

## Meeting of the Planning Commission, April 7, 2015

Notes taken by Nancy Young

*Moore Brothers Farm - annexed into Arvada; will remain agricultural-ranching, with open space*

6:30 pm. Commissioners present were Caswell, Goff, Hannan, Rothschild, Sullivan, Crouse and Connell. Citizens present – 15.

--- Subway Restaurant Conditional Use Permit to allow a drive-through facility, located at 9315 Ralston Road (the former Ace Cash Express in the Arvada Square), was vacated by unanimous vote. The staff has determined that this proposal requires a Preliminary Development Plan instead.

--- Moore Brothers Farm - 12605 W. 72nd Avenue at Ward Road: Annexation from Jefferson County and Rezoning to Arvada C-1, Conservation

The Moore family owned and farmed this land from 1903 until 2002, when it was sold to the City of Arvada. The deed requires that the land continue to be used for its historical purposes and that recreational sports facilities, such as ball fields and tennis courts, will not be allowed on the property.

There is an easement to extend Ward Road (which now dead-ends at 72nd) through the Farm toward 80th Avenue. The staff report states: “The property is also bisected north/south by right-of-way for the future Ward Road extension. The Ward Road alignment extends north from the T-intersection at 72nd Avenue, then curves around the east side of the farm structures and back to the middle of the site at the north property boundary. From there, the alignment of Ward Road is expected to extend northward through the Double E Ranch development and then curve west to connect with Alkire Street near W. 80th Avenue.”

Staff stated that this Ward Road extension is not in the planning stage, nor are there any funds to make it happen. Also, there are no plans to change any of the current uses. The C-1, Conservation, zoning is typically used for Parks and Open Space. Agricultural uses are allowed as a conditional use in C-1 zoning.

Public Comments are summarized below. Four citizens testified.

- The Moore Brothers Farm is a stunning property, and it is important to preserve it as open space.
- The Farm is very nice, quiet, and peaceful. Since this is a City property, I am worried that they want to build lots of houses. I would hate to see Ward Road put through to 80th.
- The Farm has been a great asset to 4-H clubs. The C-1 zoning does not appear to allow these kinds of agricultural uses, and I urge you not to impede these uses.
- I love the Farm. I don't want to see commercial there; don't want houses there.

The staff response:

C-1, Conservation, zoning does not allow houses or commercial (like stores). Also, the Land Development Code allows agriculture as a conditional use in C-1 zones. Also, the easement to extend Ward Road has existed for a number of years (the date of this easement was not provided). It is not known when, or if, Ward Road will be extended using this easement.

Commissioner questions:

- Commissioner Rothschild asked if the current use by the 4-H club could be continued. Staff response - yes.

The motions to annex and rezone the Moore Family Farm passed by a vote of 7-0. Prior to the vote, Commissioner Sullivan noted that the Farm is “a pretty cool property”, and that he is happy to see it preserved.

The April 21, 2015, Planning Commission meeting was cancelled, due to no pending business, by unanimous vote.

The meeting adjourned at 6:55 pm.