

Meeting of the Planning Commission, May 19, 2015

Notes taken by Nancy Young

6:33 pm. Commissioners present were Caswell, Goff, Hannan, Sullivan, Crouse and Connell. Commissioner Rothschild was excused.

Citizens present - 2, Presenters – 1.

The minutes from the last meeting were approved as presented.

Public Hearing: Subway Drive-Thru Restaurant at 9315 Ralston Road (former Ace Cash Express in the Arvada Square). Approval of a Preliminary Development Plan (PDP) for the drive-thru.

Rodney Walters, owner of the former Subway across Ralston Road by the Bank, was the applicant. He has moved to this new, temporary location to maintain a presence in Arvada while awaiting construction of the WalMart in the Arvada Plaza. He intends to operate a Subway restaurant inside the Walmart, and to establish a location in the Arvada Plaza area outside of the Walmart.

The location in the Arvada Square will have no indoor seating, although there might be some outdoor seating constructed on the south side of the building. The drive-thru, on the west side of the building, will not have a menu board or an intercom. It will operate “the old-fashioned way” with a doorbell at the drive-up window. The planned drive-thru will accommodate about 4 cars.

Since this is a temporary location, several accommodations were made for this 20-year Arvada business:

- landscaping/berm requirements were waived
- should the need arise, the drive-thru can be extended around the north and east sides of the building without requiring an amendment to the PDP
- addition of a menu board and/or intercom would be an expansion and would require an amendment to the PDP. The applicant stated that he has no interest in spending money on these items. This requirement is included in the event that a future use of the site might want to add such items.

There were no public comments either for or against the proposal.

The Arvada Square location will be redeveloped under the auspices of Arvada Urban Renewal. The time-line for this redevelopment is unknown, according to staff. Staff also noted that the first phase of redevelopment will most likely affect the former Safeway and Big O Tire locations. The site of the Subway restaurant is apparently planned for housing.

Staff noted, in response to a Commissioner question, that the Walmart is expected to be constructed in 18-months. They are expected to begin soon, although no dates were mentioned. The Subway restaurant in the Arvada Square has a lease, including extensions, that could last for up to 3 years. The PDP for this Subway drive-thru was approved, 6-0.

The June 2, 2015, Planning Commission meeting was cancelled as there was no business.

The next meeting, June 16, 2015, will have Mahnke Auto Annexation and Rezoning on the agenda.

The meeting adjourned at 6:50 pm.