

ARVADA LAND DEVELOPMENT CODE UPDATE

Advisory Committee

Meeting #5

Thursday, May 17, 2018 6:00 - 8:00 p.m.

Meeting Summary

Attendance

Advisory Committee Members: Steve Camins, Patty Connell, Councilmember Nancy Ford, Michael Griffith, Fong Lee, Dave Thorpe, Walter Weart and Nancy Young

Project Team: Loretta Daniel, Jonathon Moore, Jeremiah Bebo, Lorie Gillis, Consultant: Todd Messenger, Fairfield and Woods P.C.

Presentation

The presentation included the following topics:

1. Proposed Zoning Districts:

Todd provided an overview of the proposed zoning districts with 15 zoning districts (including PUD) and 7 Olde Town sub-districts. The districts are Open Space, Residential/Agriculture, Residential Conservation, Residential Infill, R6, R13, R24, Business Residential, Mixed-Use Suburban, Mixed-Use Urban and Mixed-Use Transit-Oriented, Industrial Light and Industrial Heavy. These zones will replace 43 zoning districts. For PUDs, these are proposed to be rezoned, to the extent possible, to straight zones.

Summary highlights of the Group Discussion

- Recommended to evaluate height and bulk plane requirements that work for certain neighborhoods. The existing residential height will be reviewed since 35 ft. is too high for most neighborhoods.
- Discussion about the process to approve projects, including projects to be approved by Planning Commission, or an option of projects added to the Council consent agenda.
- Threshold should be defined for projects that would trigger a public hearing process, such as:
 - Rezoning, height exception, conditional use, property over X acres in size, multifamily over X number of units, etc.
 - Council to have the ability to allow some residential in the “commercial only” zone. Creating commercial only zone districts negates the intent of trying to put services near residential areas, thereby reducing Vehicles Miles Travelled (VMT) and parking needs.
- “City Council feels like they are hurting someone by making these land use decisions.” - Nancy Ford. Discussion on how City Council could bring items into a consent agenda.
- Parking isn’t urban vs suburban, it has to do with the availability and nearby options.
 - Having services close to residential should equate to different parking standards.
 - Parking reductions for certain land uses in Arvada were discussed.
 - Better rapid bus system could make transit more realistic and help argue for parking reductions.
- Mixed-use has different meanings to people:
 - Typical mixed-use today seems to only be accommodating residential;

- Some protections should be in place so that a mixed-use development area isn't exclusively all residential;
- PUD-BPR isn't providing mixed-use or much commercial;
- Even suburban mixed-use should provide walkability and connectivity strategies seen in urban and transit mixed-use areas. The buildings may not be built up to the street, however, connections should be there for pedestrians and bikes as well as a grid system.
- Realize the problems associated with mixed-use properties. Oftentimes there are problems with for-sale residential above commercial.
- Mixed-use suburban and urban wouldn't be forced to be the same as mixed-use transit. Mixed-use transit needs to be very specific and only have the ability to be used in very key, specific places.
- Could incentives be incorporated into the code for a successful mixed-use project with active ground floor uses such as added density? Provide one ground floor space large enough for a grocery store and receive X in added residential density?
- "The mixed-use around Lakeside is great!" Although the commercial isn't that great. Entrances face inward towards parking and not the street.
- Olde Town
 - We need a better transition between Olde Town and New Town (more placemaking for New Town).
 - Railroad is a natural barrier but it is important to think about the connections.
 - There should be incentives to repurpose old buildings, not just in Olde Town but throughout the city.
 - Couldn't Olde Town be consolidated into just a few districts?
 - Parking structures should be wrapped with buildings and there should be no exposed ramps.
- Conservation zoning districts
 - Large lots in east Arvada should be conserved even though they could fall into the Infill district.
 - People in Arvada love the quirky horse properties.
 - With the rewrite, make sure to preserve some of the rural/horse character of Arvada. We know we're not a small town but this is a part of Arvada that makes us different than all of the other typical suburbs.
 - Perhaps Residential Agriculture could be expanded a little more.
 - Make sure to encourage community agriculture.

At the next meeting, staff would like input from the Advisory Committee regarding the next draft section of the LDC. The next Advisory Committee meeting is scheduled for Thursday, July 12, 2018 from 6 p.m. to 8 p.m.

Meeting adjourned.