



CITY OF ARVADA  
COMMUNITY DEVELOPMENT DEPARTMENT  
8101 RALSTON ROAD, ARVADA, CO 80001-8101  
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# Memorandum

**To:** D. Michael Elms, Community Development Director  
**From:** Linda Hoover, Senior Planner  
**Re:** Ralston Business Park Subdivision Filing No. 1 – Minor Plat  
**Date:** April 22, 2003

The Ralston Business Park Subdivision Filing No. 1 – Minor Plat creates four industrial lots at the northwest corner of W. 56<sup>th</sup> and Ralston Road. The property contains 10.13 acres and is zoned CC-A. It is anticipated that this development will provide an office/warehouse development and the site plan for Lot 1 is currently under review.

I recommend that the minor plat be approved based upon consistency with the following criteria established in Section 3.95 of the Land Development Code:

1. The minor subdivision is consistent with the Comprehensive Plan.
2. The minor subdivision is consistent with and implements the intent of the specific zoning district in which it is located.
3. As applicable, the minor subdivision is consistent with the terms and conditions of any previously approved development plan.
4. The minor subdivision complies with all applicable use, development, and design standards set forth in this Code, including applicable standards in Articles 6 and 7 that have not otherwise been modified or waived pursuant to this Chapter.
5. Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the subject property, while maintaining sufficient levels of service to existing development.

Should you choose to approve this plat, the following condition(s) of approval are recommended:

1. A CADD file of this plat must be provided to the City prior to issuance of the first building permit within this development.

The Minor Plat is approved subject to condition the condition(s) noted above, based upon criteria of Section 3.95 of the Land Development Code.

BY: D. Michael Elms  
D. Michael Elms, Community Development Director

Date: 4-22-2003



# STATE OF COLORADO

DEPARTMENT OF  
STATE

## CERTIFICATE

I, DONETTA DAVIDSON, SECRETARY OF STATE OF THE STATE OF  
COLORADO HEREBY CERTIFY THAT

ACCORDING TO THE RECORDS OF THIS OFFICE

BUSINESS PARK ASSOCIATES, LLC  
(COLORADO LIMITED LIABILITY COMPANY)

FILE # 20011095915 WAS FILED IN THIS OFFICE ON May 11, 2001  
AND HAS COMPLIED WITH THE APPLICABLE PROVISIONS OF THE  
LAWS OF THE STATE OF COLORADO AND ON THIS DATE IS IN GOOD  
STANDING AND AUTHORIZED AND COMPETENT TO TRANSACT BUSINESS  
OR TO CONDUCT ITS AFFAIRS WITHIN THIS STATE.

Dated: May 11, 2001

*Donetta Davidson*

SECRETARY OF STATE

# ARTICLE 12, CLEAR CREEK/I-76 PLANNED UNIT DEVELOPMENT

## Section 12.1. INTENT

The intent of the Clear Creek/I-76 Planned Unit Development zoning district (PUD-CC) is to:

- establish controls which achieve a reasonable balance between the need to protect community health, safety, and welfare, on the one hand, and the need to encourage business growth, on the other;
- effect a change in the basis of land use regulation from traditional use-based zoning to a more flexible performance-based system that focuses on impacts of development;
- establish standards which allow a broad range of industrial/commercial land uses but which protect the adjacent residential areas from any negative impacts of those uses;
- foster development of incubator-type business space;
- allow the transition of certain areas from residential to non-residential uses in a manner that protects remaining residences;
- ensure that development will not create significant negative impacts on the groundwater and surface water;
- encourage certain street improvements which will facilitate industrial/commercial growth and beautify and identify the area.

## Section 12.1.A APPLICABILITY OF RELATED DOCUMENTS

Unless specifically addressed in this Article, otherwise applicable city regulations apply. In cases where federal or state requirements apply, the most current regulations shall be adhered to.

## Section 12.1.B PUD-CC REQUIREMENTS

This Article has been developed to provide specific land use, development, and operational standards for properties that develop under the PUD-CC regulations. Any property zoned PUD-CC shall also specify sub-district classifications provided for in this Article. The PUD-CC and sub-district zoning classifications may be established through an initial zoning process or rezoning process in accordance with this Article and the general intent of the City

of Arvada Comprehensive Plan, Clear Creek-I-76 Community Plan Element. Section 12.2.1.1. sets forth any prohibited uses for the five sub-districts and describes the general intent which underlies the development and operational standards for each sub-district.

The standards governing land development and use are separated into "Development Standards," Article 12.4, and "Operational Standards," Article 12.5. To facilitate locating the specific development standards that apply within a given sub-district, the development standards are presented in tabular form, indicating any differences in standards across sub-districts. The development standards are treated under four general headings: "Density/Intensity," Section 12.4.2.1. "Building and Site Design," Section 12.4.3.1.; "Screening," Section 12.4.4.1; and "Circulation," Section 12.4.5.1.

## Section 12.2. SUB-DISTRICT CLASSIFICATIONS

This Section establishes five sub-districts with varying ranges of allowed uses and differing development and operational standards as follows:

- Sub-district A (PUD-CC-A) ← *Ralsben Business Park*
- Sub-district B (PUD-CC-B)
- Sub-district C (PUD-CC-C)
- Sub-district D (PUD-CC-D)
- Sub-district E (PUD-CC-E)

### Section 12.2.1. SUB-DISTRICT PROHIBITED USES AND DEVELOPMENT INTENT

#### Section 12.2.1.1. Sub-district Prohibited Uses

Table 12.2.1.1. lists prohibited land uses by sub-district.

Table 12.2.1.1. - <u>Sub-district Prohibited Uses</u>	
<i>Sub-district</i>	<i>Prohibited Uses</i>
<b>A</b>	New dwellings <sub>1,2</sub>
	Churches <sub>3</sub>
	Group homes <sub>3</sub>
	Schools
	Salvage, autowrecking and junk yards adjacent to a perimeter street.
	Adult business
<b>B</b>	Salvage, autowrecking and junk yards
	Adult business
<b>C</b>	New one-family dwellings <sub>1</sub> , salvage, autowrecking and junk yards
	Adult business
<b>D</b>	New dwellings <sub>1,4</sub>
	Adult business
<b>E</b>	New one-family dwellings <sub>1</sub> , salvage, autowrecking and junk yards
	Adult business

Note: Off-premises signs (including billboards) are prohibited in all sub-districts (see Section 12.6, Signs).

12.2.2. Notes for Table 12.2.1.1.

1. Existing one-family dwellings may be expanded, however, no new units may be constructed. New mobile homes may be moved into an existing mobile home park. New mobile home parks and multifamily structures are allowed in Sub-district C.
2. A residence accessory to a principal nonresidential use(s) is allowed for a caretaker or security personnel for the principal permitted use. All development standards listed in Section 12.4 must be satisfied.

3. Expansion of existing churches and group homes is allowed on frontage lots on the south side of W. 60th Ave. and on the east side of Marshall/Lamar.

Section 12.2.3. Sub-district Development Intent

A. Sub-district A (PUD-CC-A)

Sub-district A is intended to serve as the industrial and commercial core of the Clear Creek-I-76 area. It will accommodate the widest range of land uses, with minimal requirements for site improvements and impact mitigation. Outdoor storage standards are intended to allow a maximum of outdoor storage with a minimum of screening.

The development standards for this sub-district provide that property being developed adjacent to the existing residential subdivisions, mitigate adverse impacts upon those residences.

Although not mandated by this Article, owners of property adjacent to Ralston Creek are encouraged to maintain the natural vegetation and setting along the creek and, if possible, provide further plantings to enhance provision of food and habitat for wildlife. Ralston Creek represents a significant wildlife ecosystem worthy of attention and enhancement.

B. Sub-district B (PUD-CC-B)

It is intended that property owners in Sub-district B be allowed to develop or redevelop their properties as either residential or non-residential uses. However, the development standards seek to preserve the predominantly single-family residential appearance of this sub-district, so as to protect the adjacent homes. Any nonresidential use must result in an appearance that is similar in percent of lot coverage, scale, setbacks, and architectural character to a single-family residence. Although a wide range of nonresidential uses is allowed, the standards strictly control the impacts of those uses. Any uses not capable of mitigating adverse impacts will not be allowed.

This sub-district may encompass all lots on the north side of W. 60th Ave. which have frontage on W. 60th Ave. However, any lots not having frontage on W. 60th Ave. may also be included within this sub-district if all three of the following conditions apply:

1. The lot shares two property boundaries with a W. 60th Ave. frontage lot or lots that have transitioned to non-residential or multifamily residential use and the amount of each property line shared with the W. 60th frontage lot is greater than 50 percent of the total distance of the property line of the non-frontage lot.

RALSTON  
BUSINESS  
PARK