



# City of Arvada

## Planning Commission Agenda

MAY 6, 2026  
CITY COUNCIL CHAMBERS  
Regular Business

**Commission Members:**

Tim Knapp  
Brandon Figliolino  
Tom Aljinovich  
Eric Doner  
Andrew Gay  
Derek Hammer  
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 April 1, 2026, Meeting Minutes
5. GENERAL BUSINESS
  - A. Overview of Comprehensive Plan Process
6. REPORTS
7. PETITIONS & COMMUNICATIONS

8. PUBLIC HEARINGS

- A. An Annexation, Rezoning and Conditional Use for Revival Industrial, a 5.3980 acre parcel of land approximately located South of State Highway 72, East of 15350 State Highway 72.
  - 1. An Ordinance Annexing Certain Land into the City of Arvada, Revival Industrial, a 5.3980 acre parcel of land approximately located south of State Highway 72, east of 15350 State Highway 72, in the City of Arvada, County of Jefferson, State of Colorado.
  - 2. An Ordinance Rezoning Certain Land Within The City Of Arvada, Revival Industrial, From Jefferson County Sr-2 To City Of Arvada Mx-S (Mixed-Use, Suburban) And Amending The Official Zoning Maps Of The City Of Arvada, Colorado, A 5.3980 Acre Parcel Of Land Approximately Located South Of State Highway 72, East Of 15350 State Highway 72.
  - 3. An Ordinance Approving A Conditional Use Permit For Revival Industrial, A 5.3980 Acre Parcel Of Land Located Approximately South Of State Highway 72, East Of 15350 State Highway 72.

9. OTHER ITEMS

10. ADJOURN



**SUMMARY MINUTES OF PLANNING COMMISSION ACTION HELD**  
**APRIL 1, 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 Tim Knapp at 7:22 P.M.**

**2. PLEDGE OF ALLEGIANCE**

was recited during the Board of Adjustment meeting

**3. ROLL CALL OF MEMBERS**

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

**THOSE ABSENT**

None

**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; Chris Sandine, Sr. Planner; Don Oliphant, City Engineer, Dixielee Rodriguez, Development Technician III; Jake Sawaya, Senior Development Engineer; Heidi Van Gieson, Development Technician

**4. APPROVAL OF MINUTES**

February 5, 2026. The minutes stand approved as printed with the following corrections:

Mr. Gay stated that the 5th bullet under questions from the commissions, asked about building heights, he also wanted to add "future entitlements are subject to administrative approvals"

6th bullet page 5, changed L2 to Comp Plan Policy L2

**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. Barber-Nichols Plant Expansion #2, for and Annexation and a Rezoning. A 1.793 Acre Parcel of Land approximately located at 6290 W 56th Ave**

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

Mr. Knapp opened the public hearing.

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

Mr. Sandine stated the publication, mailed notice and signs posted on the property were in order. The Mailing affidavit and posting log has been received and are in order also.

Ms. Van Gieson stated that there had been additional public comments emailed to the commissioners the previous night.

Mr. Knapp entered into the record the staff report, posting log and affidavit, mailing affidavit and additional public comments received for DA2025-0057 dated April 1, 2026.

Mr. Knapp asked Mr. Sandine to introduce the project.

Mr. Sandine Introduced the project. They are requesting to go from R2 to IL

Michael Dixon Barber-Nichols 6325 W 55 Ave, Arvada. Mr Dixon stated that this is a duplicate to a project that they did and had approved in 2016. Barber-Nichols has been in Arvada since 1966 that provided Engineering services for aerospace. The current campus consists of 9 buildings over about 4 acres and they plan to build their 10th if approved.

This new parcel is two blocks down from the current site and will house about 75 new employees. They would like to consolidate three areas into this one new one.

Matt Johnson Barber-Nichols 6325 W 55th Arvada; Director of Operations for Barber- Nichols here to support any questions the commission may have.

**PUBLIC COMMENT**

NONE

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

**APPLICANT REBUTTAL**

N/A

**QUESTIONS FROM THE COMMISSION**

Mr. Hannan thanked the staff at Barber- Nichols and stated that he will be in support of this.

**MOTION 1:**

It was moved by Mr. Figliolino, 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)

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

**DISCUSSION OF MOTION**

Mr. Gay stated that he supports this, thank you for being in Arvada.

Mr. Knapp stated that he will be voting yes for this.

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

Those voting No:

Those absent: None

The motion carried: 7-0

**MOTION 2:**

It was moved by Mr. Figliolino , 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)

This motion is based on the findings of fact and approval criteria on Page(s) 7 and 8 of the Staff Report.

## DISCUSSION OF MOTION

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

Those voting No:

Those absent: None

The motion carried:7-0

### **8.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**

Mr. Knapp opened the public hearing.

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

Ms. Duncan stated the publication, mailed notice and signs posted on the property were in order. The Mailing affidavit and posting log has been received and are in order also.

Ms. Van Gieson stated that additional public Comments were emailed the night before.

Mr. Knapp entered into the record the staff report, posting log and affidavit, mailing affidavit and additional public comments received for DA2025-0075 dated April 1, 2026.

Ms. Duncan introduced the project.

Tara Limbach Real Estate Project Manager QuikTrip 5725 Fox Ridge Drive Mission, KS 66202  
Ms. Limbach stated that QuikTrip was started in Tulsa, OK and currently has over 1200 stores. Every year 5% of earnings are given back to the community. They have lattes on tap, a new fountain system and a made to order food menu.

Todd Hager with Galloway 5500 Greenwood Plaza, Suite 200 Greenwood Village, CO Galloway  
Requesting a Rezoning from PUD to CG. Rezoning request max height is 45 ft all criteria are being met. The lot line adjustment will be requested at a later date.

They believe this is a well functioning site

Major Modification requests to have 10 (Single) pumps instead of the allowed 5 (Double) per code

Preliminary grading plan shows 12ft difference from Highway 72. Enhanced landscaping will help mitigate this view.

There will be enhanced landscaping along with a Welcome to Arvada sign.

## **PUBLIC COMMENT**

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

## **PUBLIC COMMENT**

### **IN FAVOR**

### **IN OPPOSITION**

JD Singh 2373 Singapore Circle stated he is confused about what is being asked. If they want 10 islands with two pumps or 10 islands with 1 pump? He states that the Comprehensive Plan states that it should reduce energy consumption, which he feels it will not do if approved as is.

Mr. Singh also stated there could be new rules for what is allowed in the future of the comp plan

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

## **APPLICANT REBUTTAL**

Ms. Limbach stated that code allows 5 islands with 2 pumps per island, they are requesting 10 islands with 1 pump each, so there will not be additional pumps just less materials used to get the same amount of pumps.

## **QUESTIONS FROM THE COMMISSION**

Mr. Gay asked the applicant about the traffic pattern

Craig Romrello 1200 Washington Thornton, CO stated that they will be Right In, Right Out on Highway 72

Mr. Gay also asked about Southbound Highway 93. Are you going to use existing turn lanes or create something new?

Mr. Romrello stated that the Southbound will Right In, Right Out and further to the south there will be a full movement intersection. He also stated that there will be an additional lane Northbound.

Ms. McGilvray asked staff about the Northwest Subarea plan and the sign that is proposed.

Ms. Duncan stated that as part of the Northwest Subarea plan that there was a great deal of outreach done and many Candelas Residents said that they would like some kind of marker or

sign that brought them into the City of Arvada. There are three parts of the plan that asked for Signage to be included in this location.

Ms. McGilvray stated that she does not believe that this would be considered Infill. She also asked if the Grass in the photo depiction is just eye-candy as non-functioning turf is no longer allowed in Colorado.

The applicant agreed that it was just in the photo.

Mr. Figliolino asked the applicant about possibly breaking up the canopy?

Mr. Hager stated that it was hard to orient the building to face east.

Mr. Figliolino asked staff if there were any other gas stations configured like this.

Mr. Smetana said he would look into it

Mr. Aljinovich asked what happens if there is a fuel spill.

Jessica Garner stated that this review goes through fire for approvals as well.

Mr. Hannan asked staff the proposed change #3 on the canopy?

Mr. Duncan stated that all of these conditions are conditions of approval to mitigate the Major Modification request that would come in at the Site Plan stage.

Mr. Knapp asked that it seems the enhanced landscaping is used to screen the elongated island?

Ms. Duncan stated that yes, because of the change in terrain, this will help mitigate the island and roof line because the grade is lower than the state highways.

Mr. Knapp asked what the terrain does to the south and east?

Mr. Hager stated that yes the majority of the grading is in the North area. There will be landscaping that continues that they will work with staff at the Site Plan stage.

Mr Knapp questioned again the amount of pumps allowed per island.

Ms. Duncan clarified again that there is nothing in the code that states how many pumps are allowed per island, just how many islands. Development standards would play a part as well in how many they could do.

Mr. Smetana stated that there is a gas station with a similar linear form at 64th and Gardenia, only five islands, but single pumps at each.

Mr. Figliolino thanked him for that context.

**MOTION 1:**

It was moved by Mr. Aljinovich, 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)

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

**DISCUSSION OF MOTION**

Mr Gay stated that we are finally meeting L2 of the comp plan. He will be supporting this.

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

Those voting No: None

Those absent: None

The motion carried: 7-0

**MOTION 2:**

It was moved by Mr. Aljinovich, 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)

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

**DISCUSSION OF MOTION**

Mr Figliolino stated that he will not be voting for this.

Mr. Knapp stated that he will not be voting for this, agreed with Mr. Figliolino

Ms. McGilvray stated that it still meets regardless

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

Those voting No: Figliolino, Knapp

Those absent: None

The motion carried: 5-2

8. **OTHER ITEMS**

Staff would like to cancel the April 15, 2026

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

Those voting No: None

Those absent: None

The motion carried: 7-0

9. **ADJOURNED** at 8:39 P.M.

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Tim Knapp, Chair

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Tom Aljinovich, Secretary

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Heidi Van Gieson, Recording Secretary



<b>REPORT TO PLANNING COMMISSION</b>	<b>AGENDA ITEM 5.A.</b>
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TO: PLANNING COMMISSION

DATE: May 6, 2026

SUBJECT: Overview of Comprehensive Plan Process

**Motion**

That DA2020-0102, NAME OF CASE and LOCATION, be recommended to City Council for (approval subject to the condition stated in the Staff Report, Item \_\_\_, Page \_\_\_) (denial).

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

Enclosure, exhibits & attachments required to support the report

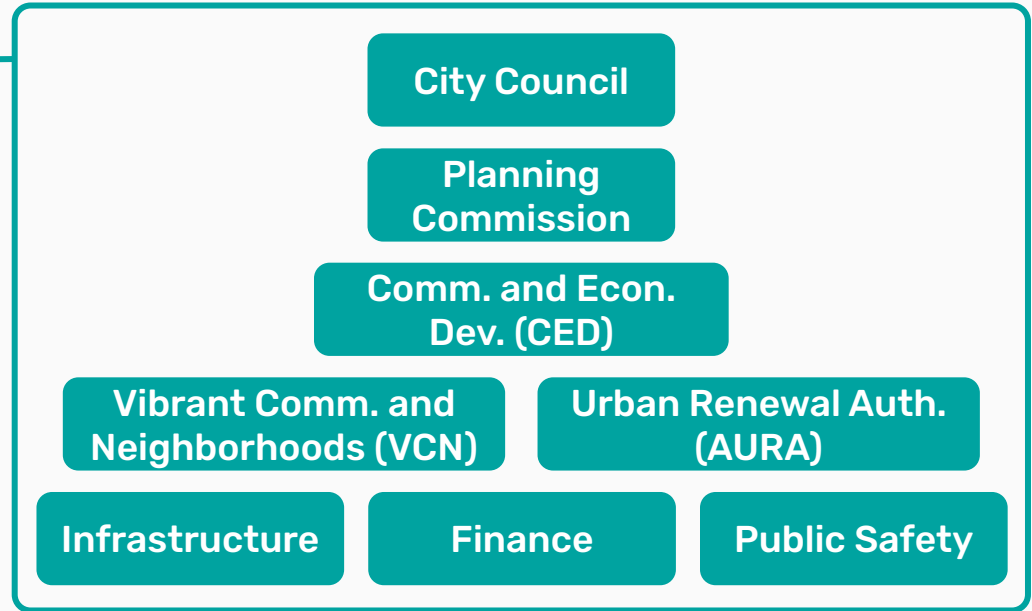
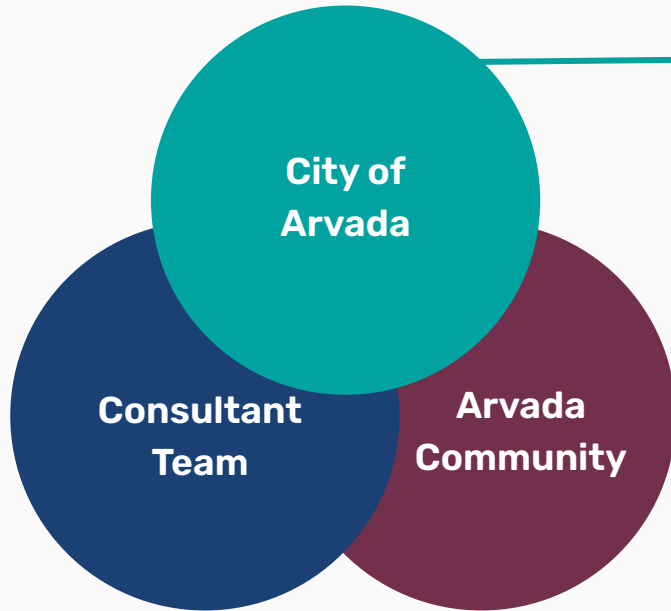
# Arvada Comprehensive Plan

Planning Commission Meeting  
May 6, 2026

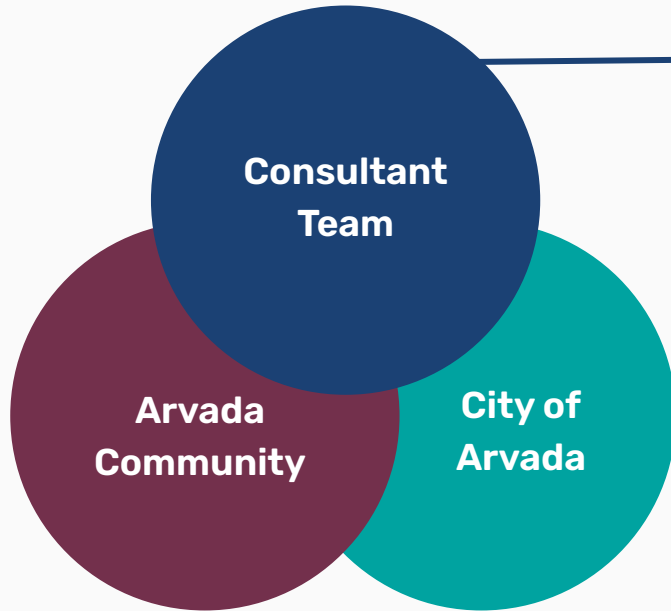
# Agenda

- Meet the Team
- Project Overview
- Community Engagement
- Questions and Discussion


# Meet the Team



# Meet the Team



**Core Team**



**Peter J. Park**  
City Planning and Design

**Tech. Team**



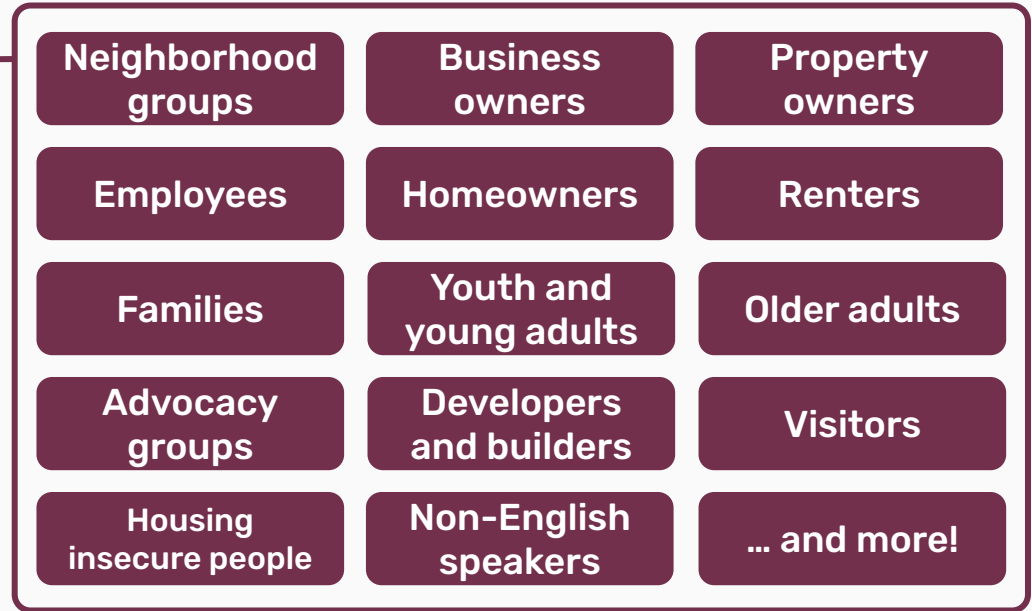
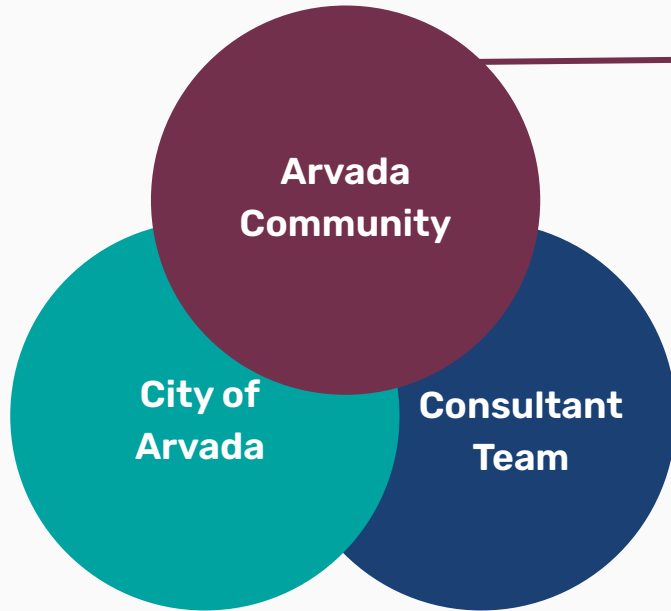
Equity Policy Solutions, LLC

**Engage. Team**



INSIGHT | STRATEGY | RESULTS

# Meet the Team



# Project Overview

Four phases:

**1**

**How did we get here?**

Understanding the community's evolution and context

**2**

**Who are we now?**

Assessing current conditions, challenges, and opportunities

**3**

**Where do we want to go?**

Establishing a shared vision and exploring future scenarios

**4**

**How do we get there?**

Translating the preferred direction into policies, maps, and implementation strategies

# Project Timeline



- 18-20 month process
- Community engagement throughout

# Community Engagement

## Our commitment:

### Collaborative

We bring technical expertise, you bring insights and preferences.

### Open & curious

We're here to listen to your experiences, hopes, dreams, and priorities!

### Inclusive of all

If you care about Arvada, we want to hear from you!

### Robust & trusted

Variety of tools and ways to engage; ample opportunities

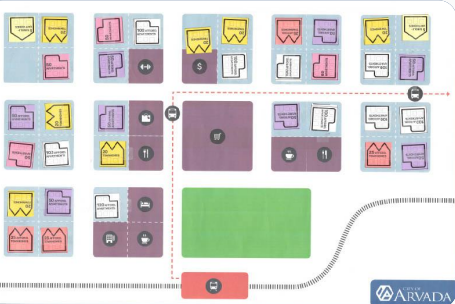
# Community Engagement



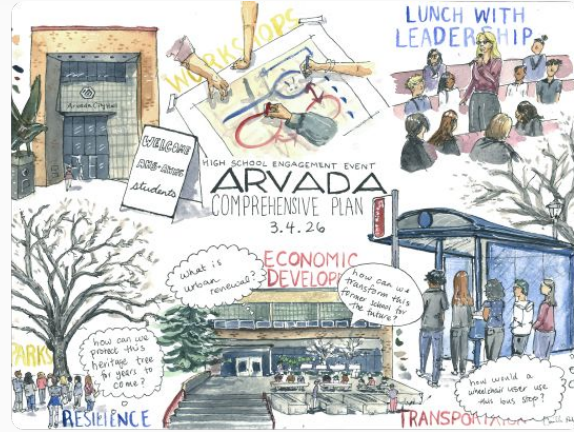
# Community Engagement in Action



**AHS Community Night**



**HS Engagement Day**



**Neighborhood Leaders Network**



**Joint City Council-Planning Comm. Workshop**



**Interested Parties Presentation**



**Kite Festival**

# What We've Heard (so far)

 Arvada Comprehensive Plan

Help Shape Arvada's Future  
Ayúdanos a moldear el futuro de Arvada

What do you like most about Arvada?

¿Qué es lo que más te gusta de Arvada?

What would you like to see improved in Arvada?

¿Qué le gustaría que se mejorara en Arvada?



Olde Town  
Festivals/Events  
People  
Parks  
Nbhd. Grants/Block Parties

More Bike Trails  
Density/Development  
Preserve Open Space  
Safer Streets  
Bathrooms at Parks

What do you wish City of Arvada leaders knew about teenagers?

We want to be more involved

Events like this where our voices can be heard mean a lot. It's refreshing to know our input is valued by those who make big decisions.

One of the main reasons the young community isn't very social is because there isn't that many places to hang out and get involved in the community there should be more places like old town that offer things for the community to do together

We are ambitious and willing to help but it's hard to find/qualify for opportunities

Our voices want to be heard

It's hard for us to find jobs and internships to get money for future plans while being involved in school and our community

Something I wish they knew was: We have voices too and if they were heard it would be amazing. Because we care and want better for our communities.

Younger teenagers often lack transportation, especially with busy parents and lots of siblings.

# We want to hear from you!

- Sign-up for email updates
- See upcoming events
- Review event recaps & draft documents
- **Apply for the Community Advisory Group (CAG) by May 15th**



[arvadaco.gov/comp-plan](https://arvadaco.gov/comp-plan)

# Thank you!

Questions & Discussion



**REPORT TO PLANNING  
COMMISSION**

**AGENDA ITEM  
8.A.**

TO: PLANNING COMMISSION

DATE: May 6, 2026

SUBJECT: An Annexation, Rezoning and Conditional Use for Revival Industrial, a 5.3980 acre parcel of land approximately located South of State Highway 72, East of 15350 State Highway 72.

**Motion**

**This is just a Title page**

Prepared by:

Dixielee Rodriguez, Administrative Specialist

Reviewed by:

Approved by:

Julia Duncan, Senior Planner

04/27/2026

Josie Suk, Development Systems and Administrative Manager

04/27/2026

Rob Smetana, Planning Manager

04/27/2026

Kelsy Sargent, Assistant City Attorney

04/27/2026

Jessica Garner, Director of Community and Economic Development

04/29/2026

Enclosure, exhibits & attachments required to support the report

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

**Revival Industrial**  
**Annexation, Rezoning, and Conditional Use**  
DA2025-0015

**NATURE OF REQUEST**

The development project is for an approximately 56,000 square foot building on a vacant 5.3980-acre parcel of land near CO-72 and Indiana St. The lot is in unincorporated Jefferson County. The applicant is requesting an Annexation and Rezoning to the MX-S (Mixed-Use, Suburban) Zoning District for the site. The building would be leased to light-industrial business uses which requires Conditional Use approval in the MX-S Zone District.

**LOCATION AND HISTORY**

The subject property is located on the south side of State Highway 72 southwest of the Welton Reservoir and .36 miles west of Indiana Street, in unincorporated Jefferson County. A Phase I Environmental Site Assessment revealed the property was first developed as grazing land contiguous with the adjoining property with an elevated Union Pacific railroad track present on the adjoining property to the south. Currently, the property is vacant.

**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 May 29, 2024. Representatives for the project, City Staff, and four (4) additional community members were in attendance. Four neighbors attended and asked questions related to potential future users, traffic, water availability, and future development possibilities along Highway 72. All neighbors appeared supportive of the project. 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 1,500 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 March 20, 2025, and completed four (4) 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**

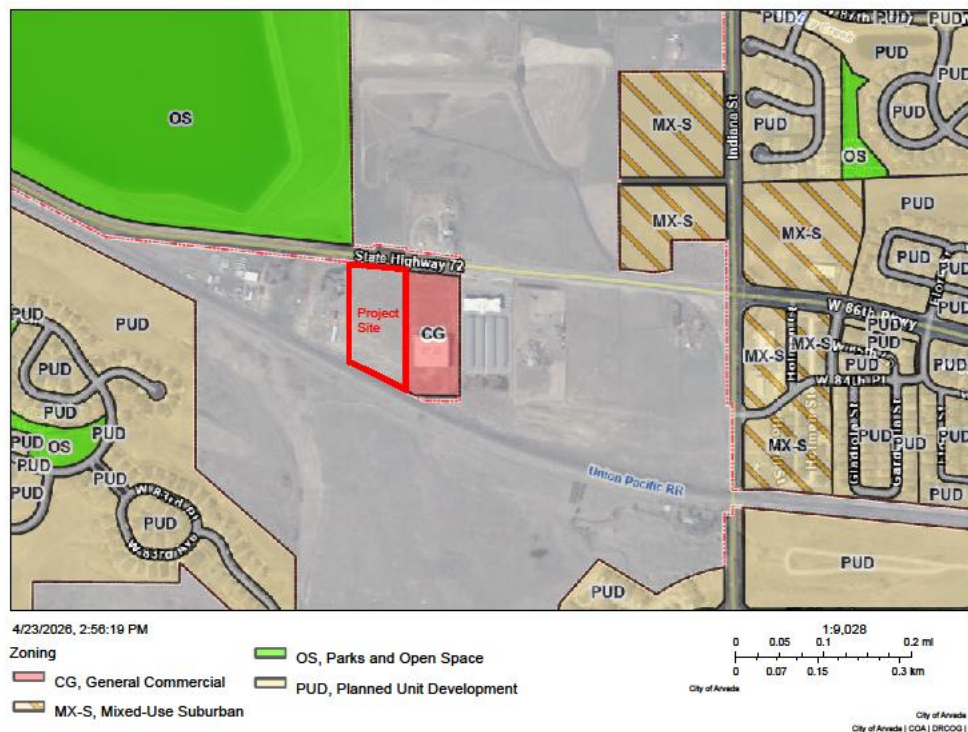
The subject property is located in unincorporated Jefferson County and currently zoned SR-2, low density residential, and the surrounding uses are mixed. The property is also located in the Northwest Arvada Sub-Area Plan. The Northwest Arvada sub-area focuses on two areas generally located along State Highway 72 in the area east of Highway (SH) 93 to Indiana Street and along Indiana Street between the railroad right of-way on the south and the City boundary on the north. The Sub-area plan consists of two areas defined as Phase I and Phase 2. The property is located in the Phase 1 area.

There are two self-storage unit lots, one commercial property and a few rural residential lots surrounding the property. The property to the immediate east as well as SH 72 is incorporated into the City of Arvada while the remaining abutting properties are in unincorporated Jefferson County. The applicant is requesting the subject property be rezoned to the MX-S (Mixed-Use, Suburban) within the City of Arvada, which allows for a variety of land uses including residential, hospitality, recreation, and entertainment uses, commercial, medical, manufacturing, schools, light industrial, and distribution, and motor vehicle uses.

Surrounding properties are zoned and utilized as follows:

<b>Direction</b>	<b>Zoning</b>	<b>Actual Use</b>
North	ROW-SH 72 Unincorporated Jefferson County Zoned A-2 (Agricultural-Two)	Single Family Home
South	Unincorporated Jefferson County Zoned A-2 (Agricultural-Two)	Vacant Land
East	CG (General Commercial)	North lot is vacant South Lot is Self-Storage
West	Unincorporated Jefferson County Zoned SR-2 (Suburban Residential-Two)	Finding Nectar Nursery Agricultural Use

Zoning Map



## **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 52%.

### **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 CLEARCC-Stateswest Environmental, dated January 16, 2019, revealed no recognized environmental conditions, historical recognized environmental conditions, controlled recognized environmental conditions, significant data gaps, or de minimis conditions.

#### 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 identified two mineral rights owners. Both Mineral Rights owners were provided notice not less than 30 days prior to the date of the initial public hearing and the applicant has uploaded the notarized Certification of Notification to the public file.

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

The Comprehensive Plan designates this area as Mixed-Use. The Mixed-Use category is intended to promote a wide range of land uses, including retail, office, light industrial, live-work, and medium and higher density residential. This district is seen as predominantly non-residential, but high density residential is also appropriate. The Mixed-Use, Suburban District is an allowed zone within the Mixed-Use Comprehensive Plan designation and is consistent with the Comprehensive Plan.

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

- **Policy L-2.1:** The City will provide for a balanced mix of land uses by promoting redevelopment and continuing to reserve lands for future commercial and industrial development as well as a variety of housing choices.
  - The project incorporates land to within the City's boundary to allow for the development on a currently vacant site for a light industrial business use consistent with the policy.
- **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 creation of a new business within the City of Arvada, strengthening the commercial viability of the area and adjacent properties.
- **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 light industrial facility will increase the number of primary jobs within the City's boundaries.
- **GOAL ED-2:** Plan for new employment centers that will provide primary jobs in Arvada.
  - State Highway 72 has a mix of existing industrial uses. Additionally, the Quantum Commons campus is expected to impact jobs, workforce development and the local economy, and will solidify the corridor as an employment center. The proposed light industrial use will further add to the economic viability of the area in close proximity to residential.

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

The property is also located in the Northwest Arvada Sub-Area Plan. The Northwest Arvada sub-area focuses on two areas generally located along State Highway 72 in the area east of Highway (SH) 93 to Indiana Street and along Indiana Street between the railroad right of-way on the south and the City boundary on the north. The Sub-area plan consists of two areas defined as Phase I and Phase 2. The property is located in the Phase 1 area. The project is consistent with the Mixed-Use designation that is supported by the plan and provides connectivity by the inclusion of the pedestrian pathway to eastern trail connection.

### **Setbacks**

Within the MX-S Zoning District, the proposed structure will need to follow the applicable setback standards identified in LDC Section 2-1-4-2:

- Frontage Zone (min./max.): 10 ft. / 35 ft.
- Min. Front Building Façade within Frontage Zone: 20%
- Min. Street Side Setback (min. / max.): 10 ft. / 35 ft.
- Minimum Interior Side: 10-feet
- Minimum Rear: 20-feet
- Minimum Front Parking: 20-feet

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

### **Building Height**

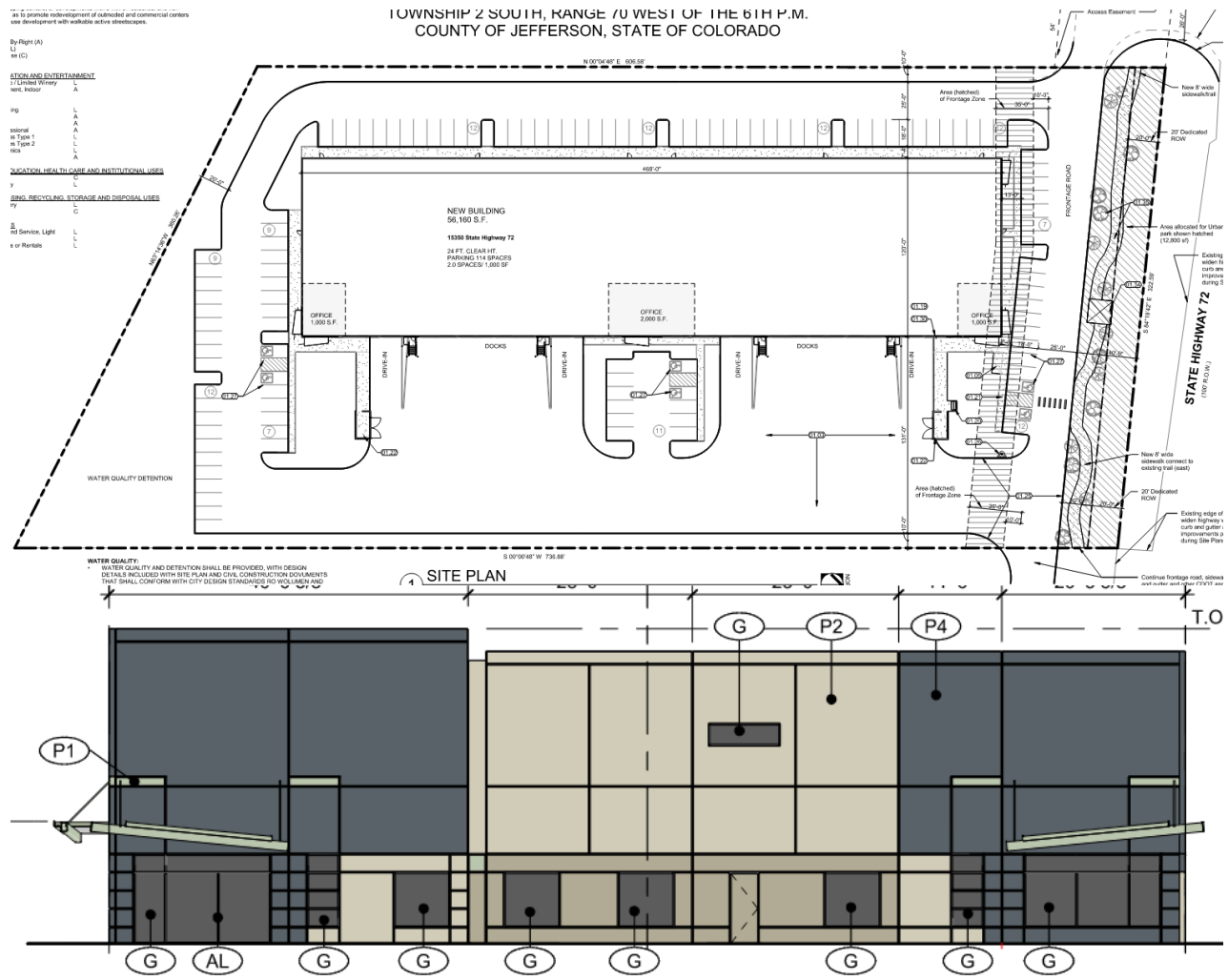
The MX-S Zoning District allows for a maximum height of 45-feet. The conceptual site plan shows an approximate maximum height of 37 feet.

### **Min. Landscape Surface Area**

The MX-S Zoning District requires a minimum of 25% of the lot to be dedicated towards the landscape surface area. The proposed conceptual Site Plan indicates the landscape surface area will be approximately 26.4%. Additionally, the MX-S Zone requires a minimum area for Small Urban Parks the greater of 5,000 sf. or 5 percent of the net parcel area. The project is proposing 10,473 sf, 5% of the parcel area, as a Small Urban Park.

### **Building Design**

The conceptual Site Plan elevations show the structure to be primarily constructed of “Concrete Tilt-Up Panels” that are painted earthtone colors (grays, green, tans, and brown). The North Exterior Elevation (front façade) will feature a significant percentage of windows, exceeding the requirement along the frontage road. The East, West, and South Elevations include reveals, color, and parapet height variations for visual interest. Design considerations and compliance with the LDC will be further analyzed with the formal Site Plan submittal.



*Conceptual Site Plan and North Façade*  
*\*G is glazing (windows)*

**Circulation and Connectivity**

The north 20' of the subject property lot will be dedicated to State Highway 72 Right-of-Way and will have new roadway improvements as directed by CDOT. Acceleration and deceleration lanes will be provided along highway 72. The nursery (to the west) access driveway approach shall be widened and paved, including curb, gutter, sidewalk and curb ramps. The frontage road will be continued through the site to the east with improvements as required by CDOT and City of Arvada.

**Grading and Drainage**

Water quality and detention shall be provided with design details included with the Site Plan submittal and Civil Construction documents and shall conform with City design standards and release relates with an outfall point generally matching historic drainage patterns. Additional grading and drainage will be evaluated in greater detail through the Site Plan request.

**Utility Services**

Water services will be provided by the Ralston Valley Water and Sanitation District, 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 is consistent with the Mixed-Use designation and associated MX-S Zoning District request. Incorporation into the City will require development to meet the City's development and design standards and will contribute to the tax base, therefore serving the best interests of the City.
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. All applicable standards pertaining to the use specific standards found in 3-1-3-7. - Industrial, processing, recycling, storage, and disposal standards shall be adhered to and complied with. No variation or modifications are requested.
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. A "Will-Serve" letter has been included in the project file by the Ralston Valley Water and Sanitation district

		stating they have the capacity and will serve the site.
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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 MX-S (Mixed-Use, Suburban) zoning designation is consistent with the Mixed-Use Community Plan designation of the Comprehensive Plan Future Land Use Map. The property is also located in the Northwest Arvada Sub-Area Plan Phase 1 area. The project is consistent with the Mixed-Use designation that is supported by the plan and provides connectivity by the inclusion of the pedestrian pathway to eastern trail connection.
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 with Conditional Use approval. The surrounding area includes existing similar uses such as the Self-Storage facility to the immediate east. Further, the lot to the east that abuts State Highway 72 is engaged in the entitlement process for a similar light industrial use and will be seeking a Conditional Use as well. The similarity of the uses is consistent with the allowed uses under the Land Development Code.</p> <p>The purpose of the Mixed-Use, Suburban (MX-S) Zoning District is to provide for a variety of residential and nonresidential uses, in vertically mixed-use, horizontally mixed-use, or single-use configurations.</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	Complies	The intended light industry land use will not adversely impact the existing conditions of the surrounding site.

<p>impacts upon the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation, or such impacts will be substantially mitigated.</p>		
<p>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.</p>	<p>Complies</p>	<p>The proposed MX-S Zoning District is consistent with the adjacent properties as discussed in Item 2 above.</p>
<p><b>Div. 8-3-5 Conditional Use Approval Criteria</b></p>	<p><b>Finding</b></p>	<p><b>Rationale</b></p>
<p>1. The application complies with the applicable standards of this LDC, other adopted City ordinances, resolutions and regulations including but not limited to any use-specific standards for the proposed conditional use in Division 3-1-3, any approved Master Development Plan that includes the property, and any conditions specifically applied to development of the property by the Planning Commission or City Council in a prior decision affecting the property;</p>	<p>Complies</p>	<p>The MX-S land use category lists Light Industrial as a conditional use. Revival Industrial tenants will include businesses such as manufacturers or distributors of outdoor mountain gear, skiing equipment, mountain biking, telecommunication installers, plumbing or HVAC installers, and other similar uses that are beneficial to the local community with their products and services. These are typical business; industrial and warehouse type uses and are consistent with the Comprehensive Land Use plan.</p>
<p>2. The application is consistent with the Arvada Comprehensive Plan;</p>	<p>Complies</p>	<p>The site is designated as Mixed Use (MU). The Mixed-Use category is intended to promote a wide range of land uses, including retail, office, light industrial, live-work, and medium and higher density residential. The intended businesses and manufacturers that would lease this building are appropriate to the area and surrounding properties of the Mixed-use Zoning District.</p> <p>Further, the project achieves several goals and policies in the Comprehensive Plan as listed above such as preserving and providing land for industrial development.</p>
<p>3. The use is consistent with the purpose and intent of the Zoning District in which it is located;</p>	<p>Complies</p>	<p>The site is zoned Mixed-Use Suburban (MX-S). The intent of the MX-S Zoning District is to provide for a variety of residential and nonresidential uses, in vertically mixed-use, horizontally mixed-use,</p>

		<p>or single-use configurations. The intended businesses, service providers and manufacturers that would lease this building are typical business, industrial and warehouse type uses, consistent with the MX-S Zoning District.</p>
<p>4. The size, scale, height, density, multi-modal traffic impacts, hours of operation and other similar characteristics of the proposed use are comparable with existing and planned uses in the surrounding area and the Zoning District regulations;</p>	<p>Complies</p>	<p>The proposed building and site design meets the requirements of the MX-S Zoning District as well as the Land Development Code and fits in with the buildings and uses of the surrounding properties. The neighboring storage unit facility and nurseries have similar hours of operation and comparable size buildings and developments.</p>
<p>5. Facilities and services including sewer, water, storm water, gas, electricity, police and fire protection, and roads and transportation will, prior to or as part of the development, be available to serve the subject property while maintaining adequate levels of service for existing development; and</p>	<p>Complies</p>	<p>As discussed above, facilities and services including sewer, water, storm water, gas, electricity, and police and fire protection will be available to serve the property while maintaining adequate levels for the existing development.</p>
<p>6. The application mitigates any adverse impacts on the surrounding area to the degree practicable.</p>	<p>Complies</p>	<p>The TIS indicated warranted improvements described below and the Environmental Site Assessment determined no recognized environmental conditions.</p> <p><u>Traffic</u> Roadway and intersection improvement recommendations were assessed pursuant to roadway descriptions discussed in the TIS. At the State Highway 72 intersection with Self Storage Access, the existing westbound left turn deceleration lane is recommended to be lengthened to accommodate CDOT's minimum criteria of 700 feet.</p> <p><u>Environmental</u> The Environmental Assessment did not identify any recognized environmental conditions that would require further investigation. There were no controlled and historical environmental conditions, or de minimis conditions identified.</p>

**STAFF RECOMMENDATION**

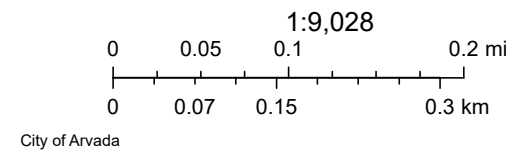
Based upon project analysis and review of the Land Development Code approval criteria, staff recommend **approval** of the Revival Industrial Annexation, Rezoning, and Conditional Use.

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

# Vicinity Map



4/10/2026, 4:10:23 PM



## Exhibit A

### **ANNEXATION PROPERTY DESCRIPTION:**

THAT PART OF LOT 18 LYING SOUTH OF COLORADO STATE HIGHWAY 72, AND THAT PART OF LOT 31 LYING NORTH OF THE RIGHT-OF-WAY LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD, BEING ANNEXED INTO THE CITY OF ARVADA AND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBE AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 25 FROM WHENCE THE EAST QUARTER CORNER OF SAID SECTION 25 IS ASSUMED TO BEAR SOUTH 89°36'54" EAST A DISTANCE OF 2639.86 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

THENCE SOUTH 89°36'54" EAST ON THE EAST-WEST CENTERLINE OF SAID SECTION 25 A DISTANCE OF 732.73 FEET;

THENCE NORTH 00°23'06" EAST A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD RECORDED AT RECEPTION NO. 93218436;

THENCE NORTH 63°14'36" WEST ON SAID RAILROAD RIGHT-OF-WAY LINE A DISTANCE OF 62.27 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID RAILROAD RIGHT-OF-WAY LINE NORTH 63°14'36" WEST A DISTANCE OF 360.26 FEET;

THENCE NORTH 00°04'48" EAST DEPARTING SAID RAILROAD RIGHT-OF-WAY LINE A DISTANCE OF 606.58 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 72 RECORDED IN BOOK 429 AT PAGE 375;

THENCE SOUTH 84°19'42" EAST ON SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 322.59 FEET;

THENCE SOUTH 00°00'48" WEST DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 736.88 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 215,921 SQUARE FEET OR 4.96 ACRES MORE OR LESS.

NAME OF ANNEXATION: REVIVAL INDUSTRIAL

APPROXIMATE LOCATION: 15350 STATE HIGHWAY 72, ARVADA, CO

PETITION FOR ANNEXATION OF UNINCORPORATED  
TERRITORY IN THE COUNTY OF JEFFERSON,  
STATE OF COLORADO, TO THE CITY OF ARVADA,  
STATE OF COLORADO

TO THE MAYOR AND THE CITY COUNCIL OF THE CITY OF ARVADA, COLORADO:

The undersigned in accordance with the Municipal Annexation Act of 1965, Chapter 31, Article 12, C.R.S. 1973, as amended, hereby petitions the City Council of the City of Arvada for annexation to the City of Arvada of the following described unincorporated territory located in the County of Jefferson, State of Colorado, to wit:

LEGAL DESCRIPTION (See Exhibit A)

In support of the said Petition, you Petitioner alleges that:

1. It is desirable and necessary that the above-described territory be annexed to the City of Arvada.
2. No less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City of Arvada.
3. A community of interest exists between the territory proposed to be annexed and the City of Arvada.
4. The territory proposed to be annexed is urban or will be urbanized in the future.
5. The territory proposed to be annexed is integrated or is capable of being integrated with the City of Arvada.
6. No land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:
  - a. Is divided into separate parts or parcels without the written consent of the landowner or landowners thereof.

b. Comprising twenty acres or more which, together with the buildings and improvements situated thereon, has an assessed value in excess of two-hundred thousand dollars for an ad valorem tax purpose for the year preceding the annexation is included within the territory proposed to be annexed, without the written consent of the landowner or landowners thereof.

7. No annexation proceedings have been commenced by another municipality for the annexation of part or all of the area proposed herein to be annexed to Arvada.

8. Annexation of the territory proposed to be annexed will not result in detachment of area from any school district and the attachment of the same to another school district.

9. Annexation of the area proposed to be annexed will not have the effect of extending the City of Arvada's municipal boundary more than three miles in any direction from any point of such municipal boundary in any one year.

10. No portion of a platted street or alley lies within the boundaries of the area proposed to be annexed, unless the entire width of said street or alley has been included within the boundaries of the area to be annexed.

11. The signer(s) of the Petition comprise(s) the landowner(s) of one hundred percent of the territory included in the area proposed to be annexed, exclusive of streets and alleys and any land owned by the annexing municipality.

12. All other requirements of Section 31-12-104 and 31-12-105, C.R.S., exist or have been met.

13. The mailing address of the Signer, the legal description of the land owned by such signer, and the date of signing of such signature are all shown on this Petition.

14. Attached to this Petition is the Affidavit of Circulator of this Petition that the signature hereon is the signature of the person whose name it purports to be.

Your Petitioner(s) further request(s) that the City of Arvad approve the annexation of the area proposed to be annexed.

Owner's Signature: Norma Waugh

Owner's Name: Norma Waugh

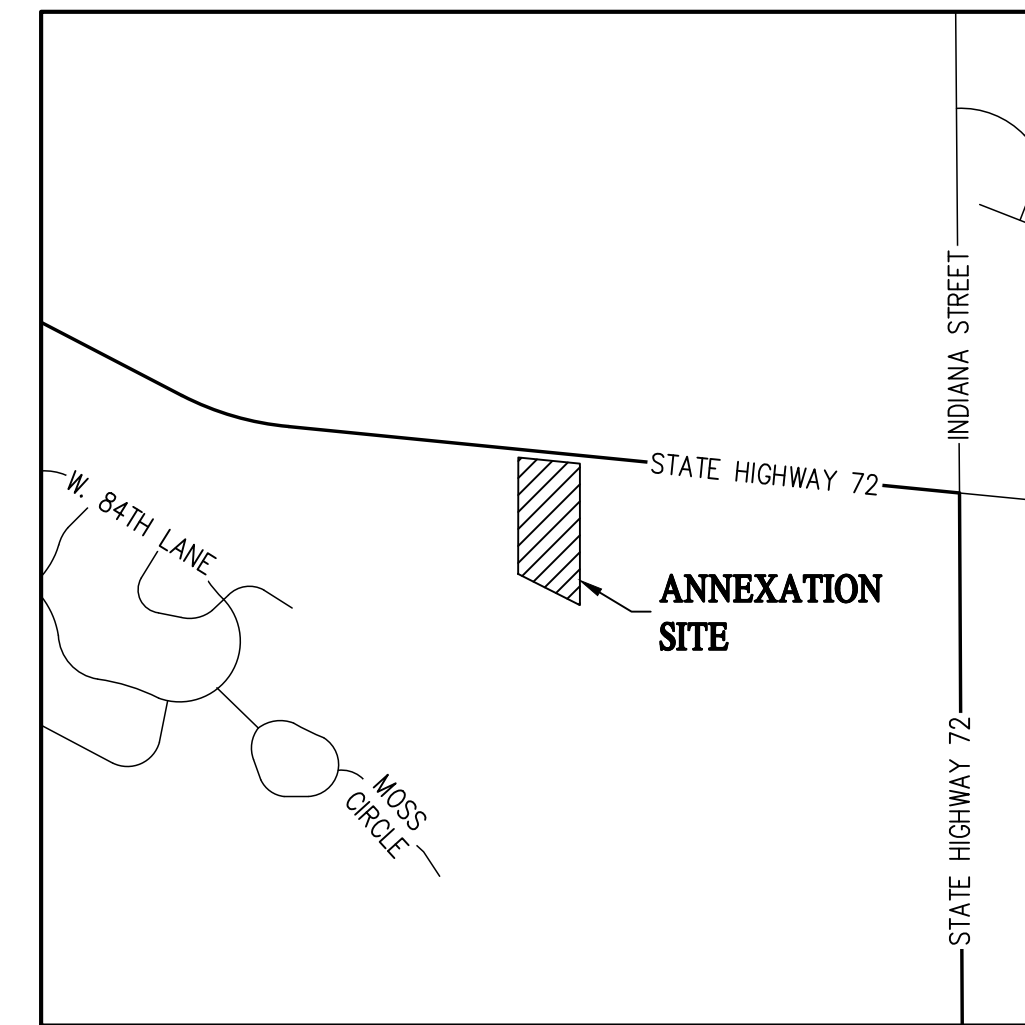
Address: 7773 Zang St., Arvada, Co 80005

Date of signing: 11/16/25

# LAND OF REVIVAL ANNEXATION MAP

A PORTION OF THE NORTHEAST QUARTER OF SECTION 25,  
TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE 6TH P.M.  
COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 1 OF 2



**VICINITY MAP**

SCALE: 1" = 1000'

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SAID PARCEL CONTAINS 215,910 SQUARE FEET OR 4.96 ACRES MORE OR LESS.

**GENERAL NOTES:**

1. BASIS OF BEARINGS: ASSUMING THE EAST-WEST CENTER LINE OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN TO BEAR SOUTH 89°36'54" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 2639.86 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
2. DISTANCES ON THIS MAP ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
3. 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.
4. THIS ANNEXATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY, IT IS INTENDED ONLY TO DEPICT THE ATTACHED GRAPHIC AND PROPERTY DESCRIPTION.

**SURVEYOR'S STATEMENT:**

I, AARON ALVIN DEMO, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE 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. ALL THIS TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

AARON ALVIN DEMO, PLS  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38285  
FOR AND ON BEHALF OF BASELINE CORPORATION

**CONTIGUITY STATEMENT**

TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION	2,026.31 FEET
ONE-SIXTH OF TOTAL PERIMETER OF AREA	337.72 FEET
PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS	1,059.47 FEET
THE TOTAL CONTIGUOUS PERIMETER IS 52%, WHICH MEETS OR EXCEEDS THE 1/6 AREA REQUIRED	

**APPROVAL CERTIFICATE:**

APPROVED FOR FILING BY THE CITY OF ARVADA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, A.D.

\_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_  
CITY CLERK

ORDINANCE NUMBER: \_\_\_\_\_

**CLERK AND RECORDER'S CERTIFICATE:**

CLERK AND RECORDER \_\_\_\_\_ RECEPTION NUMBER \_\_\_\_\_

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF JEFFERSON COUNTY, AT GOLDEN COLORADO ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK.

BY: \_\_\_\_\_  
JEFFERSON COUNTY CLERK AND RECORDER

DEPUTY CLERK \_\_\_\_\_



4882 INNOVATION DR, SUITE 100 - FORT COLLINS, COLORADO 80525  
P: 970.353.7800 \*F: 866.679.4864 \* www.baselinemcorp.com

DRAWING DATE:  
1/2/2025

DRAWN BY:  
LRY

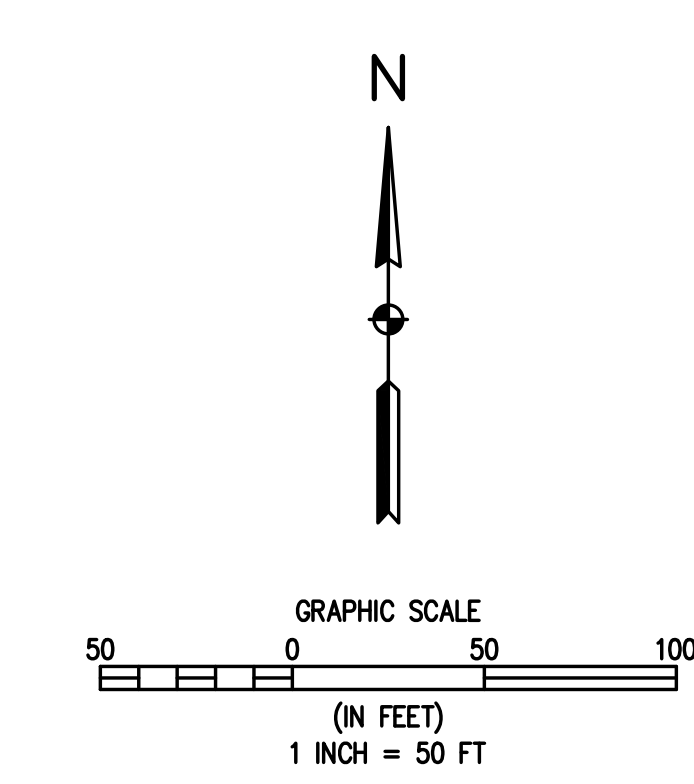
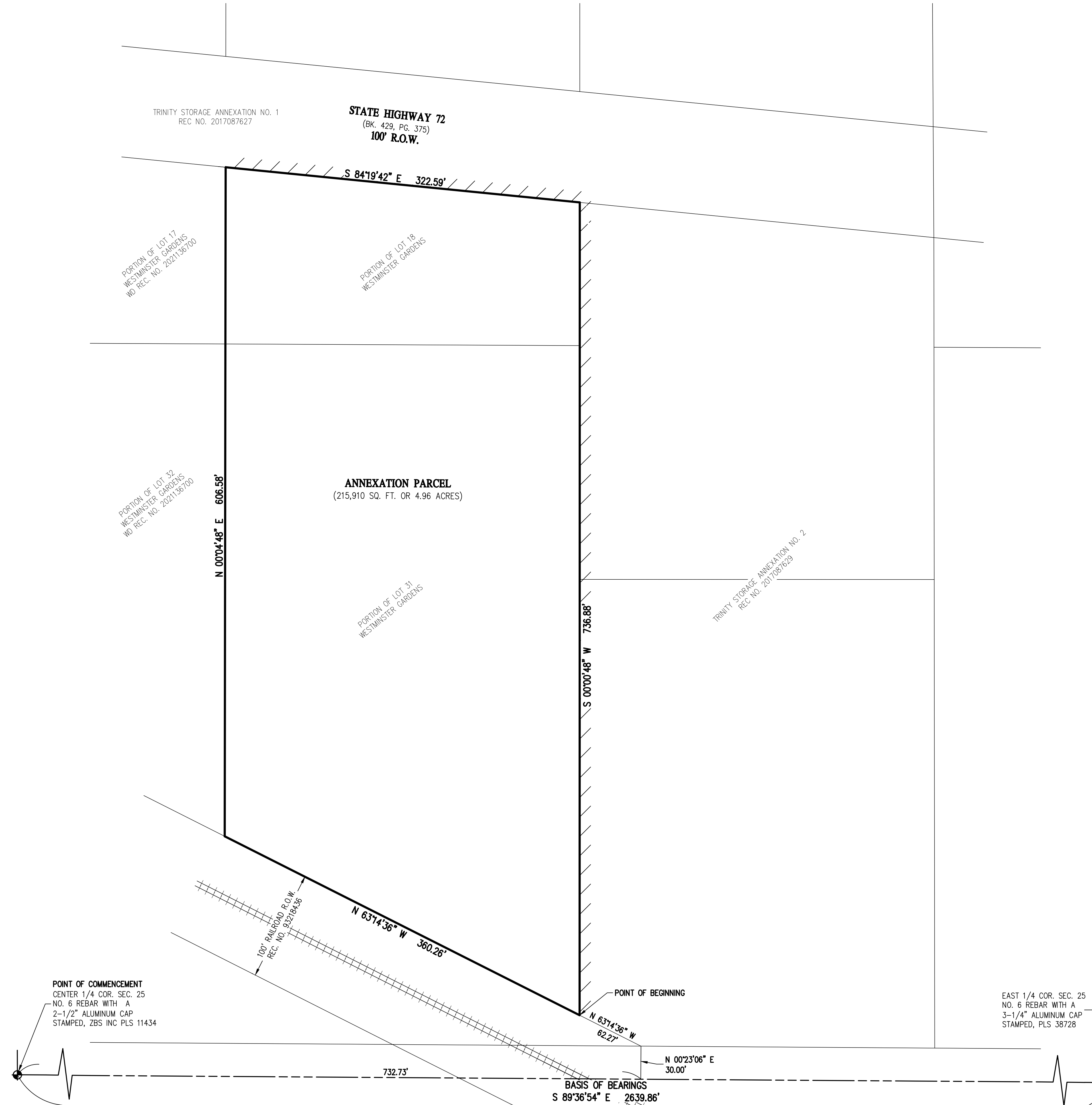
CHECKED BY:  
DKL

JOB NO:  
15387

# LAND OF REVIVAL ANNEXATION MAP

A PORTION OF THE NORTHEAST QUARTER OF SECTION 25,  
TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE 6TH P.M.  
COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 2 OF 2



**LEGEND**

	SUBJECT BOUNDARY
	ALIQUOT LINE
	CONTIGUOUS CITY LIMITS LINE
	PROPERTY LINE

M:\co-15387 WESTMINSTER GARDENS\Drawings\15387 - Annexation Map.dwg

<p><b>BASELINE</b> Engineering - Planning - Surveying</p> <p>4862 INNOVATION DR. SUITE 100 - FORT COLLINS, COLORADO 80525 P. 970.353.7600 *F. 866.678.4864 * www.baselinecorp.com</p>	<p>AARON A. DEMO, PROFESSIONAL LAND SURVEYOR COLORADO PLS NO. 38285 FOR AND ON BEHALF OF BASELINE CORP.</p>	DRAWING DATE: 1/6/2025
		DRAWN BY: LRY
		CHECKED BY: DKL
		JOB NO: 15387

# LAND OF REVIVAL ZONING MAP

## A PORTION OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE 6TH P.M. COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 1 OF 2

**PROJECT SUMMARY**

TO REZONE THE SUBJECT PROPERTY FROM SR-2 TO MIXED-USE SUBURBAN (MX-S)

**PROPERTY DESCRIPTION:**

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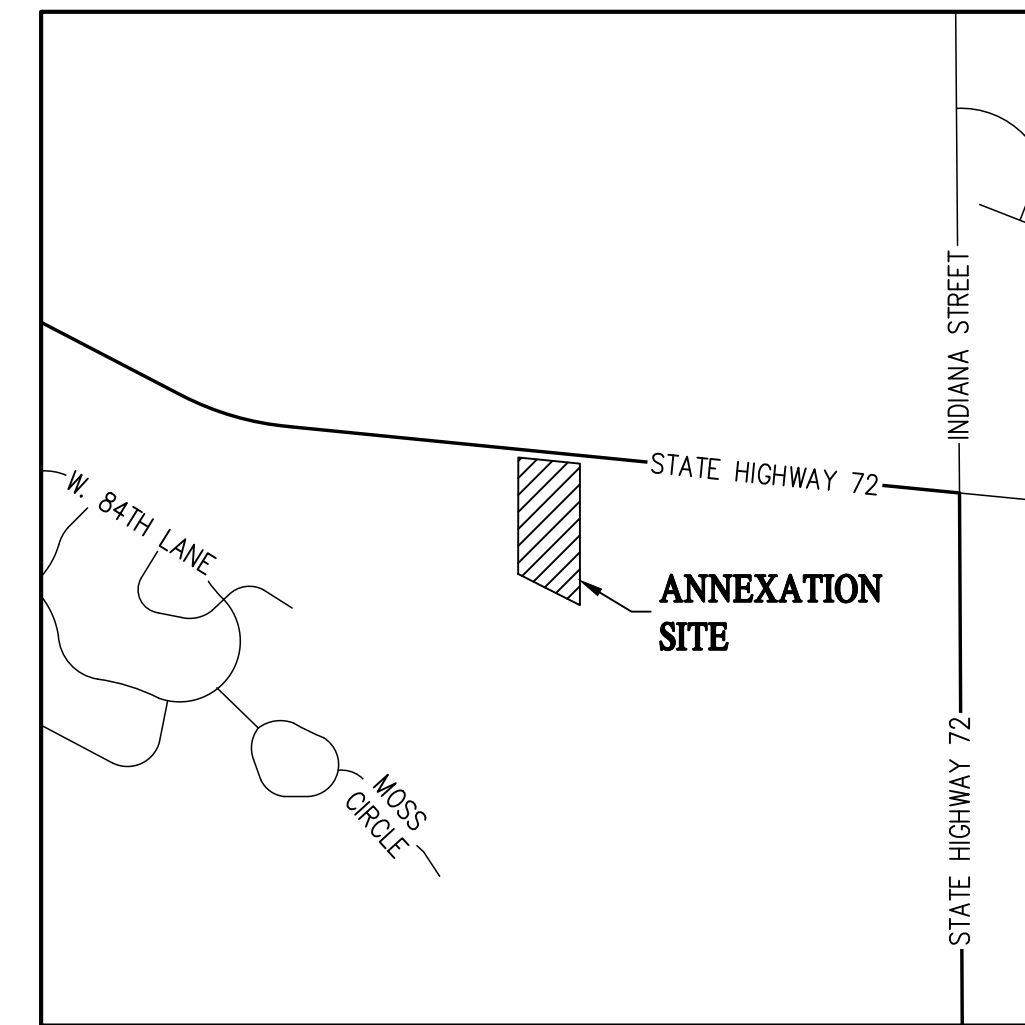
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**SURVEYOR'S STATEMENT:**

I, AARON ALVIN DEMO, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS ZONING MAP WAS PREPARED UNDER MY PERSONAL SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION THEREOF, ALL THIS TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

\_\_\_\_\_  
 AARON ALVIN DEMO, PLS  
 COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38285  
 FOR AND ON BEHALF OF BASELINE CORPORATION



**VICINITY MAP**  
 SCALE: 1" = 1000'

**APPROVAL CERTIFICATE:**

APPROVED FOR FILING BY THE CITY OF ARVADA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, A.D.

\_\_\_\_\_  
 MAYOR  
 ATTEST: \_\_\_\_\_  
 CITY CLERK

ORDINANCE NUMBER: \_\_\_\_\_

**CLERK AND RECORDER'S CERTIFICATE:**

\_\_\_\_\_  
 CLERK AND RECORDER  
 RECEPTION NUMBER \_\_\_\_\_

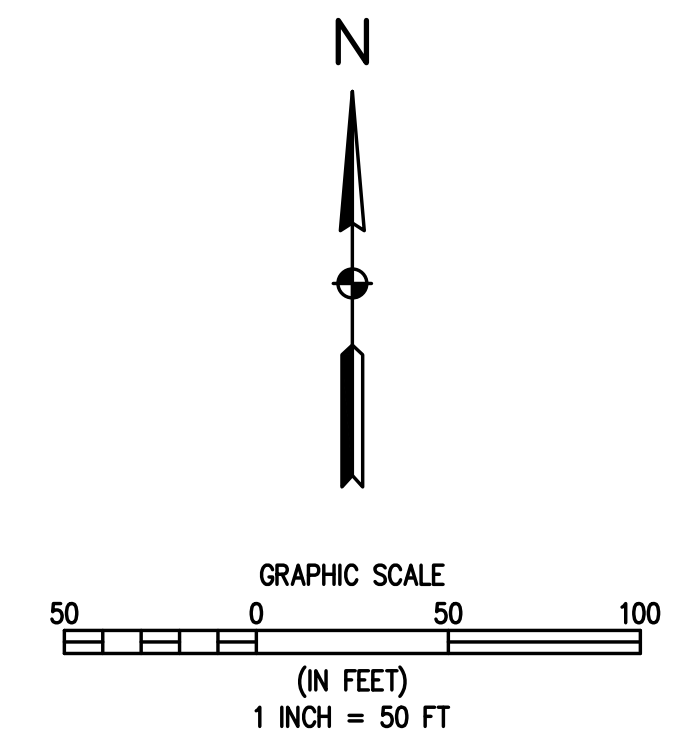
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF JEFFERSON COUNTY, AT GOLDEN COLORADO ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK.

BY: \_\_\_\_\_  
 JEFFERSON COUNTY CLERK AND RECORDER  
 DEPUTY CLERK

 4882 INNOVATION DR, SUITE 100 - FORT COLLINS, COLORADO 80525 P: 970.353.7800 *F: 866.679.4864* www.baselinemcorp.com	DRAWING DATE: 1/2/2025
	DRAWN BY: LRY
	CHECKED BY: DKL
	JOB NO: 15387

**LAND OF REVIVAL ZONING MAP**  
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 25,  
 TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE 6TH P.M.  
 COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 2 OF 2



**LEGEND**

	SUBJECT BOUNDARY
	ALIQUOT LINE
	PROPERTY LINE

**POINT OF COMMENCEMENT**  
 CENTER 1/4 COR. SEC. 25  
 NO. 6 REBAR WITH A  
 2-1/2" ALUMINUM CAP  
 STAMPED, ZBS INC PLS 11434

**POINT OF BEGINNING**

**BASIS OF BEARINGS**  
 S 89°36'54" E 2639.86'

**EAST 1/4 COR. SEC. 25**  
 NO. 6 REBAR WITH A  
 3-1/4" ALUMINUM CAP  
 STAMPED, PLS 38728

M:\co-15387 WESTMINSTER GARDENS\Drawings\15387 - Zoning Map.dwg

<p><b>BASELINE</b>          Engineering - Planning - Surveying</p> <p>4862 INNOVATION DR. SUITE 100 - FORT COLLINS, COLORADO 80525          P. 970.353.7600 *F. 866.678.4864 * www.baselinecorp.com</p>	AARON A. DEMO, PROFESSIONAL LAND SURVEYOR COLORADO PLS NO. 38285 FOR AND ON BEHALF OF BASELINE CORP.	DRAWING DATE: 1/6/2025 DRAWN BY: LRY CHECKED BY: DKL JOB NO: 15387
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# LAND OF REVIVAL CONCEPT PLAN

## A PORTION OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE 6TH P.M. COUNTY OF JEFFERSON, STATE OF COLORADO

**MX-S (Mixed-Use, Suburban) District**  
Intended to provide for a variety of residential and non-residential uses in vertically mixed-use, horizontally mixed-use, or single-use configurations. The MX-S district may be used to provide for neighborhood and community-serving centers such as: suburban office, research or medical campuses, shopping centers, or developments with a mix of residential and non-residential uses. As well as to promote redevelopment of outmoded and commercial centers to accommodate mixed-use development with walkable active streetscapes.

- Allowed Use By-Right (A)
- Limited Use (L)
- Conditional Use (C)

**HOSPITALITY, RECREATION AND ENTERTAINMENT**

Brew Pub / Distillery Pub / Limited Winery L  
Recreation and Amusement, Indoor A

**COMMERCIAL USES**

Animal Day Care / Training L  
Art Studio / Makerspace A  
Continuing Care Facility A  
Office, General or Professional A  
Retail Sales and Services Type 1 L  
Retail Sales and Services Type 2 L  
Veterinary Offices or Clinics L  
Workshop A

**COMMUNITY, CIVIL, EDUCATION, HEALTH CARE AND INSTITUTIONAL USES**

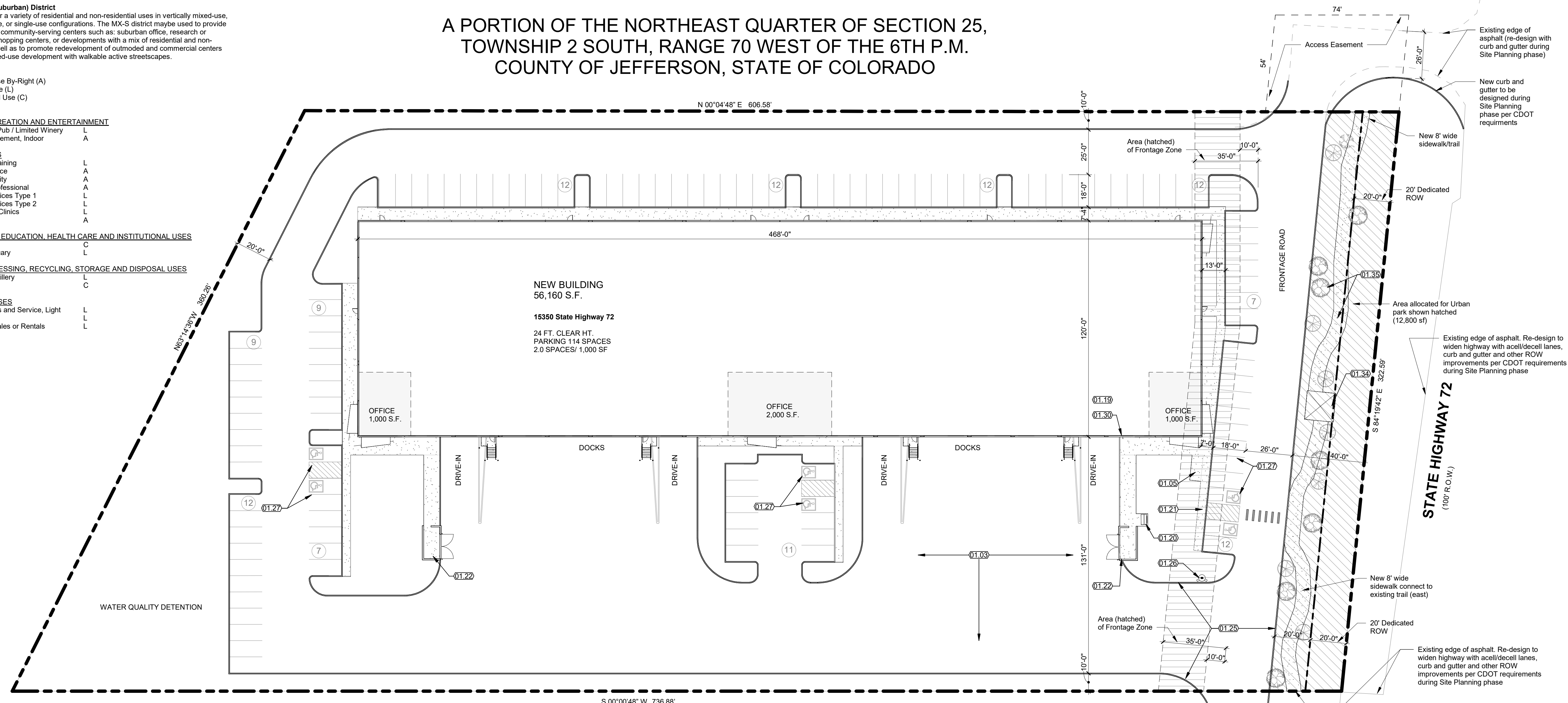
Ambulance Services C  
Funeral Home / Mortuary C

**INDUSTRIAL, PROCESSING, RECYCLING, STORAGE AND DISPOSAL USES**

Brewery/ Winery/ Distillery L  
Light Industry C

**MOTOR VEHICLE USES**

Motor Vehicle Repairs and Service, Light L  
Motor Vehicle Wash L  
Vehicle Equipment Sales or Rentals L



**WATER QUALITY:**  
WATER QUALITY AND DETENTION SHALL BE PROVIDED, WITH DESIGN DETAILS INCLUDED WITH SITE PLAN AND CIVIL CONSTRUCTION DOCUMENTS THAT SHALL CONFORM WITH CITY DESIGN STANDARDS FOR WOLUMEN AND RELEASE RATES WITH AN OUTFALL POINT GENERALLY MATCHING HISTORIC DRAINAGE PATTERNS.

**SANITARY SEWER:**  
GRAVITY FLOW IS ANTICIPATED, WITH OPTIONAL PUMPING IF THE SANITARY SEWER MAIN DOES NOT HAVE ADEQUATE DEPTH.

**1 SITE PLAN**  
SCALE: 1" = 30'-0"

**DATA BLOCK**

SITE DEVELOPMENT INFORMATION	SITE PROVIDED	STANDARD
LAND AREA WITHIN PROPERTY LINES	215,921 SF	
ZONE DISTRICT	MX-S (MIXED-USE SUBURBAN)	
LOT STANDARDS:		
LOT AREA	215,921 SF (4.96 ACRES +/-)	
LOT WIDTH	322.58'	
LOT COVERAGE (BUILDING AREA)	56,160 SF (25.8% COVERAGE)	60% MAX.
BUILDING AND PARKING SITING STANDARDS:		
FRONTAGE ZONE (from back of frontage road)	10 FT. MIN/ 35 FT. MAX (shown hatched on plan)	10 FT. MIN/ 35 FT. MAX
FACADE IN FRONTAGE ZONE	120'-0" (100%)	20% MIN.
FRONT PARKING SETBACK	66'-0" (FROM PROPERTY LINE)	20 FT. MIN.
SIDE SETBACK	10'-0"	10 FT. MIN.
REAR SETBACK	20'-0"	20 FT. MIN.
BUILDING STANDARDS:		
BUILDING HEIGHT	37'-0"	45'-0" (MAX.)
SITE STANDARDS:		
OPEN SPACE (LANDSCAPE SURFACE)	55,300 SF	53,980 SF (25%)
IMPERMEABLE SURFACE AREA	160,621 SF	
SMALL URBAN PARK (shown hatched on plan)	10,473 S.F. MIN. (=5% of Net parcel) Net parcel = 209,469 SF [215,921 SF lot - 6,452 SF dedicated ROW]	5,000 S.F. MIN. (OR 5% OF NET PARCEL AREA)
PARKING STANDARDS:		
STANDARD SPACES	98 SPACES	LIGHT INDUSTRIAL (1.75 SPACE/1,000 SF) OFFICE (3 SPACE/1,000 SF) = 92 SPACES + 12 SPACES = 114 SPACES 4 ACCESSIBLE + 1 VAN ACCESSIBLE 114 SPACES
ACCESSIBLE SPACES TOTAL	6 VAN ACCESSIBLE 114 SPACES	
BICYCLE SPACES	4 INVERTED U RACK = 8 SPACES	1 SPACE / 15 CAR SPACES = 8
PROPOSED USES:	B, I-1, S-1 OFFICE, INDUSTRIAL, WAREHOUSE	
NUMBER OF BUILDINGS	ONE	
BUILDING CONSTRUCTION TYPE	II B - SPRINKLED	

**KEYNOTES:**

- 01.03 FULL DEPTH ASPHALT PAVING FOR TRUCK AND EMERGENCY VEHICLE TRAFFIC. SEE SOILS REPORT AND CIVIL DRAWINGS.
- 01.05 (1) PAINTED STEEL BIKE RACK
- 01.19 GAS METER LOCATION. SEE CIVIL DWGS.
- 01.20 ELECTRICAL TRANSFORMER LOCATION.
- 01.21 6" THICK CONCRETE SIDEWALK WITH 6x6 X 1.4x1.4 WWF. PROVIDE BROOM FINISH.
- 01.22 SITE CAST TILT-UP CONCRETE TRASH ENCLOSURE WITH METAL ACCESS GATES. PROVIDE 7" REINFORCED CONCRETE SLAB FOR HEAVY TRUCK TRAFFIC. SEE SOILS REPORT AND CIVIL DWGS.
- 01.25 6" CONCRETE CURB AND GUTTER. SEE CIVIL.
- 01.26 FIRE HYDRANT. SEE CIVIL DRAWINGS.
- 01.27 VAN ACCESSIBLE H.C. PARKING SPACES. 9'-0" X 19'-0" WITH 9'-0" AISLE. PROVIDE CURB RAMP AND STANDARD H.C. PARKING SIGN WITH "VAN ACCESSIBLE" PLACARD BELOW.
- 01.30 FIRE DEPARTMENT CONNECTION (FDC). VERIFY WITH LOCAL FIRE AUTHORITY ON EXACT LOCATION PRIOR TO INSTALLATION.
- 01.34 16' X 16' SHADE STRUCTURE, AS PART OF THE 5,000 S.F. URBAN PARK AREA.
- 01.35 8' WIDE WALKING PATH AND LANDSCAPING AS PART OF THE 5,000 S.F. URBAN PARK AREA.



**VICINITY MAP**  
NOT TO SCALE

REVISIONS	DESCRIPTION
BY	DATE

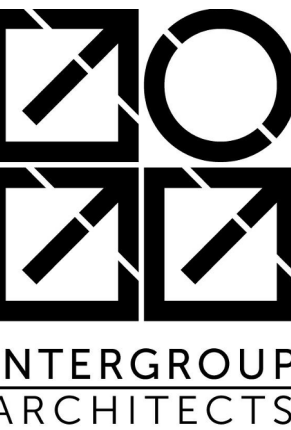
DRAWN AS

CHECKED BS

DESIGNED KS

FILENAME

REVIVAL INDUSTRIAL  
PLAN



architecture  
planning  
interiors  
2000 West Littleton Blvd  
Littleton, Colorado 80120  
P. 303.738.8877 F. 303.738.2294  
www.igarch.com

JOB NO. BS11229

SCALE AS SHOWN

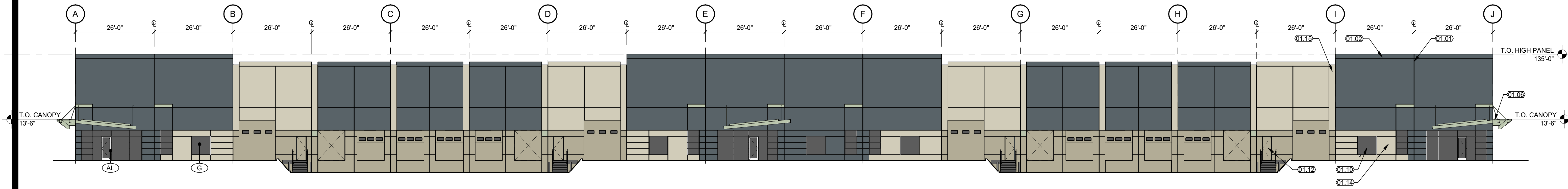
DATE 3-03-2026

SHEETS SHEET

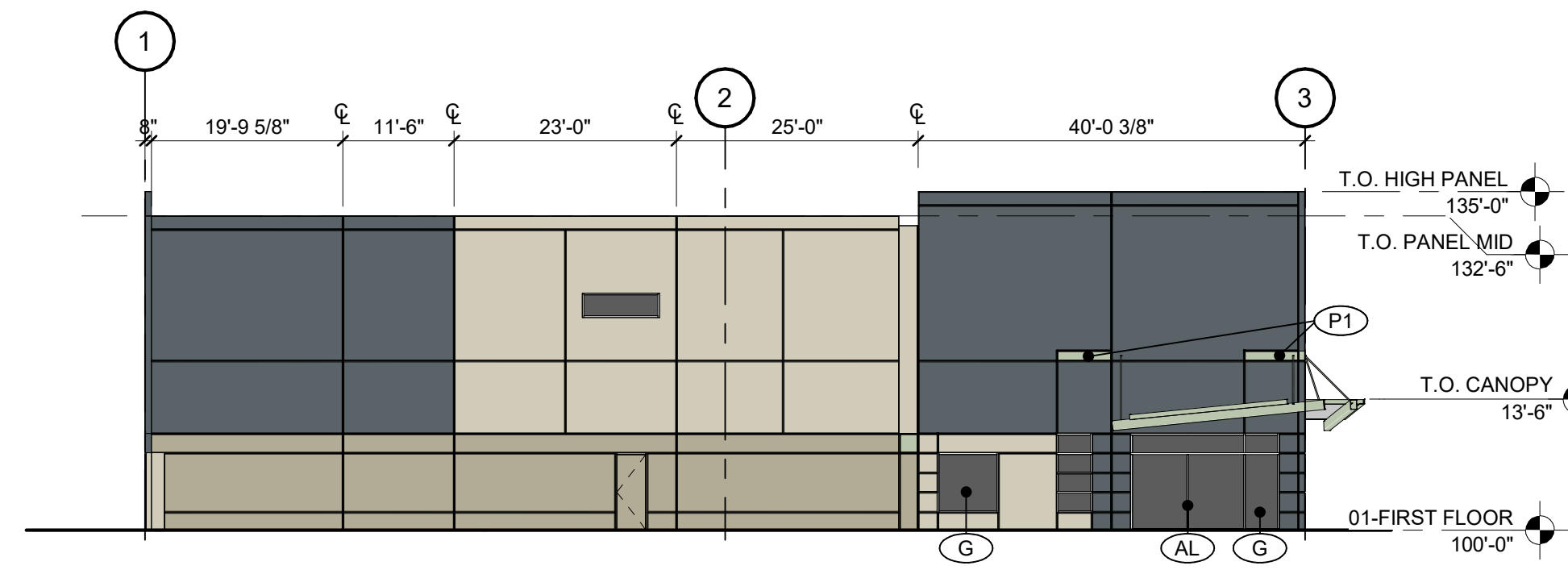
2 1

# LAND OF REVIVAL CONCEPT PLAN

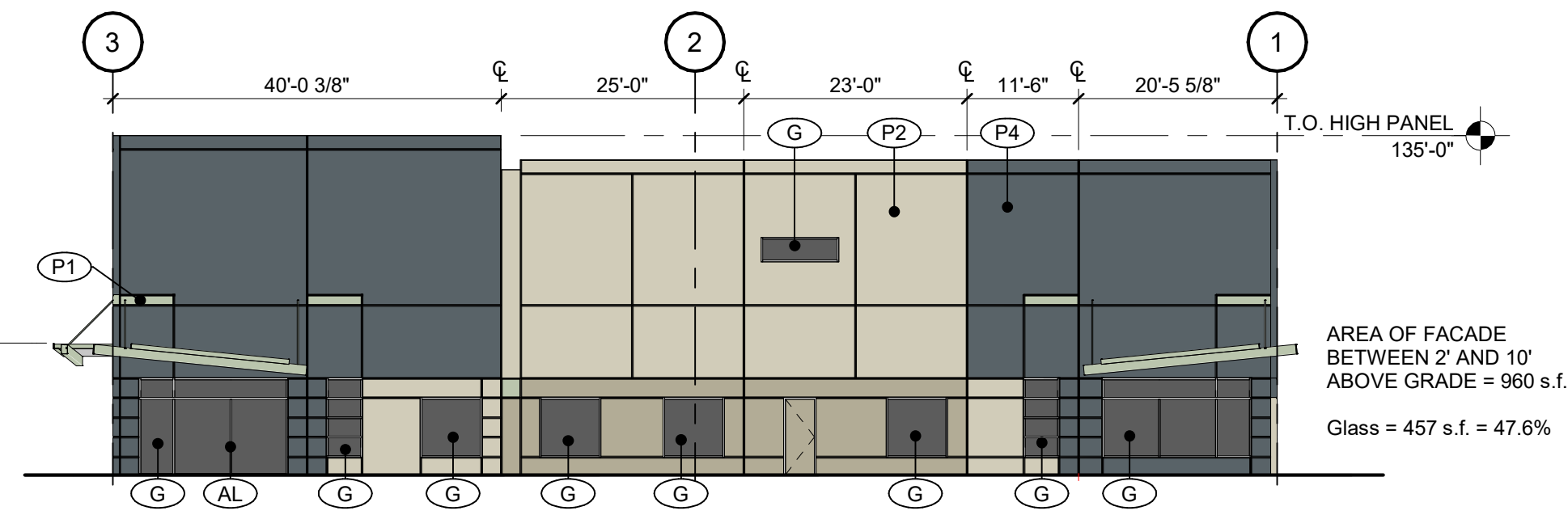
A PORTION OF THE NORTHEAST QUARTER OF SECTION 25,  
TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE 6TH P.M.  
COUNTY OF JEFFERSON, STATE OF COLORADO



1 EAST ELEVATION -PLANNING  
SCALE: 1/16" = 1'-0"



3 SOUTH ELEVATION -PLANNING  
SCALE: 1/16" = 1'-0"



2 NORTH ELEVATION -PLANNING  
SCALE: 1/16" = 1'-0"

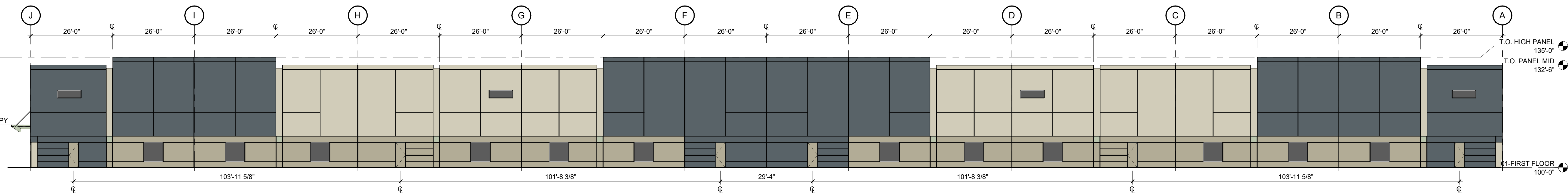
### KEYNOTES:

- 01.01 CONCRETE PANEL JOINT WITH 3/4" CHAMFERED EDGES, BACKER ROD & SEALANT FULL LENGTH.
- 01.02 3/4" x 2 1/4" REVEAL, PAINTED.
- 01.06 T.S. ENTRY CANOPY TO ATTACH TO CONC. TILT-UP WALL, PAINTED.
- 01.10 INSULATED TINTED GLAZING IN ANODIZED ALUMINUM STOREFRONT SYSTEM. SEE FINISH LEGEND.
- 01.12 INSULATED H.M. MAN DOOR, PAINT TO MATCH ADJACENT WALL SURFACE COLOR, U.N.O.
- 01.14 SITE CAST TILT-UP CONCRETE PANEL, PAINTED WITH MEDIUM TEXTURED PAINT. SEE EXTERIOR FINISH LEGEND FOR SPECIFIC COLORS.
- 01.15 1 1/2" DEEP RECESS INTO CONCRETE PANEL, CHAMFER EDGES AND PAINT PER EXTERIOR FINISH LEGEND.

### EXTERIOR FINISH LEGEND

KEY	DESCRIPTION	IMAGE	MANUFACTURER	REMARKS / COMMENTS
(P1)	CONCRETE TILT UP ACCENT		SHERWIN WILLIAMS SW9164/237-C4 "ILLUSIVE GREEN"	MEDIUM TEXTURE
(P2)	CONCRETE TILT UP ACCENT		SHERWIN WILLIAMS SW6162/212-C1 "ANCIENT MARBLE"	MEDIUM TEXTURE
(P3)	CONCRETE TILT UP ACCENT		SHERWIN WILLIAMS SW6164/212-C3 "SVELT SAGE"	MEDIUM TEXTURE
(P4)	CONCRETE TILT UP ACCENT		SHERWIN WILLIAMS SW6236/222-C6 "GRAY HARBOR"	MEDIUM TEXTURE
(G)	GLASS/ GLAZING		VITRO GLASS - LOW-E SOLARBAN 60; SOLARGRAY	
(AL)	METAL ALUMINUM		STOREFRONT FRAME CLEAR ANODIZED	

AREA OF FACADE BETWEEN 2' AND 10' ABOVE GRADE = 960 s.f.  
Glass = 457 s.f. = 47.6%



4 WEST ELEVATION -PLANNING  
SCALE: 1/16" = 1'-0"

REVISIONS	DESCRIPTION
BY	DATE

DRAWN	AS
CHECKED	BS
DESIGNED	KS
FILENAME	

REVIVAL INDUSTRIAL  
EXTERIOR ELEVATIONS



architecture  
planning  
interiors  
2000 West Littleton Blvd  
Littleton, Colorado 80120  
P. 303.758.8877 F. 303.758.2294  
www.igarch.com

JOB NO.	BS11229
SCALE	AS SHOWN
DATE	3-20-2025
SHEETS	2
SHEET	2



## MEMO

Date: November 11, 2024

To: City of Arvada; Planning Department

From: Hank Brumley, President

Re: Neighborhood Meeting for Revival Industrial

1. We went to Jefferson County Assessor's office and had them produce a map of all parcels within 1,000 feet of the site.
2. Attached are copies of all labels of the land parcel ownership that mailers were sent
3. Copy of the postage for all mailers
4. Notice of Neighborhood meeting sent with project vicinity map, Revival Industrial Concept plan 11-15-23, and East and North and West Elevations 5-10-22.
5. Affidavit Certifying Notice signed by Henry Brumley 5-13-24.
6. 2 Sign in Sheets from meeting 5-29-24
7. Concerns:
  - a. Who is providing water to project with the City of Arvada Water Moratorium until 2028 or maybe longer? **Ralston Valley Water is providing water for the project. See Will Serve Letter.**
  - b. Who is providing sewer? **City of Arvada with annexation.**
  - c. How does project get access? **Arvada has provided the Highway 72 improvement requirements for extension of frontage road and the curb and gutter and sidewalk requirements and these requirements are on the site plan.**



## REPORT TO PLANNING COMMISSION

AGENDA ITEM  
8.A.1.

TO: PLANNING COMMISSION

DATE: May 6, 2026

SUBJECT: An Ordinance Annexing Certain Land into the City of Arvada, Revival Industrial, a 5.3980 acre parcel of land approximately located south of State Highway 72, east of 15350 State Highway 72, in the City of Arvada, County of Jefferson, State of Colorado.

### Motion

I move that an Ordinance Annexing Certain Land into the City of Arvada, Revival Industrial, a 5.3980 acre parcel of land approximately located south of State Highway 72, east of 15350 State Highway 72, in the City of Arvada, County of Jefferson, State of Colorado, be recommended to City Council for (approval) (denial).

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

This motion is based on the following findings of fact for denial: (Recite approval criteria you believe the evidence fails to satisfy and your reasons).

Prepared by:  
Dixielee Rodriguez, Administrative Specialist

Reviewed by:

Approved by:

Julia Duncan, Senior Planner	04/27/2026
Josie Suk, Development Systems and Administrative Manager	04/27/2026
Rob Smetana, Planning Manager	04/27/2026
Kelsy Sargent, Assistant City Attorney	04/27/2026
Jessica Garner, Director of Community and Economic Development	04/29/2026

Enclosure, exhibits & attachments required to support the report



## REPORT TO PLANNING COMMISSION

AGENDA ITEM  
8.A.2.

TO: PLANNING COMMISSION

DATE: May 6, 2026

SUBJECT: An Ordinance Rezoning Certain Land Within The City Of Arvada, Revival Industrial, From Jefferson County Sr-2 To City Of Arvada Mx-S (Mixed-Use, Suburban) And Amending The Official Zoning Maps Of The City Of Arvada, Colorado, A 5.3980 Acre Parcel Of Land Approximately Located South Of State Highway 72, East Of 15350 State Highway 72.

### Motion

I move that An Ordinance Rezoning Certain Land Within The City Of Arvada, Revival Industrial, From Jefferson County Sr-2 To City Of Arvada Mx-S (Mixed-Use, Suburban) And Amending The Official Zoning Maps Of The City Of Arvada, Colorado, A 5.3980 Acre Parcel Of Land Approximately Located South Of State Highway 72, East Of 15350 State Highway 72, be recommended to City Council for (approval) (denial).

This motion is based on the findings of fact and approval criteria on Page(s) 8 of the Staff Report.

This motion is based on the following findings of fact for denial: (Recite approval criteria you believe the evidence fails to satisfy and your reasons).

Prepared by:  
Dixielee Rodriguez, Administrative Specialist

Reviewed by:

Approved by:

Julia Duncan, Senior Planner	04/27/2026
Josie Suk, Development Systems and Administrative Manager	04/27/2026
Rob Smetana, Planning Manager	04/27/2026
Kelsy Sargent, Assistant City Attorney	04/27/2026
Jessica Garner, Director of Community and Economic Development	04/29/2026

Enclosure, exhibits & attachments required to support the report



**REPORT TO PLANNING  
COMMISSION**

**AGENDA ITEM  
8.A.3.**

TO: PLANNING COMMISSION

DATE: May 6, 2026

SUBJECT: An Ordinance Approving A Conditional Use Permit For Revival Industrial, A 5.3980 Acre Parcel Of Land Located Approximately South Of State Highway 72, East Of 15350 State Highway 72.

**Motion**

I move that An Ordinance Approving A Conditional Use Permit For Revival Industrial, A 5.3980 Acre Parcel Of Land Located Approximately South Of State Highway 72, East Of 15350 State Highway 72, be recommended to City Council for (approval)(denial).

This motion is based on the findings of fact and approval criteria on Page(s) 9 and 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:  
Dixielee Rodriguez, Administrative Specialist

Reviewed by:

Approved by:

Julia Duncan, Senior Planner	04/27/2026
Josie Suk, Development Systems and Administrative Manager	04/27/2026
Rob Smetana, Planning Manager	04/27/2026
Kelsy Sargent, Assistant City Attorney	04/27/2026
Jessica Garner, Director of Community and Economic Development	04/29/2026

Enclosure, exhibits & attachments required to support the report