



## PLANNING COMMISSION A G E N D A

**October 19, 2023**

Notice is hereby given of a **Public Meeting** to be held before the **City of Wheat Ridge Planning Commission** on **October 19, 2023 at 6:30 p.m.**

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

1. Provide comment in advance at [www.wheatridgespeaks.org](http://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 851 9414 5555 **and Passcode: 422947**
3. View the meeting live or later at [www.wheatridgespeaks.org](http://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 – September 21, 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-22-07:** An application filed by Rocky Mountain Hardwood Processing for approval of a Specific Development Plan (SDP) to facilitate the construction of a 5,040-square-foot office/warehouse building for a tree service business on property zoned Planned Commercial Development (PCD) and located at 4877 Robb Street.
- B. **Case No. ZOA-23-10:** An ordinance amending Article VII of Chapter 26 of the Wheat Ridge Code of Laws concerning the City’s billboard regulations and making conforming amendments therewith.

**8. OLD BUSINESS**

**9. NEW BUSINESS**

- A. Upcoming Dates
- B. Resolution of 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  
September 21, 2023**

**1. CALL THE MEETING TO ORDER**

The meeting was called to order by Chair DITULLIO at 6:34 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  
Daniel Larson  
Janet Leo  
Jonathan Schelke

Commission Members Absent: Will Kerns  
Patrick Quinn

Staff Members Present: Jana Easley, Planning Manager  
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 – August 17, 2023**

**It was moved by Commissioner DISNEY and seconded by Commissioner LARSON to approve the minutes of August 17, 2023, as written. Motion carried 4-0-1 with Commissioner SCHELKE 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-23-07:** 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 48<sup>th</sup> 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.

**Mei Zhao, Applicant Representative**  
**10800 W. 48<sup>th</sup> Ave.**

Ms. Zhao explained that Ms. Fu, the applicant, is hoping for approval of a zone change for this property because it is an outdated property, not well maintained and will conform and unify with the properties to the east.

**Nato Francescato, neighbor**  
**4760 Parfet St.**

Mr. Francescato mentioned he is a proponent for the zone change on this property and is in favor of higher density.

Commissioner LARSON asked what CD zoning is.

Ms. Olivas-Loera explained CD is a Conservation District and cannot be developed.

Commissioner LARSON also inquired if the current structure is occupied and if there is running water.

Ms. Zhao confirmed that nobody currently lives there and said the property is on a well but is insufficient. She added that if the rezone is approved then it is planned to connect to City water.

In response to a question for Commissioner DISNEY Ms. Zhao explained the applicant has not developed a property in the past and they will be hiring a general contractor to help them.

Commissioner LEO asked for clarification on what can be built on each parcel if subdivided.

Ms. Zhao clarified there will only be a single family or duplex on each parcel.



Commissioner DITULLIO asked if the family is thinking of living on one of the parcels once developed.

Ms. Zhao said they family is not sure yet and it depends on the cost to develop.

Commissioner LARSON asked what the City's outlook is on keeping other properties in the neighborhood Agricultural or rezoning them as well.

Ms. Olivas-Loera mentioned that this is topic of discussion and cannot guarantee what can happen in the future, but future rezonings would consider the surrounding area, and staff may be more conservative on what staff is willing to support. She added this property was unique because of its adjacency to existing R-2 currently. She added the 44<sup>th</sup> Avenue Subarea plan calls for diverse types of housing in this area so other applications, if they come in, will be reviewed on a case-by-case basis.

Chair DITULLIO closed the public hearing.

**It was moved by Commissioner LARSON and seconded by Commissioner LEO 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 West 48<sup>th</sup> 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 neighborhood.**
- 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.**

**Motion carried 5-0.**

**8. OLD BUSINESS**

**9. NEW BUSINESS**

**A. Upcoming Dates**

Ms. Easley confirmed that the October 5 Planning Commission meeting has been cancelled but the October 19 meeting will be held.

Ms. Easley announced that there is a vacancy in the Planning Commission due to Commissioner STERN resigning because she joined the Urban Renewal Board and City Council will be making an appointment for her seat on October 9.

B. Forthcoming Amendment to Bylaws

Ms. Easley alerted the Commissioners that City Council is making amendments to the Boards and Commissions Bylaws on October 9 so she asked that there be a motion to consider amending the Bylaws at the next Planning Commission meeting.

**It was moved by Chair DITULLIO and seconded by Commissioner LEO to consider amending the Bylaws at the October 19 Planning Commission meeting.**

**Motion approved 5-0.**

C. Project and Development Updates

In response to a question from Commissioner DISNEY, Ms. Easley mentioned that on September 25 the Bank of the West rezoning will be heard at City Council, along with a Resolution to establish an Affordable Housing Commitment based on Proposition 123. She added there will be a Special Study Session concerning amending the Billboard language.

Ms. Easley also mentioned that on October 2, there will be a Let's Talk update for the N I-70 and Crown hill areas.

Mr. LARSON inquired about the RFP for the Comprehensive Plan.

Ms. Easley confirmed the RFP is live and will close on October 4. She mentioned the hope is to have the consultant on board by the end of the year; Prime the Pump (similar to Let's Talk) from January to March; March will be the kick-off with consultant team and conclude in October of 2025.

Chair DITULLIO gave an update on Tabor Refund checks being mailed around October 16. He also mentioned that property taxes will be going up 30-70% state-wide.

Commissioner LARSON announced that he is running for the District IV City Council seat, and he looks forward to meeting the people in District IV.

**10. ADJOURNMENT**

**It was moved by Commissioner LARSON and seconded by Commissioner DISNEY to adjourn the meeting at 7:12 p.m. Motion carried 5-0.**

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**Jerry DiTullio, Chair**

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**Tammy Odean, Recording Secretary**

DRAFT

## 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](http://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](http://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](http://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](http://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](http://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**

**TO:** Planning Commission                      **MEETING DATE:** October 19, 2023

**CASE MANAGER:** Stephanie Stevens

**CASE NO. & NAME:** WZ-22-07 / Rocky Mountain Hardwood PCD

**ACTION REQUESTED:** Approval of a Specific Development Plan (SDP) for the construction of a 5,040-square-foot office/warehouse building on property zoned Planned Commercial Development (PCD).

**LOCATION OF REQUEST:** 4877 Robb St.

**APPLICANT/OWNER (S):** Rocky Mountain Hardwood Processing, LLC

**APPROXIMATE AREA:** 150,108 square feet (3.446 acres)

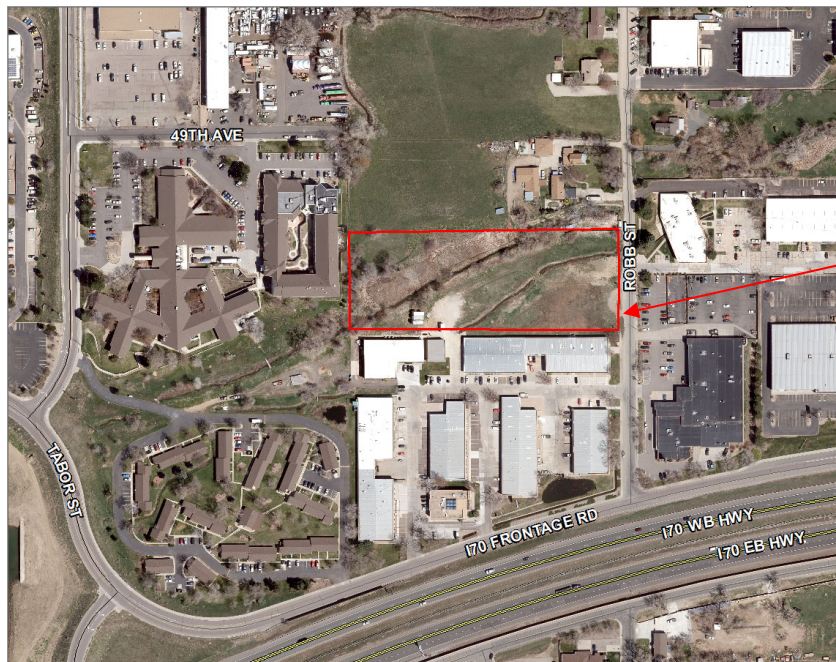
**PRESENT ZONING:** Planned Commercial Development (PCD)

**COMPREHENSIVE PLAN:** Mixed Use Employment

**ENTER INTO RECORD:**

- |                                  |                          |
|----------------------------------|--------------------------|
| (X) CASE FILE & PACKET MATERIALS | (X) COMPREHENSIVE PLAN   |
| (X) ZONING ORDINANCE             | (X) DIGITAL PRESENTATION |

**Location Map**



Site

## **JURISDICTION:**

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

### **I. REQUEST**

Case No. WZ-22-07 is an application for approval of a Specific Development Plan (SDP) for the purpose of developing a tree service business to include a 5,040-square-foot structure to accommodate office, warehouse, woodworking, and retail spaces. The site also includes outdoor storage and display of landscaping materials. The subject site is located on the west side of Robb Street between I-70 Frontage Road N and approximately W. 50<sup>th</sup> Avenue at 4877 Robb Street.

Rezoning to a planned development in the City of Wheat Ridge involves a two-step process. The first step is the Outline Development Plan (ODP), which for this property was approved in 2022 (Case No. WZ-21-09). A Planned Commercial Development is a property-specific zoning, and the approval of the ODP changed the zoning designation on the land, and established allowed uses, development standards for the property, and access configurations.

The second step is approval of the subject Specific Development Plan (SDP), which focuses on specific details of a development such as final drainage, architecture, lot layouts, specific building location, and building orientation. The SDP must be found to be compliant with the ODP in order to be approved.

Pursuant to Section 26-302 of the Municipal Code, the applicant chose a two-step approval process, first completing the ODP process in its entirety before submitting the SDP for review. When this two-step process is broken apart, the SDP application must be heard at a public hearing before the Planning Commission, who is the final deciding body for SDP approval. The criteria for review and analysis of the SDP are provided in Sections III and IV below.

An administrative subdivision plat focused on establishing the single lot and easements has also been submitted concurrently with the SDP and is nearing approval as Case No. MS-23-03.

### **II. EXISTING CONDITIONS/PROPERTY HISTORY**

The property is located on the west side of Robb Street between I-70 Frontage Road N and approximately W. 50<sup>th</sup> Avenue at 4877 Robb Street (*Exhibit 1, Aerial*). I-70 is located nearby to the south, while the City's boundary with the City of Arvada is located just to the north at approximately W. 50<sup>th</sup> Avenue. The property consists of two unplatted parcels which are in the process of being combined into one lot; the property measures 150,108 square feet (3.446 acres) in area. It is presently vacant, unimproved land. Both the Wadsworth and Swadley Ditches run through this site, with a significant grade change in the northwest corner of the site north of the Swadley Ditch (approximately 30 feet of grade change). The Wadsworth Ditch was recently piped underground in the spring of 2023. The Swadley Ditch is expected to remain as an open channel.

This property is zoned Planned Commercial Development (PCD). The properties to the north are zoned Agricultural-One (A-1). To the south is the Wheat Ridge Industrial Park which is zoned Planned Industrial Development (PID). To the east, properties are zoned PID, PCD, A-1, Commercial-Two (C-2), and Commercial-One (C-1). To the west, properties are zoned PCD and Industrial-Employment

(I-E). Most of the surrounding uses are commercial and light industrial, although the three A-1 parcels to the north include single-unit homes. See *Exhibit 2, Zoning Map*.

A copy of the approved Outline Development Plan (ODP) for the subject property is attached, which was reviewed by Planning Commission in March 2022 and approved by City Council in April 2022 and titled “Rocky Mountain Hardwood Planned Commercial Development” (*Exhibit 3, Outline Development Plan*). This plan is included to provide context when reviewing the Specific Development Plan (SDP). The applicant and owner for this SDP is the same tree service business that submitted the ODP application, Rocky Mountain Hardwood Processing.

### III. SPECIFIC DEVELOPMENT PLAN

Attached is a copy of the proposed SDP, which includes 7 sheets (*Exhibit 4, Specific Development Plan*):

- Sheet 1: Cover page – This page includes signature blocks, legal description, and general reference information.
- Sheets 2 and 3: Site plan – This detailed plan shows the site layout, including building location, parking, water detention, easements, and the site data table.
- Sheet 4: Details – Includes fence, retaining wall, signage and bike rack details.
- Sheet 5: Landscape plan – Includes a plan, plant schedule, landscape percentages, and a landscape coverage map.
- Sheets 6 and 7: Elevations – Includes building materials matrix and legend.
- Sheet 8: Photometric plan – Includes a fixture schedule and lighting summary chart.

#### *Allowable Uses*

Uses permitted per the ODP are all uses permitted in the City’s established Agricultural-One (A-1), Commercial-One (C-1) and Commercial-Two (C-2) zoning, with emphasis placed on encouraging uses that support employment and agriculture while maintaining natural features. The primary uses include an office/warehouse and shop building and reserved outdoor areas for a nursery, storage and display. The ODP depicts the site broken up into three distinct planning areas transitioning from most intensive along the southeast to least intensive to the northwest. The three planning areas with the proposed uses are summarized broadly as follows:

- Planning Area 1 (PA-1) is located along the southeast portion of the site along Robb Street and will contain commercial uses to support business operations including the primary 5,040-square-foot structure to accommodate office, warehouse, woodworking, and retail uses, as well as major improvements such as parking and detention.
- Planning Area 2 (PA-2) is in the middle of the site between the two ditches and is proposed to be reserved for screened landscape material storage, nursery plantings, and display.
- Planning Area 3 (PA-3) is located to the northwest of the site next to the adjacent A-1 residential property, to be preserved mostly in its natural state with a reserved area for screened outdoor storage of natural materials only.

As noted above, the tree service business that applied for the ODP is also the applicant for the SDP, and it is an allowed use.



### *Building Setbacks*

The building is proposed within PA-1, closest to Robb Street. The ODP requires a 35-foot front setback, 5-foot side setbacks, and a 10-foot rear setback in PA-1. This site is compliant with all setback requirements.

### *Height*

The ODP limits building height to 35 feet. The SDP shows the building will be approximately 21.5 feet tall to the peak of the roof.

### *Building Coverage and Landscaping*

The ODP limits building coverage to 25% of the overall lot area. The SDP shows 3.4% building coverage proposed. Additionally, at least 20% of PA-1 and 2 must be landscaped and the SDP shows 62% landscaping between these two planning areas to be planted in accordance with requirement so the zoning code in Section 26-502. PA-3 is proposed to be maintained as native, unirrigated open space with a reserved area for screened outdoor storage of natural materials. No buildings are proposed in PA-2 or 3.

Ten-foot landscape buffers are provided along Robb Street to screen parking and along the northern property line adjacent to the A-1 zoned residential property in accordance with the ODP. A landscape buffer is provided along Robb Street in accordance with the ODP to provide screening of the parking lot. Some of the existing landscaping, including mature, healthy trees, is being used to count toward screening and buffering requirements. The landscape plan, provided on Sheet 5 of the SDP, shows the proposed species and locations, including tree and shrub counts.

### *Access and Streets*

The circulation shown in the SDP is consistent with the conceptual design from the ODP, although the access points have shifted to ensure appropriate separation and to accommodate turning movements. Access to the development will come from two access points along Robb Street with full movement at the southern access point and the northernmost access being limited to one-way out. The Engineering Division supported a second entrance to the site to allow for better site circulation. The driveways are compliant with all City requirements for spacing from property lines and sight triangle clearance. Improvements along the frontage, including curb, gutter, and sidewalk, will be constructed in accordance with the ODP and SDP.

### *Architecture*

The ODP requires the architecture to be in compliance with Chapter 4.2 of the ASDM except that metal siding is a permitted primary material so long as eastern façade facing Robb Street is enhanced with secondary materials such as stone or brick veneer. The building materials proposed include manufactured stone at the base, ribbed metal panels, and steel architectural accents. The east façade is subject to transparency and materials requirements because it faces Robb Street. The west façade does not face any public space and is therefore exempt from the material and transparency requirements in the ASDM, which is why this façade is primarily metal. Steel ribs protrude out from the east façade facing Robb Street to add visual interest, and the stone base is carried to all three sides that are visible from the street. Downlighting across the front façade further enhances the stone wainscot base. Staff finds the proposed architecture meets the standards of the ASDM and ODP.

### *Parking*

The ODP requires parking to comply with Section 26-1109 of the municipal code and must be located in close proximity to the primary entrance for all primary structures. A total of 12 parking spaces are

proposed for the office and warehouse uses, including one van accessible space. All spaces and dimensions meet the City's requirements.

The primary parking area along Robb Street will be paved with asphalt. Areas to the side and rear of the building will utilize confined compacted road base which is allowed by the ODP, is appropriate given the more agrarian character of the area, and reduces the overall impervious area.

#### *Drainage*

The SDP proposes a detention pond behind the building in PA-1 which matches the ODP. A full drainage report and final design has been reviewed by Engineering with this SDP.

#### *Traffic*

Trip generation data has been provided and evaluated by Engineering with this SDP. Trip generation is expected to be low given the restraints on developable area. Traffic from the proposed development is not anticipated to have an impact on traffic in the neighborhood.

### **IV. SPECIFIC DEVELOPMENT PLAN CRITERIA**

Staff has provided an analysis of the zone change criteria outlined in Section 26-305.D. The applicant also provided a response to the criteria (*Exhibit 5, Applicant Letter*). The Planning Commission shall base its recommendation in consideration of the extent to which the following criteria have been met:

#### **1. The proposed specific development plan is consistent with the purpose of a planned development as stated in section 26-301 of the zoning and development code.**

The intent of a planned development is to permit well-designed, innovative developments which may not be feasible under a standard zone district and to promote flexible and efficient use of land.

Other general purposes of a planned development are:

- To promote the efficient use of land to facilitate a more economic arrangement of building, circulation systems, land use and utilities.
- To promote compatible development with adjacent commercial, residential and/or industrial land uses through proper land use transitions and buffering techniques.
- To promote conformance with the adopted comprehensive plan, established policies and guidelines for the area and for the community.

Staff has concluded that the SDP is consistent with these goals by adding to the employment base in the area per the comprehensive plan, adding a compatible office/warehouse building to the predominantly industrial area, serving as a transition between the various land uses that surround it, and promoting an efficient use of an infill site in keeping with the character of the area.

*Staff concludes that this criterion has been met.*

#### **2. The proposed specific development plan is consistent with the design intent or purpose of the approved outline development plan**

The intent of the PCD is the enhance the use of the property with a commercial use that complements the Robb Street corridor while maintaining the agricultural nature of the land. The

SDP is consistent with the intent and character statements of the ODP by providing quality improvements and architecture that respect the land.

The ODP places standards to protect the ditches which may serve as wildlife corridors, to create a buffer to the residential properties, to confine the limits of outdoor storage, and to prescribe where the commercial activities can take place. This PCD is customized so that the property can serve as a transition between the various land uses that surround it; it balances a desire to put the property to productive use and also a desire to protect the natural features. The SDP is consistent with the intent of the ODP.

*Staff concludes that this criterion has been met.*

**3. The proposed uses indicated in the specific development plan are consistent with the uses approved by the outline development plan.**

The proposed use is consistent with the allowed uses from the ODP and is being proposed by the same company that originally proposed the ODP.

*Staff concludes that this criterion has been met.*

**4. The site is appropriately designed and it consistent with the development guidelines established in the outline development plan.**

The SDP is consistent with the development guidelines of the ODP in all respects including height, setbacks, parking, landscaping, and building design.

*Staff concludes that this criterion has been met.*

**5. Adequate infrastructure/facilities are available to serve the subject property, or the applicant will upgrade and provide such where they do not exist or are under capacity.**

All utility agencies have indicated that they have ability to serve the property. The developer is responsible for the new infrastructure required by the utility districts.

*Staff concludes that this criterion has been met.*

**6. The proposed specific development plan is in substantial compliance with the applicable standards set forth in the Architectural and Site Design Manual, Streetscape Design Manual, and other applicable design standards.**

The proposed SDP is in conformance with the design standards established in the ODP and is compliant with the ASDM for heavy commercial and light industrial buildings as applicable.

*Staff concludes that this criterion has been met.*

**V. AGENCY REFERRAL**

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

- **Wheat Ridge Engineering Division:** SDP and plat approvable. Civil construction documents approved.
- **Wheat Ridge Building Division:** Will review all building permits in coordination with the Planning Division and Engineering.
- **Arvada Fire Protection District:** No outstanding comments.
- **Valley Water:** Service can be provided, applicant to coordinate.
- **Xcel Energy:** No outstanding comments. Applicant to coordinate service.
- **Century Link/Lumen:** No comments.
- **Comcast:** No comments.
- **Fruitdale Sanitation:** Service can be provided, applicant to coordinate service.

## VI. STAFF CONCLUSIONS AND RECOMMENDATION

Staff has concluded that the proposed Specific Development Plan is consistent with the planned development regulations, with the goals and policies of the City’s guiding documents, and with the Rocky Mountain Hardwood ODP. Because the requirements for a SDP have been met and the review criteria support the SDP, a recommendation for approval is given.

## VII. SUGGESTED MOTIONS – SPECIFIC DEVELOPMENT PLAN

### **Option A:**

“I move to recommend APPROVAL of Case No. WZ-22-07, a request for approval of a specific development plan on property zoned Planned Commercial Development (PCD) located at 4877 Robb Street for the following reasons:

1. The specific development plan is consistent with the intent and purpose of a planned development, as stated in Section 26-301 of the City Code.
2. The specific development plan is consistent with the intent and purpose of the outline development plan.
3. The proposed uses are consistent with those approved by the outline development plan.
4. All responding agencies have indicated they can serve the property with improvements installed at the developer’s expense.
5. The specific development plan is in substantial compliance with the applicable standards set forth in the outline development plan and with the City’s adopted codes and policies.

With the following conditions:

1. Any development not shown on this SDP or any modification to this SDP shall require an amendment consistent with Section 26-307 of the municipal code.
2. The technical corrections requested by Planning and Engineering related to labels, notes, and typos shall be addressed prior to SDP recording and prior to issuance of any building permit.
3. Prior to commencing construction, civil construction drawings shall be approved and appropriate permits shall be obtained.
4. Building permit submittals shall be consistent with the SDP.

### **Option B:**

“I move to recommend DENIAL of Case No. WZ-22-07, a request for approval of a specific development plan on property zoned Planned Commercial Development (PCD) located at 4877 Robb Street for the following reasons:

1. ...
2. ...
3. ...”

# EXHIBIT 1: AERIAL





# EXHIBIT 2: ZONING MAP



## **EXHIBIT 3: OUTLINE DEVELOPMENT PLAN**

See Attached.



# ROCKY MOUNTAIN HARDWOOD PLANNED COMMERCIAL DEVELOPMENT

AN OUTLINE DEVELOPMENT PLAN IN THE CITY OF WHEAT RIDGE, COLORADO



303.925.0544  
www.2ncivil.com



NOT FOR CONSTRUCTION

PREPARED FOR:  
SEAN IMFELD  
KODIAK STUMPS  
WWW.KODIAKSTUMPS.COM

4877 ROBB ST PLANNED COMMERCIAL DEVELOPMENT  
WHEATRIDGE, CO

DATE: 1/22/21  
BY: EPT

REVISIONS:  
1. City Comments  
2. City Comments

PROJECT NUMBER: 21005  
ISSUED DATE: 8/17/21  
DESIGNED BY: EPT  
REVIEWED BY: SOE

ODP PLAN

1 OF 2

## PROPERTY DESCRIPTION

PARCELS OF LAND LOCATED WITHIN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH P.M., RECORDED IN BOOK 2242 AT PAGE 717, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH RECORDED INFORMATION DENOTED BY PARENTHESIS ( ):

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 16, BEING A FOUND IN PLACE 3 1/2" DIAMETER BRASS CAP L.S. 13212 IN RANGE BOX, FROM WHENCE THE SOUTH 1/16 CORNER OF SAID SECTION BEING A FOUND IN PLACE 3" DIAMETER ALUMINUM CAP L.S. 10843 IN ALUMINUM PIPE BEARS N 00°19'16" W (N 00°21' W), 1320.95 (1320.79) FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATED THERETO; THENCE ALONG THE WEST LINE OF SAID SECTION N 00°19'16" W (N 00°21' W), 529.50 FEET TO A FOUND IN PLACE NO. 3 REBAR AND THE TRUE POINT OF BEGINNING;

THENCE N 00°19'16" W (N 00°21' W), 234.95 (234.90) FEET; THENCE N 89°40'44" E (N 89°39' E), 638.90 (639.00) FEET TO A POINT ALONG THE WEST RIGHT-OF-WAY OF ROBB STREET; THENCE ALONG THE SAID RIGHT-OF-WAY S 00°17'53" E (S 00°19'36" E), 234.95 (234.90) FEET TO THE NORTHEAST CORNER OF WHEAT RIDGE INDUSTRIAL PARK; THENCE ALONG THE COMMON LINE WITH WHEAT RIDGE INDUSTRIAL PARK, S 89°40'44" W (S 89°39' W), 638.81 (638.95) FEET TO THE POINT OF BEGINNING.

## CHARACTER OF DEVELOPMENT

The intent of the 4877 Robb Street Planned Commercial Development is to enhance the use of the property from a vacant piece of land (located in between a commercial/industrial property to the south and residential to the north) to a usable property that will be improved and maintained to compliment the Robb Street corridor all while maintaining a large portion of the open agricultural nature of the land.

The easterly planning area (PA-1) is proposed to have the hard improvements for business operation whereas the western planning areas (PA-2 & 3) are proposed to maintain most of the existing site features while having some softer improvements to support PA-1. PA-1 will likely include building(s) for business operation (office, shop and retail), parking, drive aisles and Robb Street improvements. The buildings will front Robb St. with parking surrounding both the front and rear sides.

PA-2 will be used to support business operation with storage (both outdoor and minor indoor) and other support elements including a nursery, greenhouse and lumber milling. While some seasonal uses could include Christmas tree sales as well as a farmer's market. The two existing irrigation ditches will remain in use with the possibility of piping a portion of both.

PA-3 will for the most part remain as-is and undisturbed with some outdoor storage use in the area shown. Only outdoor storage of natural materials is allowed, including tree storage, shredded branches, mulch, and drying wood slabs or similar. Otherwise this area will remain in its native state. Access will be via skid steer.

Planning areas (PA-1 & 2) could at some point have a caretaker resident onsite, however only one would be allowed for the entire property.

The adjacent uses consist of agricultural and residential uses to the north, multi-family residential to the west, and commercial/industrial uses to the south. Fencing or natural screening will be required where adjacent to developed uses. The existing fencing along the portion of the north and south boundary can suffice to meet this requirement. If outdoor storage of natural materials is proposed in PA-3, it will need to be screened from adjacent uses by a 6' opaque fence or natural hedge wall. Areas along ditches should be unfenced and unrestricted to preserve wildlife movement.

The frontage along Robb Street will be improved with curb, gutter and sidewalk to match the existing portions to the south. In addition, the area behind the walk will be landscaped. These improvements will compliment the street corridor similar to the improvements across the street (east side of Robb St.) all providing a uniform and updated character.

The Wadsworth Ditch will be completely piped throughout the site. Conservation buffer to be defined by future easement agreement with ditch company. The Swadley Ditch will remain open with exception to the "new" crossing location. The Swadley Ditch will be within a 20' buffer (10' each side). This buffer will allow for continued wildlife movement and create a transition from allowed uses in PA-2 to PA-3 maintaining a native, non-disturbed character.

## CASE HISTORY

WZ-21-09

## STANDARD ODP NOTES

This outline development plan is conceptual in nature. Specific Development elements such as site layout and building architecture have not been addressed on this document. As a result, a specific development plan must be submitted and approved by the city of Wheat Ridge prior to the submittal of a right-of-way or building permit application and any subsequent site development.

## DEVELOPMENT STANDARDS

All parking and loading shall be in conformance with section 26-1109 of the Wheat Ridge code of laws, with the following modification/ additions: Free-standing commercial buildings may provide surface parking at a rate to be determined based on the specific proposed use as approved by the Community Development Director and shall be provided in close proximity to the primary entrance for all primary structures.

All exterior lighting shall be in conformance with section 26-503 of the Wheat Ridge code of laws.

All fencing shall be in conformance with section 26-603 of the Wheat Ridge code of laws.

All signage shall be in conformance with article VII of the Wheat Ridge code of laws.

Architectural, site, and streetscape design shall be in conformance with the architectural and site design manual (ASDM) section 4.2 and streetscape design manual with exception to the following:

1. Aluminum/ Metal siding is allowed as a primary material. Secondary non-metal materials (i.e. stone or brick veneer) shall be used in addition to the primary aluminum/metal material on the front facade.
2. Parking and drive aisles shall allow for either compacted road base or pavement. The first 25' from the edge of pavement on Robb Street into the site shall be paved. In PA-1, recycled asphalt is required in the areas nearest to the building with heavier vehicle traffic (i.e. customer parking, loading areas, and accessible parking spaces). Storage areas must be built so that the materials used as the parking surfaces stays contained within the parking pad (with the use of concrete curbs, railroad ties, etc.).

### Outdoor Storage:

Material and inventory are to be displayed in outdoor areas in PA-1, PA-2, PA-3 complying with Wheat Ridge code section 26-628, 26-629, 26-631. In PA-1, outdoor storage will not be permitted between the front of the building and Robb Street, except for displays of merchandise for sale as allowed by 26-631. PA-2 will be split 50-50, where the SW will be eligible for parking, structures, etc., and the NE will be designated for landscape, nursery plantings, display, etc. PA-3 allows for outdoor storage of natural materials only, if screened, and must be located in the approximate area shown on the sketch plan.

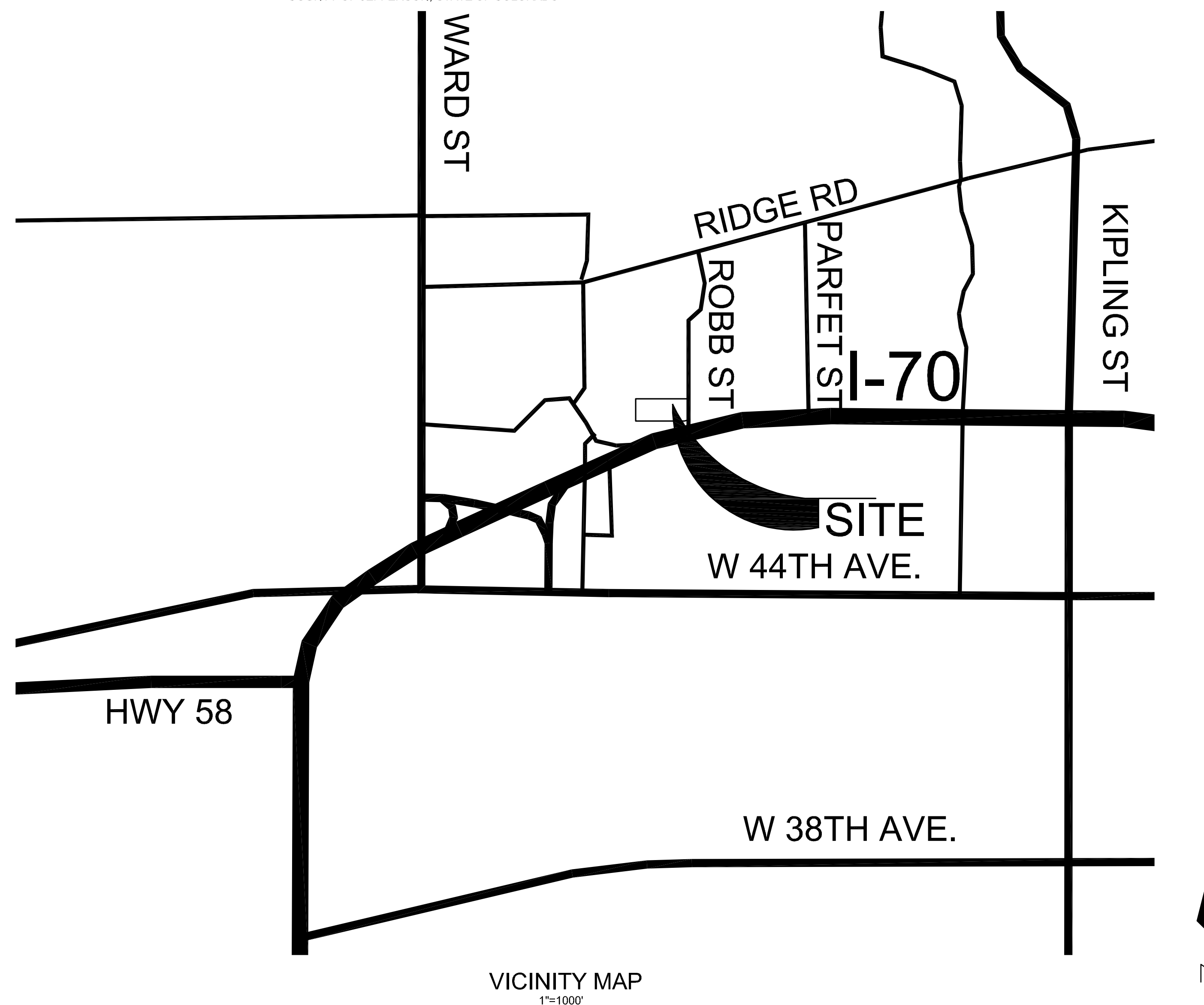
### Standards for Accessory Structures:

Accessory structures shall be allowed, provided that the total building coverage of all buildings combined (primary + accessory) shall not exceed 25% of the overall lot area. Accessory buildings shall be comprised of forms, materials, and colors that are compatible with the architectural qualities of the primary building.

## PLANNING AREAS

	PA-1	PA-2	PA-3	* Total building coverage of all buildings combined (primary+ accessory) shall not exceed 25% of the overall lot area.
Building Coverage Max.	-	-	0%	
Building Height	35'	35'	n/a	
Front Setback from Robb St.	35'	n/a	n/a	
Side Setback (North and South)	5'	10'	n/a	
Rear Setback (West)	10'	10'	n/a	
Minimum Separation Between Buildings	10'	10'	n/a	

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO



## OPEN SPACE & LANDSCAPING

- PA-1 - 10' Landscape buffer to be planted in accordance with Section 26-502 required along Robb Street.
- PA-2 - 10' Landscape buffer to be planted in accordance with Section 26-502 required along Robb Street and north property line.
- Landscaping in PA-1 and PA-2 shall comply with Section 26-502. The total required number of plants and shrubs for these two areas may be concentrated within one planning area or distributed along these planning areas.
- PA-3 shall be maintained as native unirrigated open space.
- Any existing trees that are removed shall be mitigated on a "like for like" basis at time of planting not maturity. For example: if a 2" caliber tree is removed, a 2" caliber tree (or cumulative sizing, i.e. 1-6" tree may be replaced with 3-2" trees) shall be planted elsewhere on site.

## PROJECT TEAM

APPLICANT:  
Rocky Mountain Hardwood Processing LLC  
600 Kilmer Street  
Golden, CO 80401  
Contact: Sean Imfeld 303-257-4788

SURVEYOR:  
Power Surveying  
6911 Broadway  
Denver, CO 80221  
Contact: Frank Zwolinski, PLS 303-702-1617

AUTHORIZED REPRESENTATIVE:  
Tahoe Consulting LLC  
5730 E. Otero Ave, Ste 220  
Centennial, CO 80112  
Contact: CJ Kirst 303-330-8947

CIVIL ENGINEER:  
2N CIVIL LLC  
6 Inverness Ct E Ste 125  
Englewood, CO 80112  
Contact: Eric Tuin, P.E. 303-925-0544

## OWNER'S CERTIFICATE

The below signed owner(s), or legally designated agent(s) thereof, do hereby agree that the property legally described hereon will be developed as a Planned Development in accordance with the uses, restrictions and conditions contained in this plan, and as may otherwise be required by law. I (we) further recognize that the approval of a rezoning to Planned Development, and approval of this outline development plan, does not create a vested property right. Vested property rights may only arise and accrue pursuant to the provisions of Section 26-121 of the Wheat Ridge Code of Laws.

Kirby Kunz, Five K Investments Company, LLC

State of Colorado )  
County of \_\_\_\_\_ )ss

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ AD, 20\_\_\_\_ by \_\_\_\_\_

Witness my hand and official seal. My commission expires: \_\_\_\_\_

Notary Public

## SURVEYOR'S CERTIFICATE

I, \_\_\_\_\_ do hereby certify that the survey of the boundary of 4877 Robb Street was made by me or under my direct supervision and to the best of my knowledge, information and belief, in accordance with all applicable Colorado statutes, current revised edition as amended, the accompanying plan accurately represents said survey.

Signature \_\_\_\_\_ (seal)

## COUNTY CLERK AND RECORDER'S CERTIFICATE

State of Colorado )  
County of Jefferson )ss

I hereby certify that this plan was filed in the office of the County Clerk and Recorder of Jefferson County at Golden, Colorado at \_\_\_\_\_ o'clock \_\_\_\_ M on the \_\_\_\_\_ day of \_\_\_\_\_ AD, in Book \_\_\_\_\_, Page \_\_\_\_\_ Reception No. \_\_\_\_\_

Jefferson County Clerk and Recorder

By: \_\_\_\_\_ Deputy

## PLANNING COMMISSION CERTIFICATION

Recommended for approval this \_\_\_\_\_ day of \_\_\_\_\_ by the Wheat Ridge Planning Commission.

Chairperson

## CITY CERTIFICATION

Approved this \_\_\_\_\_ day of \_\_\_\_\_ by the Wheat Ridge City Council.

Attest

City Clerk

Mayor

Community Development Director

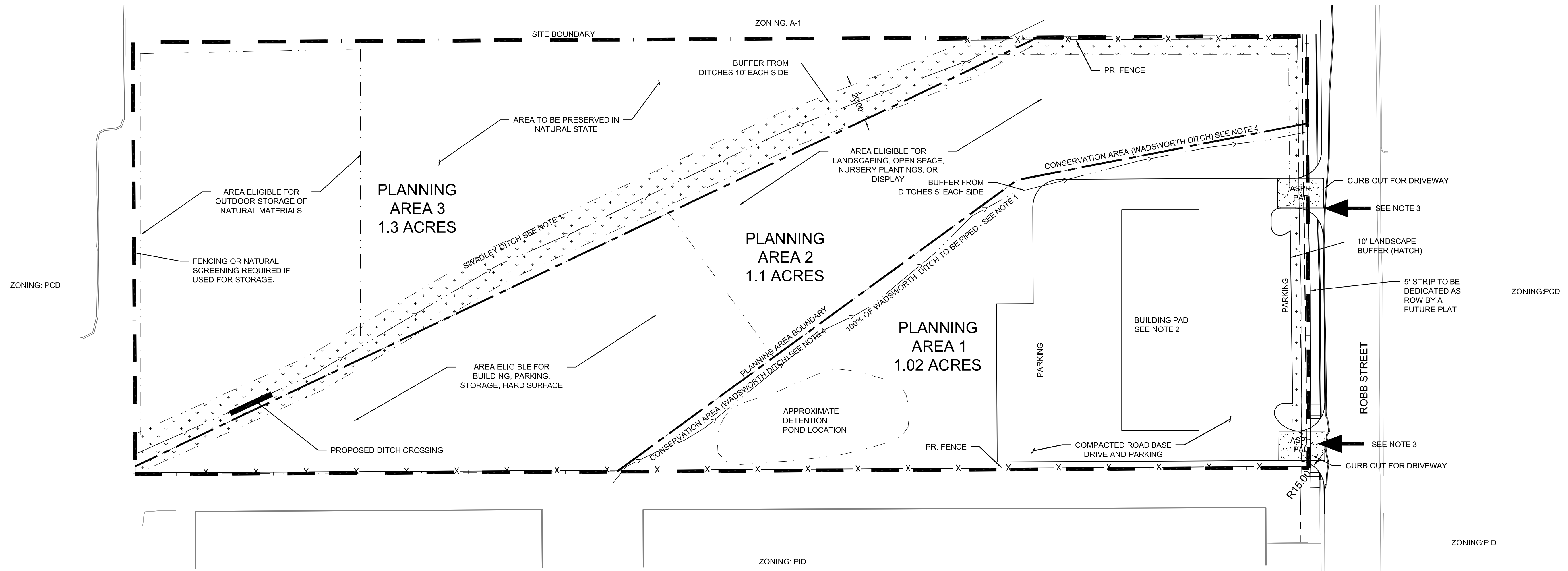
SHEET INDEX  
SHEET 1 OF 2 - COVER  
SHEET 2 OF 2 - SKETCH PLAN



# ROCKY MOUNTAIN HARDWOOD PLANNED COMMERCIAL DEVELOPMENT

## AN OUTLINE DEVELOPMENT PLAN IN THE CITY OF WHEAT RIDGE, COLORADO

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO



### LAND SUMMARY (AREAS ARE APPROXIMATE):

PLANNING AREA 1	1.02 AC
PLANNING AREA 2	1.1 AC
PLANNING AREA 3	1.3 AC

### NOTES:

- DITCHES MAY BE BURIED AS REQUIRED WITH WRITTEN AGREEMENT OF DITCH OWNERS. EVEN IF DITCHES ARE BURIED, A CONSERVATION BUFFER WILL BE MAINTAINED ADJACENT TO THE DITCH. DITCH CROSSING LOCATIONS ARE SUBJECT TO CHANGE WITH SITE DEVELOPMENT PLAN WITH WRITTEN APPROVAL FROM THE DITCH COMPANIES.
- PROPOSED DRIVE AISLES, SIDEWALKS, LANDSCAPING, PARKING TO BE DETERMINED AT SDP SUBMITTAL.
- WATER QUALITY AND DETENTION MAY BE REQUIRED PER CITY OF WHEAT RIDGE REGULATIONS.
- THE WADSWORTH DITCH CONSERVATION AREA SHOWN HEREON SHALL BE FURTHER DEFINED BY FUTURE AGREEMENT WITH WADSWORTH DITCH CO. THE EXACT LOCATION AND DIMENSIONS SHALL BE DETERMINED AT TIME OF SPECIFIC DEVELOPMENT PLAN. THERE IS AN EXISTING EASEMENT AND LICENSE AGREEMENT BETWEEN THE WADSWORTH DITCH COMPANY AND ROCKY MOUNTAIN FOREST PRODUCTS LLC DATED NOVEMBER 17, 2021.

### DITCH OWNERS:

WADSWORTH DITCH COMPANY  
7005 Grandview Ave, Arvada, CO 80002  
303-424-4287

SWADLEY DITCH COMPANY  
PO Box 2335  
Arvada, CO 80001  
720-885-0621

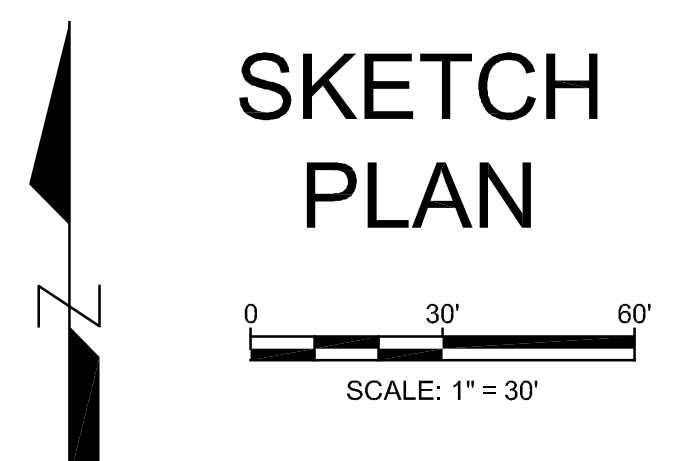
### NOTES:

- APPLICABLE USES SHALL COMPLY WITH THE SUPPLEMENTARY REGULATIONS SET FORTH IN CHAPTER 26 OF THE WHEAT RIDGE CODE OF LAWS.
- STANDARD ALLOWED COMMERCIAL AND INDUSTRIAL DISTRICT ACCESSORY USES SHALL BE PERMITTED IN PA-1 AND PA-2.
- NO ACCESSORY USES SHALL BE PERMITTED IN PA-3.
- SETBACKS FOR RV/BOAT STORAGE AND CONTRACTOR STORAGE YARDS SHALL BE 150' FROM ROBB ST, 10' FROM COMMERCIAL TO THE SOUTH AND 12' FROM RESIDENTIAL/AG TO THE NORTH. A LANDSCAPE BUFFER OF 12 FEET FROM LOT BOUNDARY SHALL BE REQUIRED FROM RESIDENTIAL. WITHIN THE 12' LANDSCAPE BUFFER, A 6 FOOT VIEW OBSTRUCTING FENCE OR DECORATIVE WALL SHALL BE CONSTRUCTED.

X = PERMITTED, S = SPECIAL USE PERMIT, USES NOT LISTED SHALL BE DEEMED EXCLUDED

PERMITTED USES	PA-1	PA-2	PA-3
Animal daycare facilities	X		
Art/dance/music studio/gallery	X		
Auction House	X		
Auto service, repair and maintenance shops, minor	X		
Automobile and light-duty truck sales and rental	X		
Automotive parts and supplies sales	X		
Bicycle stores	X		
Boat, recreational vehicle and trailer sales, rentals and service. See note 4.	X		
Building or landscape contractor's service shop and storage yard incidental to an office/showroom principal use.	X	X	
Cabinet and woodworking shops	X	X	
Caretaker residence (only 1 unit for caretaker or manager)	X	X	
Contractor's storage yard (outdoor storage yard with no main building) See Note 4	X	X	
Small Day care center (child and adult), large or small	X		
Eating establishments, sit down	X		
Equipment rental	X	X	
Farm equipment sales, service and storage	X	X	
Farmers' markets	X	X	
Farming (general) and raising or keeping of stock			X
Floral shops	X		
Garden supply stores	X		
Greenhouses and landscape nurseries, retail	X	X	
Greenhouses and landscape nurseries, wholesale	X	X	
Hardware stores	X		
Kennels	S	S	
Liquor stores	X		
Lumber yards and building supply stores	X	X	
Lumber milling	X	X	

PERMITTED USES	PA-1	PA-2	PA-3
Microbrewery, microdistillery, or microwinery; with a tap room	X		
Microbrewery, microdistillery, or microwinery; without a tap room	X		
Motorcycle sales and service	X		
Offices: General administrative, business and professional offices	X		
Parking of automobiles of clients, patients or patrons of adjacent commercial or nonresidential uses	X		
Parking of not more than 3 commercial truck-tractors and/or semi-trailers		X	
Pet stores	X		
Pharmacies	X		
Places of Worship	X		
Produce stands	X	X	
Recreational facilities (indoor and outdoor)	X		
Retail Sales	X		
RV, boat, trailer and travel trailer storage	X	X	
Shops for custom work or for making articles, materials or commodities to be sold at retail on the premises	X		
Stone cutting or polishing works	X		
Tailor, dressmaking or clothing alteration shops	X		
Temporary Christmas tree, produce and bedding plant sales lots	X	X	
Tobacco stores	X		
Urban gardens	X	X	
Veterinary hospital (large or small animal, enclosed)	X		
Veterinary hospital (large or small), outdoor runs/pens	S		
Warehousing and outside storage	X	X	
Woodworking or carpentry shops for the making of articles for sale upon the premises, such as cabinets or custom furniture	X		
Outside storage (typ.)	X	X	
Storage of natural materials (subject to screening requirements)			X



### SKETCH PLAN

**NOT FOR CONSTRUCTION**

PREPARED FOR:  
SEAN IMFELD  
KODIAK STUMPS  
WWW.KODIAKSTUMPS.COM

**4877 ROBB ST PLANNED COMMERCIAL DEVELOPMENT**  
WHEATRIDGE, CO

DATE: 11/21/23  
BY: EPT

REVISIONS:  
1. City Comments  
2. City Comments

PROJECT NUMBER: 21005  
ISSUED DATE: 8/17/21  
DESIGNED BY: EPT  
REVIEWED BY: SOE

ODP PLAN

## **EXHIBIT 4: SPECIFIC DEVELOPMENT PLAN**

See Attached.



# ROCKY MOUNTAIN HARDWOOD PLANNED COMMERCIAL DEVELOPMENT



**NOT FOR CONSTRUCTION**

PREPARED FOR:  
SEAN IMFELD  
KODIAK STUMPS  
WWW.KODIAKSTUMPS.COM

**4877 ROBB ST PLANNED COMMERCIAL DEVELOPMENT**  
WHEAT RIDGE, CO

DATE: 8-23-23  
BY: EPT

REVISIONS:  
1. CITY OF WHEAT RIDGE COMMENTS  
2. CITY OF WHEAT RIDGE COMMENTS  
3. CITY OF WHEAT RIDGE COMMENTS  
4.

PROJECT NUMBER: 0987-21  
ISSUED DATE: 8-2-23  
DESIGNED BY: DL  
REVIEWED BY: JB

**COVER SHEET**

## A SPECIFIC DEVELOPMENT PLAN IN THE CITY OF WHEAT RIDGE, COLORADO

LOT 1, ROCKY MOUNTAIN HARDWOOD SUBDIVISION  
SITUATED IN THE SOUTHWEST QUARTER (SW 1/4) OF THE  
SOUTHWEST QUARTER (SW1/4) OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 69  
WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF WHEAT RIDGE,  
COUNTY OF JEFFERSON, STATE OF COLORADO.



**LEGAL DESCRIPTION**

LOT 1, ROCKY MOUNTAIN HARDWOODS SUBDIVISION

**BENCHMARK**

AN ALUMINUM CAP STAMPED "CITY OF WHEAT RIDGE LS 13212" AT THE INTERSECTION OF SIMMS STREET EXTENDED AND WEST 48TH AVENUE, SAID MONUMENT ALSO BEING THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO.

PUBLISHED NAVD88 ELEVATION = 5400.31 FEET

**SITE DATA**

ZONING: PLANNED COMMERCIAL DEVELOPMENT (PCD)  
ROCKY MOUNTAIN HARDWOOD ODP

PROPOSED USE: OFFICE, SHOP, WAREHOUSE, AND OUTDOOR STORAGE

SITE AREA: 148,924 SF OR 3.4188 ACRES

BUILDING AREA: 5,040 SF

FLOOR AREA BY USE:

	PROVIDED
BUSINESS USE	2,073 SF
STORAGE	2,967 SF
TOTAL	5,040 SF

PLANNING AREAS:

	REQUIRED/ALLOWED	PROPOSED
BUILDING COVERAGE	25% MAX. / 23,087 SF	3.4% / 5,040 SF
BUILDING HEIGHT	35'	21' - 6 5/8"
FRONT SETBACK FROM ROBB ST.	35'	62.00'
SIDE SETBACK (NORTH AND SOUTH)	5'	12.02' AND 102.93'
REAR SETBACK (WEST)	10'	534.86'
MINIMUMUM SEPERATION BETWEEN BUILDINGS	10'	N/A

\*TOTAL BUILDING COVERAGE OF ALL BUILDINGS COMBINED (PRIMARY + ACCESSORY) SHALL NOT EXCEED 25% OF THE OVERALL LOT AREA.

OPEN SPACE/LANDSCAPING USEABLE:

	REQUIRED	PROPOSED
LANDSCAPED	18,469 SF / 20% MIN. PA 1 & 2 (OF 92,347 SF TOTAL AREA)	57,257 SF / 62%
IRRIGATED TURF	18,008 SF / 30% MAX.	8,147 SF / 14%
EXIST. NON-IRRIGATED TURF	N/A	30,093 SF / 53%
NON-LIVING (MULCH/ROCK)	32,321 SF / 35% MAX.	10,870 SF / 19%

HARDSCAPE: N/A

PARKING

	REQUIRED	PROPOSED
STANDARD OFFICE (2,073 SF)	1 SPACE PER 300 SF = 7	7 SPACES
STANDARD WAREHOUSE (2,925 SF)	1 SPACE PER 600 SF = 5	5 SPACES
ACCESSIBLE SPACES	1 SPACE PER 25 SPACES	1 SPACE
TOTAL	12 (1 ACCESSIBLE)	12 (1 ACCESSIBLE)

BICYCLE SPACES PROVIDED = 2 U-RACK (4 SPACES)

**LAND USE**

PA-1 IS PROPOSED TO HAVE THE HARD IMPROVEMENTS FOR BUSINESS OPERATION WHEREAS THE WESTERN PLANNING AREAS (PA-2 & 3) ARE PROPOSED TO MAINTAIN MOST OF THE EXISTING SITE FEATURES WHILE HAVING SOME SOFTER IMPROVEMENTS TO SUPPORT PA-1. PA-1 WILL LIKELY INCLUDE BUILDING(S) FOR BUSINESS OPERATION (OFFICE, SHOP AND RETAIL), PARKING, DRIVE AISLES AND ROBB STREET IMPROVEMENTS. THE BUILDINGS WILL FRONT ROBB ST. WITH PARKING SURROUNDING BOTH THE FRONT AND REAR SIDES.

PA-2 WILL BE USED TO SUPPORT BUSINESS OPERATION WITH STORAGE (BOTH OUTDOOR AND MINOR INDOOR) AND OTHER SUPPORT ELEMENTS INCLUDING A NURSERY, GREENHOUSE AND LUMBER MILLING. WHILE SOME SEASONAL USES COULD INCLUDE CHRISTMAS TREE SALES AS WELL AS A FARMER'S MARKET. THE TWO EXISTING IRRIGATION DITCHES WILL REMAIN IN USE WITH THE POSSIBILITY OF PIPING A PORTION OF BOTH.

PA-3 WILL FOR THE MOST PART REMAIN AS-IS AND UNDISTURBED WITH SOME OUTDOOR STORAGE USE IN THE AREA SHOWN. ONLY OUTDOOR STORAGE OF NATURAL MATERIALS IS ALLOWED, INCLUDING TREE STORAGE, SHREDDED BRANCHES, MULCH, AND DRYING WOOD SLABS OR SIMILAR. OTHERWISE THIS AREA WILL REMAIN IN ITS NATIVE STATE. ACCESS WILL BE VIA SKID STEER.

**SHEET INDEX**

SDP SHEET LIST	
SHEET NUMBER	SHEET NAME
1	COVER SHEET
2	OVERALL SITE PLAN
3	SITE PLAN
4	DETAILS
5	LANDSCAPE PLAN
6	BUILDING ELEVATIONS
7	BUILDING ELEVATIONS
8	PHOTOMETRIC PLAN

**PROJECT TEAM**

**OWNER**  
ROCKY MOUNTAIN HARDWOOD PROCESSING  
171 S. WADSWORTH BLVD.  
LAKEWOOD, CO 80226  
CONTACT: SEAN IMFELD  
SEAN@KODIAKSTUMPS.COM  
303.257.4788

**ARCHITECT**  
RNN ARCHITECTS, INC.  
1391 SPEER BOULEVARD, SUITE 830  
DENVER, COLORADO 80204  
CONTACT: JERRY BOLAND  
JERRY@RNNARCHITECTS.COM  
303.569.9914 / M:720.937.1950

**STRUCTURAL ENGINEER**  
CAN AM STEEL BUILDING CORPORATION.  
14560 W 52ND AVE BUILDING RR,  
ARVADA, CO 80002  
CONTACT: GRANT WARFIELD  
GRANT\_WARFIELD@CANAMBUILDINGS.COM  
303.953.3250

**CIVIL ENGINEER**  
2N CIVIL, LLC  
6 INVERNESS COURT E, SUITE 125  
ENGLEWOOD, COLORADO 80112  
CONTACT: ERIC TUIN, P.E  
ERIC@2NCIVIL.COM  
303.925.0544

**MECHANICAL, ELECTRICAL & PLUMBING ENGINEER**  
RAMIREZ, JOHNSON AND ASSOCIATES, LLC  
3295 BLAKE STREET #104,  
DENVER, COLORADO 80205  
CONTACT: ERIC JOHNSON  
ERIC@RJA-ENG.COM  
720.598.0774

**STANDARD NOTES**

1. SITE DEVELOPMENT SHALL COMPLY WITH THE ROCKY MOUNTAIN HARDWOOD PLANNED COMMERCIAL DEVELOPMENT ODP.
2. ALL PARKING AND LOADING SHALL BE IN CONFORMANCE WITH SECTION 26-1109 OF THE WHEAT RIDGE CODE OF LAWS. WITH THE FOLLOWING MODIFICATION/ ADDITIONS: FREE-STANDING COMMERCIAL BUILDINGS MAY PROVIDE SURFACE PARKING AT A RATE TO BE DETERMINED BASED ON THE SPECIFIC PROPOSED USE AS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR AND SHALL BE PROVIDED IN CLOSE PROXIMITY TO THE PRIMARY ENTRANCE FOR ALL PRIMARY STRUCTURES.
3. ALL EXTERIOR LIGHTING SHALL BE IN CONFORMANCE WITH SECTION 26-503 OF THE WHEAT RIDGE CODE OF LAWS.
4. ALL FENCING SHALL BE IN CONFORMANCE WITH SECTION 26-603 OF THE WHEAT RIDGE CODE OF LAWS.
5. ALL SIGNAGE SHALL BE IN CONFORMANCE WITH ARTICLE VII OF THE WHEAT RIDGE CODE OF LAWS.
6. ARCHITECTURAL, SITE, AND STREETScape DESIGN SHALL BE IN CONFORMANCE WITH THE ARCHITECTURAL AND SITE DESIGN MANUAL (ASDM) SECTION 4.2 AND STREETScape DESIGN MANUAL WITH EXCEPTION TO THE FOLLOWING:
  - A. ALUMINUM/ METAL SIDING IS ALLOWED AS A PRIMARY MATERIAL. SECONDARY NON-METAL MATERIALS (I.E. STONE OR BRICK VENEER) SHALL BE USED IN ADDITION TO THE PRIMARY ALUMINUM/ METAL MATERIAL ON THE FRONT FACADE.
  - B. PARKING AND DRIVE AISLES SHALL ALLOW FOR EITHER COMPACTED ROAD BASE OR PAVEMENT. THE FIRST 25' FROM THE EDGE OF PAVEMENT ON ROBB STREET INTO THE SITE SHALL BE PAVED. IN PA-1, RECYCLED ASPHALT IS REQUIRED IN THE AREAS NEAREST TO THE BUILDING WITH HEAVIER VEHICLE TRAFFIC (I.E. CUSTOMER PARKING, LOADING AREAS, AND ACCESSIBLE PARKING SPACES). STORAGE AREAS MUST BE BUILT SO THAT THE MATERIALS USED AS THE PARKING SURFACES STAYS CONTAINED WITHIN THE PARKING PAS (WITH THE USE OF CONCRETE CURBS, RAILROAD TIES, ETC.).
7. OUTDOOR STORAGE: MATERIAL AND INVENTORY ARE TO BE DISPLAYED IN OUTDOOR AREAS IN PA-1, PA-2, PA-3 COMPLYING WITH WHEAT RIDGE CODE SECTION 26-628, 26-629, 26-631. IN PA-1, OUTDOOR STORAGE WILL NOT BE PERMITTED BETWEEN THE FRONT OF THE BUILDING AND ROBB STREET, EXCEPT FOR DISPLAYS OF MERCHANDISE FOR SALE AS ALLOWED BY 26-631. PA-2 WILL BE SPLIT 50-50, WHERE THE SW WILL BE ELIGIBLE FOR PARKING, STRUCTURES, ETC., AND THE NE WILL BE DESIGNATED FOR LANDSCAPE, NURSERY PLANTING, DISPLAY, ETC. PA-3 ALLOWS FOR OUTDOOR STORAGE OF NATURAL MATERIALS ONLY, IF SCREENED, AND MUST BE LOCATED IN THE APPROXIMATE AREA SHOWN ON THE SKETCH PLAN.
8. STANDARDS FOR ACCESSORY STRUCTURES: ACCESSORY STRUCTURES SHALL BE ALLOWED, PROVIDED THAT THE TOTAL BUILDING COVERAGE OF ALL BUILDINGS COMBINED (PRIMARY + ACCESSORY) SHALL NOT EXCEED 25% OF THE OVERALL LOT AREA. ACCESSORY BUILDINGS SHALL BE COMPISED OF FORMS, MATERIALS, AND COLORS THAT ARE COMPATIBLE WITH THE ARCHITECTURAL QUALITIES OF THE PRIMARY BUILDING.

**BASIS OF BEARING**

NORTH 00°19'09" WEST, BEING THE BEARING OF THE WEST LINE OF THE SW 1/4 OF SECTION OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS MEASURED AND DEFINED BETWEEN THE TWO FOUND MONUMENTS SHOWN HEREON.

**OWNER'S SIGNATURE**

THE BELOW SIGNED OWNER(S), LEGALLY DESIGNATED AGENT(S) THEREOF, DO HEREBY AGREE THAT THE PROPERTY LEGALLY DESCRIBED HEREON WILL BE DEVELOPED AS A PLANNED DEVELOPMENT IN ACCORDANCE WITH THE USES, RESTRICTIONS, AND CONDITIONS CONTAINED IN THIS PLAN, AND AS MAY OTHERWISE BE REQUIRED BY LAW. I (WE) FURTHER RECOGNIZE THAT THE APPROVAL OF THIS SPECIFIC DEVELOPMENT PLAN, DOES NOT CREATE A VESTED PROPERTY RIGHT. VESTED PROPERTY RIGHTS MAY ONLY ARISE AND ACCRUE PURSUANT TO THE PROVISIONS OF SECTION 26-121 OF THE WHEAT RIDGE CODE OF LAWS:

BY \_\_\_\_\_ DATE \_\_\_\_\_  
SEAN IMFELD, MANAGER, ROCKY MOUNTAIN HARDWOOD PROCESSING LLC

BY \_\_\_\_\_ DATE \_\_\_\_\_  
BILL TILLAPAUGH, OWNER, ROCKY MOUNTAIN HARDWOOD PROCESSING LLC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_ AD BY \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSIONER EXPIRES: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

**SURVEYOR'S CERTIFICATION**

I, RICHARD B. GABRIEL, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE SURVEY FOR 4877 ROBB STREET WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAN ACCURATELY AND PROPERLY SHOWS SAID SURVEY

\_\_\_\_\_  
SIGNATURE

**PLANNING COMMISSION CERTIFICATE**

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_ BY THE WHEAT RIDGE PLANNING COMMISSION.

APPROVED BY \_\_\_\_\_  
CHAIRPERSON

**CITY CERTIFICATION**

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_ BY THE CITY OF WHEAT RIDGE.

ATTEST

CITY CLERK \_\_\_\_\_ MAYOR \_\_\_\_\_

\_\_\_\_\_  
COMMUNITY DEVELOPMENT DIRECTOR

**CLARK AND RECORDER'S CERTIFICATION**

STATE OF COLORADO \_\_\_\_\_ )SS.  
JEFFERSON COUNTY

I HEREBY, CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_ O'CLOCK \_\_\_\_ M., \_\_\_\_ 2021 AND DULY RECORDED UNDER RECEPTION # \_\_\_\_\_

CLERK AND RECORDER, EX-OFFICIO CLERK OF JEFFERSON COUNTY

BY \_\_\_\_\_ DEPUTY

**CASE HISTORY**

WZ-21-09  
WZ-22-07  
MS-23-03



# ROCKY MOUNTAIN HARDWOOD PLANNED COMMERCIAL DEVELOPMENT

A SPECIFIC DEVELOPMENT PLAN IN THE CITY OF WHEAT RIDGE, COLORADO

LOT 1, ROCKY MOUNTAIN HARDWOOD SUBDIVISION  
SITUATED IN THE SOUTHWEST QUARTER (SW 1/4) OF THE  
SOUTHWEST QUARTER (SW 1/4) OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 69  
WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF WHEAT RIDGE,  
COUNTY OF JEFFERSON, STATE OF COLORADO.



303.925.0544  
www.2ncivil.com



PREPARED FOR:  
SEAN INFELD  
KODIAK STUMPS  
WWW.KODIAKSTUMPS.COM

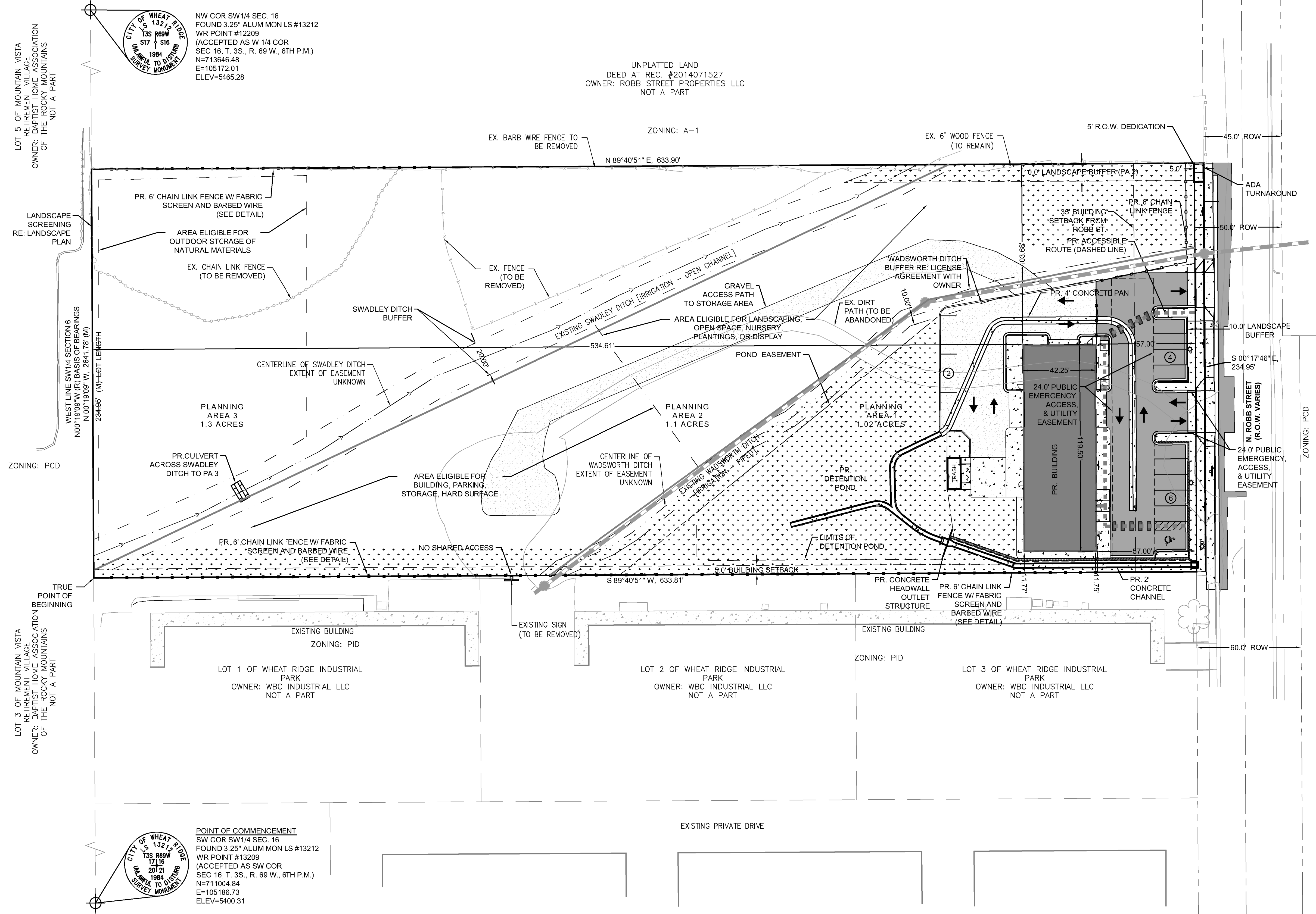
4877 ROBB ST PLANNED COMMERCIAL  
DEVELOPMENT  
WHEAT RIDGE, CO

DATE:  
1-18-23  
BY:  
EPT  
RCE

REVISIONS:  
1. CITY OF WHEAT RIDGE COMMENTS  
2. CITY OF WHEAT RIDGE COMMENTS  
3.  
4.

PROJECT NUMBER:  
21005  
ISSUED DATE:  
8-2-23  
DESIGNED BY:  
TEW  
REVIEWED BY:  
EPT

OVERALL  
SITE PLAN



**LEGEND**

- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED BUILDING
- PROPOSED ASPHALT
- PROPOSED GRAVEL
- PROPOSED LANDSCAPING
- PROPERTY LINE
- RIGHT-OF-WAY
- ADJACENT PROPERTY LINE
- PROPOSED EASEMENT
- SETBACK LINE
- ADA ACCESSIBLE ROUTE
- ADA PAINTED CROSSWALK
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING SIGN
- PROPOSED SIGN
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING HYDRANT
- PROPOSED HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED RETAINING WALL
- EXISTING IRRIGATION PIPE

**NOTE**  
FIRE HYDRANTS SHALL BE INSTALLED AND OPERATIONAL TO PROVIDE THE MINIMUM REQUIRED FIRE FLOW PRIOR TO COMMENCING VERTICAL CONSTRUCTION.

**TRACER WIRE NOTE:**  
TRACER WIRE IS REQUIRED FROM EXISTING MAIN TO THE STRUCTURE FOR WATER AND SEWER SERVICES. CONTRACTOR TO PROVIDE TERMINAL POST AT EDGE OF BUILDING.

LOT 5 OF MOUNTAIN VISTA  
RETIREMENT VILLAGE  
OWNER: BAPTIST HOME ASSOCIATION  
OF THE ROCKY MOUNTAINS  
NOT A PART

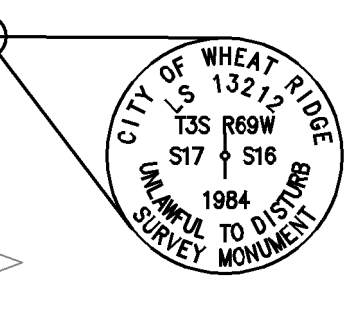
LANDSCAPE SCREENING  
RE: LANDSCAPE PLAN

WEST LINE SW1/4 SECTION 6  
N 00°19'05" W, 2641.78' (M)  
234.95' (M) LOT LENGTH

ZONING: PCD

TRUE POINT OF BEGINNING

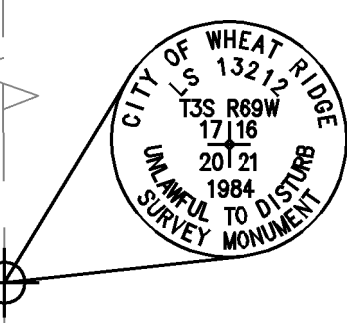
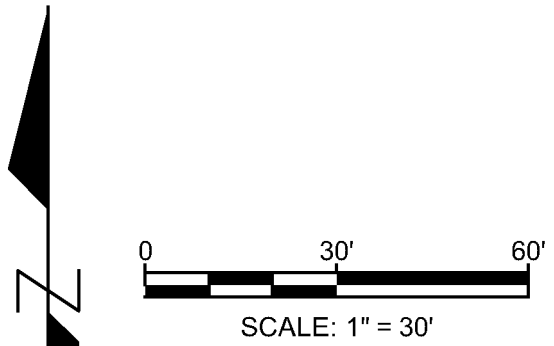
LOT 3 OF MOUNTAIN VISTA  
RETIREMENT VILLAGE  
OWNER: BAPTIST HOME ASSOCIATION  
OF THE ROCKY MOUNTAINS  
NOT A PART



NW COR SW 1/4 SEC. 16  
FOUND 3.25" ALUM MON LS #13212  
WR POINT #12209  
(ACCEPTED AS W 1/4 COR  
SEC 16, T. 3S., R. 69 W., 6TH P.M.)  
N=713646.48  
E=105172.01  
ELEV=5465.28

UNPLATTED LAND  
DEED AT REC. #2014071527  
OWNER: ROBB STREET PROPERTIES LLC  
NOT A PART

ZONING: A-1



POINT OF COMMENCEMENT  
SW COR SW 1/4 SEC. 16  
FOUND 3.25" ALUM MON LS #13212  
WR POINT #13209  
(ACCEPTED AS SW COR  
SEC 16, T. 3S., R. 69 W., 6TH P.M.)  
N=711004.84  
E=105186.73  
ELEV=5400.31

EXISTING PRIVATE DRIVE

LOT 1 OF WHEAT RIDGE INDUSTRIAL  
PARK  
OWNER: WBC INDUSTRIAL LLC  
NOT A PART

LOT 2 OF WHEAT RIDGE INDUSTRIAL  
PARK  
OWNER: WBC INDUSTRIAL LLC  
NOT A PART

LOT 3 OF WHEAT RIDGE INDUSTRIAL  
PARK  
OWNER: WBC INDUSTRIAL LLC  
NOT A PART



# ROCKY MOUNTAIN HARDWOOD PLANNED COMMERCIAL DEVELOPMENT

A SPECIFIC DEVELOPMENT PLAN IN THE CITY OF WHEAT RIDGE, COLORADO

LOT 1, ROCKY MOUNTAIN HARDWOOD SUBDIVISION  
SITUATED IN THE SOUTHWEST QUARTER (SW 1/4) OF THE  
SOUTHWEST QUARTER (SW 1/4) OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 69  
WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF WHEAT RIDGE,  
COUNTY OF JEFFERSON, STATE OF COLORADO.



303.925.0544  
www.2ncivil.com



PREPARED FOR:  
SEAN IMFELD  
KODIAK STUMPS

WWW.KODIAKSTUMPS.COM

4877 ROBB ST PLANNED COMMERCIAL  
DEVELOPMENT  
WHEAT RIDGE, CO

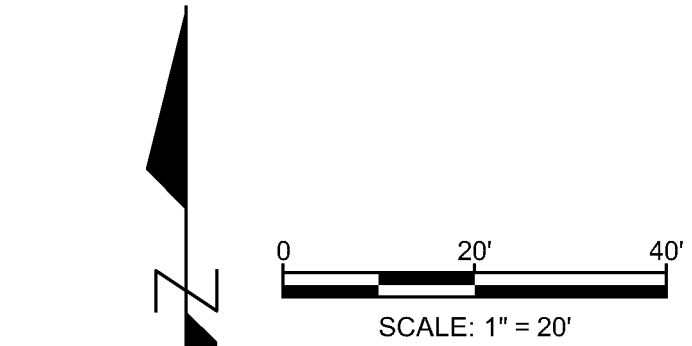
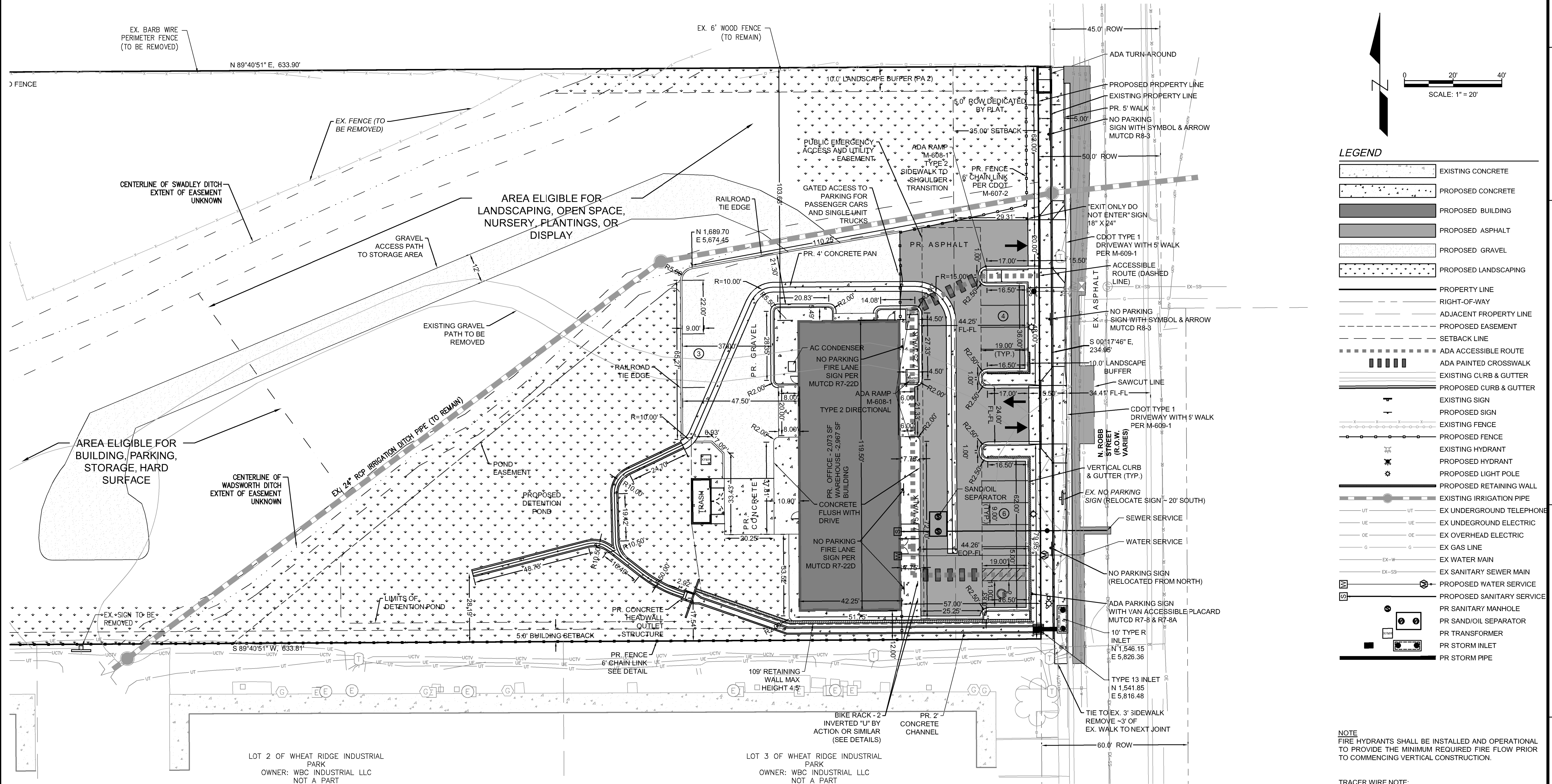
DATE:  
1-18-23  
EPT  
10-03-23

BY:  
EPT  
RCE

21005  
8-2-23  
TEW  
EPT

PROJECT NUMBER:  
ISSUED DATE:  
DESIGNED BY:  
REVIEWED BY:

SITE PLAN



**LEGEND**

[Symbol]	EXISTING CONCRETE
[Symbol]	PROPOSED CONCRETE
[Symbol]	PROPOSED BUILDING
[Symbol]	PROPOSED ASPHALT
[Symbol]	PROPOSED GRAVEL
[Symbol]	PROPOSED LANDSCAPING
[Symbol]	PROPERTY LINE
[Symbol]	RIGHT-OF-WAY
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[Symbol]	EXISTING CURB & GUTTER
[Symbol]	PROPOSED CURB & GUTTER
[Symbol]	EXISTING SIGN
[Symbol]	PROPOSED SIGN
[Symbol]	EXISTING FENCE
[Symbol]	PROPOSED FENCE
[Symbol]	EXISTING HYDRANT
[Symbol]	PROPOSED HYDRANT
[Symbol]	PROPOSED LIGHT POLE
[Symbol]	PROPOSED RETAINING WALL
[Symbol]	EXISTING IRRIGATION PIPE
[Symbol]	EX UNDERGROUND TELEPHONE
[Symbol]	EX UNDERGROUND ELECTRIC
[Symbol]	EX OVERHEAD ELECTRIC
[Symbol]	EX GAS LINE
[Symbol]	EX WATER MAIN
[Symbol]	EX SANITARY SEWER MAIN
[Symbol]	PROPOSED WATER SERVICE
[Symbol]	PROPOSED SANITARY SERVICE
[Symbol]	PR SANITARY MANHOLE
[Symbol]	PR SAND/OIL SEPARATOR
[Symbol]	PR TRANSFORMER
[Symbol]	PR STORM INLET
[Symbol]	PR STORM PIPE

**NOTE**  
FIRE HYDRANTS SHALL BE INSTALLED AND OPERATIONAL TO PROVIDE THE MINIMUM REQUIRED FIRE FLOW PRIOR TO COMMENCING VERTICAL CONSTRUCTION.

**TRACER WIRE NOTE:**  
TRACER WIRE IS REQUIRED FROM EXISTING MAIN TO THE STRUCTURE FOR WATER AND SEWER SERVICES. CONTRACTOR TO PROVIDE TERMINAL POST AT EDGE OF BUILDING.

- ADDITIONAL NOTES:**
- ALL CURB AND GUTTER ON SITE TO BE 1.0' VERTICAL SPILL CURB. ROBB STREET CURB AND GUTTER TO BE 2.0' VERTICAL CATCH CURB PER CITY OF WHEAT RIDGE DETAILS.
  - ALL ADA RAMPS SHALL BE PER CDOT DETAIL M-608-1. REFER TO PLAN VIEW FOR SPECIFIC TYPE.

**CAUTION: NOTICE TO CONTRACTOR**  
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



Know what's below.  
Call before you dig.

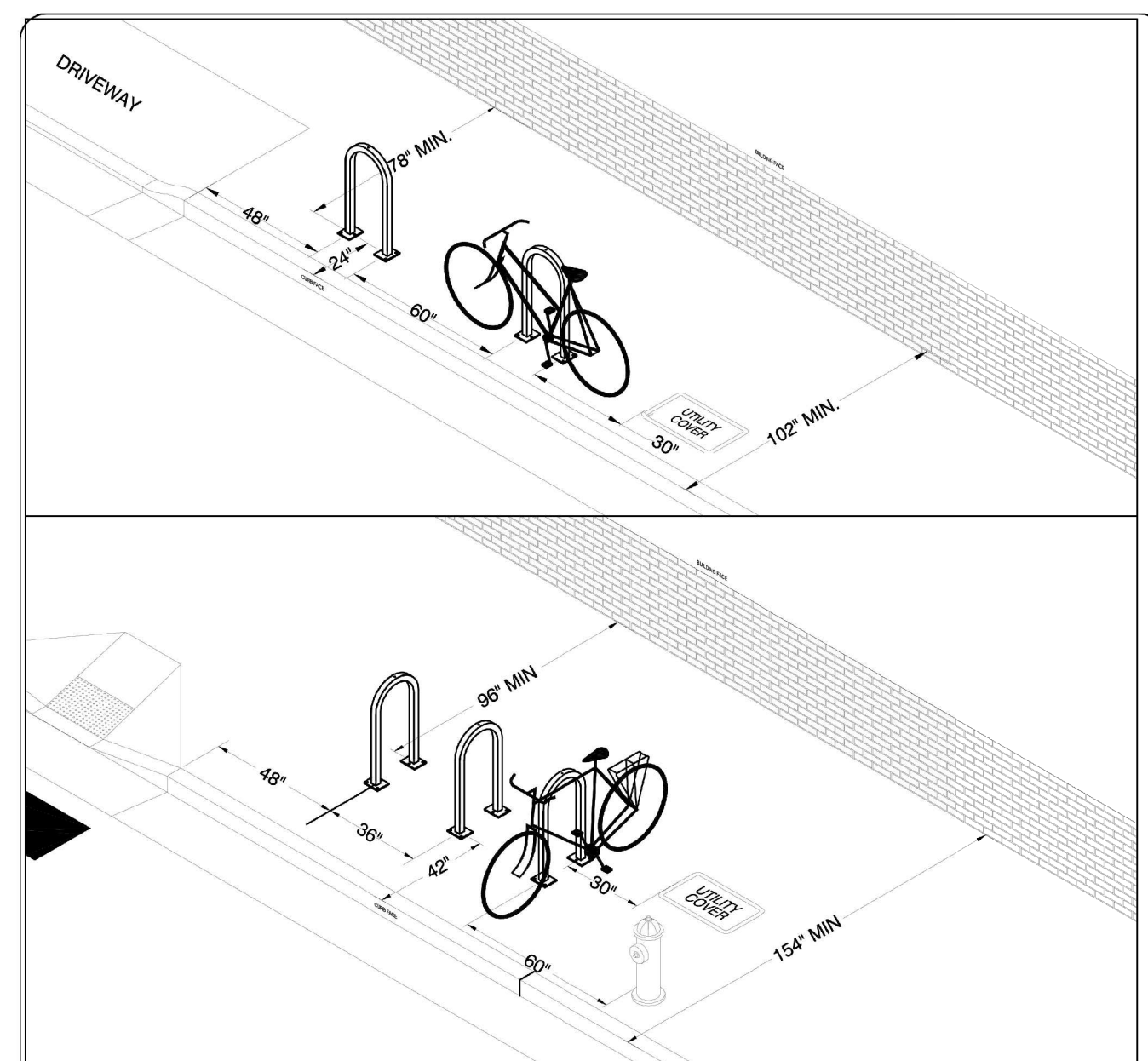
J:\Projects\21005\8-2-23\4877 Robb St\Site Plan.dwg 10/2/2023



# ROCKY MOUNTAIN HARDWOOD PLANNED COMMERCIAL DEVELOPMENT

## A SPECIFIC DEVELOPMENT PLAN IN THE CITY OF WHEAT RIDGE, COLORADO

LOT 1, ROCKY MOUNTAIN HARDWOOD SUBDIVISION  
SITUATED IN THE SOUTHWEST QUARTER (SW 1/4) OF THE  
SOUTHWEST QUARTER (SW 1/4) OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 69  
WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF WHEAT RIDGE,  
COUNTY OF JEFFERSON, STATE OF COLORADO.



- NOTES:**
- All dimensions are minimums and should be exceeded where possible, depending on site-specific conditions.
  - All setback distances are measured from the center of the rack flange, to the leading edge of the obstruction.
  - U Rack installed per manufacture.

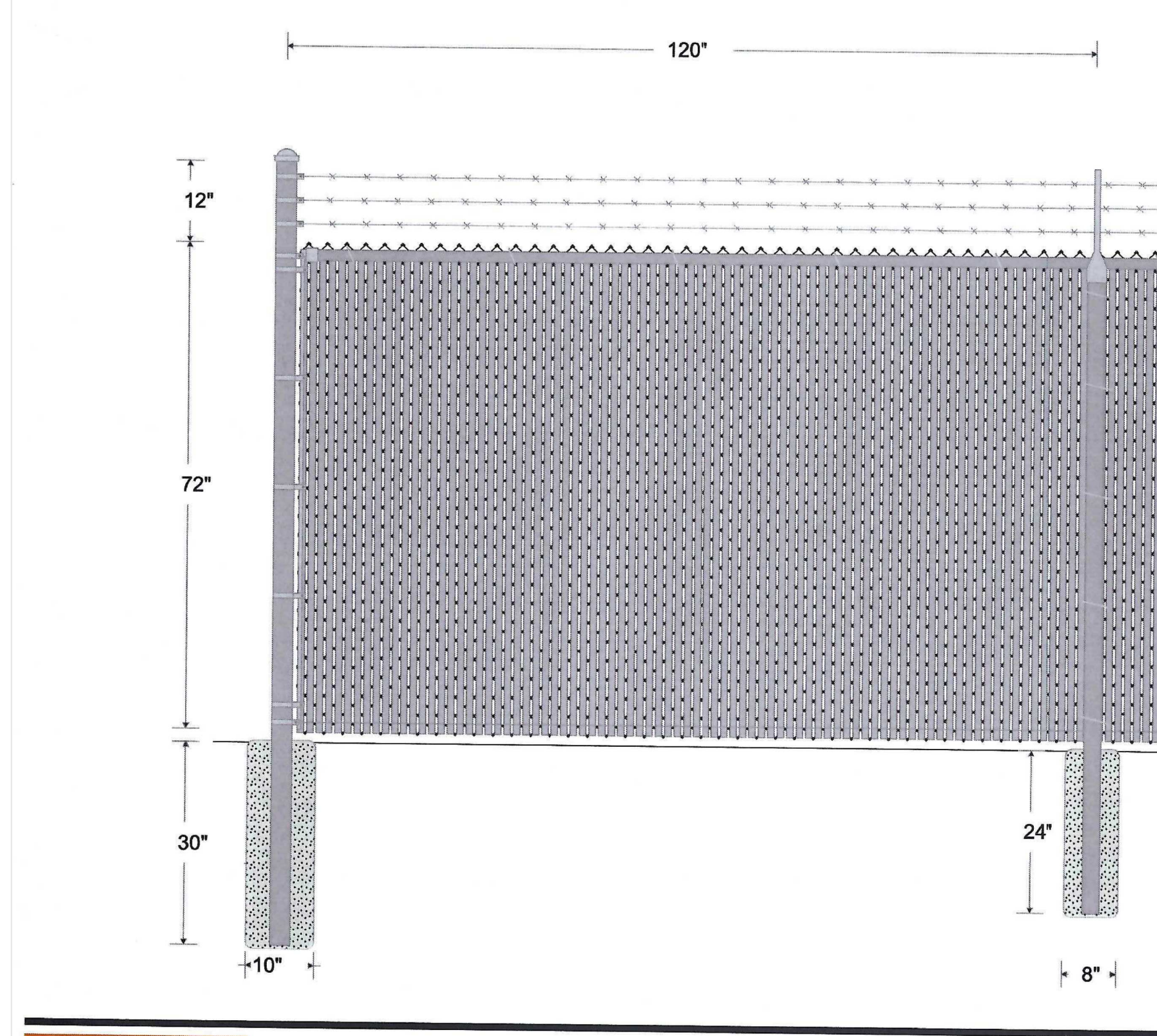
Minimum Setback Distance	Obstruction Type
24" (parallel)	Curb face (if rack is abutted adjacent)
42" (perpendicular)	Light pole, newspaper rack, sign pole, USPS mailbox, tree well, street furniture, trash can, surface hardware (P&E, cable grates, etc.)
30"	Curb ramp, crosswalk, white/yellow loading zone, storm drain inlet, BART entrance, blue zone (disabled parking), driveway, AC transit red zone or shelter
48"	
60"	Fire hydrant



B-A01 BIKE RACK  
PARALLEL & PERPENDICULAR

DETAIL CODE  
B

APPROVED BY: [Signature] APPROVE DATE: 12/18



72" tall Chainlink Fabric with Knuckle / Knuckle Selvage and 2" Mesh Size.

**Specifications:**

114" tall, 3" diameter Terminal Post with 10" post footing diameter and 30" post footing depth.

96" tall, 2 1/2" diameter Line Post with 8" post footing diameter and 24" post footing depth.

Top of Fence has 1 5/8" diameter Top Rail.

Bottom of Fence has Smooth Tension Wire.

3 Strands of Barb Wire with Extended Terminal Posts.

Fence contains Vertical Slats.

Line Post Spacing: 120"

Tie Wire Spacing is every 24" on Rails.



Commercial Fence and Iron Works, Inc.  
10278 S Progress Way #D  
Parker, CO 80134  
3038052444

AUTUMN TREE AND LANDSCAPE  
WHEATRIDGE, CO

72" Chainlink Line of Fence w/Barbwire

Drawn: 7/21/2023  
File:



**NO PARKING  
FIRE LANE SIGN R7-22D**  
18"x12"



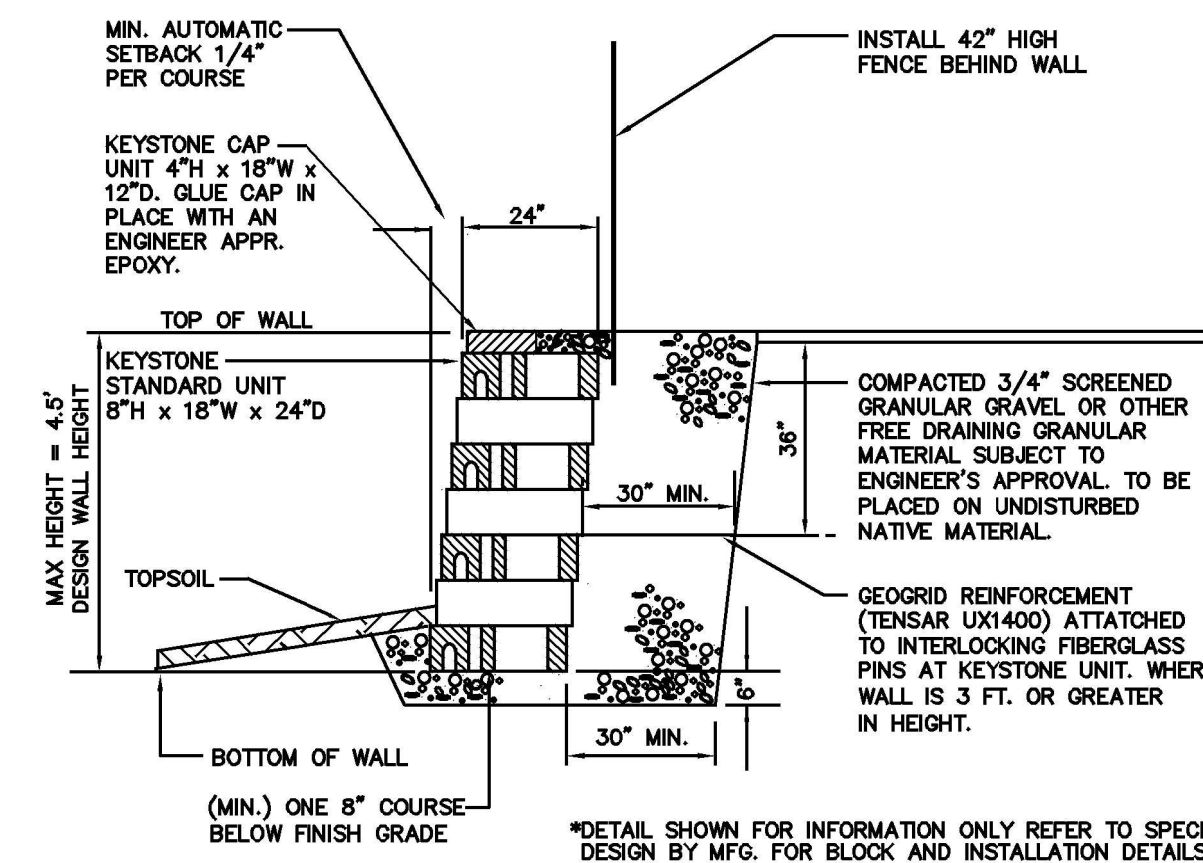
**HANDICAP PARKING  
SIGN R7-8**  
18"x12"



**VAN ACCESSIBLE  
PLACARD R7-8A**  
12"x6"



**NO PARKING SIGN**  
18"x12"



**TYPICAL KEYSTONE RETAINING  
WALL SECTION**  
N.T.S.

**RETAINING WALL NOTES**

- ALL RETAINING WALLS 48" OR HIGHER MEASURED FROM TOP OF WALL TO BOTTOM OF FOOTER, OR WHERE THERE IS 36" OF UNBALANCED FILL, SHALL BE ENGINEERED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO.
- ANY RETAINING WALL WILL REQUIRE A SEPARATE BUILDING PERMIT. CONTRACTOR TO CONTACT THE CITY OF WHEAT RIDGE BUILDING DIVISION (303.235.2876) PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- SUBSEQUENT TO CONSTRUCTION, ALL ENGINEERED RETAINING WALLS SHALL BE CERTIFIED BY THE DESIGNING ENGINEER FOR COMPLIANCE WITH THE APPROVED DESIGN.
- NO GRADES SHALL EXCEED THE CITY'S MAXIMUM OF 4:1 IF NECESSARY, A RETAINING WALL OR TERRACING SHALL BE EMPLOYED TO REDUCE SLOPE BELOW THE 4:1 MAXIMUM.



303.925.0544  
www.2ncivil.com



PREPARED FOR:  
SEAN IMFELD  
KODIAK STUMPS  
WWW.KODIAKSTUMPS.COM

4877 ROBB ST PLANNED COMMERCIAL  
DEVELOPMENT  
WHEATRIDGE, CO

DATE:  
1-18-23  
EPT  
10-03-23

REVISIONS:  
1. CITY OF WHEAT RIDGE COMMENTS  
2. CITY OF WHEAT RIDGE COMMENTS  
3. 4.

PROJECT NUMBER: 21005  
ISSUED DATE: 8-2-23  
DESIGNED BY: TEW  
REVIEWED BY: EPT

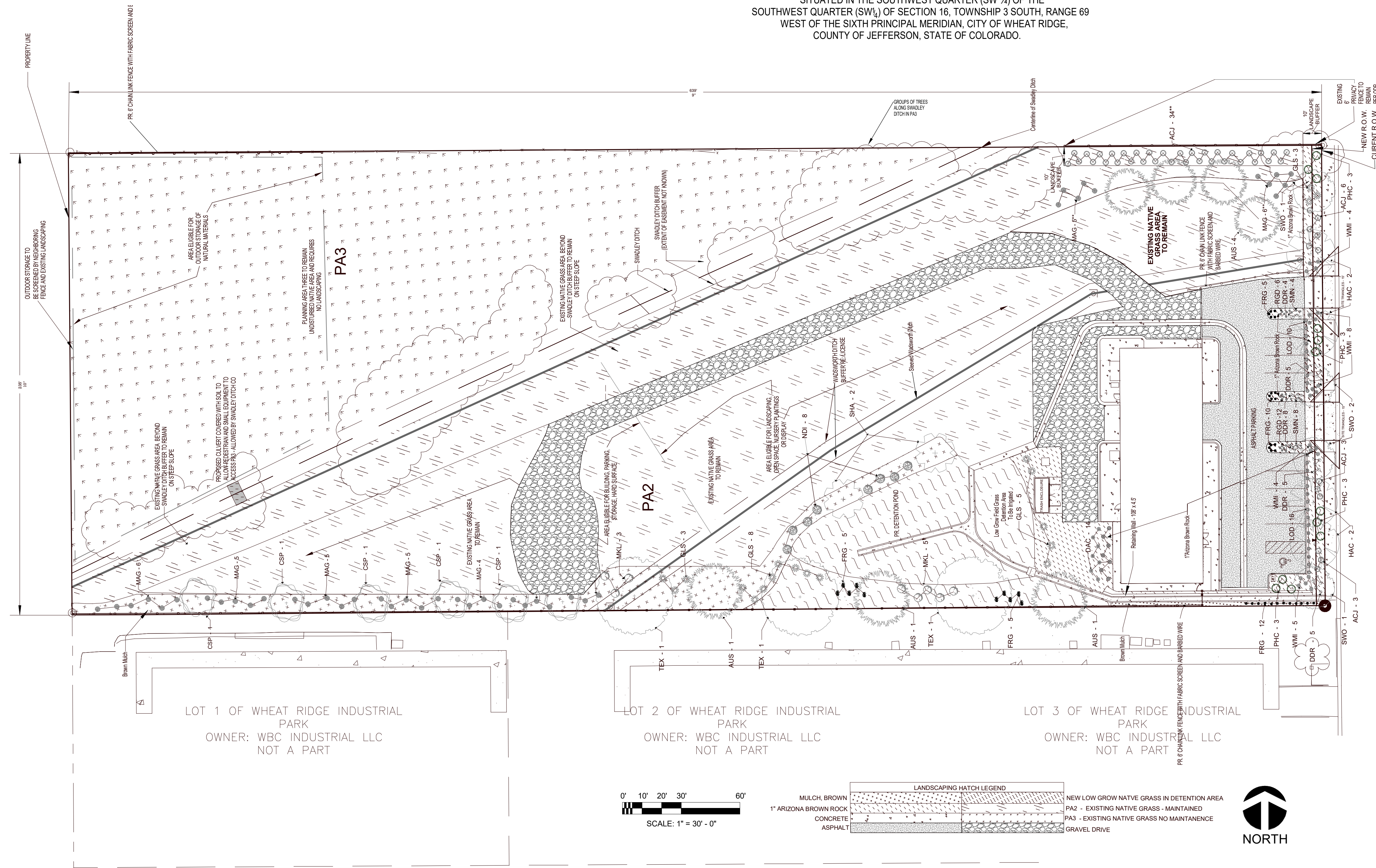
DETAILS



# ROCKY MOUNTAIN HARDWOOD PLANNED COMMERCIAL DEVELOPMENT

## A SPECIFIC DEVELOPMENT PLAN IN THE CITY OF WHEAT RIDGE, COLORADO

LOT 1, ROCKY MOUNTAIN HARDWOOD SUBDIVISION  
SITUATED IN THE SOUTHWEST QUARTER (SW 1/4) OF THE  
SOUTHWEST QUARTER (SW1/4) OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 69  
WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF WHEAT RIDGE,  
COUNTY OF JEFFERSON, STATE OF COLORADO.



DATE: February 18, 2023

**LANDSCAPE DESIGN and CONTACT:**  
Sean Imfeld  
171 S. Wadsworth Blvd.  
Lakewood, CO 80226  
303-257-4788

**DEVELOPMENT**  
Rocky Mountain Hardwood Processing Shop and Yard  
4877 Robb St  
Wheatridge, CO 80033

**OWNERS:**  
Rocky Mountain Hardwood Processing  
Bill Tillapaugh  
720-388-9901  
Sean Imfeld  
303-257-4788

**NOTES :**

- Total square footage for PA1 and PA2 is 92,347 SF.
  - There are 76 existing trees in PA3 along the Swadley ditch and at the north west corner of PA3 indicated by clouds
  - The existing native grass along the south edge of the Swadley ditch and in PA2 will remain and be maintained when the property is occupied.
  - A 3' clear space shall be maintained around all fire hydrants and not obstructed.
  - Trees within this development, when fully mature, shall provide an unobstructed vertical clearance of 13' 6".
  - Any trees removed shall be mitigated in accordance with the ODP.
- Irrigation System to be installed on all new landscaped areas
- All bed areas will be irrigated with continuous drip irrigation pipe (12mm Netafilm - .6gph / 18" spacing), zoned appropriately, running adjacent to all new plant material.
  - All new native grass areas will be irrigated with 12" pop up sprinkler spray heads fitted with water efficient rotary spray nozzles with head to head coverage.
  - Irrigation controller to be fitted with weather monitoring device or be WiFi enabled for weather corrections.
  - Code approved vacuum breaker to be installed on the outside of the building at the south east end of the parking lot in a locked caged in the landscape area.
  - Irrigation tap to be a stop and waste valve installed on the main water line to the building in the bed along Robb St. near the east edge of the parking lot.
  - All zones for turf and beds to be controlled with a 12 volt electric zone valve with pressure compensating ability.

**Low Grow Grass**

- Low Grow Grass Area to be seeded with Arkansas Valley "Low Grow Mix" and are to be prepped at a rate of three yards of compost per 1000 sf. and tilled to a depth of approximately 6"
- Mix to contain - 30% ephraim Crested Wheatgrass, 25% Sheep Fescue, 20% Perennial Rye, 15% Chewings Fescue and 10% Canada Bluegrass
- This area is to be included in the new irrigation system.

**Existing Native Grass Areas**

- Only disturbed areas will be irrigated temporarily to reestablish native grass

**Edging**

- Steel edging to be installed on all bed borders that are not adjacent to a hard surface.
- All metal edging to be 14g rolled top edging.
- Top of edging to be flush with finished grade of rock and mulch.

**Rock Area**

- Rock will be installed to a depth of approximately 2" over pinned landscape fabric.

**Soil Amendment**

- All new grass and planting areas are to be prepped with compost at a rate of 3 cu. yd./ 1000 sf., tilled to a depth of approximately 6"
- Weed removal is a must prior to starting project

**Swadley Ditch \*\***

The ditch runs along the north border of PA2 for the entire length of the property and creates a natural landscape border with existing native grasses and a rise of approximately 10' - 12' over the existing lower grade of PA2 including an existing 6" wood picket fence along the edge of the residential drive along the north property line adjacent to PA2. To meet the planting requirements of city code 26-502 requiring 80 plants within the 10' buffer along the existing fence along the northern border of PA2, 45 shrubs have been installed and 35 trees along the Swadley ditch have been included in this count.

**Buffer for Residential Property to the North**

- Existing 6' privacy fence on north property line is approximately 12' above current grade and the Swadley ditch provides a height buffer of approximately 12' above the existing grade. This runs the entire length of the northern boundary of PA2 and has a natural line of trees down the entire length of the ditch.

**Wadsworth Ditch**

- The Wadsworth Ditch has been completely sleeved and covered.

**Sight Triangles**

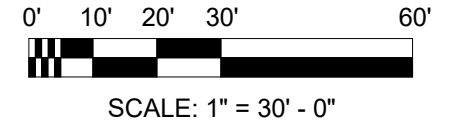
- There are no plants over three feet (other than trees) within all of the sight triangles at each of the drive entrances and road intersections. WMI is the only plant material within the sight triangles and maximum height for this plant is 24".

This plan encompasses the long term plan for the property.

**LANDSCAPE REQUIREMENTS CHART**

	REQUIRED	PROPOSED	EXISTING
TOTAL SF. OF PA1 AND PA2			92,347 SF
LANDSCAPED AREA	18,469 SF / 20%	57,257 SF	38,240
ON SITE TREES	1 / 1,000 SF = 18	26	76 (IN PA3)
ONSITE SHRUBS	10 / 1,000 SF = 185	234	0
LOW GROW NATIVE GRASS	0	8,147 SF - 14%	0
EXISTING NATIVE GRASS - SF	0	38,240 - 57%	38,240
ROCK / MULCH - SF	0	10,870 - 19%	0
North Buffer (Per ODP)	80	45	35**
TREES REQUIRED IN FRONT SETBACK	1 / 30' = 8	8	0

\* Trees required in front setback are to be installed in ROW streetscape amenity zone  
\*\* These 35 trees are existing trees along the Swadley Ditch that have been counted towards the buffer area along the north property line at Robb St. along with the 45 constitute the required 80 plants (1 per 2 lineal ft.) required for the buffer area



**Plant Schedule**

Common Name	Botanical Name	Size	Qty
<b>Flower, Grass</b>			
FRG Grass, 'Karl Forester'	Calamagrostis acutiflora 'Karl Forester'	5 Gal.	37
MAG Grass, 'Maiden'	Miscanthus sinensis	5 Gal.	43
<b>Flower, Perennial</b>			
DDR Daylily, 'Little Business Dwarf'	Hemerocallis 'Little Business'	1 Gal.	27
RGD Black Eyed Susan, 'Goldsturm'	Rudbeckia fulgida-scutellariifolia 'Goldsturm'	1 Gal.	18
SMN Salvia May Night	Salvia sylvestris x 'Mainacht'	1 Gal.	12
<b>Shrub, Deciduous</b>			
DAC Cranberry Dwarf American	Viburnum trilobum 'Compactum'	5 Gal.	14
GLS Sumac, 'Grow-Low'	Rhus Anulata's 'Grow-Low'	5 Gal.	19
MKL Lilac, 'Miss Kim'	Syringa pathala 'Miss Kim'	5 Gal.	8
NDI Ninebark, 'Diabolo'	Physocarpus opulifolius 'Monio'	5 Gal.	8
WMI Weigela, 'Midnight Wine'	Weigela florida 'Elvira'	5 Gal.	21
<b>Shrub, Evergreen</b>			
ACJ Juniper, 'Alpine Carpet'	Juniperus communis 'Mondap'	5 Gal.	48
PHC Pine, 'Hillside Creeper'	Pinus Sylvestrus 'Hillside Creeper'	5 Gal.	12
LOD Privet, 'Lodense'	Ligustrum Bulgare 'Lodense'	5 Gal.	26
<b>Tree, Deciduous</b>			
CSP Pear, 'Chanticleer'	Pyrus calleryana 'Cleveland Select'	2" Cal.	6
HAC Hackberry Common	Celtis occidentalis	2.5"	4
SDA Locust, 'Shademaster'	Gleditsia triacanthos 'Shademaster'	2" Cal.	2
SWO Oak, Swamp White	Quercus bicolor	2.5"	4
TEX Oak, Texas Red	Quercus buckleyi	2" Cal.	3
<b>Tree, Evergreen</b>			
AUS Pine, Austrian	Pinus nigra	8"	7

**NOT FOR CONSTRUCTION**

PREPARED FOR:  
SEAN IMFELD  
KODIAK STUMPS  
WWW.KODIAKSTUMPS.COM

**4877 ROBB ST PLANNED COMMERCIAL DEVELOPMENT**  
WHEAT RIDGE, CO

DATE: 8-23-23  
BY: EPT

REVISIONS:  
1. CITY OF WHEAT RIDGE COMMENTS  
2. CITY OF WHEAT RIDGE COMMENTS  
3. CITY OF WHEAT RIDGE COMMENTS  
4.

PROJECT NUMBER: 0987-21  
ISSUED DATE: 8-23-23  
DESIGNED BY: DL  
REVIEWED BY: JB

**LANDSCAPE PLAN**



# ROCKY MOUNTAIN HARDWOOD PLANNED COMMERCIAL DEVELOPMENT

## A SPECIFIC DEVELOPMENT PLAN IN THE CITY OF WHEAT RIDGE, COLORADO

LOT 1, ROCKY MOUNTAIN HARDWOOD SUBDIVISION  
SITUATED IN THE SOUTHWEST QUARTER (SW 1/4) OF THE  
SOUTHWEST QUARTER (SW 1/4) OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 69  
WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF WHEAT RIDGE,  
COUNTY OF JEFFERSON, STATE OF COLORADO.



1391 SPEER BLVD  
SUITE 830  
DENVER, CO 80204  
PHONE 303.569.9914  
WWW.RNNARCHITECTS.COM

NOT FOR CONSTRUCTION

4877 ROBB ST PLANNED COMMERCIAL DEVELOPMENT WHEAT RIDGE, CO

DATE: 8-23-23  
BY: EPT  
EPT

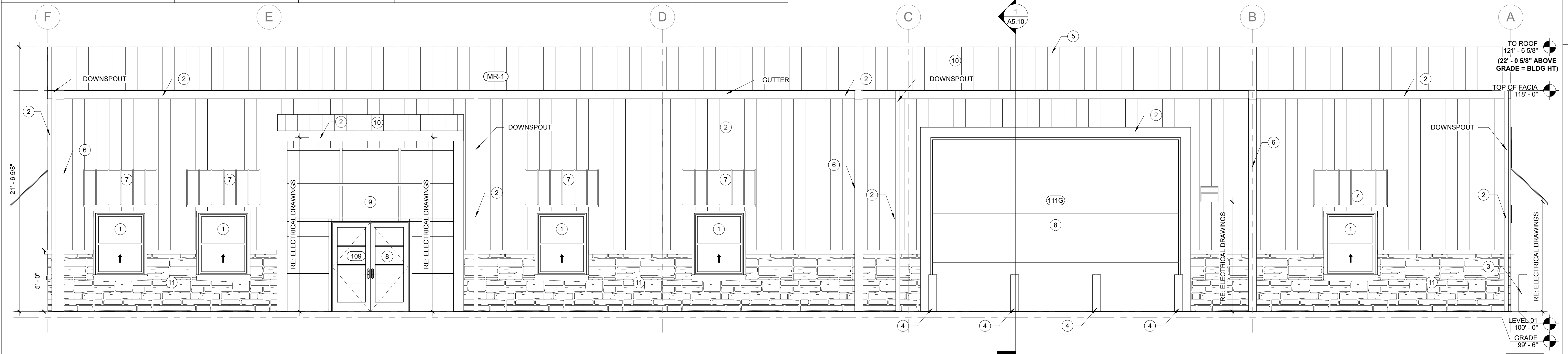
REVISIONS:  
1. CITY OF WHEAT RIDGE COMMENTS  
2. CITY OF WHEAT RIDGE COMMENTS  
3. CITY OF WHEAT RIDGE COMMENTS  
4.

PROJECT NUMBER: 0987-21  
ISSUED DATE: 8-2-23  
DESIGNED BY: DL  
REVIEWED BY: JB

BUILDING ELEVATIONS

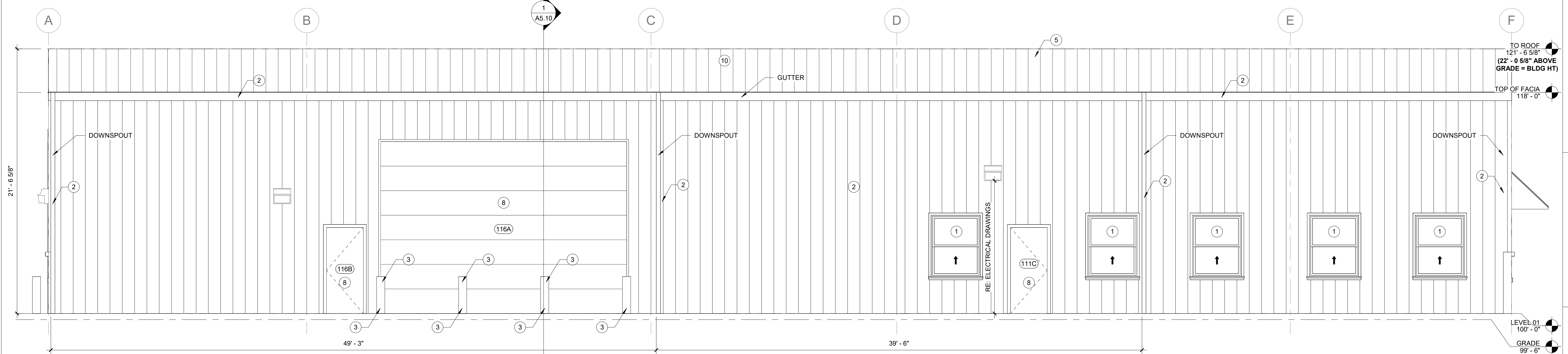
BUILDING MATERIALS SUMMARY - EAST ELEVATION			BUILDING MATERIALS SUMMARY - WEST ELEVATION		
	REQUIRED	PROPOSED		REQUIRED	PROPOSED
GROUND FLOOR TRANSPARENCY			GROUND FLOOR TRANSPARENCY		
FACADE	15% MIN.	315 SQ FT - 15% / 2149 SQ FT	FACADE	N/A	119 SQ FT - 6% / 2149 SQ FT
PRIMARY MATERIAL (STONE, METAL PANEL, SIDING...)			PRIMARY MATERIAL (STONE, METAL PANEL, SIDING...)		
TOTAL WALL AREA	N/A	100% = 2149 SQ FT	TOTAL WALL AREA	N/A	100% = 2149 SQ FT
RIBBED PANEL	60% MAX.	1055 SQ FT, 49% / 2149 SQ FT	RIBBED PANEL	60% MAX.	1685 SQ FT 78% / 2149 SQ FT
STONE	40% MIN.	364 SQ FT, 17% / 2149 SQ FT	STONE	40% MIN.	5 SQ FT, 1% / 2149 SQ FT
WINDOWS	N/A	251 SQ FT, 12% / 2149 SQ FT	WINDOWS	N/A	119 SQ FT, 6% / 2149 SQ FT
STEEL WINDOW, DOOR AWNINGS, ENTRY CANOPY	N/A	146 SQ FT, 7% / 2149 SQ FT	STEEL WINDOW, DOOR AWNINGS, ENTRY CANOPY	N/A	0 SQ FT, 0% / 2149 SQ FT
DOORS	N/A	333 SQ FT, 15% / 2149 SQ FT	DOORS	N/A	339 SQ FT, 16% / 2149 SQ FT

- SHEET NOTES
- ALL WINDOWS TO BE MARVIN BRAND (OR EQUAL): 48" X 60" FIBERGLASS SINGLE DOUBLE HUNG, BLACK, RECESSED A MIN OF 4 INCHES.
  - METAL GUTTERS, METAL RIBBED SIDING, DOWNSPOUTS, AND CORNER TRIMS TO BE PREFINISHED FOX GRAY.
  - 8" STEEL PIPE BOLLARDS, CONCRETE FILLED, PAINTED TRAFFIC YELLOW.
  - REMOVABLE 8" STEEL PIPE BOLLARDS, CONCRETE FILLED, PAINTED TRAFFIC YELLOW.
  - NO ROOFTOP MECHANICAL EQUIPMENT NEEDED.
  - 8" X 8" TUBE STEEL PILASTERS, PAINTED BLACK.
  - APPROX. 36" TALL STEEL AWNING WITH METAL ROOF, PAINTED BLACK.
  - ALL DOORS PAINTED BLACK.
  - STOREFRONT, PAINTED BLACK.
  - METAL RIBBED ROOF PANEL, PAINTED POLAR WHITE.
  - CULTURED STONE WAINSCOTT WITH STONE CAP AS SELECTED BY OWNER.



EAST BUILDING ELEVATION  
SCALE: 1/4" = 1'-0" **2**

FINISH FLOOR ELEVATION 100' - 0" = 5401.75'



WEST BUILDING ELEVATION  
SCALE: 1/4" = 1'-0" **1**

FINISH FLOOR ELEVATION 100' - 0" = 5401.75'

# ROCKY MOUNTAIN HARDWOOD PLANNED COMMERCIAL DEVELOPMENT

## A SPECIFIC DEVELOPMENT PLAN IN THE CITY OF WHEAT RIDGE, COLORADO

LOT 1, ROCKY MOUNTAIN HARDWOOD SUBDIVISION  
SITUATED IN THE SOUTHWEST QUARTER (SW 1/4) OF THE  
SOUTHWEST QUARTER (SW 1/4) OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 69  
WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF WHEAT RIDGE,  
COUNTY OF JEFFERSON, STATE OF COLORADO.

**NOT FOR CONSTRUCTION**

PREPARED FOR:  
SEAN IMFIELD  
KODIAK STUMPS  
WWW.KODIAKSTUMPS.COM

**4877 ROBB ST PLANNED COMMERCIAL DEVELOPMENT**  
WHEAT RIDGE, CO

DATE: 8-23-23  
BY: EPT  
EPT  
EPT

REVISIONS:  
1. WHEAT RIDGE COMMENTS  
2. CITY OF WHEAT RIDGE COMMENTS  
3. CITY OF WHEAT RIDGE COMMENTS  
4.

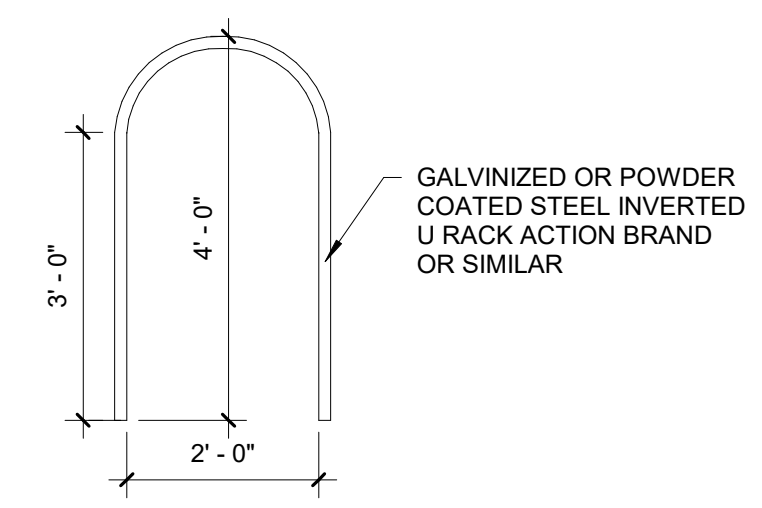
0987-21  
8-2-23  
DL  
JB

PROJECT NUMBER:  
ISSUED DATE:  
DESIGNED BY:  
REVIEWED BY:

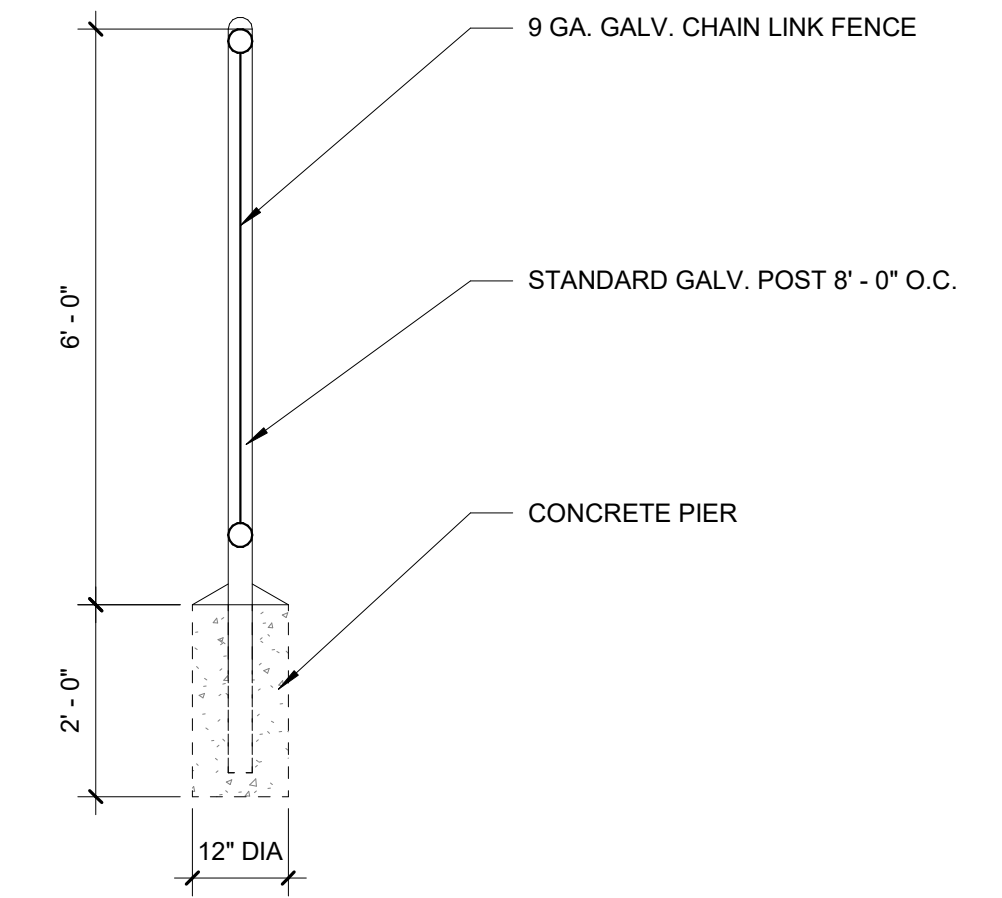
**BUILDING ELEVATIONS**

BUILDING MATERIALS SUMMARY - NORTH ELEVATION			BUILDING MATERIALS SUMMARY - SOUTH ELEVATION		
	REQUIRED	PROPOSED		REQUIRED	PROPOSED
GROUND FLOOR TRANSPARENCY			GROUND FLOOR TRANSPARENCY		
FACADE	N/A	24 SQ FT, 3% / 832 SQ FT	FACADE	15% MIN.	69 SQ FT, 8% / 832 SQ FT
SECONDARY MATERIAL (STONE, METAL PANEL, SIDING...)			SECONDARY MATERIAL (STONE, METAL PANEL, SIDING...)		
TOTAL WALL AREA	N/A	100% = 832 SQ FT	TOTAL WALL AREA	N/A	100% = 832 SQ FT
RIBBED PANEL	60% MAX.	445 SQ FT, 53% / 832 SQ FT	RIBBED PANEL	60% MAX.	481 SQ FT, 58% / 832 SQ FT
STONE	40% MIN.	96 SQ FT, 12% / 832 SQ FT	STONE	40% MIN.	182 SQ FT, 22% / 832 SQ FT
WINDOWS	N/A	24 SQ FT, 3% / 832 SQ FT	WINDOWS	N/A	70 SQ FT, 8% / 832 SQ FT
STEEL WINDOW, DOOR AWNINGS, ENTRY CANOPY	N/A	15 SQ FT, 2% / 832 SQ FT	STEEL WINDOW, DOOR AWNINGS, ENTRY CANOPY	N/A	99 SQ FT, 12% / 832 SQ FT
DOORS	N/A	252 SQ FT, 30% / 832 SQ FT	DOORS	N/A	0 SQ FT, 0% / 832 SQ FT

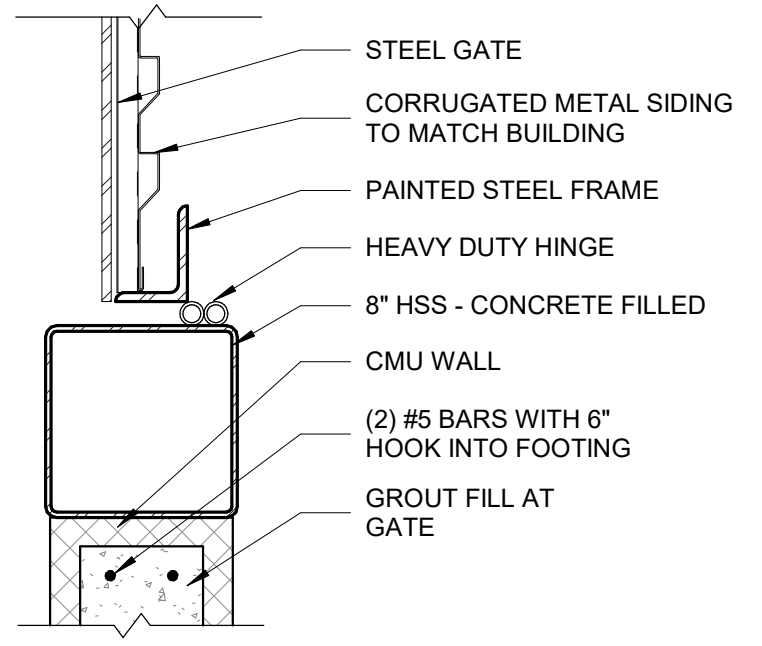
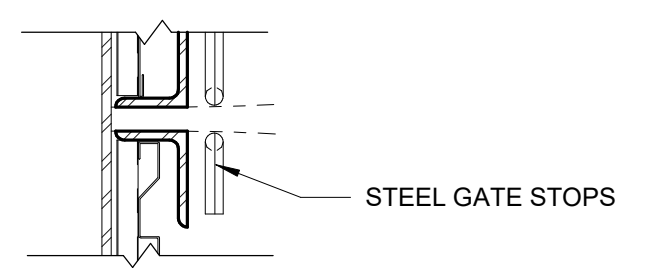
- SHEET NOTES**
- ALL WINDOWS TO BE MARVIN BRAND (OR EQUAL): 48" X 60" FIBERGLASS SINGLE DOUBLE HUNG, BLACK, RECESSED A MIN OF 4 INCHES.
  - METAL GUTTERS, METAL RIBBED SIDING, DOWNSPOUTS, AND CORNER TRIMS TO BE PREFINISHED FOX GRAY.
  - 8" STEEL PIPE BOLLARDS, CONCRETE FILLED, PAINTED TRAFFIC YELLOW.
  - REMOVABLE 8" STEEL PIPE BOLLARDS, CONCRETE FILLED, PAINTED TRAFFIC YELLOW.
  - NO ROOFTOP MECHANICAL EQUIPMENT NEEDED.
  - 8" X 8" TUBE STEEL PILASTERS, PAINTED BLACK.
  - APPROX. 36" TALL STEEL AWNING WITH METAL ROOF, PAINTED BLACK.
  - ALL DOORS PAINTED BLACK.
  - STOREFRONT, PAINTED BLACK.
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  - CULTURED STONE WAINSCOTT WITH STONE CAP AS SELECTED BY OWNER.



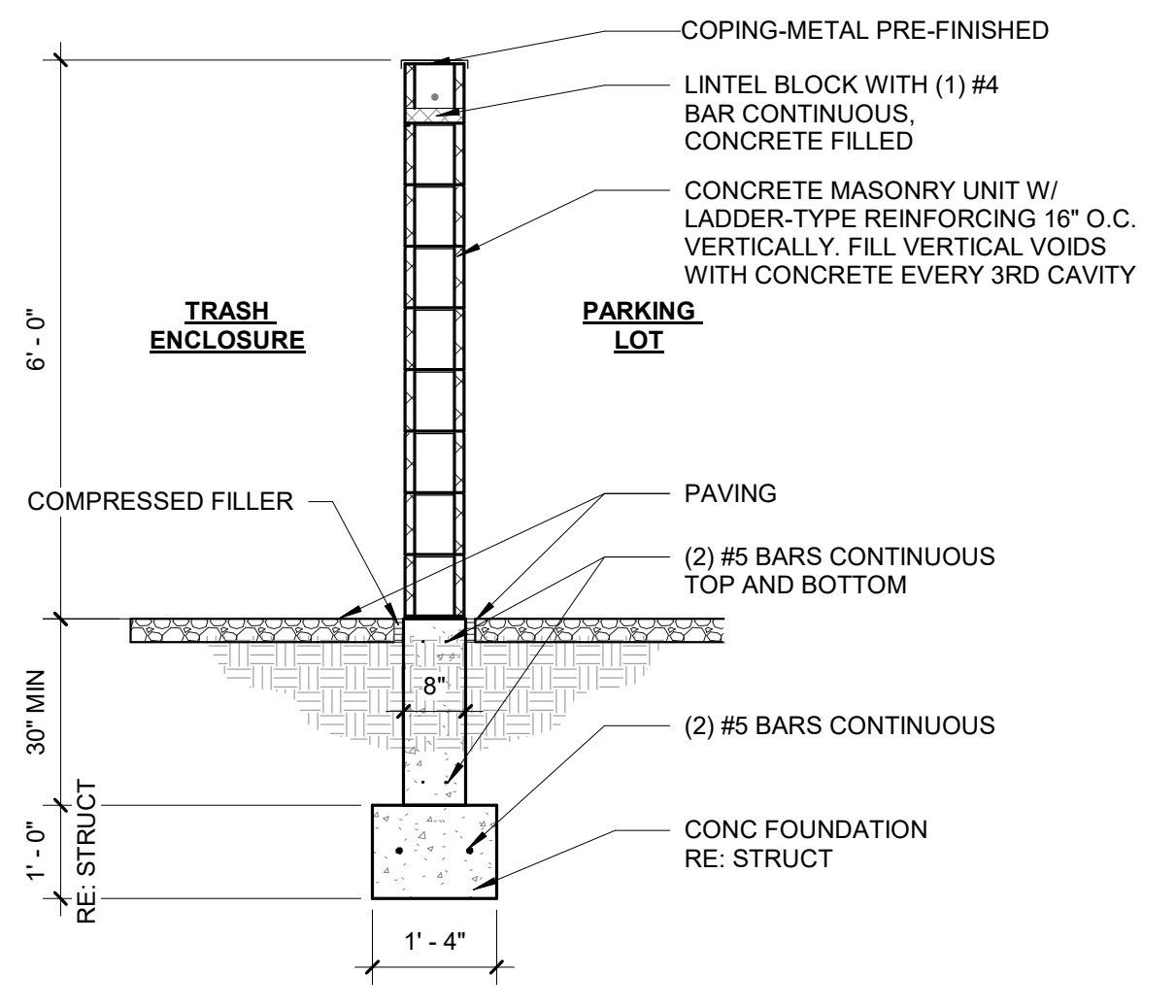
**BIKE RACK DETAIL**  
SCALE: 1/2" = 1'-0" **7**



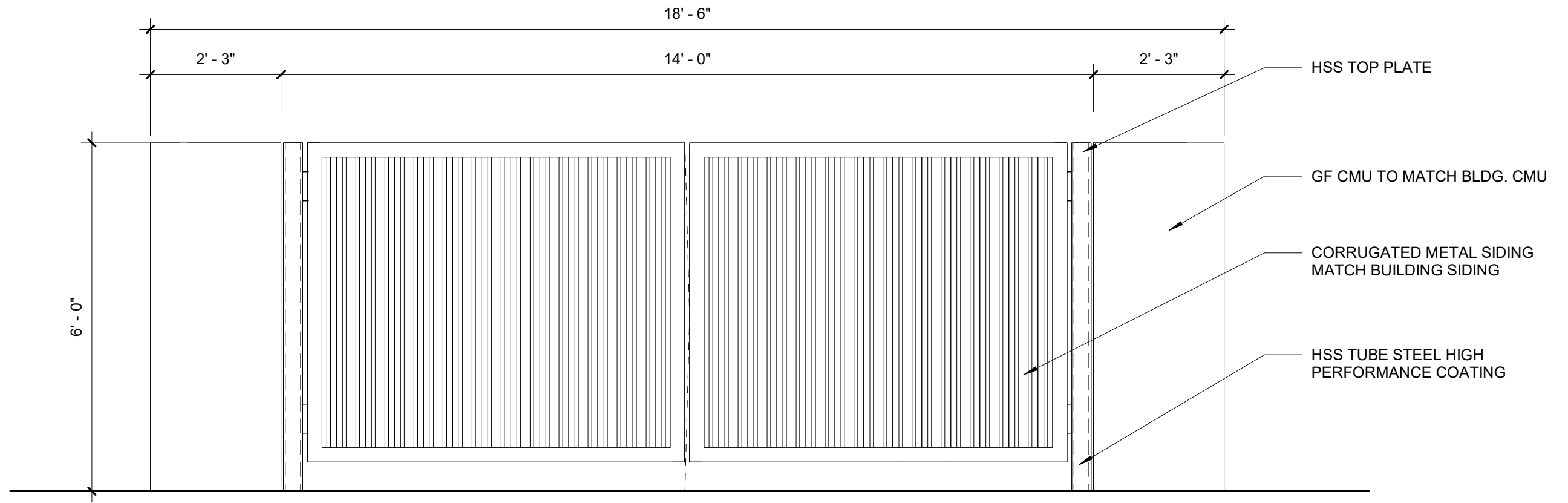
**TYPICAL EXISTING & NEW FENCE DETAIL**  
SCALE: 1/2" = 1'-0" **5**



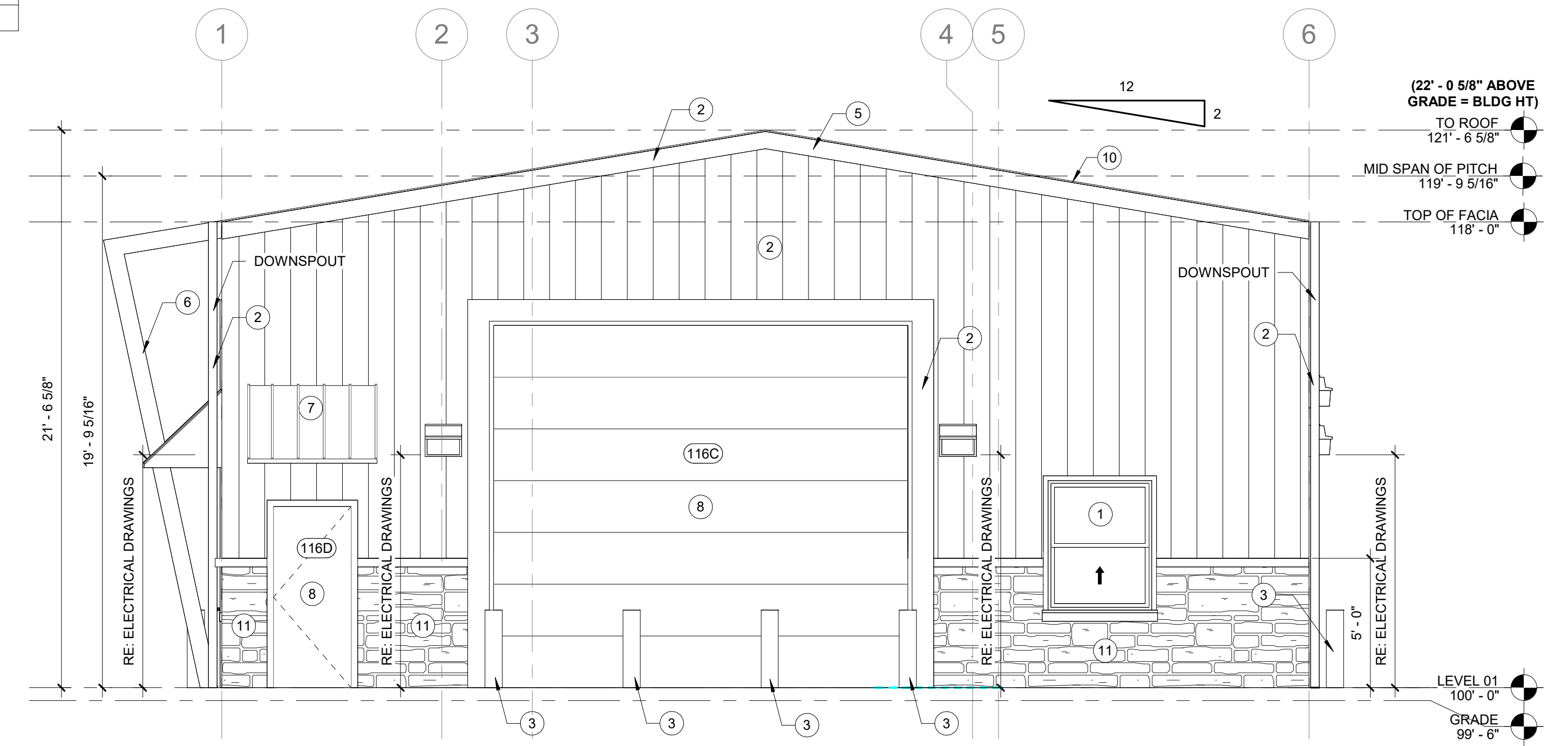
**TRASH ENCLOSURE PLAN DTLS**  
SCALE: 1 1/2" = 1'-0" **6**



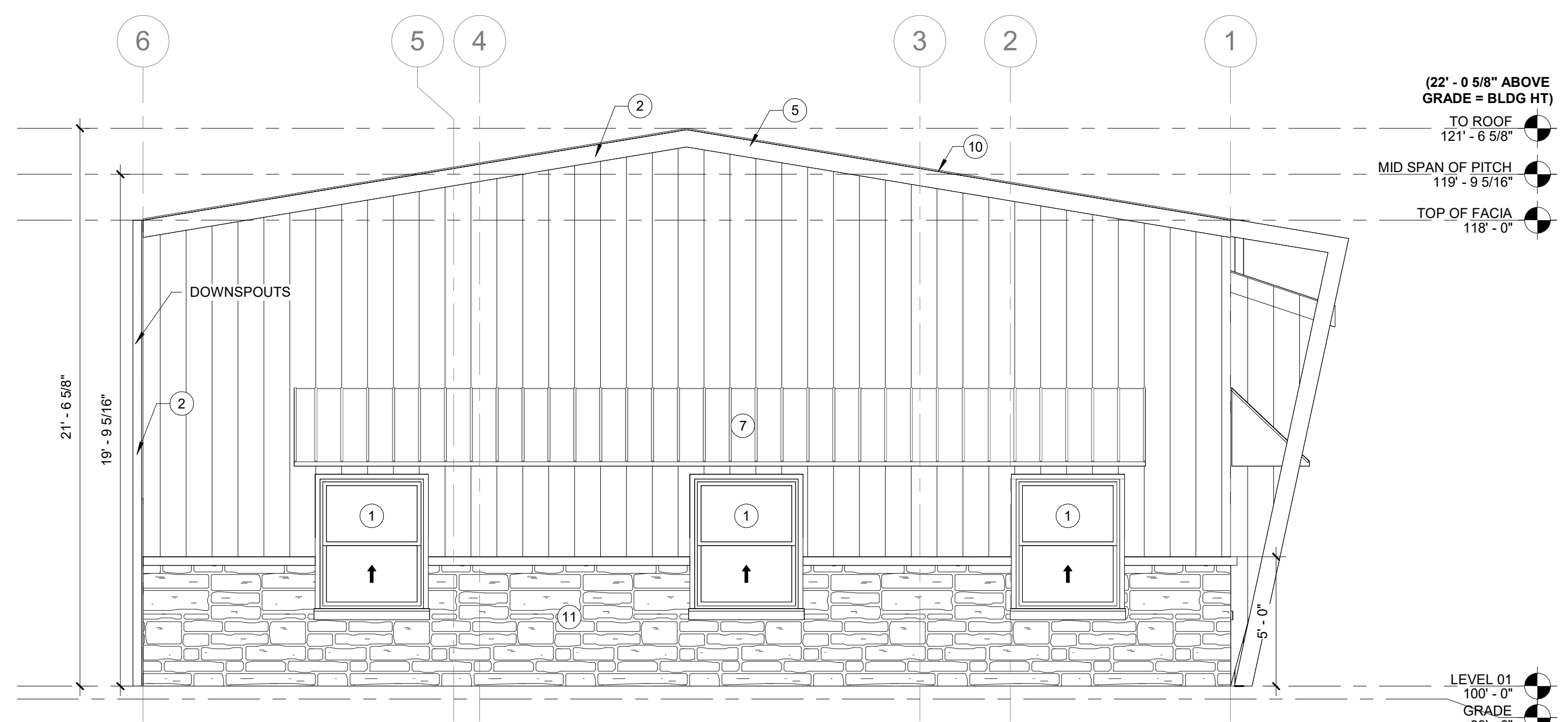
**TRASH ENCLOSURE SECTION DETAIL**  
SCALE: 1/2" = 1'-0" **4**



**TRASH ENCLOSURE ELEVATION**  
SCALE: 1/2" = 1'-0" **3**



**NORTH BUILDING ELEVATION**  
SCALE: 1/4" = 1'-0" **2**  
**FINISH FLOOR ELEVATION 100' - 0" = 5401.75'**



**SOUTH BUILDING ELEVATION**  
SCALE: 1/4" = 1'-0" **1**  
**FINISH FLOOR ELEVATION 100' - 0" = 5401.75'**



# ROCKY MOUNTAIN HARDWOOD PLANNED COMMERCIAL DEVELOPMENT

## A SPECIFIC DEVELOPMENT PLAN IN THE CITY OF WHEAT RIDGE, COLORADO

LOT 1, ROCKY MOUNTAIN HARDWOOD SUBDIVISION  
SITUATED IN THE SOUTHWEST QUARTER (SW ¼) OF THE  
SOUTHWEST QUARTER (SW ¼) OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 69  
WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF WHEAT RIDGE,  
COUNTY OF JEFFERSON, STATE OF COLORADO.

**NOT FOR  
CONSTRUCTION**

PREPARED FOR:  
SEAN IMFIELD  
KODIAK STUMPS  
WWW.KODIAKSTUMPS.COM

**4877 ROBB ST PLANNED COMMERCIAL  
DEVELOPMENT**  
WHEAT RIDGE, CO

DATE:  
1-16-2023  
PMP  
8-02-2023  
PMP  
9-29-2023

REVISIONS:  
1. CITY OF WHEAT RIDGE COMMENTS  
2. CITY OF WHEAT RIDGE COMMENTS  
3. CITY OF WHEAT RIDGE COMMENTS

PROJECT NUMBER:  
0987-21  
ISSUED DATE:  
02-02-2023  
DESIGNED BY:  
PMP  
REVIEWED BY:  
DRW

SITE  
PHOTOMETRIC

### LUMINAIRE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER OR APPROVED EQUIVALENT	CATALOG SERIES NUMBER OR APPROVED EQUIVALENT	LAMPS (QTY) TYPE	INPUT VA	DRIVER/ DIM PROTOCOL	LUMENS	VOLTAGE	MOUNTING				NOTES
									R	S	P	X	
W1	EXTERIOR WALL MOUNTED LED LUMINAIRE MOUNTED @ 9'-0"	LITHONIA	WDGE3 LED P1 70CRI R3 40K	52W LED 4000K	52	0-10V	7500	120				X	
W2	EXTERIOR WALL MOUNTED LED LUMINAIRE MOUNTED @ 8'-0" U.N.O.	LITHONIA	WDGE1 LED P2 80CRI VW 40K	15W LED 4000K	15	0-10V	2000	120				X	
S1	EXTERIOR POLE MOUNTED LED LUMINAIRE WITH HOUSE SIDE SHIELD MOUNTED @ 18'-0"	LITHONIA	ESX1 LED P3 40K R3 HS	146W LED 4000K	146	0-10V	16900	120			X		

ABBREVIATIONS: BF - BOTTOM OF FIXTURE; OH - OVERALL FIXTURE HEIGHT; RD - RECESSED FIXTURE DEPTH; AFF - ABOVE FINISHED FLOOR

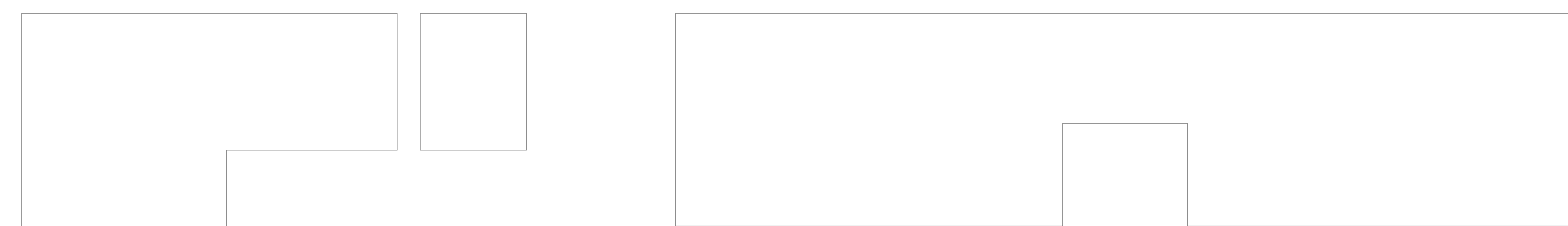
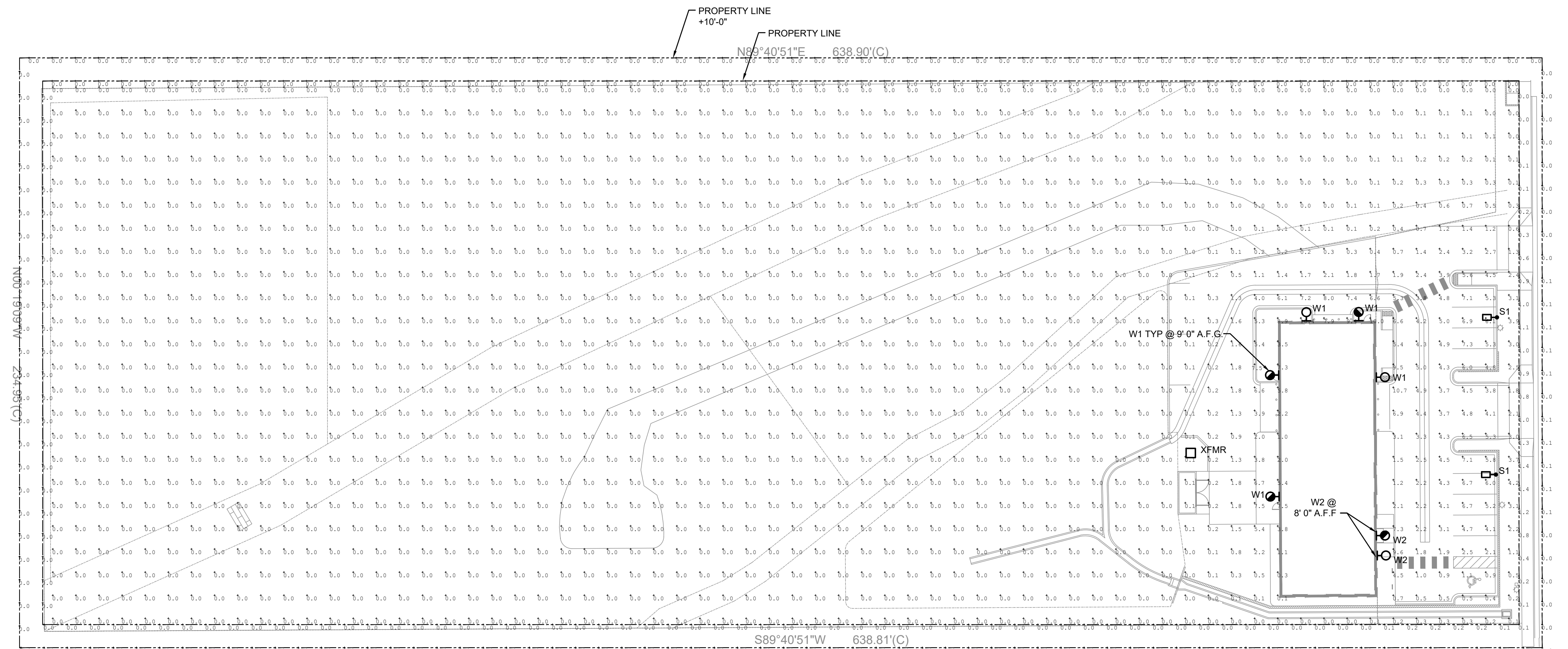
GENERAL NOTES:  
A. LUMINAIRE SHOWN WITH CATALOG NUMBERS ARE THE BASIS OF DESIGN. SIMILAR BY OTHER LISTED MANUFACTURERS ARE ACCEPTABLE.  
B. CONTRACTOR TO VERIFY LIGHT FIXTURE CATALOG NUMBER AND INSTALLATION REQUIREMENTS PRIOR TO ORDERING.  
C. VERIFY TRIM COMPATIBILITY WITH CEILING TYPE PRIOR TO SUBMITTALS.

### GENERAL NOTES

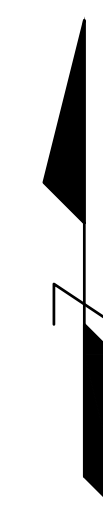
- (THIS SHEET)
- NO SUBSTITUTIONS, ADDITIONS, OR CHANGES MAY BE MADE WITHOUT PRIOR APPROVAL BY THE CITY OF WHEAT RIDGE.
  - ALL CALCULATIONS ARE DONE WITH LIGHT LOSS FACTOR OF 0.9.
  - ALL CALCULATION POINTS ARE AT GRADE.
  - ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE RIGHT OF WAY, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL IES LIGHTING STANDARDS FOR DISABILITY GLARE.
  - ALL OUTDOOR LIGHTING SHALL HAVE LIGHT SOURCES THAT ARE CONCEALED BY A FULL CUTOFF LIGHTING FIXTURE SO THAT THE LIGHT SOURCE IS NOT VISIBLE FROM ANY STREET RIGHT-OF-WAY OR ADJACENT PROPERTIES. IN ORDER TO DIRECT LIGHT DOWNWARD AND MINIMIZE THE AMOUNT OF LIGHT SPILL INTO THE NIGHT SKY AND ONTO ADJACENT PROPERTIES, ALL LIGHTING FIXTURES SHALL BE FULL CUTOFF LIGHTING FIXTURES.
  - SIGNAGE LIGHTING SHALL BE APPROVED AS PART OF A SEPARATE SIGN PERMIT.
  - LUMINAIRES SHALL BE SHIELDED AND DIRECTED TO AVOID GLARE AND OVERSPILL ONTO ADJACENT PROPERTY.
  - ALL EXTERIOR LIGHT FIXTURES SHALL BE FULL CUTOFF FIXTURES THAT ARE DIRECTED DOWNWARD (90 DEGREES FROM TRUE VERTICAL) AND SHALL HAVE FLAT LENSES, EMITTING NO MORE THAN 10 PERCENT OF THE TOTAL LUMENS BETWEEN 80 AND 90 DEGREES FROM TRUE VERTICAL. FIXTURES SHALL BE CONFIGURED SO THAT LIGHTS DO NOT CAUSE GLARE.
  - ALL LIGHT FIXTURES ON STRUCTURES, POLES, BOLLARDS, STANDS, OR MOUNTED ON A BUILDING SHALL HAVE A SHIELD, ADJUSTABLE REFLECTOR, AND/OR NON-PROTRUDING DIFFUSER TO SHIELD THE LIGHT SOURCE FROM SIGHT FROM ADJACENT RESIDENTIAL ZONING DISTRICTS.
  - MOTION-ACTIVATED SECURITY LIGHTING SHALL BE TIMED TO TURN OFF AFTER NOT MORE THAN FIVE MINUTES AFTER MOTION ACTIVATION.
  - WALL PACKS ON THE EXTERIOR OF THE BUILDING SHALL BE FULLY SHIELDED (E.G., TRUE CUT-OFF TYPE BULB OR LIGHT SOURCE NOT VISIBLE FROM OFF-SITE) TO DIRECT THE LIGHT VERTICALLY DOWNWARD.

### SITE LIGHTING STATISTICS

ZONE NAME	AVERAGE	MAXIMUM	MINIMUM	MAX./MIN.	AVERAGE/MIN.
Property Line	0.09	1.4	0	N/A	N/A
Property Line +10'-0"	0.01	0.1	0	N/A	N/A
Overall Site	0.4	10.7	0	N/A	N/A



**1 SITE PHOTOMETRIC**  
SCALE: 1" = 30'-0"



# EXHIBIT 5: APPLICANT LETTER



Ms. Stephanie Stevens  
City of Wheat Ridge  
Community Development Department  
7500 W. 29<sup>th</sup> Avenue  
Wheat Ridge, CO 80033

August 19, 2022

RE: Rocky Mountain Hardwood Planned Commercial Development (4877 Robb Street), SDP Application

Dear Ms. Stevens,

We are hereby submitting the Specific Development Plan (“SDP”) application for the Rocky Mountain Hardwood Planned Commercial Development (4877 Robb Street) property (“Property”). The Property is 3.4-acres in size and is located approximately 400 feet north of the I-70 Frontage Road, on the west side of Robb Street. The Property was zoned Planned Commercial Development on April 25, 2022 by the Wheat Ridge City Council through the ODP process.

We are proposing to construct a single 5,000 square foot steel building that includes an office, shop and two garage doors, a parking lot with 11 spaces + 1 handicap space with two entrances off of Robb St.

The steel building will include cultured stone wainscot on the bottom 2.8’ of the east elevation (building side facing Robb Street) as well as some minor wrap around on the north and south elevations. The main entrance, on the east elevation, will have an awning over it. Each building elevation will have numerous 48” x 60” vinyl windows. Garage doors are proposed in the east, west and north building elevations. The parking lot will be lit with LED pole mounted luminaires. And the steel building will have exterior wall mounted LED sconces.

We will improve Robb St. with curb, gutter, sidewalk and tree lawn landscaping. Site runoff will be directed to an onsite full spectrum detention and water quality pond. Once flows are treated and attenuated, they will be discharged from the pond in a trickle channel to a new modified Type R infiltration inlet that will have a throat on the front and back allowing trickle channel flows and Robb St. flows to enter the inlet. The Type R infiltration inlet will be constructed in Robb Street near the southeast corner of the property. The inlet structure will be built down to the native cobble located approximately 3-feet below ground. When flows are intercepted by the inlet they will infiltrate through the cobble. In addition, we will pipe the Wadsworth ditch entirely on our property.

As previously mentioned, a 10’ landscape buffer is proposed along Robb Street as well as along the southern property boundary. In addition, the owner will dedicate the eastern most 5’ for Robb Street right of way.



We believe that this Specific Development Plan meets the Wheat Ridge Municipal Code review criteria Section 26-305.D for the following reasons:

*1. The proposed specific development plan is consistent with the purpose of a planned development as stated in [section 26-301](#) of this article;*

**This SDP is consistent with the approved ODP in that once the proposed improvements are constructed the property will add to the employment base in the area per the comprehensive plan, adding a compatible office/shop building to the existing commercial and residential area, promoting an efficient use of an infill site.**

**The SDP promotes an efficient use of the land to facilitate a more economic arrangement of building, circulation systems, land use and utilities.**

**The SDP promotes compatible development with adjacent commercial, residential and/or industrial land uses through proper land use transitions and buffering techniques. •**

**The SDP promotes conformance with the adopted comprehensive plan, established policies and guidelines for the area and for the community.**

*2. The proposed specific development plan is consistent with the design intent or purpose of the approved outline development plan;*

**The design intent of the ODP was to enhance a vacant piece of land that was located in between residential and commercial/industrial uses into viable and self-sustainable uses. The SDP proposed is a reflection of the ODP's intent. The primary improvements planned with this SDP are focused in the far easterly planning area (PA-1) with a shop, office and parking that will allow Rocky Mountain Hardwood Processing their opportunity to grow and build their businesses.**

*3. The proposed uses indicated in the specific development plan are consistent with the uses approved by the outline development plan;*

**PA-1 is proposing to construct a single steel building that will include an office and wood working shop; both are permitted uses in the ODP.**

**PA-2 no proposed uses at this time but the applicant intends to use this area in a manner that is consistent with the ODP.**

**PA-3 no proposed uses at this time but the applicant intends to use this area in a manner that is consistent with the ODP.**

*4. The site is appropriately designed and is consistent with the development guidelines established in the outline development plan;*

**The following criteria from the ODP development guidelines have been met in the following manner:**

- **Building Coverage: 3.33% (up to 25% of the overall site allowed)**

- **Building Height: 21.5' (35' max allowed)**
- **Front Setback from Robb St.: 62' (35' allowed)**
- **Side Setback North and South: 102' and 12' (5' min permitted)**
- **Rear Setback to the West: 535' (10' min permitted)**
- **Minimum Setback Between Buildings: N/A, only one building proposed (10' min permitted)**
- **Architecture: Cultured stone wainscot on the lower 2.8' of the front (east) elevation with the balance of the elevation fascia being metal siding. Permitted architecture: Metal siding is allowed as the primary material and secondary non-metal material (stone or block veneer) shall be used on the front façade; all other building sides can be aluminum/metal.**
- **Parking: 12 spaces are required for Office and Warehouse with one of these being handicap. There are 11 standard parking spaces and 1 handicap space proposed.**
- **Signage: None proposed.**
- **Exterior Lighting: The parking lot will be lit with LED pole mounted luminaires. And the steel building will have exterior wall mounted LED sconces.**
- **Fencing: We are proposing to install a 6' chain link fence:**
  1. **Along the south property line that turns and ties into the south building elevation.**
  2. **Along Robb St. north of the northern driveway connecting with a fence running along the north side of the parking lot that ties into the north building elevation.**

*5. Adequate infrastructure/facilities are available to serve the subject property, or the applicant will upgrade and provide such where they do not exist or are under capacity;*

The proposed site improvements will include a tie-in to the existing water and sanitary sewer located in Robb Street. The proposed office and shop's demand for water and sanitary sewer will require a 3/4" tap and a 4" sanitary sewer service. Both are on the low side of usage since the use does not have high water needs.

As stated previously there is no existing storm sewer in Robb St. There is an existing low point in Robb St. located approximately at the southeast corner of the property. In conversations with City engineering the best approach to eliminate the existing ponding in Robb St. at this location without existing storm sewer nearby is to construct an infiltration inlet. This will resemble a standard Type R inlet on the street level however below ground it will be an open floor that will allow water intercepted to infiltrate into the native cobble located approximately 3-feet below ground. Larger rainfall events that exceed the infiltration capacity will see the inlet fill and then overtop the Robb St. crown and head east through the Caliber Collision (4890 Robb Street) parking lot. From here flows will continue to flow east around the Caliber Collision building and into an existing pond immediately north of the frontage road.

*6. The proposed specific development plan is in substantial compliance with the applicable standards set forth in the Architectural and Site Design Manual, Streetscape Design Manual, and other applicable design standards.*

Ms. Stephanie Stevens  
City of Wheat Ridge  
August 19, 2022

Page 4 of 4

**The proposed SDP is in conformance with the design standards established in the ODP and is compliant with the ASDM for heavy commercial and light industrial buildings (Section 4.2).**

In summary we believe that this rezone proposal creates a complimentary land use opportunity for the Property that preserves open space and wildlife movement as well as creates commercial and retail opportunity that allows these characteristics to be maintained. We look forward to hearing from you after your initial review of this application. Please let us know if you have any questions or need anything further to assist your review.

Sincerely,

A handwritten signature in blue ink, appearing to read "CJ Kirst". The signature is stylized with a large, looped initial "C" and "K".

CJ Kirst, Tahoe Consulting, LLC  
(303) 330-8947  
cjkirst@tahoelandservices.net



## EXHIBIT 6: SITE PHOTOS



View of the subject property looking west from Robb Street.  
(Source: Google Maps)



View of the subject property looking north from Robb Street.  
(Source: Google Maps)





**PLANNING COMMISSION  
LEGISLATIVE ITEM STAFF REPORT**

**MEETING DATE: October 19, 2023**

**TITLE: AN ORDINANCE AMENDING ARTICLE VII OF CHAPTER 26 OF THE WHEAT RIDGE CODE OF LAWS CONCERNING THE CITY'S BILLBOARD REGULATIONS AND MAKING CONFORMING AMENDMENTS THEREWITH**

**CASE NO. ZOA-23-10**

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PUBLIC HEARING

CODE CHANGE ORDINANCE

Case Manager: Jana Easley

Date of Preparation: October 10, 2023

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**SUMMARY:**

The proposed ordinance updates Section 26-712 of the Code of Laws to repeal and reenact the City's billboard regulations. The ordinance accomplishes several main goals: 1) removes the lottery process for vacancies, 2) establishes clear language on what constitutes an abandoned billboard, 3) reduces the maximum number of billboards within the City as they are abandoned, 4) provides a clear process for non-maintenance that could result in a billboard being deemed abandoned, 5) establishes a maximum distance between billboards and the highway, 6) adds that changeable copy signs are not allowed as billboards, 7) adds clarifying language to the code to ensure it is easy to understand and administer, and 8) amends the Official Billboard Zoning Map to have only one "billboard district."

Notice for this public hearing was provided pursuant to the Code of Laws.

**BACKGROUND:**

Since 1991, the City Code has allowed up to 16 billboards within the city limits. In 2007, the definition of a billboard was revised to include that it must be "oriented to the interstate highway." Based on that code change, a determination was made in 2015 that two signs previously considered billboards were no longer because they were too far from the highway. This resulted in two billboard vacancies. One was filled quickly, but the second has yet to be filled after a series of unsuccessful lottery processes. The most recent lottery process resulted in an appeal from the applicant to the Board of Adjustment, District Court, and Colorado Court of Appeals. The appeal is based on the ambiguity of what it means to be "oriented to the interstate highway."

Based on lessons learned over the last eight years, staff discussed billboard regulations with City Council on October 2, 2023, and proposed several clarifications in the code. Council direction was to proceed with clarifications and updates to development standards. Council also provided policy

direction to reduce billboards as they are vacated. Billboards provide no revenue to the City and do not usually advertise for local businesses. As a result, staff is recommending that the billboard code be repealed and reenacted to incorporate the proposed changes in a clear and concise manner.

*Legislative History & Current Code.*

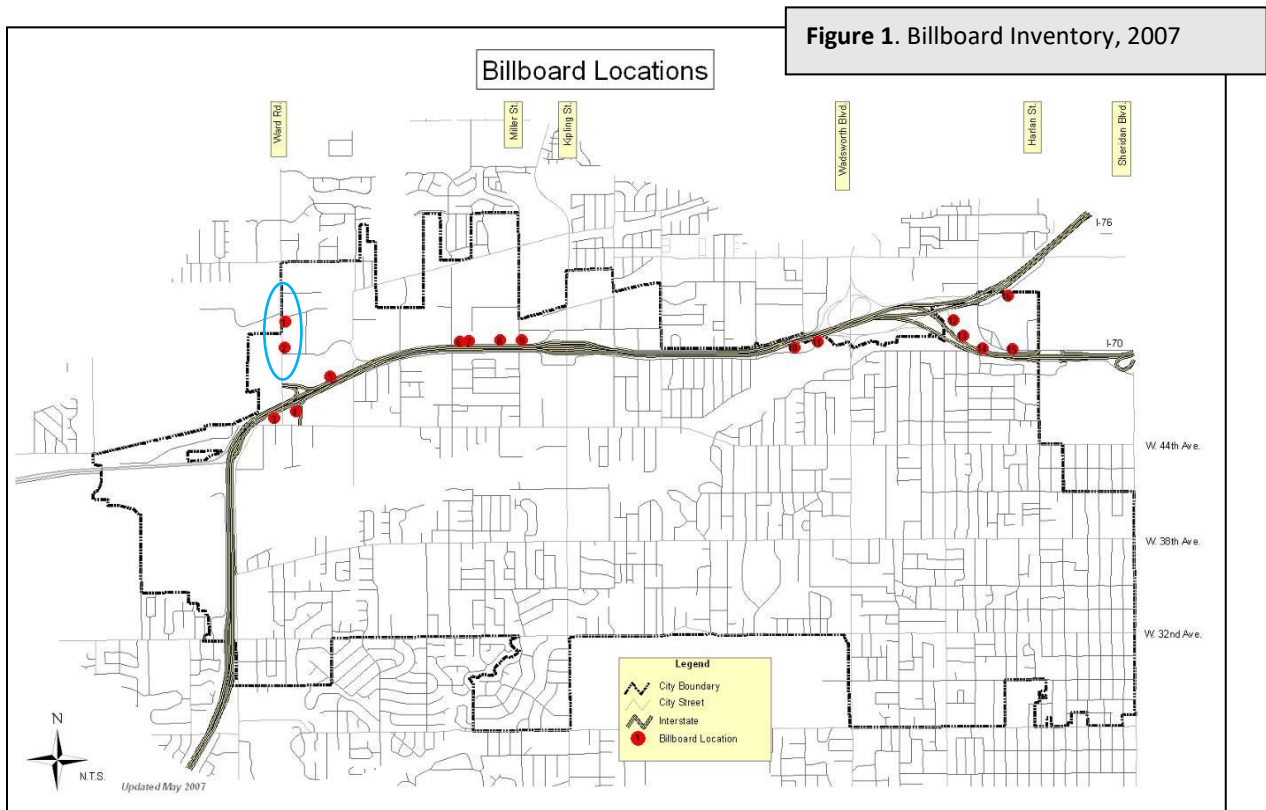
Regulations pertaining to billboards are entirely contained within Article VII of Chapter 26 (referred to as the “Sign Code”). The definition of a billboard appears in [Section 26-702](#) (Definitions) and all other billboard-related regulations are located within [Section 26-712](#) (Billboards; specifications and regulations).

The City’s current approach to billboard regulation dates to 1991. Periodic updates have occurred, and key dates related to billboards are summarized below. The regulatory approach to billboards has not changed significantly over the last 30 years.

- 1991 Prior to 1991, billboards were allowed throughout the City. Ordinance 860 revised the sign code to establish two billboard districts with a maximum of 16 billboards. Existing billboards outside the two districts were amortized, or phased out, by 1996. The original draft ordinance also proposed a maximum distance of 660 feet (1/8 mile) from the highway, but this was not included in the final ordinance. Of note, the state’s purview is billboards within 660 feet of a state or federal highway.
- 2005 A process was established by policy for filling billboard vacancies through a lottery system. One vacancy existed at the time. This process was challenged in the court system with the City prevailing.
- 2007 Ordinance 1396 updated the definition of a billboard to include that the sign had to be “oriented to the interstate highway.” A proposed code amendment also contemplated amortizing all billboards, allowing existing billboards to stay in place but not be reconstructed, but this change was not enacted.
- 2016 Ordinance 1610 codified the lottery process which until this point existed only as a policy. The process includes a public notice, preliminary application, lottery selection, then building permit submittal.

*Recent Vacancies & Appeal*

While the early 2000s included a variety of minor code and policy changes related to billboards, the physical locations of billboards in the B-2 district have actually remained relatively unchanged over the years. Since 1991, the maximum number of billboards allowed in the City has been 16. Figure 1 below shows the billboard locations as inventoried in 2007.



In 2015, after the definition of a billboard was modified, an outdoor advertising company contacted the City contending that the two billboards located on Ward Road (locations 1 and 2 at the far northwest portion of Figure 1 circled in blue) should not be classified as billboards. The City agreed that the two billboards located at 4800 and 4990 Ward Road were too far away to reasonably be considered “oriented to the interstate highway.” This decision removed the two signs from the billboard inventory and dropped the total number of existing billboards to 14. This resulted in two billboard vacancies, and filling those two vacancies has been a challenge since then.

The two vacancies created by the 2015 interpretation resulted in a series of lotteries in 2015, 2017, 2018, 2019 and 2022. One of the vacancies was filled in 2016 by a new billboard at 6065 W. 48<sup>th</sup> Avenue. The second vacancy has yet to be filled because of several ineligible or withdrawn applications.

Most recently, in February 2022, staff declared a billboard vacancy and posted such vacancy as required by the Code. Two preliminary applications were received for two different locations: 11301 W. I-70 Frontage Road North and 4990 Kipling Street. Staff determined that 4990 Kipling was not an eligible location. The same determination of ineligibility had been made for the same address in prior lottery years based on the definition of a billboard, and staff’s determination that 4990 Kipling did not meet the definition of being “oriented to the interstate highway.”

In September 2022, an appeal of such determination was submitted to the Board of Adjustment (the BOA) who heard the appeal in October 2022. The applicant's appeal was not approved by the BOA, and the applicant subsequently made an appeal to Jefferson County District Court. The District Court decision affirmed the BOA/staff determination. The applicant filed an appeal to the Colorado Court of Appeals, and as of the writing of this memo it is still pending.

### **PROPOSED ORDINANCE:**

#### *Proposed Code Amendment*

This multi-year effort to fill a vacancy and the most recent lottery process are the basis for the proposed code amendment. The proposed code amendment addresses several main topics:

1. **Removes the lottery process for vacancies.** There is no longer a need for a lottery process, if the number of billboards allowed in the City is reduced when a billboard is fully abandoned (see item 3 below).
2. **Establishes clear language on what constitutes an abandoned billboard.** Code language was added to ensure billboard owners and property owners understand how a billboard can be considered fully abandoned and requirements for removal of abandoned billboards.
3. **Reduces the maximum number of billboards within the City as they are abandoned.** Once a billboard is deemed to be fully abandoned, that billboard must be removed and a new one cannot be installed in its place or in a new location. This does not prevent the sign owner from temporarily removing the sign for maintenance or reconstruction, and the repair and replace language is similar to the current code language.
4. **Provides a clear process for non-maintenance that could result in a billboard being deemed abandoned.** This section covers the notice and hearing process by which an unmaintained sign that is no longer structurally sound or safe may be determined to be an abandoned billboard. Adding a clear process provides applicants with an avenue to repair or reconstruct the sign and provides the City with defensibility in the event of a lawsuit.
5. **Establishes a maximum distance between billboards and the highway in the code.** The recent appeal is based largely on ambiguous language regarding what it means for a billboard to be "oriented to an interstate highway." The City's 15 existing billboards are all within 250 feet of the highway. Establishing a maximum distance between a billboard and the highway would eliminate the ambiguity of the phrase "oriented to" and would provide significantly more clarity for staff and applicants.

The Colorado Department of Transportation (CDOT) enforces state and federal regulations related to billboards that are within 660 feet of highway right-of-way. This distance was recommended in 1990, but not codified and local zoning can establish a different and more restrictive dimensional standard.

6. **Addresses changeable copy signs.** None of the billboards within the City use electronic messaging or changeable copy, as defined by the code. All are static billboard signs. Staff

suggests adding a prohibition against changeable copy for billboards since they can be very distracting for drivers and because changeable copy has previously been determined to be prohibited for billboards.

- 7. Provides clarifications.** Several minor clarifications are recommended to be codified based on the pattern of questions received over the last decade. These clarifications address the following:
  - a. The specific method by which setbacks are measured.
  - b. The specific method by which height is measured.
  - c. The standards associated with V-shaped billboards. Most billboards in the City are already double-sided, and it is customary to include a maximum angle for a double-sided billboard that is V-shaped.
  - d. Defines a “pedestal” type sign.
  
- 8. Amends the Official Billboard Zoning Map.** Since all of the existing billboards are located within the area previously known as “B,” there is no reason to keep area “A” on the map, and the map should be amended accordingly.

Both the current code language and a rewritten version of the proposed billboard code changes are attached.

**RECOMMENDED MOTION:**

“I move to recommend approval of the proposed ordinance amending Article VII of Chapter 26 of the Wheat Ridge Code of Laws, concerning the City’s billboard regulations.”

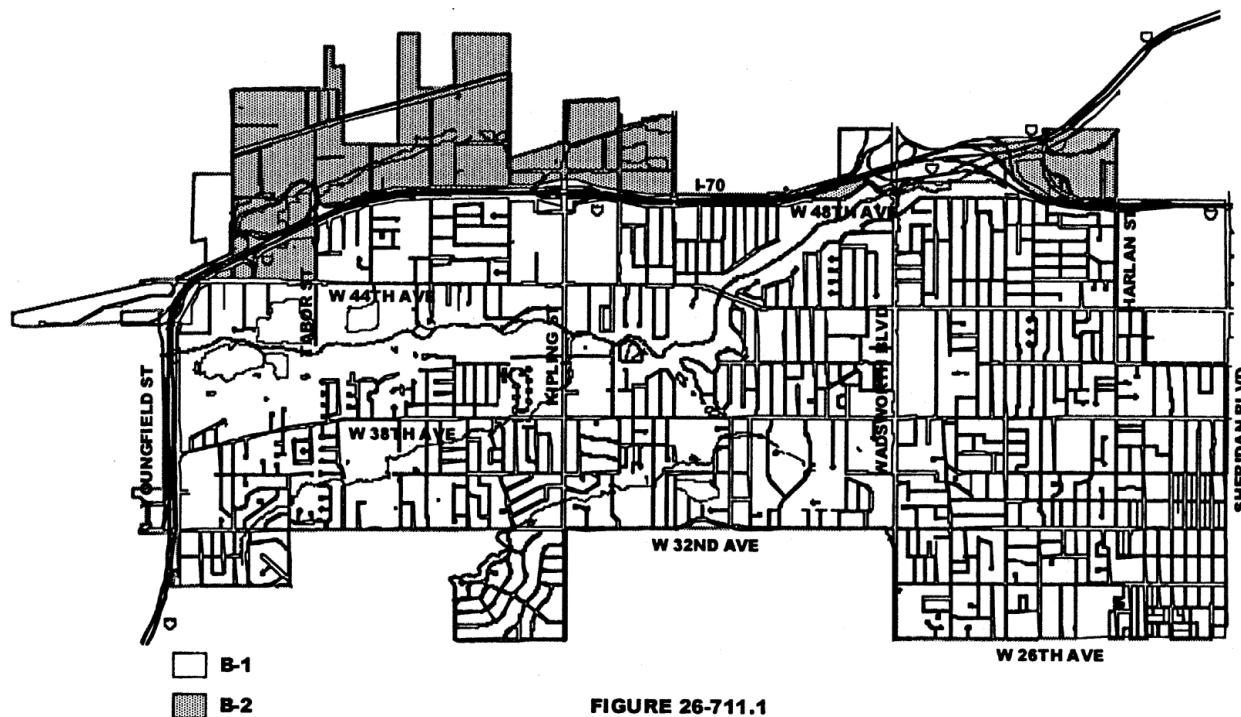
**Exhibits:**

1. Current Section 26-712 of the Code of Laws
2. Proposed Billboard Code Language

**Sec. 26-712. Billboards; specifications and regulations.**

A. *General provisions.*

1. For the purpose of this subsection, the city is divided into two (2) billboard districts, B-1, and B-2, as shown on the official billboard zoning map of the city and incorporated herein as seen below.



Official Billboard Zoning Map

2. Billboard structures are allowed in the city as provided by this section; provided, that any billboard proposed to be located, relocated or rebuilt within six hundred sixty (660) feet of the right-of-way line of any state or federal highway is additionally approved by the state in writing and that such written approval is made available to the department of community development.
3. Setbacks shall be as required for a principal structure in the zoning district where located.
4. Roof billboards are not allowed.
5. All new billboards shall be of the pedestal type, unless prohibited by soil conditions as certified by a professional engineer.
6. Existing billboards are to be maintained in a neat and safe condition; provided, that no existing billboard may be rebuilt or replaced except in conformance to these regulations; and provided, that when, in the opinion of the building inspector, the safety of an existing billboard is questionable, the billboard owner shall either remove the billboard within thirty (30) days of notification or shall furnish a certificate from a Colorado-registered professional engineer with a specialization in civil, structural or mechanical engineering certifying to its safety.

**Exhibit 1: Current Section 26-712 of the Code of Laws**

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- B. *B-1 district.* On and after January 1, 1996, billboards are prohibited in the B-1 district.
- C. *B-2 district.*
  - 1. Maximum number allowed is sixteen (16); provided, that existing billboards located within the B-1 district may be relocated to the B-2 district regardless of the maximum number.
  - 2. Maximum size equals seven hundred fifty (750) square feet.
  - 3. Setbacks shall be as required for a principal structure in the zoning district where located.
  - 4. Maximum height shall be thirty-two (32) feet.
  - 5. Length shall not exceed three and one-half (3½) times the height.
  - 6. No new billboard may be located closer than six hundred (600) feet to any other billboard facing in the same direction on the same roadway as defined by roadway name or number.
  - 7. Nonconforming billboards are subject to the provisions of section 26-707A. hereof.
- D. *Processing of billboard vacancies.*
  - 1. An existing billboard will be considered abandoned, creating a billboard vacancy, under the following circumstances:
    - a. The owner of the billboard or the property upon which it is located files written notice of its intent to abandon the billboard with the director of community development. In this event, the city may begin to process the pending vacancy, as set forth in this subsection d., prior to the removal of the billboard. It shall be unlawful for an owner to fail to remove a billboard as specified in a notice of intent to abandon filed hereunder. A billboard existing after the date of its abandonment shall be and is hereby declared a nuisance, as defined by section 15-4 of this Code, and shall be subject to the abatement and other enforcement remedies and penalties set forth under article ii of chapter 15 of this Code.
    - b. A billboard is removed; provided however that a billboard may be temporarily removed and re-located, under the following conditions:
      - (1) The owner of the billboard or the property upon which it is located has filed written notice of its intent to temporarily remove the billboard with the director of community development, which notice shall include the purpose for the temporary removal and a projected timeline to re-locate the billboard;
      - (2) The billboard is proposed to be removed to perform structural upgrades, modifications or another purpose approved by the community development director;
      - (3) The billboard will be re-located on the same property in substantially the same location, as determined by the community development director in his or her sole discretion;
      - (4) The time the billboard is removed shall not exceed one hundred eighty (180) days;
      - (5) The community development director has issued prior written approval of the temporary removal; and
      - (6) All required building permits, licenses or other approvals necessary to lawfully remove the billboard have been obtained prior to removal.
    - c. Failure to comply with any of the conditions under which temporary removal is permitted under subparagraph 1.b., above.
  - 2. Whenever an abandonment or other event results in fewer than the maximum permitted number of billboards to be located within the city, the city shall declare that a vacancy exists and publish notice of

the vacancy on the city's website and post such notice at the city's official posting places. The determination and declaration of a vacancy shall be in the city's sole and absolute discretion. The notice of vacancy shall provide that interested parties must file a preliminary application with the city within thirty (30) days of the date of notice.

3. The city shall accept preliminary applications from interested parties for thirty (30) days from the date of the notice of vacancy. Preliminary applications must include, at a minimum, the following information:
  - a. A letter of intent from the applicant;
  - b. The proposed location of the billboard, including either property address or assessor parcel id; and
  - c. Written permission of the property owner to locate the billboard, if the property owner is not the named applicant.
4. The community development director will determine whether preliminary applications are complete and proposed locations are eligible pursuant to chapter 26 of the Code of Laws.
5. In the event more than one complete and eligible preliminary application is timely filed, the city shall select one preliminary application to continue processing by lottery. All potential applicants in the lottery shall be notified of the time and place that lots shall be drawn and may attend and observe the process. If the city does not receive any preliminary applications within the initial thirty-day response period, the city shall maintain the notice of vacancy on the city's website. The notice of vacancy shall be amended to reflect that the initial response period has lapsed and that preliminary applications will now be accepted and processed by the city in the order received. If more than one (1) preliminary application is thereafter received by city on the same date, the lottery process set forth above shall be used to select one (1) application to continue processing.
6. The sole or selected applicant must file a complete building permit application within one hundred eighty (180) days of:
  - a. The date the applicant is selected by lottery, if so selected;
  - b. The expiration of the initial thirty-day response period if the applicant is the only party that has filed a timely letter of intent; or
  - c. The date of the applicant's preliminary application if submitted after the initial thirty-day response period;

Provided, however, that the community development director may authorize an extension of not more than one hundred eighty (180) additional days upon a showing by the applicant that it is making substantial progress towards filing a complete application, as determined by the director in his or her sole and absolute discretion.
7. An applicant's failure to meet deadlines or to timely file materials and information necessary to comply with the permit process, as determined by the community development director in his or her sole and absolute discretion, shall result in the rejection of his or her application and the generation of a new notice of vacancy, in accordance with paragraph 2., above.

(Ord. No. 2001-1215, § 1, 2-26-01; Ord. No. 1288, §§ 1, 2, 5-12-03; Ord. No. 1610, § 1, 10-10-16; Ord. No. 1641, § 11, 4-23-18)

Editor's note(s)—See note to § 26-711.



**Sec. 26-702. Definitions.**

[...]

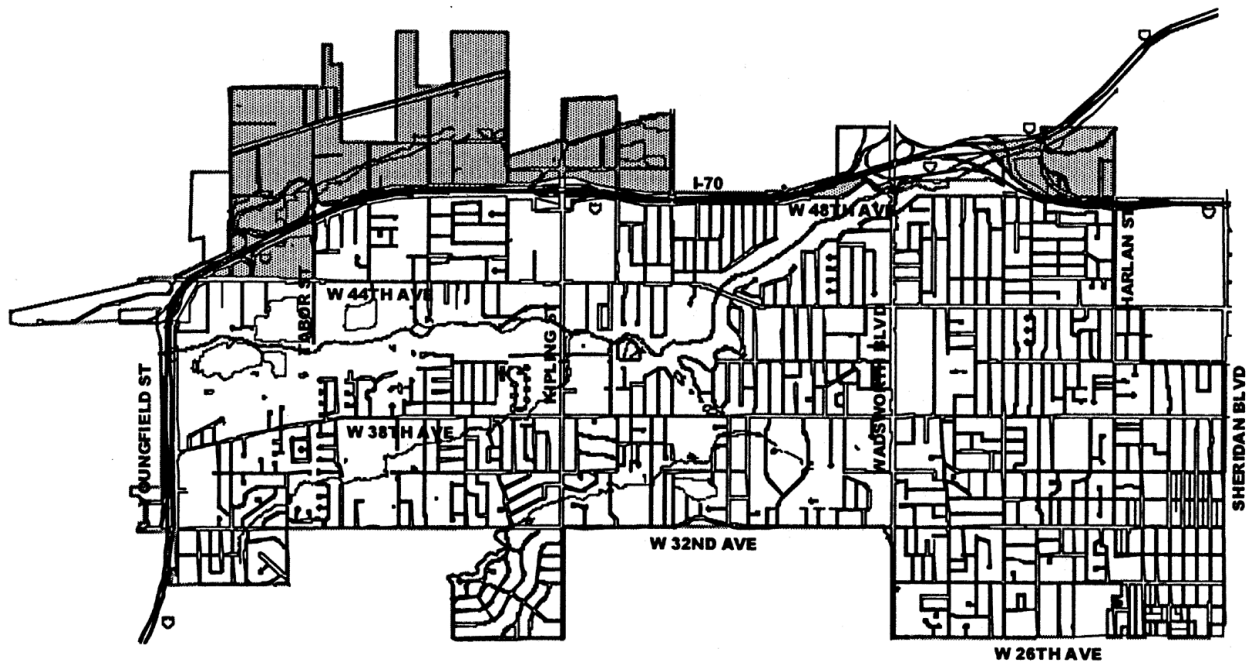
*Billboard.* Any sign in excess of fifty (50) square feet in size oriented to the interstate highway utilized to advertise a product or service that is not produced or conducted on the same property as the sign.

[...]

**Sec. 26-712. Billboards; specifications and regulations.**

A. *General provisions.*

1. Intent. The intent of this section is as follows:
  - a. To prohibit new billboards within the city;
  - b. To honor the rights of existing billboard owners;
  - c. To provide minimum standards and a process for maintenance and replacement; and
  - d. To provide a process for abandoning billboards.
2. Billboard District. For the purpose of this section, the city has one (1) billboard district, as shown on the official billboard zoning map of the city and incorporated herein, as shown below as the shaded area.



■ Billboard District

Figure 26-712.1

Official Billboard Zoning Map

3. State approval required. Billboard structures are allowed in the city as provided by this section; provided that any billboard proposed to be rebuilt or replaced within six hundred sixty (660) feet of the right-of-way line of any state or federal highway requires approval by the state in writing and that such written approval is made available to the department of community development.
4. No existing billboard may be rebuilt or replaced except in conformance with these regulations.

## Exhibit 2: Proposed Billboard Code Language

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### B. *Maximum Number of Billboards Permitted.*

1. On and after [date of enactment], the maximum number of allowed billboards within the City is fifteen (15).
2. When a billboard is fully abandoned, as described in subsection G., below, the maximum number of billboards within the City shall automatically be reduced accordingly.

### C. *Design standards.*

1. Roof-mounted billboards are not allowed.
2. Changeable copy billboard signs are not allowed.
3. Billboards shall be located within two-hundred and fifty (250) feet of a highway, excluding on- and off-ramps, as measured radially from the leading edge of the billboard to the closest edge of the highway right-of-way line.
4. Structure setbacks shall be as required for a principal structure in the zoning district where the billboard is located and shall be measured perpendicularly from the property line to the leading edge of the billboard or structure, whichever is closest.
5. All replacement billboards shall be of the pedestal type, unless prohibited by soil conditions as certified by a professional engineer. As used herein, "pedestal" type signs are freestanding signs supported by one or more columns, poles, or support structures.
6. The maximum sign face size for a single-sided, two-sided, or V-shaped sign with an angle of less than sixty (60) degrees shall not exceed seven hundred fifty (750) square feet per sign face. For V-shaped signs with greater than a 60-degree angle, the combined size of both sign faces shall not exceed 750 square feet, and the total length of both sign faces shall not exceed six (6) times the height of the sign face.
7. The maximum height to the highest point of the billboard shall not exceed thirty-two (32) feet.

### E. *Maintenance.*

1. Billboards shall be maintained in a neat and safe condition.
2. When, in the opinion of the Chief Building Official, the safety of an existing billboard is questionable, the billboard owner shall, within thirty (30) days of notification of the same from the Chief building Official, either remove the billboard or furnish a certificate from a Colorado-registered professional engineer with a specialization in civil, structural, or mechanical engineering certifying to its safety.
3. In the event the requested certificate is provided and approved by the Chief Building Official, no further action is necessary.
4. In the event the certificate is not provided, or if provided, is deemed by the Chief Building Official to be insufficient, the billboard owner shall have an additional 30 days to provide a revised certificate or remove the billboard.
5. In the event the certificate is not amended to the satisfaction of the Chief Building Official or the billboard is not removed, the billboard shall be deemed abandoned, and the City may proceed with administrative enforcement under Article V of Chapter 2 of the Code of Laws and/or prosecution in the municipal court under Sections 1-5 and 1-6 of the Code of Laws.

### F. *Temporary removal and replacement.*

1. A billboard may be temporarily removed and replaced under the following conditions:
  - a. The owner of the billboard or the property upon which it is located has filed written notice of its intent to temporarily remove the billboard with the community development director, which notice shall include the purpose for the temporary removal and a projected timeline to replace the billboard;

**Exhibit 2: Proposed Billboard Code Language**

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- b. The billboard is proposed to be removed to perform structural upgrades, modifications or similar purpose approved by the community development director;
  - c. The billboard will be relocated on the same property in substantially the same location, as determined by the community development director in their sole discretion;
  - d. The time the billboard is removed shall not exceed one hundred eighty (180) days;
  - e. The community development director has issued written approval of the temporary removal; and
  - f. All required building permits, licenses, or other approvals necessary to lawfully remove the billboard have been obtained prior to removal.
2. Failure to comply with any of the conditions under which temporary removal is permitted under subsection F.1., above, shall be considered abandonment.

**G. Abandonment.**

1. A billboard may be deemed fully abandoned if one (1) of the following occurs:
  - a. The owner of the billboard or the property owner upon which the sign is located files written notice of its intent to abandon the billboard with the community development director. It shall be unlawful for an owner to fail to remove a billboard as specified in a notice of intent to abandon filed hereunder. A billboard existing after the date of its abandonment shall be and is hereby declared a nuisance, as defined by Section 15-4 of this Code, and shall be subject to the abatement and other enforcement remedies and penalties set forth under Article II of Chapter 15 of this Code.
  - b. Following notice from the city based on failure of the billboard owner to adequately maintain the sign pursuant to subsection E., above; or
  - c. Removal without following the temporary removal and replacement process outlined in subsection F., above.

(Ord. No. 2001-1215, § 1, 2-26-01; Ord. No. 1288, §§ 1, 2, 5-12-03; Ord. No. 1610 , § 1, 10-10-16; Ord. No. 1641 , § 11, 4-23-18)