

City of Arvada

Planning Commission Agenda

JUNE 17, 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

PLANNING COMMISSION MEETING 6:15 PM

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. NEW BUSINESS
 - A. Swearing in of Derek Hammer
4. ROLL CALL OF MEMBERS
5. APPROVAL OF MINUTES
 - A. Approval of May 6, 2026 Meeting Minutes
6. GENERAL BUSINESS
7. REPORTS
8. PETITIONS & COMMUNICATIONS
9. PUBLIC HEARINGS
 - A. A Major Modification for Driveway Material for Lane ADU, a 0.34-acre parcel of land generally located at 6800 W 55th Ave, Arvada, CO 80002
10. OTHER ITEMS

11. ADJOURN



SUMMARY MINUTES OF PLANNING COMMISSION ACTION HELD
May 6, 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 6:15 P.M.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL OF MEMBERS

Those present: Andrew Gay, Brandon Figliolino, Tom Aljinovich, Eric Doner, 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; Paul Donegan, Sr. Planner-Long Range; Dixielee Rodriguez, Development Technician III; Heidi Van Gieson, Development Technician I

4. APPROVAL OF MINUTES

April 1, 2026. The minutes stand approved as printed.

5. GENERAL BUSINESS

A. Overview of the Comprehensive Plan Process

Ms. Garner introduced Paul Donegan, a Sr. Planner - Long Range. He will present an overview of the Comprehensive Plan Process.

Mr. Donegan went over the comprehensive plan, introducing the team of groups that will be assisting in this process. The Arvada Community, Consultant Team and the City of Arvada. He went into who falls under each of these three categories. This will be a four phase process. The

timeline as follows started March 2026 for Phase 1, August 2026 Phase 2, December 2026 Phase 3 and end of May 2027. There has been Community Engagement already and more to come. Gathering a lot of information from Community Engagement. Also wants to have a variety of voices and perspectives during this process.

Ms. McGilvray asked if Mr. Donegan could be more explicit about the project expectation of the planning commission and when they will be asked to engage in this process?

Mr. Donegan stated that the team plans on doing regular updates to both the Planning Commission and City Council. It will not be every meeting as there may not be significant updates. City staff want to bring questions that come up and policy decisions to the commissioners to get their consent, not just advice.

Ms. Garner added that the city will be coming to the commissioners and City Council at the key milestones.

Mr. Knapp stated following up with Miriam, we likely don't need to meet as frequently as City Council, but I'd support a more regular schedule. I'd also be interested in hearing what the other commissioners think. Even if there's no update at a given time, we could plan occasional joint meetings—separate from formal agendas—where we can come together, listen, and provide input, given our role in adopting this.

Ms. Garner stated we are still identifying opportunities and know it can be challenging to connect with everyone. We'll continue working on that. In the meantime, the website is a great resource, and as Paul noted, the Community Advisory Group will help share updates with the Commission. We also plan to engage with you directly as much as possible.

Mr. Figliolino just a quick comment — he really appreciates the intentional focus on engaging younger populations and high school students. He would also like to highlight the importance of including community members with disabilities. He didn't see them specifically called out in the slide deck, but I'm sure that's on your radar.

Ms. Garner thanked Mr. Figliolino for pointing that out. That's actually where we're working on getting connected. There's a group as well that we're working on bringing together so thank you for that.

6. REPORTS

None

7. PETITIONS & COMMUNICATIONS

None

8. PUBLIC COMMENT (Items not on the Agenda)

None

9. 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.

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.

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.

Mr. Knapp entered into the record the staff report, posting log and affidavit, mailing affidavit.

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

Ms. Duncan introduced the project. Good evening, Commissioners, and thank you for having us. The applicant is requesting approval for annexation into the City, rezoning to the MXS (Mixed Suburban) zoning district, and a conditional use. The project proposes an approximately 56,000-square-foot light industrial building on a 5.398-acre vacant parcel near State Highway 72 and Indiana Street, currently in unincorporated Jefferson County. This use requires conditional approval within the MX-S district. All noticing requirements have been met. Based on the project analysis and review of the Land Development Code criteria, staff recommends approval. The project representative will give a brief presentation and is available for any questions.

Bill Smith, 2000 W. Littleton Blvd., Littleton, 80120. Introduces the project wanting to annex from Jefferson County and a rezoning from Jefferson County's SR2 to Arvada's MX-S. Along with a conditional use for light industrial use. Proposing a 56,160 square foot commercial building. The surrounding area already includes commercial and service uses that would support this request. This is also consistent with the Comprehensive Plan and compatible with surrounding uses. Includes buffering, landscaping and streetscape improvements.

PUBLIC COMMENT

NONE

APPLICANT REBUTTAL

N/A

QUESTIONS FROM THE COMMISSION

Mr. Figliolino, asked just a question for the City team—regarding the annexation shown on page 3, it appears somewhat like an island. I want to confirm that it complies with the three-mile contiguity requirement?

Ms. Duncan stated yes the property is located within the city's service area and meets the minimum contiguity requirement, with not less than one-sixth of its perimeter adjacent to existing city boundaries.

Mr. Figliolino asked, is this because of the storage facility next door?

Ms. Duncan stated the site is within the city area and meets the minimum contiguity requirement, with perimeter adjacency to the storage facility, right-of-way, and properties to the north, west near the lake, and south of the reservoir—collectively exceeding the requirement.

Mr. Gay stated he thinks there may be a glitch in the report. On page 2, the table at the bottom shows three sides as incorporated and one side on the east as part of the city, which doesn't seem to support the 52%. So either the table or the calculation is off. I understand the city boundary is technically south of Highway 72, with unincorporated property to the north, but either way, it still exceeds the one-sixth requirement. It just doesn't appear consistent.

Ms. Duncan asked if he was referring to the zoning map in the staff report?

Mr. Gay stated he was referring to the table at the bottom of page 2. It shows the boundaries by direction, and with three sides incorporated, it appears to be less than 52%, so either the table or the calculation is incorrect.

Ms. Duncan stated The table could have been more specific in the zoning column by referencing adjacent zoning, as it did not include the right-of-way.

Mr. Gay asked if the annexation does not pass would the last two motions need to be voted on?

Ms. Sargent stated that is correct the last two motions will be voted on.

Mr. Gay asked, is the developer going to pay for the improvements?

Ms. Duncan stated the developer will pay for it. This is a requirement for the annexation.

Mr. Gay inquired about other properties being developed because they are already semi-light industrial buildings that are vacant. If it would be better and if it would be cheaper to fill those instead of expanding and building more? to promote those that already meet the criteria. Does the city keep track of these type of buildings

Ms. Garner stated the city is not in the business of guaranteeing the financial viability of a project. We review and meet city standards. We are obligated to accept those applications. The city does keep track of vacancy in the city and we do have an AEDA team to address this.

Hank Brumley 8 Mesa Oak, Littleton, 80127, explains how the market plays into where and what they build. People want new products with Early Suppression, Fast Response (ESFR) sprinklers, new modern windows, clear height, and the situation of parking on sites. Will see older products sit vacant.

Ms. McGilvray asked what is the thought process behind the rezone to MX-S instead of an industrial or commercial zone so you would not need the conditional use permit?

Ms. Duncan reference comprehensive plan and supported by the north west sub-area plan, this area is designated as mixed use. Under future land use for this area, it can only be MX-S, MX-T or MX-U. No other zoning district would be consistent in this area.

Ms. McGilvray asked if the description of Mixed Use Suburban land use category references light industrial use but it is not in the zone table for allowable zones, and staff is viewing it very black and white?

Ms. Duncan stated this is correct.

Ms. McGilvray asked about on page 3 of the environmental site assessment dated 2019 and nothing has changed that would require that to be a more recent study?

Ms. Duncan stated with the site plan amendment and minor subdivision plat and eng will do a pre application with questions of change in the environment. The city would require a new Environmental Site Assessment (ESA). To the city's knowledge there is no change.

Peter Brumley, 8 Mesa Oak, Littleton, 80127, He has placed 3 tenants in spaces like this. When he did mailers he put in a business card. From that he did receive phone calls that did support this. There is no guarantee who will go in these suites and we all recognize patterns. This business use makes a lot of sense for this area.

Mr. Knapp asked for the design of this facility. Is there an intended type of use for this building? Is this intended to be for storage, a showroom, what is the intent?

Mr. P. Brumley stated The number of uses are large. Storage uses will go to bigger buildings for the use of racking. There are not a lot of those kinds of buildings here.

Mr. H. Brumley stated one of there primer markets in this area is recreational manufacturing, like ski manufacture, bike manufacture, and backpack manufacture have specific needs and specific uses. This is the perfect building for manufacturing.

Mr. Knapp asked how many tenants could range from one to how many?

Mr. H. Brumley stated 3 to 4 tenants.

Mr. Doner asked about the small urban parks requirement that looks like it ties into a strip of urban parks in front of adjacent property?

Ms. Duncan stated the urban park is in the front of this property in front of the frontage road. There is a frontage requirement and the small urban park contributes to the requirement. This is the strip of land on the concept plan on the north side of the frontage road and state highway 72.

Mr. Doner asked if the developer is going to be responsible to maintain the park?

Ms. Duncan stated yes any maintenance is the developer responsibility.

MOTION 1:

It was moved by Mr. Aljinovich, that an Ordinance for Annexation, for 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.

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

DISCUSSION OF MOTION

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

Those voting No:

Those absent: None

The motion carried: 6-0

MOTION 2:

It was moved by Mr. Aljinovich, 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.

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

DISCUSSION OF MOTION

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

Those voting No:

Those absent: None

The motion carried: 6-0

MOTION 3:

It was moved by Mr. Aljinovich, an Ordinance Approving a Conditional Use Permit for Revival Industrial, 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.

This motion is based on the findings of fact and approval criteria on Page(s) 9 and 10 of the Staff Report.

DISCUSSION OF MOTION

Mr. Figliolino stated he just wanted to thank the developer for a quality project.

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

Those voting No:

Those absent: None

The motion carried: 6-0

10. **OTHER ITEMS**

Staff would like to cancel the Planning Commission meeting for May 20th and June 3rd.

Mr. Knapp moved to cancel these meetings..

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

Those voting No: None

Those absent: None

The motion carried: 6-0

11. **ADJOURNED** at 7:13 P.M.

Tim Knapp, Chair

Tom Aljinovich, Secretary

Dixielee Rodriguez, Recording Secretary



REPORT TO PLANNING COMMISSION

AGENDA ITEM
9.A.

TO: PLANNING COMMISSION

DATE: June 17, 2026

SUBJECT: A Major Modification for Driveway Material for Lane ADU, a 0.34-acre parcel of land generally located at 6800 W 55th Ave, Arvada, CO 80002

Motion

I move that a Major Modification from the Land Development Code 4-5-3-1.E to install a crushed concrete driveway and parking surface area at a single-family residence in combination with the construction of a new garage and accessory dwelling unit that requires all off-street parking spaces to be on paved surfaces, a 0.34-acre parcel of land generally located at 6800 W 55th Ave, in the City of Arvada, be recommended to City Council for (approval) (denial) stated in the Staff Report, Major Modification request, Page(s) 5.

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

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

Prepared by:

Heidi Van Gieson, Administrative Specialist

Reviewed by:

Approved by:

Christopher Sandine, Planner II	06/08/2026
Josie Suk, Development Systems and Administrative Manager	06/09/2026
Rob Smetana, Planning Manager	06/09/2026
Kelsy Sargent, Assistant City Attorney	06/10/2026
Jessica Garner, Director of Community and Economic Development	06/10/2026

Enclosure, exhibits & attachments required to support the report

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

Lane ADU – Driveway Material
Major Modification
DA2026-0035

NATURE OF REQUEST

The applicant is requesting approval of a Major Modification to install a crushed concrete driveway and parking surface area at their single-family residence in combination with the construction of a new garage and accessory dwelling unit.

The property measures approximately 73-feet (width) by 203-feet (depth). The proposed driveway is shown to extend from the right-of-way along West 55th Avenue at the northeast corner of the property to the new structure in the southwest corner of the property.

LOCATION AND HISTORY

The subject property is located at 6800 West 55th Avenue and is currently used as a single-family residence. The Jefferson County Assessor estimates the structure was originally constructed around 1890.

MAJOR MODIFICATION REQUESTED

The Applicant is requesting a Major Modification to the Arvada Land Development Code (LDC) standards as part of this project. The modification is:

1. A modification from Subsection 4-5-3-1.E that requires all off-street parking spaces, vehicular access and drive aisles, and stacking areas to be surfaced with bituminous asphalt, concrete, or other approved equivalent surfaces approved by the Director. Recycled asphalt, gravel, or similar compacted materials are not an acceptable parking surface.

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 Monday, April 6, 2026. Representatives for the homeowner, City Staff, and three (3) community members were in attendance. The homeowner gave a brief presentation of the proposal, citing concerns with the amount of pavement that would be on their property and the implications for water runoff. Marcos Martinez, West Iron Construction, provided details on the underlayment of the proposed

driveway, indicating it will be crushed concrete alternative that is similar to what was installed by the neighboring property owner. The neighbor directly south of the subject property provided support for the project, while another neighbor expressed concern with the request and suggested pavers as an environmentally friendly solution. Mr. Lane indicated they explored that option, but it proved to be too expensive for the length of the driveway.

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

The application was accepted for review on April 24, 2026, and completed one (1) round of reviews following the public hearing review track.

ALIGNMENT WITH CITY COUNCIL STRATEGIC PLAN

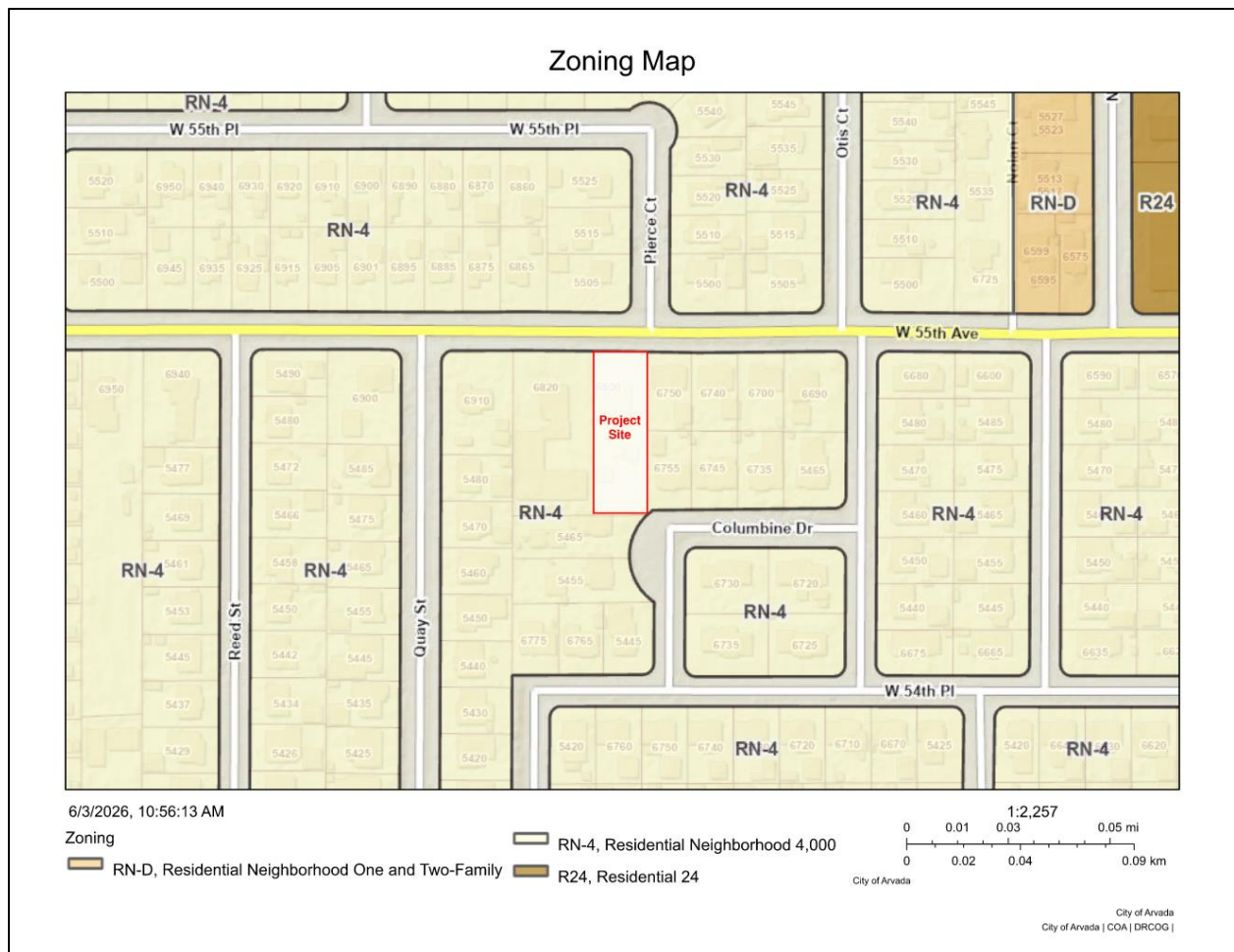
The project is consistent with the City Council Strategic Plan principles for the Community and Economic Development work system.

ZONING AND LAND USE

The subject property is currently zoned RN-4 (Residential Neighborhood) and is approximately 0.342 acres in size.

Surrounding properties are zoned and utilized as follows:

Direction	Zoning	Actual Use
North	RN-4 (Residential Neighborhood)	Residential
South	RN-4 (Residential Neighborhood)	Residential
East	RN-4 (Residential Neighborhood)	Residential
West	RN-4 (Residential Neighborhood)	Residential



PROJECT ANALYSIS

Parking and Loading Design

The Parking and Loading Design of the project meets all Land Development Code requirements except:

1. Subsection 4-5-3-1.E regarding parking areas surface. The Land Development Code requires driveways and parking surface areas to be surfaced with bituminous asphalt, concrete, or other approved equivalent surfaces by the Director. Recycled asphalt, gravel, or similar compacted materials are not considered an acceptable parking surface.

Crushed concrete is classified under the “similar compacted materials” and listed as an unacceptable parking surface. The applicant indicates the existing driveway and rear parking area are currently gravel, and the proposed surface material will assist in preserving the existing site drainage, which leads water away from their century-old foundation. The applicant further indicates the crushed concrete will keep the construction costs within a feasible budget given the length of the driveway that will need to be paved.

LAND DEVELOPMENT CODE APPROVAL CRITERIA

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

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

Div. 8-3-11 Major Modification Approval Criteria	Finding	Rationale
1. The requested modification is consistent with the Comprehensive Plan and the stated purpose of the applicable zoning district.	Complies	The requested modification does not conflict with the Suburban Residential designation in the Comprehensive Plan.
2. The requested modification addresses a unique situation or incorporates creative site design.	Complies	The proposed driveway length exceeds 200-feet. The crushed concrete material will allow for infiltration of water into the ground, functioning similarly to the existing gravel driveway.
3. The requested modification will not result in incompatible development.	Complies / Does Not Comply	<p>The crushed concrete material is consistent with the existing gravel material set to be replaced.</p> <p>In 2023, the adjacent property owner at 6820 W. 55th Avenue applied for a residential permit and was also required to install a concrete or asphalt driveway.</p> <p>Neighboring properties predominately contain concrete driveways, although several properties do still contain gravel driveways.</p>
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	<p>The modification will not result in significant adverse impacts on the health, safety or general welfare of surrounding property owners or the general public.</p> <p>The applicant indicates the surface will be properly prepared with underlayment, support the intended vehicle loads, and will not generate</p>

		stormwater, dust, or traffic impacts beyond those of the existing gravel driveway.
5. Any adverse impacts resulting from the modification will be mitigated to the extent reasonably feasible.	Complies	No adverse impacts have been identified with the proposed development. The applicant indicates the compacted underlayment beneath the crushed concrete will provide a stable, well-drained surface, and the installation will be maintained to prevent migration of material off-site.

STAFF RECOMMENDATION

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

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

April 14, 2026

City of Arvada
Community Development Department
8101 Ralston Road
Arvada, CO 80002

Re: Major Modification Justification Letter

Project: Lane Garage/ADU – 6800 W. 55th Ave, Arvada, CO 80002

Request: Major Modification for driveway and parking surface material (crushed concrete in lieu of concrete/asphalt)

To Whom It May Concern,

On behalf of the property owner, Michael Lane, this letter accompanies a Major Modification request under LDC Section 8-3-11-4 to allow a crushed-concrete driveway and parking surface at 6800 W. 55th Ave in lieu of the standard paved surface. The existing driveway and rear parking area are gravel today, and the proposed surface preserves site drainage away from two adjacent century-old foundations, keeps construction within a feasible budget, and is supported by the adjacent neighbor most affected by the change. The response to the approval criteria of LDC § 8-3-11-4.D is below.

Response to Approval Criteria (LDC § 8-3-11-4.D)

1. **Consistency with the Comprehensive Plan and zoning district purpose.** The modification maintains the low-impact, residential character of the neighborhood and supports the Comprehensive Plan's goals for infill housing and ADUs while using a surface appropriate to the site's historic context.
2. **Unique situation / creative site design.** The property contains a 19th-century primary residence with an aging foundation, and the neighboring foundation to the east is similarly historic. A permeable, crushed-concrete surface allows infiltration away from both foundations, which a rigid paved surface would concentrate toward them.
3. **No incompatible development.** Crushed concrete matches surfaces already in use on adjoining properties and is consistent with the existing gravel condition being replaced. The proposed surface is less visually intrusive than asphalt or poured concrete in this established residential block.
4. **No significant adverse impact on health, safety, or general welfare.** The surface will be properly prepared with underlayment, will support the intended vehicle loads, and will not generate stormwater, dust, or traffic impacts beyond those of the existing gravel drive. The April 6, 2026 neighborhood meeting identified no safety or welfare concerns.
5. **Adverse impacts mitigated to the extent reasonably feasible.** A compacted underlayment beneath the crushed concrete will provide a stable, well-drained surface, and the installation will be maintained to prevent migration of material off-site. Structural pavers were evaluated and determined to be cost-prohibitive for this single-family project.

Supporting documentation accompanying this submittal, including the Neighborhood Meeting Summary, mailing affidavit, site plan, and Development Application materials, further substantiates each of the findings above. We respectfully request approval of this Major Modification.

Sincerely,

Alan Macejewski
Architecture Vanguard
on behalf of Michael Lane, Owner

Alan Macejewski

Neighborhood Meeting Summary for Major Modification, Driveway Material

MEETING INFORMATION

PROJECT: 6800 W. 55th Ave
Arvada, CO 80002

DATE: Monday, April 6, 2026
LOCATION: Virtual Meeting on Zoom

[https://urldefense.com/v3/_https://us02web.zoom.us/j/87954882923?pwd=QqGoItlBRGLPYh16LM1Fvg6xaliGfO.1_!!ErRpCvXOCvh0!7BRIm8yDUCZZtRiLPehDsLB5jI00kcRcUA5E_Tkwj9Hsn3TXeNaxvDVPLYz9V-NZjoMNjy7D30s\\$](https://urldefense.com/v3/_https://us02web.zoom.us/j/87954882923?pwd=QqGoItlBRGLPYh16LM1Fvg6xaliGfO.1_!!ErRpCvXOCvh0!7BRIm8yDUCZZtRiLPehDsLB5jI00kcRcUA5E_Tkwj9Hsn3TXeNaxvDVPLYz9V-NZjoMNjy7D30s$)

Meeting ID: 879 5488 2923
Passcode: 922302

One tap mobile

+17193594580,,87954882923#,,,,*922302# US
+13462487799,,87954882923#,,,,*922302# US (Houston)

TIME: 6:00 PM

Attendance:

Michael Lane - Owner
Chris Sandine – City of Arvada
Marcos Martinez – West Iron Construction
Rick Teran – West Iron Construction
Alan Macejewski – Architecture Vanguard
Allen Chamberlain – 5465 Columbine Dr
Robert & Paula Shadek – 5510 Pierce Ct

Summary: Mr. Lane started the zoom meeting at approximately 6:05pm, providing a brief description of the proposed Garage and ADU. Lane shared his screen with the attendees detailing the overview of the project, including a zoomed in view of the existing gravel driveway and gravel parking in the rear of the property, and proposed Garage/ADU. Mr. Chamberlain has been aware of the project for almost a year and has been communicated with on numerous occasions, Mr Chamberlain's property borders the southern end of Mr. Lane's. Mr. Chamberlain is in support of the major modification. Mr. Martinez described the underlayment and crushed concrete alternative. Mr. Shadek joined the meeting late, Lane started the process over, detailing the existing gravel drive and parking. Lane also shared views of the structure and explained the 4 sections of the building (Garage, storage, bedroom, kitchen & shower). Mr. Shadek's concerns were that a city's rule for concrete/ashaplt should not be ignored, Lane described the concerns with water and close proximity to his foundation (over 100 years old) and his

neighbor's foundation to the east. Mr. Teran agreed with Lane's statement. Mr. Shaddek agreed to these concerns and proposed pavers as an alternative. Lane described the costs associated with structural pavers were too expensive. Mr. Shaddek also commented that the design of the ADU (which is not in question) didn't match the existing 1890's home. The current design maximizes space, compliments the home, and meets the Land Development Code requirements. Mr. Shaddek referenced the concrete drive and parking for Lane's west neighbor as suitable, for which the project was completed in the past several years. Mr. Lane commented that the neighbors drive and parking were not concrete, but crushed concrete. Mr. Shaddek agreed to take a closer look at the adjacent property. At the completion of the meeting, Mr. Shaddek offered his services to Alan Macejewski on the project. Mr. Shaddek's wife (Paula) also dropped off two Colorado Home Design, Inc business cards (Mr. Shaddek's business) at Mr. Lane's door following the meeting.

Notes: Mr. Lane received 4-5 calls and a few visits by passing Neighbors in the weeks prior to the meeting. Lane provided an oral description and details about the major modification. Of those calls and neighbor communications were all in support of the gravel driveway and parking surface.

SITE LEGEND

- PROPERTY/ZONE LOT LINE
- REQUIRED ZONE LOT SETBACK
- ZONE LOT DEPTH LINE
- EXISTING EXTERIOR BUILDING FOOTPRINT
- NEW EXTERIOR BUILDING FOOTPRINT
- UTILITY EASEMENT
- EXISTING 6" WOOD FENCE
- UNDERGROUND ELECTRIC LINES
- FIRE HOSE REACH LENGTH
- NEW 3/4" WATER SERVICE LINE
- NEW SEWER LINE WITH CLEANOUT TIED INTO EXISTING
- EXISTING SEWER LINE
- ALLEY FLOWLINE
- DEMOLISHED CONCRETE
- EXISTING CONCRETE
- NEW CONCRETE
- ORIGINAL GRADE SPOT ELEVATIONS
- EXISTING SANITARY SEWER MANHOLE
- EXISTING ELECTRIC METER
- EXISTING WATER METER
- EXISTING WATER SHUTOFF
- EXISTING WATER VALVE
- NEW TWO WAY SEWER CLEAN OUT
- DOWNSPOUT LOCATION W/ DISCHARGE DIRECTION

ZONING INFORMATION

ADDRESS: 6800 W 55TH AVE
ARVADA, CO 80002

ZONING DISTRICT: RN-4 (RESIDENTIAL NEIGHBORHOOD)

INTENDED TO MAINTAIN THE CHARACTER OF MATURE, ESTABLISHED NEIGHBORHOODS IN LOCATIONS WHERE RESIDENTS EXPECT THAT THE CHARACTER BE RELATIVELY STABLE AND ALLOW DEVELOPMENT, REDEVELOPMENT, AND/OR PUBLIC PROJECTS THAT ARE CONSISTENT WITH A NEIGHBORHOOD'S ARCHITECTURAL CHARACTER.

LEGAL DESCRIPTION: TRACT A, EXCEPT THE WEST 100 FEET THEREOF, COLUMBINE ACRES, COUNTY OF JEFFERSON, STATE OF COLORADO.

TYPE OF CONSTRUCTION: VB
MAX ALLOWABLE STORIES: N/A
PROPOSED NUMBER OF STORIES: 2
MAX ALLOWABLE BUILDING HEIGHT: 25'
PROPOSED BUILDING HEIGHT: 24'-9 1/8"
 NO ADU CURRENTLY EXISTS ON SITE

LAND USE INFORMATION

BUILDING FORM & HABITABLE STORIES

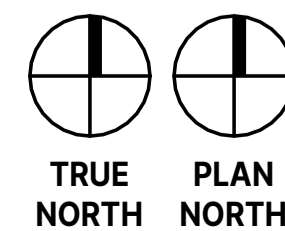
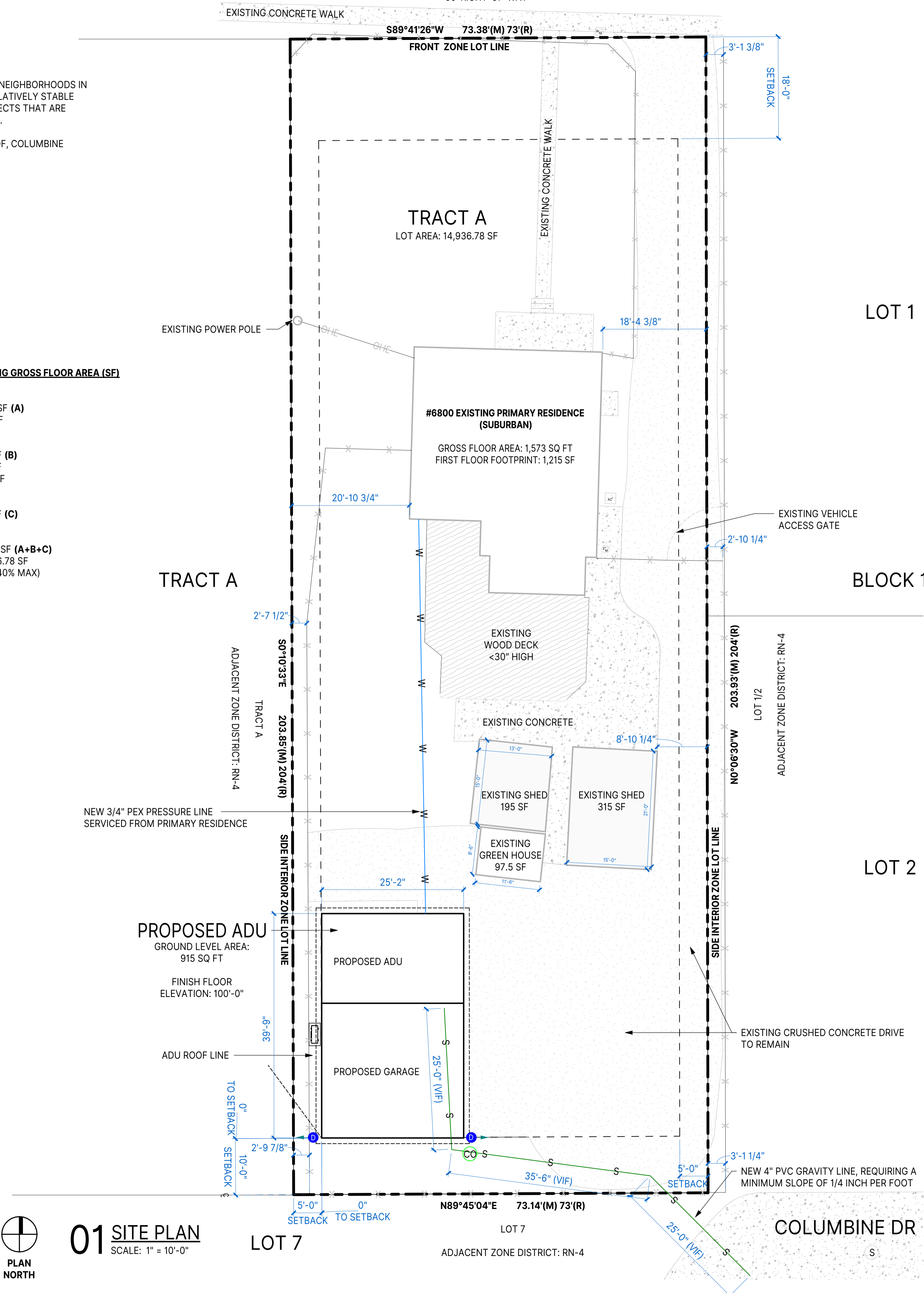
EXISTING PRIMARY SUBURBAN HOUSE	
FIRST FLOOR:	1,215 SF (A)
HALF STORY:	358 SF
EXISTING ACCESSORY STRUCTURES	
SHED:	315 SF (B)
SHED (MINI-STRUCTURE):	195 SF
GREEN HOUSE (MINI-STRUCTURE):	97.5 SF
PROPOSED DETACHED ACCESSORY DWELLING UNIT:	
ADU + GARAGE (GROUND LEVEL AREA):	915 SF (C)
LOT COVERAGE:	
TOTAL FOOTPRINTS:	2,445 SF (A+B+C)
ZONE LOT AREA:	14,936.78 SF
TOTAL BUILDING COVERAGE (2,445 / 14,936.78):	16.4 (40% MAX)

ZONING GROSS FLOOR AREA (SF)

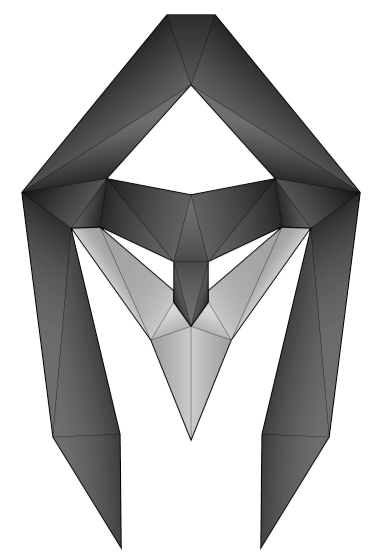
LAND USE INFORMATION UPDATED

WEST 55TH AVE

50' RIGHT-OF-WAY



01 SITE PLAN
SCALE: 1" = 10'-0"



Architecture Vanguard



03.25.2026

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project
LANE ADU
6800 W 55th Ave Arvada, CO 80002

original issue
CONCEPT SITE PLAN
revisions

	original issue date
1 Plan Review 1	01.07.2026
2 Plan Review 2	03.25.2026

project #
25009.1

date
10.08.2025

title
SITE PLAN

sheet
A1.01

4/14/2026 11:08:37 AM

Lane ADU –
Major Modification:

Driveway Surface

1890's
Country
Home –
Coble-
Stone
Foundation



Preserving History

1890's Ice House – Serviced Old Town Arvada



Existing gravel
driveway – original
gravel drive
extended to back of
property

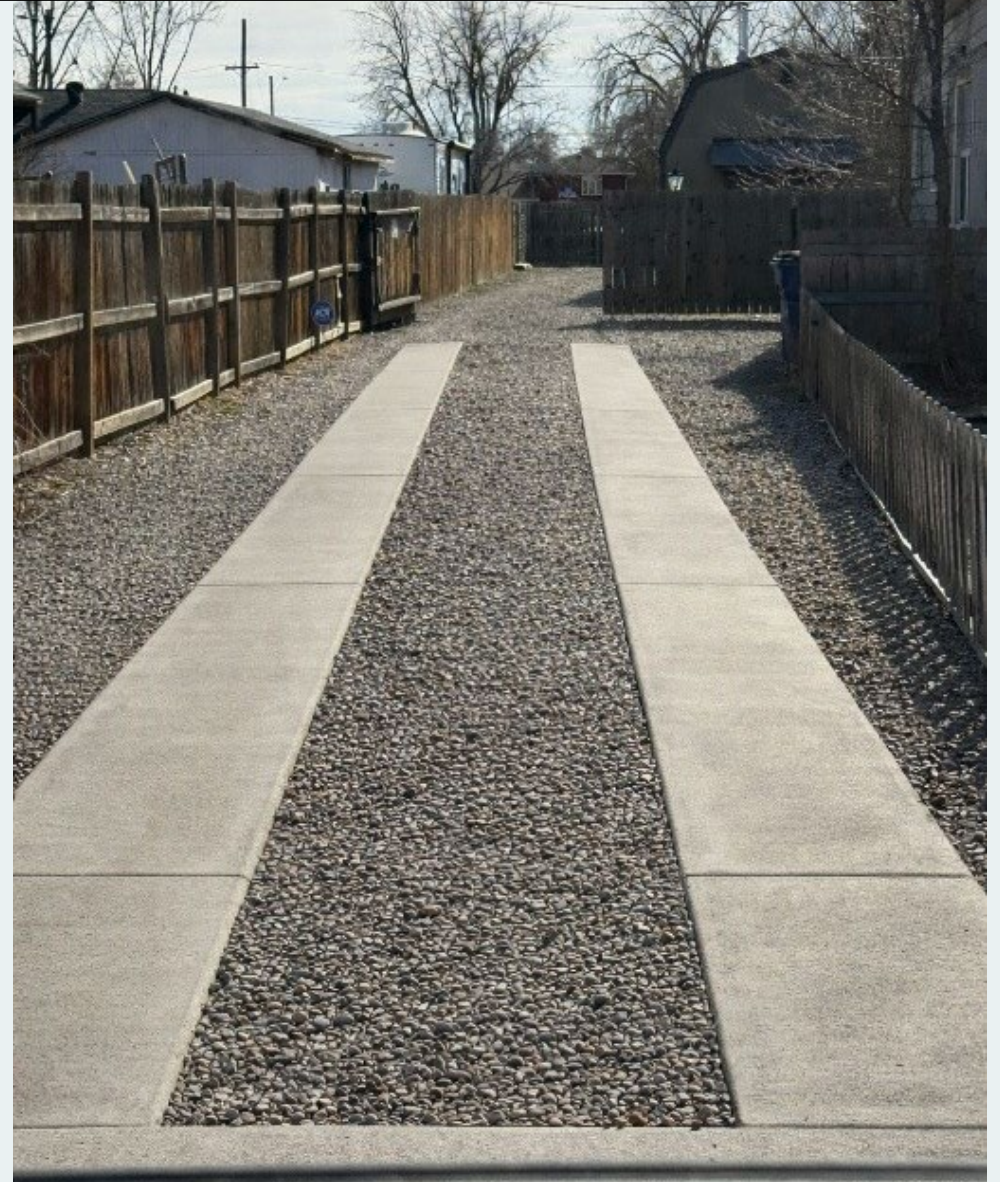


Existing gravel
driveway – original
gravel drive
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property





Options – Grass or Decorative Stone?





6 Garages & ADU constructed 2-3 years ago



Crushed Concrete with underlayment, approved by Arvada building inspectors.

Historic (1890's) Lane Country Home & Ice House



Lane ADU, 2 Car Garage



Crushed Concrete/ Recycled Asphalt/Gravel with underlayment, proposed?

Draft – Arvada Climate & Sustainability Action Plan f/ 6800 W. 55th Avenue

- **Added 8 trees and multiple bushes to lot, as neighbor removed 8-10 dying Elms – “plant a tree program”**
- **Helps meet “source water protection” with pervious gravel surface. This eliminates a large concrete or asphalt “heat sink” adjacent to home and neighbor’s properties.**
- **Helps meet the “built environment” for Arvada**
- **Helps meet “sustainability in development review – noting small buildings & landscape”.**
- **Helps meet “BE02 of the plan – “low impact design in private development”.**

Discussion/Questions:

Thank You f/ Your Time.



CED Boards and Commission <cedboardsandcommission@arvada.org>

DA2026-0035

1 message

Amanda Cantrell <amandafleischer@gmail.com>
To: cedboardsandcommission@arvada.org

Tue, Jun 2, 2026 at 9:30 AM

Hi,

I'm writing today in support of our neighbors keeping their gravel driveway. I believe the most important thing is to protect our water table and this will help us do that. Frankly, this code should be revisited. With the increasing concerns of drought and lack of water. We need more people to have permeable surfaces such as this on their properties.

Thank you

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Amanda Cantrell MS, RD, CNSC, CPT