

Housing Advisory Committee: Special Meeting Land Use Development Code

Date: April 14, 2025

Time: 6:00PM to 7:30PM

Address: Arvada City Hall, 8101 Ralston Road, Arvada 80002

Room: Anne Campbell, 1st Floor



Begin Meeting - Pat Noonan, HAC Chair

Name	Affiliation	Present?
Pat Noonan	Housing Advisory Committee – CHAIR	
Mindy Mohr	Housing Advisory Committee – VICE CHAIR	
Shawna Ambrose	Housing Advisory Committee – COUNCIL LIAISON	
Paul Bunyard	Housing Advisory Committee	
Alicia Duncan	Housing Advisory Committee	
Andrew Heesacker	Housing Advisory Committee	
Tim Rogers	Housing Advisory Committee	
Matthew Wedell	Housing Advisory Committee	
Harrison Wilterdink	Housing Advisory Committee	
Jessica Garner	City / CED Director	
Carrie Espinosa	City / Arvada Housing Authority	
Sam Bradley	City / Arvada Housing Authority – LIAISON	

Agenda

1. **Attendance**

2. **Public Comment**

3. **Land Use Development Code Presentation**

Presenter: Rozalynne Thompson, Principal Planner

Q & A

4. **Draft Memo**

Discussion Points

Additional Discussion

5. **Next Steps**

PUBLIC COMMENT

3-Minute Limit



LAND DEVELOPMENT CODE UPDATES
WORKSHOP
HOUSING ADVISORY COMMITTEE
APRIL 14, 2025



OVERVIEW

Updates to the Land Development Code (LDC) to:

- Minimum Parking Requirements
- Accessory Dwelling Units
- Residential Occupancy Limits

MINIMUM PARKING REQUIREMENTS



PROPOSED CHANGES TO MINIMUM PARKING REQUIREMENTS

LDC will not:

- Impose minimum parking requirements on new multifamily developments in Applicable Transit Service Areas

Applicable Transit Service Area: Within one-quarter mile of:

- G Line station within Arvada
- RTD bus routes

AMENDMENTS TO ALTER

- Adding language to Table 4-5-2-2A of the LDC to exclude multifamily projects in Applicable Transit Service Areas from minimum parking requirements
- Adding language to Section 4-5-2-3(A) to apply ADA parking minimums to multifamily projects in Applicable Transit Service Areas
- Adding language to Table 4-5-2-2A to require published findings to impose a maximum parking requirement to new multifamily projects
- Working with Public Works team to develop Transportation Demand Management strategies

ACCESSORY DWELLING UNITS (ADUs)



PROPOSED CHANGES TO: ACCESSORY DWELLING UNITS

LDC will allow:

- The construction of one detached or conversion ADU 500 to 750 square feet in size
- Applications to be reviewed through an administrative review process
- Approval or denial based on objective development standards
- The construction of ADUs in Planned Unit Developments, regardless of whether the HOAs or covenants prevent or restrict ADUs

PROPOSED CHANGES TO: ADUs

(CONTINUED)

LDC will not require:

- That either the ADU or primary dwelling be owner-occupied
- Construction of additional parking for the ADU, with limited exceptions
- Compliance with architectural style, building materials, or landscaping standards that are more restrictive
- Larger side or rear yard setbacks than those stated in the law
- More restrictive design or dimensional standards to modular ADUs

AMENDMENTS TO ALTER

Amendments to Section 5-1-5-2 of the LDC include:

- Eliminate language that could be construed as a subjective design standard
- Modify parking regulations to comply with statute
- Remove owner occupancy requirement
- Require a minimum rear yard setback of five feet
- Add the ability to be an ADU certified community – describe generally (standard ADU pre-approved plans)

RESIDENTIAL OCCUPANCY LIMITS



PROPOSED CHANGES TO: RESIDENTIAL OCCUPANCY LIMITS

- Local governments shall not limit the number of people who may live together in a single dwelling based familial relationship
- Local governments retain the authority to implement residential occupancy limits based only on:
 - Health and safety standards
 - Affordable housing program guidelines

AMENDMENTS TO ALTER

Potential amendments to the LDC to comply:

- Replace “single-family detached” with “single-unit detached” throughout the Land Development Code
- Consider changing the occupancy limit for short-term rentals in Section 3-1-5-3 of the LDC
 - Short-term rental discussion was held at the February 10, 2025 City Council meeting

DRAFT MEMO

DISCUSSION POINTS

- Should the HAC recommend removal of parking restrictions on all multi-family, Affordable and WorkForce multi-family only, all Transit-Oriented Community (TOC) multi-family, or Affordable and WorkForce TOC only?
- Should the HAC include commentary on the intersection between short-term-rentals and ADUs? If ADU possibilities were expanded, additional code changes around ADUs might be needed to encourage long-term leases.

ADDITIONAL MEMO COMMENTS

Next Steps

1. City Liaison will summarize discussion and formalize the memo
2. Final version will be sent to Council before 12:00PM on April 15, 2025 in preparation for the City Council Workshop
3. Final version will be published on City's website