

# City of Arvada

## Planning Commission Agenda

APRIL 1, 2026  
CITY COUNCIL CHAMBERS  
Regular Business

**Commission Members:**

Tim Knapp  
Brandon Figliolino  
Tom Aljinovich  
Eric Doner  
Andrew Gay  
Steve Hannan  
Miriam McGilvray

**Staff Members Usually Present:**

Jessica Garner, Dir. of Community and Econ Development  
Kelsy Sargent, Senior Assistant City Attorney  
Rob Smetana, Planning Manager  
Don Oliphant, Manager of Development Engineering  
Josie Suk, Dep. Dir. of Community and Econ Development  
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](http://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](mailto: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 February 4, 2026 Meeting Minutes
5. GENERAL BUSINESS
6. REPORTS
7. PETITIONS & COMMUNICATIONS
8. PUBLIC HEARINGS

- A. Barber-Nichols Plant Expansion #2, for an Annexation and a Rezoning. A 1.793 Acre Parcel of Land approximately located at 6290 W 56th Ave
  - 1. Ordinance annexing Barber Nichols Plant Expansion #2, a 1.793 acre parcel of land located 6290 W 56th Ave
  - 2. An Ordinance Rezoning Barber Nichols Plant Expansion #2, a 1.793 acre parcel of land approximately located at 6290 W 56th Ave from Jefferson County R-2 to IL
- B. QuikTrip 4234, a Rezoning with Concept Plan and a Major Modification for a 9.47- acre parcel of land located at 9295 Matterhorn Ln
  - 1. An Ordinance Rezoning Lots 1, 2, 3, and 4, Block 1, of Candelas 93-72 South Filing No. 1 (QuikTrip 4234), a 9.47 acre parcel of land located at 9295 Matterhorn Ln From PUD to CG
  - 2. Major Modification for QuikTrip 4234, generally located at 9295 Matterhorn Ln

9. OTHER ITEMS

10. ADJOURN



**SUMMARY MINUTES OF PLANNING COMMISSION ACTION HELD**  
**FEBRUARY 4, 2026**

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

1. **CALLED MEETING TO ORDER– By Brandon Figliolino at 6:15 P.M.**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL OF MEMBERS**

Those present: Andrew Gay, Brandon Figliolino, Tom Aljinovich, Eric Doner, Steve Hannan, Miriam McGilvray

**THOSE ABSENT**

Tim Knapp

**ALSO PRESENT:** Rob Smetana, City Planning Manager; Jessica Garner, Director of Community and Economic Development; Kelsy Sargent, Sr. Ass't. City Attorney; Josie Suk, Deputy Director of Community and Economic Development; Julia Duncan, Sr. Planner; Don Oliphant, City Engineer, Dixielee Rodriguez, Recording Secretary Jake Sawaya, Senior Development Engineer; Nora Steenson, Deputy City Attorney

**MOTION:**

It was moved to excuse Tim Knapp.

**DISCUSSION OF MOTION**

None

Those voting Yes: McGilvray, Hannan, Aljinovich, Doner, Gay, Figliolino

Those voting No:

Those absent: Knapp

The motion carried: 6-0

4. **APPROVAL OF MINUTES**

January 21, 2026. The minutes stand approved as printed with the following corrections:  
Doner's name is incorrectly spelled after page 21, changes made.

**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. Candelas Parcels 1-2, 1-5, and 1-6 Major Comprehensive Plan Amendment and Rezoning, generally located at the northeast intersection of Highway 72 and Highway 93**

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

Mr. Figliolino opened the public hearing.

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

Ms. Duncan stated the posting notices were in order.

Mr. Figliolino entered into the record the staff report for DA2025-0042 dated February 4, 2026, publication and all public comments received.

Mr. Figliolino asked Ms. Duncan to introduce the project.

Ms. Duncan Introduced the project

Carolyn White, with Browstein Hyatt Farber Schreck introduced the parcels of 1-2, 1-5 and 1-6 and that they would like to change the use of these spaces. There is an increased need for diverse housing. They would like to change the comprehensive plan and zoning to reflect these desired changes.

- 1-2 to HCR, PUD-BP
- 1-5 From NC to MDR, Rezoned from PUD-BP to R13
- 1-6 from NC to SR, Rezone from PUD -BP to R6
- There will be less density as the property goes east
- most of the commercial will be closest to Highway 93

Ms. White explained the difference between the changes and what would be allowed if the Zoning Changed

Peter Wall 1580 Lincoln Street Denver CO of Wall Cane Associates stated that they had 47 individuals in attendance and that were concerned about traffic, preserving views, general metro district concerns

they made a few changes due to the neighborhood feedback, changing the density from west to east. Single stories were requested.

showed examples of what it could be at the current zoning of commercial, compared to what they are proposing. 1st row of homes will be single story

this aligns with the housing strategic plan

Traffic engineer, Curtis Rowe with Kimley Horn Greenwood Village stated that there would be 4 driveways as part of this development. 1 on highway 93. All driveways have been approved by CDOT. All parcels can utilize all driveways. By changing the zoning, it reduced the amount of traffic in the area.

Wildfire resiliency- the team has had conversations with Arvada Fire and state. Will be good with the new rules that will be implemented.

Regarding criteria number 2, they will be more compatible than what is already in the current zoning.

Less impact on the adjacent properties.

Parks and trails , more than what are expected to be dedicated.

Support amending the comprehensive plan

Community focused development.

## **PUBLIC COMMENT**

### **IN FAVOR**

Jebb Benson of 9415 Ingram Street thinks that this is something that will blend well with the area. Concerned about the intersection with Hallett. Residential construction is incredibly messy, and the area is extremely windy. Asking that the construction site thinks about the condition that the builders leave the area and use some kind of trash disposal that can be covered so it is not blowing all over.

## **IN OPPOSITION**

James Damschroder 9457 Iron Mountain Way shows some photos of his back property. Life wide open, states that there are bald eagles, coyotes. He is concerned about his blocked view, and states that he would not have picked this property if he knew this was going in . He wants a place that has views and has nature.

Jack Damschroder 9457 Iron Mountain Way states that the school has over 1200 students and there would be a lot more traffic and a lot more school aged kids. He thinks that it would be disrespectful to the teachers and the people that work there. Building another school would waste a lot of time and money. Let the animals keep a normal life.

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

## **APPLICANT REBUTTAL**

Ms. White stated that she agrees with the concern about construction debris but stated that those specific requirements should be addressed during the site plan/development permit stage, not with the current rezoning.

- Affirmed commitment to already-promised low profile homes and open/park space
- Explained commercial parcels' likely future uses: Automotive, small scale retail, healthcare/urgent care, possibly hotel/extended stay, making use of highway visibility but recognizing local demand and isolation

## **QUESTIONS FROM THE COMMISSION**

Mr. Hannan stated that R6 allows 35 feet, how would we go about that.

Ms. Duncan stated that there is a Development Agreement that would go along with this.

Mr. Hannan questioned about the Metro District

Greg Bradbury, President JCMD 1, it will be in JCMD 1. Total of 6 Metro Districts in the area.

Andrew Gay asked about 1-2 heights of buildings, pg 6 of the staff report. Subject to Administrative approval.

Ms. Duncan stated that Planning Commission would not see that part

Eric Doner asked if the project had asked about schools.

Mr, Bradbury stated that the they gave 18 acres by King Soopers to the school, but nothing has been built yet

Miriam McGilvray asked about infill in regards to the staff report?

Ms. Duncan stated that it is infilling the yet to be developed areas.

Ms. McGilvray asked about water for the area. The applicant can not move forward without allocations of water.

Mr. Bradbury stated that there is water to build out once Gross Reservoir is completed.

Ms. White stated about the parks, they are on the concept plan.

Mr. Figliolino asked what kind of commercial will potentially be put in.

Mr. Bradbury stated that there may be something similar to what is already there. He thinks there will be vehicle related uses out there.

Mr. Gay doesn't think it meets L-2. willing to approve it if we maintain it. He would like to add Conditional Approval.

Mr. Hannan stated that he likes that this is much less impactful than commercial.

#### **MOTION 1:**

It was moved by Mr. Aljinovich, that, CP2026-0001 a Resolution by the Planning Commission for the City of Arvada, Colorado to Amend the 2014 Arvada Comprehensive Plan Land Use Designation Pertaining to a Portion of Candelas Parcel 1-2 From City of Arvada Neighborhood/Community Commercial to City of Arvada High Density Residential, a Parcel of Land Located at the Northeast Corner of the Intersection of Highway 72 And Highway 93, be approved and ratified by the City Council subject to the condition stated in the Staff Report, Page 14

This motion is based on the findings of fact and approval criteria on Page(s) 11 & 12 of the Staff Report.

#### **DISCUSSION OF MOTION**

Those voting Yes: McGilvray, Hannan, Aljinovich, Gay, Doner

Those voting No: Figliolino

Those absent: Knapp

The motion carried: 5-1

**MOTION 2:**

It was moved by Mr. Aljinovich , that Rezoning a portion of Candelas Parcels 1-2 from PUD (Planned Unit Development) to R-24 (High Density Residential) , generally located at the northeast intersection of Highway 72 and Highway 93, be recommended to City Council for approval subject to the condition stated in the Staff Report, Page 14 (denial).

This motion is based on the findings of fact and approval criteria on Page(s) 13 of the Staff Report

**DISCUSSION OF MOTION**

Those voting Yes: McGilvray, Hanna, Ajinovich, Doner, Gay, Figliolino

Those voting No:

Those absent: Knapp

The motion carried:6-0

**MOTION 3:**

It was moved by Mr. Aljinovich, that rezoning a portion of Candelas Parcels 1-2 from PUD (Planned Unit Development) to CG (General Commercial), generally located at the northeast intersection of Highway 72 and Highway 93., be recommended to City Council for (approval subject to the condition stated in the Staff Report, Page 14) (denial).

This motion is based on the findings of fact and approval criteria on Page(s) 13 of the Staff Report.

**DISCUSSION OF MOTION**

Those voting Yes: McGilvray, Hannan, Doner, Ajinovich, Gay, Figliolino

Those voting No:

Those absent: Knapp

The motion carried: 6-0

**MOTION 4:**

It was moved by Mr. Aljinovich, that a Resolution by the Planning Commission for the City of Arvada, Colorado to Amend the 2014 Arvada Comprehensive Plan Land Use Designation of Candelas Parcel 1-5 From City of Arvada Neighborhood/Community Commercial to City of Arvada Medium Density Residential, Parcel of Land Located at the Northeast Corner of the Intersection of Highway 72 and Highway 93 be recommended to City Council for ratification. (subject to the condition stated in the Staff Report, Page 14) (denial).

This motion is based on the findings of fact and approval criteria on Page(s) 11-13 of the Staff Report

**DISCUSSION OF MOTION**

Those voting Yes: McGilvray, Hannan, Doner, Ajinovich, Gay, Figliolino  
Those voting No:  
Those absent: Knapp  
The motion carried: 6-0

**MOTION 5:**

It was moved by Mr. Aljinovich, that rezoning a portion of Candelas Parcels 1-5 from PUD-BP (Planned Unit Development Plan- Business, Professional) to R-13 (Medium Density Residential), generally located at the northeast intersection of Highway 72 and Highway 93., be recommended to City Council for (approval subject to the condition stated in the Staff Report, Page 14) (denial).

This motion is based on the findings of fact and approval criteria on Page(s) 13 of the Staff Report

**DISCUSSION OF MOTION**

Those voting Yes: McGilvray, Hannan, Doner, Ajinovich, Gay, Figliolino  
Those voting No:  
Those absent: Knapp  
The motion carried: 6-0

**MOTION 6:**

It was moved by Mr. Aljinovich, that, CP2026-0003 A Resolution by the Planning Commission for the City of Arvada, Colorado to Amend the 2014 Arvada Comprehensive Plan Land Use Designation of Candelas Parcel 1-6 from City Of Arvada Neighborhood/Community Commercial to City of Arvada Suburban Residential, A Parcel of Land Located at the Northeast Corner of the Intersection of Highway 72 And Highway 93, be approved and ratified by the City Council subject to the condition stated in the Staff Report, Page 14 (denied).

This motion is based on the findings of fact and approval criteria on Page(s) 11 & 12 of the Staff Report

**DISCUSSION OF MOTION**

Those voting Yes: McGilvray, Hannan, Doner, Ajinovic, Gay, Figliolino  
Those voting No: Figliolino  
Those absent: Knapp  
The motion carried: 5-1

**MOTION 7:**

It was moved by Mr. Aljinovich, that a rezoning of Candelas Parcels 1-6 from PUD-BP (Planned Unit Development Plan- Business, Professional) to R6 (Residential 6 District), generally located at the northeast intersection of Highway 72 and Highway 93., be recommended to City Council for (approval subject to the condition stated in the Staff Report, Page 14) (denial).

This motion is based on the findings of fact and approval criteria on Page(s) 13 of the Staff Report

**DISCUSSION OF MOTION**

Those voting Yes: McGilvray, Hannan, Doner, Ajinovich, Gay, Figliolino  
Those voting No:  
Those absent: Knapp  
The motion carried: 6-0

**8.B. An Ordinance Repealing and Reenacting or Amending Various Sections of the Land Development Code of the City of Arvada City Code Relating to Short-Term Rentals**

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

Mr. Figliolino opened the public hearing.

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

Deputy City Attorney Ms. Nora Steenson and Rob Smetana stated the posting notice is in order, and public comments were received. Correction to the staff report: change from affordable multi family housing project to Market rate townhome project.

Purpose: Revise 2020 Short Term Rental Ordinances to ease administration and clarify enforcement; in response to ongoing issues and City Council direction:

- There was a public survey sent out in December of 2025
- Study sessions were held Jan/Feb 2025 and Dec 2025

- Council passed the 1st Reading of amendments February 3, 2026. 2nd Reading and Public Hearing are set for February 17, 2026.
- Separate Public meeting set for new STR program rules set for Feb 12, 2026 at 4 pm in Ann Campbell Room

three provisions of the LDC, 3-1-5-3 requiring that a real person be the licensee. LLC, will need to have a real person to be the permittee.

They are asking that permittees to only have (1) property as opposed to the (3) they are allowed to have now.

grandfathered permits before 12/1/2025 to have more than 3 or be owned by an LLC. All new ones will be held to the new rules.

Expanded detail on enforcement procedures and CED Director authority

11-3-3-1 doesn't currently have definitions to STR's, they have added new definitions.

## **PUBLIC COMMENT**

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

## **PUBLIC COMMENT**

### **IN FAVOR**

Robin Phipps; Newman Street Short Term Rental owner for a few years. Is in agreement with the new rules. We need to be careful with regulations, most people are not coming to Arvada, they are using it as base camp and like it and come back next time they come to CO. Limiting to (1) could cause issues. The people that have more than 1 are making it a business.

### **IN OPPOSITION**

NONE

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

## **APPLICANT REBUTTAL**

## **QUESTIONS FROM THE COMMISSION**

Mr. Hannan asked why we are only allowing 1.

Jessica Garner stated that after an analysis was completed, what other municipalities are doing. Generally, most municipalities only allow 1 license.

Mr, Hannan appreciates the grandfathering of current license holders.

Ms. McGilvray asked about not having an LLC, have an actual person.

Ms. Steenson stated that it helps with communication of someone for the property.

Ms. Garner stated that this will help

Mr. Figliolino asked how many STR the city has?

Ms. Garner stated that it is a moving target. We have implemented Granicus to assist us with tracking this. We currently have about 600, with people being reached out to those that are not in compliance to get them in compliance.

Mr. Figliolino asked how many staff are working on this?

Ms Garner stated that we have 1 dedicated staff planner along with Code Enforcement. They will have inspections done by a third party team for us to keep on file. As we grow, we are trying to monitor this and where issues may arise. Fee's have increased to try to help with future money needed.

#### **MOTION 1:**

It was moved by Mr. Aljinovich, that an Ordinance Repealing and Reenacting or amending various sections of the Land Development Code of the City of Arvada City Code Relating to Short-Term Rentals, Be Recommended To City Council For (Approval)(Denial).

This motion is based on the findings of fact and approval criteria in the staff report pages 3-4

#### **DISCUSSION OF MOTION**

Those voting Yes: McGilvray, Hannan,, Ajinovich, Doner, Gay, Figliolino

Those voting No:

Those absent: Knapp

The motion carried:6-0

#### **8. OTHER ITEMS**

Staff would like to cancel the February 18, 2026 and Mar 4, 2026 meetings

Those voting Yes: McGilvray, Hannan,, Ajinovich, Doner, Gay, Figliolino

Those voting No:

Those absent: Knapp

The motion carried:6-0

9. **ADJOURNED** at 7:54 P.M.

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Brandon Figliolino, Acting Chair

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Tom Aljinovich, Secretary

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Heidi Van Gieson, Recording Secretary

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

**Barber-Nichols Plant Expansion #2**  
**Annexation and Rezoning**  
DA2025-0057

**NATURE OF REQUEST**

Barber-Nichols has acquired the 1.793-acre parcel of land located at 6290 West 56<sup>th</sup> Avenue and is requesting annexation into the City of Arvada for utility services. Additionally, the applicant is requesting to rezone the parcel of land from Jefferson County's R-2 designation to IL (Light Industrial) in order to construct an office and manufacturing facility.

Barber-Nichols is an aerospace and defense contractor that designs, manufactures, assembles, tests, and services specialty pumps, turbines, compressors and their integrated systems. With several smaller buildings in the surrounding neighborhood, Barber-Nichols is looking to make a significant move to consolidate their machining operations and improve production efficiency. With the construction of this facility, Barber-Nichols will consolidate three existing buildings into one.

**LOCATION AND HISTORY**

The subject property is currently located on the south side of West 56<sup>th</sup> Avenue, between Marshall Street and Harlan Street, in unincorporated Jefferson County. A Phase I Environmental Site Assessment revealed the property was initially developed with a residential structure in 1922. Additional research shows that by 1972, the trees on the property were removed, and it was being used for the storage of trucks and equipment. Currently, the property is being used as a parking and storage lot.

**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 was held on Thursday, June 12, 2025. Representatives for Barber-Nichols, City Staff, and three (3) community members were in attendance. Matt Johnson, Director of Operations for Barber-Nichols, gave a brief presentation on the history of their company, how they intend to utilize the proposed facility, and where they look to expand in the future. In addition to the presentation, handouts with a detailed description of the proposal and the proposed site plan were provided. Several questions were raised by the community members, including whether there should be any concern with the type of raw materials being processed at this plant and the projected timeframe for construction. Overall, the community members who attended the meeting were supportive and glad to see Barber-Nichols continue to operate their business in the neighborhood. The applicant also 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 homeowner’s 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 accepted for review on October 31, 2025, and completed two (2) rounds 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.

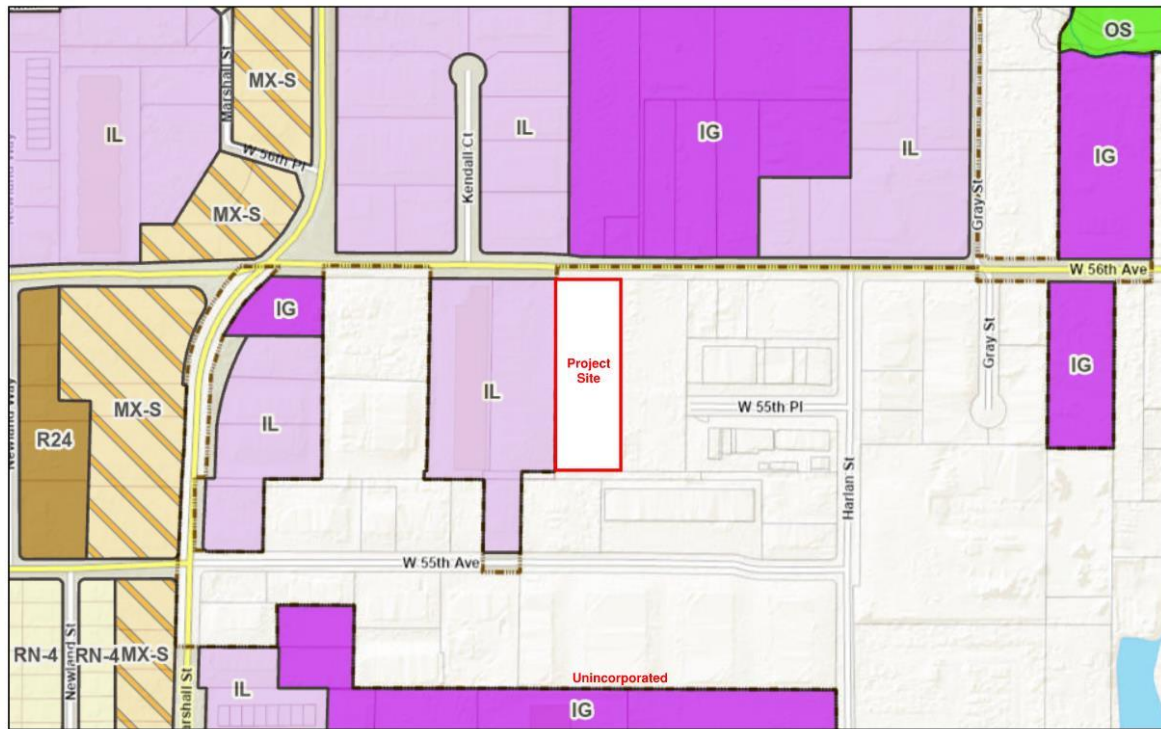
## **ZONING AND LAND USE**

The subject property is located in unincorporated Jefferson County and currently zoned Residential-Two (R-2) which allows for single-family dwellings and duplexes. The applicant is requesting the subject property be rezoned to Light Industrial (IL) within the City of Arvada, which allows for a variety of land uses including office, manufacturing, warehousing and distribution.

Surrounding properties are zoned and utilized as follows:

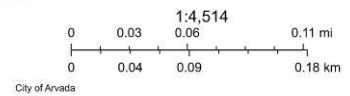
<b>Direction</b>	<b>Zoning</b>	<b>Actual Use</b>
North	City of Arvada IG (General Industrial)	DoDo’s RV Storage JKR Steed Equipment
South	Unincorporated Jefferson County I-1 (Industrial-One)	Alpha & Omega Landscapers Dent’s Collision (Auto Repair Shop)
East	Unincorporated Jefferson County P-D (Planned Development)	I70 and Harlan Towing (Vehicle Storage)
West	City of Arvada IL (Light Industrial)	Office of General Contractors; Specialty Subcontractors; Tradesmen

### Zoning Map



3/18/2026, 8:37:08 AM

- |         |                          |                                      |
|---------|--------------------------|--------------------------------------|
| Parcels | IG, General Industrial   | RN-4, Residential Neighborhood 4,000 |
| Zoning  | MX-S, Mixed-Use Suburban | R24, Residential 24                  |
|         | IL, Light Industrial     | OS, Parks and Open Space             |



City of Arvada  
City of Arvada | COA | DRCOG |

## **PROJECT ANALYSIS**

### **Annexation**

Annexation of property into the City of Arvada shall be in accordance with the constitution and state laws of the State of Colorado. Annexation is controlled by C.R.S. § 31-12-101, *et seq.* (the Municipal Annexation Act of 1965) and Article II, Section 30 of the Colorado Constitution.

### **Annexation Map**

A map of the proposed area to be annexed with contiguity data demonstrating that not less than one-sixth (16.67%) of the perimeter of the area proposed to be annexed with the City of Arvada per C.R.S. 31-12-104 has been included with this application. The total contiguous perimeter exceeds the minimum required and measures approximately 37.31%.

### **Annexation Petition**

The applicant has signed and submitted an annexation petition per the requirements outlined in C.R.S. 31-12-107.

#### Environmental Site Assessment

A Phase I Environmental Site Assessment has been submitted by the applicant for review. The assessment from Enviro Assessment, PC, dated September 23, 2024, revealed no recognized environmental conditions, historical recognized environmental conditions, controlled recognized environmental conditions, or significant data gaps. Stained soils were observed within the parking area, but these were limited in extent and considered a de minimis condition. Recommendations include cleaning up the soil and utilizing improved maintenance practices to prevent additional staining.

#### Statement of Fire Service

The applicant has submitted a letter from the Arvada Fire Protection District (AFPD) indicating that this address will receive fire protection services from the AFPD.

#### Statement of Recreation Service

The applicant has submitted a letter from Apex Park and Recreation District indicating that this address is within their service area.

#### Severed Mineral Rights Certification

The applicant has submitted a Certification of Mineral Rights Notice and indicated that records in the office of the County Clerk and Recorder do not identify any mineral rights owners.

#### Water Rights Questionnaire

The applicant has submitted a Water Rights Questionnaire that indicates there was prior surface water rights appurtenant to this land for the Wadsworth-Graves Ditch Company. However, on April 14, 1982, a Warranty Water Rights Deed was signed to sell, assign, transfer, convey and set over to the City of Arvada their water rights.

#### **Compliance with the Comprehensive Plan**

The Comprehensive Plan designates this area within the Clear Creek / I-76 Community Plan, which promotes a wide range of land uses, except new residential, schools, churches, or group homes. The Clear Creek / I-76 Community Plan is an intergovernmental agreement (IGA) between the City of Arvada and Jefferson County regarding the planning and future development of an area roughly bounded by West 60<sup>th</sup> Avenue to the North, Sheridan Road to the East, West 52<sup>nd</sup> Avenue and HWY I-76 to the South, and Marshall Street / Lamar Street to the West. The general intention of the IGA is to preserve existing industrial uses, encourage future industrial development, and preserve or allow new residential uses within specified planning areas.

The following goals and policies within the Comprehensive Plan further support the development proposal:

- **Policy L-2.2:** Allow appropriate expansion of City boundaries. Consider annexation of land that includes land uses that are consistent with Comprehensive Plan goals, the long-term needs to the community and the city's service capacity.
  - The proposed annexation request is consistent with the goals of the Comprehensive Plan, as it will allow for the expansion of an existing industrial business within the City of Arvada, strengthening the existing industrial corridor.
- **Goal ED-1:** Expand and diversify the City's economic base to create primary jobs to increase the City's fiscal capacity to meet the needs of its citizens.

- The proposed office and manufacturing facility will increase the number of primary jobs within the City's boundaries.
- **Goal ED-4:** Redevelop and revitalize existing commercial and industrial areas.
  - The proposed office and manufacturing facility will replace an existing storage yard. The proposed office and manufacturing facility will further solidify Barber-Nichols presence in the immediate industrial area.
- **Policy CC-1.3:** The City will encourage new infill development to consider and be sensible to the character of existing neighborhoods.
  - The Light Industrial (IL) land use designation is consistent with the surrounding parcels within the neighborhood. The proposed office and manufacturing facility has been designed to be compatible with the existing Barber-Nichols facility at 6350 W 56<sup>th</sup> Avenue (two parcels West of the subject parcel) and the surrounding neighborhood.

### **Compliance with Other Applicable Plans**

The subject property is not within the jurisdiction of other applicable plans.

### **Setbacks**

Within the IL Zoning District, the proposed structure will need to follow the applicable setback standards identified in LDC Section 2-1-6-3:

- Minimum Front: 20-feet
- Minimum Interior Side: 5-feet
- Minimum Rear: 5-feet
- Minimum Front Parking: 20-feet

The proposed Site Plan shows the structure to meet or exceed each setback standard.

### **Building Height**

The IL Zoning District allows for a maximum height of 40-feet. The proposed structure has multiple parapet walls, with the highest parapet measuring 39-feet.

### **Open Space**

The IL Zoning District requires a minimum of 15% of the lot to be dedicated towards the landscape surface area. The proposed Site Plan indicates the landscape surface area will be approximately 16.2%.

### **Building Design**

The proposed building elevations show the structure to primarily be constructed of "Concrete Tilt-Up Panels" that are painted earthtone colors (white, grays, and brown). The North Exterior Elevation (front façade) will feature a significant percentage of windows, exceeding the 20% requirement along a roadway. The East, West, and South Elevations include breaks within the tilt-up panels, along with color and parapet height variations for visual interest. Several overhead doors are located along the West Exterior Elevation to provide vehicular access to the interior of the building.



*Perspective 3D Rendering of the Front Entrance (North Façade)*

### **Circulation and Connectivity**

The subject parcel has direct access to West 56<sup>th</sup> Avenue, a portion of which is included within the annexation request. An Access and Fire Lane Easement is being proposed with the neighboring property owner at 6340 West 56<sup>th</sup> Avenue. The applicant is required to construct a five-foot sidewalk along the frontage of the subject parcel, along with providing bike racks for alternative transportation users.

### **Grading and Drainage**

A proposed grading plan has been submitted for review with the Site Plan. Underground detention is proposed within the parking drive aisle to accommodate on-site stormwater. Additional grading and drainage will be evaluated in greater detail through the Site Plan request.

### **Utility Services**

Water and sewer services will be provided by the City of Arvada.

### **Police and Fire Protection**

The City of Arvada will provide police protection to this site and the Arvada Fire Protection District will provide fire protection services.

## **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. 8-3-3 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 the subject property.	Complies	The annexation area is included within the Comprehensive Plan Future Land Use map and consistent with the Clear Creek / I-76 Community Plan.
2. The property is capable of being integrated into the City and developed in compliance with all applicable provisions of this Code, the Arvada City Code, and the terms of an annexation agreement that is simultaneously approved with the annexation.	Complies	The existing parcel meets all the requirements of the requested zoning district, and the site will be developed in accordance with the LDC and all other applicable codes.
3. At the time any development of the subject property is completed, there will be capacity to adequately serve residents of such area with all necessary utilities, facilities, and public services.	Complies	There are adequate services necessary to service this site.

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 proposed IL (Light Industrial) zoning designation is consistent with the Clear Creek / I-76 Community Plan designation of the Comprehensive Plan Future Land Use Map.
2. The intended land use is consistent with the stated intent of the proposed zoning district.	Complies	<p>Light industry land uses (including office and manufacturing facilities) are consistent with the proposed zoning district.</p> <p>The purpose of the Light Industrial (IL) zoning district is to provide areas for light manufacturing, assembly and fabrication uses, office, research, food and beverage processing, packaging, or bottling, and compatible recreational activities.</p>
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	Facilities and services, including water, sewer, fire, and police, are available to serve the property.

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 light industry land use will not adversely impact the existing conditions of the surrounding site.
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 proposed IL Zoning District is consistent with the adjacent properties, including the neighboring Jefferson County I-1 (Industrial-One) and P-D zoning designations.

**STAFF RECOMMENDATION**

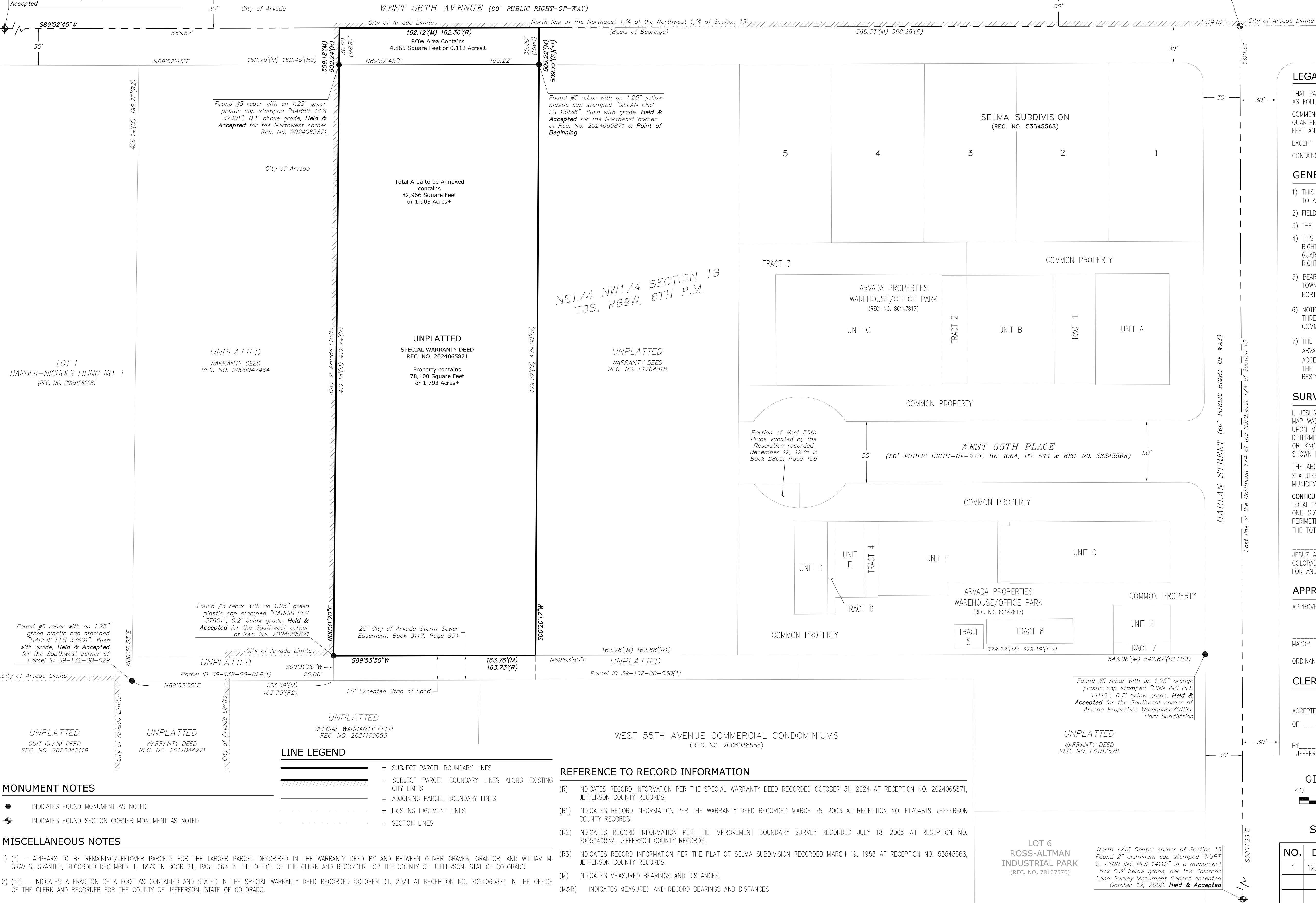
Based upon project analysis and review of the Land Development Code approval criteria, staff recommends **approval** of the Barber-Nichols Plant Expansion #2 Annexation and Rezoning.

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

**ABBREVIATION LEGEND**

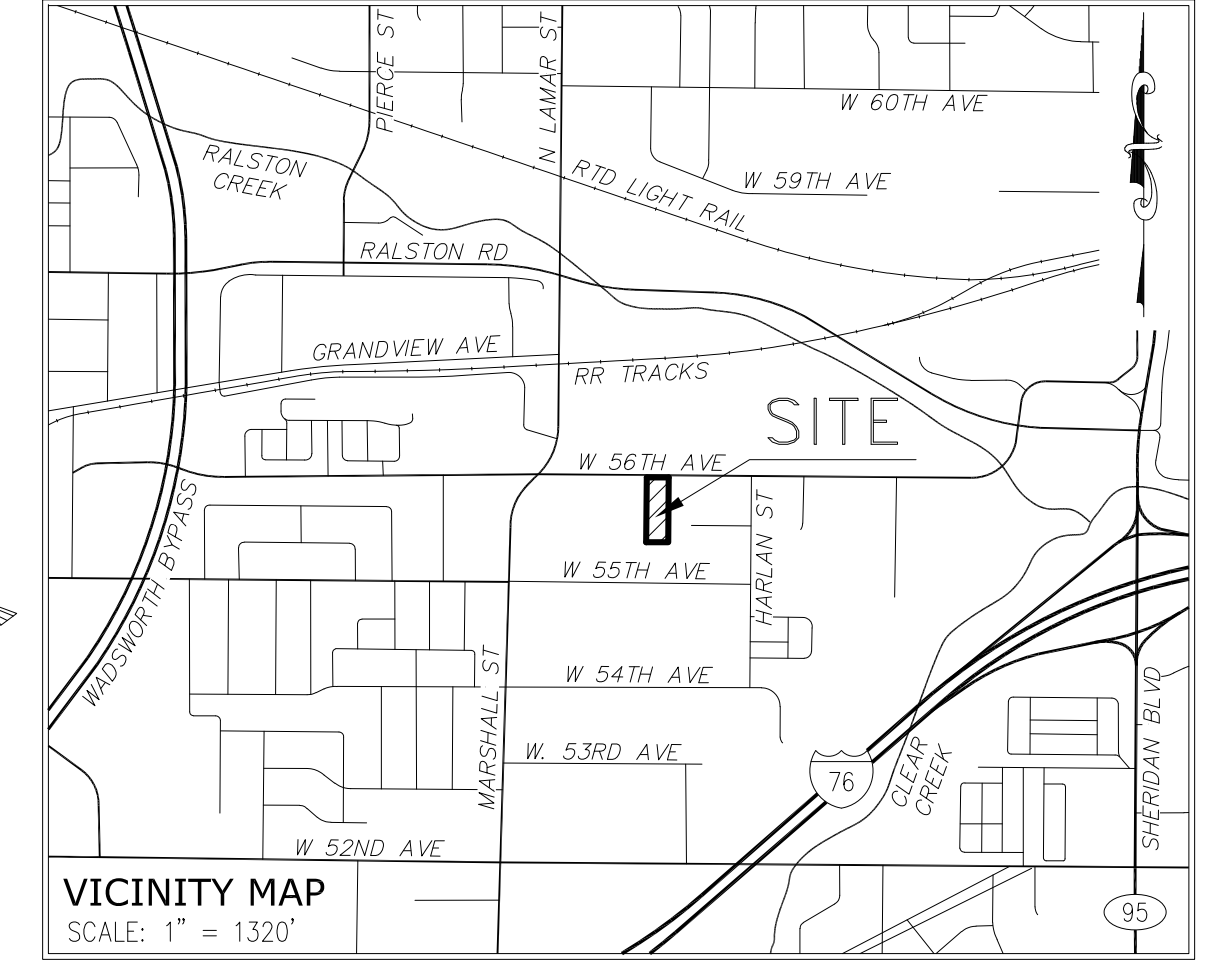
- REC. NO. RECEPTION NUMBER
- P.L.S. PROFESSIONAL LAND SURVEYOR
- L.S. LAND SURVEYOR
- R.O.W. RIGHT-OF-WAY
- Δ CURVE DELTA/CENTRAL ANGLE
- R CURVE RADIUS
- L CURVE ARC LENGTH
- CHB CURVE CHORD BEARING
- CH CURVE CHORD LENGTH

West 1/16 corner between Section 12 and Section 13  
Found 2.5" aluminum cap stamped "2003 PLS 36561"  
in a monument box, per the Colorado Land Survey  
Monument Record accepted April 30, 2014, **Held & Accepted**



# BARBER-NICHOLS NO. 2 ANNEXATION MAP

LOCATED IN THE NORTHEAST 1/4 OF OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF  
THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO  
SHEET 1 OF 1



**LEGAL DESCRIPTION**

THAT PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:  
COMMENCING AT A POINT IN THE CENTER OF THE COUNTY ROAD 568.28 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 13, THENCE WEST 162.36 FEET, THENCE SOUTH 529.24 FEET, THENCE EAST 163.73 FEET, THENCE NORTH 529 FEET AND A FRACTION OF A FOOT TO THE POINT OF BEGINNING;  
EXCEPT A STRIP OF LAND 20 FEET OFF THE SOUTH SIDE OF SUBJECT PROPERTY, COUNTY OF JEFFERSON, STATE OF COLORADO.  
CONTAINS 82,966 SQUARE FEET OR 1.905 ACRES, MORE OR LESS.

**GENERAL NOTES**

- 1) THIS MAP IS NOT A MONUMENTED LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT. THE PURPOSE OF THIS ANNEXATION MAP IS TO ANNEX THE PROPERTY SHOWN HEREON INTO THE CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO.
- 2) FIELD WORK FOR THIS SURVEY WAS PERFORMED ON JUNE 2, 4 & 24, 2025.
- 3) THE LINEAL UNITS OF MEASURE SHOWN ON THIS SURVEY ARE BASED UPON THE U.S. SURVEY FOOT.
- 4) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ALTIMA LAND CONSULTANTS, LLC, TO DETERMINE RECORD TITLE, EASEMENTS OR RIGHTS-OF-WAY. TITLE COMMITMENT NO. ABJ70849579.1, WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2025, PREPARED BY LAND TITLE GUARANTEE COMPANY WAS RELIED UPON FOR ALL INFORMATION REGARDING TITLE OF RECORD, EASEMENTS OF RECORD AND RIGHTS-OF-WAY.
- 5) BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, WHICH BEARS NORTH 89°52'45" EAST, BETWEEN THE MONUMENTS SHOWN AND DESCRIBED HEREON.
- 6) NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 7) 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 ANNEXATION MAP, ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THE ANNEXATION MAP. THE ACCURACY OF SURVEY INFORMATION INCLUDING BOUNDARY INFORMATION, MONUMENTATION, LOT LINES, ETC. IS THE SOLE RESPONSIBILITY OF THE LICENSED SURVEYOR NAMED HEREIN.

**SURVEYOR'S CERTIFICATE**

I, JESUS A. LUGO, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS PREPARED BY ME OR DIRECTLY UNDER MY SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF THE ACCOMPANYING ANNEXATION MAP ACCURATELY AND PROPERLY SHOWS THE PROPERTY DETERMINED BY THIS SURVEY. ENCROACHMENTS, EASEMENTS, RIGHTS-OF-WAY OR PASSAGEWAYS ACROSS SAID PROPERTY THAT IN EVIDENCE OR KNOWN TO ME, ARE AS SHOWN TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS SURVEY, AND THE INFORMATION SHOWN HEREON, ARE NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.  
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 OR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUOUS WITH THE ANNEXING MUNICIPALITY.  
**CONTIGUITY STATEMENT:**  
TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 1,284.38 FEET  
ONE-SIXTH OF TOTAL PERIMETER OF AREA = 214.06 FEET  
PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 479.18 FEET  
THE TOTAL CONTIGUOUS PERIMETER IS 37.31%, WHICH MEETS OR EXCEEDS THE 1/6 AREA REQUIRED.

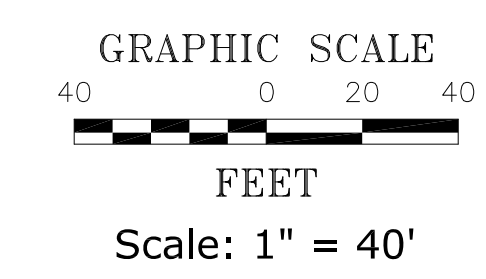
JESUS A. LUGO, PLS 39081  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR  
FOR AND ON BEHALF OF ALTIMA LAND CONSULTANTS, LLC

**APPROVAL CERTIFICATE**

APPROVED FOR FILING BY THE CITY OF ARVADA THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2026.  
\_\_\_\_\_  
MAYOR  
ATTEST: \_\_\_\_\_  
CITY CLERK  
ORDINANCE NUMBER(S) \_\_\_\_\_

**CLERK AND RECORDER'S CERTIFICATE**

RECEPTION NO. \_\_\_\_\_  
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF JEFFERSON COUNTY, AT GOLDEN COLORADO ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026 AT \_\_\_\_ O'CLOCK.  
BY \_\_\_\_\_  
JEFFERSON COUNTY CLERK AND RECORDER DEPUTY CLERK



- MONUMENT NOTES**
- INDICATES FOUND MONUMENT AS NOTED
  - ⊕ INDICATES FOUND SECTION CORNER MONUMENT AS NOTED

**MISCELLANEOUS NOTES**

- 1) (\*) - APPEARS TO BE REMAINING/LEFTOVER PARCELS FOR THE LARGER PARCEL DESCRIBED IN THE WARRANTY DEED BY AND BETWEEN OLIVER GRAVES, GRANTOR, AND WILLIAM M. GRAVES, GRANTEE, RECORDED DECEMBER 1, 1879 IN BOOK 21, PAGE 263 IN THE OFFICE OF THE CLERK AND RECORDER FOR THE COUNTY OF JEFFERSON, STAT OF COLORADO.
- 2) (\*\*) - INDICATES A FRACTION OF A FOOT AS CONTAINED AND STATED IN THE SPECIAL WARRANTY DEED RECORDED OCTOBER 31, 2024 AT RECEPTION NO. 2024065871 IN THE OFFICE OF THE CLERK AND RECORDER FOR THE COUNTY OF JEFFERSON, STATE OF COLORADO.

**LINE LEGEND**

- = SUBJECT PARCEL BOUNDARY LINES
- = SUBJECT PARCEL BOUNDARY LINES ALONG EXISTING CITY LIMITS
- = ADJOINING PARCEL BOUNDARY LINES
- = EXISTING EASEMENT LINES
- = SECTION LINES

**REFERENCE TO RECORD INFORMATION**

- (R) INDICATES RECORD INFORMATION PER THE SPECIAL WARRANTY DEED RECORDED OCTOBER 31, 2024 AT RECEPTION NO. 2024065871, JEFFERSON COUNTY RECORDS.
- (R1) INDICATES RECORD INFORMATION PER THE WARRANTY DEED RECORDED MARCH 25, 2003 AT RECEPTION NO. F1704818, JEFFERSON COUNTY RECORDS.
- (R2) INDICATES RECORD INFORMATION PER THE IMPROVEMENT BOUNDARY SURVEY RECORDED JULY 18, 2005 AT RECEPTION NO. 2005049832, JEFFERSON COUNTY RECORDS.
- (R3) INDICATES RECORD INFORMATION PER THE PLAT OF SELMA SUBDIVISION RECORDED MARCH 19, 1953 AT RECEPTION NO. 53545568, JEFFERSON COUNTY RECORDS.
- (M) INDICATES MEASURED BEARINGS AND DISTANCES.
- (M&R) INDICATES MEASURED AND RECORD BEARINGS AND DISTANCES

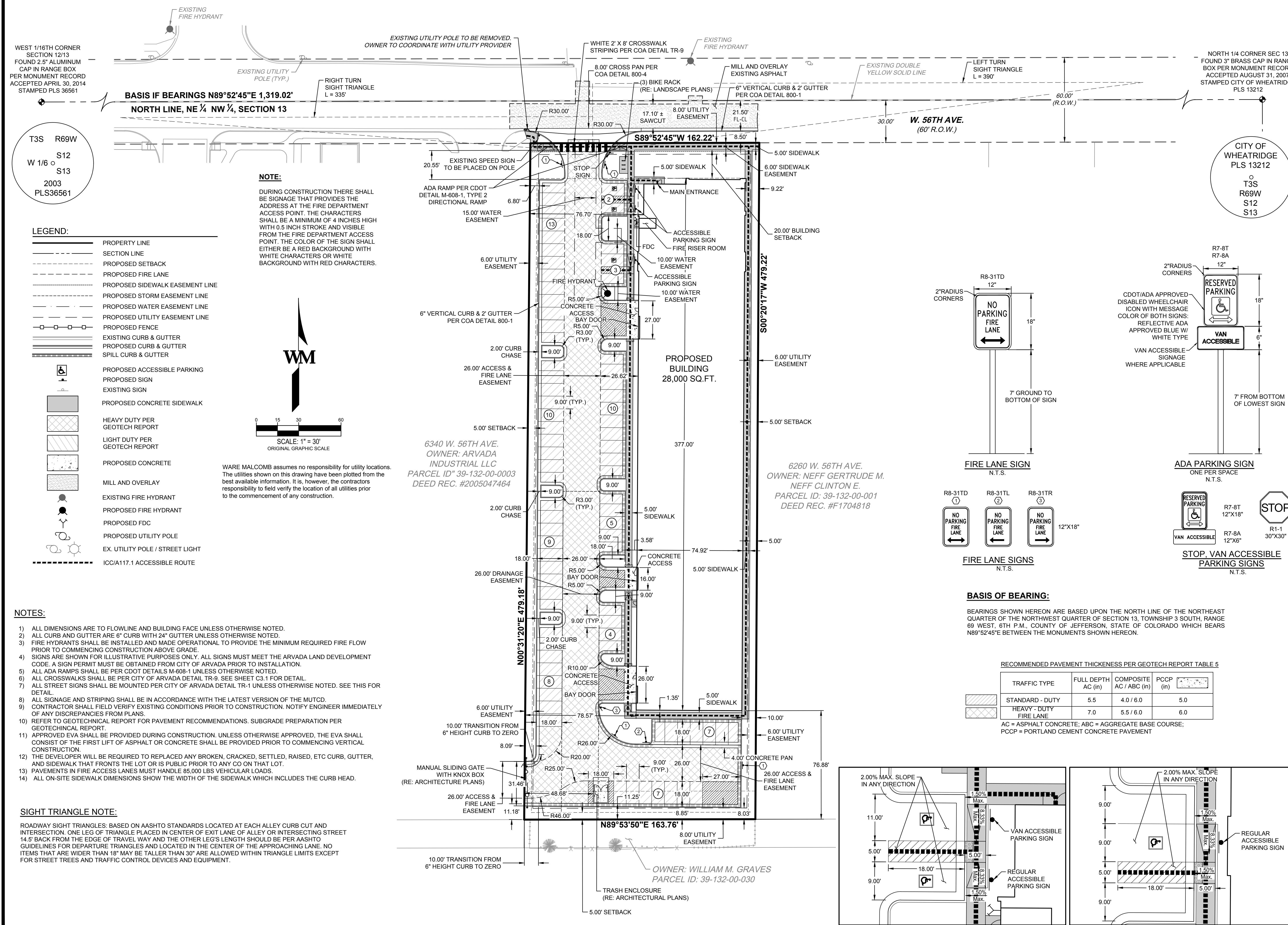
NO.	DATE:	REVISION DESCRIPTION:	BY:	DATE:
1	12/16/2025	1ST SUBMITTAL REVIEW REVISION	KJS	JULY 24, 2025
			DRN BY:	KJS
			JOB NO.	25042

NO.	DATE	REMARKS
1	10/24/2025	1ST DEVELOPMENT APPLICATION SUBMITTAL
2	12/16/2025	2ND DEVELOPMENT APPLICATION SUBMITTAL

JOB NO.:	DEN25-0006
PA / PM:	C. STRAWN
DESIGNED:	I. CONTRERAS
DATE:	07/24/2025
PLOT DATE:	12/10/2025

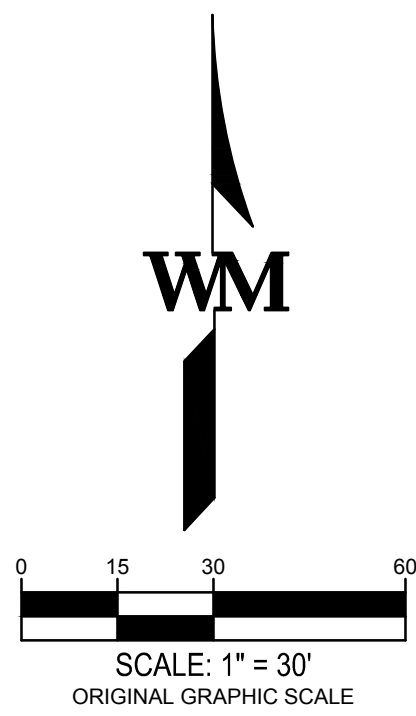
SHEET  
**C2.0**

NOT FOR CONSTRUCTION



**NOTE:**

DURING CONSTRUCTION THERE SHALL BE SIGNAGE THAT PROVIDES THE ADDRESS AT THE FIRE DEPARTMENT ACCESS POINT. THE CHARACTERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH 0.5 INCH STROKE AND VISIBLE FROM THE FIRE DEPARTMENT ACCESS POINT. THE COLOR OF THE SIGN SHALL EITHER BE A RED BACKGROUND WITH WHITE CHARACTERS OR WHITE BACKGROUND WITH RED CHARACTERS.



WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractor's responsibility to field verify the location of all utilities prior to the commencement of any construction.

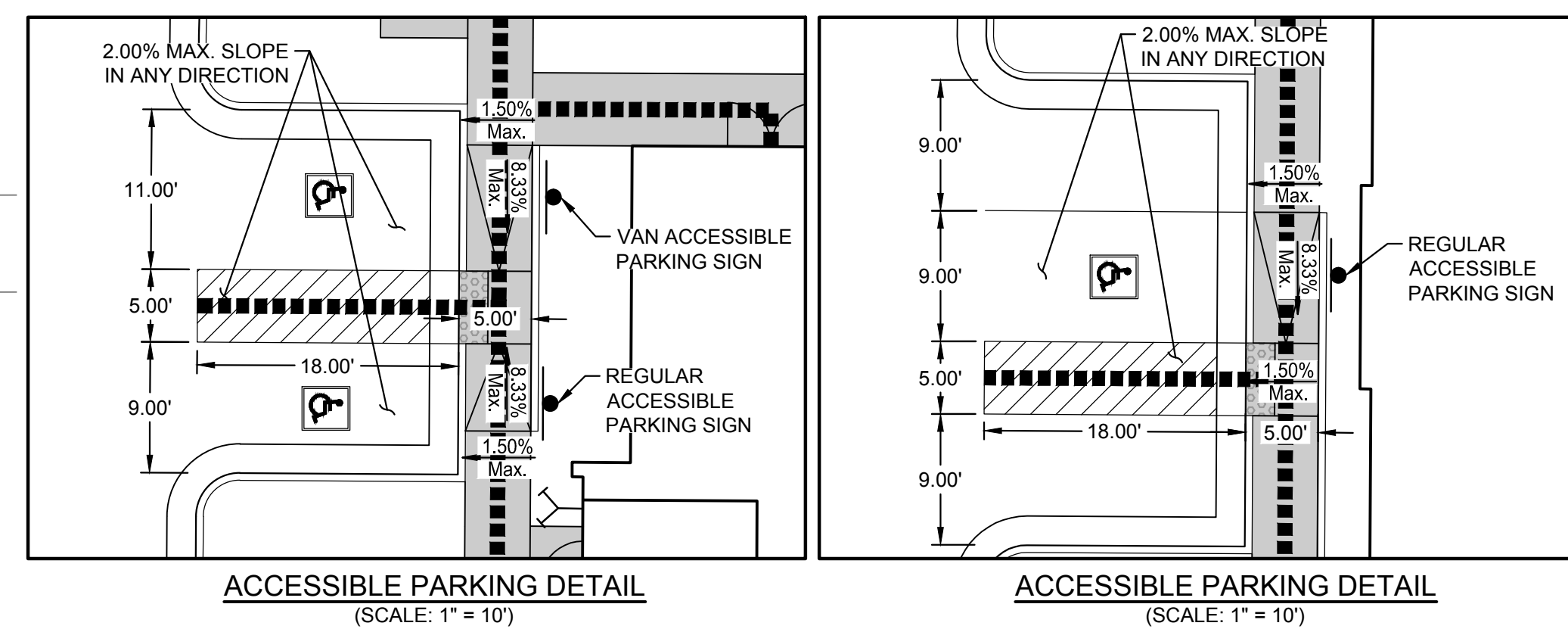
**BASIS OF BEARING:**

BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 69 WEST, 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO WHICH BEARS N89°52'45"E BETWEEN THE MONUMENTS SHOWN HEREON.

**RECOMMENDED PAVEMENT THICKNESS PER GEOTECH REPORT TABLE 5**

TRAFFIC TYPE	FULL DEPTH AC (in)	COMPOSITE AC / ABC (in)	PCCP (in)
STANDARD - DUTY	5.5	4.0 / 6.0	5.0
HEAVY - DUTY FIRE LANE	7.0	5.5 / 6.0	6.0

AC = ASPHALT CONCRETE; ABC = AGGREGATE BASE COURSE; PCCP = PORTLAND CEMENT CONCRETE PAVEMENT



WEST 1/16TH CORNER SECTION 12/13  
FOUND 2" ALUMINUM CAP IN RANGE BOX PER MONUMENT RECORD ACCEPTED APRIL 30, 2014 STAMPED PLS 36561

T3S R69W  
W 1/6 S12 S13  
2003 PLS36561

**BASIS OF BEARINGS N89°52'45"E 1,319.02'**  
NORTH LINE, NE 1/4 NW 1/4, SECTION 13

NORTH 1/4 CORNER SEC 13  
FOUND 3" BRASS CAP IN RANGE BOX PER MONUMENT RECORD ACCEPTED AUGUST 31, 2007, STAMPED CITY OF WHEATRIDGE PLS 13212

CITY OF WHEATRIDGE PLS 13212  
T3S R69W S12 S13

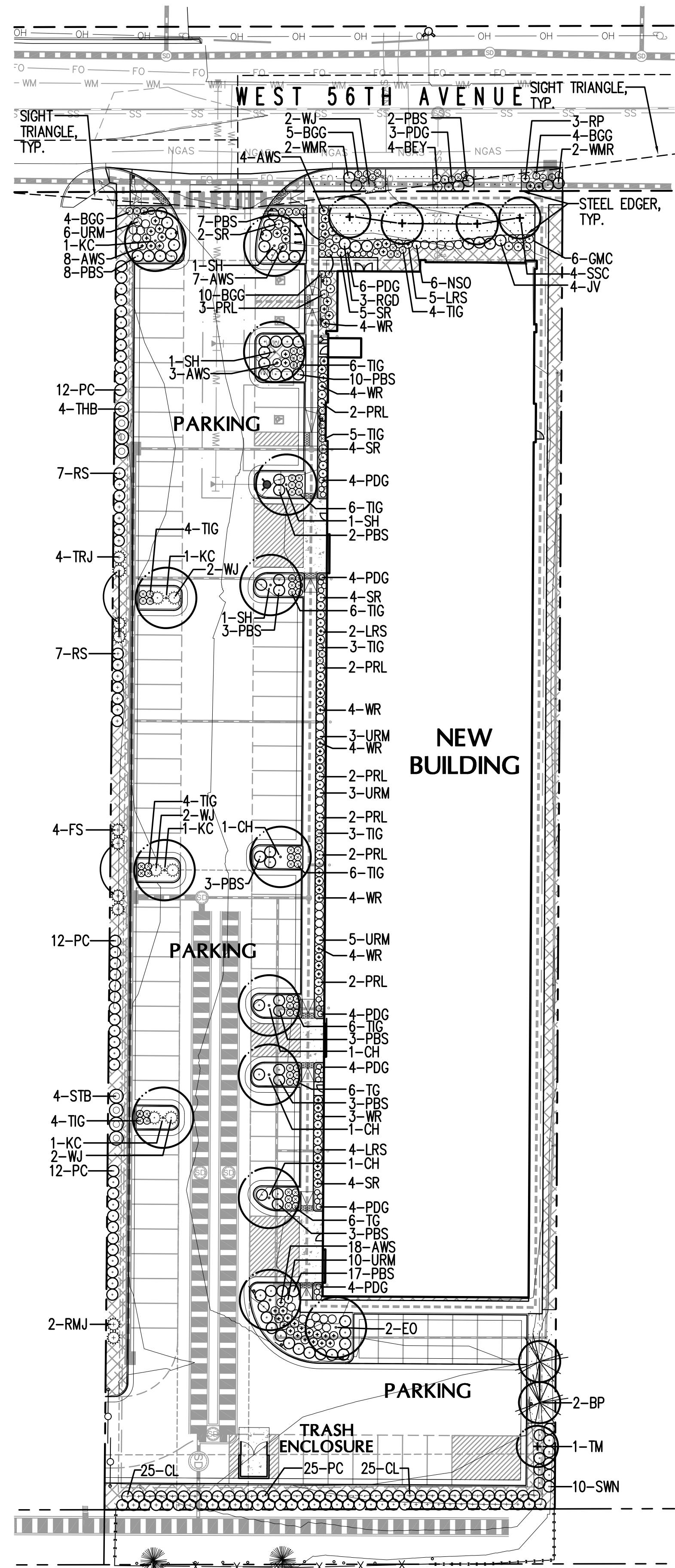
6340 W. 56TH AVE.  
OWNER: ARVADA INDUSTRIAL LLC  
PARCEL ID: 39-132-00-0003  
DEED REC. #2005047464

6290 W. 56TH AVE.  
OWNER: NEFF GERTRUDE M. NEFF CLINTON E.  
PARCEL ID: 39-132-00-001  
DEED REC. #F1704818

OWNER: WILLIAM M. GRAVES  
PARCEL ID: 39-132-00-030

P:\DEN\25\0006\00\Civil\CAD\Sheets\CADDEN25-0006\_C3\_0\_Site Plan.dwg 12/21/2025 11:31 AM ICONTRERAS 1:1





LANDSCAPE LEGEND

- NEW DECIDUOUS SHADE TREE
- NEW EVERGREEN TREE
- NEW DECIDUOUS ORNAMENTAL TREE
- NEW DECIDUOUS SHRUBS
- NEW EVERGREEN SHRUBS
- NEW ORNAMENTAL GRASSES
- NEW STEEL EDGER, SEE LANDSCAPE NOTE #8, SHEET L1.2

GROUNDCOVER LEGEND

- Irrigated 'Nature's Choice' Seed Mix: (572 s.f. - 5% of total landscape area)

NAME	%MIX
Sheeps Fescue	15%
Ephraim Crested Wheatgrass	70%
Hard Fescue	10%
Kentucky Bluegrass	5%

- Irrigated Tall Grass Seed Mix: (403 s.f. - 3% of total landscape area)

NAME	%MIX
Western Wheatgrass 'Arriba'	12%
Thick Spike Wheatgrass 'Crittana'	18%
Side Oats Grama	12%
Blue Grama	25%
Little Bluestem	16%
Prairie Sandreed 'Goshen'	12%
Sand Dropseed	5%

- Specified 1" Crushed Granite Rock Mulch over Specified Filter Fabric

LANDSCAPE CALCULATIONS

Required by Article 4.6: Landscaping and Buffering

SITE AREA (GROSS)	78,077 S.F.	PARKING AREA LANDSCAPE	
TOTAL LANDSCAPE AREA (14%)	11,173 S.F.	SURFACE PARKING LOT	31,125 S.F.
BUFFERYARD LANDSCAPE OPTION D		PARKING AREA LANDSCAPE (6%)	1,819 S.F.
EAST BUFFERYARD	72 L.F.	TREES REQUIRED:	6
TREES REQUIRED:	1	SHRUBS REQUIRED:	48
SHRUBS REQUIRED:	10	TREES PROVIDED:	11
TREES PROVIDED:	1	SHRUBS PROVIDED:	52
SHRUBS PROVIDED:	10	PER CODE SECTION 4.6.6.3	
WEST BUFFERYARD	433 L.F.	FOUNDATION PLANTINGS	
TREES REQUIRED:	17	NORTH FOUNDATION	72 L.F.
SHRUBS REQUIRED:	43	SHRUBS REQUIRED:	14
TREES PROVIDED:	18	SHRUBS PROVIDED:	14
SHRUBS PROVIDED:	50	WEST FOUNDATION	373 L.F.
SOUTH BUFFERYARD	164 L.F.	SHRUBS REQUIRED:	75
TREES REQUIRED:	7	SHRUBS PROVIDED:	80
SHRUBS REQUIRED:	16	SOUTH FOUNDATION	75 L.F.
TREES PROVIDED:	0*	SHRUBS REQUIRED:	15
SHRUBS PROVIDED:	75	SHRUBS PROVIDED:	16
PER CODE SECTION 4.6.5.3		EAST FOUNDATION	373 L.F.
* DUE TO EXISTING STORM SEWER, 7 TREES REPLACED WITH 59 SHRUBS AND TWO TREES TO BE LOCATED AT SOUTHEAST LANDSCAPE AREA.		SHRUBS REQUIRED:	0*
ROW BUFFER OPTION D		SHRUBS PROVIDED:	0*
BUFFER LENGTH	94 L.F.	PER CODE SECTION 4.6.6.4	
TREES REQUIRED:	4	* EXEMPTION DUE TO STORM UTILITY EASEMENT AND AREA DETRIMENTAL TO PLANTINGS.	
SHRUBS REQUIRED:	10	GENERAL LANDSCAPE AREA	
TREES PROVIDED:	4	LANDSCAPE AREA	412 S.F.
SHRUBS PROVIDED:	10	VEGETATIVE AREA	96%
PER CODE SECTION 4.6.5.3		TREES REQUIRED:	1
STREET TREES		TREES PROVIDED:	1
ROW LENGTH	94 L.F.	PER CODE SECTION 4.6.6.5	
TREES REQUIRED:	2		
TREES PROVIDED:	0*		
PER CODE SECTION 4.6.6.1			
* DUE TO EXISTING STORM SEWER, STREET TREES HAVE BEEN REPLACED WITH SHRUB PLANTINGS			

PLANT PALETTE

QTY.	SYM.	COMMON / BOTANIC NAME	SIZE	MATURE H/W	COMMENTS
<b>14 DECIDUOUS SHADE TREES</b>					
4	SH	Shademaster Honeylocust <i>Gleditsia triacanthos</i> 'Shademaster'	2" cal.	45'/35'	Specimen quality, full crown, B&B, staked
4	KC	Kentucky Coffeetree DECAF <i>Gymnocladus dioica</i> DECAF	2" cal.	45'/35'	Specimen quality, full crown, B&B, staked
2	EO	English Oak <i>Quercus robur</i>	2" cal.	50'/35'	Specimen quality, full crown, B&B, staked
4	CH	Chicagoland Hackberry <i>Celtis occidentalis</i> 'Chicagoland'	2" cal.	55'/45'	Specimen quality, full crown, B&B, staked
<b>13 ORNAMENTAL TREES</b>					
1	TM	Tatarian Maple <i>Acer tataricum</i> HOT WINGS	1-1/2" cal.	18'/15'	Specimen quality, clump form, B&B, staked
4	THB	Tall Hedge Buckthorn <i>Frangula alnus</i> 'Columnaris'	1-1/2" cal.	12'/3.5'	Specimen quality, full crown, B&B, staked
4	STB	SILVER TOTUM Buffaloberry <i>Shepherdia argentea</i> 'Totum'	1-1/2" cal.	12'/3'	Specimen quality, full crown, B&B, staked
4	SSC	Spring Snow Crabapple <i>Malus 'Spring Snow'</i>	1-1/2" cal.	20'/20'	Specimen quality, full crown, B&B, staked
<b>12 EVERGREEN TREES</b>					
2	BP	Mint Truffle Bosnian Pine <i>Pinus leucodermis</i> 'Mint Truffle'	6' ht.	12'/10'	Specimen quality, full form, B&B, guyed
2	RMJ	Woodward Rocky Mountain Juniper <i>Juniperus scopulorum</i> 'Woodward'	6' ht.	15'/3'	Specimen quality, full form, B&B, guyed
4	FS	Fastigate Spruce <i>Picea pungens</i> 'Blue Totum'	6' ht.	15'/4'	Specimen quality, full form, B&B, guyed
4	TRJ	Taylor Redcedar Juniper <i>Juniperus virginiana</i> 'Taylor'	6' ht.	15'/4'	Specimen quality, full form, B&B, guyed
<b>329 DECIDUOUS SHRUBS</b>					
34	AWS	Anthony Waterer Spiraea <i>Spiraea 'Anthony Waterer'</i>	5 gal.	2.5'/3'	container, 5 canes min. plant 3' o.c.
4	BEY	Bright Edge Yarrow <i>Yucca filamentosa</i> 'Bright Edge'	5 gal.	2.5'/3'	container, 5 canes min. plant 3' o.c.
3	RP	Rose Peashrub <i>Caragana rosea</i>	5 gal.	3'/3'	container, 5 canes min. plant 3' o.c.
16	LRS	Little Spire Russian Sage <i>Perovskia atriplicifolia</i> 'Little Spire'	5 gal.	2.5'/2.5'	container, 5 canes min. plant 3' o.c.
27	WR	Winnipeg Parks Rose <i>Rosa 'Winnipeg Parks'</i>	5 gal.	2'/2'	container, 5 canes min. plant 3' o.c.
15	PRL	Purple Blooming Lilac <i>Syringa x bloomerang</i>	5 gal.	5'/5'	container, 5 canes min. plant 3' o.c.
19	SR	Morden Sunrise Shrub Rose <i>Rosa 'Morden Sunrise'</i>	5 gal.	3'/2.5'	container, 5 canes min. plant 3' o.c.
6	GMC	Green Mound Currant <i>Ribes alpinum</i> 'Green Mound'	5 gal.	3.5'/2.5'	container, 5 canes min. plant 3' o.c.
4	WMR	White Meidiland Shrub Rose <i>Rosa 'Meidiland White'</i>	5 gal.	2'/3'	container, 5 canes min. plant 4' o.c.
59	PBS	Pawnee Buttes Sandcherry <i>Prunus besseyi</i> 'Pawnee Buttes'	5 gal.	2'/5'	container, 5 canes min. plant 4' o.c.
4	JV	Judd Viburnum <i>Viburnum x juddii</i>	5 gal.	5'/5'	container, 5 canes min. plant 4' o.c.
3	RGD	Red Gnome Dogwood <i>Cornus alba</i> 'Red Gnome'	5 gal.	3.5'/4.5'	container, 5 canes min. plant 4' o.c.
14	RS	Russian Sage <i>Perovskia atriplicifolia</i>	5 gal.	3.5'/3.5'	container, 5 canes min. plant 4' o.c.
50	CL	Chinese Lilac <i>Syringa chinensis</i>	5 gal.	10'/8'	container, 5 canes min. plant 4' o.c.
61	PC	Peking Cotoneaster <i>Cotoneaster lucidus</i>	5 gal.	8'/8'	container, 5 canes min. plant 4' o.c.
10	SWN	Summer Wine Ninebark <i>Physocarpus opulifolius</i> 'Summer Wine'	5 gal.	5'/5'	container, 5 canes min. plant 4' o.c.
<b>8 EVERGREEN SHRUBS</b>					
8	WJ	Wilton Juniper <i>Juniperus horizontalis</i> 'Wiltonii'	5 gal.	6"/7"	container, 24" spread plant 5' o.c.
<b>161 ORNAMENTAL GRASSES</b>					
36	PDG	Dwarf Prairie Dropseed Grass <i>Sporobolus heterolepis</i> 'Tara'	1 gal.	24"/24"	container, plant 24" o.c.
69	TIG	Thin Man Indian Grass <i>Sorghastrum nutans</i> 'Thin Man'	1 gal.	5'/30"	container, plant 30" o.c.
23	BGG	Blonde Ambition Blue Grama <i>Bouteloua gracilis</i> 'Blonde Ambition'	1 gal.	28"/24"	container, plant 30" o.c.
6	NSO	Northern Sea Oats <i>Chasmanthium latifolium</i>	1 gal.	30"/24"	container, plant 36" o.c.
27	URM	Undaunted Ruby Muhly <i>Muhlenbergia reverchonii</i> 'Undaunted'	1 gal.	30"/24"	container, plant 36" o.c.

**WARE MALCOMB**  
CIVIL ENGINEERING & SURVEYING

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denver, co 80209  
p 303.661.3333  
waremalcomb.com

**meuran**  
designgroup

700 colorado boulevard, suite 131  
denver, colorado 80206  
303.512.0549 www.meuran.com  
FOR AND ON BEHALF OF WARE MALCOMB

**SITE PLAN**  
**BARBER NICHOLS #2**  
6290 W 56TH AVENUE  
ARVADA, CO 80002

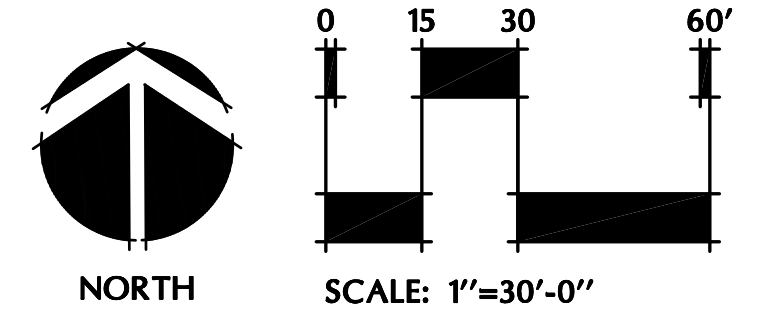
LANDSCAPE PLAN

NO.	DATE	REMARKS
1	10/24/2025	1ST SITE PLAN SUBMITTAL
2	12/11/2025	2ND SITE PLAN SUBMITTAL

JOB NO.:	25.108
PA / PM:	KTS
DESIGNED:	KTS
DATE:	7/24/2025
PLOT DATE:	10/20/2025

SHEET  
**L1.1**

REFER TO SHEET L1.2 FOR LANDSCAPE NOTES & DETAILS

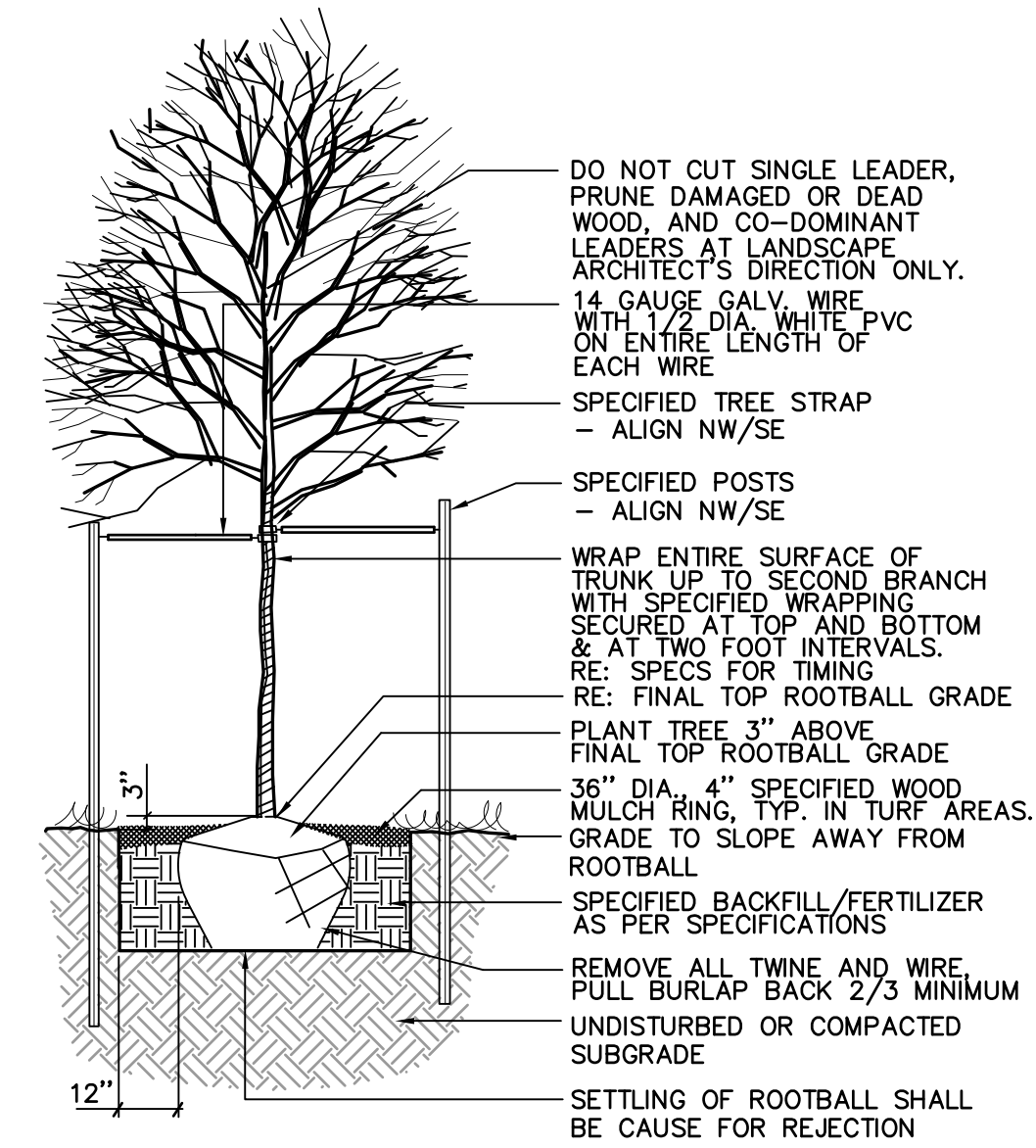


THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF MEURAN DESIGN GROUP AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH MEURAN DESIGN GROUP. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE KEPT ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF MEURAN DESIGN GROUP PRIOR TO THE COMMENCEMENT OF ANY WORK.

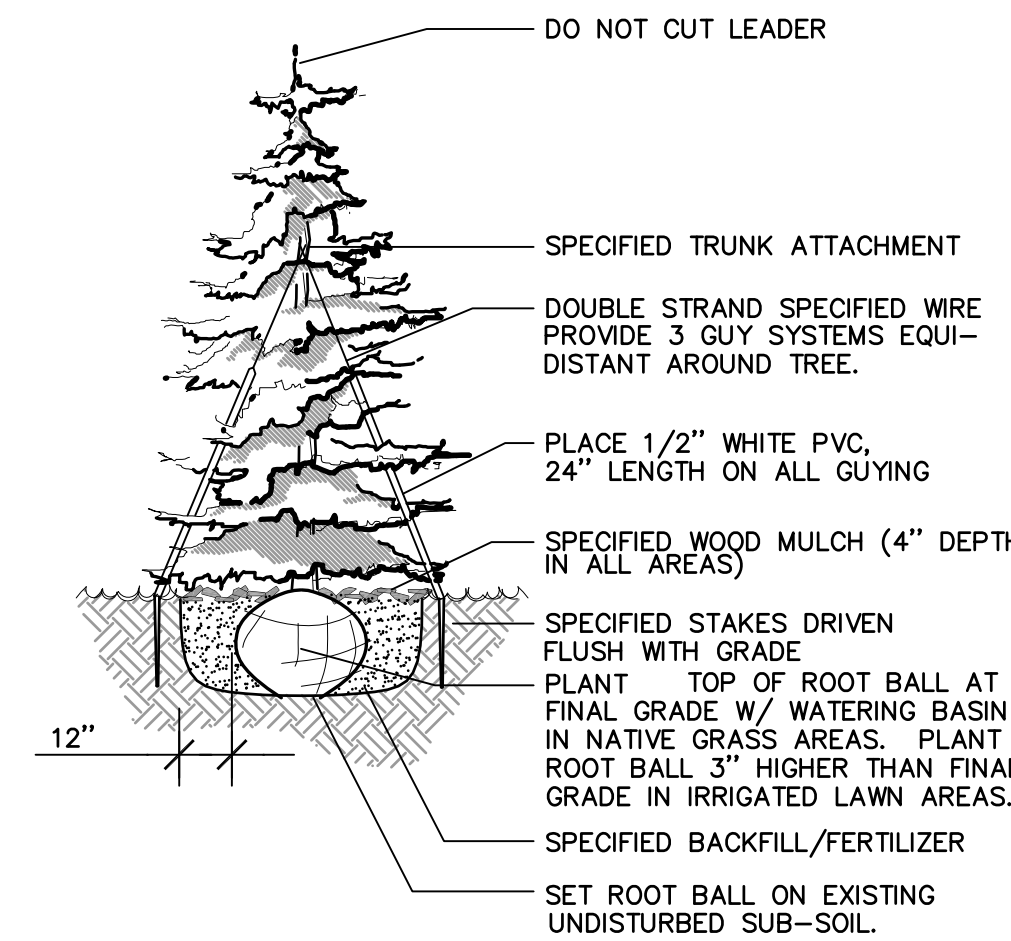
NO.	DATE	REMARKS
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JOB NO.:	25.108
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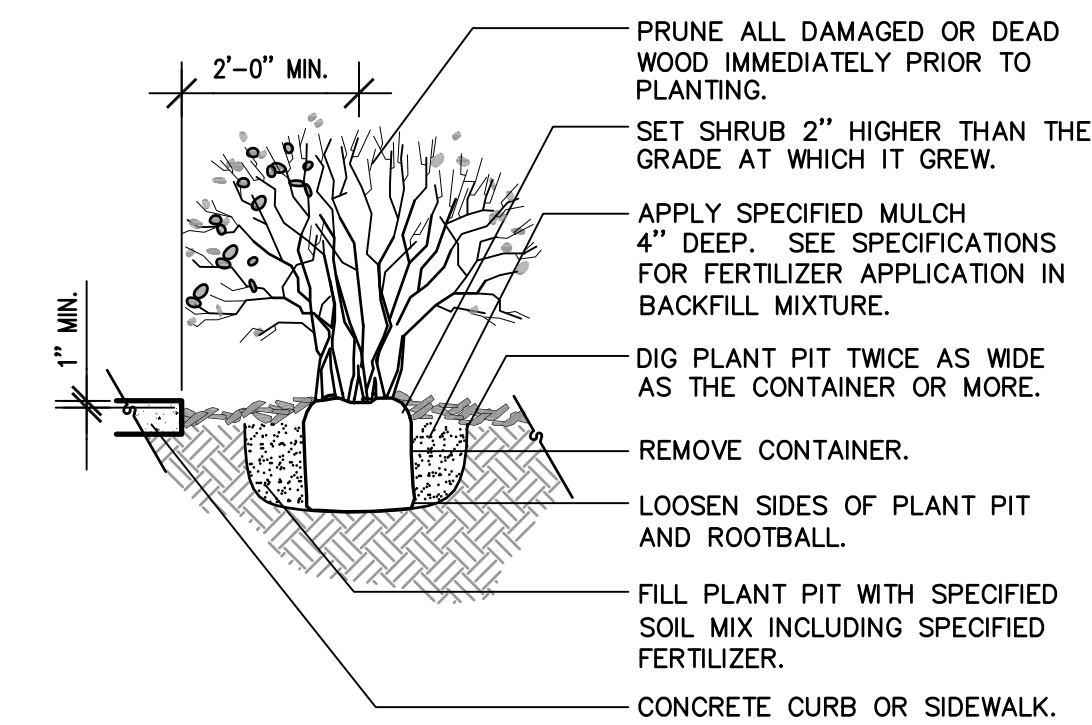
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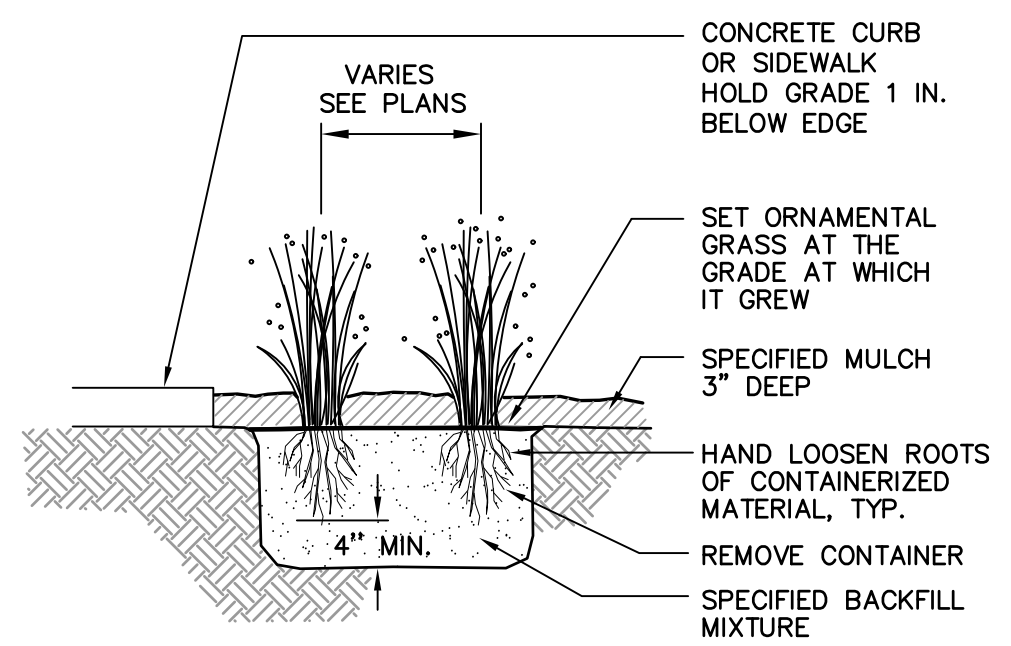
**1 DECIDUOUS TREE PLANTING**  
N.T.S.



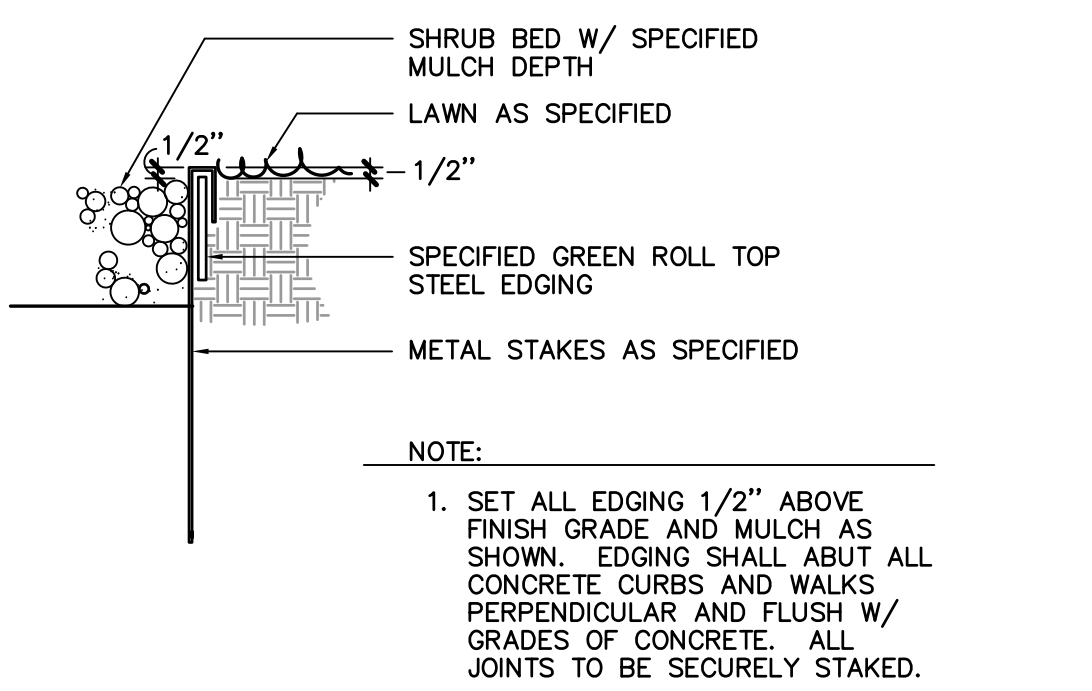
**2 EVERGREEN TREE PLANTING**  
N.T.S.



**3 SHRUB PLANTING DETAIL**  
N.T.S.



**4 ORNAMENTAL GRASS DETAIL**  
N.T.S.



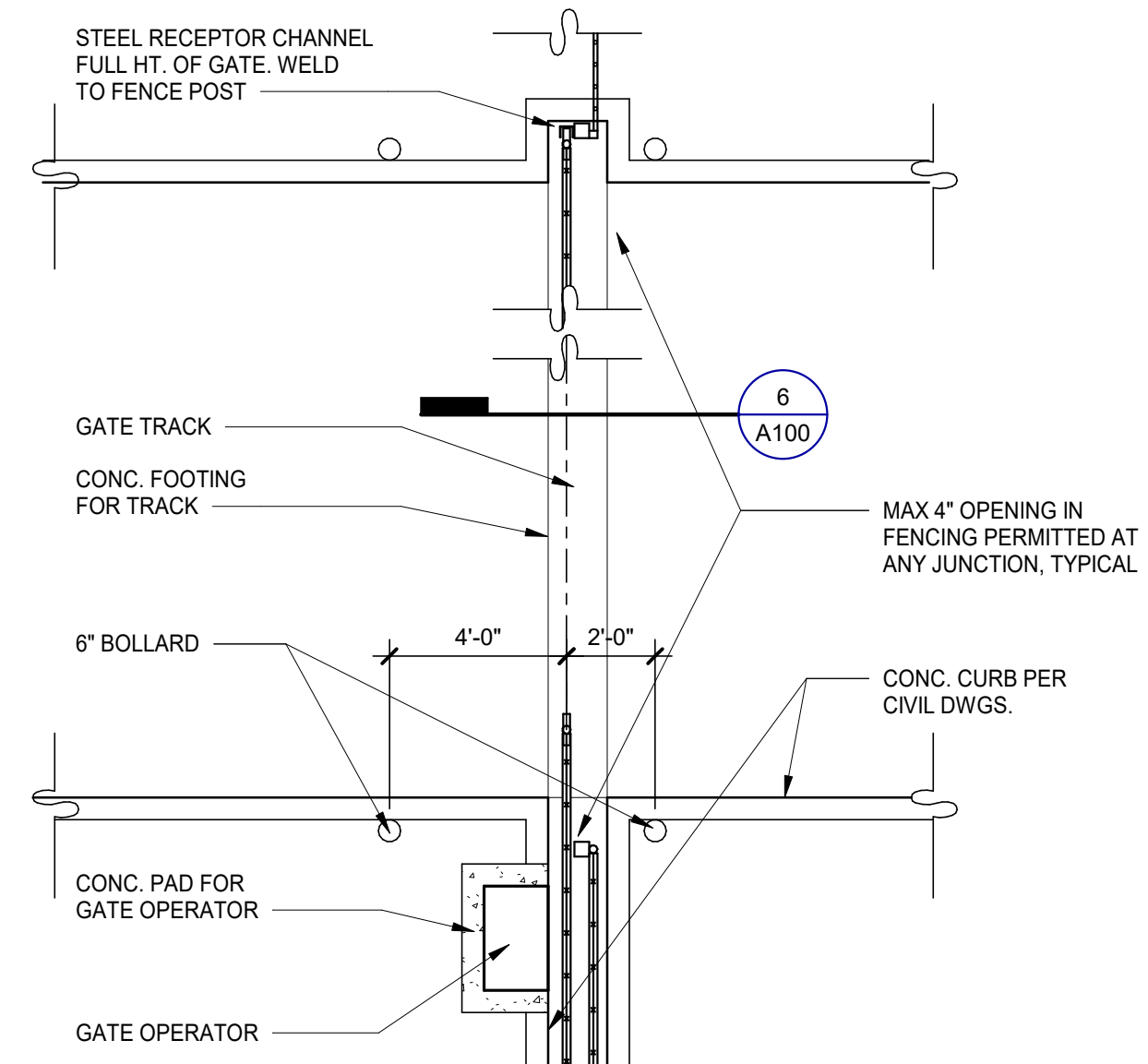
**5 STEEL EDGER DETAIL**  
N.T.S.

**LANDSCAPE NOTES**

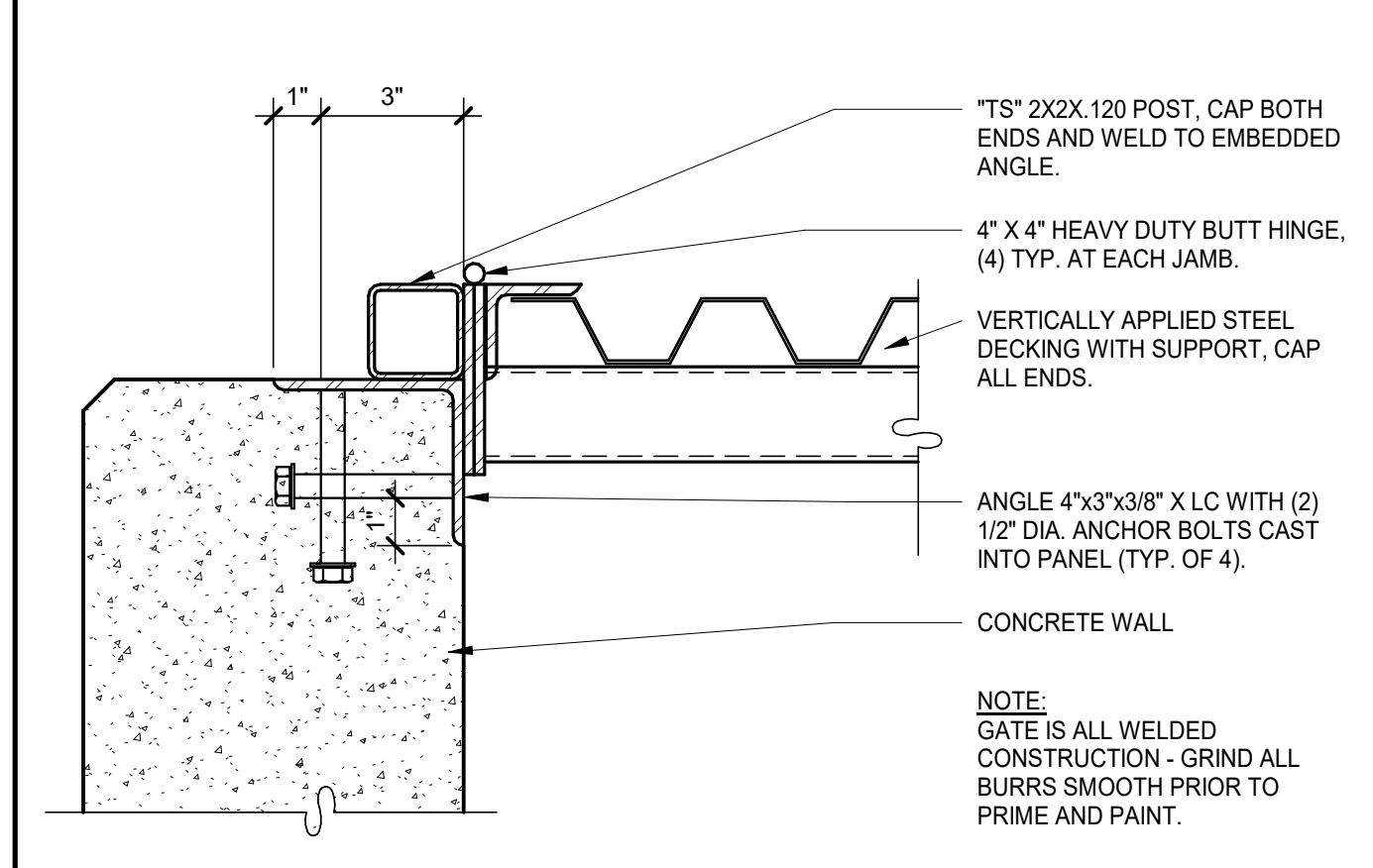
- THIS LANDSCAPE ARCHITECTURAL SITE PLAN IS TO BE USED IN CON-JUNCTION WITH THE EXISTING CIVIL, MECHANICAL, ELECTRICAL, ARCHITECTURAL, AND IRRIGATION AS-BUILT SITE PLANS TO FORM COMPLETE INFORMATION REGARDING THIS SITE.
- ALL IRRIGATED LANDSCAPE AREAS SHALL BE ROTOTILLED WITH CLASS 1 ORGANIC COMPOST AT A RATE OF 4 CUBIC YARDS PER 1,000 SQUARE FEET. THIS PREPARATION SHALL BE THOROUGHLY INCORPORATED INTO THE TOP 6" OF SOIL.
- ALL DECIDUOUS AND EVERGREEN TREES ARE TO BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. ANY PLANT NOT MEETING THE LANDSCAPE ARCHITECT'S APPROVAL WILL BE REJECTED AT ANY TIME PRIOR TO FINAL ACCEPTANCE.
- ALL TREES TO BE STAKED OR GUYED AS PER PLANT LIST AND DETAILS.
- ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- ALL SHRUB/ORNAMENTAL GRASS BEDS SHALL BE MULCHED WITH 4" DEPTH SPECIFIED 3/4" CRUSHED GRANITE ROCK MULCH OVER SPECIFIED FILTER FABRIC.
- ALL SHRUB BEDS WITH SLOPED AREAS GREATER OR EQUAL THAN 3:1 HAVE 6" DEPTH 3"-6" ROUNDED RIVER COBBLE OVER SPECIFIED FILTER FABRIC.
- ALL NEW SHRUB BEDS AND MULCH AREAS ARE TO BE CONTAINED WITH SPECIFIED ROLL TOP STEEL EDGER (NOT REQUIRED AT CURB, WALKS OR BUILDING). PLACE STEEL EDGER BETWEEN ALL ROCK AND WOOD MULCH BEDS.
- ALL NEW LANDSCAPE AREAS, INCLUDING THE TEMP-IRRIGATED SEED, WILL BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. ALL TURF AREAS LESS THAN 8' IN WIDTH SHALL HAVE A SUB-SURFACE OR LOW VOLUME IRRIGATION SYSTEM. ALL TURF AREAS BETWEEN 8' AND 15' IN WIDTH SHALL HAVE LOW-ANGLE SPRAY NOZZLES DESIGNED FOR THE SPECIFIED WIDTH. ALL TURF AREAS GREATER THAN 15' SHALL BE IRRIGATED WITH GEAR-DRIVEN ROTORS WITH LOW ANGLE NOZZLES ON SEPARATE STATIONS. ALL SPRAY HEADS SHALL BE PRESSURE REDUCING DESIGNED TO PREVENT LOW HEAD DRAINAGE. ALL IRRIGATED SOD AND SEED AREAS SHALL BE SEPARATELY ZONED. ALL NEW TREES IN THE TEMP-IRRIGATED AND EXISTING NATIVE SEED AREAS WILL HAVE A SEPARATELY ZONED DRIP SYSTEM PROVIDING FULL WATER COVERAGE. ALL SHRUB BEDS SHALL BE IRRIGATED WITH A SEPARATELY ZONED DRIP SYSTEM PROVIDING FULL COVERAGE TO EACH PLANT. A RAIN SENSOR SYSTEM SHALL BE INCLUDED IN THE NEW IRRIGATION SYSTEM. THE LANDSCAPE CONTRACTOR SHALL SUPPLY AN IRRIGATION SYSTEM DESIGN AND SUBMITTALS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 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. REGULAR PRUNING AND TRIMMING SHALL APPLY TO MAINTAIN HEALTH AND AN ATTRACTIVE APPEARANCE AND TO PERMIT THE PLANTS TO ACHIEVE THEIR INTENDED FORM AND HEIGHT. LANDSCAPE AREAS SHALL REMAIN FREE OF WEEDS, LITTER, JUNK, RUBBISH AND OTHER NUISANCES AND OBSTRUCTIONS. TO PREVENT WEED GROWTH, EROSION AND BLOWING DUST, AREAS NOT COVERED BY VEGETATION SHALL BE COVERED WITH MULCH, WOOD OR BARK CHIPS, OR DECORATIVE ROCKS OR COBBLE, OR SIMILAR NATURAL MATERIALS PROVIDING A CLEAN, UNIFORM APPEARANCE.

**CITY OF ARVADA LANDSCAPE NOTES**

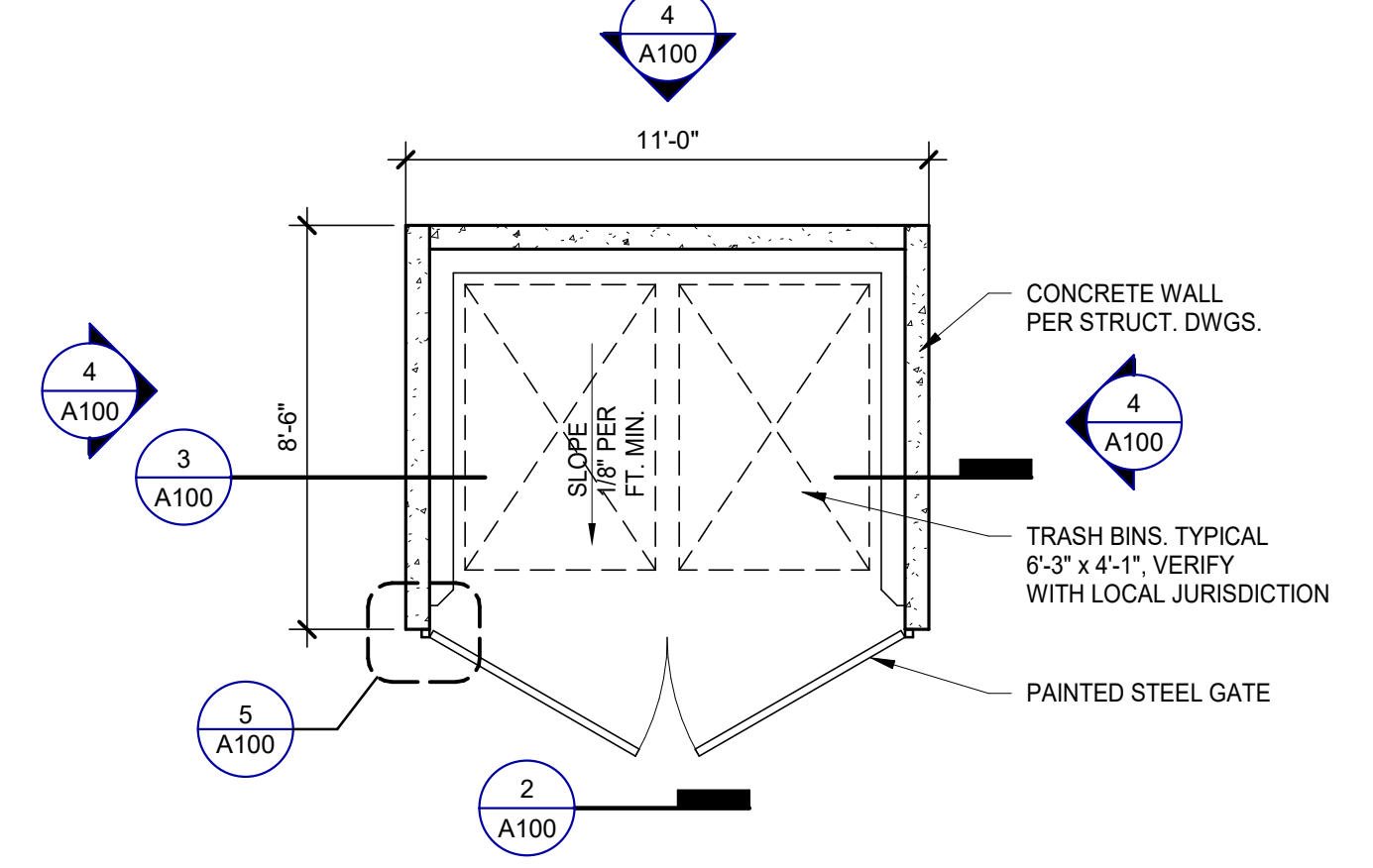
- Site shall be landscaped prior to issuance of a final Certificate of Occupancy (CO) during the growing season of April 1st to October 1st, at all other times the individual sites shall be landscaped within 45 (forty-five) days of the start of the following growing season.
- Landscaping Maintenance
  - 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.



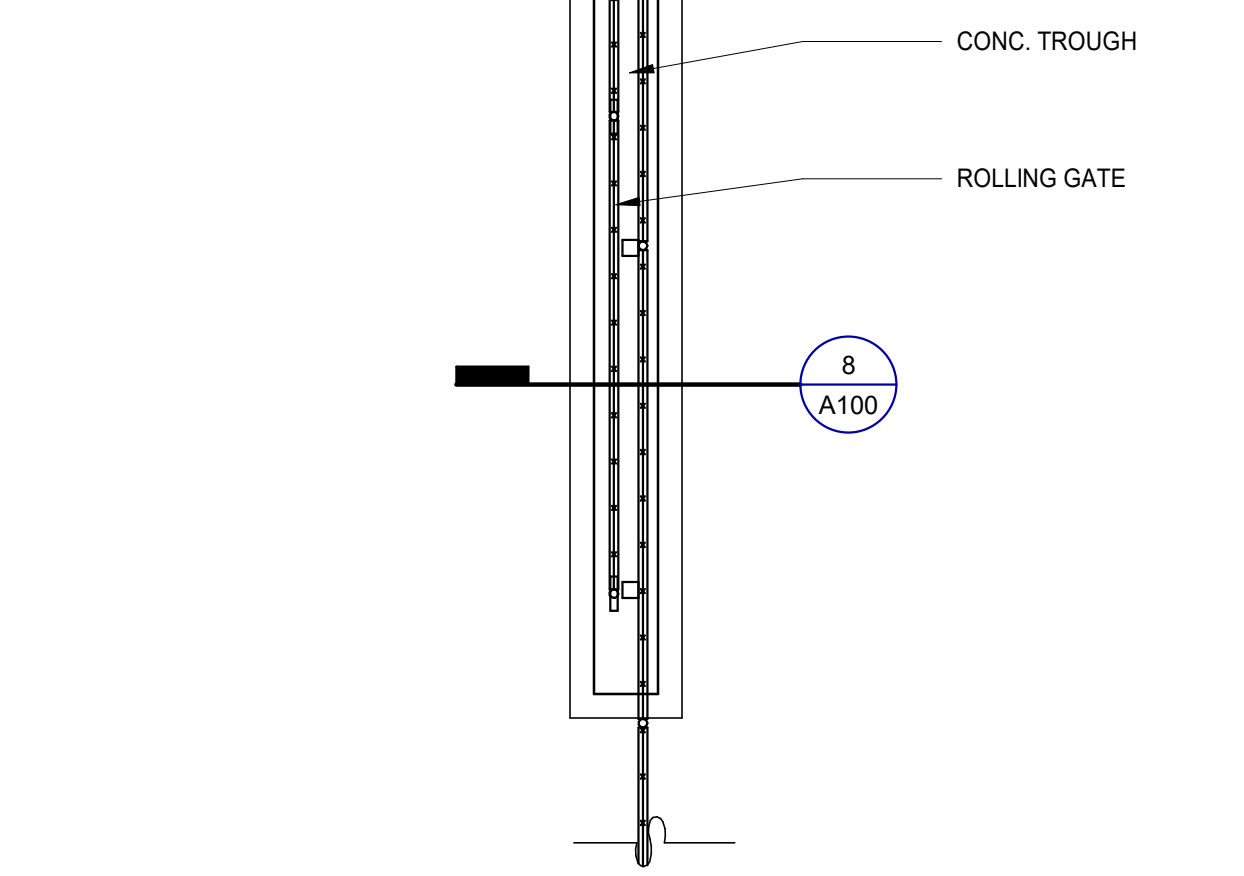
SLIDING GATE - PLAN (10)



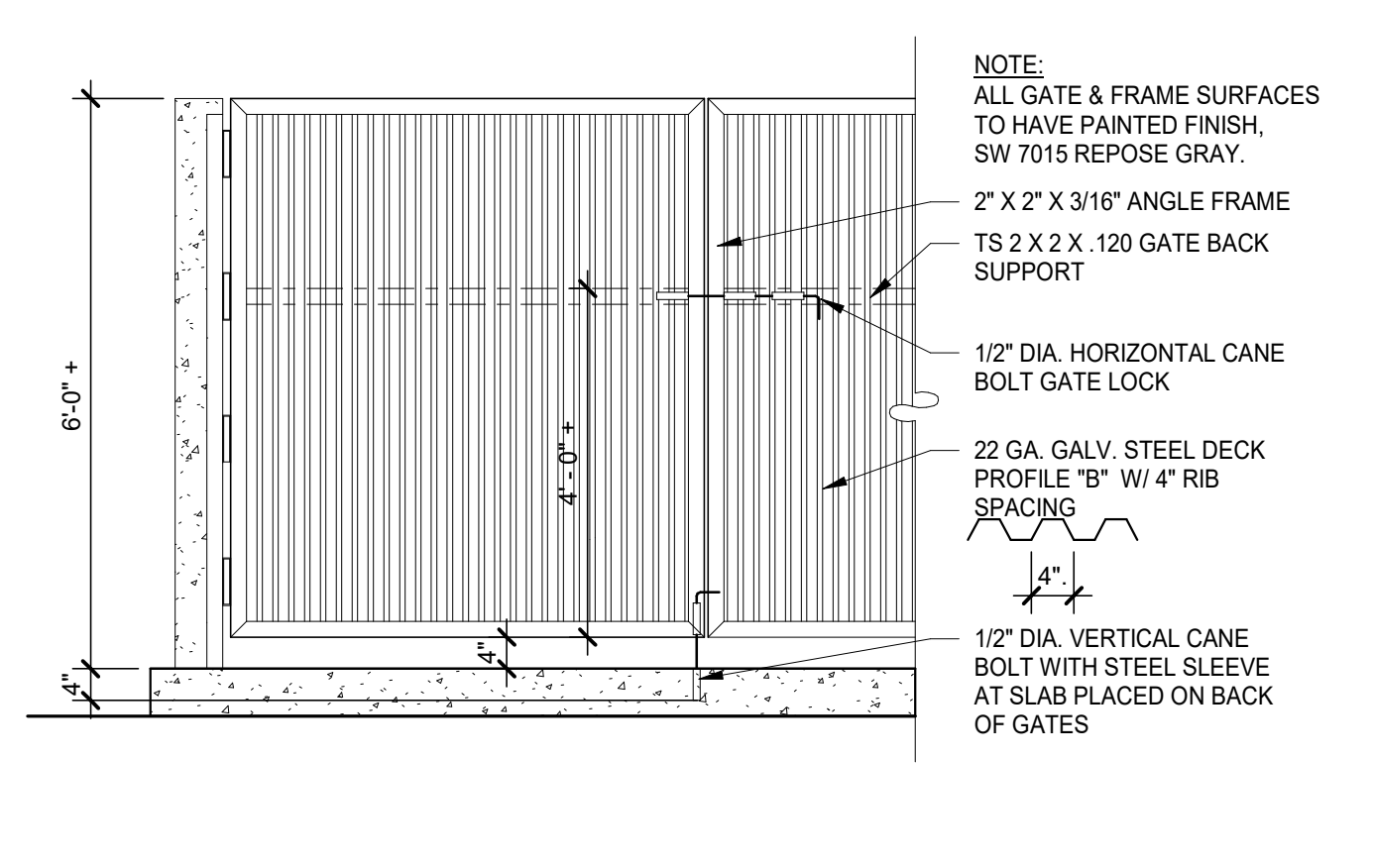
TRASH GATE JAMB AT CONCRETE (5)



TRASH ENCLOSURE PLAN (1)



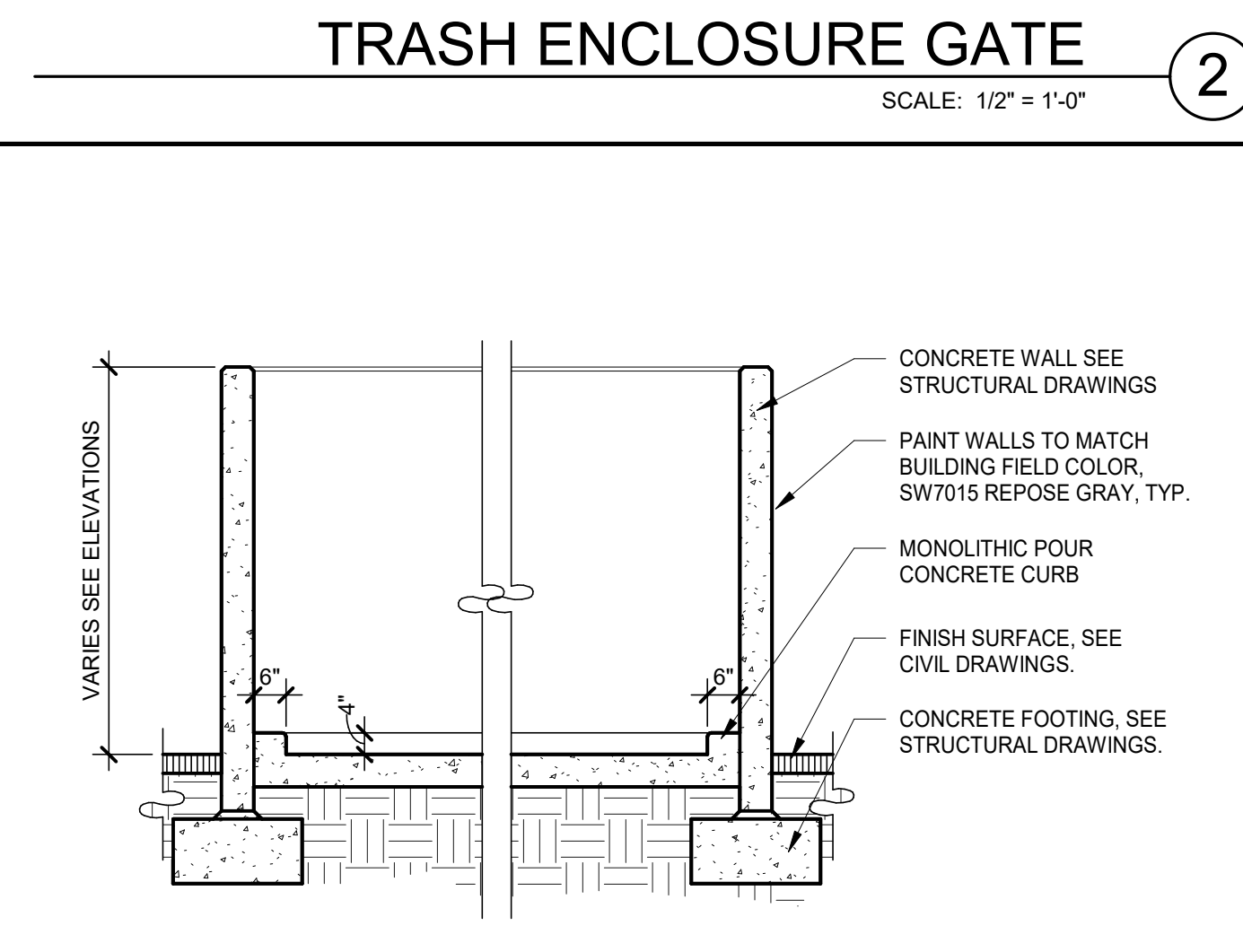
SLIDING GATE - TRACK (6)



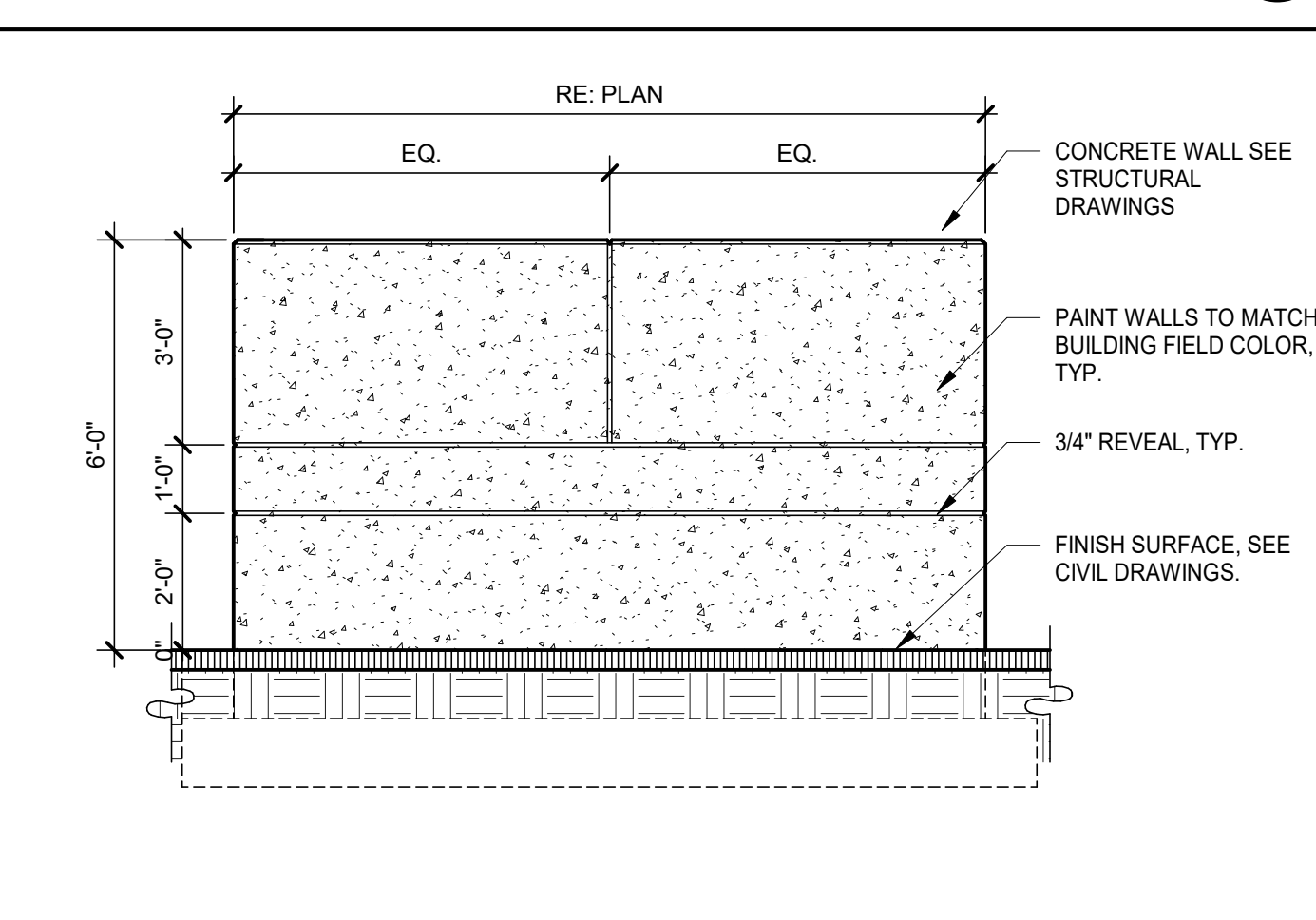
TRASH ENCLOSURE GATE (2)



SLIDING GATE - SECTION (8)



TRASH ENCLOSURE SECTION (3)



TRASH ENCLOSURE ELEVATION (4)

**WARE MALCOMB**  
 900 S Broadway, Suite 320  
 Denver, CO 80209  
 P. 720.488.2626

CIVIL ENGINEERING  
 MEP / STRUCTURAL ENGINEERING  
 BUILDING MEASUREMENT

ARCHITECTURE  
 INTERIORS  
 BRANDING

**SITE PLAN**

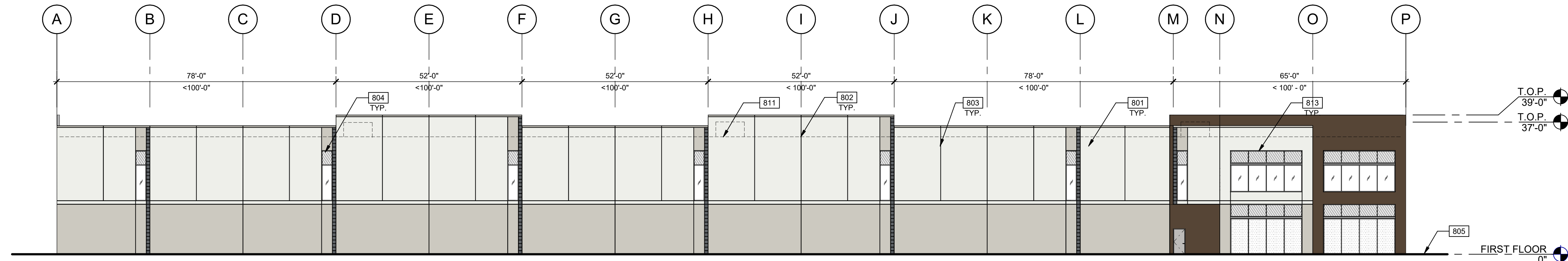
**BARBER NICHOLS #2**  
 6290 W 56TH AVENUE  
 ARVADA, CO 80002

**TRASH ENCLOSURE ELEVATIONS AND GATE DETAILS**

DATE	REMARKS
10/24/2025	1ST DEVELOPMENT APP. SUBMITTAL
12/16/2025	2ND DEVELOPMENT APP. SUBMITTAL

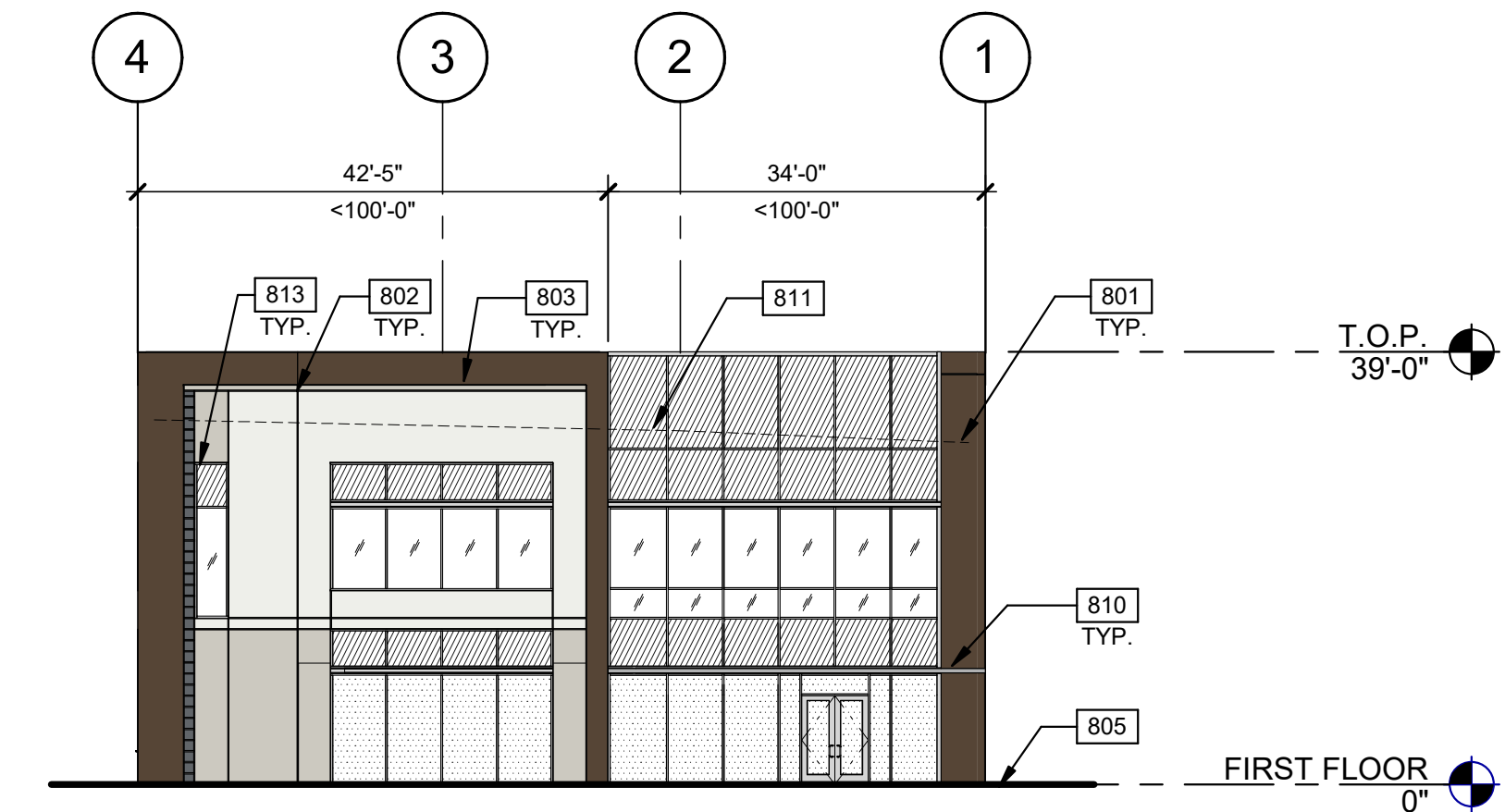
JOB NO.:	DEN25-0006-00
PA/PM:	BW
DRAWN BY.:	QDN
DATE:	12/16/2025
PLOT DATE:	12/16/2025

SHEET  
**A100**



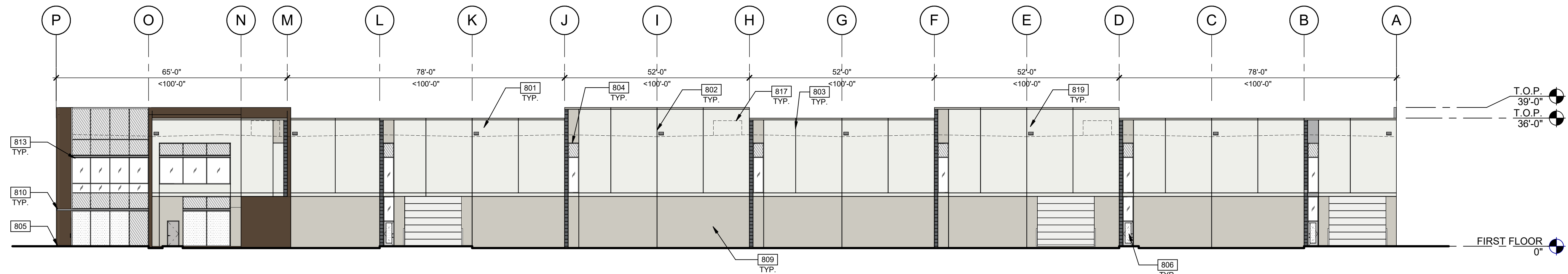
**EAST EXTERIOR ELEVATION**

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



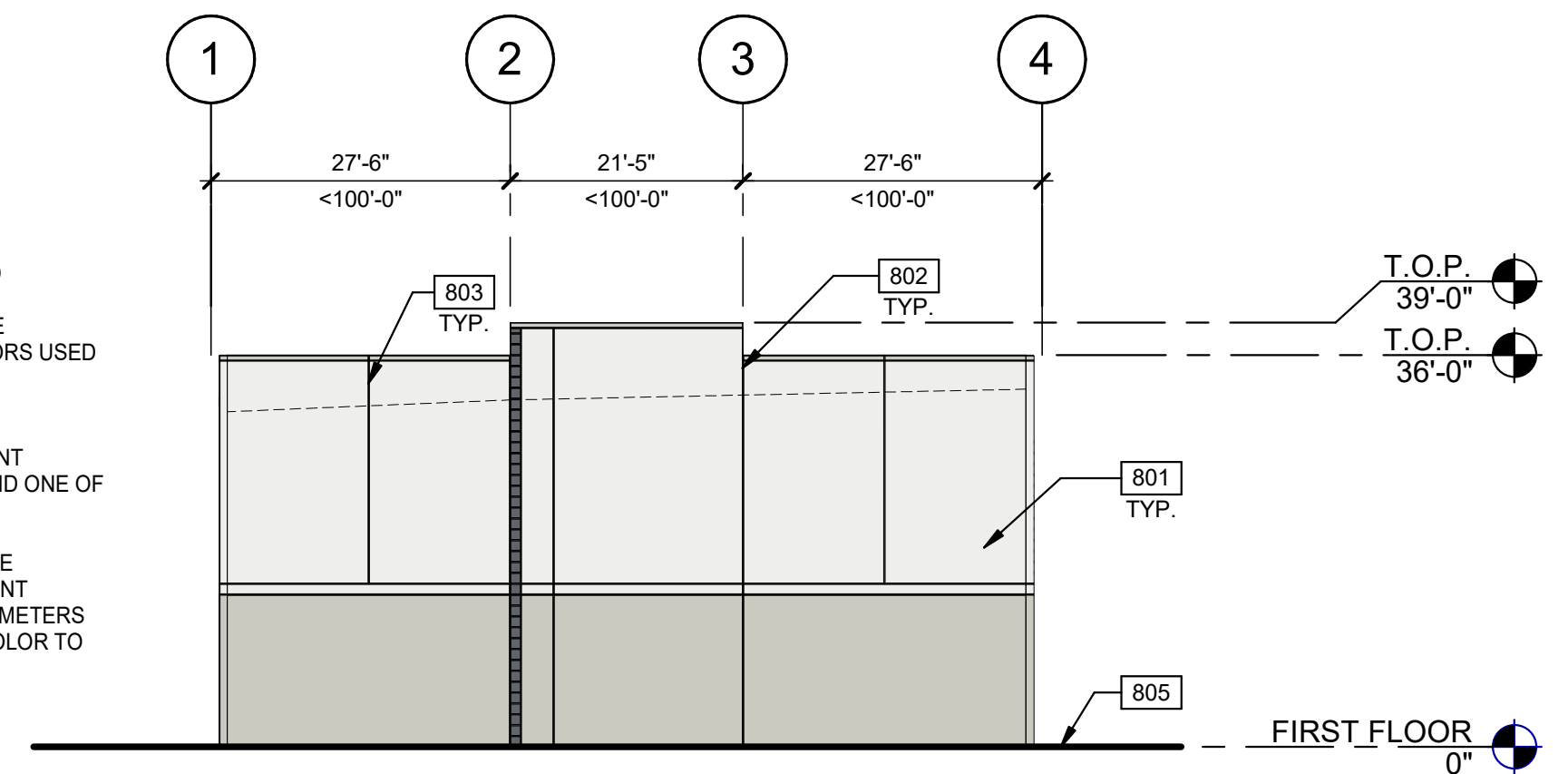
**NORTH EXTERIOR ELEVATION**

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



**WEST EXTERIOR ELEVATION**

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



**SOUTH EXTERIOR ELEVATION**

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

**KEYNOTES:**

- 801 CONCRETE TILT-UP PANEL, PAINTED.
- 802 CONCRETE TILT-UP PANEL JOINT, SEALED, TO MATCH PANEL COLOR
- 803 3/4" V-REVEAL.
- 804 ALUMINUM STORE FRONT SYSTEM WITH 1" THICK LOW-E INSULATED GLAZING.
- 805 FINISH GRADE VARIES, SEE CIVIL DRAWINGS.
- 806 STOREFRONT ENTRY DOOR
- 809 12"x14" OVERHEAD DOOR PREFINISHED WHITE.
- 810 PAINTED CLOSED STEEL CANOPY.
- 811 ROOF LINE BEYOND
- 813 WINDOW WITH THERMALLY BROKEN ALUMINUM STOREFRONT WITH 1" INSULATED SOLAR GRAY GLAZING.
- 817 ROOF TOP MECH. UNIT
- 819 OVERFLOW SCUPPER.

**LEGEND**

- GLASS:**
- VISION GLASS
  - SPANDREL GLASS
  - TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:  
1" INSULATED SOLARBAND 60  
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

**COLORS:**

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

- ALL WALLS TO BE PAINTED WITH BASE COLOR U.O.N.
- BASE COLOR: SW 7006 EXTRA WHITE
  - SECONDARY COLOR: SW 7015 REPOSE GRAY
  - ACCENT COLOR: SW 7041 VAN DYKE BROWN
  - ACCENT COLOR: SW7075 WEB GRAY

**NOTES:**

ROOFTOP MECHANICAL EQUIPMENT AND APPURTENANCES SHOULD ALL BE SCREENED FROM A PUBLIC STREET THROUGH THE USE OF PARAPETS OR ENCLOSURES THAT ARE EQUAL TO, OR GREATER THAN, THE HEIGHT OF THE EQUIPMENT TO BE SCREENED. THE PARAPET OR ENCLOSURE SHALL USE ONE OF THE PREDOMINANT MATERIALS OR COLORS USED ON THE PRIMARY FAÇADE OF THE BUILDING.

ALL AIR CONDITIONING COMPRESSORS SHALL BE COMPLETELY SCREENED. IF A SCREENING ENCLOSURE IS USED, IT SHALL UTILIZE AT LEAST ONE OF THE PREDOMINANT MATERIALS USED ON THE FAÇADE OF THE PRIMARY STRUCTURE, WHERE FEASIBLE, AND ONE OF THE PREDOMINANT COLORS USED ON THE PRIMARY STRUCTURE.

ALL ROOFTOP AND WALL VENTS AND FLUES ON A PITCHED ROOF OR EXTENDING ABOVE THE TOP OF THE NEAREST PARAPET SHALL BE PAINTED WITH ONE OF THE PREDOMINANT COLORS USED IN THE PRIMARY STRUCTURE WALL-MOUNTED UTILITY EQUIPMENT AND METERS SHALL BE SCREENED FROM VIEW FROM A PUBLIC STREET AND SHALL BE PAINTED A COLOR TO BLEND WITH THE BUILDING FAÇADE.

**WARE MALCOMB**  
 900 S Broadway, Suite 320  
 Denver, CO 80209  
 P 720.488.2626

CIVIL ENGINEERING  
 MEP / STRUCTURAL ENGINEERING  
 BUILDING MEASUREMENT

ARCHITECTURE  
 INTERIORS  
 BRANDING

**SITE PLAN**  
**BARBER NICHOLS #2**  
 6230 W 56TH AVENUE  
 ARVADA, CO 80002

ELEVATIONS	
DATE	REMARKS
10/24/2025	1ST DEVELOPMENT APP. SUBMITTAL
12/16/2025	2ND DEVELOPMENT APP. SUBMITTAL

JOB NO.:	DEN25-0006-00
PA/PM:	BW
DRAWN BY.:	QDN
DATE:	12/16/2025
PLOT DATE:	12/16/2025

SHEET  
**A101**  
 NOT FOR CONSTRUCTION

Arvada, Doc: 01/05/2025-0006-00 Barber Nichols Building #20006\_ARCH.rvt



# NOTICE OF NEIGHBORHOOD MEETING

This notice is to inform you of an upcoming opportunity to participate in a neighborhood meeting for a potential development project planned within the City of Arvada.

---

**PROJECT NAME:** Barber-Nichols Plant Annexation

**PROPERTY LOCATION:** 6290 W 56th Avenue, Arvada, CO 80002

**APPLICATION SUMMARY:** Barber-Nichols Inc is proposing to rezone to light industrial and annex the property into the city of Arvada. We intend to build one, approximately 30 ft high, 35,000 sq ft manufacturing facility on the lot to consolidate and improve our manufacturing operations.

## MEETING INFORMATION

**DATE:** Thursday, June 12, 2025  
**LOCATION:** APEX Community Recreation Center – 6842 Wadsworth Blvd. Arvada, CO 80003  
**TIME:** 6:00 PM

## PROJECT REPRESENTATIVE

**NAME:** Matt Johnson  
Barber-Nichols  
**PHONE NUMBER:** 303-421-8111  
**EMAIL ADDRESS:** mjohnson@barber-nichols.com

## ARVADA STAFF CONTACT

**NAME:** Chris Sandine  
**PHONE NUMBER:** 720-898-7463  
**EMAIL ADDRESS:** csandine@arvada.org

---

A neighborhood meeting is the first step of the public process in the City of Arvada for developments that require a public hearing. This is done to help ensure community input and feedback into proposed developments prior to any formal application being submitted. If an application is submitted and the project moves forward, property owners and Homeowners Associations located within 1,000-feet of the subject property will be notified of the dates of both the Planning Commission hearing and the City Council hearing approximately 10 days in advance of the hearing dates.

During the neighborhood meeting, the project representative will present the proposal to the audience, and may have a graphical representation of the proposal, a project fact sheet, and/or detailed handouts regarding specific details of the planned development for audience review.

Audience members will be given an opportunity to ask questions and provide comments regarding the proposed project. Arvada city staff will be available at the meeting to address any questions regarding the development review and application process.

Please feel free to contact the project representative or the Arvada staff contact listed above with any questions regarding the meeting.

# PROJECT VICINITY MAP

6290 W 56<sup>th</sup> Avenue



ARVADA INDUSTRIAL LLC  
5040 ACOMA ST  
DENVER CO 80216

1650 EAST 47TH LLC  
7800 W UNION AVE 420  
DENVER CO 80237

SC & F HOLDINGS LLC  
6155 PIERCE ST  
ARVADA CO 80003

ASCENT PROPERTIES GROUP LLC  
15764 W 63RD AVE  
ARVADA CO 80403

AB 55TH LLC  
7800 E UNION AVE SUITE  
DENVER CO 80237

QUIPCOM LLC  
6040 W 56TH AVE  
ARVADA CO 80002

PRIME VENTURES LLC  
6325 W 55TH AVE  
ARVADA CO 80002

WEST 55TH AVE COMM CONDO  
OWNERS ASSN  
1908 S UNION PL  
LAKEWOOD CO 80228

ELMS LLC  
6410 QUAKER CT  
ARVADA CO 80007

SUTER PAUL  
6390 W 56TH AVE  
ARVADA CO 80002

WOLFEPAC VENTURES LLC  
7746 W 81ST PL  
ARVADA CO 80005

NEFF GERTRUDE M  
NEFF CLINTON E  
6260 W 56TH AVE  
ARVADA CO 80002

RDT ENTERPRISES  
6783 REED ST  
ARVADA CO 80003

J&G HOLDINGS LLC  
5497 HARLAN ST  
ARVADA CO 80002

BOILERMAKERZ LLC  
8863 W ILIFF LN  
LAKEWOOD CO 80227

5520 MARSHALL LLC  
5530 MARSHALL LLC  
5 MOUNTAIN WILLOW DR  
LITTLETON CO 80127

JARAMILLO MIKE  
5515 HARLAN ST B  
ARVADA CO 80002

PRESCOTT HOLDINGS LLC  
12276 W TENNESSEE PL  
LAKEWOOD CO 80228

5510 JEDD LLC  
5510 MARSHALL ST  
ARVADA CO 80002

HUNDLEY PETER B  
CHAMP JONATHAN B  
HUNDLEY DAVID  
5515 HARLAN ST H  
ARVADA CO 80002

5611 KENDALL COURT LLC  
8863 W ILIFF LN  
LAKEWOOD CO 80227

MARGE INC  
13591 W 78TH AVE  
ARVADA CO 80005

LOECHER ROGER P  
5500 W 44TH AVE  
DENVER CO 80212

SSS GROUP LLC  
3005 30TH ST  
BOULDER CO 80301

F&F ENTERPRISES LLC  
6295 W 55TH AVE  
ARVADA CO 80002

AGF PROPERTY MANAGEMENT  
CORP  
1636 LOGAN ST  
DENVER CO 80203

DIERSCHOW PAUL E  
10520 W 47TH AVE  
WHEAT RIDGE CO 80033

DIAMOND 55 PROPERTIES LLC  
6070 GRAY ST  
ARVADA CO 80003

5636 KENDALL COURT LLC  
5455 W 59TH AVE R  
ARVADA CO 80003

KENDALL A LLC  
5040 ACOMA ST  
DENVER CO 80216

TOWER THREE LLC  
5601 GRAY ST  
ARVADA CO 80002

CENTER DENVER INDUS  
ASSOCIATES II LTD  
300 S JACKSON ST 440  
DENVER CO 80209

EPPS PROPERTIES LLC  
5067 OAKWOOD CT  
COMMERCE MI 48382

5655 GRAY HOLDINGS LLC  
5655 GRAY ST  
ARVADA CO 80002

VENDENA ROXY F  
5520 HARLAN ST  
ARVADA CO 80004

KSB 2018 IRREVOCABLE TRUST  
1560 S MONROE ST  
DENVER CO 80210

5665 GRAY LLC  
5659 ALKIRE ST  
ARVADA CO 80002

HART OF LAMPERT LLC  
5555 W 51ST ST  
DENVER CO 80212

SUDAK PROPERTIES LLC  
6859 TAFT CT  
ARVADA CO 80004

TOWER THREE LLC  
5601 GRAY ST  
ARVADA CO 80002

FRONT RANGE INVESTORS XXI LLC  
6155 W 54TH AVE  
ARVADA CO 80002

ACREE JANET  
RALEY TRUST  
6750 JOHNSON ST  
ARVADA CO 80004

HARLAN STREET BUILDING LLC  
7309 CARR ST  
ARVADA CO 80005

LAKEHAUS LLC  
14078 W 58TH PL  
ARVADA CO 80004

ACREE JANET  
RALEY TRUST  
6750 JOHNSON ST  
ARVADA CO 80004

DE BELL CLYDE  
DE BELL MARY P  
3445 W 25TH AVE  
DENVER CO 80211

DUO INDUSTRIAL LLC  
2084 S MILWAULKEE ST  
DENVER CO 80210

KEATON MICHAEL K  
6235 W 56TH AVE  
ARVADA CO 80002

ROXY AND DOREEN VENDENA  
REVOCABLE TRUST  
3415 QUAIL CT  
WHEAT RIDGE CO 80033

JAMES D MAY SR EXEMPT BYPASS  
TRUST  
22918 CHAUS CT  
KATY TX 77494

KEATON JORDAN  
6235 W 56TH AVE  
ARVADA CO 80002

GRAY STREET BUILDING LLC  
7309 CARR ST  
ARVADA CO 80005

MAY JAMES D SR  
PO BOX 1029  
BEEVILLE TX 78104

ALPHA INDUSTRIAL LLLP  
1475 W 141ST WAY  
WESTMINSTER CO 80023

GRAY COURT NORTH LLC  
5520 HARLAN ST  
ARVADA CO 80002

R & G VENTURES LLC  
5474 MARSHALL ST  
ARVADA CO 80002

6013 W 56TH AVENUE LLC  
440 S LEWIS ST  
LAKEWOOD CO 80226

ELEVADO ESTATES LLC  
9454 WILSHIRE BLVD PENTHOUS  
BEVERLY HILLS CA 90212

HORACE PROPERTIES RLLLP  
160 S MARION PKWY  
DENVER CO 80209

AGG REAL ESTATE LLC  
7033 VANCE ST  
ARVADA CO 80003

BERRETH VERNON  
BERRETH MARCIA A  
14754 JACKSON ST  
BRIGHTON CO 80602

ESA REAL ESTATE LLC  
7033 VANCE ST  
ARVADA CO 80002

June 12<sup>th</sup>, 2025

## Barber-Nichols Plant Annexation Neighborhood Meeting Summary

Barber-Nichols (B-N) neighborhood meeting, in reference to Building #2 Plant Annexation (Project # PA2025-0048), was held at 6PM on June 12<sup>th</sup>, 2025 at the APEC Community Recreation Center. Mike Dixon (General Manager) and Matt Johnson (Director of Operations) were present for the meeting. Barber-Nichols presented our company history, types of products manufactured, and rationale for use of a new building at 6290 W. 56<sup>th</sup> Avenue. Attached are copies of the presentation and project description handout. Additionally, Barber-Nichols reviewed a preliminary plot layout and use of the land. Barber-Nichols answered questions about our company and the proposed site. Below is a list of questions raised about the proposed site and Barber-Nichols responses to address any concerns.

#	Question:	Response:
1	Are there any chemicals or explosives that will be used that neighbors should be concerned about?	No, Barber-Nichols doesn't not utilize any dangerous chemicals that may be explosive. Examples of chemicals utilized are standard oils, sealants, water-based coolants, acetone, and Isopropyl Alcohol.
2	Will the property be gated in a similar manner to the existing campus?	Yes, the property will have standard fencing around the property and gated access off 56 <sup>th</sup> Ave.

*Matt A Johnson*

---

Matt A. Johnson  
Director of Operations

June 12<sup>th</sup>, 2025

Barber-Nichols Plant Expansion Neighborhood Meeting  
(PA2025-0048)

Sign-In Sheet

Name	Address	Business Name
Christy Wolfe	5509 Harlan st Arvada 80002	The Metal Company, Inc
Greg Wolfe	5509 Harlan st "	the Metal Company, Inc.
CHRIS SANDINE	8101 DALSTON ROAD	CITY OF ARVADA
MANNY NUÑO	900 S. BROADWAY, DENVER CO 80209	WARE MALCOMB
FRANK WIKS	900 S. BROADWAY, DENVER	WARE MALCOMB

June 12<sup>th</sup>, 2025

## Barber-Nichols Plant Expansion Project Description

Barber-Nichols (B-N) is an aerospace/defense contractor located at 6325 W 55<sup>th</sup> Ave. in Arvada. We design, manufacture, assemble, test, and service specialty pumps, turbines, compressors and their integrated systems. Our business has been growing for over 15 years at a rate of 10%/year or more. As we have grown, we have added jobs, acquired, refurbished and improved adjacent buildings and property, adding them to our campus while generally improving our neighborhood. At this point B-N needs to make a significant move to consolidate our machining operations and improve overall production efficiency. We intend to do this by building a new manufacturing building on property we have recently acquired and consolidate machining operations from three buildings into one.

The acquired property is located at 6290 W. 56<sup>th</sup> Ave. The overall land dimensions are approximately 162 ft wide (along 56<sup>th</sup> Ave) and 480 ft deep making up approximately 1.7 acres. The land is in unincorporated Jefferson County and most recently is residential with a significant amount outdoor storage on the property. There is an existing home that will be demolished eventually. This lot is near to our existing facility campus and will be developed to similarly match the existing buildings.

The property is one parcel that will require rezoning. The conceptual layout of the plant is attached. Preliminary discussions with Jefferson County, the City of Arvada Economic Development Association, and architect/civil engineer consultants indicate Arvada will annex the property to enable water use in the sprinklered building. B-N's application for land development will include zoning into Arvada light industrial. Based on our preliminary review of the Arvada Land Development Code, we believe we have a reasonable understanding of both zoning requirements and have developed a concept of our development plan for the property that probably meets the requirements.

The building itself is envisioned to be 75 ft wide, 375 ft deep, and 30 ft high concrete tilt up construction. The office area will be closest to the street and have two stories of office area (approximately 3500 sq ft each level). The main warehouse floor area will have approximately 25,000 sq ft of floor area and have high ceilings with overhead crane access. The rear of the building will have approximately 2250 sq ft of space, some of which may have second story storage associated with it. We envision this rear building space to hold handling equipment, raw material, tooling etc. Besides a main entrance into the office area, we expect to have 3 man door/overhead access door entrances along the perimeter of the manufacturing and storage areas.

The building will house B-N's production planning, purchasing, quality, machining and assembly operations. Machining operations will include conventional turning and milling machines along with high tolerance inspection machines. The machines use water-based coolant. A majority of the warehouse space will be utilized for assembly operations of pump assemblies. The internal environment will be temperature and humidity conditioned with air filtering. We do not expect any pollutant generation or discharge from this building. No highly flammable material is expected to be used or generated in the facility.

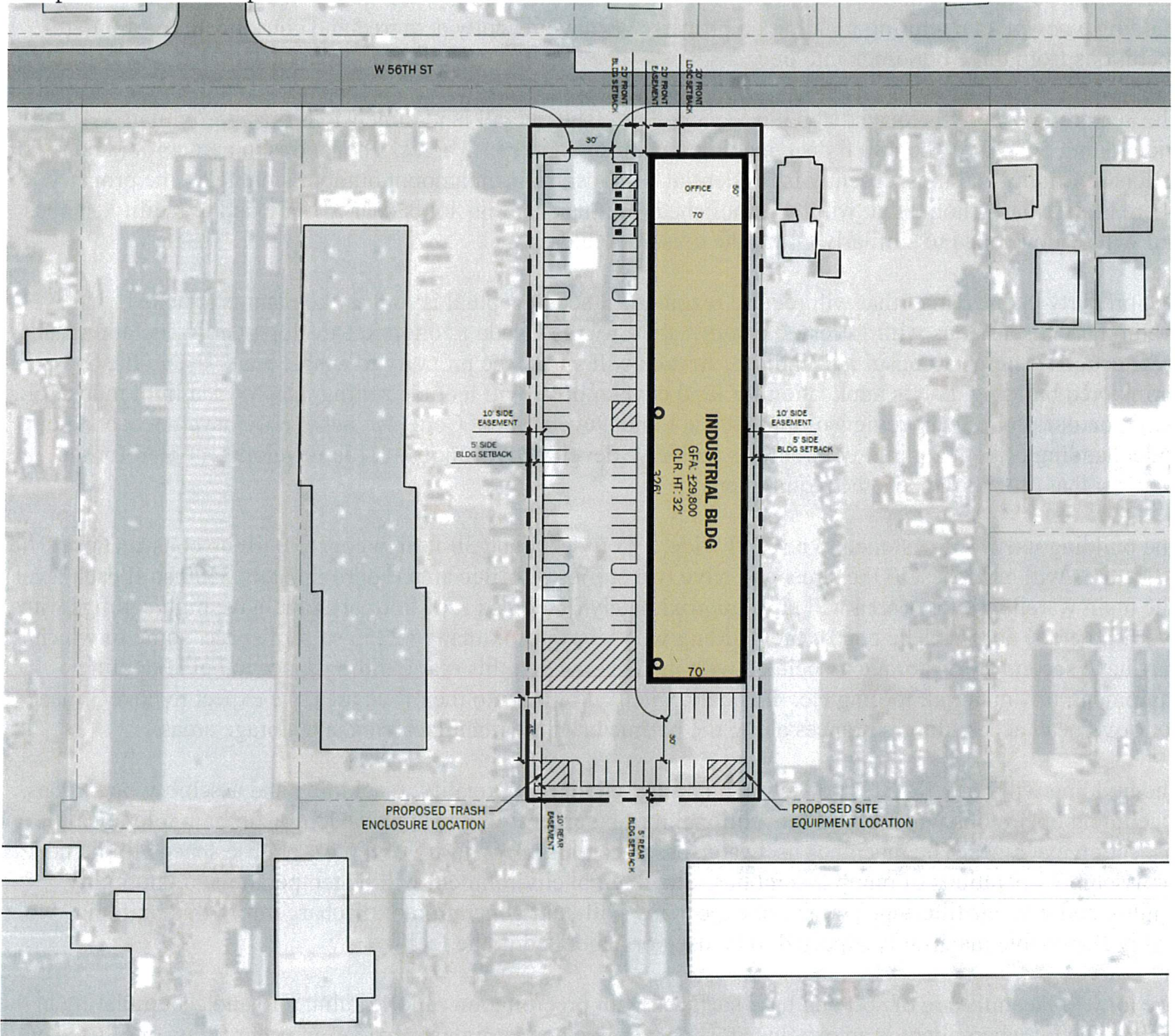
The lot will be a mixture of soft and hard surfaced with precipitation runoff draining to and accumulating in the back of the lot where there is an existing storm water line and easement. Irrigation water rights once used on the land have previously been sold to the City of Arvada.

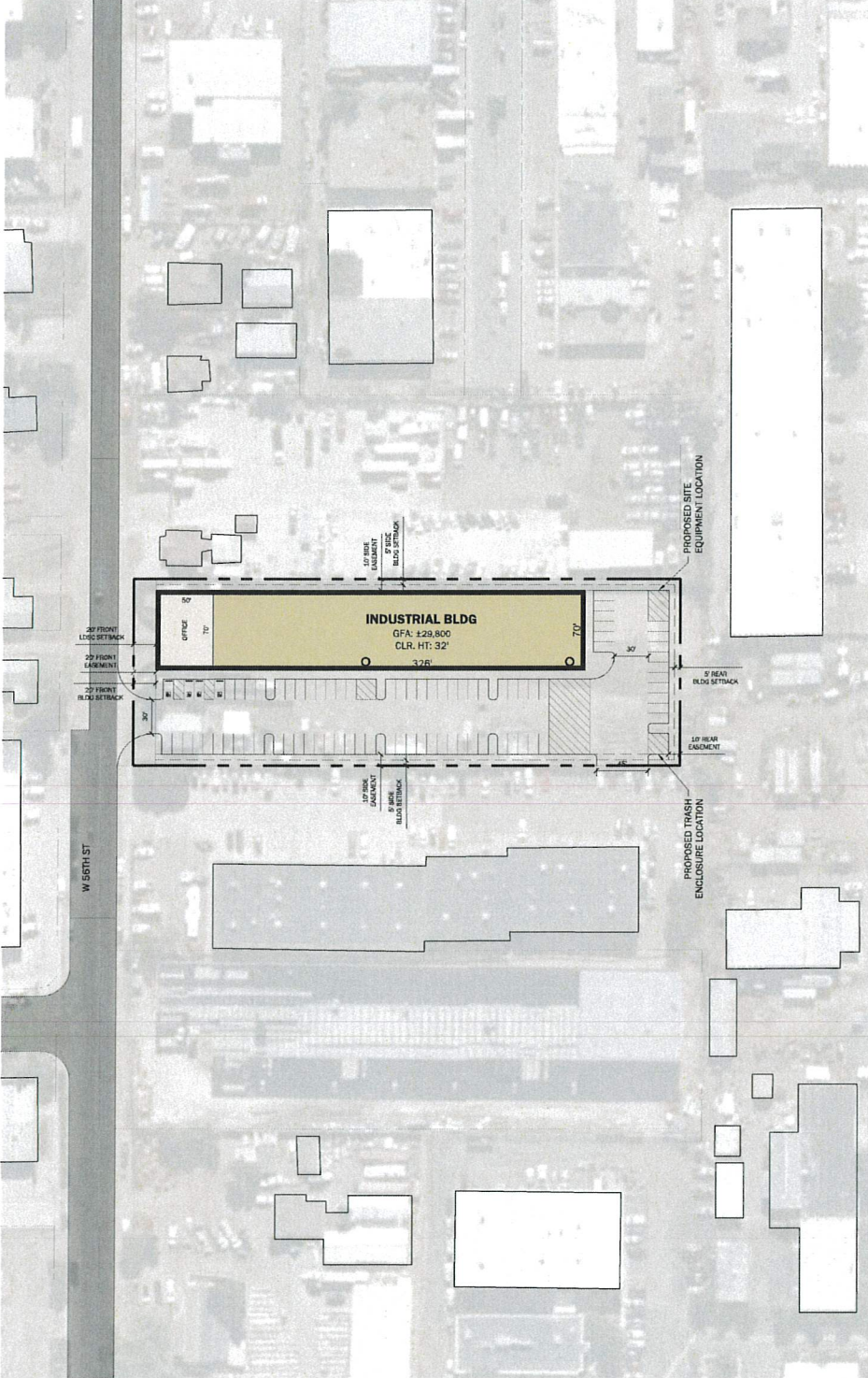
With standard set-backs, there appears to be sufficient parking for the approximately 50-60 people envisioned to work in the building over 2, 10-hour shifts. Truck and fire department access is provided off 56<sup>th</sup> Ave with turn around access in rear of the building.

*Matt A Johnson*

Matt A. Johnson  
Director of Operations

Example of Site Development





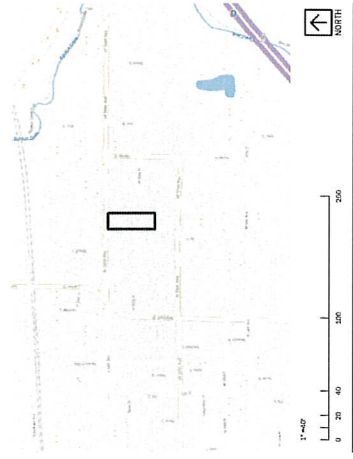
**DEVELOPMENT STANDARDS**  
Zoning

Jurisdiction	City of Ananda
Zoning Designation	IL
Max. Building Coverage	50%
Max. FAR	N/A
Max. Height	40 FT
Max. Story	15%
Req. Landscape Building Setbacks	Front 20 FT Side 5 FT Rear 5 FT
Landscape Setbacks	Front 20 FT Side N/A Rear N/A
Parking Standards	Min Stall Size 9x18 Drive Aisle 24 FT Fire Lane 28 FT Landscape Islands 8 FT
Required Parking	Office 3/1000 SF Manufacturing 1.75/1000 SF Warehouse 1.75/1000 SF
Gross Site Area	78,471 SF 1.80 AC
APN(S) #	1.80 AC

**PROJECT DATA**  
Site Summary

Total Building Area(s)	Gross Floor Area 29,820 SF Footprint 29,820 SF
Coverage	Gross 38% Net 38% Gross 0.38 Net 0.38 @ 18%
FAR	14,028 SF
Provided Landscape	Footprint 29,820 SF @ 5% Office 61 Stalls @ 2.55/1,000 SF 77 Stalls Req. Accessible 4 Stalls
Drive-in Doors	2
Docks	0

- NOTES**
1. Site and near parcels shall be 20 ft. when adjacent to a single-family detached use in Incorporated Arden County.
  - 2.
  - 3.



**WARE MALCOMB**

PROJECT NO. 2024-010

DATE 01

**Conceptual Site Plan**  
BARBER NICHOLS #2  
6280 W. 56th Avenue, CO

SCHEME: 04

Boundary Source:  
REBID PAVEMENT DATA  
www.ngr.com  
Stormwater Management Design:  
SYSTEM  
UNDERSURFACED

This plan is a preliminary review of establishment requirements and is intended to be used in engineering and is intended to be used in engineering. How the project might be developed.



**Barber**  **Nichols**



## **Barber-Nichols Plant Expansion #2**

**DA2025-0057**

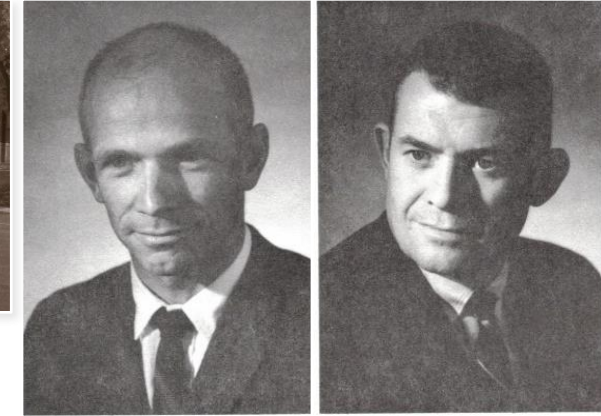
[Barber-Nichols.com](http://Barber-Nichols.com)

*Mission-Critical Turbomachinery Solutions*

Barber-Nichols Proprietary and Confidential

# About Barber-Nichols

- Founded 1966
- Fiscal Year 2025 Sales: ~\$80M
- Employees: 220
- Campus: 100,000 ft<sup>2</sup> total
- 43,000 ft<sup>2</sup> state-of-the-art manufacturing facility - 2021
- Graham Corporation Acquisition- 2021
- P3 Technologies Acquisition- 2023



# Purpose & Values

---

## Purpose

Explore the universe, enable sustainable energy, and protect freedom through innovative turbomachinery solutions.

## Our Values

- Foster each other's strengths
- Connect passion with purpose
- One team, all in

# Industries

- **Aerospace**

Fuel & Coolant Pumps, Rocket Turbopumps, Cooling Fans, High Altitude Blowers, Fuel Cell Blowers



- **Cryogenics**

Liquid/Vapor/SC Coolant Circulators, LNG Pumps, Blowers



- **Defense**

Pumps, Blowers, Turbines, Generators, Electronics



- **Energy**

Turbine/Generators, Fuel Cell Blowers & Pumps, Research Power Systems ORC & SCO<sub>2</sub>



# Products

- Pumps
- Compressors & Fans
- Turbines & Power Systems
- Rocket Engine Turbopumps
- Motors, Generators & Controllers
- Thermal Management Solutions
- Integrated systems



# Products



Air Turbine Pumps for Virginia Class Submarines



Rocket Engine Turbopump for Launcher One



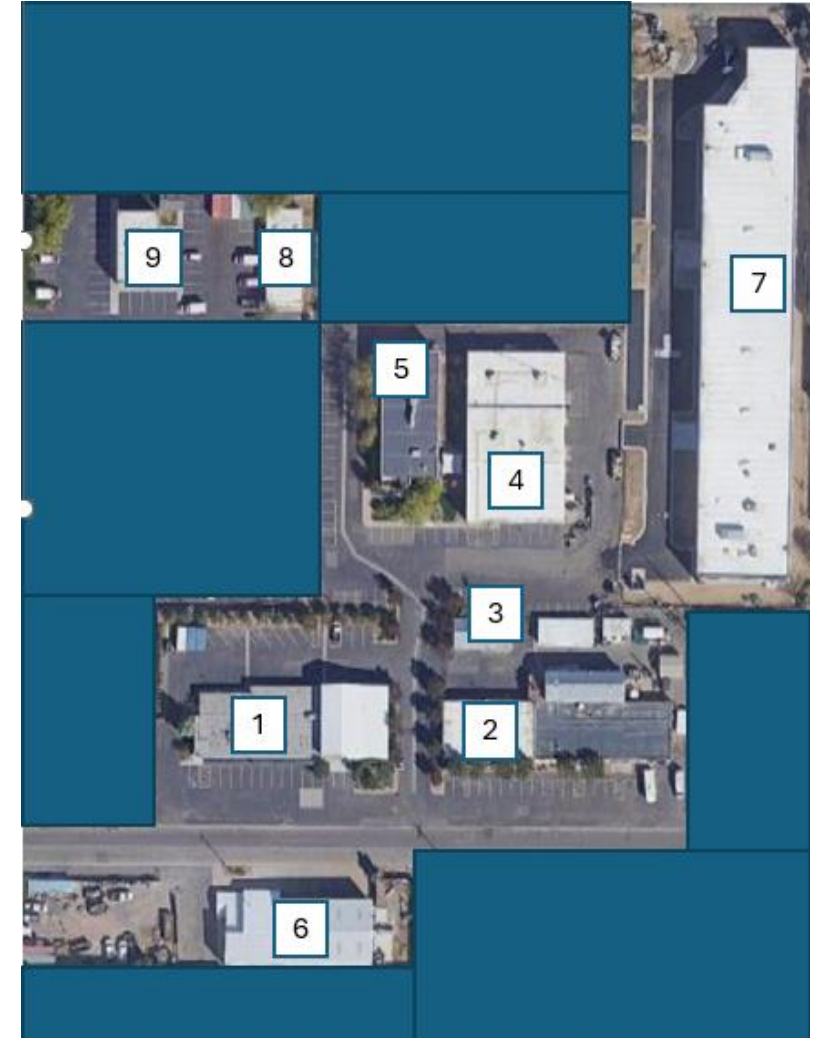
Alternator & Regulator for MK48 Torpedoes



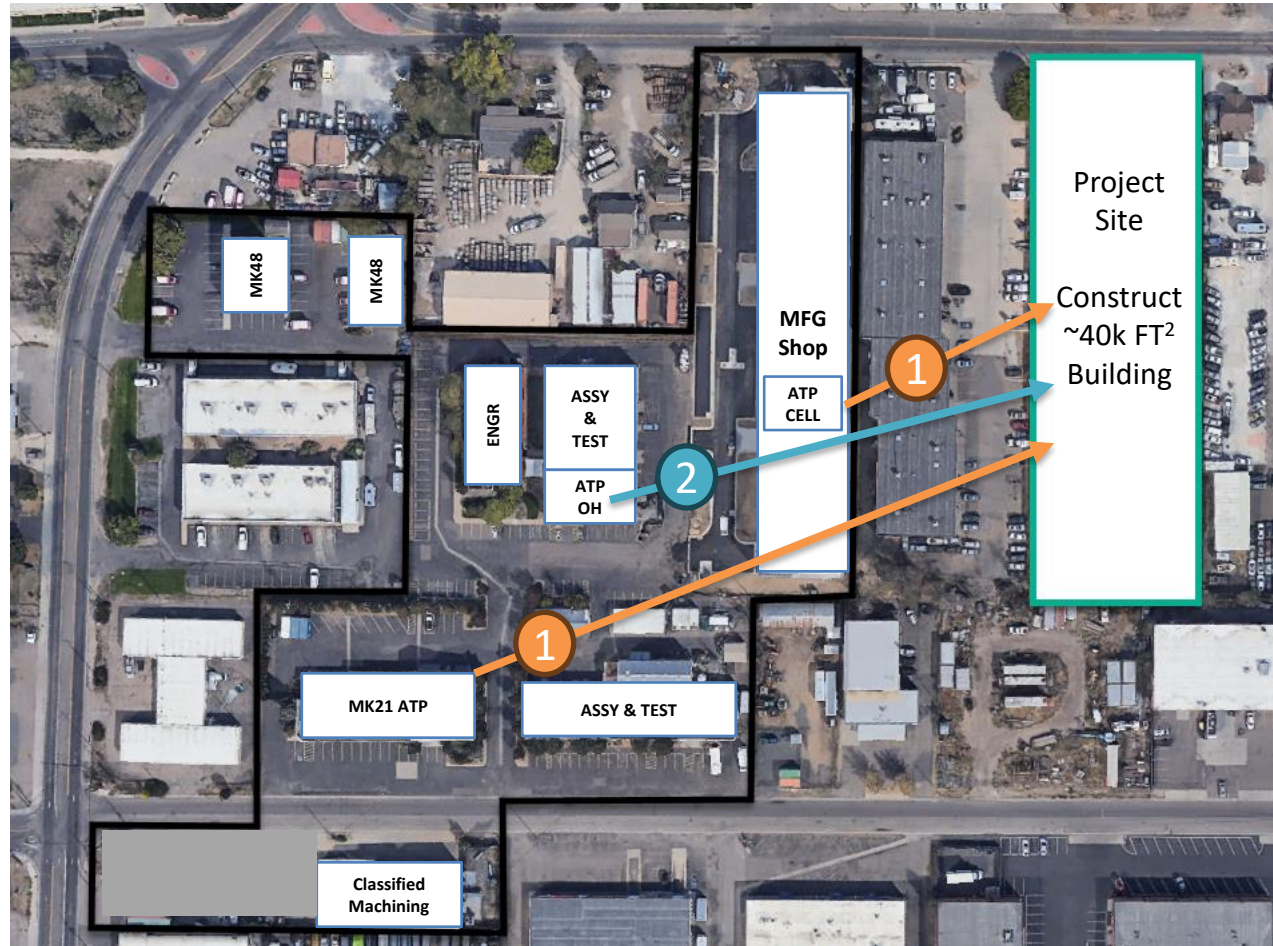
Oxygen Fans for NASA Space Suit

# Current Campus

1. Human Resources & Special Programs
2. Assembly & Test, Electronics Lab, ECM & AM
3. High Speed Device Test Building
4. Overhaul & Test
5. Engineering & Sales
6. MK48 & MK21 Production Facility
7. New Manufacturing Facility, Operations, ECM, Shipping/Receiving
8. MK48 Technician Facility
9. Accounting, Inventory, MK48



# Proposed New Building @ 6290 W 56<sup>th</sup>

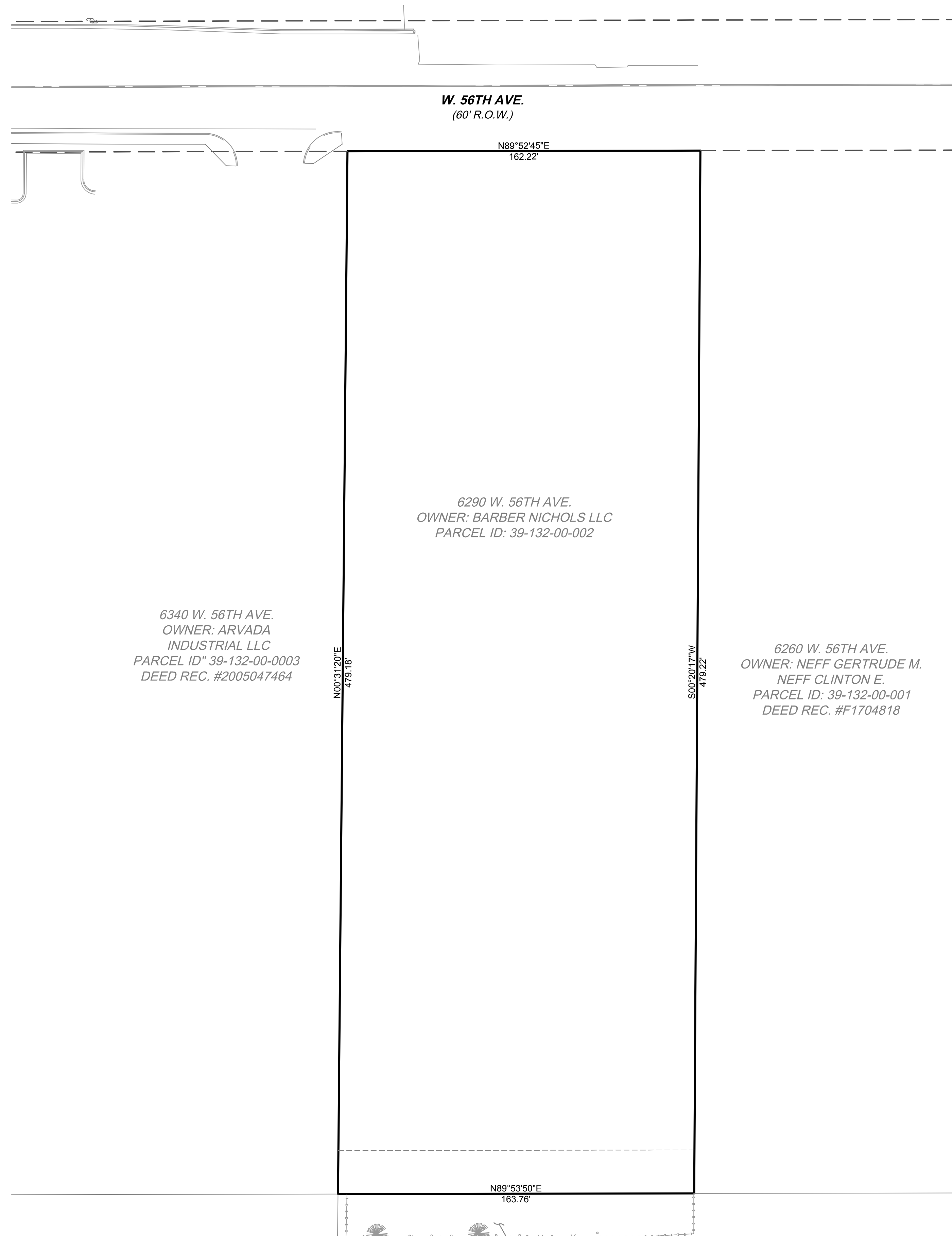


- Existing campus (black outline)
- New plot of land acquired (green outline)
- Construct a ~40k SQ-FT building
- Move all production of Air Turbines to the new space (Manufacturing cell, inventory, raw materials, Assembly)
- Allows for move & expansion of Overhaul
- Frees up space in MFG shop for additional machine expansions
- Expansion requires annexation, rezone, replat, and site development actions

# BARBER NICHOLS #2

## REZONING PLAN

SITUATED IN THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY JEFFERSON, STATE OF COLORADO



6340 W. 56TH AVE.  
OWNER: ARVADA INDUSTRIAL LLC  
PARCEL ID: 39-132-00-0003  
DEED REC. #2005047464

6290 W. 56TH AVE.  
OWNER: BARBER NICHOLS LLC  
PARCEL ID: 39-132-00-002

6260 W. 56TH AVE.  
OWNER: NEFF GERTRUDE M. NEFF CLINTON E.  
PARCEL ID: 39-132-00-001  
DEED REC. #F1704818

OWNER: WILLIAM M. GRAVES  
PARCEL ID: 39-132-00-030

**SITE DATA**

PARCEL NUMBER: 39-132-00-002

TOTAL SITE AREA: 1.793 ACRES (78,100 SQUARE FEET)

EXISTING ZONING CLASSIFICATION/USE: RESIDENTIAL

PROPOSED ZONING CLASSIFICATION/USE: LIGHT INDUSTRIAL

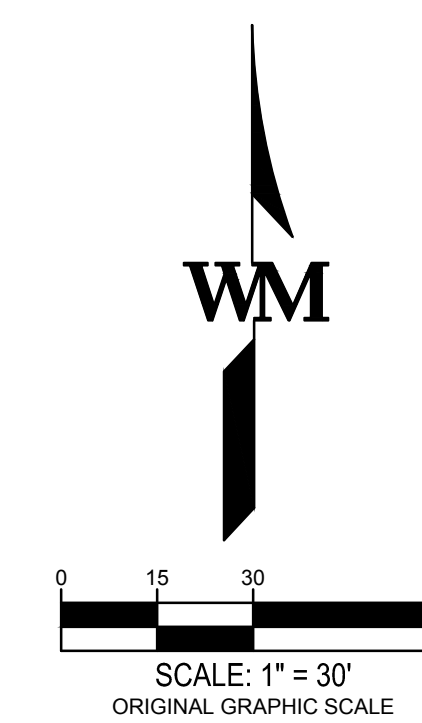
**LEGAL DESCRIPTION:**

THAT PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE CENTER OF THE COUNTY ROAD 568.28 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 13, THENCE WEST 162.36 FEET, THENCE SOUTH 529.24 FEET, THENCE EAST 163.73 FEET, THENCE NORTH 529 FEET AND A FRACTION OF A FOOT TO THE POINT OF BEGINNING,

EXCEPT ANY PORTION LYING WITHIN WEST 56TH AVENUE AND

EXCEPT A STRIP OF LAND 20 FEET OFF THE SOUTH SIDE OF SUBJECT PROPERTY, COUNTY OF JEFFERSON, STATE OF COLORADO.



WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

**WARE MALCOMB**  
CIVIL ENGINEERING & SURVEYING

900 south broadway  
suite 320  
denver, co 80209  
p 303.561.3333  
waremalcomb.com

FOR AND ON BEHALF  
OF WARE MALCOMB

**REZONING PLAN**  
**BARBER NICHOLS #2**  
6290 W 56TH AVENUE  
ARVADA, CO 80002

REZONING PLAN		REMARKS
NO.	DATE	
1	10/24/2025	1ST DEVELOPMENT APPLICATION SUBMITTAL
2	12/16/2025	2ND DEVELOPMENT APPLICATION SUBMITTAL

JOB NO.:	DEN25-0006
PA / PM:	C. STRAWN
DESIGNED:	I. CONTRERAS
DATE:	07/24/2025
PLOT DATE:	12/16/2025

SHEET	
<b>1</b>	
Sheet	1 of 1



# REPORT TO PLANNING COMMISSION

AGENDA ITEM  
8.A.1.

TO: PLANNING COMMISSION

DATE: April 1, 2026

SUBJECT: Ordinance annexing Barber Nichols Plant Expansion #2, a 1.793 acre parcel of land located 6290 W 56th Ave

## Motion

That DA2025-0057, annexing Barber Nichols Plant Expansion #2, a 1.793 acre parcel of land located at 6290 W 56th Ave, be recommended to City Council for (approval subject to the condition stated in the Staff Report, Page 8) (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:

Heidi Van Gieson, Administrative Specialist

Reviewed by:

Approved by:

Christopher Sandine, Planner II

03/23/2026

Josie Suk, Development Systems and Administrative Manager

03/23/2026

Rob Smetana, Planning Manager

03/23/2026

Kelsy Sargent, Assistant City Attorney

03/25/2026

Jessica Garner, Director of Community and Economic Development

03/26/2026

Enclosure, exhibits & attachments required to support the report



# REPORT TO PLANNING COMMISSION

AGENDA ITEM  
8.A.2.

TO: PLANNING COMMISSION

DATE: April 1, 2026

SUBJECT: An Ordinance Rezoning Barber Nichols Plant Expansion #2, a 1.793 acre parcel of land approximately located at 6290 W 56th Ave from Jefferson County R-2 to IL

## Motion

I move that DA2025-0057, an Ordinance Rezoning Barber Nichols Plant Expansion #2, a 1.793 acre parcel of land located at 6290 W 56th Ave from Jefferson County R-2 to City of Arvada IL (Industrial, Light), be recommended to City Council for (approval subject to the condition stated in the Staff Report, Page 8) (denial).

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

Heidi Van Gieson, Administrative Specialist

Reviewed by:

Approved by:

Christopher Sandine, Planner II	03/23/2026
Josie Suk, Development Systems and Administrative Manager	03/23/2026
Rob Smetana, Planning Manager	03/23/2026
Kelsy Sargent, Assistant City Attorney	03/25/2026
Jessica Garner, Director of Community and Economic Development	03/26/2026

Enclosure, exhibits & attachments required to support the report

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

**QuikTrip Rezoning**  
**Rezoning & Major Modification**  
DA2025-0075

**NATURE OF REQUEST**

The applicant requests to rezone Lots 1, 2, 3, and 4, Block 1, of Candelas 93-72 South Filing No. 1 from Planned Unit Development (PUD-BP) to Commercial, General (CG). The site is located at 9275, 9284, 9295, Matterhorn Lane, 20924 W 92nd Lane, and 20009 Highway 72.

The applicant proposes a convenience store and fuel station on Lot 1. Lots 2, 3, and 4 will not be developed at this time. A rezoning to Commercial, General (CG) for all Lots, a Concept Plan, and a Major Modification to allow ten fuel islands (pumps) in lieu of the five otherwise allowed for the Lot 1 development are being requested.

**LOCATION AND HISTORY**

The site is located at the southeast corner of the intersection of Highway 72 and Highway 93. To the southeast of the site is the Luxelocker site. The site is currently vacant, however, overlot grading and internal streets have been constructed. The property is zoned Planned Unit Development (PUD-BP) under the Candelas Outline Development Plan Amendment 6 and has a Neighborhood/Community Commercial Land Use designation which allows for business and professional development uses. Under the current zoning, all four lots have a maximum building height of 85 feet, a maximum Floor Area Ratio (FAR) of 3.00 (a ratio of three to one), and a minimum Floor Area Ratio of .18 to 1. Residential uses are not permitted.

The rezoning concept plan proposes commercial zoning and associated uses. The City is moving toward standard zoning districts and because the project could be developed under a standard LDC zone district rezoning the properties to the CG zoning district is appropriate.

**MINOR & MAJOR MODIFICATIONS REQUESTED**

The Applicant is requesting a Major Modification from development standards in the Land Development Code Section 3-1-3-8 Motor Vehicle Use Standards. Fueling/Service Station use specific standards limit the number of service bays and pump islands. A service station or convenience store with fuel sales may have a maximum of two service bays and two pump islands on a 12,000 square foot lot. One service bay or one pump island may be added for each additional 2,000 square feet of lot area, provided that the total number of service bays shall not exceed five per lot and the number of pump islands shall not exceed five per lot. The fuel station and convenience store is proposed for Lot 1 and is approximately 3.023 acres. The

development would be allowed the maximum allowable five pump islands. The applicant is requesting ten pump islands.

Staff support this modification request with conditions of approval based on the findings outlined in the Project Analysis sections below.

### Vicinity Map



### NEIGHBORHOOD MEETING

Division 8-2-2 of the Land Development Code requires that at least one neighborhood meeting be held for projects that require public hearings before the Planning Commission and City Council.

The neighborhood meetings for this project took place on October 2, 2025. The applicant and CED staff were in attendance. No members from the general public attended the meeting. An informal discussion of the project with follow-up questions and answers was held among the project team. The discussion centered around the Concept Plan, building elevations, the QuikTrip business in general and how they are expanding in the Market. City entitlement

procedures and processes were also discussed. 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 1,500 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.

### **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 Mineral Rights have not been severed and the applicant provided documentation the owner waived the 30-day notification requirement.

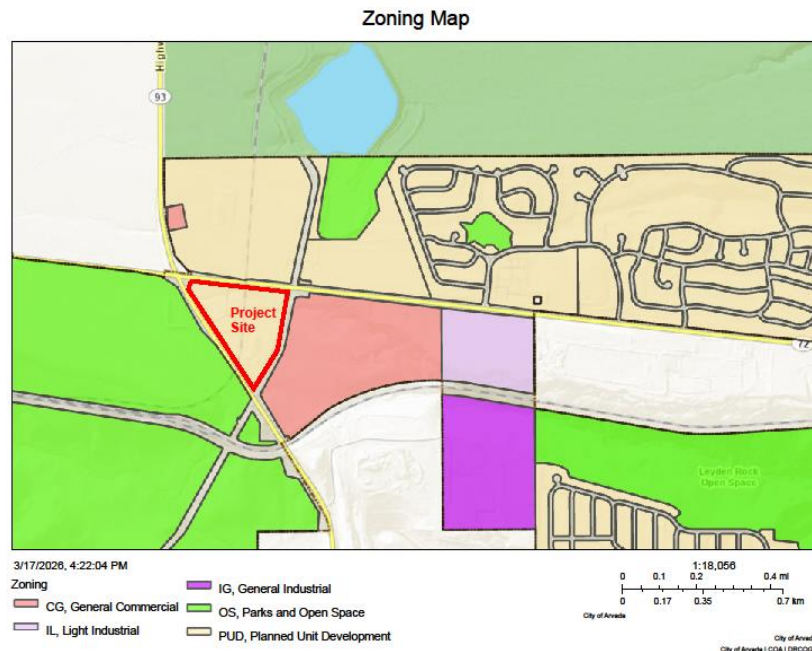
### **DEVELOPMENT REVIEW TIMELINE**

Review of the application began on November 7, 2025. 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. The project fulfills CED3 and supports the community's vision by cultivating an environment that attracts and retains private-sector investment, a talented workforce, and an engaged business community.

**ZONING AND LAND USE**



The subject property is called Parcel 1-3 under the Candelas Outline Development Plan Amendment 6. All four lots within Parcel 1-3 are currently zoned PUD-BP (Planned Unit Development- Business, Professional). The four lots total approximately 9.47 acres. The existing PUD-BP allows for business and professional development. Under the current zone, the properties have a maximum building height of 85 feet, a maximum Floor Area Ratio (FAR) of 3.00 to 1 (a ratio of three to one), and a minimum Floor Area Ratio of .25 to 1. Uses allowed include the following: agriculture, community; greenhouses; live-work; assisted living; nursing homes; farmer’s markets; financial institutions; general or professional office; medical office/dental clinic; personal services; recording studio/TV studio; fast food restaurant; fast food with drive-thru restaurant; retail, convenience store (gas); retail, regional shopping center; retail, 25,000 square feet or more; retail, veterinary clinics; outdoor recreation; and a number of community, educational, and institutional uses. Light industrial uses are also permitted.

Surrounding properties are zoned and utilized as follows:

Direction	Zoning	Actual Use
North	PUD: Candelas Parcels 1-2, 1-5, and 1-6	Currently vacant and scheduled for Public Hearing for a Comprehensive Plan Amendment and Rezoning.
South	Open Space (OS)	Undeveloped
East	PUD	Future Luxelocker Development
West	ROW SH-93 and Open Space (OS)	State Highway 93/Undeveloped

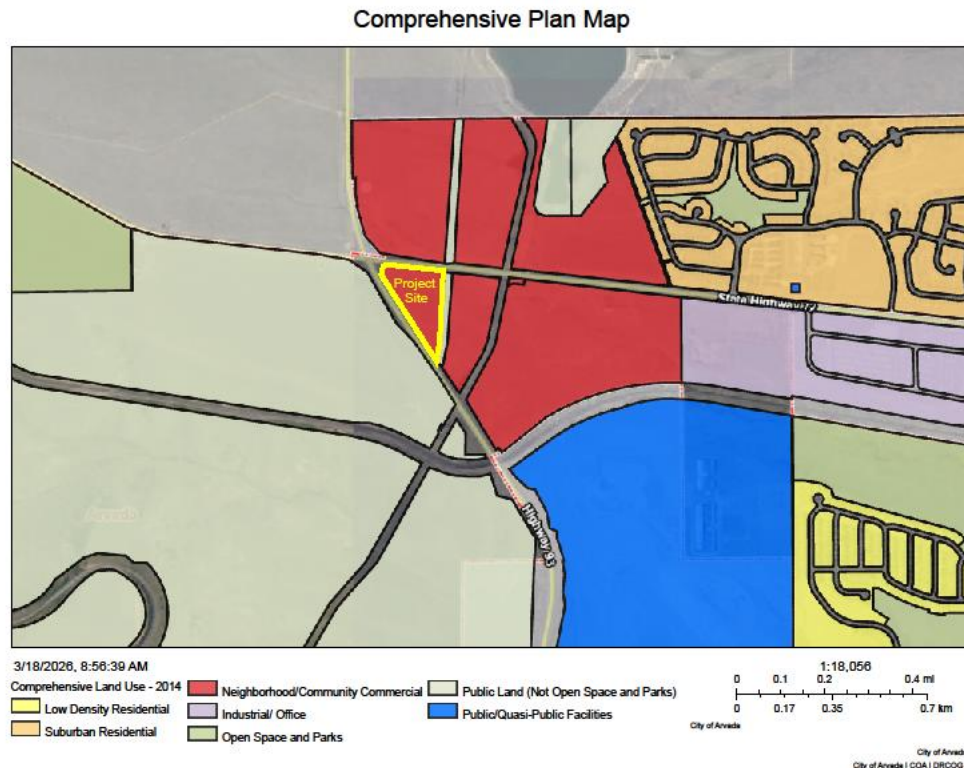
The applicant is requesting approval to rezone Lots 1, 2, 3, and 4, Block 1, of Candelas 93-72 South Filing No. 1 from Planned Unit Development (PUD-BP) to Commercial, General (CG). Because the project could be developed under standard LDC zoning districts, the City encourages rezoning to standard zones. For the project site, the CG (General Commercial) zone district is appropriate. The CG zone maintains the commercial component at the southeast intersection of Highway 93 and Highway 72 which is aligned and consistent with the original zoning and complements the commercial being maintained on the northeast corner of the intersection.

The purpose of the CG zone district is 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 district is typically situated along arterial streets, or where other appropriate high-volume vehicular access is available. The existing Neighborhood/Community Commercial Comprehensive Plan land use designation in this area supports retail centers that provide shopping services to adjacent and surrounding neighborhoods in the community. Under the existing PUD, height standards are more permissive than those under the CG zone district. The PUD allows a maximum building height of 85 feet whereas the CG zone allows a maximum height of 45 feet for principal buildings. Additionally, the CG zone provides specific development standards for setbacks, lot standards, and landscape minimums. The CG zone provides clarity for the development community by providing consistent standards utilized elsewhere in the City's commercial areas.

Future entitlements required include a Minor Subdivision Plat to realign property boundaries between individual for sale lots as well as easements and Site Plans. These respective entitlements utilize administrative approvals provided the development application meets or exceeds all the applicable standards and regulations in the zone district and all the approval criteria for Site Plans and Minor Subdivision Plats.

## PROJECT ANALYSIS

### Compliance with the Comprehensive Plan



The Comprehensive Plan designates the properties as Neighborhood/Community Commercial (Com). The Neighborhood and Community Commercial/Office category encompasses retail centers that provide shopping services to adjacent and surrounding neighborhoods in the community. Community Commercial Centers are generally located at the intersection of two arterial streets and are generally larger in scale than Neighborhood Commercial Centers. Neighborhood Commercial Centers are generally located at the intersection of two collector streets or a collector and an arterial street. Large format retail may be appropriate if located along an arterial road and impacts can be addressed. The properties are maintaining the Neighborhood/Community Commercial designation, and the corresponding proposed CG zone district is a consistent and supported zone. The CG zone district generally implements the “Neighborhood and Community Commercial/Office” land use category stated in the Comprehensive Plan.

The applicant and staff held a pre-application meeting on June 3, 2025. The City is moving away from Planned Unit Developments and toward standardized zoning to allow for clarity and consistency in development for both developers and communities. Clarity and consistency in land development standards are promulgated through the standard LDC zone districts. The project could have been pursued under the PUD and through the Preliminary Development Plan process, but CED policy encourages rezoning for the aforementioned reasons. Further, the purpose of the Planned Unit Development (PUD) zoning district is to allow for the development of project-specific standards in instances where it is demonstrated that a project of comparable

quality and community benefit cannot be approved in any other zoning district or combination of zoning districts that are created by the LDC. While the overall Candelas PUD met these requirements there is nothing unusual or specific about the project site that would have met the criteria required for a PUD. As a stand-alone parcel, it can in fact be developed under the CG zone district.

Staff have determined that the Rezoning request is consistent with the surrounding and abutting land use designations and is consistent with the Arvada Comprehensive Plan. The Comprehensive Plan contains several goals and policies that guide development and investment decisions and direct future land use patterns.

The following goals and policies within the Comprehensive Plan further support the development proposal:

GOAL L-2: Plan for a balanced mix of commercial and residential land uses in Arvada.

**POLICY L-2.1: Complete Community**

The City will provide for a balanced mix of land uses by promoting redevelopment and continuing to reserve land for future commercial and industrial development as well as a variety of housing choices.

This goal and policy are furthered by the project by maintaining the commercial designation and original intent of the PUD, thus reserving the land for future commercial development. The rezoning provides clarity and consistency on the development standards. It likewise will provide neighborhood serving retail for the Candelas residential development fulfilling the mix of land uses stated in the policy.

GOAL L-5: Designate and promote redevelopment and infill to generate economic revitalization, improve physical conditions, and provide an appropriate mix of quality housing choices.

**POLICY L-5.3: Regulatory Climate to Encourage Redevelopment and Infill**

The City will continue providing incentives, as appropriate, and a positive regulatory climate in order to encourage infill development and redevelopment.

The Land Development Code defines "Infill Development" as development of vacant or partially developed parcels which are surrounded by, or in close proximity to, areas that are substantially or fully developed. The residential component of the Candelas community is substantially built out, and for the remaining residential parcels, is in the process of being constructed. The parcel to the immediate east is approved for the Luxelocker project. Entitlement applications for the properties north of the site are going through the City's process for Comprehensive Plan Amendments and Rezoning to allow a mix of both commercial and residential development. The requested rezoning is consistent with the Comprehensive Plan goal of facilitating the development of these remaining properties. The rezoning would also be consistent with the rezoning north of the subject properties. Likewise, the project only went through two CED reviews before being scheduled for hearing, providing the positive regulatory climate that expedites the process for the development community. The clear development standards of the CG zone will further advance that positive climate with any subsequent Site Plan submittals.

GOAL CC-1: Plan Arvada as a City of different development character districts.

**POLICY CC-1.2: Promote Integration Within Districts through Design**

The City will promote integration and a sense of place within districts of the City through the context-sensitive design of new development.

The future site plan submittal will require review and approval by the Candelas Design Review Committee for compliance with the declarations of the Master Design Review Covenants. The project is proposing "Welcome Signage" to be reviewed through the Site Plan as recommended by the Northwest Arvada Sub-Area Plan. Currently there is no formal signage when entering the City in this area and the sub-area team identified this intersection for entry sign locations. Several members of the community in northwest Arvada have expressed that they feel disconnected from the rest of the City and it would be beneficial to identify this area as part of the City with signage. The community responded in support of City entry signage at this location, creating the sense of place spoken to in the policy.

**POLICY CC-1.3: Compatible Infill**

The City will encourage new infill development to consider and be sensitive to the character of existing neighborhoods. Considerations shall include building scale, placement, size, height transitions, landscape, streetscape, and other design measures (see also Redevelopment and Infill Principles).

The CG zone district development standards offer more compatible development regulations for the site's future development than those under the existing PUD. Specifically, the CG zone allows a maximum height of 45 feet in contrast to the 85 feet allowed under the PUD.

GOAL CC-2: Establish and maintain Arvada's distinct qualities and small-town identity.

**POLICY CC-2.2: High Quality Private Development**

The City will promote high quality architecture, site planning, landscaping, signage, and lighting for new residential and commercial developments.

**Setbacks**

The CG zone district's lot and building standards are set out in Chapter 2 of the LDC. As part of the submitted concept plan, the applicant has provided a land use summary describing the development standards. All code required development and design standards will be reviewed through the Minor Subdivision and Site Plan applications.

**Building Height**

The maximum building height allowed in this CG zone district is 45 feet. Building heights will be reviewed as part of any Site Plan application and will be consistent with the zone of the parcel and LDC.

**Open Space**

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

**Landscaping, Buffering and Fencing**

The Site Plan landscaping 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.

### **Circulation and Connectivity**

Pedestrian access to the site will be provided where the site abuts public streets. Two access points are proposed on the east side of the lot along Matterhorn Lane.

The applicant provided a Traffic Conformance letter for the proposed development of a gas station with convenience store use. The subject site was previously studied as part of the larger proposed development, Candelas 72-93, which is supported by a Traffic Impact Study (TIS). The approved TIS analyzed the Candelas development with a mix of commercial, retail, and industrial uses.

The proposed use would generate a negligible number of additional trips during the AM and PM peak hour and is expected to produce fewer than 10 additional turning movements to any given access. The proposed use would have a negligible impact on the surrounding network operations and would have no adverse effect on the conclusions or recommendations of the approved Candelas TIS.

The traffic impacts associated with the proposed use would be adequately accommodated by the road network proposed in the approved Candelas TIS without the need for additional improvements.

### **Grading and Drainage**

The applicant provided a preliminary conceptual grading plan. Both SH-93 and SH-72 will sit above the proposed site. 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 and shall be consistent with Article 4-5 of the LDC. Fueling/Service Stations require five spaces per 1,000 square feet.

### **Utility Services**

Water and sanitary sewer service is provided by the City of Arvada, and they have the capacity to service the site.

Public Service Company (XCEL) has no objection to this proposed rezone.

### **Police and Fire Protection**

The proposal has been reviewed by the Arvada Fire and Protection District. All Fire Lane and Emergency Access (Fire Apparatus Access Roads) roads shall provide minimum turning radius and an outside radius sufficient for all navigation of the AFD apparatus and allow effective

emergency operations. This will be reviewed with the Site Plan submittal. 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:

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 designation of Neighborhood/Community Commercial 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 land use is consistent with the intent of the CG zone district 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.
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 after approval of the Site Plan and Minor Subdivision. Water allocation will be deducted from the remaining JCMD Commercial Water Allocations.
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 and the future commercial development to the west and north. It enforces the goals and policies of

		the Comprehensive Plan to serve the surrounding residential communities.
--	--	--

Div. 8-3-11-4 (D) Major Modification Approval Criteria	Finding	Rationale
<p>1. The requested modification is consistent with the Comprehensive Plan and the stated purpose of the applicable zoning district.</p>	<p>Complies</p>	<p>The major modification is consistent with the Comprehensive Plan and the stated purpose of the CG zone district. All general lot and building standards within the CG zone district will be adhered to as well as the Use-Specific standards in Section 3-1-3-8 with the exception of the requested Major Modification for 10 pump islands. Fueling/Service Stations are an allowed "Limited" use in the CG zone. The use is compatible with the Neighborhood/Community Commercial designation of the Comprehensive Plan by providing neighborhood services. The applicant has stated that the square footage between 10 fuel islands in a linear setting verses a double stacked 5 fuel islands, as would be permitted under the LDC, is approximately 231 square feet less in area. To mitigate the impacts of the major modification for the 10 pump islands and further comply with the intent of the Comprehensive Plan and Sub-Area plan, the applicant has offered to provide "Welcome to Arvada" signage as a gateway into the City. Final details of the welcome sign will be coordinated with city staff as part of the site plan.</p>
<p>2. The requested modification addresses a unique situation or incorporates creative sign design.</p>	<p>Complies</p>	<p>The proposed Major Modification is due to the configuration of Lot 1 which is an irregular quadrilateral. Access to the site is only provided from the east side of the property which makes the lot long west to east. Future lot line adjustments are proposed which will be addressed through a Minor Subdivision Plat and will realign the lots to create more functional developments. However, due to the linear east, west nature of the lot and required circulation, the</p>

		applicant proposes that the extended fuel pumps are more logical for the site. The design of the 10-pump canopy is approximately 231 square feet less than the double stacked five pump island design. The project proposes to incorporate design features such as welcome signage to the City and enhanced landscaping in order to mitigate the impacts of the modification.
3. The requested modification will not result in incompatible development.	Complies	The major modification will not result in incompatible development as the use is consistent with the allowed uses in the zone as well as the Comprehensive Plan.
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 modification will not have significant impacts on the health, safety or general welfare of surrounding property owners or the general public.
5. Any adverse impacts resulting from the Modification will be mitigated to the extent reasonably feasible.	Complies	Additional landscaping, above that required by the LDC, "Welcome Signage" signifying entry to the City as detailed in the Northwest Arvada Sub-Area Plan, and staff recommended enhanced architectural design of the canopy should be conditioned to mitigate any impacts. These conditions would be applied through the Site Plan review.

**STAFF RECOMMENDATION**

Based upon project analysis and review of the Land Development Code approval criteria, staff recommends conditional approval of the Rezoning and Major Modification pursuant to the following:

- Additional landscaping above that required by the LDC shall be incorporated into the Site Plan to mitigate any adverse visual impacts the canopy could have on adjacent properties.
- The project shall incorporate "Welcome Signage" to be reviewed through the Site Plan consistent with the Northwest Arvada Sub-Area Plan.
- The canopy over the fuel pumps shall have enhanced architectural detailing to mitigate impacts viewable from the Right-of-Way.

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

## **QT4234 Neighborhood Meeting**

October 2, 2025

City Planning: Julia Duncan

QuikTrip: Craig Romrell, Braxton Lee

Galloway: Aaron McLean, Jenny Romano

Attendance: Staff, Applicant team, Owner representative and Broker(s). No public was in attendance.

Presentation: A discussion of the project with follow-up Questions and Answers was had with those in attendance as listed above. The discussion centered around Concept Plan and Building Elevations along with QuikTrip in general; how they are expanding in the market and examples of other sites.

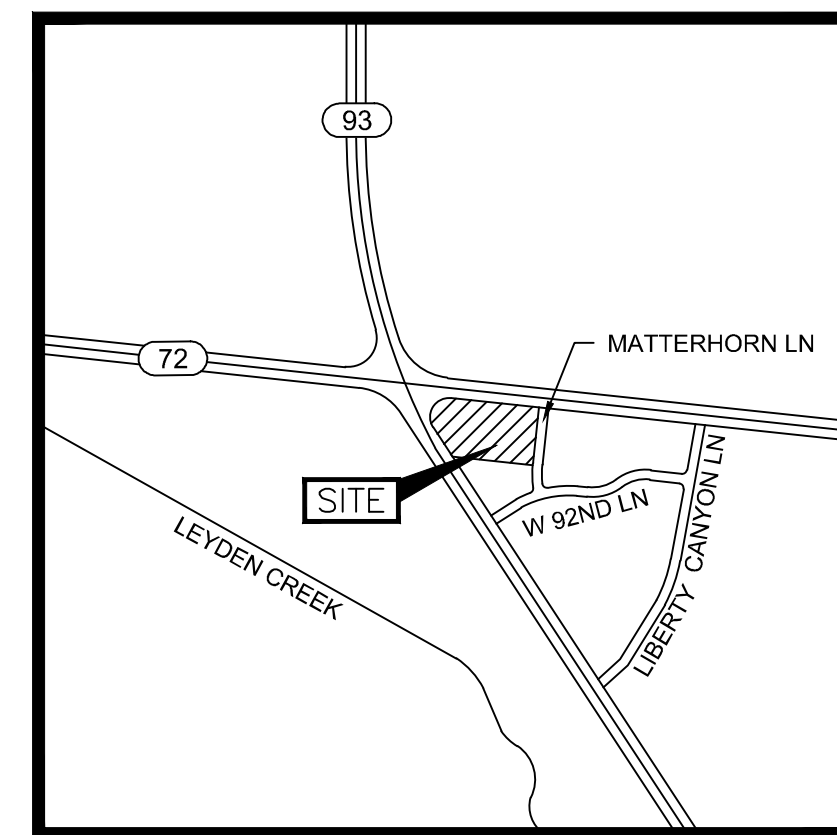
Discussion: Those that were in attendance were familiar with the proposed development project, so the discussions focused on timing of the project and next steps with the City. Additionally, conversations were held on where other QuikTrip stores are located, their operations and future sites.

# RE-ZONING CONCEPT PLAN

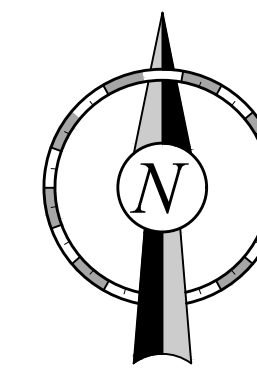
# QUIKTRIP STORE #4234

9295 MATTERHORN LN  
ARVADA, CO

PARCEL OF LAND IN THE NORTHWEST 1/4 SECTION 21  
TOWNSHIP 2 SOUTH, RANGE 70 WEST, 6TH P.M.  
COUNTY OF JEFFERSON, STATE OF COLORADO



Vicinity Map  
1"=1000'



## SHEET INDEX

NO.	TITLE
1	COVER SHEET
2	REZONING MAP
3	LOT 1A CONCEPTUAL SITE PLAN
4	LOT 1A CONCEPTUAL GRADING PLAN
5	FIRE TRUCK TURN ANALYSIS

### BASIS OF BEARING:

BEARINGS ARE BASED ON THE STATE PLAN COORDINATE SYSTEM ESTABLISHED FOR THE COLORADO CENTRAL ZONE 0502, NORTH AMERICAN DATUM (NAVD) OF 1983. DISTANCES SHOWN HEREON ARE GROUND UNITS. BEING THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 21, BEARING S00°12'04"E.

### LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ARVADA, IN THE COUNTY OF JEFFERSON, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

#### LOT 1

LOT 1A, BLOCK 1A, CANDELAS 93-72 SOUTH FILING NO. 1, AMENDMENT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 3, 2025 AT RECEPTION NO. 2025019747, COUNTY OF JEFFERSON, STATE OF COLORADO. ±164,440 S.F. OR 3.775 ACRES

#### LOT 2

LOT 2A, BLOCK 1A, CANDELAS 93-72 SOUTH FILING NO. 1, AMENDMENT NO. 1, RECORDED AT RECEPTION NO. 2025019747, COUNTY OF JEFFERSON, STATE OF COLORADO. ±39,998 S.F. OR 0.918 ACRES

#### LOT 3

LOT 3A, BLOCK 1A, CANDELAS 93-72 SOUTH FILING NO. 1, AMENDMENT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 3, 2025 AT RECEPTION NO. 2025019747, COUNTY OF JEFFERSON, STATE OF COLORADO. ±67,680 S.F. OR 1.554 ACRES

#### LOT 4

LOT 4A, BLOCK 1A, CANDELAS 93-72 SOUTH FILING NO. 1, AMENDMENT NO. 1, RECORDED AT RECEPTION NO. 2025019747, COUNTY OF JEFFERSON, STATE OF COLORADO. ±140,529 S.F. OR 3.226 ACRES

### NARRATIVE SUMMARY:

THE SITE IS CURRENTLY ZONED AS PLANNED UNIT DEVELOPMENT (PUD) AND IS PROPOSED TO BE REZONED TO COMMERCIAL GENERAL (CG). LOT 1 IS PROPOSED TO BE DEVELOPED INTO A FUELING STATION AND CONVENIENCE STORE WITH ASSOCIATED PARKING SPACES AND DRIVE AISLES. LOTS 2, 3 & 4 ARE TO REMAIN UNDEVELOPED AT THIS TIME.

### MUNICIPAL CONTACT LIST:

#### CITY OF ARVADA

CITY OF ARVADA — PLANNING  
DEPARTMENT  
8101 RALSTON RD  
ARVADA, CO, 80002  
TEL: (720) 898-7435  
CONTACT:

CITY OF ARVADA — UTILITIES  
8101 RALSTON RD  
ARVADA, CO, 80002  
TEL: (720) 898-7760  
CONTACT:

CITY OF ARVADA — TRAFFIC  
8101 RALSTON RD  
ARVADA, CO, 80002  
TEL: (720) 898-7720

ARVADA FIRE PROTECTION  
DISTRICT  
7903 ALLISON WAY  
ARVADA, CO, 80005  
TEL: (303) 424-3012

### PROJECT CONTACT LIST:

SURVEYOR OF RECORD  
ALTURA LAND CONSULTANTS  
JESUS LUGO  
6950 S. TUSCON WAY, UNIT C  
CENTENNIAL, CO, 80113  
TEL: (303) 902-7791

QT REAL ESTATE PROJECT MANAGER  
QUIKTRIP CORPORATION  
TARA LIMBACH  
5725 FOXRIDGE DR.  
MISSION, KS 66202  
TEL: (816) 729-1393

ENGINEER OF RECORD  
GALLOWAY & COMPANY  
TREVEN EDWARDS, P.E.  
1155 KELLY JOHNSON BLVD. STE. 305  
COLORADO SPRINGS, CO, 80920  
TEL: (719) 900-7220

QT CIVIL PROJECT MANAGER  
QUIKTRIP CORPORATION  
ASHLEY GOODRICH  
4705 S. 129TH EAST AVE.,  
TULSA, OK 74134  
TEL: (269) 425-9638

### COMMERCIAL, GENERAL LOT & BUILDING STANDARDS

#### LOT STANDARDS

MIN. LOT AREA	5,000 SF
MIN. LOT WIDTH	50 FT
MAX. LOT COVERAGE	35%

#### LOT STANDARDS (FUEL SERVICE STATION)

MIN. LOT AREA	12,000 SF
MIN. LOT WIDTH	120 FT
MAX. PUMP ISLANDS	5
PROPOSED PUMP ISLANDS PER MAJOR MOD.	10

#### SETBACK STANDARDS

MIN. FRONT	20 FT
MIN. STREET SIDE	20 FT
MIN. INTERIOR SIDE	10 FT
MIN. REAR	20 FT
MIN. FRONT PARKING	20 FT
FUEL STATION EQUIPMENT	40 FT

#### BUILDING STANDARDS

MAX HEIGHT, PRINCIPAL BUILDING	45 FT
MAX. HEIGHT, ACCESSORY BUILDING	18 FT
MAX. HEIGHT, MINI-STRUCTURE	12 FT

#### SITE STANDARDS

MIN. LANDSCAPE SURFACE AREA	20%
MAX. OUTDOOR DISPLAY	5% OF ENCLOSED RETAIL FLOOR AREA
MAX. OUTDOOR STORAGE	5% OF LOT AREA
MIN. HEIGHT TRANSITION ZONE DEPTH ABUTTING RA AND RN DISTRICTS	SEE SECTION 2-1-10-3, HEIGHT TRANSITION TO RA AND RN ZONING DISTRICTS

PROJECT NO.: QKT00004234.21

**Galloway**

1155 Kelly Johnson Blvd., Suite 305  
Colorado Springs, CO 80920  
719.960.1229  
GallowayUS.com

QuikTrip No. 4234  
9295 MATTERHORN LN  
ARVADA, CO



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PROTOTYPE: P-123
DIVISION: 83
VERSION: 001
DESIGNED BY: ELB
DRAWN BY: ELB
REVIEWED BY: TJE/JAO

REV	DATE	DESCRIPTION	REVISIONS
1	12/18/25	REZONING CONCEPT PLAN 2ND SUBMITTAL	

SHEET TITLE:  
COVER SHEET

SHEET NUMBER:

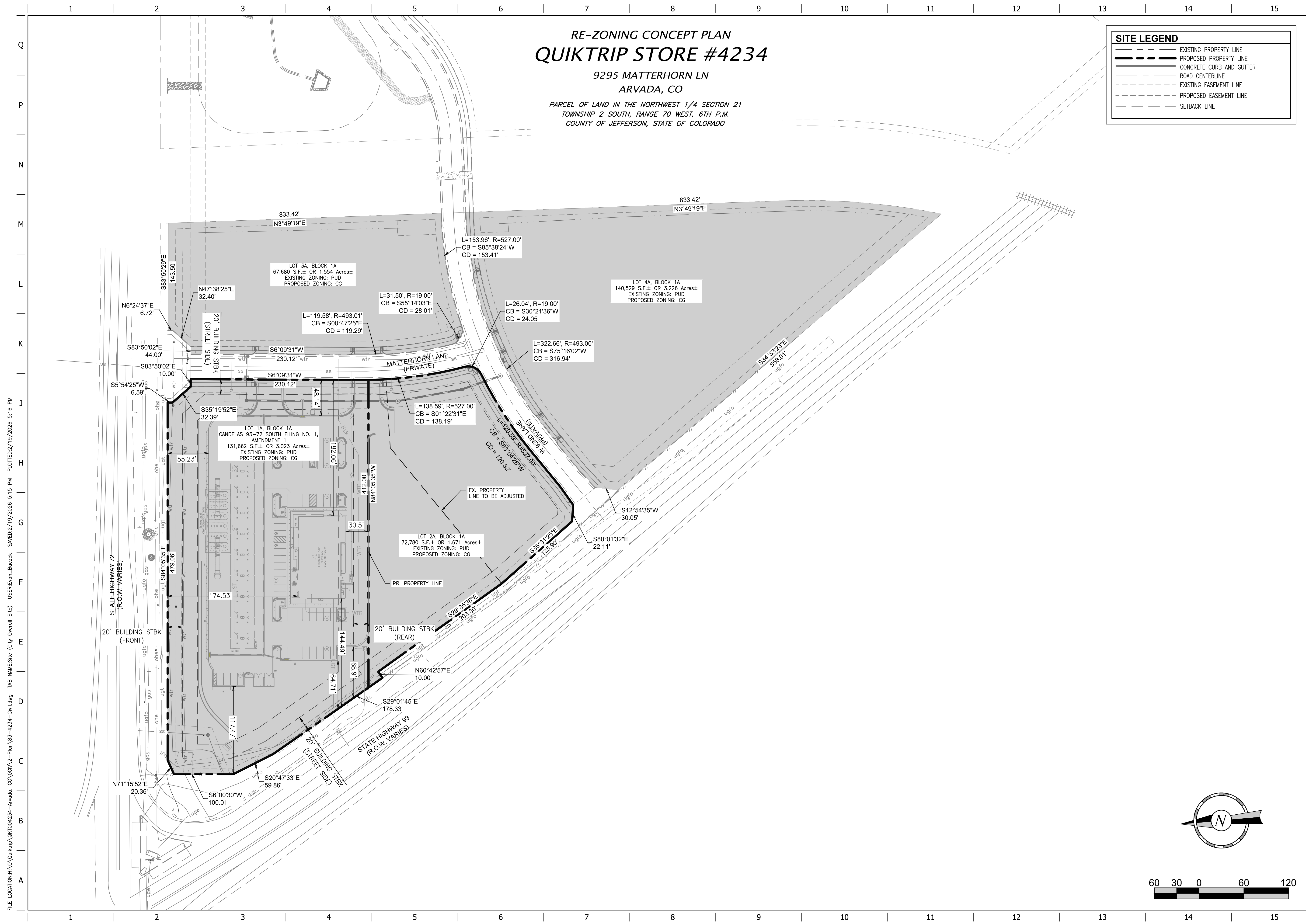
1 of 4

RE-ZONING CONCEPT PLAN  
**QUIKTRIP STORE #4234**

9295 MATTERHORN LN  
 ARVADA, CO

PARCEL OF LAND IN THE NORTHWEST 1/4 SECTION 21  
 TOWNSHIP 2 SOUTH, RANGE 70 WEST, 6TH P.M.  
 COUNTY OF JEFFERSON, STATE OF COLORADO

SITE LEGEND	
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	CONCRETE CURB AND GUTTER
	ROAD CENTERLINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	SETBACK LINE



FILE LOCATION: H:\Quiktrip\000004234-Arvada\_CO\CD\12-Plan\83-4234-Civil.dwg TAB NAME: Site (City Overall Site) USER: Eren\_Borzek SAVED: 2/19/2026 5:16 PM PLOTTED: 2/19/2026 5:16 PM

PROJECT NO.: QKT00004234.21



**QuikTrip No. 4234**  
 9295 MATTERHORN LN  
 ARVADA, CO

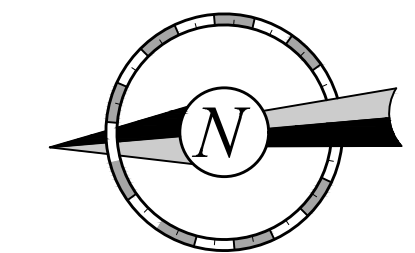
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REVIEWED BY: TJE/JAO	

REV	DATE	DESCRIPTION
1	12/18/25	REZONING CONCEPT PLAN 2ND SUBMITTAL

ORIGINAL ISSUE DATE: 08/15/2025

SHEET TITLE:  
 REZONING MAP

SHEET NUMBER:  
**2 of 4**



RE-ZONING CONCEPT PLAN  
**QUIKTRIP STORE #4234**

9295 MATTERHORN LN  
 ARVADA, CO

PARCEL OF LAND IN THE NORTHWEST 1/4 SECTION 21  
 TOWNSHIP 2 SOUTH, RANGE 70 WEST, 6TH P.M.  
 COUNTY OF JEFFERSON, STATE OF COLORADO

STATE HIGHWAY 72  
 (R.O.W. VARIES)

**SITE LEGEND**

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- MOUNTABLE CURB W/RADIUS PROTECTOR
- PARKING SPACE INDICATOR
- AREA LIGHT
- MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
- TRANSFORMER
- FUEL SYSTEM ACCESS MANWAY

PROJECT NO.: QKT00004234.21

**Galloway**

1155 Kelly Johnson Blvd., Suite 305  
 Colorado Springs, CO 80920  
 719.860.1229  
 GallowayUS.com

QuikTrip No. 4234

9295 MATTERHORN LN  
 ARVADA, CO

**QT**

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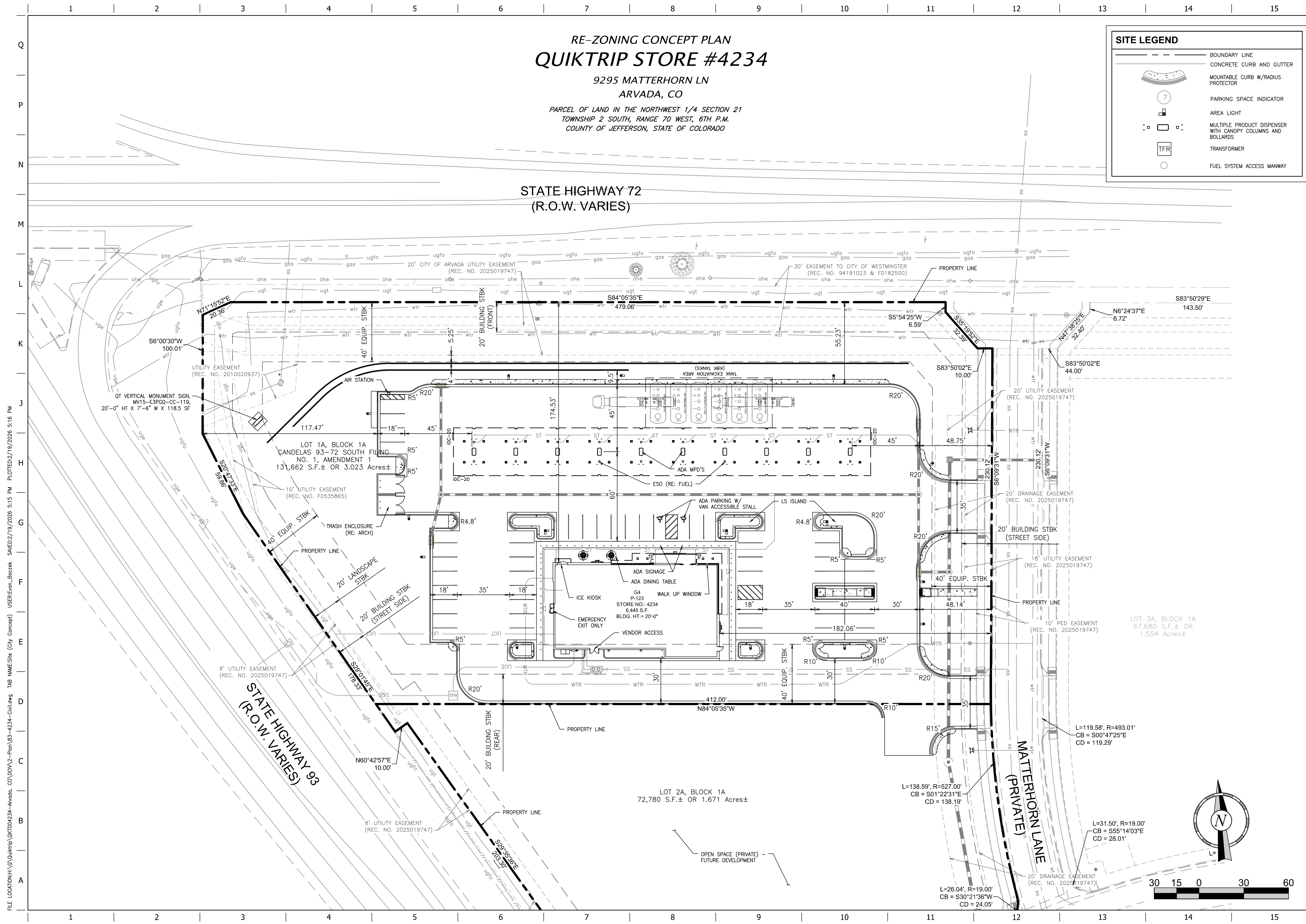
PROTOTYPE: P-123  
 DIVISION: 83  
 VERSION: 001  
 DESIGNED BY: ELB  
 DRAWN BY: ELB  
 REVIEWED BY: TJE/JAO

REV	DATE	DESCRIPTION
1	12/15/2025	RECORDING CONCEPT PLAN 2ND SUBMITTAL

ORIGINAL ISSUE DATE: 08/15/2025

SHEET TITLE:  
 LOT 1A CONCEPTUAL SITE PLAN

SHEET NUMBER:  
**3 of 4**



FILE LOCATION: \\G:\quiktrip\000004234-Arveda CO\CD\2-Plan\93-4234-Civil.dwg THE NAME: Site (City Concept) USER: E:\on\_Borzek SWED: 2/19/2026 5:16 PM

RE-ZONING CONCEPT PLAN  
**QUIKTRIP STORE #4234**

9295 MATTERHORN LN  
 ARVADA, CO

PARCEL OF LAND IN THE NORTHWEST 1/4 SECTION 21  
 TOWNSHIP 2 SOUTH, RANGE 70 WEST, 6TH P.M.  
 COUNTY OF JEFFERSON, STATE OF COLORADO

GRADING LEGEND	
ST	STORM PIPE (< 10" NEW)
ST	STORM PIPE (> 12" NEW)
ST	STORM PIPE (> 12" EXISTING)
FD	FRENCH DRAIN
CD	BACK OF CURB DRAIN
XXXX	MAJOR CONTOUR (NEW)
XXXX	MINOR CONTOUR (NEW)
XXX	MAJOR CONTOUR (EXISTING)
XXX	MINOR CONTOUR (EXISTING)

PROJECT NO.: QKT00004234.21

**Galloway**

1155 Kelly Johnson Blvd, Suite 305  
 Colorado Springs, CO 80920  
 719.860.1729  
 GallowayUS.com

**QuikTrip No. 4234**  
 9295 MATTERHORN LN  
 ARVADA, CO



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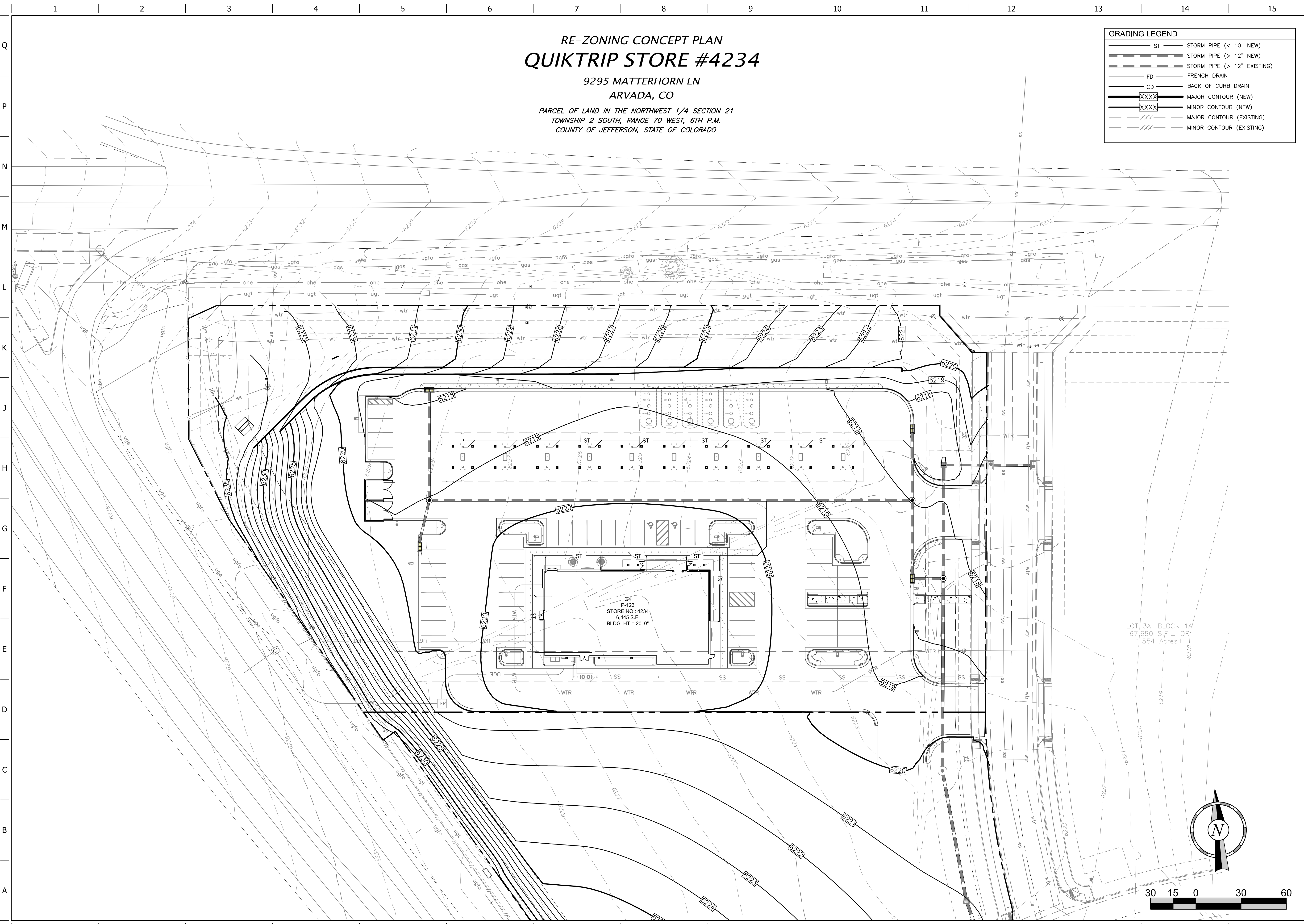
REV	DATE	DESCRIPTION
1	12/15/2025	RECORDING CONCEPT PLAN 2ND SUBMITTAL

SHEET TITLE:  
 LOT 1A CONCEPTUAL  
 GRADING PLAN

SHEET NUMBER:

4 of 4

FILE LOCATION: \\G:\quiktrip\UM0004234-Arvada\_CO\CD\2-Plan\33-4234-Civil.dwg TAB NAME: Grading (City Concept) USER: Eren\_Bozcek SAVED: 2/19/2026 5:15 PM PLOTTED: 2/19/2026 5:16 PM



LOT 3A, BLOCK 1A  
 67,680 S.F. ± OR  
 1.554 Acres ±

## LEGAL DESCRIPTIONS

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ARVADA, IN THE COUNTY OF JEFFERSON, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOW:

### LOT 1

LOT 1A, BLOCK 1A, CANDELAS 93-72 SOUTH FILING NO. 1, AMENDMENT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 3, 2025 AT RECEPTION NO. 2025019747, COUNTY OF JEFFERSON, STATE OF COLORADO.

### LOT 2

LOT 2A, BLOCK 1A, CANDELAS 93-72 SOUTH FILING NO. 1, AMENDMENT NO. 1, RECORDED AT RECEPTION NO. 2025019747, COUNTY OF JEFFERSON, STATE OF COLORADO.

### LOT 3

LOT 3A, BLOCK 1A, CANDELAS 93-72 SOUTH FILING NO. 1, AMENDMENT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 3, 2025 AT RECEPTION NO. 2025019747, COUNTY OF JEFFERSON, STATE OF COLORADO.

### LOT 4

LOT 4A, BLOCK 1A, CANDELAS 93-72 SOUTH FILING NO. 1, AMENDMENT NO. 1, RECORDED AT RECEPTION NO. 2025019747, COUNTY OF JEFFERSON, STATE OF COLORADO.

# PROJECT VICINITY MAP



COUNCIL BILL NO. 26-  
ORDINANCE NO.

AN ORDINANCE REZONING CERTAIN LAND WITHIN THE CITY OF ARVADA, LOTS 1, 2, 3, & 4, BLOCK 1, OF CANDELAS 93-72 SOUTH FILING NO. 1 FROM CITY OF ARVADA PUD-BP (PLANNED UNIT DEVELOPMENT) TO CITY OF ARVADA CG (COMMERCIAL GENERAL). AND AMENDING THE OFFICIAL ZONING MAPS OF THE CITY OF ARVADA, COLORADO, A PARCEL OF LAND GENERALLY LOCATED AT THE SOUTHEAST CORNER OF SH-93 AND SH-72

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

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

LOT 1

LOT 1A, BLOCK 1A, CANDELAS 93-72 SOUTH FILING NO. 1, AMENDMENT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 3, 2025 AT RECEPTION NO. 2025019747, COUNTY OF JEFFERSON, STATE OF COLORADO.

LOT 2

LOT 2A, BLOCK 1A, CANDELAS 93-72 SOUTH FILING NO. 1, AMENDMENT NO. 1, RECORDED AT RECEPTION NO. 2025019747, COUNTY OF JEFFERSON, STATE OF COLORADO.

LOT 3

LOT 3A, BLOCK 1A, CANDELAS 93-72 SOUTH FILING NO. 1, AMENDMENT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 3, 2025 AT RECEPTION NO. 2025019747, COUNTY OF JEFFERSON, STATE OF COLORADO.

LOT 4

LOT 4A, BLOCK 1A, CANDELAS 93-72 SOUTH FILING NO. 1, AMENDMENT NO. 1, RECORDED AT RECEPTION NO. 2025019747, 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 \_\_\_\_\_, 2026.

PASSED, ADOPTED, AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
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.1.**

TO: PLANNING COMMISSION

DATE: April 1, 2026

SUBJECT: An Ordinance Rezoning Lots 1, 2, 3, and 4, Block 1, of Candelas 93-72 South Filing No. 1 (QuikTrip 4234), a 9.47 acre parcel of land located at 9295 Matterhorn Ln From PUD to CG

**Motion**

That DA2025-0075, a rezoning from PUD (Planned Unit Development) to CG (Commercial, General) for Lots 1, 2, 3, and 4, Block 1, of Candelas 93-72 South Filing No. 1 (QuikTrip 4234), generally located at 9295 Matterhorn Lane, be recommended to City Council for (approval subject to the conditions stated in the Staff Report, Page 12) (denial).

This motion is based on the findings of fact and approval criteria on Page(s) 10 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:

Heidi Van Gieson, Administrative Specialist

Reviewed by:

Approved by:

Julia Duncan, Senior Planner	03/20/2026
Josie Suk, Development Systems and Administrative Manager	03/23/2026
Rob Smetana, Planning Manager	03/23/2026
Kelsy Sargent, Assistant City Attorney	03/25/2026
Jessica Garner, Director of Community and Economic Development	03/26/2026

Enclosure, exhibits & attachments required to support the report



**REPORT TO PLANNING  
COMMISSION**

**AGENDA ITEM  
8.B.2.**

TO: PLANNING COMMISSION

DATE: April 1, 2026

SUBJECT: Major Modification for QuikTrip 4234, generally located at 9295 Matterhorn Ln

**Motion**

That DA2025-0075, a Major Modification for QuikTrip 4234, generally located at 9295 Matterhorn Lane, be recommended to City Council for (approval subject to the conditions stated in the Staff Report, Page 12) (denial).

This motion is based on the findings of fact and approval criteria on Page(s) 11 through 12 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:

Heidi Van Gieson, Administrative Specialist

Reviewed by:

Approved by:

Julia Duncan, Senior Planner

03/20/2026

Josie Suk, Development Systems and Administrative Manager

03/23/2026

Rob Smetana, Planning Manager

03/23/2026

Kelsy Sargent, Assistant City Attorney

03/25/2026

Jessica Garner, Director of Community and Economic Development

03/26/2026

Enclosure, exhibits & attachments required to support the report