

# **Land Development Code Update**

## **City Council Workshop**

**February 10, 2020**



**We Dream Big and Deliver**

# GOALS OF THE LDC UPDATE

- Implement the Arvada Comprehensive Plan and other City plans ✓
- Implement City Council's Strategic Results ✓
- Update, simplify, and modernize zoning districts and standards ✓
- Streamline the development review process ✓
- Make the LDC easier to understand and use ✓
- Update the zoning map with new zoning districts ✓

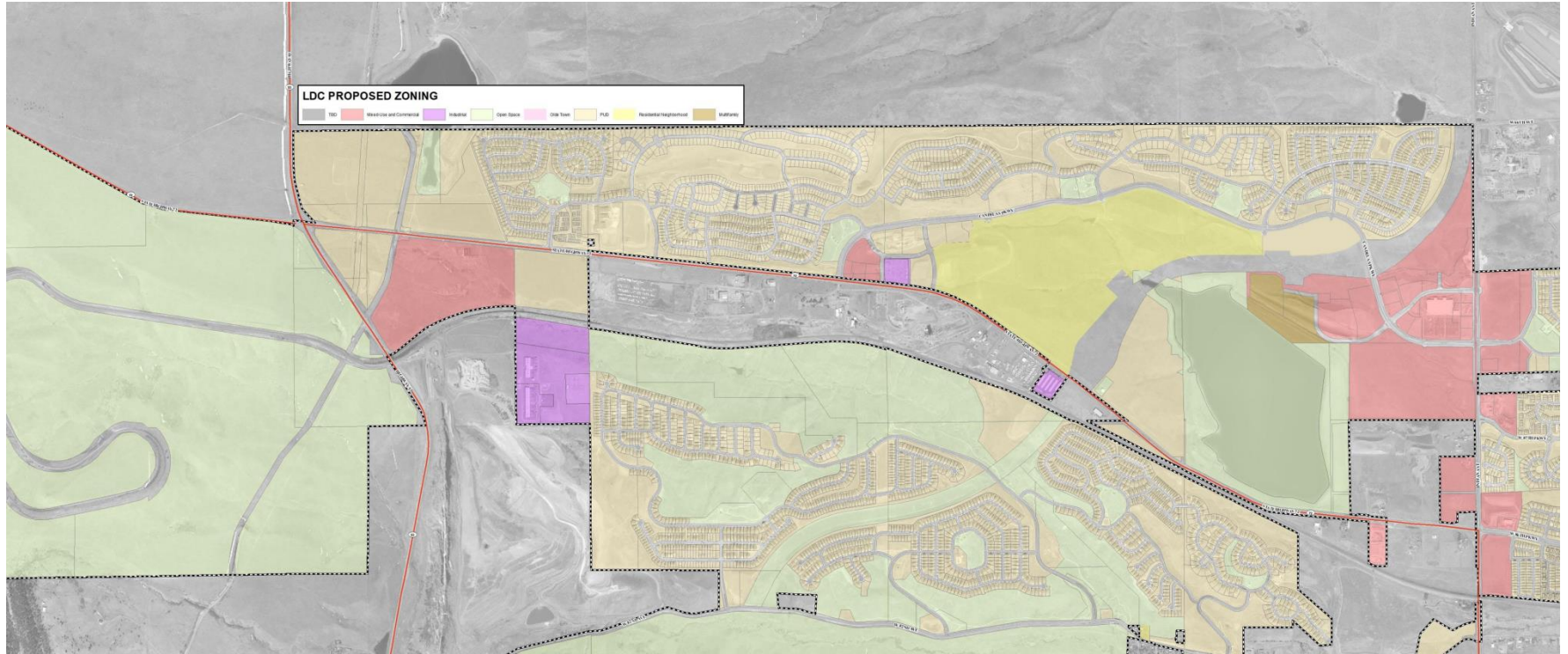
## PUBLIC/PC/CC PARTICIPATION

- Six open houses – Average attendance of 50 people
- Open office hours – 42 people provided comment
- Phone and email contacts – 40 people
- Cameo Estates neighborhood meeting – 65 people
- Online comments – Over 100 comments throughout the process
  
- Advisory Committee meetings – 11 meetings
- Focus Group meetings – 7 meetings with 5-10 attendees at each
- City Council/Planning Commission workshops – 12 meetings

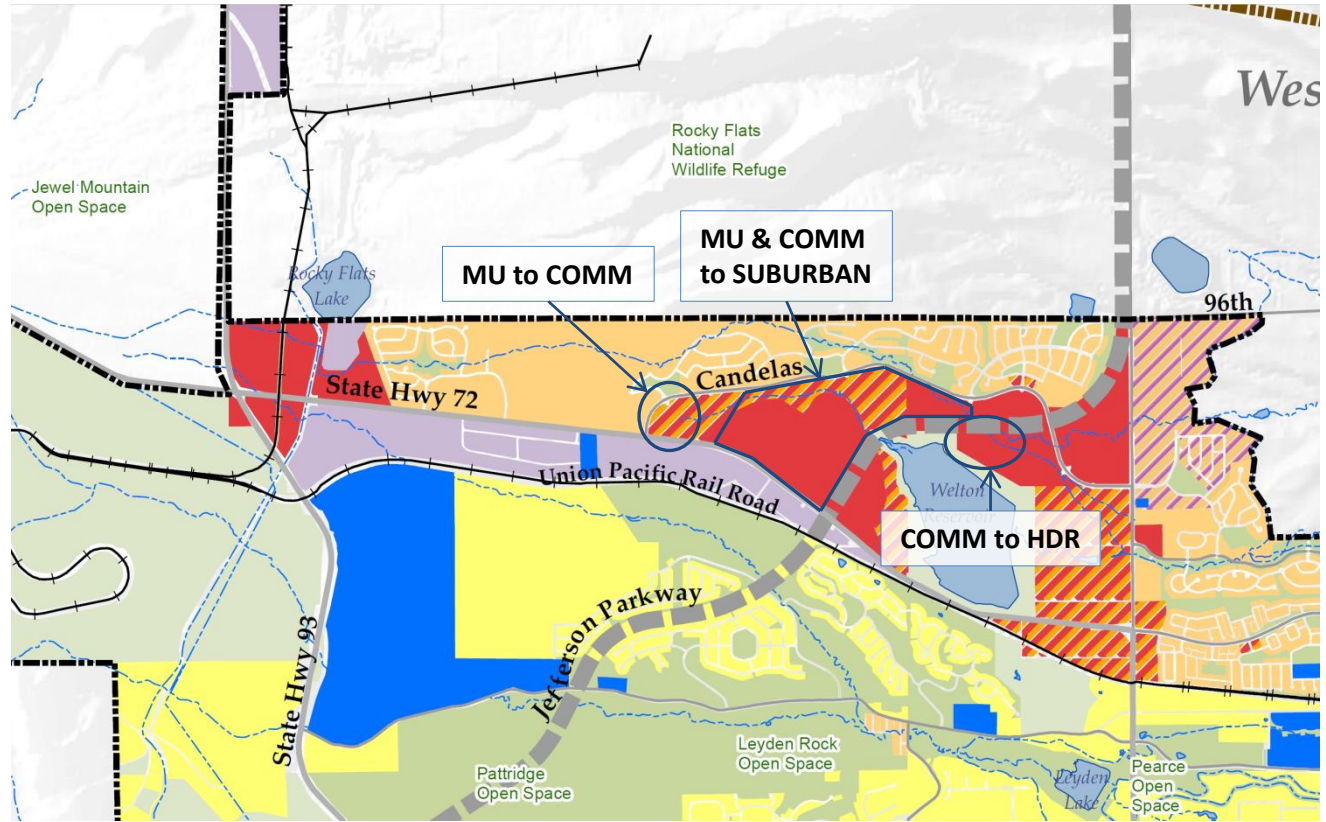
# TOPICS FOR DISCUSSION

- Proposed northwest Arvada zoning map
- Comprehensive Plan amendments to align with northwest area map
- Follow-up on affordable housing parking information
- Next steps in the adoption process

# PROPOSED ZONING MAP (NW)



# COMPREHENSIVE PLAN AMENDMENTS



# PARKING MINIMUMS FOR AFFORDABLE UNITS

Project	Approved Parking	Current LDC Parking Requirement	Proposed LDC Parking Requirement	Current Proposal for Affordable Parking (1.4 spaces for efficiency and one bedroom units and 2.0 spaces for two or more bedroom units)	Previous Proposal for Affordable Parking (1.25 spaces for efficiency and one bedroom units and 1.5 spaces for two of more bedroom units)
<b>Haskins Station</b> (48 efficiency units, 77 one bedroom units, 43 two bedroom units)	370 Spaces (1.75 spaces per bedroom)	370 Spaces (1.75 spaces per bedroom)	281 Spaces (1.33 spaces per bedroom)	261 Spaces (1.23 spaces per bedroom)	221 Spaces (1.05 spaces per bedroom)
<b>Arvada Ridge Phase 2*</b> (44 efficiency units, 160 one bedroom units, 92 two bedroom units)	474 Spaces (1.22 spaces per bedroom)	651 Spaces (1.67 spaces per bedroom)	511 Spaces (1.32 spaces per bedroom)	470 Spaces (1.21 spaces per bedroom)	393 Spaces (1.01 spaces per bedroom)
<b>Olde Town Residences*</b> (30 efficiency units, 154 one bedroom units, 68 two bedroom units)	367 Spaces (1.14 spaces per bedroom)	554 Spaces (1.73 spaces per bedroom)	431 Spaces (1.34 spaces per bedroom)	393 Spaces (1.22 spaces per bedroom)	332 Spaces (1.04 spaces per bedroom)
<b>Solana Olde Town*</b> (212 one bedroom units, 118 two bedroom units, 22 three bedroom units)	622 Spaces (1.21 spaces per bedroom)	774 spaces (1.51 spaces per bedroom)	642 Spaces (1.25 spaces per bedroom)	577 Spaces (1.13 spaces per bedroom)	475 Spaces (0.92 spaces per bedroom)
<b>Kipling Commons</b> (48 two bedroom units)	121 Spaces (1.26 spaces per bedroom)	121 Spaces (1.26 spaces per bedroom)	101 Spaces (1.05 spaces per bedroom)	96 Spaces (1.00 spaces per bedroom)	72 Spaces (0.75 spaces per bedroom)
<b>*Projects within 1/2 mile of a G Line station</b>					

# NEXT STEPS



# NEXT STEPS

## NW Arvada Remapping

- **Open House** – February 18<sup>th</sup>
- **Planning Commission Public Hearing** – March 17<sup>th</sup>
- **City Council 1<sup>st</sup> Reading** - April 6<sup>th</sup>
- **City Council Public Hearing** – April 20<sup>th</sup>

## LDC and Remapping of all other areas

- **Final Draft and Remapping Comment Period** – February 6<sup>th</sup> to March 3<sup>rd</sup>
- **Planning Commission Public Hearing** – March 3<sup>rd</sup>
- **City Council 1<sup>st</sup> Reading** – March 16<sup>th</sup>
- **City Council Public Hearing** – April 6<sup>th</sup>

# CONTINUED PUBLIC OUTREACH AND ENGAGEMENT



- Community open houses
- Website – [AdvanceArvada.org](https://www.advancearvada.org)
- Social media and newsletters

# Questions?