

March 1, 2024

City of Arvada Attn: Jeremiah Bebo, Planner II Community and Economic Development

8101 Ralston Rd. Arvada, CO 80002

RE: 6800 Kilmer RV Storage – Comprehensive Plan Amendment, Site Plan, and Minor Subdivision

Dear Mr. Bebo,

On behalf of the applicant, Chelton LLC, we are pleased to submit a Comprehensive Plan Amendment, Site Plan, and Minor Plat applications for 6800 Kilmer. A pre-application meeting was held on May 23, 2023, and a neighborhood meeting was held on January 24, 2024. Valuable feedback was received at both meetings. The development team has refined and revised the proposed plan to address the city and neighborhood's thoughts and comments.

The project is located at 6800 Kilmer St. and is zoned Light Industrial (IL). Currently, the Comprehensive Plan is not aligned with the zoning. The current future use designation in the Comprehensive Plan is Mixed-Use Residential. A Comprehensive Plan Amendment to change the future land use designation to Industrial/Office (IO) is a part of this application. The project will include 355 surface RV parking spaces, an office building, a detention pond, and enhanced landscaping to buffer the perimeter of the site.

The site has one access point from W 68th St and will have vehicular circulation throughout the storage area. Native and water-wise landscaping will be utilized to blend into the existing landscape around the site, as well as to provide screening. Wherever possible, existing native grasses, plants and trees will remain. At the northwest corner of the site, the development team is dedicating the portion of the Ralston Creek Trail (which traverses the northwest corner of the project site) to the City of Arvada. In total, 53% of the site is landscaping/open space. **Please see the site plan graphic on the third page of this narrative. See Page 5-3 of the Comprehensive Plan for the Comp Plan Amendment approval criteria and provide a response/justification to each. (This highlighted comment provided by Jeremiah Bebo, City Planner for proposed project)**

The site under the RV parking was formerly used as a former landfill and contains contaminated soil. Construction activities will be designed to be kept to a minimum. Any disturbed/excavated soils will be disposed of, following proper disposal protocols for contaminated soils. All site improvements will be outside of the 100-year flood plain. To provide further mitigation, the proposed office will have a vapor mitigation system. The development team is coordinating with Mile High Flood District (MHFD) on the slope stabilization on the south bank of Ralston Creek. The parking facility will be open from 7:00 AM – 7:00 PM and the lighting will be dimmed by 70% one (1) hour following the close of business, per City requirements. In addition, the lighting pole heights were reduced to 20' to mitigate visibility from the adjacent properties.

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The development team will obtain the permits needed for construction, including: a site disturbance permit, and a State General Permit for Stormwater Discharges Associated with Construction Activities from the CDPHE, Water Quality Control Division, among others.

Thank you in advance for your facilitation of the review process. We look forward to working with City on this project. Please do not hesitate to contact me via phone or email if you would like to discuss any aspect of the application.

Sincerely,

Daniel Braswell

Associate Norris Design