



Community Development Department - Planning Division
 8101 Ralston Rd. Arvada, CO 80001
 720-898-7435 Phone
 www.arvada.org

Pre-Application Summary

DATE: 5/23/2023
PROJECT: Arvada RV Storage
PROJECT PLANNER: Jeremiah Bebo
PROJECT NUMBER: PA2023-0055

Dear Applicant,

I would like to take this opportunity to thank you for considering the City of Arvada for your project.

As your assigned Project Planner, I remain available as a resource as you initiate the review process in the City. Attached to this letter are the formal staff comments from your Pre-Application Meeting with the Development Review Team. The comments reflect information provided on your submittal materials as well as the discussion within the meeting and are meant to provide general direction to you in the preparation of the actual submittals. Additional comments may be provided following the first review of your formal submittal, based upon the more detailed documents provided with your application. If the plans change significantly for the project, another pre-application meeting would be advised. Please understand that the fees that you pay at the beginning of your project cover 3 reviews, if your project requires more than 3 reviews, additional fees will be assessed.

If you have any questions or require additional information, please do not hesitate to contact me.

Thank you.
 Jeremiah Bebo

Application Details			
Annexation Required?	No	Rezoning Required?	No
If rezoning is required, what is the proposed district?		Proposed Use	Industrial
Is new subdivision proposed?	No	Number of lots:	0
Acres	14		



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PLANNER-PREAPP-Jeremiah Bebo-720-898-7438- jbebo@arvada.org

IL (Industrial, Light) zoning. See Table 2-1-6-1A for development standards.

Mixed Use - Residential Comprehensive Plan designation. Comprehensive Plan Amendment is required.

20' front setbacks (taken from the east) which includes parking. 5' side and rear setbacks. 50% maximum lot coverage (buildings).

See LDC 3-1-3-8(D) for motor vehicle storage specific use regulations.

35% maximum outdoor storage allowed. Both RV parking stalls and drive aisles count towards that percentage. See LDC 4-3-3-5 for site design standards specific to outdoor storage. Please also note the restriction on hours of operation. Type C buffer required around the perimeter of the site. See LDC 4-6-5-3 for bufferyard requirements. Also see LDC 5-1-6-3 for additional outdoor storage regulations.

Recycled asphalt parking lot can be explored although Fire is most likely going to need their access road paved.

See LDC 5-1-6-5 for trash collection areas.

Outside referrals to Consolidated Water Mutual, Croke Canal, Mile High Flood District and CDPHE will occur during the review process.

A minor subdivision plat will be required as the land is not platted.

A neighborhood meeting will be required.

A Site Plan and Minor Subdivision will be reviewed administratively. Please note that the City will not be able to provide approvals until the State has approved the various permits/entitlements needed per Engineering.

Comprehensive Plan Amendment to Industrial/Office will require a Planning Commission public hearing and ratification by the City Council.

ENG-DEVEL-PREAPP-Kyle Gillitzer-(720)-898-7435- kgillitzer@arvada.org

1. Water: There is an existing 10" AC water main running under W 68th Ave that is stubbed to just before the property line. The city would prefer this line to be demolished and capped at the tee connection point in the intersection of Joyce St and W 68th Ave given that AC is not in conformance to current standards and to provide a buffer zone from the environmental concerns for city maintained infrastructure. The site could connect to the existing mains in W 68th Ave and Joyce St via service tap with a long service line if this route is pursued.

Please be advised of maximum fire hydrant lateral lengths outlined in section 400 of the Arvada Engineering Design Standards and Guidelines if your site requires a hydrant as this will affect the potential of the service connection plan outlined above.

Maps of existing public mains will be included in your Trakit file attachments. These are for general utility location use only - please conduct on site test hole core investigations to confirm exact utility locations.

2. Sanitary: The closest city sanitary infrastructure lays under Joyce St near the drive aisle for 6803 Joyce St.



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This main will need to be extended to be able to be tapped. In the same line of thought as above, this main may be extended only to the intersection of Joyce St and W 68th Ave and then a long service line be used to service the property.

3. Storm: There is no existing storm infrastructure nearby to the project. As outlined in our returned review comments from the second review of DA2021-0146 the VCUP proposal only includes a geomembrane to ensure commingling of potentially contaminated water is prevented only in the area of the site where the EDB is located. This leaves the entirety of the rest of the site to collect potential surface runoff that is contaminated with hazardous materials from the site's previous use and spread the pollution. As you are proposing to outfall directly into Ralston Creek this could concentrate pollution flows and spread them over vast areas where the creek flows. Neighborhood comments and concerns to the city thus far have highlighted environmental issues as a primary topic for the site. For staff to be able to recommend approval for the major modifications we would need to see this hazard mitigated. There are potential options to mitigate the risk of polluted runoff pickup. Please explore using a geomembrane under the recycled asphalt surface to create a fully enclosed system from rain drop landing until EDB orifice plate exit.

Water Quality and detention will be required if ground disturbance is 1 acre or larger.

For development, expansion, and redevelopment in which ground disturbance is 10,000 sq ft or greater, but less than an acre LID design will be required. Certain LID practices may overlap to aid in meeting site landscaping requirements under the Land Development Code. LID shall be used to ensure the site's proposed runoff volumes match historic hydrologic conditions. Proposed discharge points for a site shall be consistent with historic discharge points.

For projects 1 acre or larger, an O&M Manual is required for all water quality/detention facilities.

Owner/developer shall obtain a State General Permit for Stormwater Discharges Associated with Construction Activities from the Colorado Department of Public Health and Environment (CDPHE), Water Quality Control Division, prior to clearing, grading, or excavating on the site.

All onsite drainage facilities should be identified as privately owned and maintained and should be located within a drainage easement.

Foundation drains / private underdrains will need to be completely separate from public utilities.

Dedicate the 100 year floodplain limits as a drainage easement to the city.

You are proposing infilling portions of federally designated wetlands. You are also altering the hydrological conditions of those wetlands. Include a copy of your 404 permit from the U.S. Army Corps of Engineers with your next submittal. Please see the U.S. Wetlands Mapper tool for further on the extent of the wetlands. <https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper>

4. Public Improvements: All City right of way adjacent to development property is required to be brought up to current City of Arvada standards. There is a portion of W 68th Ave which will need to be extended to the property line.

Bring the entire site into ADA compliance - an ADA accessible route to and from the building and the right-of-way will need to be provided.

If any overhead utilities' poles need to be moved, they must instead be undergrounded.



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SUE requirements need to be met. All underground utilities need to be verified (location and depth) before final design is approved.

5. Traffic: Complete the Base Assumptions Form and submit to your review engineer. Base assumptions form must be signed by City staff prior to submittal. At a minimum, a trip generation letter will be required. A full Traffic Impact Analysis (TIA) shall be required with applications for development review and approval when the trip generation during any peak hour is expected to exceed more than 100 trips during any one-hour peak or to exceed 250 trips per day.

Include a turning analysis for the site showing adequate ability for the large anticipated vehicles to be able to turn and maneuver throughout the site. Include an Autoturn program analysis showing vehicles can navigate proposed path including large trucks if necessary

6. Grading: A Site Disturbance Permit will be required if the ground disturbance is greater than 10,000 sf. <https://arvada.org/business/permits-and-applications/site-disturbance-permit>

Retaining walls more than 4' tall (measured from top of wall to bottom of footer) require a special permit through the building department.

Maximum slope in a landscape area is 4:1.

All off site grading/construction of any kind will require signed permission from all applicable property owners.

7. LOC/Cash escrow: Developers are required to provide an escrow in the amount of 100% of the estimated cost of public improvements via cash or letter of credit. When the developer successfully completes the public improvements and warranty is initiated, the City will retain 20% of the certified construction costs and release the remaining 80% of the escrow back to the developer. The City will retain 20% of the certified construction cost of public improvements to ensure that the public improvement meets the City standards through the 2-year warranty period.

8. Environmental Site Assessment: Colorado Department of Public Health and Environment (CDPHE) approval of the Voluntary Clean Up (VCUP) application will be required prior to approval of the DA. CDPHE approval of the VCUP completion signified by the No Action Determination will be required prior to certificate of occupancy issuance for the site.

Please include the environmental site assessments and VCUP application with all submittals.

9. Applicants shall verify with Arvada Fire Protection District if fire access and circulation is sufficient and if the fire hydrant requirements have been met.

10. Standard checklists for CDs, Engineering Cost Estimate, Drainage Report, Utility Report, and Traffic Report must be followed. Checklists can be found on the Arvada website. <https://arvada.org/business/permits-and-applications/documents-and-downloads>

11. This list is NOT comprehensive. It is the responsibility of the design engineer and the

developer to know and comply with the Arvada Engineering Code of Standards and Specifications.

12. All construction drawings will need to comply with the City of Arvada 2022 Engineering Code Standards and Specifications.



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BUILDING-PREAPP-Nate Romero-720-898-7615- nromero@arvada.org

The plans submitted at this stage of the proposed project are insufficient to complete a full plan review and provide additional feedback from the building department at this time.

AFPD-PREAPP-Scott Plumer-- scott.plumer@arvadafireco.gov

-This application will be reviewed for compliance with the 2018 International Fire Code (IFC) as adopted by the City of Arvada under Article II of Chapter 42 in the Arvada City Code. The comments provided in this review are preliminary in nature and do not consist of an all-inclusive list of needs or requirements for this proposal. Building construction plans will be reviewed for compliance with the adopted IFC at the time of submission. Many times, sufficient drawings or information are not provided, therefore the comments below are general in nature.

-Fire Lane and Fire Apparatus Access Roads shall be provided with a paved all-weather surface that can support an imposed load of 85,000 pounds. And provide access to within 150 feet of all portions of the exterior of the structure(s).

-The Fire Lane and Fire Apparatus Access Roads shall provide a minimum inside turning radius and an outside turning radius sufficient to allow navigation of AFPD apparatus and allow effective emergency operations. A turning analysis of the site shall be provided and indicate that access throughout the site will accommodate AFPD Tower 56. The developer or representative shall reference the AFPD website for specifications.

-The approved Fire Lane and Fire Apparatus Access Road(s) shall be provided during construction unless otherwise approved by the AFPD. The fire apparatus access roads shall consist of the first lift of asphalt or concrete and shall be paved prior to combustible materials being brought to the site and commencing vertical construction. Alternative temporary fire apparatus access road materials and/or designs shall be approved and permitted by the AFPD.

-Fire lane signage plan shall be provided.

-A 3-foot clear space shall be maintained around all fire hydrants. The space shall be measured from the top center of the hydrant and there shall be no obstruction directly in front of a hydrant. All the trees within this development shall provide an unobstructed vertical clearance of 13 feet 6 inches for the fire apparatus access road.

-Fire hydrants shall be provided so that all portions of buildings are within 400-feet of a fire hydrant. The proximity shall be measured along the Fire Apparatus Access Roads to the building and via an approved route around the exterior of the building(s) at grade level. The proximity may be increased to 600-feet with installation of an approved fire sprinkler system. Fire hydrants shall be spaced such that all points within the development are accessible to within 600 feet of a fire hydrant.

-The minimum fire-flow as determined by Arvada Fire shall be provided by the fixed-water distribution system. Fire-flow is calculated using the total floor area of all floors within the exterior walls of the largest building and the construction type. Reduction in required fire-flow is allowed with installation of an approved fire sprinkler system and as approved by Arvada Fire.



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PLN LANDSCAPE-PREAPP-Shane Greenburg-- sgreenburg@arvada.org

Same comments as in previous submittals. Please focus tree placement on viewsheds from the Ralston Creek Trail and neighboring residential properties.