

June 21, 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 on the City's GIS website as "6800 Kilmer St." and is zoned Light Industrial (IL). However, it's worth noting that the address is incorrect, and a new address will be assigned by the City. 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.

The proposed project also includes three (3) minor modification requests, each of which has their own narrative to describe the request, justification and how the requests meet the approval criteria. For example, one of the requests is for a 7-foot fence when 6 feet are allowed; the purpose behind the request is to provide additional screening from the adjacent residential neighborhood.

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.

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.

The 2014 Arvada Comprehensive Plan details the methods for Comprehensive Plan Amendments, along with the criteria for approval. This project meets the criteria in the following ways:

1. The existing Comprehensive Plan and/or any related element thereof is in need of the proposed amendment;

The parcel on which this project is proposed is defined in the existing Comprehensive Plan to be used for residential development. However, this parcel is a former landfill site, and although voluntary environmental remediation has been completed on the land itself, it is still unfit for residential development. This project proposes to develop the land as RV storage parking; to provide buffering for the adjacent neighborhood, the project utilizes enhanced landscaping, which includes an additional 37 trees and 59% landscape coverage (when 20% is required) around the site. The owner has provided a service to the community by providing a Voluntary Clean Up Action (VCP) approved by the Colorado Department of Health and Environment (CDPHE) to prove that the site is viable as a land use for certain activities and can be beneficial to the City as a tax base. This helps to diminish the historical effects of the illegal landfill caused by others.

2. The proposed amendment is compatible with the surrounding area, and the goals and policies of the Comprehensive Plan;

The proposed amendment is compatible with the surrounding area. The proposed use, RV storage, provides a service to the surrounding neighborhood, and the project utilizes an otherwise unusable plot of land.

3. The proposed amendment will have no major negative impacts on transportation, services, and facilities;
The proposed amendment will have no major negative impacts on transportation, services or facilities. The proposed project will mitigate any negative impacts that arise and will work with staff to ensure construction activities are mitigated as well.

4. The proposed amendment will have minimal effect on service provision, including adequacy or availability of urban facilities and services, and is compatible with existing and planned service provision;

The proposed project will have minimal effect on service provision and is compatible with the existing and planned service provision.

5. The proposed amendment, if for an area that is outside of the City's current municipal boundaries, is consistent with the City's ability to annex the property;

The proposed amendment is within the City's current municipal boundaries.

6. Strict adherence to the Comprehensive Plan would result in a situation neither intended nor in keeping with other key elements and policies of the Plan; and

Strict adherence to the current Comprehensive Plan would render the land unusable. As the site was used as a landfill formerly, the land is not environmentally safe for residential land uses.

7. The proposed Plan amendment will promote the public welfare and will be consistent with the goals and policies.

The proposed Plan amendment will promote the public welfare and will be consistent with the goals and policies by providing public improvements and enhancements to a blighted site.

Thank you in advance for your facilitation of the review process. We look forward to working with City on this project. Comments as issued upon review are addressed where applicable and feasible. Please do not hesitate to contact me via phone or email if you would like to discuss any aspect of the application.

