

# **Land Development Code Update**

Advisory Committee

**Proposed Zoning Districts and Land Use**

April 12, 2018



**We Dream Big and Deliver**

# Welcome to the new Committee Members

- Council Member Nancy Ford
- Council Member Bob Fifer
- Mindy Mohr
- Nancy Young

## Role of the Advisory Committee

- Provide guidance and input on zoning policy direction
- Review proposed elements of the Code Modules prior to Council / Planning Commission workshops and open houses (act as “sounding board”)
- Provide expertise and / or unique perspectives on zoning in Arvada
- Work towards consensus on specific recommendations for zoning regulations

# Agenda

1. Project Overview
2. Issue Outlines
3. Discussion
4. Next Steps and Review of Upcoming Meetings

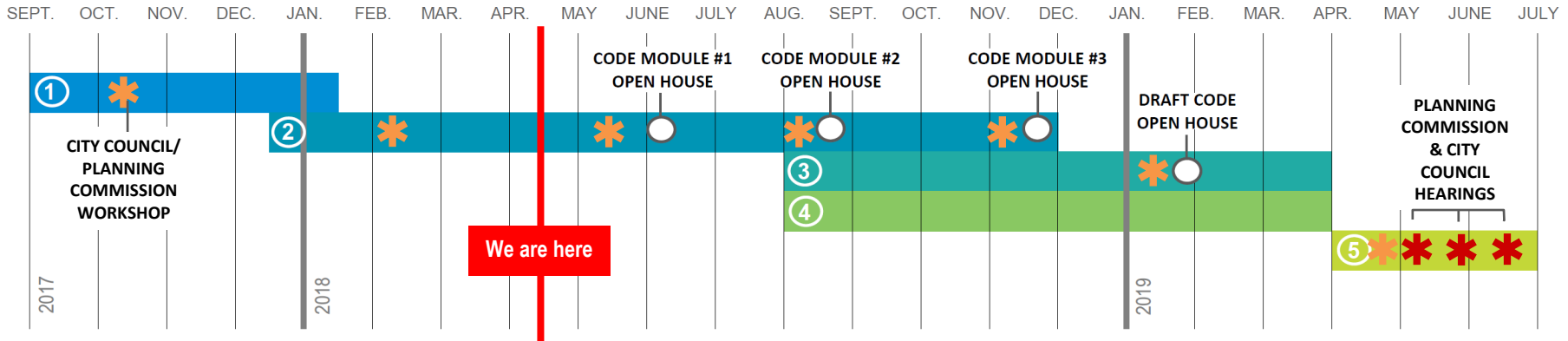
# 1. PROJECT OVERVIEW

# General Purposes



- Implement the 2014 Comprehensive Plan and other City Plans
- Implement City Council Strategic Results
- Streamline development review process
- Update, simplify, and modernize the LDC
- Update the zoning map

# The Work Plan



**1. Project initiation**

**2. Code Modules preparation and public review**

**3. Draft Code development and public review**

**4. Remapping of zoning Districts**

**5. Code completion and approval**

# Public Outreach and Engagement



- Committees and focus groups
- Community open houses
- Website – [AdvanceArvada.org](http://AdvanceArvada.org)
  - Meeting notices and minutes
  - Issue papers and surveys
  - Public review and comment on Code modules
  - Information on remapping
- Social media and newsletters (e.g., Arvada Report, etc.)



# Challenges for Zoning

- **Guiding** incremental change
- **Implementing** City plans
- **Balancing** public interests and private interests (benefits and costs)
- **Provide the infrastructure** for all properties and residents (roads, utilities)
- **Support** the health, safety and welfare of community



## Direction

- PUDs (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
- Council Strategic Results

# Organization

Current Code	Proposed Code
General Provisions	Preliminaries
Administration / Review Roles	Zones and Land Use
Procedures	Buildings and Structures
Districts	Density and Intensity
Use Regulations	Site Design and Environmental
Development Standards	Nonconformities
Subdivision Standards	Roles and Procedures
Nonconformities	Enforcement
Enforcement	Measurement and Definitions
Measurement and Definitions	

# 2. ISSUE OUTLINES

## Issue Outlines

- **Issue Outline #1: Community Character and Land Use**  
Recommendations:
  - Incorporate Community Character
  - Use Density and Open Space as the basis for Residential Zones that are intended for new development
  - Scale of development
  - Proposed Zoning Districts (table)

## Issue Outlines

- **Issue Outline #2: Housing and Neighborhoods**

Recommendations:

- Create a residential conservation zone with sub-zones that reflect typical neighborhood conditions in Arvada
- Consider whether a residential infill zone is needed
- Create residential zoning districts that use density, open space and a housing palette to allow for increased flexibility in subdivision design without the need for planned unit development approvals

# 3. DISCUSSION

# 4. NEXT STEPS



## Next Advisory Committee Meetings

- May 17, 6:00 – 8:00 p.m., Anne Campbell room
- July 12, 6:00 – 8:00 p.m., Council Conference Room
- August 16, 6:00 – 8:00 p.m., Anne Campbell room
- October 11, 6:00 – 8:00 p.m., Council Conference Room

## Next Steps

- **Clear Creek Property Owners Meeting** - Thursday, May 3  
6:00 -7:30 p.m., Council Chambers
- **City Council and Planning Commission Workshop** -  
Monday, May 14, 6:00 p.m. Council Chambers

## Open Houses (Anne Campbell room and atrium)

- **Community Open House #1, Code Module 1** – Thursday, June 7, 6:00 – 8:00 p.m.
- **Community Open House #2, Code Module 2** – Wednesday, August 29, 6:00 – 8:00 p.m.
- **Community Open House #3, Code Module 3** – Thursday, Nov. 29, 6:00 – 8:00 p.m.

# Code “Modules”

## Proposed Code

### Preliminaries Zones and Land Use **Module 1**

**Council /Planning Commission - May 14**

**Community Open House – June 7**

Density and Intensity

Site Design and Environmental

Nonconformities

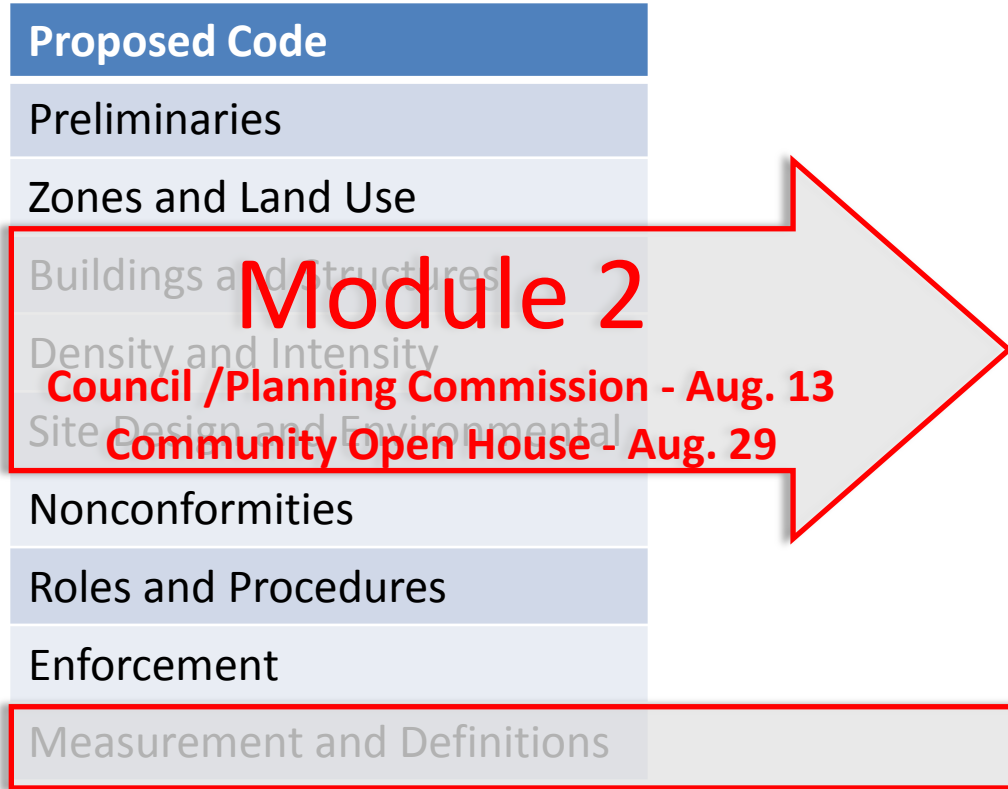
Roles and Procedures

Enforcement

Measurement and Definitions

- Introduction, applicability, transition to new LDC
- Zones, land use tables, use-specific standards
- Housing palette, neighborhood conservation, building design
- Related measurements and definitions

# Code “Modules”



- Supplemental standards, signs
- Density, intensity, open space
- Site design, landscaping, parking, circulation, lighting, public improvements, hazard mitigation
- Related measurements and definitions

# Code “Modules”

## Proposed Code

Preliminaries

Zones and Land Use

Buildings and Structures

Density and Intensity

Site Design and Environmental

Nonconformities

Roles and Responsibilities

Enforcement

Measurement and Definitions

## Module 3

**Council /Planning Commission - Nov. 12**

**Community Open House - Nov. 29**

- Nonconformities
- Development review bodies
- Standard procedures
- Specialized procedures
- Dedications, fees-in-lieu, fees
- Variances and appeals
- Enforcement procedures
- Related definitions