Planner II

6/11/2024

Josie Suk, Development Systems and Administrative Manager

6/12/2024

Rob Smetana, Planning Manager

6/12/2024

Emily Grogg, Senior Assistant City Attorney

6/12/2024

Jessica Garner, Director of Community and Economic Development

6/12/2024

Enclosure, exhibits & attachments required to support the report

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

Northwest Jeffco Library
Comprehensive Plan Amendment & Rezoning
DA2024-0018

NATURE OF REQUEST

Jefferson County Public Library is requesting approval of a Rezoning for all of Lot 1 and Lot 2, Block 2, Candelas Commercial Filing No. 2, otherwise known as Candelas Point. The current zoning is PUD (Planned Unit Development) and the Rezoning request is to CG (Commercial, General). Concurrently, a Comprehensive Plan Amendment from Mixed Use to Neighborhood and Community Commercial/Office is requested in order to appropriately align with the requested zoning.

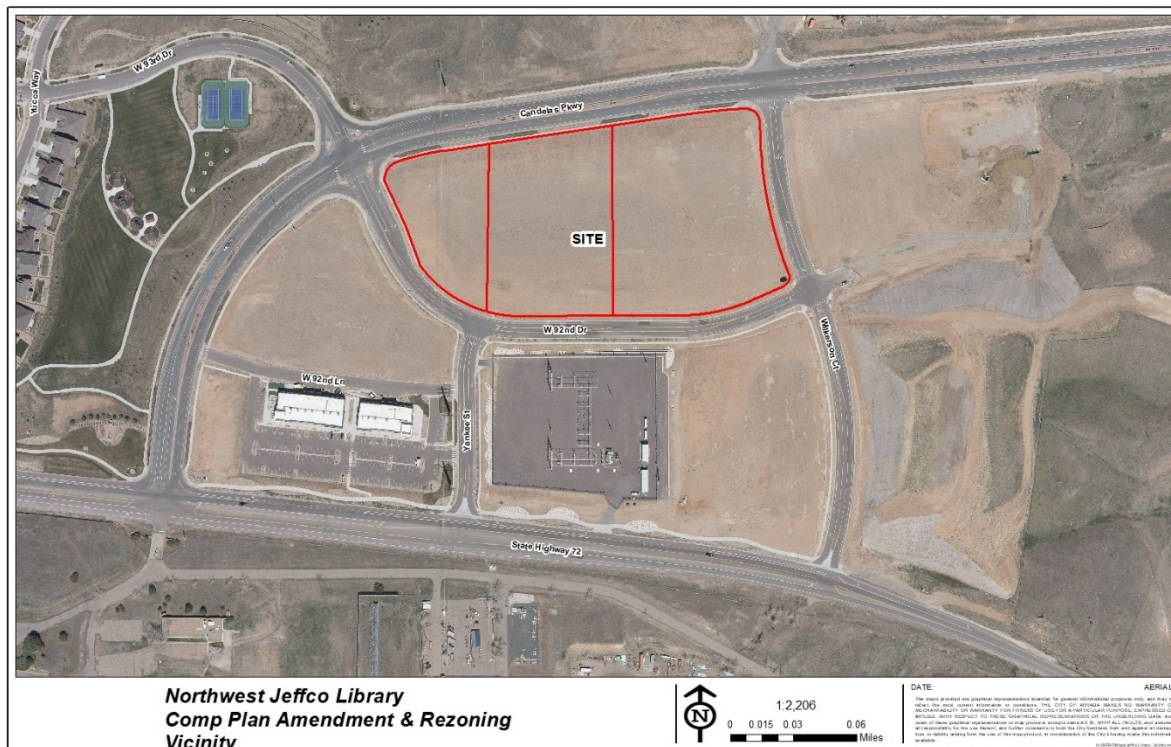
Jeffco Library desires to construct an approximately 30,000 square foot public library to serve northwest Arvada and surrounding areas that have added substantial residential population over the last two decades. If the Comprehensive Plan Amendment and rezoning are approved, a Site Plan and Minor Subdivision application will later be reviewed administratively.

MAJOR MODIFICATIONS REQUESTED

The Applicant is not requesting major modifications to the Arvada Land Development Code (LDC) standards as part of this project.

LOCATION AND HISTORY

The subject property is approximately 9.4 acres in size and is located on the southside of Candelas Parkway between Wilkerson Court and West 92nd Drive. The property was annexed into the City in 1991 with the Jefferson Center No. 5 Annexation. The property was originally platted in 2005 with the Vauxmont Minor Subdivision and further subdivided in 2018 with the Candelas Commercial Filing No. 2 subdivision.



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 February 28, 2024. The applicant, staff, and three neighbors were in attendance.

Questions asked primarily related to anticipated future development, traffic, and pedestrian safety.

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.

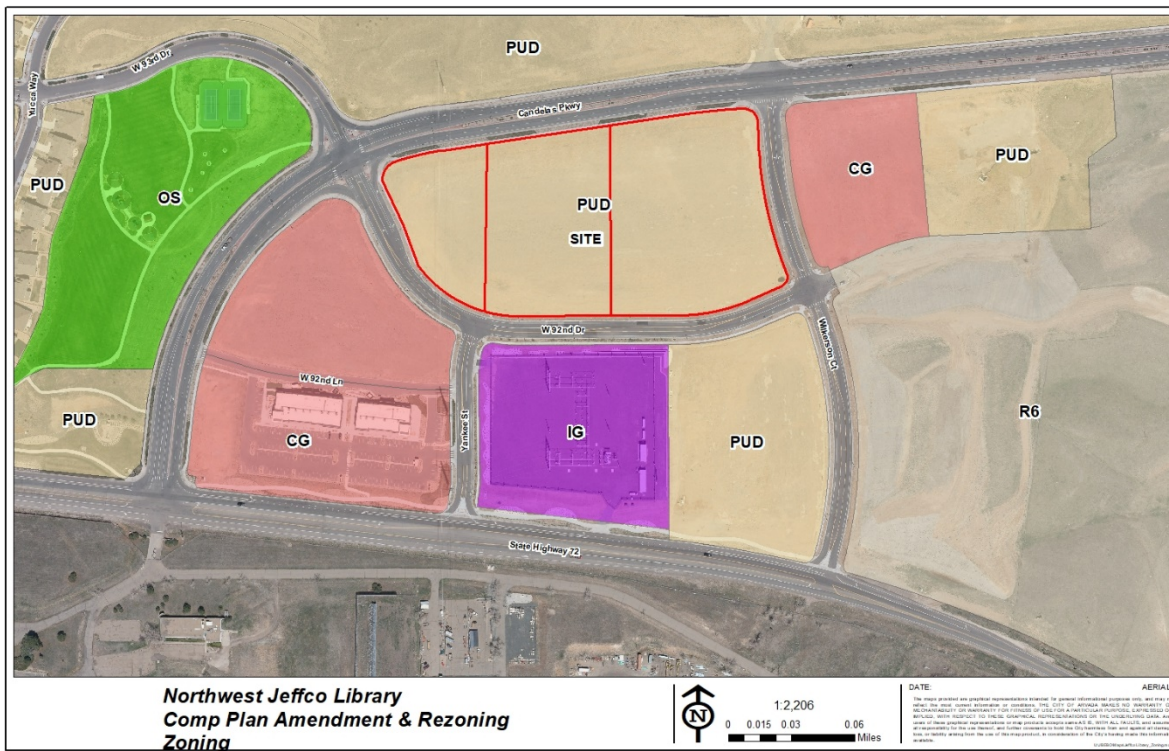
DEVELOPMENT REVIEW TIMELINE

Review of the application began on March 11th, 2024. Two reviews were required prior to proceeding with public hearings.

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 PUD (Planned Unit Development) and the applicant is requesting a rezone to CG (Commercial, General).

Surrounding properties are zoned and utilized as follows:

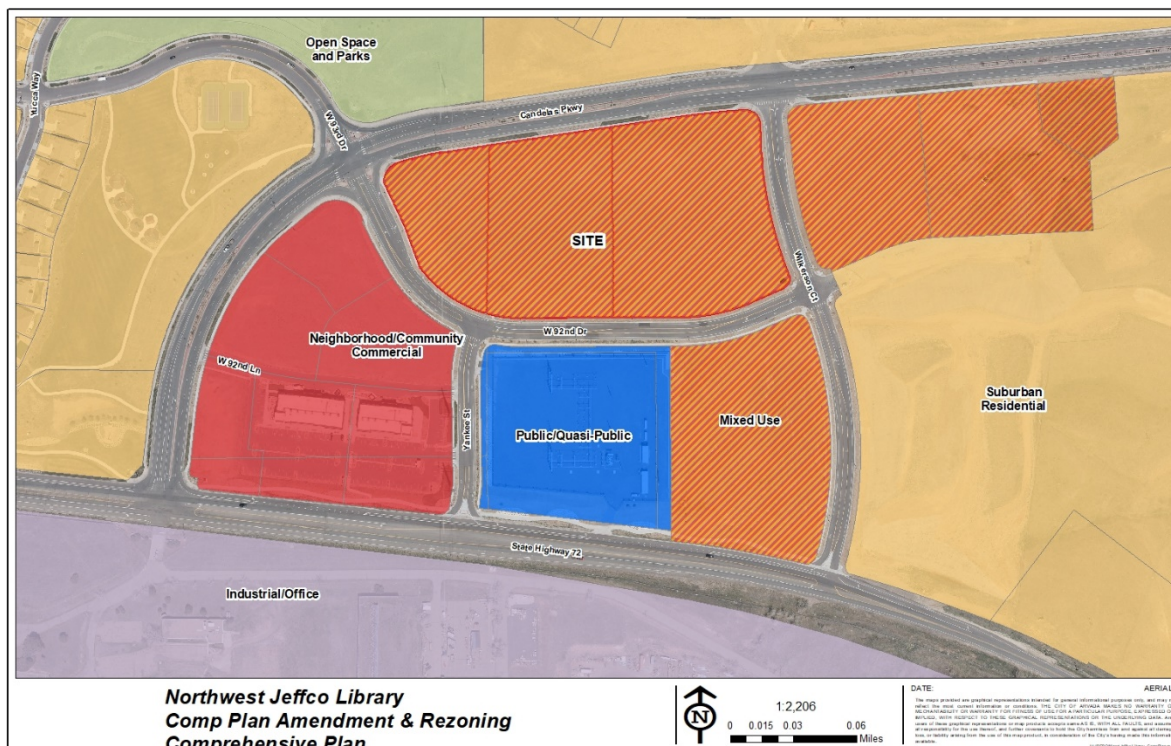
Direction	Zoning	Actual Use
North (across Candela Parkway)	PUD	Open Space and Single-Family Residential
South (across W.92 nd Drive)	CG ID (Industrial, General) PUD	Various Commercial Uses Xcel Site Undeveloped Lot
East (across Wilkerson Court)	CG	Fire Station
West (across Candela Parkway)	OS (Parks and Open Space)	Park

The applicant proposes to rezone the subject site to CG which is intended “to accommodate a wide variety of general retail and service uses, as well as professional and business offices serving both neighborhood and area-wide needs. This zoning district is typically situated along arterial streets, or where other appropriate high-volume vehicular access is available.” The CG zone district generally reflects a commercial/office/retail only environment with no residential uses allowed.

If approved, the rezoning would allow all future users (including the library) to develop or redevelop their site utilizing an administrative entitlement process provided that their development application meets or exceeds all of the applicable standards and regulations in the CG zone district. Allowed uses include but are not limited to: public lands and buildings, brew pubs and distilleries, all types of recreation, restaurants including fast-food, theatres, retail sales and services, general or professional offices, medical offices, day care centers, and light motor vehicle service and repair.

PROJECT ANALYSIS

Compliance with the Comprehensive Plan



A Comprehensive Plan Amendment from Mixed Use to Neighborhood and Community Commercial/Office is being proposed. The current designation of Mixed Use is intended to support a mix of uses which includes both commercial and residential uses. At this time, residential uses cannot be allowed for these properties as the Jefferson Center Metropolitan District No. 1 (JCMD) does not have enough water allocated to support any new residential development at the site.

Staff has determined that at this time, given the constraints, it is best to mimic the land-use designation and zoning that is adjacent to the site across W. 92nd Drive and designate the site for commercial uses and commercial zoning. Staff also determined that the development standards for the CG zone district are better to support the overall vision for the library and to serve the public compared to the standards in the MX-S (Mixed Use – Suburban) zone district, which would be the other zoning option for the property. The Comprehensive Plan contains

several goals and policies that direct the City to partner with educational service providers to in order to expand educational opportunities across the City. Staff determined that the Comprehensive Plan Amendment and Rezoning will help Jeffco Library be successful in the future development of a new library.

The project complies with the following goals and policies within the Comprehensive Plan:

POLICY L-5.1: Targeted Redevelopment Areas

The City will continue to plan for and promote redevelopment in targeted redevelopment areas (see Figure 2-6. Redevelopment Areas) Targeted redevelopment areas include: Northwest Arvada

GOAL ED-3: Plan for well-located, high-quality commercial developments.

POLICY ED-3.1: Commercial Development in “Centers”

The City will plan for a hierarchy of commercial development at major intersections to serve the future needs of the community, including neighborhood and regional commercial centers. The City should discourage strip commercial development along arterial roadways where inappropriate.

POLICY ED-3.2: Neighborhood and Community Commercial Centers

The City will plan for neighborhood commercial developments that are compatible with and designed to serve nearby residential areas. These retail developments often contain an anchor such as a grocery store anchor and other service retail shops. New retail development adjacent to neighborhoods should provide direct pedestrian connections, transitional setbacks, and landscape buffers.

GOAL ED-4: Redevelop and revitalize existing commercial and industrial areas.

POLICY ED-4.1: Promote Redevelopment of Underutilized Commercial Areas

GOAL E-1: Provide educational opportunities for Arvada residents.

POLICY E-1.1: Distribute Educational Facilities

The City will encourage the provision of well-distributed educational facilities throughout Arvada such as neighborhood schools, community libraries, higher education and adult education facilities, and community service centers.

POLICY E-1.2: Educational Partners

Arvada will coordinate with partners (including Red Rocks, Community College, Jefferson County School District, private schools colleges, and businesses) to plan educational facilities that are distributed and that provide opportunities, for life-long learning.

The Rezoning to CG is consistent with the Neighborhood and Community Commercial/Office designation of the Comprehensive Plan and is the zone district designed to implement the intent of the map designation. The Rezoning and Comprehensive Plan Amendment will allow the public library to locate on the site and develop in accordance with the LDC.

Setbacks

The CG zone district requires that non-residential buildings be set back 20 feet from a front or street-side property line. This site has four street frontages; all considered fronts. Setbacks will be reviewed as part of any Site Plan application.

Building Height

The maximum building height allowed in this CG zoning district is 45 feet. Building height will be reviewed as part of any Site Plan application.

Open Space

The CG zoning district requires a minimum of 20 percent of the site be landscape surface area. Compliance with the landscaped surface area will be reviewed as part of any Site Plan.

In the CG zone district only five percent of the site may be used for outdoor storage.

Landscaping, Buffering and Fencing

Landscaping for individual pad sites will be required to comply with the standards and regulations within LDC 4-6 and any others that may apply. A landscape plan will be required to be submitted with any Site Plan application.

Building Design

All buildings constructed on the future lots will be required to adhere to Chapter 5 (Building Design) of the LDC. Design will be reviewed with any future Site Plan application.

Jeffco Library is proposing to construct a single-story building to be used as a public library.

Circulation and Connectivity

Two points of vehicular access will be proposed from West 92nd Drive. No access from Candelas Parkway is proposed. New detached sidewalks and tree lawns will be constructed where missing along W. 92nd Drive and Wilkerson Court. Pedestrian walks across the site to public rights-of-way will be constructed to provide access to the building as well as to various outdoor gathering and recreation spots on the site.

Grading and Drainage

All existing grades are generally flat. A detailed grading and drainage plan will be required to be submitted with a Site Plan application.

Parking and Loading

Off-street parking and loading requirements will be determined with any Site Plan application. The LDC allows all public uses to establish their own minimum parking requirements as needed.

Utility Services

Water and sanitary sewer service is provided by JCMD and they have the capacity to service the site.

Police and Fire Protection

The proposal has been reviewed by the Arvada Fire and Protection District and is supportive of the proposal. The property is served by Arvada Police.

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:

COMPREHENSIVE PLAN AMENDMENT CONSIDERATIONS	Finding	STAFF ASSESSMENT
1. The existing comprehensive plan and/or any related element thereof is in need of the proposed amendment.	Complies	The existing Comprehensive Plan designation of Mixed Use does not align with the current realities of water availability for this site and as such, an amendment to Neighborhood and Community Commercial/Office is necessary. This designation matches properties to the southwest of the site and to the east. And will support future commercial land uses.
2. The proposed amendment is compatible with the surrounding area and the goals and policies of the Comprehensive Plan.	Complies	As detailed in the <i>Compliance with the Comprehensive Plan</i> section of the staff report and criterion one above, the amendment is consistent with numerous goals and policies and the surrounding area.
3. The proposed amendment will have no major negative impacts on transportation, services, and facilities.	Complies	The proposed amendment will not have a major impact on transportation, services or facilities.
4. The proposed amendment will have minimal effect on service provision, including adequacy or availability of urban facilities and services, and is compatible with existing and planned service provisions.	Complies	The proposed amendment will not have a negative effect on existing or proposed service provisions.
5. The proposed amendment, if for an area outside of the City's current municipal boundaries, is consistent with the City's ability to annex property.	Complies	The proposed amendment does not pertain to an area outside of the City's municipal boundaries.

6. Strict adherence to the existing comprehensive plan would result in a situation neither intended nor in keeping with other key elements and policies of the plan.	Complies	Strict adherence to the Comprehensive Plan designation of Mixed Use has the potential to result in a future land use that is less compatible with the commercial uses in the area.
7. The proposed plan amendment will promote the public welfare and will be consistent with the goals and policies of the comprehensive plan and the elements thereof.	Complies	As stated in the <i>Compliance with the Comprehensive Plan</i> section above, amending the Comprehensive Plan to allow for development of this previously undeveloped property is consistent with a variety of goals and policies.

Div. 8-3-4 Zoning and Rezoning Approval Criteria	Finding	Rationale
1. The rezoning is consistent with the Arvada Comprehensive Plan, or an adopted sub-area plan, corridor plan, or urban renewal plan, or reflects conditions that have changed since the adoption of the Comprehensive Plan.	Complies	The rezoning to CG is consistent with the Comprehensive Plan, if amended, and the Neighborhood and Community Commercial/Office designation on the Future Land Use map.
2. The intended land use is consistent with the stated intent of the proposed zoning district.	Complies	The intended use for a public library is consistent with the CG zone district.
3. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will, prior to development, be available to serve the subject property while maintaining adequate levels of service to existing development.	Complies	All public facilities and services are available to service to the site. Additional infrastructure necessary to service the site will be constructed a site plan application.
4. The intended land use for which the rezoning is sought will not result in significant adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation, or such impacts will be substantially mitigated.	Complies	The intended land use will not result in significant adverse impacts.
5. The rezoning is consistent with the character of existing or planned development on adjacent properties and in the surrounding area or neighborhood, or measures will be taken to substantially buffer or otherwise substantially mitigate any negative impacts.	Complies	The rezoning is consistent with the character of existing development. Lots 2-4, Block 1 Candelas Commercial Filing No 2 and all of Candelas Commercial Filing No. 2, Amendment 1 located to the southwest south are zoned CG. And the intended character of this site will be similar.

STAFF RECOMMENDATION

Based upon project analysis and review of the Land Development Code approval criteria, staff recommends approval of the Comprehensive Plan Amendment and Rezoning.

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

Neighborhood Meeting Summary

Facilities

10200 W. 20th Ave.
Lakewood, CO 80215
303.235.5275

jeffcolibrary.org



March 5, 2024

TO: City of Arvada
Attn: Community and Economic Development
Ralston Road
Arvada, CO 80002

FROM: Steve Chestnut
Director of Facilities and Construction
Jefferson County Public Library
10200 W. 20th Ave.
Lakewood, CO 80215

SUBJECT: DOCUMENTATION OF NEIGHBORHOOD MEETING FOR PROJECT # PA2023-0120

Dear Sirs,

This letter is to affirm and document the neighborhood meeting required as part of the re-zoning application for project #PA2023-0120.

The Notice of Neighborhood Meeting (attached) was sent to the list of residents and entities specified by the City of Arvada on February 6, 2024 and the notarized certification of mailing is also attached.

The meeting was held on February 28th 2024 at the Whisper Creek Community Room, located at 14360 W. 89th Drive, Arvada CO, 80005 @ 6:00 p.m. There were 3 attendees at the meeting. Two were local residents that lived within the 1500' perimeter and 1 was from the Jefferson Metro District.

The meeting consisted of a Fact Sheet (attached), open forum discussion and a PowerPoint slide presentation. It covered the following topics:

- A fact sheet contained:
 - Proposed size and use of property
 - Height restrictions
 - Proposed parking areas
 - Land use and potential public amenities.
 - How the project would be compatible with surrounding neighborhoods
 - The PowerPoint and discussion contained:
 - background of the need for a new library.
 - The market analysis data that verified that need.
 - Why the specific site was selected.
 - An assessment of the existing amenities in the area and how the library could augment those amenities
 - A discussion of a study of anticipated traffic impacts that a library might bring to the area.
 - Next steps in the process for the project
-

Facilities

10200 W. 20th Ave.
Lakewood, CO 80215
303.235.5275

jeffcolibrary.org

- Conceptual drawing of the site plan
- Conceptual elevation drawings of the building vision



Topics identified by meeting attendees:

Question: Why three different buildings? Are they separate?

- Answer (Architect, Max McCloskey): They will be joined. There are three separate masses. Idea of view cubes. Take the square footage and block the wind. Amazing views shape the overall footprint.

Question: What's the timeline?

- Answer (Donna Walker): First, we need to rezone the property. Hoping that can happen in May.
- Shane with City of Arvada noted that this depends on the planning commission and city council. Standard is around 6 months, but it could be sooner. Once rezoning goes through, they'll review the site plan. Rezoning will have to go through city council, planning, etc.

Question: How do you determine what books go into the library?

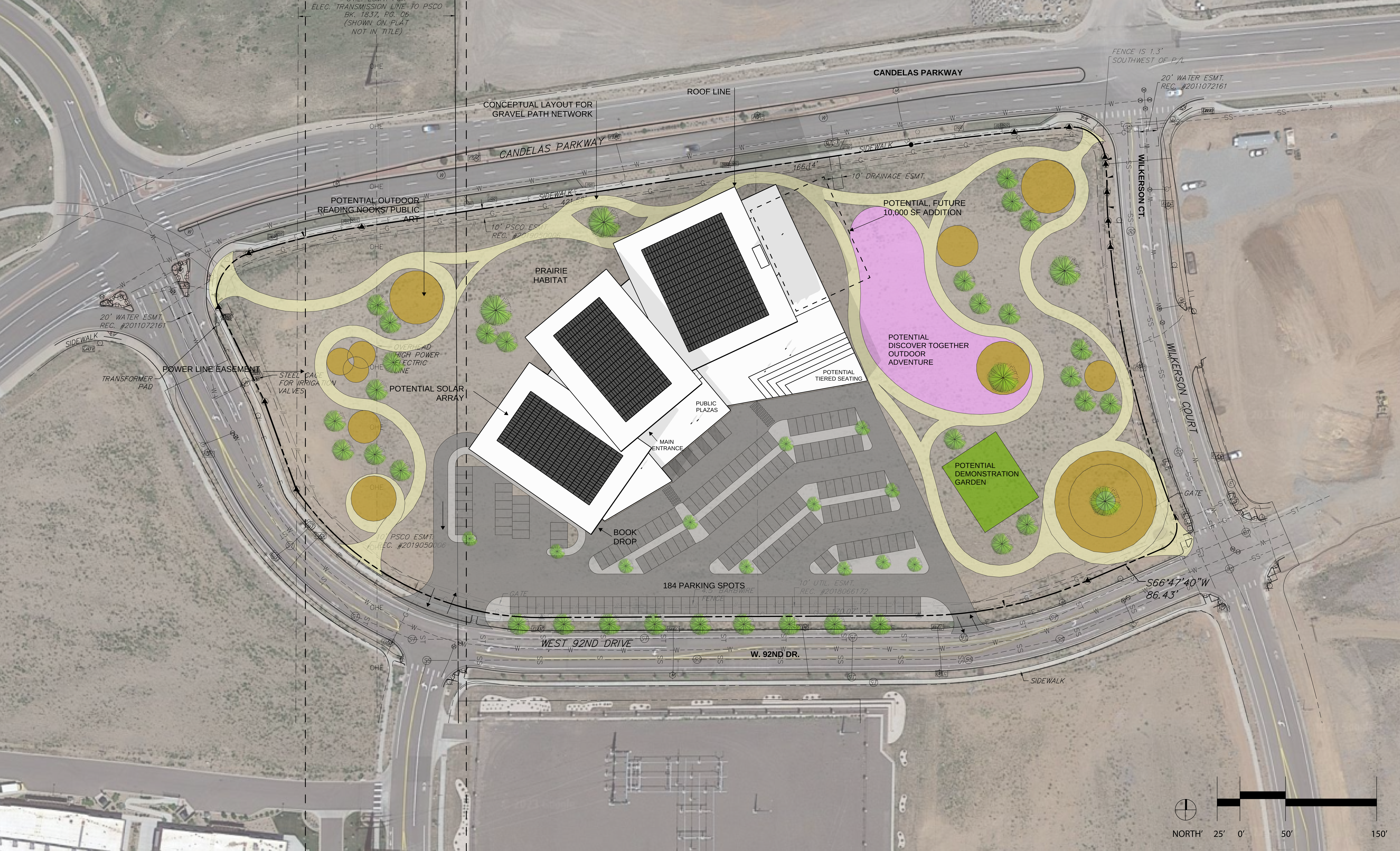
- Answer (Julianne Rist): We look at trends for the area, and requests from the website. Opening day collection includes all new books for the library and the budget is \$1.5 million dollars. We may add to the collection with some popular titles from other library locations if they are no longer in print.

Question: How do you handle the homelessness problem in the library?

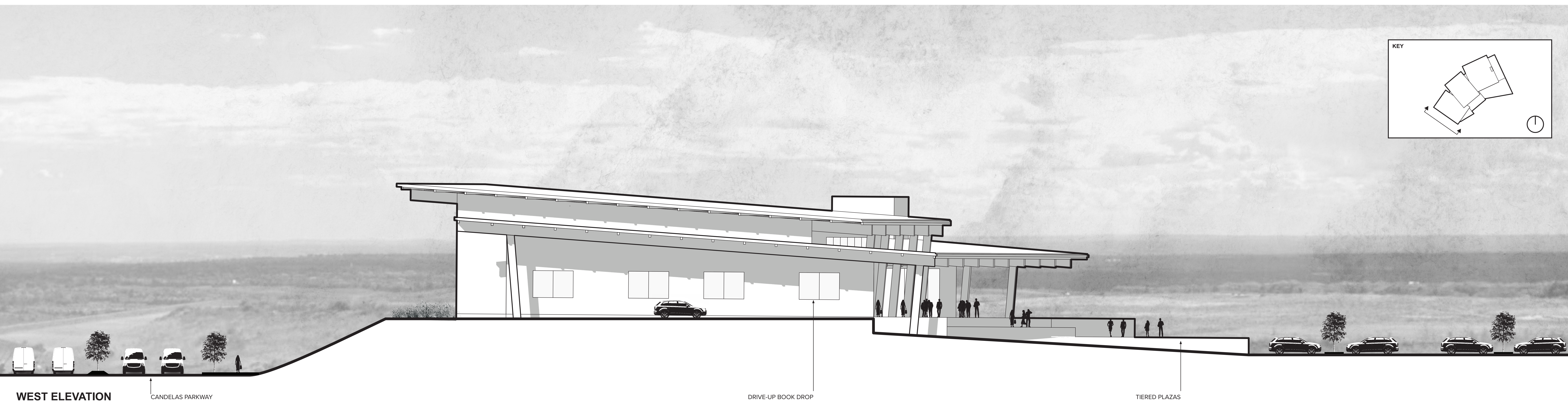
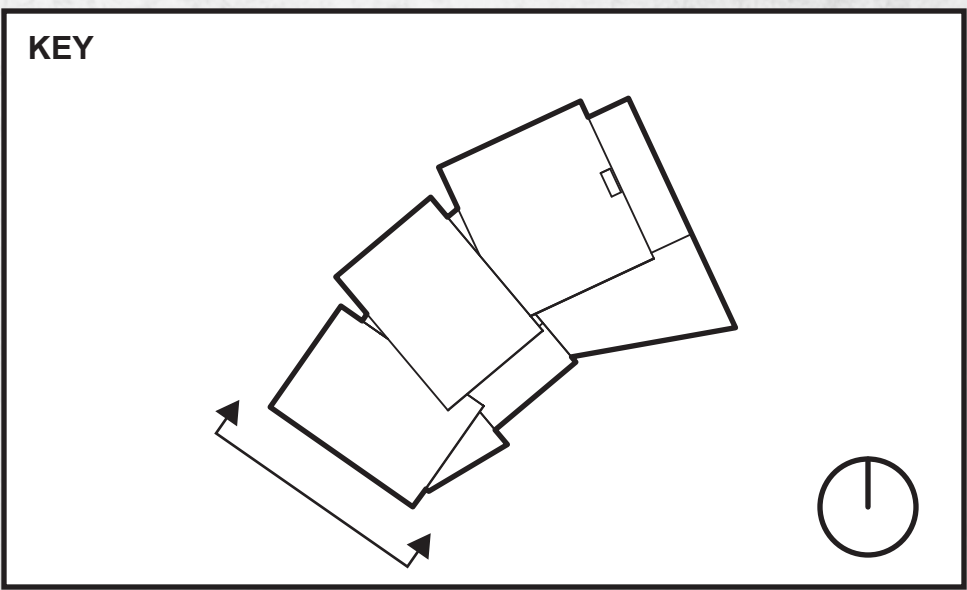
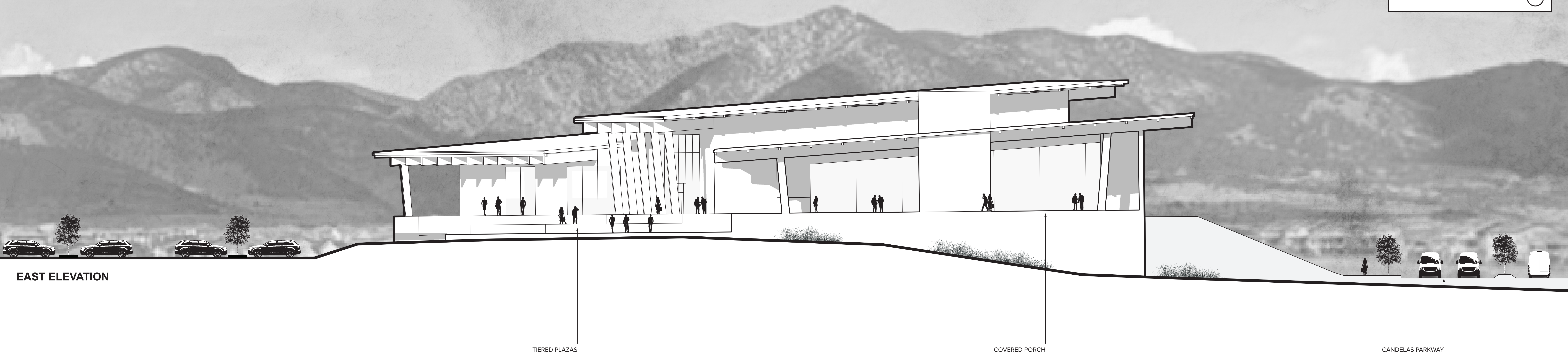
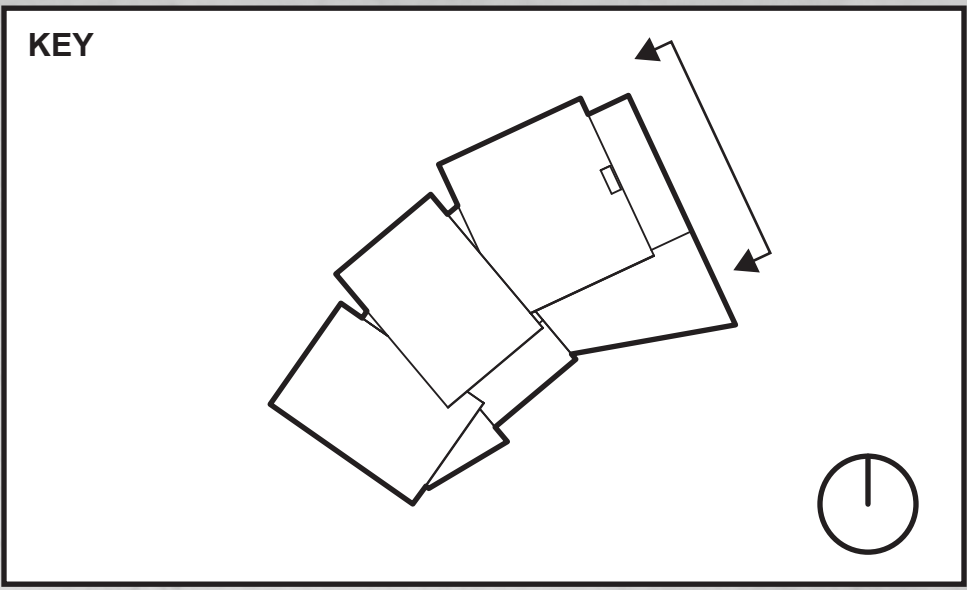
- Answer (Padma Polepeddi): We have a community resources coordinator. They help demographics that come in with social needs. We connect the patron with community resources.

Attachments:

- Final Mailing list
 - Mailing notice
 - Mailing Affidavit
 - Meeting sign in sheet
 - Fact Sheet
 - Meeting minutes
 - Conceptual Drawings
-

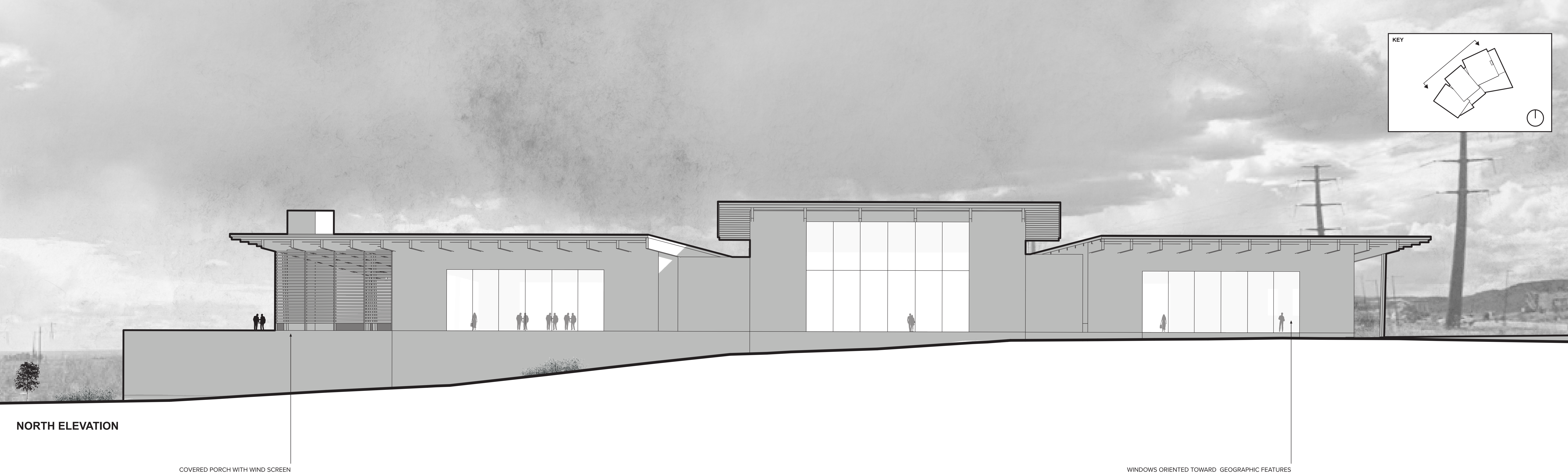
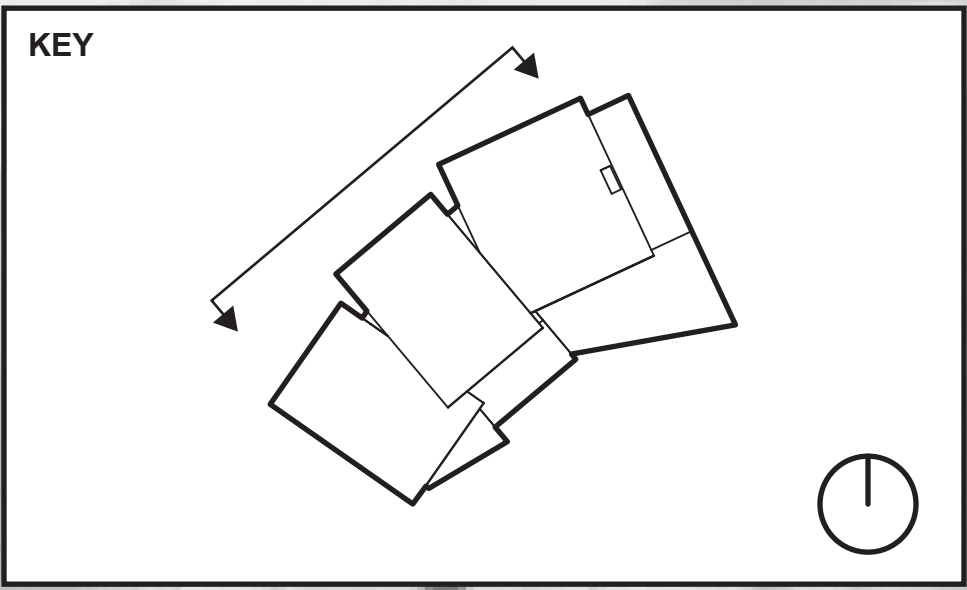


*DESIGN IS CONCEPTUAL IN NATURE,
AND SUBJECT TO CHANGE AS THE
PROJECT EVOLVES.



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AND SUBJECT TO CHANGE AS THE
PROJECT EVOLVES.

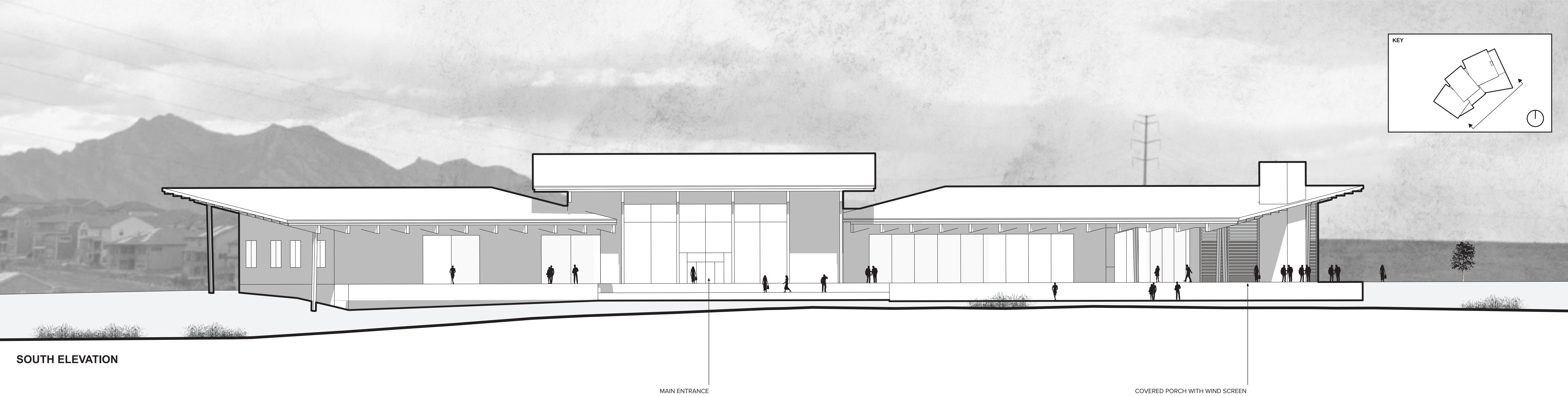
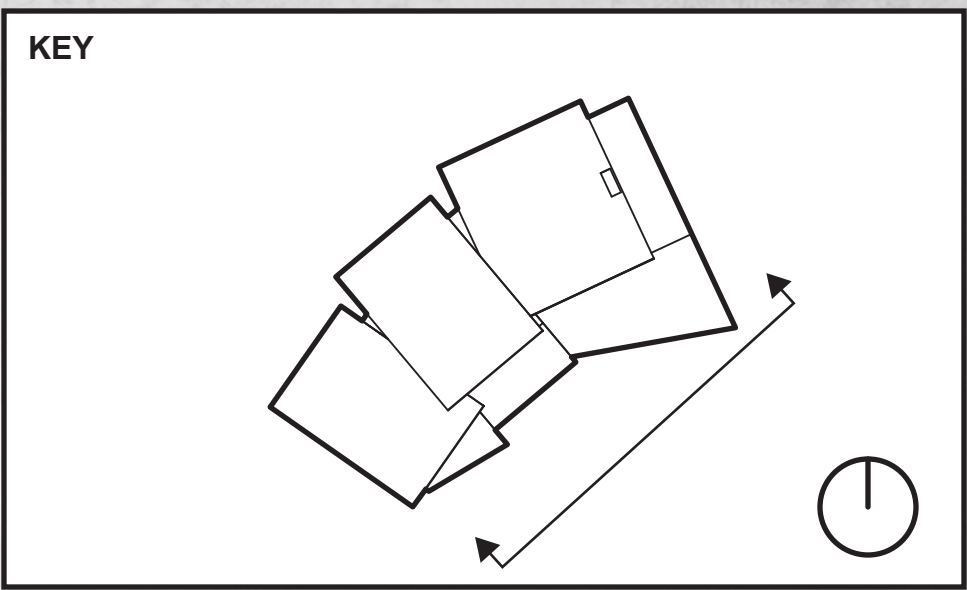




NORTH ELEVATION

COVERED PORCH WITH WIND SCREEN

WINDOWS ORIENTED TOWARD GEOGRAPHIC FEATURES



SOUTH ELEVATION

MAIN ENTRANCE

COVERED PORCH WITH WIND SCREEN



JEFFERSON COUNTY PUBLIC LIBRARY
CONCEPT REZONING RENDERINGS

*DESIGN IS CONCEPTUAL IN NATURE,
AND SUBJECT TO CHANGE AS THE
PROJECT EVOLVES.





REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.A.1.

TO: PLANNING COMMISSION

DATE: June 18, 2024

SUBJECT: CP2024-0002 Major Comprehensive Plan Amendment for N/W Jeffco Library is approximately located at the Southeast corner of Candelas Pkwy and W 92nd Dr.

Motion

I move that CP2024-0002, A resolution by the Planning Commission for the City of Arvada, Colorado to amend the 2014 Arvada Comprehensive Plan Land Use designation pertaining to Candelas Point from Mixed Use to Neighborhood and Community Commercial/Office, for a parcel of land approximately located on the south side of Candelas Parkway between Wilkerson Court and West 92nd Drive in the City of Arvada and State of Colorado, be (approved and recommended to City Council for ratification)(denied).

This motion is based on the findings of fact and approval criteria on Page(s) 8 and 9 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:

Jeremiah Bebo, Planner II

6/11/2024

Josie Suk, Development Systems and Administrative Manager

6/12/2024

Rob Smetana, Planning Manager

6/12/2024

Emily Grogg, Senior Assistant City Attorney

6/12/2024

Jessica Garner, Director of Community and Economic Development

6/12/2024

Enclosure, exhibits & attachments required to support the report

RESOLUTION NO. CP2024-0002

A RESOLUTION BY THE PLANNING COMMISSION FOR THE CITY OF ARVADA, COLORADO TO AMEND THE 2014 ARVADA COMPREHENSIVE PLAN LAND USE DESIGNATION PERTAINING TO CANDELAS POINT FROM CITY OF ARVADA MIXED USE TO CITY OF ARVADA NEIGHBORHOOD AND COMMUNITY COMMERCIAL/OFFICE, A PARCEL OF LAND LOCATED ON THE SOUTHSIDE OF CANDELAS PARKWAY BETWEEN WILKERSON COURT AND WEST 92ND DRIVE IN THE CITY OF ARVADA AND STATE OF COLORADO.

WHEREAS, Planning Commission, by Resolution No. CP2014-0003, adopted the 2014 Arvada Comprehensive Plan on September 19, 2014; and

WHEREAS, pursuant to § 8-1-2-1(E)(4) of the Land Development Code, City Council has final ratification and approval authority with respect to the Comprehensive Plan and any amendments thereto; and

WHEREAS, pursuant to Chapter 74, Article III, Section 74-64 of the code of the City of Arvada, the Planning Commission has held a public hearing as required by law, notice thereof being duly published in the Wheat Ridge Transcript and Arvada Press on May 30, 2024, and said public hearing being held before the Planning Commission for the City of Arvada on June 18, 2024.

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

Section 1. The 2014 Comprehensive Plan is hereby amended by changing the land use designation from City of Arvada Mixed Use to City of Arvada Neighborhood and Community Commercial/Office.

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

APPROVED AND ADOPTED this 18th day of June, 2024.

CITY OF ARVADA PLANNING COMMISSION

Michael P. Griffith, Chairman

ATTEST:

Tim Knapp, Secretary

RATIFIED AND APPROVED this 15th day of July, 2024.

Lauren Simpson, Mayor

ATTEST:

City Clerk

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

By: _____



REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.A.2.

TO: PLANNING COMMISSION

DATE: June 18, 2024

SUBJECT: An Ordinance Rezoning certain land within the City of Arvada, Lot 1 and Lot 2, Block 2, Candelas Commercial Filing No. 2, otherwise known as Candelas Point, from PUD (Planned Unit Development) to CG (Commercial, General), and amending the official zoning maps of the City of Arvada, Colorado, approximately located on the south side of Candelas Parkway between Wilkerson Court and West 92nd Drive

Motion

I move that an Ordinance Rezoning certain land within the City of Arvada, Lot 1 and Lot 2, Block 2, of Candelas Commercial Filing No. 2, otherwise known as Candelas Point, from PUD (Planned Unit Development) to CG (Commercial, General), and amending the official zoning maps of the City of Arvada, Colorado, approximately located on the south side of Candelas Parkway between Wilkerson Court and West 92nd Drive, be recommended to City Council for (approval subject to the condition (if any) stated in the Staff Report, on Page(s) 8-10) (denial).

This motion is based on the findings of fact and approval criteria on Page(s) 9 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:

Jeremiah Bebo, Planner II	6/11/2024
Josie Suk, Development Systems and Administrative Manager	6/12/2024
Rob Smetana, Planning Manager	6/12/2024
Emily Grogg, Senior Assistant City Attorney	6/12/2024
Jessica Garner, Director of Community and Economic Development	6/12/2024

Enclosure, exhibits & attachments required to support the report

COUNCIL BILL NO. 24-
ORDINANCE NO.

AN ORDINANCE REZONING CERTAIN LAND WITHIN THE CITY OF ARVADA,
LOT 1 AND LOT 2, BLOCK 2, CANDELAS COMMERCIAL FILING NO. 2,
OTHERWISE KNOWN AS CANDELAS POINT, FROM PUD (PLANNED UNIT
DEVELOPMENT) TO CG (COMMERCIAL, GENERAL), AND AMENDING THE
OFFICIAL ZONING MAPS OF THE CITY OF ARVADA, COLORADO, GENERALLY
LOCATED ON THE SOUTHSIDE OF CANDELAS PARKWAY BETWEEN
WILKERSON COURT AND WEST 92ND DRIVE

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

Section 1. The following described property is hereby rezoned from PUD (Planned Unit Development) to CG (Commercial, General):

A PARCEL OF LAND LOCATED AT

LOTS 1 AND 2, BLOCK 2, CANDELAS COMMERCIAL FILING NO. 2,
ACCORDING TO THE PLAT RECORDED JULY 20, 2018, AT RECEPTION
NO. 2018066172, COUNTY OF JEFFERSON, STATE OF COLORADO

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

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

INTRODUCED, READ, AND ORDERED PUBLISHED this ____ day of _____, 2024.

PASSED, ADOPTED, AND APPROVED this ____ day of _____, 2024.

Lauren Simpson, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

Rachel A. Morris, City Attorney

By:_____

Publication Dates: _____



REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.B.

TO: PLANNING COMMISSION

DATE: June 18, 2024

SUBJECT: Colorado Department of Transportation (CDOT) Coal Creek Maintenance Yard, a 4.02 acre parcel approximately located on the south side of State Highway 72 between Canyon Pines Drive and Plainview Road.

Motion

Prepared by:
Dixielee Rodriguez, Administrative Specialist

Reviewed by:

Approved by:

Jacob Nitchals, Senior Planner	6/12/2024
Josie Suk, Development Systems and Administrative Manager	6/12/2024
Rob Smetana, Planning Manager	6/12/2024
Emily Grogg, Senior Assistant City Attorney	6/12/2024
Jessica Garner, Director of Community and Economic Development	6/12/2024

Enclosure, exhibits & attachments required to support the report

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

CDOT Coal Creek Maintenance Yard
Comprehensive Plan Amendment, Annexation & Rezoning
DA2023-0055

NATURE OF REQUEST

The Colorado Department of Transportation (CDOT) is requesting approval of Comprehensive Plan Amendment, Annexation, and Rezoning, for their facility at 25030 State Highway 72, in unincorporated Jefferson County. In an effort to provide faster road maintenance response, CDOT is planning to replace the existing two-bay snowplow storage building with a new four-bay building to house its current fleet of four plows at this location.

With construction of the new building and associated site improvements, CDOT would like to abandon and remediate the existing septic system, which is located in close proximity to Coal Creek, and connect to the City's sanitary sewer system. This will also allow for the installation of a sand/oil interceptor to filter the sand, oil and other materials generated by the facility which will improve the water quality of the running off the site and potentially entering Coal Creek.

Given that the property is eligible for annexation, they are required to annex to be served by the City's system. The need to annex triggers the Comprehensive Plan Amendment and Rezoning applications. The facility is currently served by a well and while CDOT would also like to connect to City water, the closest water main is approximately 3,600 feet to the southeast. CDOT has agreed to connect to City water when it is available. If the Comprehensive Plan Amendment, Annexation, and Rezoning applications are approved, the Site Plan Amendment application will be reviewed administratively.

LOCATION AND HISTORY

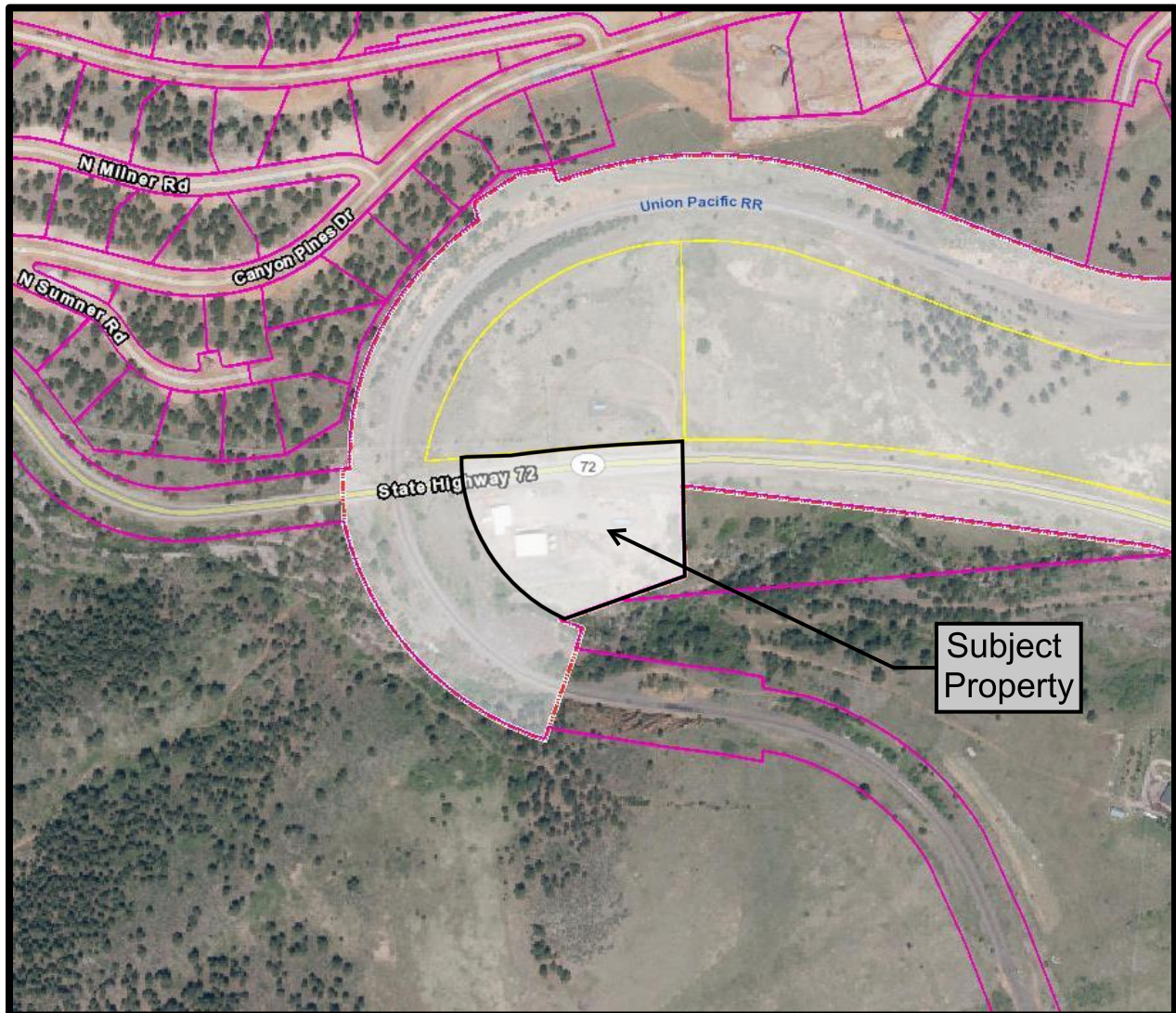
The property is located south of State Highway 72 (also known as Coal Creek Canyon Road in this area) and is bounded on the south and west by the Union Pacific Railroad tracks (see aerial image on next page). The majority of the property to be annexed, including the portion that is used for the maintenance yard, was purchased by CDOT in 1968. The existing two-bay building was constructed in 1969.

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 virtual neighborhood meeting for this project was scheduled for February 2, 2023. However, there were no requests for the meeting link from the public at the time the meeting was scheduled to begin. Therefore, the meeting was cancelled.

AERIAL IMAGE



PUBLIC NOTIFICATION

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

Written Notice: At least 15 days prior to all public hearings, written notice must be mailed to all property owners within 1,000 feet of the subject property and to all homeowners associations and neighborhood associations with a known interest in the subject property. The applicant will

provide an affidavit of mailing verifying this requirement has been met prior to the public hearing.

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

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

SEVERED MINERAL RIGHTS

At least 30 days prior to the public hearing, written notice of the application must be mailed to any owner of mineral rights associated with the subject property. The applicant has provided the required Certification of Notice pursuant to Colorado Revised Statute 24-65.5-103.

DEVELOPMENT REVIEW TIMELINE

Review of the application began on October 16, 2023. Three reviews were required prior to proceeding with public hearings.

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 located in unincorporated Jefferson County and is zoned Jefferson County Agriculture-One (A-1).

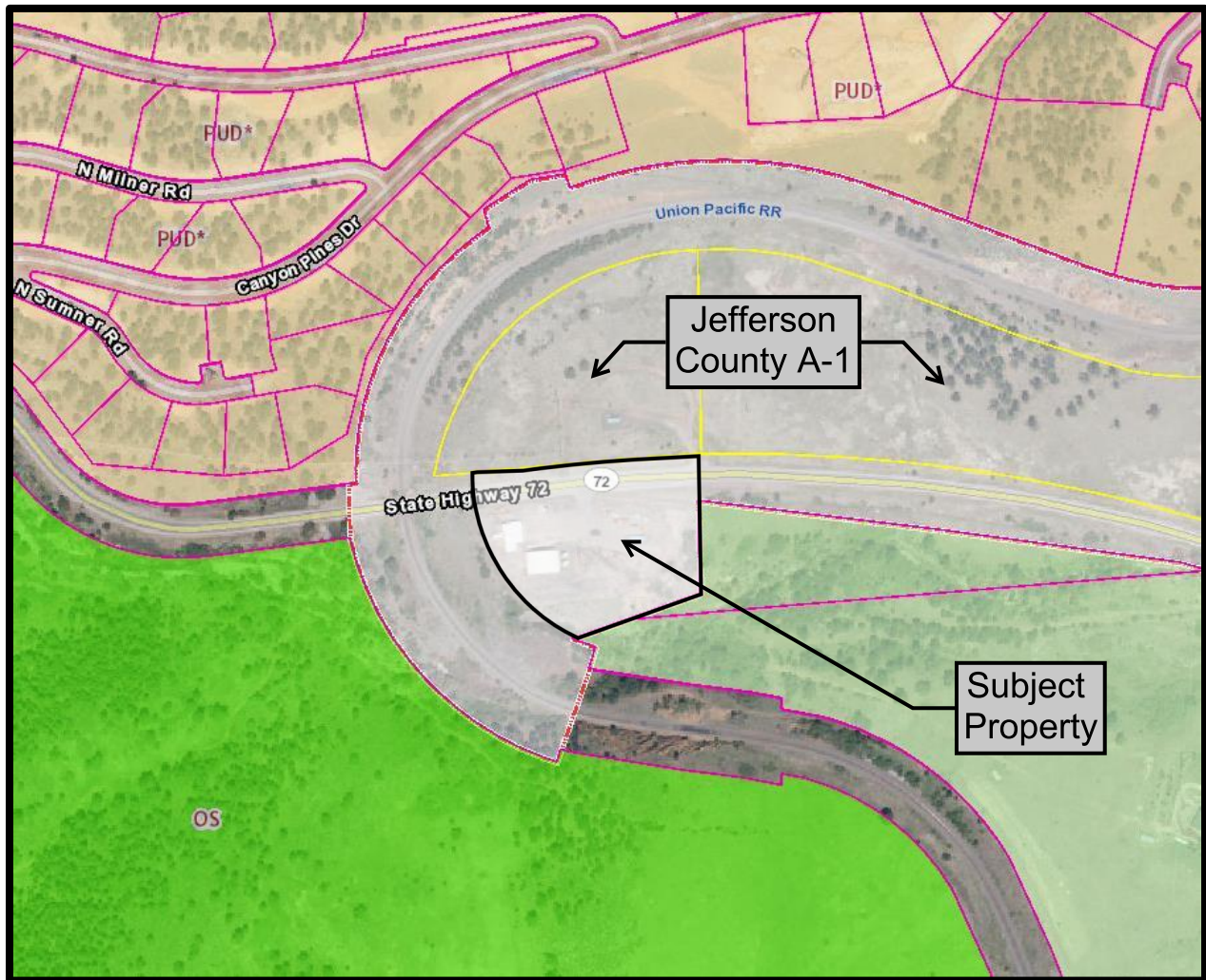
Surrounding properties are zoned and utilized as follows (see zoning map on next page):

Direction	Zoning	Actual Use
North (across State Hwy 72)	Jefferson County A-1	Utilities (United Power Facility)
South (across Union Pacific ROW)	Open Space (OS)	Jefferson County Open Space – Coal Creek Study Area
East	Residential Agriculture (RA)	Single Family Detached Residential with Possible Agricultural Use
West (across Union Pacific ROW)	OS	Jefferson County Open Space – Coal Creek Study Area

Staff recommends that the site be zoned Open Space (OS). The OS zone district is intended to implement the “Public and Quasi-Public” land use category in the City’s Comprehensive Plan. Given that CDOT facilities fall within the public land use category, staff feels that the OS zone

district is appropriate. This zoning also ensures that any future non-governmental use will require a rezoning.

ZONING MAP



PROJECT ANALYSIS

Annexation

Annexation into the City of Arvada requires conformance with the contiguity requirements in Colorado Revised Statutes §31-12-101 which requires at least one-sixth of the perimeter of the to be contiguous with the City of Arvada. As depicted on the attached annexation map, this property exceeds the state required one-sixth contiguity requirement.

Compliance with the Comprehensive Plan

The property doesn't currently fall within the City of Arvada's Comprehensive Plan area and therefore does not have a Comprehensive Plan Future Land Use Map designation. Staff recommends a Future Land Use Map designation of Public and Quasi-Public Facilities. The

primary uses within the Public and Quasi-Public Facilities category includes uses related to community services such as fire stations, schools, city buildings and utilities.

Setbacks

If the Comprehensive Plan Amendment, Annexation, and Rezoning are approved the setbacks will be reviewed administratively with the Site Plan Amendment.

Building Height

The maximum building height in the OS zone district is 35 feet. The proposed four-bay garage is a one-story structure that will comply with this requirement. This will be verified with the Site Plan Amendment application.

Landscaping, Buffering and Fencing

This is an existing CDOT site with limited well water. The landscaping, buffering, and fencing will remain as it exists.

Building Design

As proposed, the façade of the four-bay snowplow garage will be architectural metal panels with the primary color being antique bronze and an emerald green accent color. The building design will be reviewed with the Site Plan Amendment.

Circulation and Connectivity

This is an existing CDOT facility that accesses a State Highway. The existing access point onto the highway will not be altered.

Grading and Drainage

This is an existing maintenance yard with a variety of improvements; however, all changes to the site grading and drainage that results from the proposed building and associated site improvements will be reviewed with the Site Plan Amendment application. One of the proposed site improvements associated with the new building is a sand filter water quality feature that will filter run-off from the site before it flows into Coal Creek.

Site Lighting

Modifications to the site lighting are proposed with the new building and will be reviewed with the Site Plan Amendment application.

Utility Services

Sanitary service will be provided by the City of Arvada. Currently, the closest available water main is approximately 3,600 feet to the southeast within the State Highway 72. CDOT has committed to connecting to City water when it becomes available.

Police and Fire Protection

If annexed the property will be served by the Arvada Police Department. Coal Creek Canyon Fire Protection District is responsible for providing fire protection and will remain so if annexed into the City.

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:

COMPREHENSIVE PLAN AMENDMENT CONSIDERATIONS	Finding	STAFF ASSESSMENT
1. The existing comprehensive plan and/or any related element thereof is in need of the proposed amendment.	Complies	Amending the existing Future Land Use Map is necessary to include the subject property within the City's Comprehensive Plan boundaries.
2. The proposed amendment is compatible with the surrounding area and the goals and policies of the Comprehensive Plan.	Complies	The proposed amendment is compatible with the surrounding area in that it doesn't facilitate any changes to the existing land use and it is compatible with broad goals and policies around traffic operations and coordinated regional transportation efforts.
3. The proposed amendment will have no major negative impacts on transportation, services, and facilities.	Complies	The proposed amendment will not have a major impact on transportation, services or facilities.
4. The proposed amendment will have minimal effect on service provision, including adequacy or availability of urban facilities and services, and is compatible with existing and planned service provisions.	Complies	The proposed amendment will not have a negative effect on existing or proposed service provisions.
5. The proposed amendment, if for an area outside of the City's current municipal boundaries, is consistent with the City's ability to annex property.	Complies	The proposed amendment will result in a condition that is consistent with the City's ability to annex the property.
6. Strict adherence to the existing comprehensive plan would result in a situation neither intended nor in keeping with other key elements and policies of the plan.	Complies	Strict adherence to the Comprehensive Plan would preclude annexation and sanitary sewer service. This would result in the continued use of a septic system in close proximity to Coal Creek and elimination of the proposed sand/oil interceptor which is not in keeping with broad Comprehensive Plan goals around water quality.

7. The proposed plan amendment will promote the public welfare and will be consistent with the goals and policies of the comprehensive plan and the elements thereof.	Complies	For the reasons stated in item 6 above, the proposed amendment will promote the public welfare and goals and policies of the Comprehensive Plan.
---	----------	--

Div. 8-3-3 Annexation and Disconnection Approval Criteria	Finding	Rationale
1. The annexation is in accord with the Comprehensive Plan and the best interests of the City would be served by annexation of such property.	Complies	Assuming the Comprehensive Plan Amendment is approved, the annexation is consistent with the Comprehensive Plan and the best interests of the City would be served by annexation of the property.
2. The property is capable of being integrated into the City and developed in compliance with all applicable provisions of this Code and the Arvada City Code.	Complies	The existing facility and proposed improvements are capable of being integrated into the City and comply with all applicable provisions of this Code and the City of Arvada Code.
3. At the time any development of the area proposed to be annexed is completed, there will be capacity to adequately serve residents of such area with all necessary utilities, facilities and public services.	Complies	The existing facility and proposed improvements will only connect to the existing sanitary sewer system which has capacity to adequately serve the area. All other utilities, facilities and public services will remain unchanged.

Div. 8-3-4 Zoning and Rezoning Approval Criteria	Finding	Rationale
1. The rezoning is consistent with the Arvada Comprehensive Plan, or an adopted sub-area plan, corridor plan, or urban renewal plan, or reflects conditions that have changed since the adoption of the Comprehensive Plan.	Complies	Assuming the Comprehensive Plan Amendment is approved, the rezoning to OS is consistent with the Future Land Use Map designation of Public and Quasi-Public Facilities.
2. The intended land use is consistent with the stated intent of the proposed zoning district.	Complies	For the reasons stated above in the <i>Zoning and Land Use</i> section, the existing land use is consistent with the proposed zone district.
3. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will, prior to development, be available to serve the subject property while maintaining adequate levels of service to existing development.	Complies	The existing facility and proposed improvements will only connect to the sanitary sewer system. The sanitary sewer system can serve the site while maintaining adequate levels of service to other existing developments. All other facilities and services will remain unchanged.

4. The intended land use for which the rezoning is sought will not result in significant adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation, or such impacts will be substantially mitigated.	Complies	As detailed in the staff report, the proposed improvements to the existing CDOT facility will have a positive impact on water quality running off the site and into Coal Creek.
5. The rezoning is consistent with the character of existing or planned development on adjacent properties and in the surrounding area or neighborhood, or measures will be taken to substantially buffer or otherwise substantially mitigate any negative impacts.	Complies	This is an existing CDOT facility that predates the majority of the existing and planned development in the area and is consistent with other maintenance facilities found along State Highways and therefore will result in additional negative impacts.

STAFF RECOMMENDATION

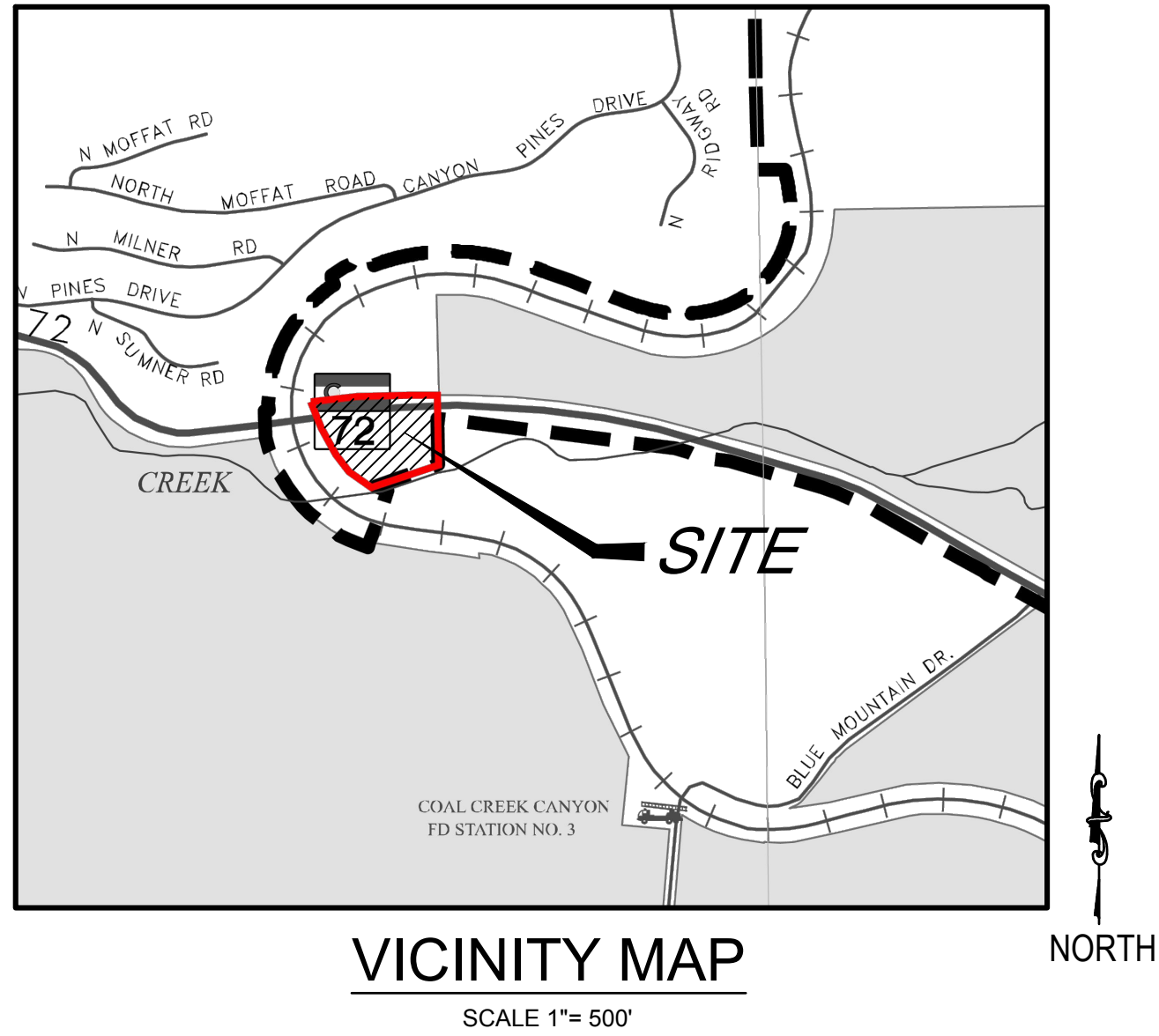
Based upon project analysis and review of the Land Development Code approval criteria, staff recommends approval of the Comprehensive Plan Amendment, Annexation and Rezoning.

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

ANNEXATION MAP

CDOT COAL CREEK

A PART OF THE NE 1/4 OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDAN, COUNTY OF JEFFERSON, STATE OF COLORADO.



LEGEND

- EXISTING ARVADA CITY LIMITS
- PROPOSED ARVADA CITY LIMITS
- SECTION LINE
- TIE LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- FOUND QUARTER SECTION CORNER
- SET NO. 5 REBAR WITH YELLOW PLASTIC CAP
LABELED: A&H CON PLS 22917

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE SOUTH LINE OF THE NE 1/4 OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 71 WEST, OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED BY A 3 1/2" ALUMINUM CAP (LABELED: 1/4, S13 | S18, R71W | R70W, LS 14057) MOUNTED ON A 2" ALUMINUM PIPE AT THE EAST 1/4 CORNER, AND A 1.5" ALUMINUM CAP ON A NO. 5 REBAR (LABELED: TST, C1/4, S 13, LS 14166) AT THE CENTER 1/4 CORNER, BEARING S 84° 59' 09" W A DISTANCE OF 2603.52' (AS MEASURED) WITH ALL BEARINGS HEREON RELATIVE THERETO.

LEGAL DESCRIPTION

THAT PART OF THE NE 1/4 OF SEC. 13, T. 2 S., R. 71 W., OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE CURRENT SOUTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 72 AND THE EASTERLY LINE OF THE DENVER & RIO GRANDE RAILROAD COMPANY RIGHT-OF-WAY AS SAID EASTERLY LINE IS SET FORTH IN BOOK 1674 AT PAGE 422, FROM WHENCE THE E 1/4 CORNER OF SAID SECTION 13 BEARS S 87° 58' 49" E, 2009.61 FEET, MORE OR LESS;

THENCE ALONG SAID RAILROAD RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT (WHOSE CHORD BEARS S 37° 25' 13" E, A DISTANCE OF 291.44 FEET) HAVING A RADIUS OF 423.00 FEET, A CENTRAL ANGLE OF 40° 18' 04", AN ARC DISTANCE OF 297.53 FEET TO THE POINT OF INTERSECTION OF SAID EASTERLY RAILROAD RIGHT-OF-WAY LINE, TO THE SOUTH LINE OF THE NE 1/4 OF SAID SECTION 13, ALSO BEING A POINT ON THE BOUNDARY LINE OF ARVADA ANNEXATION NO. 2805;

THENCE CONTINUING ALONG SAID EASTERLY RAILROAD RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT AND SAID ANNEXATION ORDINANCE BOUNDARY (WHOSE CHORD BEARS S 61° 21' 13" E, A DISTANCE OF 55.81 FEET) HAVING A RADIUS OF 423.00 FEET, A CENTRAL ANGLE OF 07° 33' 56", AN ARC DISTANCE OF 55.81 FEET TO THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN BOOK 2052, PAGE 21, IN THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER;

THENCE N 70° 06' 18" E ALONG THE SOUTH LINE OF SAID PARCEL AND SAID ANNEXATION ORDINANCE BOUNDARY A DISTANCE OF 308.87 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL;

THENCE N 01° 29' 30" W ALONG THE EAST LINE OF SAID PARCEL AND SAID ANNEXATION ORDINANCE BOUNDARY, A DISTANCE OF 209.03 FEET TO THE PRESENT SOUTH RIGHT OF WAY LINE OF SAID HIGHWAY NO. 72;

THENCE N 01° 21' 23" W A DISTANCE OF 110.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID HIGHWAY NO. 72;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT (WHOSE CHORD BEARS S 85° 33' 51" W, A DISTANCE OF 409.94 FEET) HAVING A RADIUS OF 3,869.72 FEET, A CENTRAL ANGLE OF 06° 04' 21", AN ARC DISTANCE OF 410.13 FEET TO A CDOT RIGHT-OF-WAY MARKER;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE S 87° 51' 02" W A DISTANCE OF 107.80 FEET;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE S 82° 31' 41" W A DISTANCE OF 11.18 FEET TO THE EASTERLY LINE OF SAID DENVER & RIO GRANDE RAILROAD COMPANY RIGHT-OF-WAY;

THENCE ALONG SAID EASTERLY RAILROAD RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT (WHOSE CHORD BEARS S 08° 25' 45" E, A DISTANCE OF 130.02 FEET) HAVING A RADIUS OF 423.00 FEET, A CENTRAL ANGLE OF 17° 40' 52", AN ARC DISTANCE OF 130.54 FEET TO THE POINT OF BEGINNING.

(PARCEL CONTAINS 4.02 ACRES MORE OR LESS)

NOTE: DISTANCES ARE MEASURED IN US SURVEY FEET. ANGLES ARE MEASURED IN DEGREES, MINUTES AND SECONDS.

SURVEYOR'S CERTIFICATE

I, JAMES V. HASTINGS, A LICENSED PROFESSIONAL LAND SURVEY REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS CDOT COAL CREEK ANNEXATION MAP WAS PREPARED UNDER MY DIRECT SUPERVISION AND ACCURATELY DESCRIBES THE LAND TO BE ANNEXED TO THE CITY OF ARVADA. I FURTHER CERTIFY THAT SAID LAND IS GREATER THAN ONE-SIXTH (1/6) CONTIGUOUS WITH THE PRESENT BOUNDARY OF THE CITY OF ARVADA. THE ABOVE DESCRIBED LAND IS CONTIGUOUS TO THE CITY OF ARVADA AND MEETS THE REQUIREMENTS SET FORTH IN COLORADO REVISED STATUTES 1973, 31-12-104-1(a) THAT ONE-SIXTH OR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUOUS WITH THE ANNEXING MUNICIPALITY.



JAMES V. HASTINGS P.L.S. #22917

CONTIGUITY STATEMENT:

THE ABOVE DESCRIBED LAND IS CONTIGUOUS TO THE CITY OF ARVADA AND MEETS THE REQUIREMENTS SET FORTH IN COLORADO REVISED STATUTES 31-12-104-1(a) THAT ONE-SIXTH FOR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUOUS WITH THE ANNEXING MUNICIPALITY.

CONTIGUITY STATEMENT:

- TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 1640.9'
- ONE-SIXTH OF TOTAL PERIMETER OF AREA = 273.48'
- PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 573.7'
- THE TOTAL CONTIGUOUS PERIMETER IS 35%, WHICH MEETS OR EXCEEDS THE 1/6 AREA REQUIRED.

APPROVAL CERTIFICATE:

APPROVED FOR FILING BY THE CITY OF ARVADA THIS _____ DAY OF _____, 20____.

ATTEST: _____
MAYOR CITY CLERK

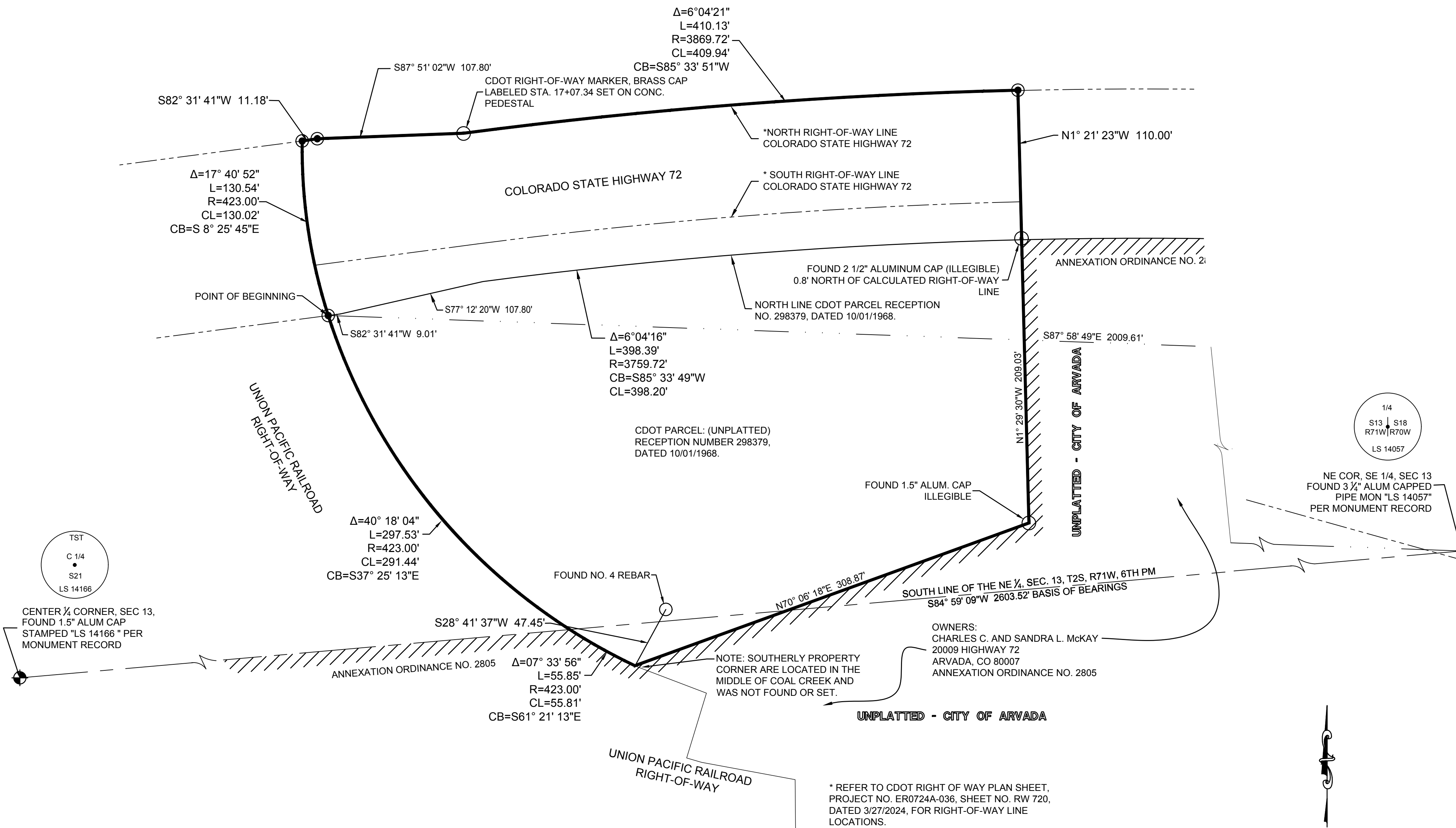
ORDINANCE NUMBER(S) _____

CLERK AND RECORDER'S CERTIFICATE:

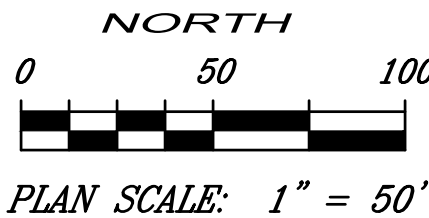
RECEPTION NUMBER _____

ACCEPTED FOR FILING BY THE OFFICE OF THE CLERK AND RECORDER OF JEFFERSON COUNTY, AT GOLDEN, COLORADO ON THIS _____ DAY OF _____, 20____ AT _____ O'CLOCK.

BY: _____
JEFFERSON COUNTY CLERK AND RECORDER DEPUTY CLERK



ANNEXATION MAP



DRAWN BY JVH	Anderson & Hastings Consulting Engineers Inc. 7175 W. Jefferson Ave., Suite 4350 Lakewood, Colorado 80235 303-433-8496 DIRECT 720-452-0520 e-mail: jvhastings@ahcinc.com	JOB NO. 130-22019
DATE 04/09/2024		SHEET NO. 1



REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.B.1.

TO: PLANNING COMMISSION

DATE: June 18, 2024

SUBJECT: CP2024-0003 A Resolution by the Planning Commission for the City of Arvada, Colorado to amend the 2014 Arvada Comprehensive Plan Land Use designation pertaining to the Colorado Department of Transportation (CDOT) Coal Creek Maintenance Yard from Undesignated Land Use to City of Arvada Public/Quasi Public, for a 4.02 acre parcel of land approximately located on the south side of State Highway 72 between Canyon Pines Drive and Plainview Road in the County of Jefferson and State of Colorado.

Motion

I move that CP2024-0003, a resolution by the Planning Commission for the City of Arvada, Colorado to amend the 2014 Arvada Comprehensive Plan Land Use designation pertaining to the Colorado Department of Transportation Coal Creek Maintenance Yard from Undesignated Land Use to City of Arvada Public/Quasi Public, for a parcel of land located on the South Side of State Highway 72 between Canyon Pines Drive and Plainview Road in the County of Jefferson and State of Colorado, be (approved and recommended to City Council for ratification)(denied).

This motion is based on the findings of fact and approval criteria on Page(s) 6 - 7 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:

Jacob Nitchals, Senior Planner	6/12/2024
Josie Suk, Development Systems and Administrative Manager	6/12/2024
Rob Smetana, Planning Manager	6/12/2024
Emily Grogg, Senior Assistant City Attorney	6/12/2024
Jessica Garner, Director of Community and Economic Development	6/13/2024

Enclosure, exhibits & attachments required to support the report

RESOLUTION NO. CP2024-0003

A RESOLUTION BY THE PLANNING COMMISSION FOR THE CITY OF ARVADA, COLORADO TO AMEND THE 2014 ARVADA COMPREHENSIVE PLAN LAND USE DESIGNATION PERTAINING TO COLORADO DEPARTMENT OF TRANSPORTATION COAL CREEK MAINTENANCE YARD FROM UNDESIGNATED LAND USE TO CITY OF ARVADA PUBLIC/QUASI PUBLIC, A PARCEL OF LAND LOCATED ON THE SOUTH SIDE OF STATE HIGHWAY 72 BETWEEN CANYON PINES DRIVE AND PLAINVIEW ROAD IN THE COUNTY OF JEFFERSON AND STATE OF COLORADO.

WHEREAS, Planning Commission, by Resolution No. CP2014-0003, adopted the 2014 Arvada Comprehensive Plan on September 19, 2014; and

WHEREAS, pursuant to § 8-1-2-1(E)(4) of the Land Development Code, City Council has final ratification and approval authority with respect to the Comprehensive Plan and any amendments thereto; and

WHEREAS, pursuant to Chapter 74, Article III, Section 74-64 of the code of the City of Arvada, the Planning Commission has held a public hearing as required by law, notice thereof being duly published in the Wheat Ridge Transcript and Arvada Press on May 30, 2024, and said public hearing being held before the Planning Commission for the City of Arvada on June 18, 2024.

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

Section 1. The 2014 Comprehensive Plan is hereby amended by changing the land use designation from Undesignated Land Use to City of Arvada Public/Quasi Public.

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

APPROVED AND ADOPTED this 18th day of June, 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

By: _____



REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.B.2.

TO: PLANNING COMMISSION

DATE: June 18, 2024

SUBJECT: An Ordinance annexing certain land into the City of Arvada for the Colorado Department of Transportation (CDOT) Coal Creek Maintenance Yard, a 4.02 acre parcel of land approximately located on the South Side of State Highway 72 between Canyon Pines Drive and Plainview Road in the County of Jefferson and State of Colorado.

Motion

I move that an Ordinance annexing certain land into the City of Arvada for the Colorado Department of Transportation (CDOT) Coal Creek Maintenance Yard, a 4.02 acre parcel of land approximately located on the South Side of State Highway 72 between Canyon Pines Drive and Plainview Road in the County of Jefferson and State of Colorado, be recommended to City Council for (approval) (denial).

This motion is based on the findings of fact and approval criteria on Page(s) 7 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:

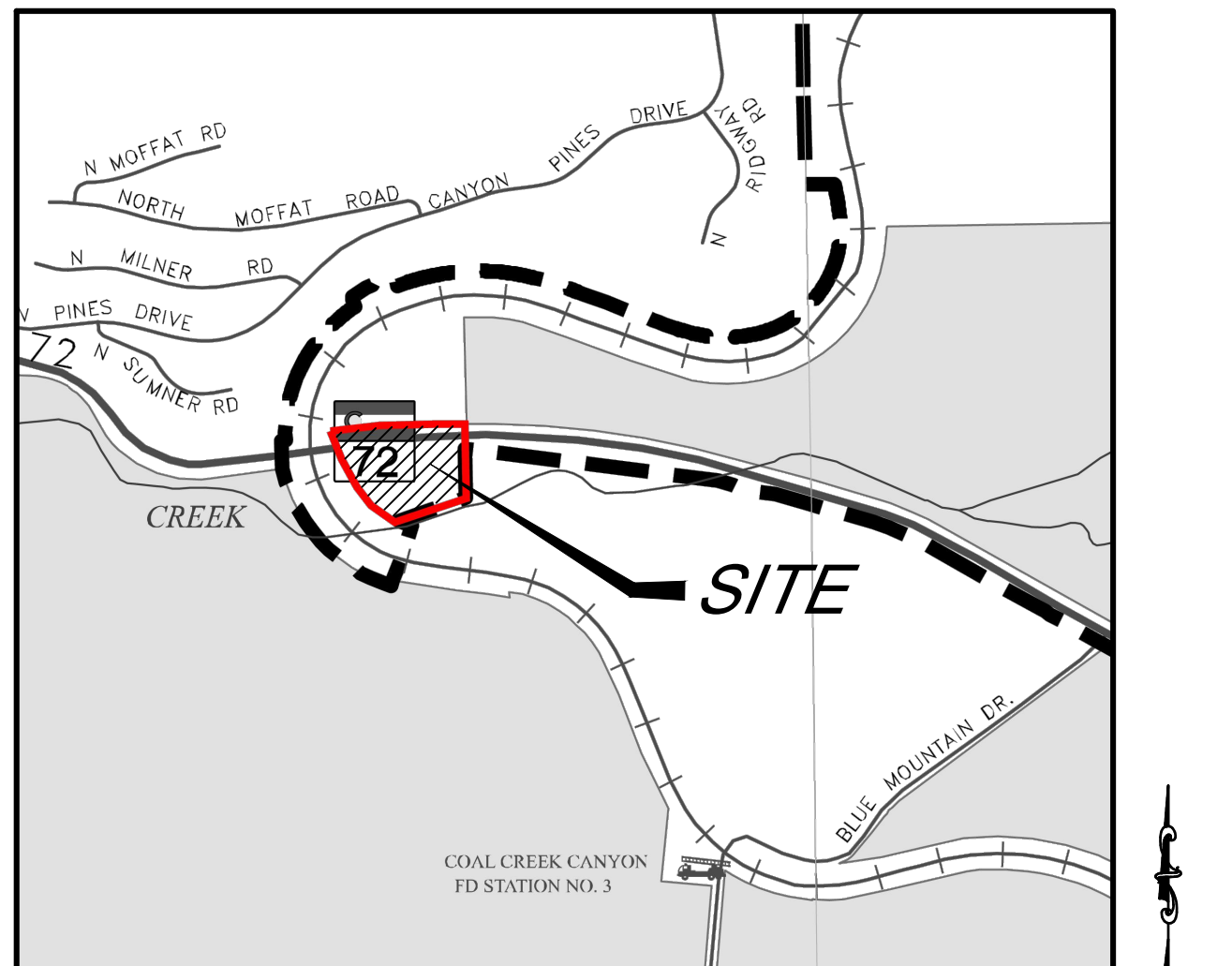
Jacob Nitchals, Senior Planner	6/12/2024
Josie Suk, Development Systems and Administrative Manager	6/12/2024
Rob Smetana, Planning Manager	6/12/2024
Emily Grogg, Senior Assistant City Attorney	6/12/2024
Jessica Garner, Director of Community and Economic Development	6/13/2024

Enclosure, exhibits & attachments required to support the report

ANNEXATION MAP

CDOT COAL CREEK

A PART OF THE NE 1/4 OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDAN, COUNTY OF JEFFERSON, STATE OF COLORADO.



VICINITY MAP

SCALE 1"= 500'

NORTH

LEGEND

- EXISTING ARVADA CITY LIMITS
- PROPOSED ARVADA CITY LIMITS
- SECTION LINE
- TIE LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- FOUND QUARTER SECTION CORNER
- SET NO. 5 REBAR WITH YELLOW PLASTIC CAP
LABELED: A&H CON PLS 22917

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE SOUTH LINE OF THE NE 1/4 OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 71 WEST, OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED BY A 3 1/2" ALUMINUM CAP (LABELED: 1/4, S13 | S18, R71W | R70W, LS 14057) MOUNTED ON A 2" ALUMINUM PIPE AT THE EAST 1/4 CORNER, AND A 1.5" ALUMINUM CAP ON A NO. 5 REBAR (LABELED: TST, C1/4, S 13, LS 14166) AT THE CENTER 1/4 CORNER, BEARING S 84° 59' 09" W A DISTANCE OF 2603.52' (AS MEASURED) WITH ALL BEARINGS HEREON RELATIVE THERETO.

LEGAL DESCRIPTION

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BEGINNING AT THE POINT OF INTERSECTION OF THE CURRENT SOUTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 72 AND THE EASTERLY LINE OF THE DENVER & RIO GRANDE RAILROAD COMPANY RIGHT-OF-WAY AS SAID EASTERLY LINE IS SET FORTH IN BOOK 1674 AT PAGE 422, FROM WHENCE THE E 1/4 CORNER OF SAID SECTION 13 BEARS S 87° 58' 49" E, 2009.61 FEET, MORE OR LESS;

THENCE ALONG SAID RAILROAD RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT (WHOSE CHORD BEARS S 37° 25' 13" E, A DISTANCE OF 291.44 FEET) HAVING A RADIUS OF 423.00 FEET, A CENTRAL ANGLE OF 40° 18' 04", AN ARC DISTANCE OF 297.53 FEET TO THE POINT OF INTERSECTION OF SAID EASTERLY RAILROAD RIGHT-OF-WAY LINE, TO THE SOUTH LINE OF THE NE 1/4 OF SAID SECTION 13, ALSO BEING A POINT ON THE BOUNDARY LINE OF ARVADA ANNEXATION NO. 2805;

THENCE CONTINUING ALONG SAID EASTERLY RAILROAD RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT AND SAID ANNEXATION ORDINANCE BOUNDARY (WHOSE CHORD BEARS S 61° 21' 13" E, A DISTANCE OF 55.81 FEET) HAVING A RADIUS OF 423.00 FEET, A CENTRAL ANGLE OF 07° 33' 56", AN ARC DISTANCE OF 55.81 FEET TO THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN BOOK 2052, PAGE 21, IN THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER;

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THENCE N 01° 29' 30" W ALONG THE EAST LINE OF SAID PARCEL AND SAID ANNEXATION ORDINANCE BOUNDARY, A DISTANCE OF 209.03 FEET TO THE PRESENT SOUTH RIGHT OF WAY LINE OF SAID HIGHWAY NO. 72;

THENCE N 01° 21' 23" W A DISTANCE OF 110.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID HIGHWAY NO. 72;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT (WHOSE CHORD BEARS S 85° 33' 51" W, A DISTANCE OF 409.94 FEET) HAVING A RADIUS OF 3,869.72 FEET, A CENTRAL ANGLE OF 06° 04' 21", AN ARC DISTANCE OF 410.13 FEET TO A CDOT RIGHT-OF-WAY MARKER;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE S 87° 51' 02" W A DISTANCE OF 107.80 FEET;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE S 82° 31' 41" W A DISTANCE OF 11.18 FEET TO THE EASTERLY LINE OF SAID DENVER & RIO GRANDE RAILROAD COMPANY RIGHT-OF-WAY;

THENCE ALONG SAID EASTERLY RAILROAD RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT (WHOSE CHORD BEARS S 08° 25' 45" E, A DISTANCE OF 130.02 FEET) HAVING A RADIUS OF 423.00 FEET, A CENTRAL ANGLE OF 17° 40' 52", AN ARC DISTANCE OF 130.54 FEET TO THE POINT OF BEGINNING.

(PARCEL CONTAINS 4.02 ACRES MORE OR LESS)

NOTE: DISTANCES ARE MEASURED IN US SURVEY FEET. ANGLES ARE MEASURED IN DEGREES, MINUTES AND SECONDS.

SURVEYOR'S CERTIFICATE

I, JAMES V. HASTINGS, A LICENSED PROFESSIONAL LAND SURVEY REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS CDOT COAL CREEK ANNEXATION MAP WAS PREPARED UNDER MY DIRECT SUPERVISION AND ACCURATELY DESCRIBES THE LAND TO BE ANNEXED TO THE CITY OF ARVADA. I FURTHER CERTIFY THAT SAID LAND IS GREATER THAN ONE-SIXTH (1/6) CONTIGUOUS WITH THE PRESENT BOUNDARY OF THE CITY OF ARVADA. THE ABOVE DESCRIBED LAND IS CONTIGUOUS TO THE CITY OF ARVADA AND MEETS THE REQUIREMENTS SET FORTH IN COLORADO REVISED STATUTES 1973, 31-12-104-1(a) THAT ONE-SIXTH OR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUOUS WITH THE ANNEXING MUNICIPALITY.



JAMES V. HASTINGS P.L.S. #22917

CONTIGUITY STATEMENT:

THE ABOVE DESCRIBED LAND IS CONTIGUOUS TO THE CITY OF ARVADA AND MEETS THE REQUIREMENTS SET FORTH IN COLORADO REVISED STATUTES 31-12-104-1(a) THAT ONE-SIXTH FOR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUOUS WITH THE ANNEXING MUNICIPALITY.

CONTIGUITY STATEMENT:

- TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 1640.9'
- ONE-SIXTH OF TOTAL PERIMETER OF AREA = 273.48'
- PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 573.7'
- THE TOTAL CONTIGUOUS PERIMETER IS 35%, WHICH MEETS OR EXCEEDS THE 1/6 AREA REQUIRED.

APPROVAL CERTIFICATE:

APPROVED FOR FILING BY THE CITY OF ARVADA THIS _____ DAY OF _____, 20____.

ATTEST: _____
MAYOR CITY CLERK

ORDINANCE NUMBER(S) _____

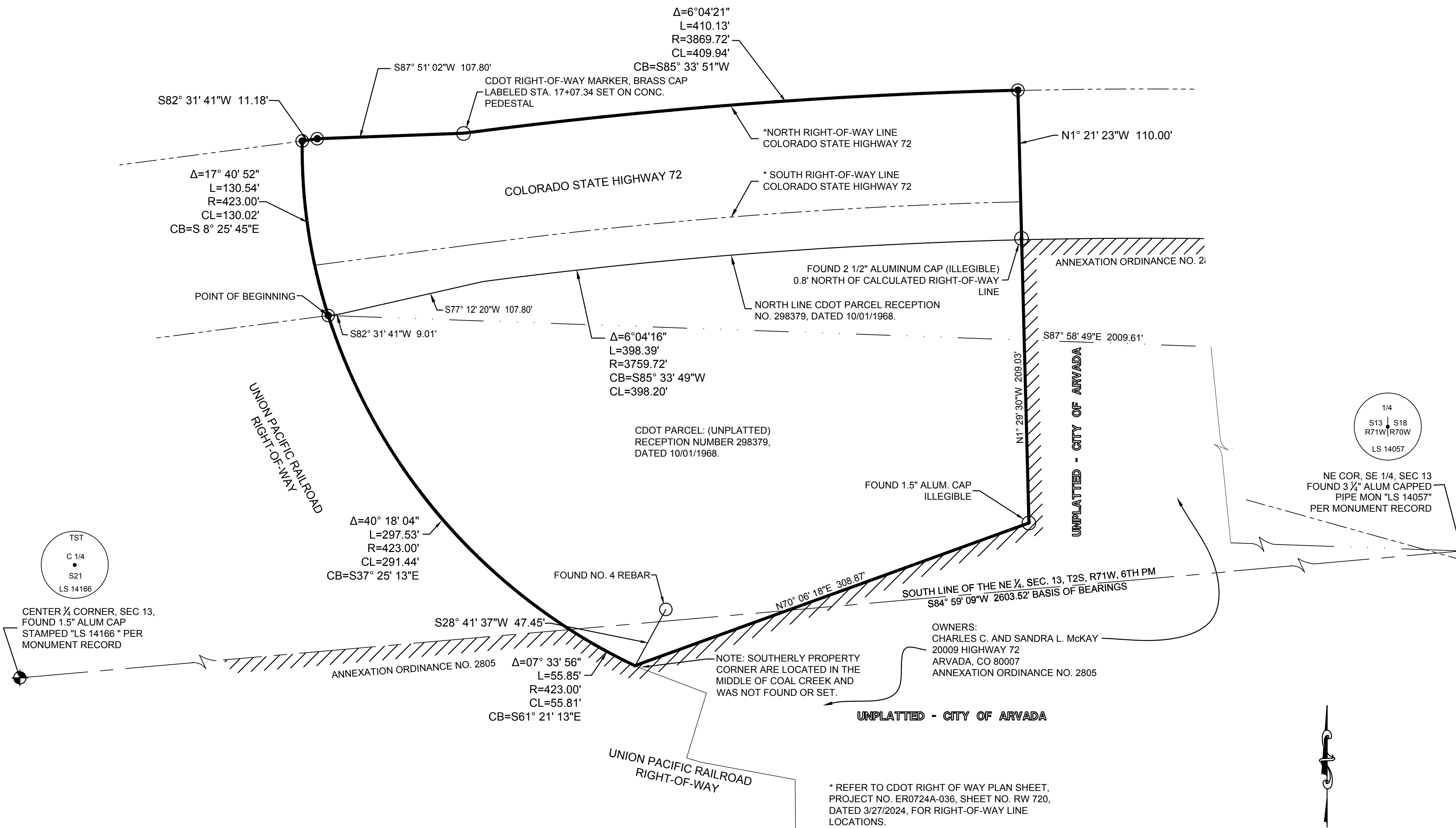
CLERK AND RECORDER'S CERTIFICATE:

RECEPTION NUMBER _____

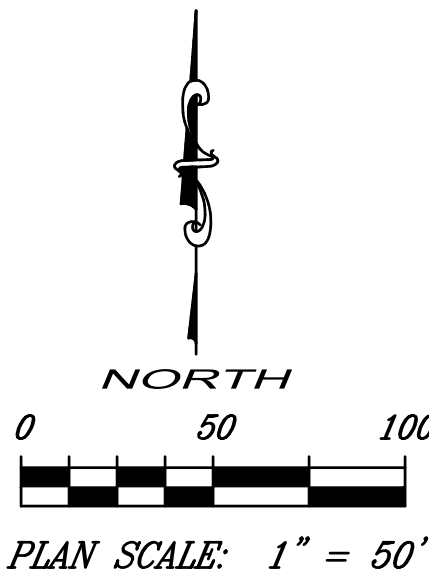
ACCEPTED FOR FILING BY THE OFFICE OF THE CLERK AND RECORDER OF JEFFERSON COUNTY, AT GOLDEN, COLORADO ON THIS _____ DAY OF _____, 20____ AT _____ O'CLOCK.

BY: _____
JEFFERSON COUNTY CLERK AND RECORDER DEPUTY CLERK

ANNEXATION MAP



* REFER TO CDOT RIGHT OF WAY PLAN SHEET, PROJECT NO. ER0724A-036, SHEET NO. RW 720, DATED 3/27/2024, FOR RIGHT-OF-WAY LINE LOCATIONS.



DRAWN BY JVH	Anderson & Hastings Consulting Engineers Inc. 7175 W. Jefferson Ave., Suite 4350 Lakewood, Colorado 80235 303-433-8496 DIRECT 720-452-0520 e-mail: jvhastings@ahcinc.com	JOB NO. 130-22019
DATE 04/09/2024		
		SHEET NO. 1



REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.B.3.

TO: PLANNING COMMISSION

DATE: June 18, 2024

SUBJECT: An Ordinance Rezoning Certain Land within the City of Arvada from Jefferson County Agriculture-One (A-1) to City of Arvada Open Space (OS) and amending the Official Zoning Maps of the City of Arvada, Colorado for the Colorado Department of Transportation (CDOT) Coal Creek Maintenance Yard, a 4.02 acre parcel of land approximately located on the south side of State Highway 72 between Canyon Pines Drive and Plainview Road.

Motion

I move that an ordinance Rezoning Certain Land within the City of Arvada from Jefferson County Agriculture-One (A-1) to City of Arvada Open Space (OS) and amending the Official Zoning Maps of the City of Arvada, Colorado for the Colorado Department of Transportation (CDOT) Coal Creek Maintenance Yard, a 4.02 acre parcel of land approximately located on the south side of State Highway 72 between Canyon Pines Drive and Plainview Road., be recommended to City Council for (approval) (denial).

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

Prepared by:
Dixielee Rodriguez, Administrative Specialist

Reviewed by:

Approved by:

Jacob Nitchals, Senior Planner	6/12/2024
Josie Suk, Development Systems and Administrative Manager	6/12/2024
Rob Smetana, Planning Manager	6/12/2024
Emily Grogg, Senior Assistant City Attorney	6/12/2024
Jessica Garner, Director of Community and Economic Development	6/13/2024

Enclosure, exhibits & attachments required to support the report