

## Meeting of the Planning Commission, March 3, 2015

Notes taken by Nancy Young

6:30 pm. Commissioners present were Caswell, Goff, Hannan, Rothschild, and Connell. Commissioners Sullivan and Crouse were excused. Citizens present – 17.

Acting Chairperson Hannan opened the public hearing regarding rezoning a portion of the Reno Park National Historic District from Residential-Multifamily to Residential-Small Lot.

The City of Arvada is the applicant on behalf of the neighborhood. In 1970, this area (roughly surrounding W. 57th & Yarrow) was zoned Residential-Multifamily, which would allow some commercial uses, duplexes, and multi-family units of 5-12 units per acre. With the advent of large apartment buildings in and near Olde Town, the neighbors organized to protect their charming neighborhood from inappropriate development.

The neighbors contacted the 55 owners of 58 lots in the district. The responses were: 45 in favor of rezoning (including the owner of 3 lots), 3 opposed, and 10 who did not respond to letters or door knocks.

Six citizens commented in favor of the proposal, including the following:

- We have a gem here - a charming neighborhood and the first residential neighborhood platted in Arvada.
  - After the City went to the effort to establish a National Historic District, it is important that its character be maintained for future generations.
  - Reno Park is adjacent to Olde Town. There are only 4 places in Colorado that still have this combination of original, side-by-side residential and commercial historic districts.
  - Arvada is believed to be the only city in Colorado to have three contiguous National Historic Districts: Reno Park, Olde Town, and Stocke-Walter on the east.
  - Similar neighborhoods in Denver and throughout the Metro area are being scraped. Do not let Arvada suffer the same fate.
  - The proposed zoning would allow additions to existing homes, many of which are small by modern standards, while still preserving the sense of neighborhood.
  - Reno Park is a real neighborhood. Arvada has more than enough multi-family units.
- One commenter noted that some people are shy about speaking and asked if everyone who supported the rezoning would stand. Everyone present stood - 100% of attendees.
- Commissioner questions and comments are summarized below:
- Historic designation is an honorary title and provides no protection to the structures in the neighborhood.
  - This request for rezoning multiple lots is a rarity. In the last 30 years, only two instances were noted: this one for Reno Park and a similar request for the Stocke-Walter National Historic District.
  - This proposal will limit property owners' control over the use of their property.

- Ten owners did not respond. In general, if someone is opposed to a proposal, they respond to the City, while those in favor are often silent. There is no reason to expect that the non-respondents oppose the rezoning.
- It is important to preserve the history of Arvada.

Commissioners voted 5-0 to recommend approval of the Reno Park rezoning to City Council. The workshop on Australia has been postponed to the March 17th meeting. Items on that agenda are the Davenport rezoning and Land Development Code Amendments regarding Building Form Standards in Olde Town.

The meeting adjourned at about 7:10 pm.