

ARVADA LAND DEVELOPMENT CODE UPDATE

Advisory Committee

Meeting #10

Thursday, May 16, 2019 6:00 - 8:00 p.m.

Meeting Summary

Attendance

Advisory Committee Members:

Guests:

Project Team: Rob Smetana, Carol Ibanez, Loretta Daniel, Jonathon Moore, Jeremiah Bebo, Ryan Stachelski, Lori Graham

Summary highlights of the Group Discussion

- Members of the committee expressed concerns regarding allowing short term rentals in duplex units. It was discussed that each unit of a duplex that is on a separate lot would be allowed as a short term rental, but two units on a single lot would not – only one short term rental would be allowed.
- There was concern regarding allowing a whole house to be a short term rental. Several members thought that an owner should be present during rentals. Allowing whole house rentals could change the character of neighborhoods.
- It was discussed that someone should be close by in order to address any issues related to a short term rental. If not an owner, a responsible party should be required in close proximity for emergencies.
- Enforcement of short term rental regulations will be key for the community.
- Discussion occurred regarding the height allowed for flat roof single family residential homes. Some members of the committee thought flat roofs should be limited to 24 feet and pitched roofs to 27 feet.
- Parking requirements were discussed. Members discussed the parking needs of multi-family residential developments. There was concern that reducing any residential parking requirements would create issues and that car ownership is not declining.
- Reduced parking along transit corridors and in transit oriented developments was discussed. There was concern that transit service is not frequent enough to warrant reductions.
- Side and rear setbacks within the RA zone district were discussed. Side and rear setbacks should be reduced when an RA property abuts another RA property.
- The number of accessory structures allowed in the RA district was also discussed. More than three structures should be allowed.
- The recent Urban Land Institute technical advisory panel for the New Town area was discussed. Many members of the committee were excited that the City undertook the effort. Members discussed the need for design guidelines for the area; that the City needs to be proactive to retain retail; and that the area should be more walkable.
- The development review process to be included within the new LDC was discussed. In general the processes will not change. However, there will be a greater use of standard zone districts, as opposed to PUD districts. That will allow for more administrative reviews. Some members

discussed the desire for public hearings for cases in Olde Town and Reno Park. It was noted that no public review is required under the existing LDC.

The next Advisory Committee meeting is scheduled for Thursday, July 25, 2019 from 6 p.m. to 8 p.m.

Meeting adjourned.