

Meeting of the Planning Commission, July 7, 2015

Notes taken by Nancy Young

Headline: For-Sale Townhomes in Arvada!

6:30 pm. Commissioners present were Caswell, Hannan, Sullivan, Rothschild, Crouse, Goff. and Connell. Citizens present - 7, Presenters – 3.

The minutes from the last meeting were approved as presented.

Public Hearing: Tower View Townhomes at 7881 W. 51st Street, Preliminary Development Plan (PDP). Keane Palmer represented the applicant, along with the architect, John Matthews. All units are for-sale, with estimated pricing in the “upper 300s”.

This project, just west of Costco, will consist of 18 units in six triplexes, for a density of 19.25 units per acre. Each dwelling unit will have about 1700 square feet of living space, with 3-bedrooms and 2-baths, as well as a two-car garage. Each unit will have an outdoor space on the ground floor, a balcony on the 2nd floor, and a small balcony on the 3rd floor off the master bedroom. A hard-surface connection will be provided to connect to the nearby Inter-urban trail.

Public testimony:

Nancy Young spoke in favor of the application. She noted that she has confidence in the developer and is delighted to finally see for-sale, owner-occupied housing being built in Arvada.

Responses to Commissioner questions are summarized below:

- The Fire District has no issues with the single access point. The turn-around space at the end of the entrance drive was considered sufficient.
- The one handicapped parking space is intended for visitors. Residents will park in the attached garage that has access to the dwelling unit.
- Added traffic from this development is not expected to worsen the traffic problem on Yarrow (access to the Costco). There are already plans to install a new traffic signal at W. 51st to address the Costco traffic.
- The “cement” material on the lower floors will be a durable fiber cement product, painted to resemble stone. The project is a contemporary, modern design that incorporates additional architectural details.

The application was approved by a vote of 7-0. Commissioners Sullivan, Crouse, and Connell echoed Ms. Young’s remarks, welcoming for-sale housing to Arvada.

The next Planning Commission meeting will be a workshop on July 17th, at 5:30 pm, regarding an Excel substation at Moon Gulch in the Candelas area.

The meeting adjourned at 6:55 pm.