



COMMUNITY AND ECONOMIC DEVELOPMENT

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Conditional Use Permit

Overview

All uses identified as Conditional in the table of Division 3-1-2 of the Land Development Code shall be reviewed per the approval criteria identified below and in Subsection 8-3-5-1B of the Land Development Code.

The City may approve a Conditional Use with conditions to mitigate its impacts, in order to ensure continuing compliance with the approval criteria set out below.

Submittal Requirements

At a minimum, a Conditional Use request shall include the following information. Additional information may be required at the discretion of the Community and Economic Development Director:

- A written narrative describing the request and how the use complies with the approval criteria listed below.
- A conceptual plan indicating any physical aspects of the Conditional Use request, including:
 - Proposed land uses
 - Proposed density or intensity
 - General location of public and private open space
 - General location of existing and proposed buildings
 - General layout of existing and proposed street and pedestrian networks
 - General layout of existing and proposed major utilities and public services for the development

Approval Criteria

A conditional use shall be reviewed for compliance with the following criteria:

- 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;
- The application is consistent with the Arvada Comprehensive Plan;
- The use is consistent with the purpose and intent of the zoning district in which it is located;

- 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;
- 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
- The application mitigates any adverse impacts on the surrounding area to the degree practicable.