

Land Development Code Update

City Council / Planning Commission Workshop

May 14, 2018



We Dream Big and Deliver

PURPOSE OF MEETING

- To provide an update about the LDC rewrite project;
- To provide an overview of the LDC's organization; and
- To provide a summary of “Module 1”

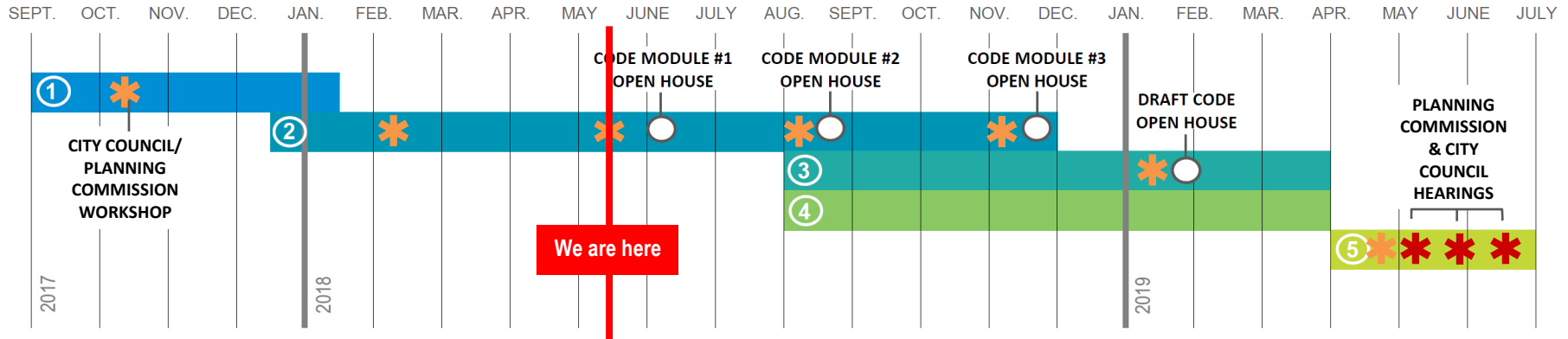
1. LDC UPDATE OVERVIEW

GUIDING PRINCIPLES



- 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

DIRECTION

Direction based on a Strategic Assessment, focus groups, and Council, Planning Commission, Advisory Committee, and community meeting comments:

- 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
- Simplification / Streamlining

2. LDC ORGANIZATION

CURRENT CODE ORGANIZATION

- Article 1. - GENERAL PROVISIONS
- Article 2. - CODE ADMINISTRATION AND REVIEW ROLES
- Article 3. - DEVELOPMENT REVIEW AND ADMINISTRATIVE PROCEDURES
- Article 4. - ZONING DISTRICTS
- Article 5. - USE REGULATIONS
- Article 6. - DEVELOPMENT STANDARDS
- Article 7. - SUBDIVISION REGULATIONS AND IMPROVEMENTS
- Article 8. - NONCONFORMITIES
- Article 9. - ENFORCEMENT AND PENALTIES
- Article 10. - RULES FOR MEASUREMENT AND DEFINITIONS

CURRENT CODE ORGANIZATION

- Article 1. - GENERAL PROVISIONS

• Article 2. - CODE ADMINISTRATION AND REVIEW ROLES
• Article 3. - STARTS MAINLY WITH PROCEDURE
PROCEDURES

• Article 4. - ZONING DISTRICTS
• Article 5. - USE REGULATIONS
• Article 6. - DEVELOPMENT STANDARDS
• Article 7. - SUBDIVISION REGULATIONS AND IMPROVEMENTS
Then Districts, Uses, Development
Standards, and Subdivisions

• Article 8. - NONCONFORMITIES
• Article 9. - ENFORCEMENT AND PENALTIES
Finishes with Procedure / Quasi-Procedure

- Article 10. - RULES FOR MEASUREMENT AND DEFINITIONS

PROPOSED CODE ORGANIZATION

- PRELIMINARIES
 - *What's this All About?*
- ZONING DISTRICTS, LAND USE, BUILDINGS, AND STRUCTURES
 - *What Can I Do and How Much Can I Build?*
- SITE DESIGN AND ENVIRONMENTAL QUALITY
 - *How Does It Have to be Designed?*
- NONCONFORMITIES
 - *What if the Existing Situation Doesn't Conform to the New Rules?*

PROPOSED CODE ORGANIZATION

- DEVELOPMENT REVIEW
 - *Who Do I Have to Ask and What's the Process?*
- ENFORCEMENT
 - *How is the Code Enforced?*
- MEASUREMENTS, WORD USAGE, RULES OF CONSTRUCTION, AND DEFINITIONS
 - *How Are the Measurements Made, and What do the Words and Acronyms Mean?*

3. MODULE 1

MODULE 1 FOCUS

- PRELIMINARIES
 - *What's this All About?*
- ZONING DISTRICTS, LAND USE, BUILDINGS, AND STRUCTURES
 - *What Can I Do?*

- DEFINITIONS
 - *What do the Words and Acronyms Mean?*

PT. 1: PRELIMINARIES

- The “Boilerplate”
 - Title
 - Purpose and Intent
 - Authority
 - Applicability
 - Minimum Standards
 - Compliance

PT. 2: ZONING DISTRICTS, LAND USE, BUILDINGS, & STRUCTURES

- Establishes New Zoning Districts:
 - 15 zoning districts proposed (not including 7 Olde Town sub-districts)
 - Replace 37 existing zoning districts (not including 7 Olde Town sub-districts)

NEW ZONING DISTRICTS: STRATEGIES

- Residential Strategy:
 - Residential / Agricultural replaces current Agricultural zone
 - Residential Conservation replaces current residential zones in areas with established neighborhoods
 - Maintains existing character
 - Residential Infill replaces current residential zones in areas with established neighborhoods that are increasing in intensity
 - Allows intensification
 - Residential (6 u/a, 13 u/a, and 24 u/a) replace current residential zones in undeveloped / developing areas
 - Allows a mix of housing types

NEW ZONING DISTRICTS: STRATEGIES

- Nonresidential Strategy:
 - Residential, Business allows conversion of homes into businesses, as well as residential-scaled businesses
 - Mixed-Use (suburban, urban, TOD), allows a wide range of development opportunities in areas currently zoned for commercial or mixed-use purposes
 - Industrial, Light and Industrial, Heavy (Outdoor) replace I-1 and I-2 zones, as well as Clear Creek industrial zones
 - Parks and Open Space replaces Conservation

NEW ZONING DISTRICTS: STRATEGIES

- Olde Town Strategy:
 - Retaining existing Olde Town approach, including sub-districts
 - Cleaning up standards to clarify points of ambiguity

NEW ZONING DISTRICTS: STRATEGIES

- Planned Unit Development Strategy:
 - Collapse PUD into a single “zone”
 - Rezone, to extent possible, existing PUDs to “straight zones”
 - Allow PUD in future for extraordinary new development

PT. 2: ZONING DISTRICTS, LAND USE, BUILDINGS, & STRUCTURES

- Part 2 also sets out land use tables that incorporate the new zoning districts
 - Builds upon prior work with Article 5 reform
 - 9 Tables, based on nature of uses listed in table:
 - Residential; special residential; hospitality, recreation, & entertainment; commercial; community, civic, educational, health care, & institutional; industrial, processing, recycling, storage, & disposal; motor vehicle; utility & communications; agriculture

PT. 2: ZONING DISTRICTS, LAND USE, BUILDINGS, & STRUCTURES

- Allows uses based on three different levels of review:
 - As-of-right use – staff approval
 - Limited use – staff approval, subject to use-specific standards
 - Conditional use – public hearing approval, subject to general conditional use standards and use-specific standards
- Each row provides a cross-reference (hyperlinked) to use-specific standards if there is a zoning district in which they apply

EXAMPLE LAND USE TABLE

Table 1.2.306
Commercial, Institutional, Health Care, and Institutional Land Use by Zoning District

Land Use	Zones														Reference
	Residential							Mixed-Use				Industrial			
	R13	R24	RC	RI	RB	MU-S	MU-U	MU-T	OT	IL	IH				
Ambulance Services	-	-	-	-	-	L	L	-	C	L	L			1.2.406	
Cemetery	L	L	-	-	-	L	L	-	-	-	-	-	-	1.2.406	
Crematorium	-	-	-	-	-	C	-	-	-	-	-	-	L	1.2.406	
Day Care, Adult or Child	-	-	L	L	L	C	C	A	A	A	A	L	L	-	1.2.406
Funeral Home / Mortuary	-	-	-	-	-	-	-	C	A	A	-	L	-	-	1.2.406
Hospital	-	-	-	-	-	-	-	C	A	A	A	L	-	-	1.2.406
Medical Office	-	-	-	-	-	-	-	A	A	A	A	A	-	-	1.2.406
Public Lands, Parks, or Buildings	A	A	A	A	A	A	A	A	A	A	A	A	A	A	-
Place of Assembly	-	L	L	L	L	L	L	A	A	A	A	L	L	-	1.2.406
School, Kindergarten, Elementary, Middle, or High	-	L	L	L	L	L	L	A	A	A	A	L	L	-	1.2.406
School, Vocational, Trade, College, or University	-	-	-	-	-	-	-	A	A	A	A	L	L	L	1.2.406

Subject to Design Standards

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Cemetery	L	L	-	-	-	L	L	-	-	-	-	-	1.2.406		
Crematorium	-	-	-	-	-	C	-	-	-	-	L		1.2.406		
Day Care, Adult or Child	-	-	L	L	L	C	C	A	A	A	A	L	L	-	1.2.406
Funeral Home / Mortuary	-	-	-	-	-	-	-	C	A	A	-	L	-	-	1.2.406
Hospital	-	-	-	-	-	-	-	-	A	A	L	-	-		1.2.406
Medical Office	-	-	-	-	-	-	-	-	A	A	A	-	-		1.2.406
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Place of Assembly	-	L	L	-	-	-	-	-	A	A	L	L	-		1.2.406
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Subject to Design Standards

Subject to Location, Design, and Operational Standards

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Ambulance Services	-	-	-	-	-	-	-	-	-	L	L	-	-	-	L	1.2.406
Cemetery	L	L	-	-	-	L	L	-	-	-	-	-	-	-	-	1.2.406
Crematorium	-	-	-	-	-	-	-	-	C	-	-	-	-	-	L	1.2.406
Day Care, Adult or Child	-	-	L	L	L	C	C	A	A	A	A	A	L	L	-	1.2.406
Funeral Home / Mortuary	-	-	-	-	-	-	-	C	A	A	A	-	L	-	-	1.2.406
Hospital	-	-	-	-	-	-	-	-	-	A	A	A	L	-	-	1.2.406
Medical Office	-	-	-	-	-	-	-	-	-	A	A	A	A	-	-	1.2.406
Public Lands, Parks, or Buildings	A	A	A	-	-	-	-	-	-	A	A	A	A	A	A	-
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Subject to Design Standards

Restricted by Sub-District

Subject to Location, Design, and Operational Standards

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Crematorium	-	-	-	-	-	-	C	-	-	-	-	-	L	1.2.406
Day Care, Adult or Child	-	-	L	L	L	C	C	A	A	A	A	L	L	1.2.406
Funeral Home / Mortuary	-	-	-	-	-	-	-	C	A	A	-	L	-	1.2.406
Hospital	-	-	-	-	-	-	-	-	-	A	A	L	-	1.2.406
Medical Office	-	-	-	-	-	-	-	-	-	A	A	A	-	1.2.406
Public Lands, Parks, or Buildings	A	A	A	-	-	-	-	-	-	A	A	A	A	-
Place of Assembly	-	L	L	-	-	-	-	-	-	A	A	L	L	1.2.406
School, Kindergarten, Elementary, Middle, or High	-	L	L	-	-	-	-	-	-	-	-	-	-	1.2.406
School, Vocational, Trade, College, or University	-	-	-	-	-	-	-	A	A	-	-	-	-	1.2.406

Subject to Design Standards

Restricted by Sub-District

Subject to Location, Design, and Operational Standards

Hyperlinks to Standards

PT. 2: ZONING DISTRICTS, LAND USE, BUILDINGS, & STRUCTURES

- When land use tables are more settled, Part 2 will include use-specific standards and dimensional requirements for lots and buildings

7. NEXT STEPS

NEXT STEPS

- Iterative process of input and drafting

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.

CONTINUED PUBLIC OUTREACH AND ENGAGEMENT



- Committees and focus groups
- Community open houses
- Website – [AdvanceArvada.org](https://www.advancearvada.org)
 - Meeting notices and minutes
 - Issue papers and surveys
 - Public review and comment on Code modules
 - Information on remapping
- Social media and newsletters

Questions?