

# **ARVADA LAND DEVELOPMENT CODE UPDATE**

## **Advisory Committee**

### **Meeting #11**

**Thursday, July 25, 2019 6:00 - 8:00 p.m.**

## **Meeting Summary**

### **Attendance**

Advisory Committee Members: Joshua Rodriguez, Mindy Mohr, Steve Camins, Nancy Ford, Fong Lee, Ken Cope, Wally Weart, Richie Averill, Nancy Young, Patricia McConnell, Fred Schmidt

Guests: Jerry Kannapinn, Curtis Westfall, John Girard

Project Team: Rob Smetana, Carol Ibanez, Loretta Daniel, Jonathon Moore, Ryan Stachelski, Lori Graham, Shane Greenburg, John Firouzi

### **Summary highlights of the Group Discussion**

- The committee discussed the proposed building heights for the MX-T and MX-U areas between Grandview Avenue and Interstate 70. Members were concerned about the heights allowed just south of Grandview on the east and west sides of Wadsworth Bypass. It was explained that the height relative to Grandview would be limited to 35 feet on the east side of Wadsworth Bypass. Several members felt that the height on the west side of the bypass should be limited to 45 feet or less.
- The height transition modifications were discussed. Members were in agreement with the recommended changes.
- Parking reductions in the Olde Town area were discussed. Some members expressed concerns with allowing parking credits for new projects, rather than requiring full parking allotment to be met. Several members agreed with the credits as a concept but were concerned that the reductions may be too high, specifically the 40% credit for zone A.
- Some members supported collecting a fee in lieu for parking and/or increased transit. However, it was discussed that there are no options for additional parking structures or lots and that transit options are long term solutions. New surface parking lots should be discouraged or prohibited in order to preserve the Olde Town character.
- A stronger ordinance related to demolition of historic structures was briefly discussed.
- Retail priority streets were discussed for the New Town area. The members were generally in support of focusing on specific streets.
- Staff presented the table of contents for the updated code. Members were in agreement with the outline.
- Short term rentals were discussed. Concerns were raised regarding whole house rentals. It was mentioned that the City Council will be reviewing a draft short term rental ordinance at the August 12<sup>th</sup> workshop.
- Staff reminded the committee of the upcoming open house for the Land Development Code on September 12<sup>th</sup>.

Meeting adjourned.