

ARVADA LAND DEVELOPMENT CODE UPDATE

Advisory Committee

Meeting #3

Thursday, February 15, 2018 6:00 - 8:00 p.m.

Meeting Summary

Attendance

Advisory Committee Members: Alan Best, Steve Camins, Ken Cope, Michelle DeLaria, Janet Ochsner, David Thorpe, and Nancy Young

Project Team: Loretta Daniel, Carol Ibanez, Consultants: Todd Messenger, Fairfield and Woods P.C.

Nancy Young, neighborhood representative was invited to join the Committee. Nancy has attended all three of the Advisory Committee meetings held to date.

Presentation

Todd Messenger provided a presentation and highlighted the comments provided from the February 12, 2018 joint workshop with City Council and Planning Commission. Feedback from Planning Commission and City Council on specific topics included the following:

- Planned Unit Development (review/replace with standard zone districts);
- Compatibility (infill and redevelopment);
- Parking (urban vs. suburban);
- Housing choice and affordability;
- Administrative vs. public hearing threshold;
- Flexibility with height; and
- Council Strategic Results.

Todd Messenger indicated that City Council was open to seeing proposed changes to LDC update and they will provide input once they see the draft code.

The Committee was then presented with the existing and proposed zoning district proposal with brief descriptions for each zoning district.

Discussion

The discussion included the following topics:

- Need for public participation in the administrative review process and how public input will be used. It appears that the existing LDC has tended towards increasing citizens tensions.
- Effectiveness of the Planned Unit Development PUD zoning districts: has it been over used; no longer effective and does it achieve what it is intended? The advantage of PUDs is that it provides a public hearing process. PUD districts are important and that district should be available as an option for projects that are not able to meet all development standards under the standard zoning districts.
- Can form-based code be used in certain areas to identify urban, suburban, and more rural neighborhoods?

- Provide opportunities for the committee to attend mobile workshops where the zoning concepts are working as well as provide presentations that discusses these concepts.
- What would allow for development of attainable housing – potential for height incentives/density bonus, or other approaches as part of the LDC update?

Meeting adjourned.