

2021 Code Amendments, Phase III

3rd Public Outreach Meeting

October 12, 2021

Community and Economic Development Department



Summary

- Public Outreach efforts
- Targeted Stakeholder Outreach

Proposed Text Amendments

- Safe Parking
- Tiny Home Village
- Mixed Use Zone District (MU)
- Compliance with the Comprehensive Plan
- Zoning Overlays
 - Welby Subarea Plan
 - Federal Blvd. Framework Plan
 - TOD and Rail Station Area Planning Guidelines

Public Outreach

- Targeted Public Outreach Meetings
 - 15,000 mailings (property owner/residents)
 - Welby Subarea Plan
 - Federal Blvd. Framework Plan
 - TOD (1/2) buffer from 6 Station Areas
 - Industrial/ Business Stakeholders
- 1st Public Outreach Meeting- June 22nd
- 2nd Public Outreach Meeting- July 27th
- County Wide Public Outreach Meeting- July 29th
- In addition to the mailings, all meeting were advertised on the regulation amendments website, all social media accounts, including next door, and in County newsletters

Stakeholder Outreach

- Community Safety and Wellbeing
- Sheriffs Office and Code Compliance
- Adams County School Districts
- CEDD- Chief Building Official
- CEDD- Public Health Policy and Program Specialist
- Local Nonprofits
 - Maiker Housing Partners
 - Access
 - Brothers Redevelopment, Inc.
 - Almost Home
 - Colorado Safe Parking Initiative
 - Growing Home
 - Colorado Interfaith Alliance
 - Cold Weather Care
 - St. Francis Center
 - Salvation Army
 - Colorado Village Collaborative
 - Brighton Housing Authority

Safe Parking

- Purpose
- Accessory to existing commercial and institutional uses
- Administrative Review Permit (ARP) with 1-year expiration
 - Public Notification
 - Inspection required prior to approval
- Site Standards
 - Minimum size: 25% of existing parking area or 5 spaces, whichever is less
 - Minimum spacing requirements
- Setbacks from safe parking area
 - Residential use: 20 ft.
 - Non-residential use: 5 ft.

Safe Parking

- Operations Plan required. An operations plan that includes, but is not limited to, services provided and security measures, is required at the time of application.
- Approved vehicles: All vehicles must fit into a standard parking stall
- Water and Sanitation
 - TCHD sign off
- Hours of Operation: 6 p.m. to 7 a.m.
 - Quiet Hours: 10 p.m. to 7 a.m.
- Fire Safety: Outdoor storage, temporary shelters, and use of fires, heaters, or outdoor grills is prohibited within a safe parking area.

Safe Parking

- Additional Performance Standards
 - Trash and Disposal Collection Plan
 - Responsible Agent
 - Posting- Address and phone number of Responsible Agent
 - Must be available to respond to complaints within 1 hour
 - Emergency Access
 - Current Registration
 - Screening requirements
 - County Code Officer information will be posted on site at all times

Tiny Home Villages

- Transitional housing
- Conditional Use Permit (CUP)
 - Neighborhood Meeting required
- Site Standards
 - Conditional in all zone districts
 - Demonstrate compatibility
 - Minimum lot size: ½ acre
 - Public Water and Sewer
 - Minimum Number of Homes: 10 tiny homes
 - Minimum Spacing between homes: 10 feet
- Tiny Home Standards
 - Minimum size: 100 square feet
 - Maximum size: 400 square feet, excluding any lofts
 - Minimum ceiling height: 6' 8"
 - Building Materials: Current adopted Code

Tiny Home Villages

- Open Space
 - 200 square feet per unit (60 sq. ft. can be private)
- Operations Plan required. An operations plan that includes, but is not limited to, services provided and security measures, is required at the time of application.
- Responsible Agent Required:
 - Posting- Address and phone number
 - Must be available to respond to complaints within 1-hour
- Additional Performance Standards
 - Trash Disposal and Collection Plan
 - Screening from adjacent uses- Type B Bufferyard
 - Animals- 1 dog or cat per home
 - Maximum height of internal fencing: 42 inches
 - Minimum setback from property line: 10 feet

Tiny Home Villages

- Common Facilities

- Restroom and shower facilities, kitchen area, laundry facilities
- Available at all times with paved system of walkways connecting homes
- Shower and restroom facilities
 - Dependent on the maximum number of occupants

- Parking

- Parking Plan approved with the Conditional Use Permit
- Minimum of one (1) space for every three (3) homes and a minimum of one (1) space for every employee
- Can be increased or decreased by the BoCC based on transportation needs of the residents, services provided to the residents, and the proximity of the Village to the RTD light rail stations or bus stops

- Storage

- No Outdoor Storage

Mixed-Use Zone District (MU)

- Dimensional Standards

- Minimum lot size: N/A
- Minimum lot width: 75 feet

- Density

- Minimum Density: 10 du/acre
- Maximum Density: 35 du/acre*

- Height

- Principle Structure: 60 feet *
- Accessory Structures: 16 feet

- FAR standards- .75

Calculated by adding the area of each floor of the development and dividing this number by the total area of the lot. Bulk Structure on the site

* Incentives will be available as outlined in the forthcoming Economic Development Incentives Policy

Mixed-Use Zone District (MU)

- Required Setbacks
 - Front/Side Corner: Min. 5 feet. Max. 25 feet.
 - Side: 5 feet, 20 feet if adjacent to R-1-C or R-2 zoned properties
 - Rear: 5 feet, 20 feet if adjacent to R-1-C or R-2 zoned properties
- Graduated Setback:
 - Upper stories above 35 feet in height shall be stepped down from its highest roofline at least one full story for a depth of at least 15 feet where adjacent to properties zoned R-1-C, or R-2.
 - Upper stories above 51 feet in height shall be stepped down from its highest roofline at least one full story for a depth of 25 feet where adjacent to properties zoned R-1-C, or R-2

Mixed-Use Zone District (MU)

- Minimum floor area of dwellings
 - Efficiency Unit: 450 sq. ft.
 - One Bedroom: 600 sq. ft.
 - Two Bedroom: 750 sq. ft.
 - Three Bedroom: 900 sq. ft.
 - Four Bedroom: 1,000 sq. ft.
- Required Roadway Classification: State Highway, Arterial, or Collector road.
- Site Plan and Architectural Concept-Level Drawings approved with the Rezone application.

Overlays

Overlay: Zoning District that is applied over existing base zoning. Add additional restrictions and incentives

Adopted Long Range Plans

- TOD and Rail Station Area Planning Guidelines
- Clear Creek Valley TOD
- Welby Subarea Plan
- Federal Boulevard Framework Plan

RTD FasTracks Stations

1. Arvada Goldstrike Station
2. Clear Creek (Federal) Station
3. Pecos Junction Station
4. Original Thornton/88th Avenue Station Area
5. Commerce City/72nd Station
6. The Westminster Station

Overlays

Intent: Mixed-Use, pedestrian friendly environments

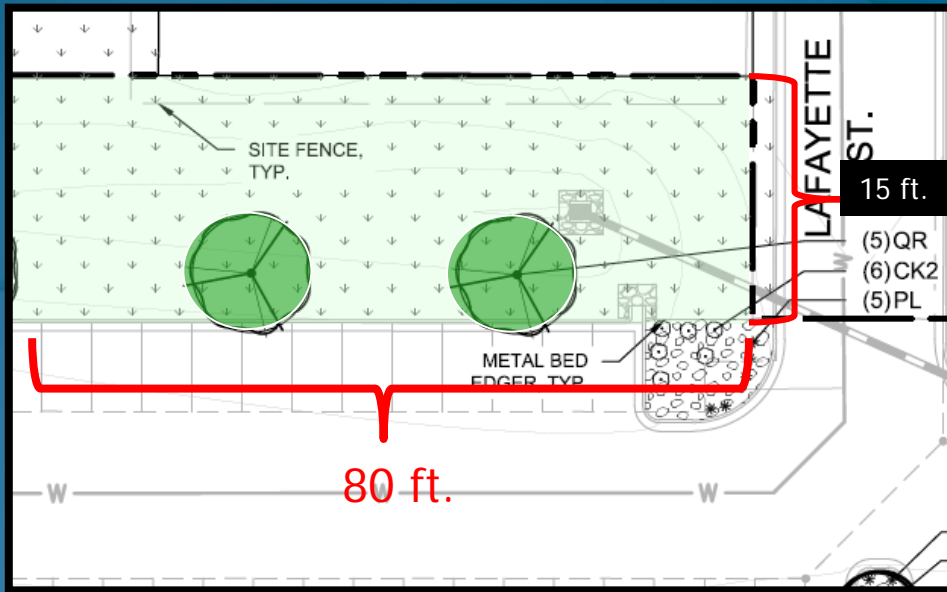
- Building Orientation
 - Entrances cannot face parking lots (not applicable to single and duplex developments)
 - Streets, connecting walkways, plazas, parks or other outdoor spaces
- Off-Street Parking
 - No parking allowed in between the street and front or side of a building
- Architectural Design
- Building Material
- Sense of Place

Overlays

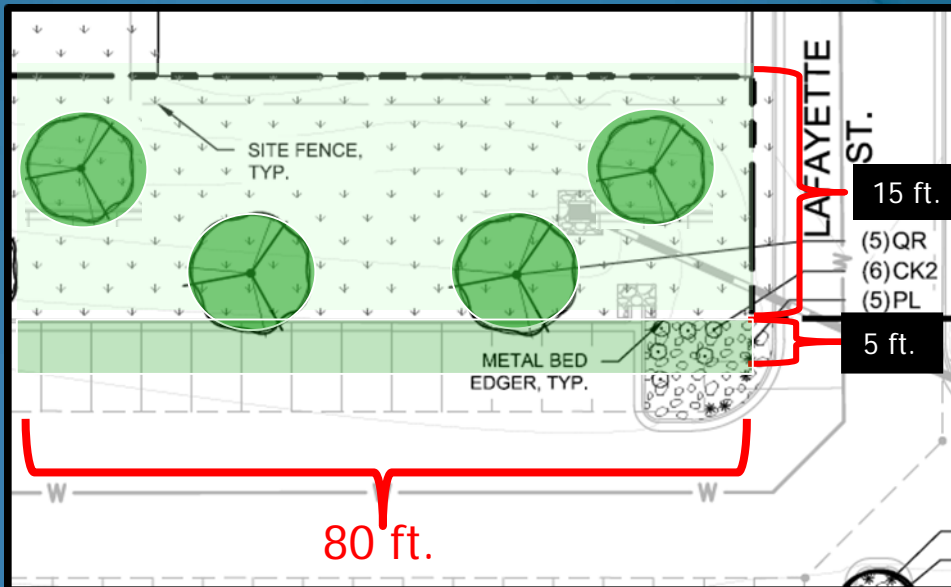
Sense of Place: Minimum of 2 elements, one being specific to the Overlay or displays local art. Must be placed between the sidewalk and the front façade.

- Gateways to the site at pedestrian entrances that can be enhanced by special plantings or decorative fencing
- Accents, such as brick pavers or other material changes that can enhance the pedestrian experience
- Lighting effects, such as decorative fixtures, pole types, lamp color, and style
- Patios with seating
- Plazas with benches
- Promenades
- Terraces
- Water features
- Clock Towers
- Murals
- Pocket parks
- Local Artwork Displays
- Additional elements that are not listed may be accepted and approved by the Director with written justification as part of the building permit application. An alternative location for the elements can be approved by the Director with written justification.

Overlays



Type C Bufferyard:
15-foot bufferyard with 2 trees/ 80 feet.
Screen fencing



Type C Bufferyard:
20-foot bufferyard with 4 trees/ 80 feet.
Screen fencing

Overlays

- Mixed-Use
 - Minimum lot width of 75 feet
 - Fronts an Arterial, Collector, or State Highway
- Incentives will be available as outlined in the forthcoming Economic Development Incentives Policy

Welby Overlay

- Phase 2- Economic Development efforts, Branding Welby, Stakeholder Outreach
- Multiple Permitted Uses (Beehive Concept):
 - Administrative Review Permit
- Hours of Operation:
 - 6:00 a.m. to 10:00 p.m. when industrial development abuts residentially zoned or used property
 - Additional hours can be approved through a SUP if the applicant can demonstrate that all negative impacts can be mitigated

Welby Overlay

- Industrial Encroachment: No new Industrial development shall be permitted in North Welby (Comp Plan amendments)
- Industrial Development: New Industrial shall be limited to the parcels with a Mixed-Use Employment FLU
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- Incentives will be available: Key corridors- Washington St., York St., and E. 78th Avenue

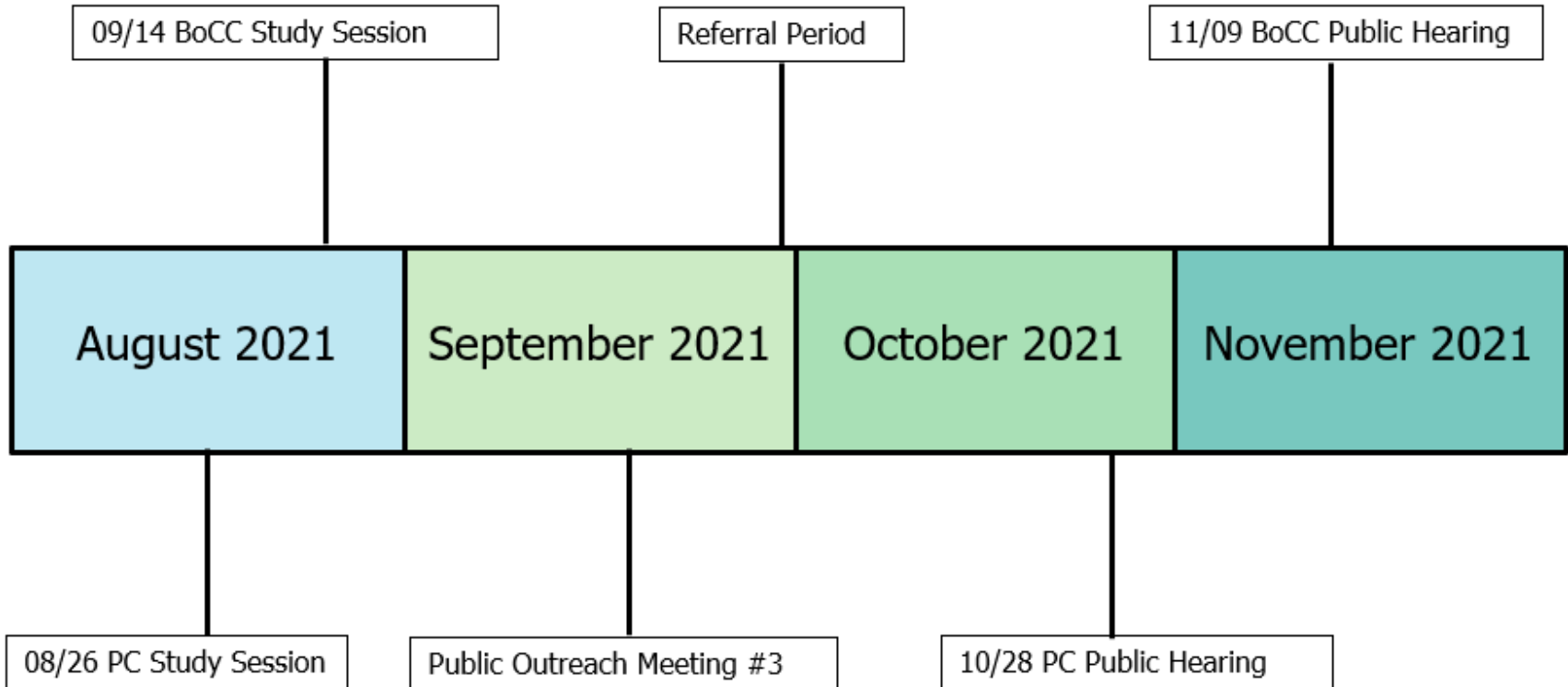
Federal Blvd. Overlay

- Phase 2- Economic Development efforts, Branding Federal, Stakeholder Outreach
- Driveways: Enhance the walkability
 - Creation of new sidewalk curb cuts should be avoided
 - Where feasible, ingress and egress from parking shall be from side streets.
 - Shared driveways and shared parking strongly encouraged

TOD Overlay

- Phase 2: Station Area Specific
- Pedestrian Amenities:
 - Benches, public art, planters, trash receptacles, etc. are encouraged and shall be located along sidewalks, and in landscaped areas, open spaces and plazas.
- Driveways: Enhance the walkability
 - Creation of new sidewalk curb cuts should be avoided
 - Where feasible, ingress and egress from parking shall be from side streets.
 - Shared driveways and shared parking strongly encouraged
- On-Street Parking:
 - Defined by landscape curb extensions or bulb-outs
 - Conventional or enhanced crosswalks shall be provided at all intersections

Timeline



Please send comments to: LBajelan@adcogov.org

To stay informed about the process for these amendments, please visit <http://www.adcogov.org/regulation-amendments>