



PLANNING COMMISSION A G E N D A

September 21, 2023

Notice is hereby given of a **Public Meeting** to be held before the **City of Wheat Ridge Planning Commission** on **September 21, 2023 at 6:30 p.m.**

This meeting will be conducted as a virtual meeting and in person at **7500 W. 29th Avenue, Municipal Building**. The public may participate in these ways:

1. Provide comment in advance at www.wheatridgespeaks.org (comment by noon on September 20)
2. Virtually attend and participate in the meeting through a device or phone:
 - [Click here to join and provide public comment](#) (create a Zoom account to join)
 - Or call 1-669-900-6833 with Meeting ID 854 6856 0507 **and Passcode: 952701**
3. View the meeting live or later at www.wheatridgespeaks.org, Channel 8, or YouTube Live at <https://www.ci.wheatridge.co.us/view>
4. Attend in person.

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1. **CALL THE MEETING TO ORDER**
 2. **ROLL CALL OF MEMBERS**
 3. **PLEDGE OF ALLEGIANCE**
 4. **APPROVE THE ORDER OF THE AGENDA**
 5. **APPROVAL OF MINUTES – July 20, 2023**
 6. **PUBLIC FORUM (This is the time for any person to speak on any subject not appearing on the agenda. Public comments may be limited to 3 minutes.)**

(continued on next page)

7. PUBLIC HEARING *

- A. **Case No. WZ-23-07:** An application filed by Wei Lian Fu for approval of a zone change from Agriculture-One (A-1) to Residential-Two (R-2) on property located at 10800 West 48th Avenue.

8. OLD BUSINESS

9. NEW BUSINESS

- A. Upcoming Dates
- B. Forthcoming Amendment to Bylaws
- C. Project and Development Updates

10. ADJOURNMENT

* Public comment is welcome during any public hearing item. The standard procedure for a public hearing is as follows:

- a. Staff presentation
- b. Applicant presentation – if applicable
- c. Public comment – time may be limited at the discretion of the Chair, often to 3 minutes
- d. Staff/applicant response
- e. Close public hearing
- f. Commission discussion and decision

Individuals with disabilities are encouraged to participate in all public meetings sponsored by the City of Wheat Ridge. Call Amanda Harrison, Public Information Officer at 303-235-2877 at least one week in advance of a meeting if you are interested in participating and need inclusion assistance.



**PLANNING COMMISSION
Minutes of Meeting
August 17, 2023**

1. CALL THE MEETING TO ORDER

The meeting was called to order by Chair DITULLIO at 6:33 p.m. This meeting was held in person and virtually, using Zoom video-teleconferencing technology.

2. ROLL CALL OF MEMBERS

Commission Members Present: Kristine Disney
Jerry DiTullio
Will Kerns
Daniel Larson
Janet Leo
Patrick Quinn
Julianne Stern

Commission Members Absent: Jonathan Schelke

Staff Members Present: Jana Easley, Planning Manager
Scott Cutler, Senior Planner
Alayna Olivas-Loera, Planner II
Tammy Odean, Recording Secretary

3. PLEDGE OF ALLEGIANCE

4. APPROVE ORDER OF THE AGENDA

It was moved by consensus to approve the order of the agenda as written.

5. APPROVAL OF MINUTES – July 20, 2023

It was moved by Commissioner Quinn and seconded by Commissioner LEO to approve the minutes of July 20, 2023, as written. Motion carried 6-0-1 with Commissioner DISNEY abstaining.

6. PUBLIC FORUM (This is the time for any person to speak on any subject not appearing on the agenda.)

No one wished to speak at this time.

7. PUBLIC HEARING

- A. Case No. WZ-23-06:** an application filed by the City of Wheat Ridge for approval of a zone change from Commercial-One (C-1) to mixed use-Commercial (MU-C) for the property located at 7575 West 44th Avenue.

Chair DITULLIO opened the public hearing.

Ms. Olivas-Loera gave a short presentation regarding the zone change and the application. She entered into the record the contents of the case file, packet materials, the zoning ordinance, and the contents of the digital presentation. She stated the public notice and posting requirements have been met, therefore the Planning Commission has jurisdiction to hear this case.

Commissioner LARSON inquired if the City still owns the property in question and if there are any development plans.

Ms. Olivas-Loera confirmed that the City does currently own the land. City Council approved a land transfer to Foothills Regional Housing on August 14, Ms. Easley added the closing for the transfer of land will happen at a later date. Ms. Olivas reminded the commission that staff has not seen any development plans yet and that will be a part of next steps, but the intent is to expand the Ives Development.

Commissioner LARSON expressed concern about the neighboring business and its flammable materials close being close to residential living and hope it gets addressed.

There was some discussion about parking on the site due to concerns of parking reduction for affordable housing from Commissioner DITULLIO.

Public Comment

Eric Heinecke
4495 Vance Street

Mr. Heinecke asked if there have been any adverse effect studies done yet.

Ms. Olivas-Loera confirmed there have not and that required studies will be reviewed as part of the site plan review.

Chair DITULLIO closed public comment.

Chair DITULLIO closed the public hearing.

It was moved by Commissioner DISNEY and seconded by Commissioner LEO to recommend APPROVAL of Case No. WZ-23-06, a request for

approval of a zone change from Commercial-One (C-1) to Mixed Use-Commercial (MU-C) for property located at 7575 W. 44th Avenue for the following reasons:

- 1. The proposed zone change will promote the public health, safety, or welfare of the community and does not result in an adverse effect on the surrounding area.**
- 2. Utility infrastructure adequately services the property.**
- 3. The proposed zone change is consistent with the goals and objectives of the City's Comprehensive Plan and consistent with the character of Wadsworth Boulevard.**
- 4. The zone change will provide additional opportunity for reinvestment in the area. The criteria used to evaluate a zone change supports the request.**

Motion carried 6-1 with Commissioner DITULLIO voting against.

- B. Case No. ZOA-23-08:** An ordinance amending Chapter 2 and Chapter 26 of the Wheat Ridge Code of Laws, concerning the City's subdivision review requirements.

Chair DITULLIO opened the public hearing.

Mr. Cutler gave a short presentation regarding the ordinance.

In response to questions from Commissioners DISNEY and QUINN, Mr. Cutler explained that Type I would encompass any subdivision that is not requesting a variance or right-of-way vacation and is no longer correlated to the number of lots in a subdivision. He added that the proposal is to make the review process for Type I subdivisions administrative (approval by Community Development Director) if the minimum standards are met. He also confirmed there will be public noticing if the property being subdivided is larger than 2 acres.

Commissioner LARSON asked for an example of a waiver of variance.

Mr. Cutler explained that one type of variance for a subdivision would be lot width or the maximum length of a cul-de-sac. He added that the review criteria for variances are very strict and not always approvable.

Commissioner LARSON had some concerns about communication to the public and whether subdivision notices would be sent as letters or postcards. He wanted to ensure the community is aware it is not junk mail.

In response to a question from Commissioner DITULLIO, Mr. Cutler confirmed that setback variances are not included in the subdivision requirements.

Public Comment

No one wished to speak at this time.

Chair DIULLIO closed the public hearing.

It was moved by Commissioner QUINN and seconded by Commissioner KERNS to recommend APPROVAL of the proposed ordinance amending Chapter 2 and Chapter 26 of the Wheat Ridge Code of Laws, concerning the City's subdivision and development review requirements.

Motion carried 7-0.

- C. **Case No. ZOA-23-09**: An ordinance amending section 11-561, 11-566 and 26-114 of the Wheat Ridge Code of Laws, concerning the City Hotel Licensing Program, in response to the City Council's mandatory period review of the program.

Chair DITULLIO opened the public hearing.

Ms. Easley gave a short presentation regarding the ordinance.

Commissioner LARSON inquired if there are any hotels that are not in C-1, C-2, and Industrial zone districts with a Special Use Permit (SUP).

Ms. Easley confirmed there is one hotel with a SUP in in the C-1 zone district. Mr. Cutler added that the Hampton Inn at Clear Creek Crossing is in a mixed use district, is under construction, and will allow extended stay.

Chair DITULLIO closed the public hearing.

It was moved by Commissioner LARSON and seconded by Commissioner DISNEY to recommend APPROVAL of a code amendment modifying Chapter 26 of the Wheat Ridge Code of Laws concerning special use permits for hotels.

Motion carried 7-0

8. NEW BUSINESS

A. Upcoming Dates

Ms. Easley reminded the Commission about the Boards and Commissions BBQ on Aug 30 at 5:30pm. She also mentioned the Let's Talk N I-70 and Crown Hill surveys are open until Sept. 8, and that there is an open house on Aug. 31 from

4:30-6:30pm. Ms. Odean added there will be no Planning Commission Meeting on September 7, but one possible on September 21.

B. Comprehensive Plan Update

Ms. Easley gave a brief explanation about the Comprehensive Plan Update. She mentioned staff is currently working on the RFP which will go out around the end of August. The effort will include a continuation of the Let's Talk neighborhood outreach which will give staff a good base to start with. She added there will be multiple elements to the Comprehensive Plan and document creation will take approximately 15 months, starting Spring of 2024, and adoption being late in the summer of 2025. Ms. Easley let the Commissioners know there will be at least two study sessions for them throughout the process and there will be more details to follow.

Commissioner LARSON inquired about the project map.

Mr. Cutler explained the objective is to get a public facing map onto the website which will give project updates when a property is clicked on.

C. Project and Development Updates

In response to a question from Commissioner LARSON, Mr. Cutler confirmed the 44th Avenue Subarea Plan has been approved and currently there is nothing new to report.

Ms. Easley mentioned that the City and CDOT are about a year out on completion of the Wadsworth construction. She also mentioned that the Youngfield beautification from 30th Avenue to 40th Avenue is in the preliminary design phase. Finally, she let the Commission know that the building permit for Hampton Inn at Clear Creek Crossing has been issued, the new hospital is about a year away from opening, and the Parallel Apartments have received their CO.

9. OLD BUSINESS

Ms. Easley noted that Commissioner DITULLIO mentioned he would like to see some of the study sessions be joint with City Council.

10. ADJOURNMENT

It was moved by Commissioner QUINN and seconded by Commissioner STERN to adjourn the meeting at 7:52 p.m. Motion carried 6-0.

Jerry DiTullio, Chair

Tammy Odean, Recording Secretary

HOW TO PARTICIPATE IN PUBLIC MEETINGS

In March 2020, to help control the spread of the COVID-19 virus, the City of Wheat Ridge began conducting virtual meetings for City Council, Planning Commission and other boards. Virtual meetings encourage public participation as usual while also keeping the community, elected officials, staff and residents safe while continuing to conduct important City business.

Starting in June 2021, the City returned to in-person public meetings and also retained the option for virtual public participation. The City will continue using this hybrid meeting format for the City Council and Planning Commission; this means that public meetings will continue to be virtually accessible and will also be held in-person if allowed by public health guidelines on the respective meeting date. This guide describes the various ways in which the public may participate in public meetings.

1. TO COMMENT IN ADVANCE

- Click this link: www.wheatridgespeaks.org
- Use Wheat Ridge Speaks to review agendas and staff reports and to submit written comment.
- For City Council meetings on Wheat Ridge Speaks:
 - You may submit comments at any time until noon on the day of the meeting.
 - For public hearings related to development or zoning, content will be posted about 10 days in advance.
 - For all other agenda items, content will be posted about 4 days in advance.
- For Planning Commission meetings on Wheat Ridge Speaks:
 - You may submit comments until noon the day before the meeting.
 - Content will be posted about 10 days in advance.

2. TO COMMENT VIRTUALLY DURING THE LIVE MEETING (by web or phone)

Join the live meeting through the web link or phone number (with access code) provided on the calendar on the City's website and provided on the top of all meeting agendas. Find the calendar at www.ci.wheatridge.co.us/calendar

- You will be joined into the meeting and automatically muted.
- When public comment is invited, all participants will be unmuted and called upon by last name. (For example, the Mayor or meeting Chair may say: "Now is the time for public comment. All members of the public will be unmuted. Please mute yourself or keep background noise to a minimum. If your last name begins with A through F, you may now speak.")
- Please only join via the Zoom web or phone meeting if you intend to participate. If you wish to simply view the meeting, see option 4 below.

3. TO COMMENT IN PERSON

- Confirm that local health guidelines allow the meeting to be held in-person. The meeting format will be described on the City's calendar at www.ci.wheatridge.co.us/calendar
- When you arrive, sign up on the roster to speak on a specific agenda item.
- Review these tips for commenting during a public meeting or hearing: <https://bit.ly/WRPublicHearings>

4. TO VIEW THE MEETING LIVE OR LATER

The meeting will be live streamed and archived for viewing at:

- www.wheatridgespeaks.org (watch here to follow along with the agenda packet)
- Channel 8 on your Comcast feed
- YouTube Live www.ci.wheatridge.co.us/view

HELPFUL TIPS FOR A GOOD VIRTUAL MEETING EXPERIENCE

- If joining through the web, log on 5 minutes before the start of the meeting, since some online products require downloads and installation.
- State your name when you speak.
- Turn off nearby cell phones, if you are using a computer to connect.
- Please use a headset or earbuds.
- **Only** have the virtual meeting application open on your computer. If you are running other programs like email or have additional websites open in your browser, it will interfere with your ability to hear or see the information. Close all other applications and windows when participating.
- Please limit distractions when possible. Be aware of background noise.
- Video streaming is a relatively new technology. Some things to be mindful of when connecting with your computer/tablet or smart phone.
 - If your computer/tablet or smart phone is older than 2015 it is recommended that you use a landline/standard telephone to dial into the virtual meeting number to ensure that you can hear the meeting clearly.
 - Internet service minimum needs to be 40-50 Mbps for best results with a virtual meeting.
 - Depending on the Internet speed and service in your neighborhood, the most reliable way to participate in the meeting is to call the phone number provided, rather than joining the meeting through the web link.

**CITY OF WHEAT RIDGE
PLANNING DIVISION STAFF REPORT**

REVIEW DATES: September 21, 2023 (Planning Commission) / November 13, 2023 (City Council)

CASE MANAGER: Alayna Olivas-Loera, Planner II

CASE NO. & NAME: WZ-23-07 / Fu Rezone

REQUEST: Request for approval of a zone change from Agricultural-One (A-1) to Residential-Two (R-2).

LOCATION OF REQUEST: 10800 W. 48th Avenue

APPLICANT / OWNER: Wei Lian Fu

APPROXIMATE AREA: 30,573 square feet (0.7 acres)

PRESENT ZONING: Agricultural-One

COMPREHENSIVE PLAN: Neighborhoods

ENTER INTO RECORD:

(X) CASE FILE & PACKET MATERIALS

(X) ZONING ORDINANCE

(X) COMPREHENSIVE PLAN

(X) DIGITAL PRESENTATION

Location Map



JURISDICTION:

All notification and posting requirements have been met; therefore, there is jurisdiction to hear this case.

I. REQUEST

The owner of 10800 W. 48th Avenue has submitted an application requesting approval of a zone change from Agricultural-One (A-1) to Residential-Two (R-2) on their property.

The zone change is the first step of the process for the property to potentially be utilized for two duplexes, two single-unit dwellings, or one duplex and one single-unit dwelling. If the zone change is approved, the applicant plans to submit a subdivision to split the property from one lot to two. The goal of the zone change and subsequent subdivision is to create two buildable parcels for two duplexes or two single-unit dwellings.

II. EXISTING CONDITIONS

The property is located on the south side of the I-70 Frontage Road S and just northwest of the intersection of W. 48th Avenue and Oak Street (*Exhibit 1, Aerial*). The property is currently zoned Agricultural-One (A-1) and contains one single-unit dwelling and various outbuildings (*Exhibit 2, Zoning Map*). The applicant stated that the property is largely unoccupied at this time. The adjacent properties to the south and west are zoned A-1 and contain a mix of residential and agricultural uses. The properties to the east are all zoned R-2 and contain a mix of duplexes and single-unit dwellings.

III. PROPOSED ZONING

The applicant is requesting the property be rezoned from Agricultural-One (A-1) to Residential-Two (R-2). Both zone districts are intended to provide high quality, safe, quiet, and stable low-density residential neighborhoods. A-1 zoning allows only for single-unit dwelling development - duplexes are not permitted. The subject property is too small in either zone district to allow any of the nonresidential uses permitted by the zoning (churches, schools, government buildings, and group dwellings).

The applicant is requesting the zone change to R-2 so they can subdivide the oversized parcel and build two single-unit dwellings or two duplexes. While this property is located in an established neighborhood that has preserved agricultural properties, it is on the border of a large pocket of R-2 zoned properties and is immediately adjacent to an R-2 property. The single-unit and duplex zoning would be consistent with adjacent properties and would not result in significant change to the area. The applicant hopes to rezone in order to have the opportunity to build a maximum of four units that are proportional to the lots and that would allow the highest and best utilization of the land, and to revitalize and reinvest in the property (*Exhibit 3, Applicant Letter*).

The following table compares the existing and proposed zoning for the property, with standards for new development or major additions.

Development Standard	CURRENT ZONING Agricultural-One (A-1)	PROPOSED ZONING Residential-Two (R-2)
Uses	Allows for single-unit dwellings. Also allows for churches, schools, and government buildings.	Allows for single-unit and duplex dwellings. Also allows for churches, schools, and government buildings.
Architectural Standards	None	None
Max. Building Height	35'	35'
Min. Lot area	1 acre	9,000 sf (single unit)/12,500 sf (duplex)
Min. Lot width	140'	75' (single unit)/100' (duplex)
Max. Lot coverage	25%	40%
Setbacks		
Front / street facing	30'	25'
Rear setback	15'	10'
Side setbacks	15'	5' (single unit)/5' per story (duplex)

When reviewing the site, staff determined that R-2 is the most suitable zoning for the applicant's proposal after considering several alternatives:

- The property capable of accommodating a two-lot subdivision under R-1 which requires 12,500 square feet per lot and 100 feet of width per lot. There are not currently any R-1 properties located in the vicinity and to prevent spot zoning, staff eliminated this as a possibility.
- Other zone districts such as R-1B were discussed but ultimately eliminated for two reasons. The predominant zone districts in the area are A-1 and R-2 and anything other than these districts would not fit in with the existing neighborhoods. Additionally, staff wanted to be conscious of the existing character of the neighborhood which is primarily lower density and larger lots. Rezoning to something that would allow for smaller minimum lot sizes would not be an appropriate fit in this location.

R-2 was determined to be the most appropriate option because it retains the lower density single-unit and duplex character of the area and maintains larger lot sizes. The subject site is also located immediately adjacent to a large swath of R-2 zoning which contains a mix of single-unit and duplex dwellings. The R-2 zone district would allow the applicant more flexibility to redevelop the property while maintaining the character of the surrounding neighborhoods. It would also allow the site to become conforming as it does not currently meet the minimum one-acre lot size requirement for the A-1 zone district. In a subdivided condition, the site would contain two lots which are compatible in size with surrounding conditions. With over 30,000 square feet to work with, the subject property could accommodate two single-unit lots, two duplex lots, or one of each, that exceed the minimum lot area requirements of R-2.

IV. ZONE CHANGE CRITERIA

Staff has provided an analysis of the zone change criteria outlined in Section 26-112.E. The Planning Commission and City Council shall base its decision in consideration of the extent to which the following criteria have been met:

- 1. The change of zone promotes the health, safety, and general welfare of the community and will not result in a significant adverse effect on the surrounding area.**

The zone change will not result in adverse effects on the surrounding area. The zone change would enable the land to become conforming, meeting the minimum lot size requirements of the underlying zone district which it currently does not. The rezoning would allow for one additional dwelling unit as is, or a maximum of three additional dwelling units if subdivided. This would be consistent with adjacent land uses. The oversized lot, if subdivided, would result in lots that are comparable in size to adjacent R-2 lots. Staff expects no significant adverse effects on the surrounding area due to the potential final result maintaining the lower density nature of the neighborhood.

Staff concludes that this criterion has been met.

2. Adequate infrastructure/facilities are available to serve the types of uses allowed by the change of zone, or the applicant will upgrade and provide such where they do not exist or are under capacity.

All responding agencies have indicated they can serve the property. In the event that the current utility capacity is not adequate, the property owner/developer will be responsible for utility upgrades. A building permit will be required for any construction on the property, and fire and building codes are required to be met.

Staff concludes that this criterion has been met.

3. The Planning Commission shall also find that at least one (1) of the following conditions exists:

a. The change of zone is in conformance, or will bring the property into conformance, with the City of Wheat Ridge comprehensive plan goals, objectives and policies, and other related policies or plans for the area.

Envision Wheat Ridge, the City’s comprehensive plan, identifies this area as a Neighborhood (*Exhibit 5, Comprehensive Plan*). This designation identifies areas where residents of all ages can live safely and comfortably. Defining characteristics of an established neighborhood in the comprehensive plan are consistent character, mature landscaping, high rates of reinvestment and dwelling ownership, consistent maintenance, and high desirability.

City goals that are met with the rezoning proposal include encouraging reinvestment in a property, maintaining consistent character, and creating opportunities for dwelling ownership.

Staff concludes that this criterion has been met.

b. The existing zone classification currently recorded on the official zoning maps of the City of Wheat Ridge is in error.

Staff has not found any evidence of an error with the current A-1 zoning designation as it appears on the City zoning maps.

Staff concludes that this criterion is not applicable.

- c. **A change of character in the area has occurred or is occurring to such a degree that it is in the public interest to encourage redevelopment of the area or to recognize the changing character of the area.**

Staff finds no evidence of significant changes in the area. The zone change request from A-1 to R-2 neither responds to nor results in notable change of character.

Staff concludes that this criterion is not applicable.

- d. **The proposed rezoning is necessary in order to provide for a community need that was not anticipated at the time of the adoption of the City of Wheat Ridge comprehensive plan.**

The proposed rezoning does not relate to an unanticipated community need.

Staff concludes that this criterion is not applicable.

Staff concludes that the criteria used to evaluate zone change support this request.

V. PUBLIC NOTICING

Prior to submittal of an application for a zone change, the applicant is required to hold a neighborhood input meeting in accordance with the requirements of Section 26-109.

A meeting for neighborhood input was held on April 11, 2023. This meeting was advertised and conducted as a virtual meeting on Zoom. Two members of the public attended the virtual meeting in addition to the applicant and staff (*Exhibit 4, Neighborhood Meeting Summary*).

As of the date of distribution of this staff report, the City has not received additional comments or inquiries from surrounding property owners.

VI. AGENCY REFERRAL

All affected service agencies were contacted for comment on the zone change request and regarding the ability to serve the property. Specific referral responses follow:

Wheat Ridge Engineering Division: No comments. If future development occurs, comments will be provided at time of plat for this site.

Arvada Fire Protection District: No concerns. Any future development would be referred to the district for review and approval.

Xcel Energy: No concerns with rezone. Any future development would be referred to the district for review and approval.

Century Link: No comments received.

Comcast Cable: No comments received.

Valley Water District: No concerns with rezone. Any future development would be referred to the district for review and approval.

Fruitdale Sanitation District: No concerns with rezone. Any future development would be referred to the district for review and approval.

VII. STAFF CONCLUSIONS AND RECOMMENDATION

Staff concludes that the proposed zone change promotes the health, safety and general welfare of the community and will not result in a significant adverse effect on the surrounding area. Staff further concludes that utility infrastructure adequately serves the property, and the applicant will be responsible for upgrades, if needed in the future. Finally, staff concludes that the zone change is consistent with the goals and objectives of the Comprehensive Plan.

Because the zone change evaluation criteria support the zone change request, staff recommends approval of Case No. WZ-23-07.

VIII. SUGGESTED MOTIONS

Option A:

“I move to recommend APPROVAL of Case No. WZ-23-07, a request for approval of a zone change from Agricultural-One (A-1) to Residential-Two (R-2) for property located at 10800 W. 48th Avenue, for the following reasons:

1. The proposed zone change will promote the public health, safety, or welfare of the community and does not result in an adverse effect on the surrounding area.
2. Utility infrastructure adequately services the property.
3. The proposed zone change is consistent with the goals and objectives of the City’s Comprehensive Plan and consistent with the character of existing neighborhoods.
4. The zone change will provide additional opportunity for reinvestment in the area.
5. The criteria used to evaluate a zone change supports the request.”

Option B:

“I move to recommend DENIAL of Case No. WZ-23-07, a request for approval of a zone change from Agricultural-One (A-1) to Residential-Two (R-2) for property located at 10800 W. 48th Avenue, for the following reasons:

- 1.
2. ...”

EXHIBIT 1: AERIAL

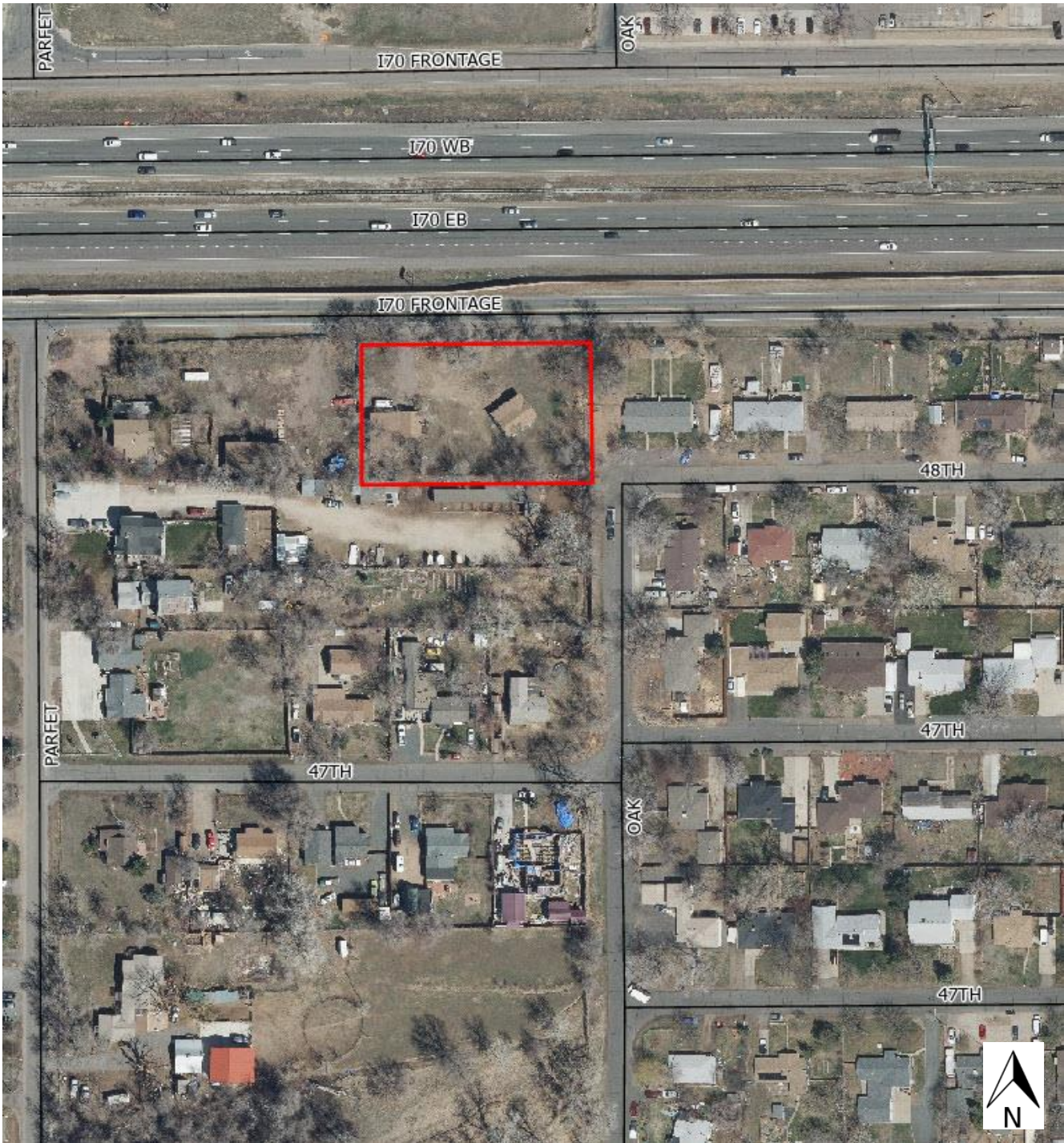


EXHIBIT 2: ZONING MAP

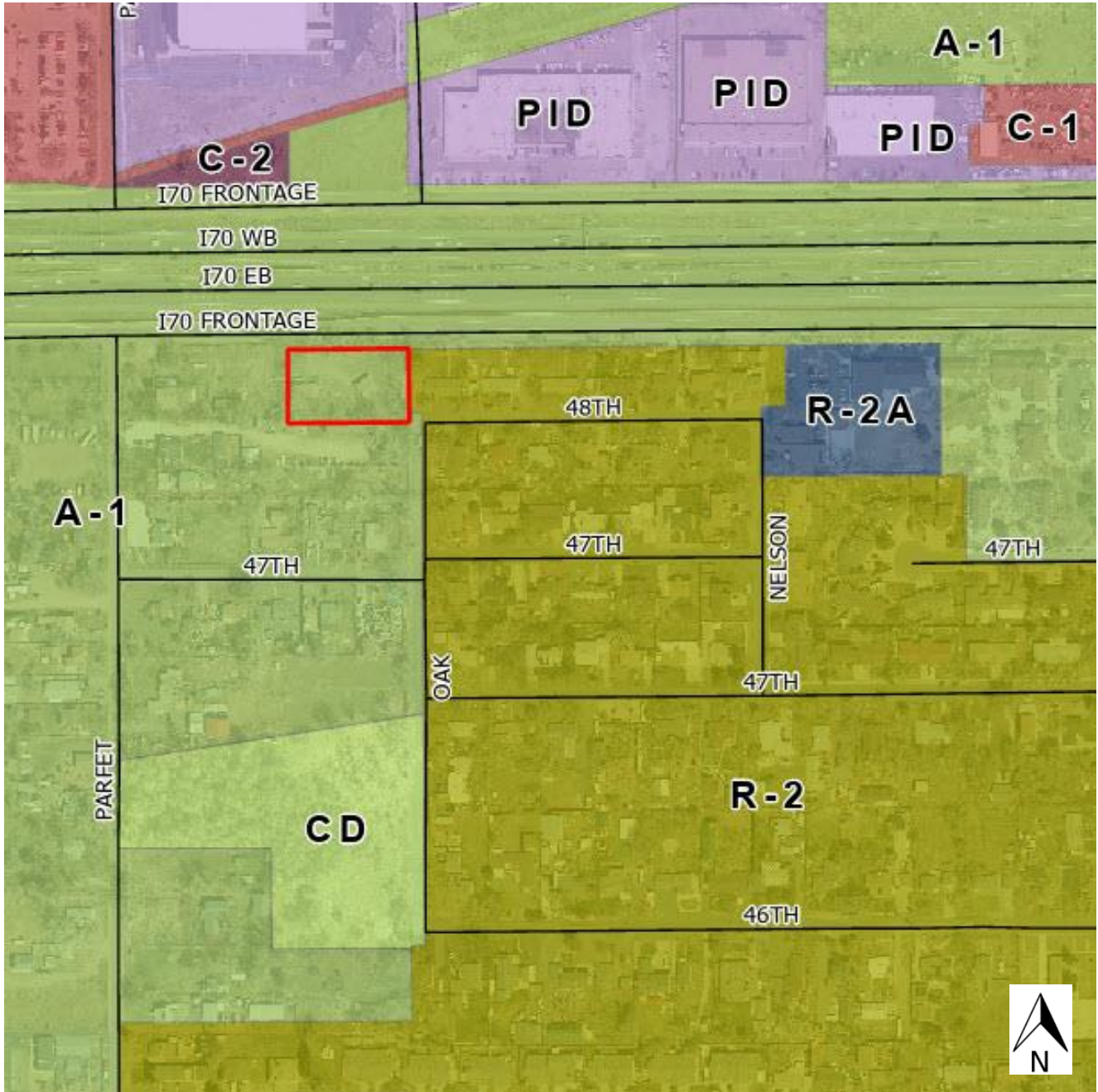


EXHIBIT 3: APPLICANT LETTER

The purpose of the request is to rezone the property from Agricultural-One (A-1) to Residential-Two (R-2) in order to match the adjacent R-2 zoning currently present to the east and to allow for the subdivision and construction of an additional single-unit dwelling or duplex on the site.

The transition of this zone change will bring about several positive impacts on the health, safety, and general welfare of the community while ensuring minimal adverse effects on the surrounding area. R-2 zoning regulations prioritize safety standards and building codes, ensuring that residential units are constructed and maintained to the highest quality and safety measures. This results in a safer living environment for residents, reducing the risk of accidents, break-ins, or hazards.

Additionally, the change of zone will allow for more suitable and organized development of residential units. Since the property is worn down and not in use compared to the surrounding area, the shift to R-2 zoning will not only match the east side of the neighborhood but also significantly improve the overall outlook and well-being of the community as a whole.

By increasing housing opportunities, there will be more residents within the neighborhood, which promotes a more diverse community. With a mix of residents and potential communal spaces, social interactions are encouraged, fostering a sense of belonging and support, promoting emotional health.

Furthermore, the zone change will be in conformance with the City of Wheat Ridge and will follow their plan goals, standards, objectives, policies, and other city-approved policies for the area.

The zone change is needed since the property is outdated. The property faces many issues such as an outdated water well system that holds insufficient water. The property is also not connected to the city sewer and water pipes, which is less efficient/accessible to residents. Due to aging, the property not only took a hit from utility problems but also its physical presentation to the surrounding neighborhood. Establishing this zone change will address these issues within the property, which can improve the outlook of the community.

By allowing for R-2 zoning, the area will be better equipped to accommodate population growth and provide housing options for residents. The transition from A-1 to R-2 zone aligns with the area's future vision and will play a significant role in shaping a thriving, attractive, and harmonious living environment for generations to come.

EXHIBIT 4: NEIGHBORHOOD MEETING

NEIGHBORHOOD MEETING NOTES

Meeting Date: April 11, 2023

Attending Staff: Stephanie Stevens, Senior Planner
Alayna Olivas-Loera, Planner I

Location of Meeting: Virtual

Property Address: 10800 W. 48th Avenue

Property Owner(s): Mei Zhen

Property Owner(s) Present? Yes

Applicant: Mei Zhen

Applicant Present? Yes

Existing Zoning: Agricultural-One (A-1)

Existing Comp. Plan: Neighborhoods

Existing Site Conditions: The property is located on the south side of the I-70 Frontage Road S and just northwest of the intersection of W. 48th Avenue and Oak Street. The property is currently zoned Agricultural-One (A-1) and contains one single-unit home and various outbuildings. The applicant stated that the property is largely unoccupied at this time. The adjacent properties to the south and west are zoned A-1 and contain a mix of residential and agricultural uses. The properties to the east are all zoned R-2 and contain a mix of duplexes and single-unit home.

According to the Jefferson County Assessor, the site is approximately 30,536 square feet (0.701 acres). The property currently has one single-unit home built in 1955 and some outbuildings.

Applicant/Owner Preliminary Proposal: The applicant is proposing to rezone the property to Residential-Two (R-2) to facilitate future development, including the possibility of a two-lot subdivision with single-unit homes or duplexes.

The following is a summary of the neighborhood meeting:

- In addition to the applicant, the applicant’s team and staff, two members of the public attended the neighborhood meeting. The participant list is attached from Zoom, which serves as the virtual sign-in sheet.
- Two members of the public, Denise Midroy and Nato Francescato, spoke at the meeting.
- Staff discussed the site, its zoning and future land use.
- The applicant and members of the public were informed of the process for the Zone Change.
- The members of the public were informed of their opportunity to make comments during the process and at the public hearing, if required.

The following issues were discussed regarding the Zone Change request and proposed development:

- Neighbors expressed general support for rezone
- What are the long term goals for the site?
The end goal is to clean the property up and improve it. If the rezone is approved, the goal would be to subdivide the property into two lots to allow for either two new single-unit dwellings (one on each lot) or two duplexes (one on each lot). The property owner does not have concrete plans for this yet as they are in the early stages of the process and must first get through the rezone.
- General questions about CDOT interchange improvement plans and turn signal at the light nearby on Kipling Street
Staff discussed that CDOT has jurisdiction over the intersection at the Frontage Road S and Kipling Street and encouraged a quick look at CDOT’s website for more information. Pertaining to the interchange project, staff discussed that CDOT does not currently have any concrete plans nor funding in place for this project and that information on its movement is limited.
- There were general concerns with the potential for density to creep further into an otherwise agricultural neighborhood if this zone change were to be approved
Staff acknowledged this concern and agreed that it is valid and is something that is very possible and has happened in other neighborhoods around the city. Staff explained reasons for supporting this specific potential rezone which included the immediate adjacency to R-2 zoning which contains duplexes, the adjacency to the Frontage Road S, and alignment with the goals for more housing options in this area as written in the 44th Avenue Subarea Plan. In context sensitive neighborhoods such as this one, staff is very careful about what they will and will not support and these requests are reviewed on a very subjective case by case basis.

Zoom Attendee Report:

User Name
Stephanie Stevens - City of Wheat Ridge
Mei Zhao – Owner’s Representative
Alayna Olivas-Loera – City of Wheat Ridge
Nato Francescato
Denise Midroy

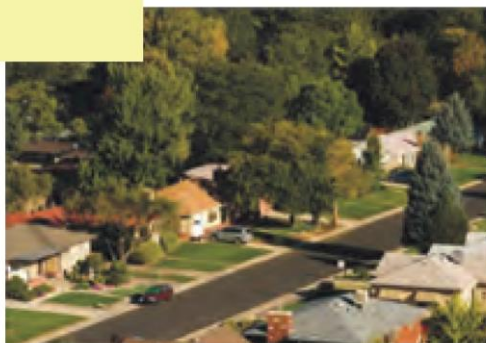
EXHIBIT 5: COMPREHENSIVE PLAN

The following is an excerpt from the Structure Map within the Comprehensive Plan.



Subject Property

Neighborhood



Character/Established

Neighborhoods: Neighborhoods will be the places for people to own homes and thrive and where residents of all ages can live safely and comfortably. Most neighborhoods contain a school or park focus. Some have a semi-rural feel. Most are generally bounded by major arterial and collector streets. Planning and zoning will determine the appropriate mix of single family or multi-family uses within these places in the future.

Established Neighborhoods: The City will continue to work with neighborhoods to focus on improving stability, home ownership, property values, protecting significant views, and provide high quality infill in established neighborhoods.

EXHIBIT 6: SITE PHOTOS



View of the subject property looking south from the I-70 Frontage Road. (Source: Google Maps February 2022)



View of the subject property looking northwest from Oak Street. (Source: Google Maps February 2022)

PARFET

I70 FRONTAGE

OAK

I70 WB

I70 EB

I70 FRONTAGE



48TH

PARFET

47TH

47TH

OAK

47TH

NORTH

