



COMMUNITY AND ECONOMIC DEVELOPMENT

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Zoning or Rezoning

The City of Arvada is divided into zone districts that regulate the use of properties. When an unincorporated property is annexed into the City, an initial zoning will be required. If a property owner or developer wishes to develop the property for something not allowed under its current zoning district, a rezone is required. Zoning and rezoning requests are reviewed for consistency with the City’s Comprehensive Plan, as well as existing surrounding zoning and land uses.

Overview

Rezoning shall be consistent with and implement the planning goals, policies and objectives as contained in the Land Development Code and in the Comprehensive Plan. Rezoning should not be used when a minor modification, major modification, variance or conditional use can achieve the same result. Prior to the submittal of an application for a major modification, a neighborhood meeting is required. A public hearing in front of the Planning Commission and approval from the City Council is required.

Submittal Checklist

	ITEMS TO BE INCLUDED AT FIRST SUBMITTAL TO PREVENT DELAY OF THE REVIEW PROCESS
	Title Insurance Commitment – development submittal must be within 6 months of the effective date on policy. Highlighted Reception Numbers need to be accessible through the links.
	Legal Description - Metes and Bounds or Lots, Blocks, and Tracts, within specific subdivision and Reception Number thereof. Include Quarter Section, Section, Township, Range, Principal Meridian, City, County, State. Include square footage and acreage.
	Concept Plan - A conceptual site plan showing the proposed layout of the site including: building footprint/s, parking and drive aisles, landscape area, existing and proposed roadways, and other site details.
	ADDITIONAL ITEMS MAY BE REQUESTED AFTER THE PRE-APPLICATION MEETING

Approval Criteria

Per the Land Development Code, the following criteria will be evaluated during the review of an application for zoning or rezoning:

- The zoning or rezoning is consistent with the Arvada Comprehensive Plan, or reflects conditions that have changed since the adoption of the Comprehensive Plan;
- The intended land use is consistent with the stated intent of the proposed zone district;
- 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;
- The intended land use for which the rezoning is sought will not result in significant adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation, or such impacts will be substantially mitigated; and
- The rezoning is compatible with existing and planned development on adjacent properties and in the surrounding area or neighborhood, or measures will be taken to substantially buffer or otherwise substantially mitigate and incompatibility.