

ARVADA LAND DEVELOPMENT CODE UPDATE

Advisory Committee

Meeting #4

Thursday, April 12, 2018 6:00 - 8:00 p.m.

Meeting Summary

Attendance

Advisory Committee Members: Alan Best, Steve Camins, Patty Connell, Councilmember Nancy Ford, Fong Lee, Mindy Mohr, Fred Schmidt, Walter Weart and Nancy Young

Public: Terri Binder, Jon Girand, John Hampshire

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

Presentation

Todd Messenger welcomed four new members to the Committee: Councilmember Nancy Ford, Nancy Young, Mindy Mohr, and Councilmember Bob Fifer.

The presentation included the following topics:

1. The role of the Advisory Committee is to provide guidance and input on zoning policy direction as well as utilize the expertise each member brings to the group.
2. A brief discussion on Issue Outline #1: Community Character and Land Use and Issue Outline #2 Housing and Neighborhoods. The Committee was asked if there was consensus with the recommendations proposed. All agreed with the recommendations.
3. Existing and Proposed Zoning Districts:

Todd provided a summary of the existing and proposed zoning districts and the intent of each of the districts. He discussed the intent of the proposed residential districts as it relates to the existing districts: Open Space, Residential/Agriculture, Residential Conservation, Residential Infill, R6, R13, R24, Residential Business, Mixed-Use Suburban, Mixed-Use Urban and Mixed-Use Transit-Oriented, Industrial Light and Industrial Heavy. Olde Town Districts are to remain. Planned Unit Development zoning district is to be used in special circumstances where no other zoning district is appropriate.

Land uses allowed are identified as A - "as-of-right", L - "limited use" (allowed but have additional requirements), and C - "conditional use" (requires a Planning Commission and or/City Council public hearing). If the cell in the land use table is blank, the use is not allowed.

Summary highlights of the Group Discussion

- Code to promote investment in properties, provide infrastructure for all properties and residents, and level of service, as well balance public interest
 - A Code that takes the force of the market and delivers community benefits is desirable.
 - Profitable real estate development provides better tax rate and community benefits with improvements to the parks, open space, roads systems.
 - Provide directions on what the City wants to see delivered by the development community.

- The role of government is to provide for or encourage all types of development. Government should not prioritize one type over another.
- Our new code should be flexible between Euclidean and form based.
- Air should be taken into consideration. Air is included with buildings, for example tall buildings take away from a sense of space in some contexts.
- We have a housing affordability issue not just for Millennials but also for senior citizens.
 - Garden/patio homes are desirable from an affordability and lifestyle perspective and are great for an aging population.
 - Locate affordable housing near transit.
 - Locate affordable housing near neighborhood or mixed-use areas with easy walking routes.
 - Arvada is unique in Denver Metro because we have a higher proportion of an aging population.
 - Take the needs of the handicapped into consideration (land use and transportation).
- Building large lots far away from commercial or mixed-use areas will result in increased traffic, pollution, and unhealthy lifestyles.
 - Encourage infill especially near commercial areas.
 - Promote parks within mixed-use areas. Perhaps as a transition between existing single-family residential and a mixed-use center.
 - Public transportation is missing.
- Historic districts may need their own zoning.
- Buffer zone requirements are very important to protect residential areas and historic areas.
- There are six types of single-family housing types within Arvada, ranging from 1 acre to 4,000 sf.
- Allow non-conforming lots to be conforming if legally platted in Residential Conservation districts.
 - If lots are combined or consolidated, they will have to meet new minimum requirements.
 - Recognize existing lots in certain neighborhoods to be conforming - provide financing advantage and other non-conforming lot regulations.
- The Residential Conservation district should allow existing residents to make context sensitive modifications to their homes.
- Building height and building coverage will also be reviewed to support the character of the neighborhood.
- Is there an economic value for houses in neighborhoods with varying prices that will allow redevelopment to replace older homes? Provide a Residential Infill zoning district that may include duplexes and other low to medium density housing types.
 - Are there examples of how to create the right balance between existing homes and sites that could be redeveloped with new homes?
- Lot frontage (width) matters more than lot size.
- How do we address neighborhoods such as Stocke-Walker that have a range of lot sizes to ensure that scrapes aren't encouraged?
- Outreach should include neighborhood meetings beyond open houses. Need to go into neighborhoods to discuss the pros and cons of conservation residential versus residential infill.
 - There may be areas where infill redevelopment is appropriate and there should be appropriate tools for areas that may in the future need redevelopment. Need a district to allow for infill and redevelopment even if we don't end up mapping it.
 - Water is also any issue for future redevelopment. Higher density development may be the way to address limited water resources.

- Types of mixed use concepts discussion – mixed-use includes vertically mixed-use (e.g., retail on first floor and residential on second floor) and also horizontal mixed-use (e.g., single use buildings with retail, office, and residential adjacent to each other).
- Old shopping centers should be repurposed to allow for more vertical construction.
- Resilience planning should be taken into account.
- The “high-rise” senior housing that exists makes sense where it is and the setbacks work well.
- OT-EY should be collapsed into the other OT districts- or make it into one district and call it an historic district.
- Heavy Industry- does the city have this type of use? Examples of heavy industry include chemical facility, substations, mineral extraction, outdoor storage, car manufacturing, cement plants, etc.
- Perception is that all proposed uses are for transit-orient development and that residents did not vote for it. Clarification that this is not the case because most of the transit-oriented developments have been approved. Mixed-use is not transit-oriented development only.

At the next meeting, staff would like input from the Advisory Committee regarding the draft proposed zoning districts and uses. The next Advisory Committee meeting is scheduled for Thursday, May 17, 2018 from 6 p.m. to 8 p.m.

Meeting adjourned.