



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.

Use This Document During

Step 1: Pre-Application	Step 2: Formal Application	Step 3: Development Review	Step 4: Construction
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In This Document

Overview	2
Approval Criteria	2
Submittal Checklist	2
Land Development Application Core Requirements	2
Application Items Specific To Zoning or Rezoning	2
Engineering Legal Description	3
Concept Plan	3

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, variance or conditional use can achieve the same result.

Approval Criteria

Per Section 3.6.13 of 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.
- 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.

Submittal Checklist

Land Development Application Core Requirements

- Complete Application Form and Processing Fees
- Legal Description, Current Proof of Ownership, Title Commitment and Covenants
- Statistical Fact Sheet
- Legal Description in Microsoft Word (doc, docx)

Application Items Specific To Zoning or Rezoning

- Adjacent property owner list
- Development Overview Letter
- Engineering Legal Description
- Concept Plan (If required)

Engineering Legal Description

You are required to submit a legal description of the property to be zoned or rezoned. The legal description will need to be reviewed by the Engineering Division prior to submittal. Any necessary corrections are the applicant's responsibility and may delay the formal review of the application. Rezoning boundaries shall go to the former zoning boundary, or if a new boundary is established it shall be at the centerline of the adjacent street.

Concept Plan

Unless the Community Development Director waives this requirement, the following types of rezoning applications must be accompanied by a Concept Plan:

- A request to rezone from a residential zoning district to a non-residential zone.
- A request to rezone from a non-residential district to a residential zone.
- A request to rezone to multi-family residential.
- A request to rezone an area that is larger than one acre in size.

At a minimum, the concept plan shall include the following information:

- Uses proposed and their location.
- Intensity or density of uses proposed.
- Location of public and private open space.
- Location of existing and proposed buildings on the site.
- Existing and proposed road, street and pedestrian networks.
- Existing or proposed utilities and public services for the development.
- General drainage and grading intent.
- Conceptual architectural elevations.

Note: A Concept Plan is not required for a rezoning within the Clear Creek/I-76 Community Plan area as identified on the City's Comprehensive Plan.