

Meeting of the Planning Commission, January 05, 2016

Notes taken by Nancy Young

6:30 Commissioners present were Sullivan, Hannan, Goff, Crouse, Rothschild and Connell. Commissioner Caswell was excused. Citizens present - 3. Presenters & staff - 8. The minutes from the last meeting were approved as presented.

The only business item was a public hearing for Micro Spaces @ Indiana Business Center, 6670 Holman Street (north of W. 64th and east of Indiana), Preliminary Development Plan (PDP).

Presenters included Greg Pierce, the developer; Matt Adams, civil engineer; and Kent Sanford, architect.

This development will be an industrial ownership condominium, involving 65 small business units (in 8 separate buildings), ranging in size from 650 square feet to 1500 square feet. Estimated pricing is \$110,000 to \$300,000, with estimated monthly payments of \$500 to \$1500. About 100-200 new jobs are expected to be created through this development.

The developer noted that most spaces built today for small business are too big for this market - entrepreneurs seeking "the next step" from home- or garage-based business. The few spaces that meet their smaller size requirement are often older without modern business amenities.

The architectural style will reflect Arvada's agricultural heritage, while using modern materials and design features. There will be two building types in the complex - a barn-like structure and a shed-like structure. All buildings will be two stories. The buildings will be arranged on the site in varying orientations - some facing north-south and some east-west, thus providing variety to the visual appearance.

Each unit will have garage doors for deliveries, and is designed with glass storefronts to maximize interior natural light. There will be 211 parking spaces, as well as bicycle parking.

Businesses will include professional services, light industrial, medical, technical/scientific services, and wholesaling/warehousing. Live/work units would be allowed. Businesses with higher parking needs, like day care/schools and retail will not be allowed, nor will businesses with outdoor storage need be allowed. For example, a beer brewery would be allowed, but a brew pub - a retail operation - would not be allowed.

The Preliminary Development Plan was approved unanimously, recommending that the City Council approve the plan.

The January 19th meeting was cancelled. The next meeting, on February 4, will have 4 items - no further details given.

7:15 pm Meeting adjourned.

