PLANNING COMMISSION
A G E N D A

April 21, 2022

Notice is hereby given of a Public Meeting to be held before the City of Wheat Ridge Planning Commission on April 21, 2022 at 7:00 p.m.

This meeting will be conducted as a virtual meeting and in person at 7500 W. 29th Avenue, Municipal Building, if allowed to meet on that date per COVID-19 restrictions. Members of the Planning Commission and City staff will be physically present at the Municipal Building for this meeting if allowed by health guidelines. The public may participate in these ways:

1. Provide comment in advance at www.wheatridgespeaks.org (comment by noon on April 20)
2. Virtually attend and participate in the meeting through a device or phone:
   - Click here to join and provide public comment (create a Zoom account to join)
   - Or call 1-669-900-6833 with Meeting ID 854 4026 8919 **and Passcode:** 564740
3. View the meeting live or later at www.wheatridgespeaks.org, Channel 8, or YouTube Live at https://www.ci.wheatridge.co.us/view
4. Attend in person (meeting will be in-person unless prohibited by COVID-19 restrictions).

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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 – April 7, 2022**
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-21-08:** an application filed by Valvoline Instant Oil Change for approval of a Specific Development Plan (SDP) for an oil change facility at Applewood Village Shopping Center on a property zoned Planned Commercial Development (PCD) and located at 12601 West 32nd Avenue.

B. **Case No. ZOA-22-02:** An ordinance amending Chapter 26 Article VIII of the Code of Laws to update the City's floodplain maps and to make conforming amendments.

8. NEW BUSINESS

A. Upcoming Dates
B. Project and Development Updates

9. OLD BUSINESS

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 Sara Spaulding, 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
April 7, 2022

1. CALL THE MEETING TO ORDER

The meeting was called to order by Chair ANTOL at 7:00 p.m. This meeting was held in person and virtually, using Zoom video-teleconferencing technology. As duly announced and publicly noticed, the City previously approved this meeting format in order to continue with normal business amid the COVID-19 pandemic and the related public emergency orders promulgated by the State of Colorado and the Wheat Ridge City Council. Before calling the meeting to order, the Chair stated the rules and procedures necessitated by this virtual meeting format.

2. ROLL CALL OF MEMBERS

Commission Members Present:	Melissa Antol Kristine Disney Jerry DiTullio Daniel Larson Janet Leo Jonathan Schelke Julianne Stern
Commission Members Absent:	Will Kerns
Staff Members Present:	Lauren Mikulak, Planning Manager Scott Cutler, Senior Planner Rocky Macsalka, Civil Engineer II Tammy Odean, Recording Secretary

3. PLEDGE OF ALLEGIANCE

4. APPROVE ORDER OF THE AGENDA

It was moved by Commissioner DITULLIO and seconded by Commissioner LEO to approve the order of the agenda. Motion carried 7-0.

5. APPROVAL OF MINUTES – March 17, 2022

It was moved by Commissioner DITULLIO and seconded by Commissioner SCHELKE to approve the minutes of March 17, 2022, as written. Motion carried 6-0-1 with Commissioner LEO 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. <u>Case No. WZ-22-02</u>: an application filed by John Graefe for approval of a zone change from Restricted Commercial (R-C) to Mixed Use-Neighborhood (MU-N) on a property located at 4501 Wadsworth Boulevard.

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

In response to questions from Commissioners DISNEY and ANTOL regarding the loss of parking due to the widening of Wadsworth Mr. Cutler confirmed there is additional parking in the rear of the building. Ms. Mikulak added that parking requirements will be a bit more flexible in the MU-N zone district.

Commissioner LARSON asked if the applicant owns the property.

John Graefe, applicant
4501 Wadsworth Blvd.

Mr. Graefe mentioned he currently owns the building but is hoping to sell to an upholstery business if the zone change is approved. He also confirmed there is parking in the rear of the building.

Public Comment

No one wished to speak at this time.

It was moved by Commissioner DITULLIO and seconded by Commissioner STERN to recommend APPROVAL of Case No. WZ-22-02, a request for approval of a zone change from Restricted Commercial (RC) to Mixed-Use Neighborhood (MU-N) for property located at 4501 Wadsworth Boulevard, for the following reasons:

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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 is consistent with the character of Wadsworth Boulevard.**
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 7-0.

B. **Case No. WS-21-08:** an application filed by Storybuilt for approval of a major subdivision for a mixed-use development including one commercial lot, 29 townhome units and a tract for parking, access, and open space on a property zoned Mixed Use-Neighborhood (MU-N) and located at 5807 & 5823 West 38th Avenue.

Mr. Cutler gave a short presentation regarding the subdivision and the application. He entered into the record the contents of the case file, packet materials, the zoning ordinance, and the contents of the digital presentation. He stated the public notice and posting requirements have been met, therefore the Planning Commission has jurisdiction to hear this case.

In response to a couple of questions from Commissioner SCHELKE, Mr. Cutler confirmed that the commercial building houses the pizza business and the development to the east across the alley was approved to have 26 townhomes in 2021, but explained it is not contiguous with this development.

Commissioner DITULLIO asked if there will be a Metro District for this development and if there is any TIF on this project.

Mr. Cutler clarified that the city will require an owner's association but not necessarily a Metro District and to his knowledge, there is no TIF being used for this project.

Commissioner LARSON inquired about lot 13 & 14 and the proximity of the drive aisle to the corner of the building.

Mr. Cutler explained this is a typical design for alley loaded townhomes and it is the required radius for a fire truck turnaround.

Commissioner LARSON asked if there is onsite detention for stormwater.

Mr. Macsalka confirmed there are two areas for underground detention central to the property: adjacent to lot 19 and adjacent to the commercial space.

Jay Siegel, applicant
2150 Cherokee St, Denver

Mr. Siegel confirmed there will not be a Metro District for this development, only an owner's association.

Public Comment

Peter Crouse, pizza shop owner
1762 Peregrine, Broomfield

Mr. Crouse has concerns about the commercial building's structural issues and about how the construction will impact his pizza business.

Katherine Crouse, pizza shop owner
13401 Sheridan Blvd, Broomfield

Ms. Crouse echoed the concerns of her father and is curious about the plans for the commercial building especially due to the structural issues.

Susan Hartley, resident
4015 Eaton Street

Ms. Hartley is concerned about the density of this development along with the development across the alley that was approved in 2021. She also has concerns about the traffic that will increase, and the neighbors are not happy with either development.

Todd Hartley, resident
4015 Eaton Street

Mr. Hartley is curious about where cross walks will be placed on 38th Avenue besides the current one at Harlan Street. He also had concerns of construction trash and wondered if a demolition permit was pulled.

Commissioner ANTOL closed the public comment.

In response to the questions asked during public comment, Mr. Siegel explained that the northern part of the commercial building will be demolished leaving the potion where the pizza shop is located. He added the remaining part of the building will be looked at to make sure it is structurally sound.

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Ms. Mikulak clarified that pedestrian crosswalks along 38th Avenue are on the City's radar; staff will be studying where additional crosswalks may be appropriate.

Mr. Cutler explained there will be construction phasing plans which will take into consideration both developments. He reiterated that the two developments do not connect so the development being discussed tonight will not have vehicular access to Eaton Street. Ms. Mikulak added that Public Works required a traffic control plan during construction.

In response to a question from Commissioner DITULLIO, Ms. Mikulak confirmed that potentially there will be an additional crosswalk between Benton and Harlan Streets.

Commissioner DITULLIO inquired if any demolition or debris removal has taken place with the proper permits.

Mr. Siegel confirmed that all the proper permits have been pulled and they are taking steps to clean-up the site from the previous tenant, so the site is looking better than before. He commented on the concerns of additional traffic and mentioned that at the neighborhood meeting the applicant team hosted, the parking and traffic concerns were discussed.

In response to a question from Commissioner DITULLIO, Mr. Cutler explained that this is the plat City Council will review and if approved the Site Plan will be administratively reviewed.

Commissioner LARSON inquired why the 2 subdivisions were not reviewed at the same time.

Ms. Mikulak explained that the 2 subdivisions are separate parcels, do not touch and they had different owners/sellers even though it is the same developer/buyer. Also, they started the entitlement process at different times based on the separate real estate transactions.

Commissioner LEO asked to have confirmed the where the commercial building is located.

Mr. Cutler explained it is lot 30 and there will be townhomes on either side of it even though they are different subdivisions.

Commissioner STERN commented that there is a missed opportunity to reach out to the tenant of the commercial building and how they will contribute to the community.

Commissioner DISNEY echoed Commissioner STERN's comments and is also concerned that the developers have not been accommodating to the neighborhood and believes the density will negatively impact the community.

Commissioner LARSON wished the two subdivisions could have been reviewed at the same time.

Commissioner DITULLIO noted the difference between a subdivision and zone change review. He mentioned that the pizza shop will have a more business in the future because of the walkability to the restaurant from the two new townhome projects which is a benefit to the business and also fulfills the City's vision from the 2012 mixed use rezoning of the corridor. He added that he does have some concerns about the density, but acknowledged that is outside the scope of a subdivision review.

Commissioner SCHELKE inquired about the current use of the alley in between the two subdivisions.

Mr. Cutler explained it is an active access easement from 38th Avenue to the InCarnation Subdivision. Ms. Mikulak added the alley is a separate parcel owned by Incarnation and is maintained by their HOA.

Commissioner ANTOL acknowledged the changes in Wheat Ridge and wants to keep the vibrancy of the community and would like to see outreach to the small businesses in the community.

Mr. Siegel clarified that the developers have reached out to the pizza business twice and established a relationship and engaged a retail broker to help renegotiate a lease in the new space and want the business to be preserved.

It was moved by Commissioner LEO and seconded by Commissioner LARSON to recommend APPROVAL of Case No. WS-21-08, a request for approval of a major subdivision on property located at 5807 and 5823 W. 38th Avenue and zoned Mixed Use-Neighborhood (MU-N) for the following reasons:

1. **All requirements of the subdivision regulations (Article IV) of the zoning and development code have been met.**
2. **All agencies can provide services to the property with improvements installed at the developer's expense.**

With the following conditions:

1. **The applicant shall pay the required fees-in-lieu of parkland dedication at time of building permit.**

2. **The developer shall enter into a Subdivision Improvement Agreement and a Lot Sale Restriction Covenant Agreement with the City at the time of recordation of the subdivision plat.**
3. **Minor plat typography and notes corrections per the Engineering Division shall be made prior to recordation of the plat.**

Motion carried 7-0.

C. **Case No. ZOA-22-01:** an ordinance amending section 26-615 of the Wheat Ridge Code of Laws concerning small cell CMRS facilities.

Ms. Mikulak gave a short presentation regarding the ordinance.

In response to a question from Commissioner DISNEY, Ms. Mikulak clarified the statement on page 2 of the staff report that the larger umbrella term of "small cell" includes 5G.

Commissioner DISNEY also asked why these small cell facilities have to be installed in residential communities.

Ms. Mikulak explained that it is State law makes it a use by right in any zone district and local jurisdictions cannot change that provision. She added the city can dictate what facilities look like, how tall they are, and separations, but not where they are located.

Commissioner LARSON inquired about what exactly is being added to the Code.

Ms. Mikulak noted that changes in the ordinance are denoted by capital letter formatting and clarified that additions include the requirement for the building permit, the request for written justification, and certain provisions related to location, height, placement, and design.

Commissioner DITULLIO asked for confirmation of the Community Development Director as being the final decision maker and not City Council.

Ms. Mikulak confirmed this to be true; state law prescribes this is an administrative approval not something to be reviewed as a discretionary approval by City Council. Best practice in code writing is to identify the individual responsible at the City for approval which in this case is the Community Development Director or their designee. The purpose in clarifying the role of the Director is to clarify that it's a decision of the City not the applicant.

In response to a question from Commissioner LARSON, Ms. Mikulak and Mr. Cutler explained there has been no push back from cell phone carriers about this amendment and mentioned there have only been 4 poles installed in the city so far.

Ms. Mikulak added that the intent is to have the facilities blend in with other utility poles in the area.

Commissioner SCHELKE wanted confirmation that the city has no control of where a 5G facility can be placed.

Ms. Mikulak confirmed this to be true.

Public Comment

Timothy Burnett, resident
6995 West 33rd Avenue

Mr. Burnett is very appreciative to all the staff he has talked to but is concerned that the ordinance does not go far enough. He expressed concerns about future proliferation of the new technology and would like to see the code establish a hierarchy of streets where these facilities can be placed. He also asked if these facilities can be placed on existing utility poles.

Valerie Cardenas, resident
3775 Jay Street

Ms. Cardenas mentioned she works in the industry. She explained that the facilities are placed where there are gaps in cell service due to capacity issues or complaints.

Commissioner ANTOL closed the public comment.

Commissioner DITULLIO is troubled by the state making this a matter of statewide concern and limiting local control, and he would like to see a balance. He inquired if there could be a hierarchy of placement added to the code requiring small cell providers look at larger streets before local streets. He asked if it could be included as a recommendation.

Ms. Mikulak mentioned it would be a question for the City Attorney which could be explored before the City Council hearing.

Commissioner SCHELKE noted that those on larger streets may not want small cell facilities either.

Commissioner ANTOL asked if it is feasible to have several different companies on the same street with the 1000ft separation.

Ms. Mikulak confirmed that with the separation there is unlikely to be more than one facility per block. Facilities do not advertise which carrier they are for and design standards make them more uniform regardless of carrier.

It was moved by Commissioner DITULLIO and seconded by Commissioner DISNEY to recommend APPROVAL of the proposed ordinance amending Section 26-615 of the Wheat Ridge Code of Laws concerning small cell CMRS facilities and further move that staff have a discussion with the City Attorney about the possibility of a codifying a hierarchy of preferred locations for these types of facilities.

Motion carried 7-0.

8. NEW BUSINESS

A. Upcoming Dates

Ms. Mikulak mentioned there will not be a May 5 Planning Commission meeting but expect to have a meeting on May 19.

B. Project and Development Updates

Ms. Mikulak said there is no update on Lucky's, but mentioned the timing of the Wadsworth construction may impact the timing of fillin the space.

Mr. Cutler said the new building in the Sprouts parking lot will be two tenants, likely retail or service space, not restaurants. He added that there are some active building permits in the Gold's Marketplace and there was excitement for the new tenants.

There was also discussion about the formatting of the voting board.

9. OLD BUSINESS

10. ADJOURNMENT

It was moved by Commissioner LARSON and seconded by Commissioner LEO to adjourn the meeting at 8:39 p.m. Motion carried 6-0.

Melissa Antol, Chair **Tammy Odean, Recording Secretary**

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City of Wheat Ridge
OFFICE OF THE CITY MANAGER

City of Wheat Ridge Municipal Building 7500 W. 29th Ave. Wheat Ridge, CO 80033-8001 P: 303.235.2819 F: 303.234.5924

HOW TO PARTICIPATE IN PUBLIC MEETINGS

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

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

1. TO COMMENT IN ADVANCE

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

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

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

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

3. TO COMMENT IN PERSON

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

4. TO VIEW THE MEETING LIVE OR LATER

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

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

Rev August 16, 2021

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 though the web link.

CITY OF WHEAT RIDGE
PLANNING DIVISION STAFF REPORT

TO:	Planning Commission	**MEETING DATE:**	April 21, 2022
CASE MANAGER:	Scott Cutler		
CASE NO. & NAME:	WZ-21-08 / Valvoline at Applewood Village Shopping Center		
ACTION REQUESTED:	Approval of a Specific Development Plan (SDP) for an oil change and minor auto repair business.		
LOCATION OF REQUEST:	12601 W. 32nd Ave		
APPLICANT (S):	Valvoline Instant Oil Change		
OWNER (S):	US Retail Partners, LLC (c/o Regency Centers)		
APPROXIMATE AREA:	36,805 square feet (0.845 acres)		
PRESENT ZONING:	Planned Commercial Development (PCD)		
COMPREHENSIVE PLAN:	Mixed Use Commercial, Community Commercial Center		

ENTER INTO RECORD:

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

Location Map

JURISDICTION:

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

I. REQUEST

Case No. WZ-21-08 is an application for approval of a Specific Development Plan (SDP) for an oil change facility (minor automotive repair) in Applewood Village Shopping Center. The site is located at 12601 W. 32nd Avenue in Lot 4 of Applewood Village Shopping Center, Filing No. 3.

The Planning Commission is the final authority for approval of an SDP. The intent of the public hearing is to allow a publicly appointed body and the public at large to verify staff's conclusion that the project meets the intent and standards of the underlying zoning. The plan sheets and exhibits relevant to this purpose are included. Construction details, such as final utility and grading plans, are not included for review by Planning Commission and are under review by the Engineering Division.

II. EXISTING CONDITIONS AND PROPERTY HISTORY

The subject property is located in Applewood Village Shopping Center on the southern end of the development in Lot 4, just west of the main north-south roadway, the primary entrance to the shopping center from the 32nd Avenue. It is located just east of the existing Starbucks and south of the building containing Applejack Liquors. The Applewood Village Shopping Center is comprised of approximately 35 acres in western Wheat Ridge, adjacent to the I-70 corridor, and is currently the city's largest commercial center.

The building site is at 12601 W. 32nd Avenue in Lot 4 of the subdivision, which is currently vacant *(Exhibit 1, Aerial)*. The site previously contained a commercial building, which was demolished in 2017. The property owner created this lot in 2021 through an administrative subdivision process. The site is zoned Planned Commercial Development (PCD) which was approved as an Outline Development Plan in 2014 (*Exhibit 2, Zoning*). The area is primarily commercial in nature, with some residential uses across 32nd Avenue to the south. The shopping center as a whole functions a unified development; and a new building and tenant for the subject property has been part of the owner's long-range plans for several years.

III. SPECIFIC DEVELOPMENT PLAN

The proposed SDP contains six sheets including a cover sheet, site plan, landscape plan, photometric plan, and architectural elevations *(Exhibit 3, Specific Development Plan)*. A project narrative is also included *(Exhibit 4, Applicant Letter)*.

Use
Oil change services fall under the "minor auto repair" category, which is a permitted use in the ODP for the shopping center. All C-1 uses are permitted under the ODP, plus some additional uses. The use is logical for the site given its adjacency to the I-70 corridor.

Site Design & Internal Circulation
The site gains vehicular access from the existing drives on the east and west sides of the site. No new access to 32nd Avenue is proposed. A new sidewalk along the west side of the site will connect through the site and north to the Applejack building, providing an additional pedestrian connection from 32nd Avenue. The site is designed to circulate vehicles through the oil change building as well as through the site. The east-west drive aisle through the site also connects to the north, improving vehicle circulation for the entire shopping center. In some cases, entrances and exits are designed to align with existing egress across drive aisles, and in other cases they are intentionally offset to prevent conflicts. There is an additional pedestrian connection in the middle of the site, allowing pedestrians to walk directly to the building if needed.

Parking
A total of 14 parking spaces are provided for customers and employees. Due to the size of the building, only 8 spaces are required, but given the possibility that overflow parking is needed, the applicant has elected to provide additional parking. All parking is located in the rear of the building and is screened from 32nd Avenue.

Building Orientation and Architecture
The Architectural and Site Design Manual (ASDM) applies to this site. It requires all buildings to be oriented to the street, even auto-related uses, and requires a 0'-20' build-to requirement in this area with at least 40% of the frontage occupied by a building. Given existing easements along the 32nd Avenue frontage and the grading required to maintain ADA connections, the applicant has requested a 2-foot waiver from these requirements, resulting in a 22-foot setback from 32nd Avenue. Staff has no objections with this request, largely due to the enhanced architecture being provided along this frontage and because of the unique physical constraint of the easement. Sheet 6 of the SDP shows the proposed building architecture, which will include a pergola wall along the 32nd Avenue frontage. Brick, stone, and stucco all enhance the facades and large windows are provided on all frontages. The result is a building with four-sided architecture including a prominent frontage on 32nd Avenue which also serves to screen the drive-thru and parking from view to the south.

Landscaping
The project far exceeds the minimum requirement for 15% of the lot size to be open space, with 42.6% total open space, the majority of that being landscaped area. Sheet 4 of the SDP shows the landscape plan, which will include trees, sod, river rock mulch, and far more shrubs than required.

Grading, Utilities, Drainage and Traffic
Civil construction plans are under review by the Engineering Division. No additional traffic studies are required as the shopping center is zoned for intensive commercial uses and regional improvements have been made. W. 32nd Avenue is being widened slightly along the frontage to accommodate a striped bike lane and full turn lane along the property.

IV. SDP CRITERIA

Staff has provided an analysis of the zone change criteria outlined in Section 26-305.D. 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 this article.**

   The purpose of utilizing planned development zoning is to provide flexibility while accommodating well-designed, innovative developments that demonstrate efficient use of land and may not be feasible under a standard zone district. The SDP achieves these goals and proposes a high-quality building product in close proximity to the interstate and commercial facilities, and works to improve connectivity for pedestrians and vehicles within the existing shopping center.

   Staff concludes 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 SDP is consistent with the intent and character statements of the outline development plan. The site follows architectural guidelines to meet the requirements of the ASDM and provides additional pedestrian pathways into and through the shopping center.

   Staff concludes 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 SDP is consistent with the use standards of the outline development plan. The ODP intentionally included a wide range of commercial uses including some auto-related uses given proximity to the interstate off-ramps.

   Staff concludes this criterion has been met.

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

   The site and buildings are designed to adhere with development standards in the ODP, which defers to the ASDM. This includes all development standards applicable to the site including setbacks, build-to, parking, open space, circulation, and building height.

   Staff concludes 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 responding agencies have indicated they can serve the property with improvements installed at the developers' expense. All required infrastructure and services are provided for within this SDP, including the anticipated shifting of the 32nd Avenue curb line to accommodate a full width turn lane and bike lane.

   Staff concludes 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.**

   As described above, the SDP is in compliance with the ASDM.

   Staff concludes this criterion has been met.

Staff concludes that the criteria used to evaluate the SDP support the request.

V. AGENCY REFERRAL

All affected service agencies were contacted for comment on the SDP and subdivision, specifically regarding the ability to serve the property. Referral responses follow:

Wheat Ridge Engineering Division: The SDP is approvable. Minor corrections remain on the construction documents and will be approved prior to issuance of the building permit.

Wheat Ridge Building Division: No comments provided. Coordination will continue through development.

West Metro Fire District: Can serve. Coordination will continue through development.

Consolidated Mutual Water District: Can serve. Utility coordination is ongoing.

Northwest Lakewood Sanitation District: Can serve. Utility coordination is ongoing.

Xcel Energy: Can serve. Utility coordination is ongoing.

Century Link/Lumen: No objections. Utility coordination is ongoing.

Comcast/Xfinity: No comments provided. Utility coordination is ongoing.

VI. STAFF CONCLUSIONS AND RECOMMENDATION

Staff has concluded that the proposed SDP is consistent with the planned development regulations, with the goals and policies of the City's guiding documents, and with the proposed ODP and supporting documents. Because the review criteria support the SDP, Staff recommends approval of the Specific Development Plan. As noted above, the Planning Commission is compelled to review the application against the SDP criteria for review. The intent of the Planning Commission's review is to allow a publicly appointed body and the public at large to verify staff's conclusion that the project meets the intent and standards of the underlying zoning.

VII. SUGGESTED MOTIONS – SPECIFIC DEVELOPMENT PLAN

Option A:
"I move to APPROVE Case No. WZ-21-08, a request for approval of a Specific Development Plan for a minor auto repair facility on property located at 12601 W. 32nd Avenue and zoned Planned Commercial Development (PCD), for the following reasons:

1. The specific development plan is consistent with the purpose of a planned development, as stated in Section 26-301 of the Code of Laws.
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 design manuals.

Option B:
"I move to DENY Case No. WZ-21-08, a request for approval of a Specific Development Plan for a minor auto repair facility on property located at 12601 W. 32nd Avenue and zoned Planned Commercial Development (PCD), for the following reasons:

1.

2. …"

EXHIBIT 1: AERIAL (2020)

EXHIBIT 2: ZONING MAP

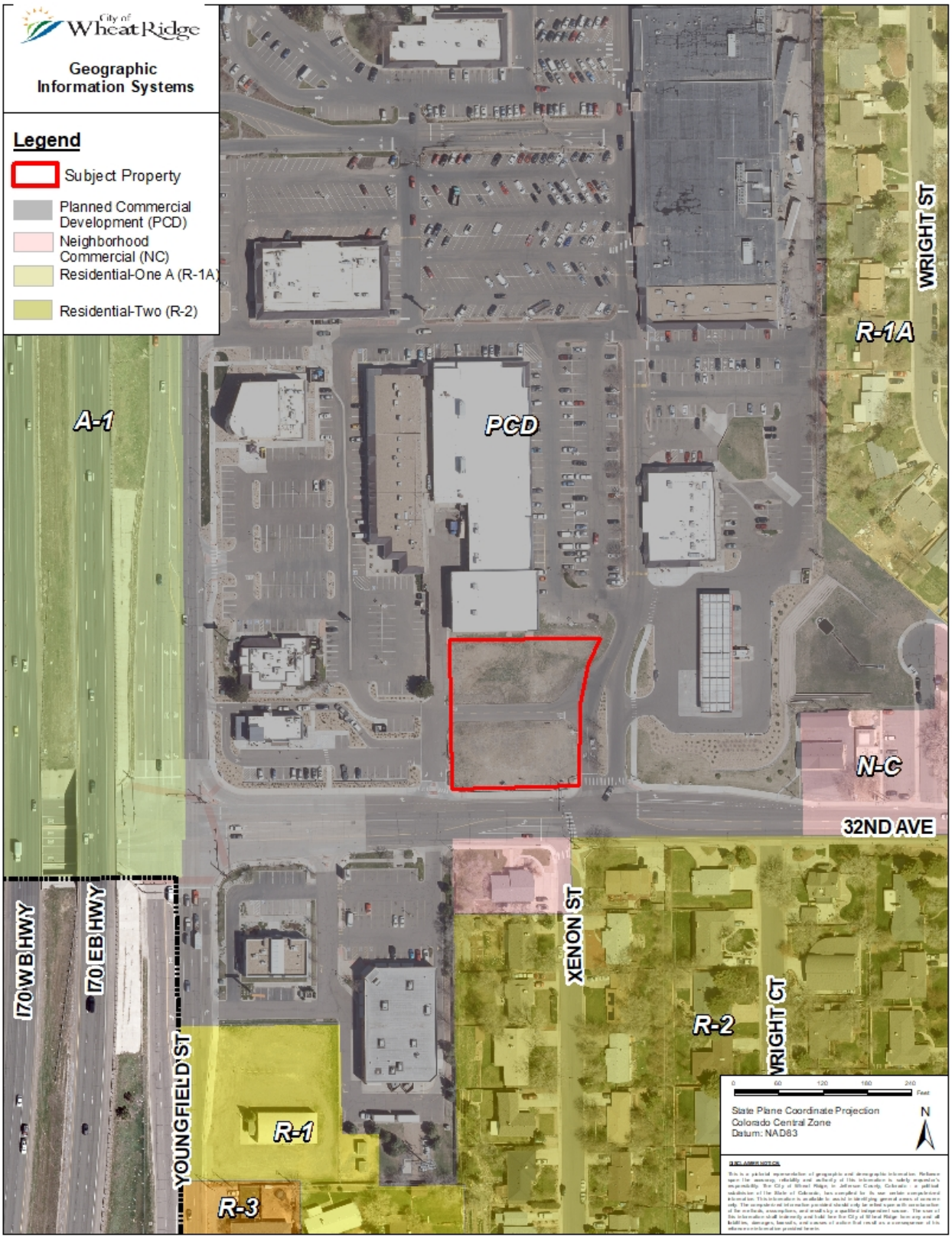


EXHIBIT 3: SPECIFIC DEVELOPMENT PLAN

See attached.

APPLEWOOD VILLAGE SHOPPING CENTER PLANNED COMMERCIAL DEVELOPMENT
SPECIFIC DEVELOPMENT PLAN AMENDMENT #19

A SPECIFIC DEVELOPMENT PLAN WITHIN THE CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO
A PART OF THE NW ¼ SECTION 29, TOWNSHIP 3 SOUTH, RANGE 69 WEST, 6TH P.M.

BENCHMARK DATA

BENCHMARK–OPUS SESSION NO.log0223n.tps
OP1614130690827 SITE BENCHMARK #1–STORM MANHOLE NEAR NE CORNER OF PROPERTY ELEV. 5520.98
SITE BENCHMARK #2–STORM MANHOLE NEAR SW CORNER OF PROPERTY ELEV. 5512.40

VERTICAL DATUM

SITE DATA

LOT 4	0.845± AC
ZONING:	PCD (PLANNED COMMERCIAL DEVELOPMENT)
LOCAL JURISDICTION:	WHEAT RIDGE, COLORADO

CHARACTER OF DEVELOPMENT

PROPOSING TO CONSTRUCT A 2000SF AUTOMOBILE SERVICE BUILDING WITH REQUIRED UTILITIES SUCH AS WATER, SEWER AND POWER TO TIE INTO EXISTING. SITE IMPROVEMENTS WILL INCLUDE NEW PAVEMENT, CURB AND GUTTER, STRIPING, GRADING, AND OTHER ASSOCIATED IMPROVEMENTS FOR THE PROPOSED DEVELOPMENT.

BASIS OF BEARING

BASIS OF BEARING–SOUTH LINE OF NW ¼ SECTION 29, T3S, R69W, BETWEEN A FOUND ALUM. CAP MARKED PLS 25375 C ¼ CORNER OF SAID SECTION 29 AND A FOUND ALUM. CAP MARKED LS 13155 W ⅛ CORNER OF SAID SECTION 29.

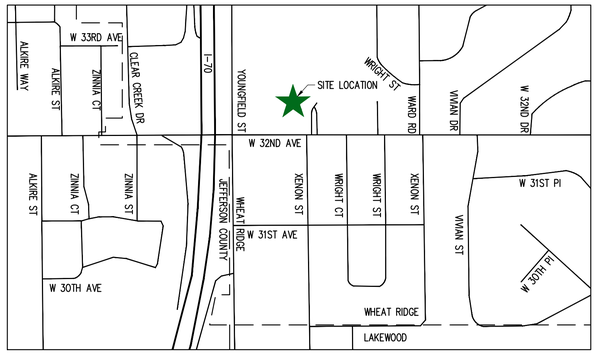
LEGAL DESCRIPTION

LOT 4, APPLEWOOD VILLAGE SHOPPING CENTER FLG NO 3, CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO

PROPOSED DEVELOPMENT SUMMARY TABLE		
SITE LOCATION	NE CORNER OF WEST 32ND AVE AND YOUNGFIELD ST	
SITE ADDRESS	12601 WEST 32ND AVE	
ZONE DISTRICT	PCD	
PROPOSED LAND USE	MINOR AUTO REPAIR	
SITE AREA	±0.845 AC / ±36,805 SF	
BUILDING AREA	±2058 SF (5.4% COVERAGE)	
UTILITY/MECHANICAL	±175 SF	
OFFICE/RESTROOM/ WAITING AREA	±200 SF	
	REQUIRED	PROPOSED
OPEN SPACE	15% (5,676 SF)	42.6% (15,688 SF)
USABLE	–	1,000 SF
HARDSCAPE	–	1,660 SF
LANDSCAPE	10% (3,784 SF)	38.1% (14,028 SF)
PARKING	8	14
STANDARD	7	13
ACCESSIBLE	1	1
BICYCLE	2	4
SETBACKS		
FRONT (SOUTH)	20' MAX	22' *
SIDE (EAST)	0'	94'
SIDE (WEST)	0'	57'
REAR (NORTH)	0'	100'
BUILD TO (32ND AVE)	40% (72.8')	43% (77.67')

* WAIVER REQUESTED FROM 20' BUILD–TO REQUIREMENT DUE TO THE PRESENCE OF EXISTING EASEMENT AND GRADING REQUIRED TO MAINTAIN ADA CONNECTION. BUILDING IS LOCATED AS FAR SOUTH AS POSSIBLE ON THE SITE TO MEET THE INTENT OF THE BUILD–TO REQUIREMENT.

CASE HISTORY
FILE NO.
WZ–14–09
WZ–18–23
MS–19–04
WZ–21–08



VICINITY MAP
1" = 500'
NORTH

EXISTING SURVEY LEGEND

- SANITARY MANHOLE
- STORM MANHOLE
- WR CURB INLET
- WA HYDRANT
- WA VALVE
- STREET LIGHT
- PRIVATE LIGHT
- ELECTRICAL BOX
- TRAFFIC SIGNAL CABINET
- TRAFFIC SIGNAL
- TELEPHONE PEDESTAL
- SS — SANITARY SEWER
- SD — STORM SEWER
- W — WATER
- G — GAS LINE
- E — ELECTRICAL LINE
- T — TELEPHONE/COMM LINE
- SS — TELEPHONE PEDESTAL
- CURB/GUTTER
- 5510 — CONTOUR
- EASEMENT
- ADJACENT PROPERTY

DRAWING INDEX		
SHEET	DRAWING TITLE	SHEET NO.
CV–1.0	COVER SHEET	1
C–1.0	SITE PLAN	2
PH–1.0	PHOTOMETRICS PLAN	3
L–1.0	LANDSCAPE PLAN	4
L–2.0	LANDSCAPE DETAILS	5
A–1	BUILDING ELEVATIONS	6

DISTRICT CONTACTS

FIRE PROTECTION
WEST METRO FIRE DISTRICT
(303) 989–4307

WATER DISTRICT
CONSOLIDATED MUTUAL WATER DISTRICT
(303) 238–0451

SEWER DISTRICT
NORTHWEST LAKEWOOD SANITATION DISTRICT
(303) 987–0835

PROJECT CONTACTS:

DEVELOPER/APPLICANT
VALVOLINE INSTANT OIL CHANGE
100 VALVOLINE WAY
LEXINGTON, KY 40509
(480) 261–8436
CONTACT: KENT LUPTON

CONSTRUCTION PROJECT MANAGER
DAN BOYLE
(720) 255–9294

ARCHITECT
GREENBERG FARROW
92 E. MAIN STREET, SUITE 410
SOMERVILLE, NJ 08876
(732) 537–0811
CONTACT: RASHMIKA PATEL, AIA

CIVIL ENGINEER
RIDGETOP ENGINEERING
541 E. GARDEN DRIVE, UNIT N
WINDSOR, CO 80550
(970) 663–4552
CONTACT: MIKE BEACH, P.E.

LANDSCAPE ARCHITECT
JOBMAN STUDIO PLANNING AND DESIGN
5825 CLOUD PEAK DR.
RAPID CITY, SD 57702
(605) 877–4804
CONTACT: MARK JOBMAN, PLA

SURVEYOR
U.S. SURVEYOR
4929 RIVERWIND POINTE DRIVE
EVANSVILLE, INDIANA 47715
1–800–867–8783
CONTACT: MICHAEL WARD

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 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.

_____
US RETAIL PARTNERS LLC
STATE OF COLORADO)
) SS
COUNTY OF JEFFERSON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____DAY OF _____, A.D. 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 VALVOLINE APPLEWOOD VILLAGE WAS MADE BY ME OR MICHAEL WARD 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.

(SURVEYOR'S SEAL) _____ SIGNATURE

COUNTY CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
) SS
COUNTY OF JEFFERSON)

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 _____, _____ A.D., IN BOOK_____, PAGE_____, RECEPTION NO._____.

JEFFERSON COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

PLANNING COMMISSION CERTIFICATION

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

_____
CHAIRPERSON

CITY CERTIFICATION

APPROVED THIS ____ DAY OF _____, _____ BY THE CITY OF WHEAT RIDGE.

ATTEST

_____ _____
CITY CLERK MAYOR

_____
COMMUNITY DEVELOPMENT DIRECTOR

Know what's **below.**
Call before you dig.

LOGO
RIDGETOP ENGINEERING & SURVEYING
541 E. Garden Drive, Unit N
Windsor, CO 80550
T (970) 663-4552
W ridgetopeng.com

SEAL

PROJECT TITLE
VALVOLINE APPLEWOOD VILLAGE

12601 WEST 32ND AVE
WHEAT RIDGE CO, 80033

PREPARED FOR
GREENBERG FARROW

201 E. 4TH ST.
LOVELAND, CO 80537

SUBMITTAL
SITE DEVELOPMENT PLAN

DRAWN BY:	JS
CHECKED BY:	MRB
PROJECT NO.:	21-179-001

REVISIONS

COMMENTS	10/29/21
COMMENTS	3/3/22

DATE
08/16/2021

SHEET TITLE
COVER SHEET

SHEET INFORMATION
CV-1.0

File: MRVL0000CV.dwg Path: P:\Colorado\wheat ridge\valvoline applewood village #21-179-001\2 drawings\ Plotted by: Ryan Date: 10-Mar-22 11:41:05am

APPLEWOOD VILLAGE SHOPPING CENTER PLANNED COMMERCIAL DEVELOPMENT
SPECIFIC DEVELOPMENT PLAN AMENDMENT #19

A SPECIFIC DEVELOPMENT PLAN WITHIN THE CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO
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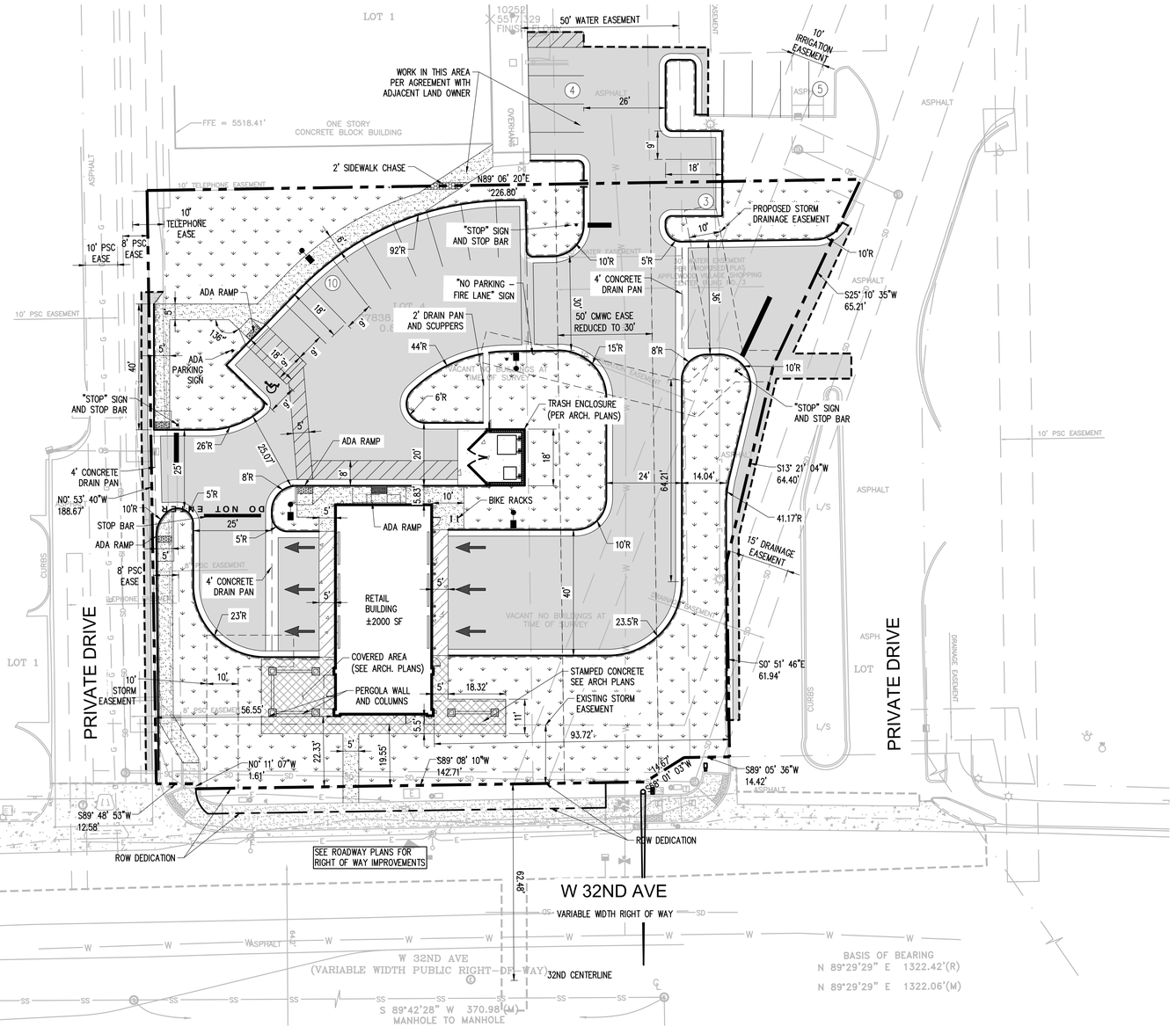

LEGEND

- PORTLAND CEMENT CONCRETE PAVEMENT
- BLACK "COLOR TOP" CONCRETE SEALER BY SHERWIN WILLIAMS
- ASPHALTIC CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PERMANENT LANDSCAPING (SEE LANDSCAPE PLAN)
- PROPERTY LINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- SAW CUT
- BUILDING
- LIGHT POLE (SEE PHOTOMETRIC PLAN)
- TRAFFIC FLOW ARROW (PER MUTCD)
- PROPOSED PARKING SPACES
- BOLLARDS

NORTH
0 10 20 40
1 inch = 20 ft.

Know what's below. Call before you dig.

LOGO
RIDGETOP ENGINEERING & SURVEYING
541 E. Garden Drive, Unit N
Windsor, CO 80550
T (970) 663-4552
W ridgetopeng.com

SEAL

PROJECT TITLE
VALVOLINE APPLEWOOD VILLAGE

12601 WEST 32ND AVE
WHEAT RIDGE CO, 80033

PREPARED FOR
GREENBERG FARROW

201 E. 4TH ST.
LOVELAND, CO 80537

SUBMITTAL
SITE DEVELOPMENT PLAN

DRAWN BY:	JS
CHECKED BY:	MRB
PROJECT NO.:	21-179-001

REVISIONS

COMMENTS	10/29/21
COMMENTS	3/3/22

DATE
08/16/2021

SHEET TITLE
SITE PLAN

SHEET INFORMATION
C-1.0

File: WRV111005.dwg Path: P:\Colorado\wheat ridge\valvoline applewood village #21-179-001\2 drawings\ Plotted by: Ryan Date: 10-Mar-22 11:41:12am

APPLEWOOD VILLAGE SHOPPING CENTER PLANNED COMMERCIAL DEVELOPMENT
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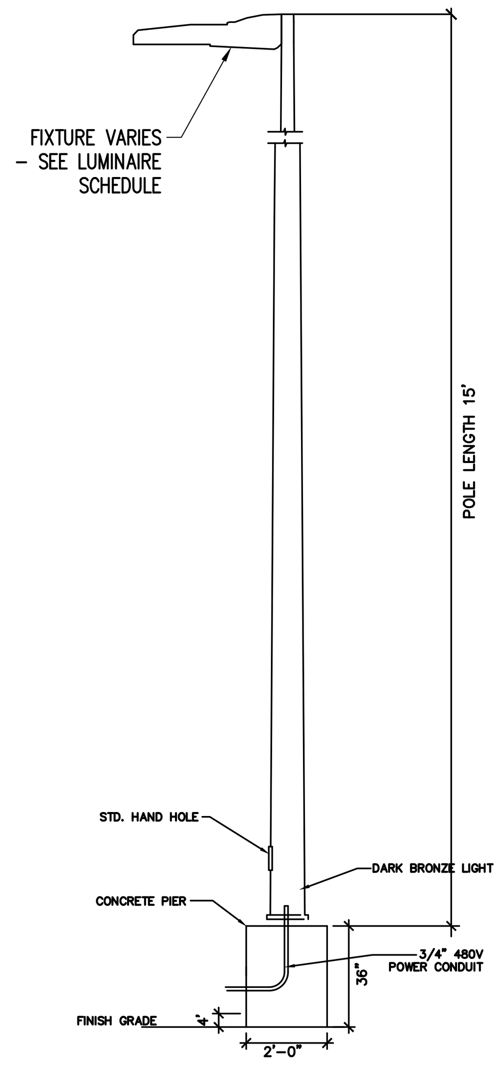
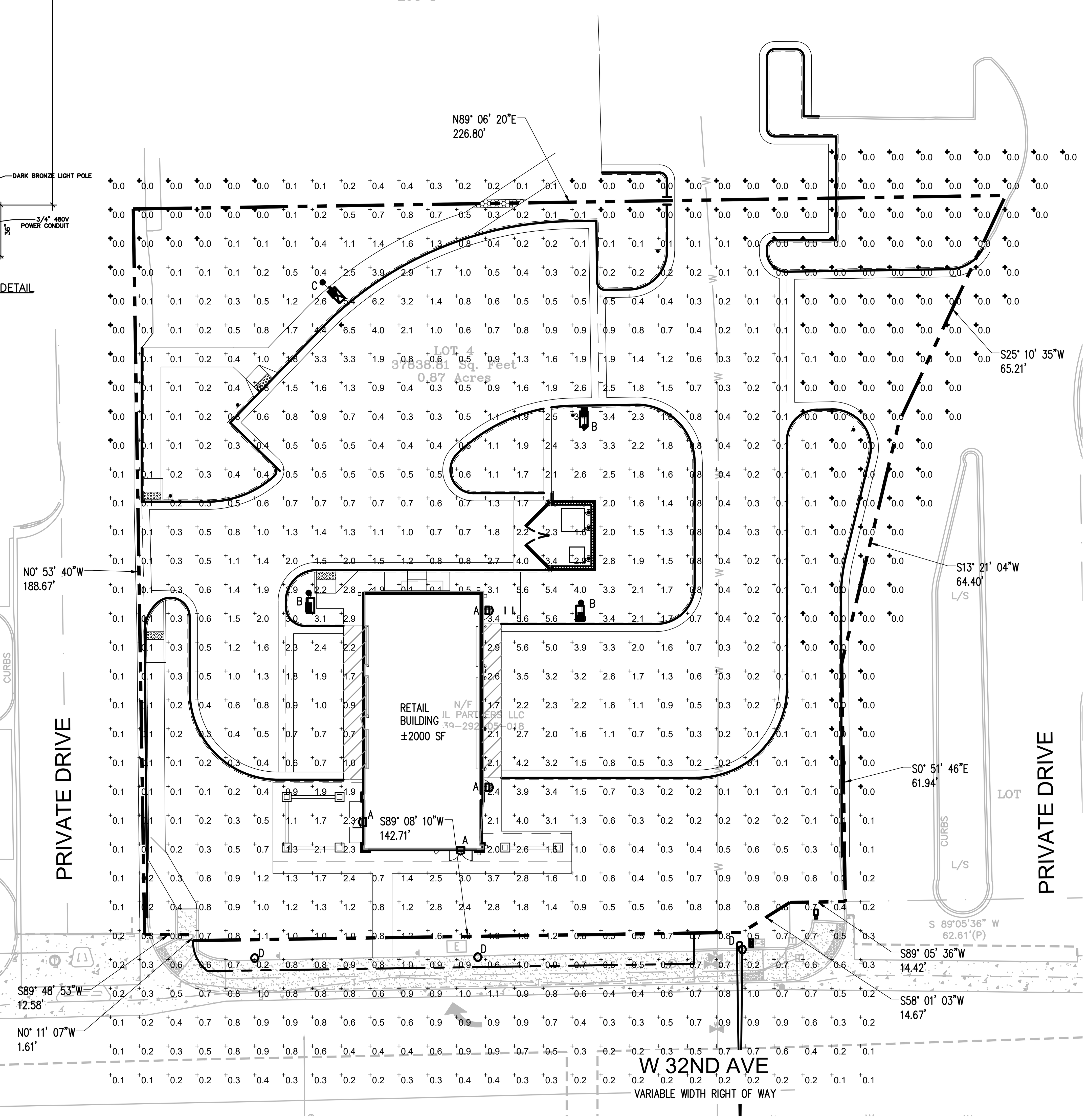


ON-SITE POLE DETAIL

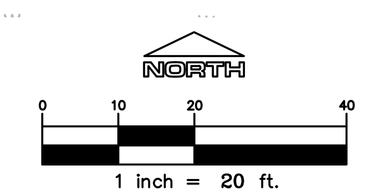


LUMINAIRE SCHEDULE							
SYMBOL	QTY	WATTAGE	ARRANGEMENT	TOTAL LAMP LUMENS	LLF	CATALOG NUMBER	MOUNTING HEIGHT
A	4	44	SINGLE	ABSOLUTE	1.0	EWNB_A4730	10
B	3	46	SINGLE	ABSOLUTE	1.0	EALS03_C5SW750	18
C	1	50	SINGLE	ABSOLUTE	1.0	EALS03_C2AN750	18
D	3	50	SINGLE	ABSOLUTE	1.0	MOUNTAIN STATES CY11T4 SERIES*	14.7

A, B, C: ON-SITE LIGHTS
D: ROW LIGHTS

* LIGHTS TO BE INSTALLED WITH ROW DEVELOPMENT

CALCULATION SUMMARY			
	AVG	MAX	MIN
SITE	0.8	6.5	0.00



Evolve® EALS Series
LED Outdoor Area Light
Spec Tables

CUSTOMER NAME
Project Name
Date Type
Catalog Number

TYPE	OPTIC CODE	DISTRIBUTION	TYPICAL INITIAL LUMENS 3000K	TYPICAL INITIAL LUMENS 4000K & 5000K	TYPICAL SYSTEM WATTAGE 120-277 & 347-480V	BUG RATINGS 3000K B-U-G	BUG RATINGS 4000 & 5000K B-U-G
TYPE V	C5	Symmetric Medium (SM)	7300	7500	46	B3-U0-G1	B3-U0-G1
	D5	Symmetric Medium (SM)	9800	10000	64	B3-U0-G1	B3-U0-G1
	F5	Symmetric Medium (SM)	14700	15000	101	B4-U0-G2	B4-U0-G2
	H5	Symmetric Medium (SM)	19600	20000	140	B4-U0-G2	B4-U0-G2
	J5	Symmetric Medium (SM)	24500	25000	186	B4-U0-G2	B4-U0-G2
	K5	Symmetric Medium (SM)	29400	30000	239	B5-U0-G3	B5-U0-G3
	C5	Symmetric Wide (SW)	7300	7500	46	B2-U0-G1	B2-U0-G1
	D5	Symmetric Wide (SW)	9800	10100	64	B3-U0-G1	B3-U0-G1
	F5	Symmetric Wide (SW)	14700	15100	101	B3-U0-G2	B3-U0-G2
	H5	Symmetric Wide (SW)	19700	20200	140	B4-U0-G2	B4-U0-G2
	J5	Symmetric Wide (SW)	24600	25200	186	B4-U0-G2	B4-U0-G2
	K5	Symmetric Wide (SW)	29600	30300	239	B5-U0-G2	B5-U0-G2
	C5	Symmetric High Angle (SH)	7000	7200	46	B3-U0-G1	B3-U0-G1
	D5	Symmetric High Angle (SH)	9400	9600	64	B3-U0-G2	B3-U0-G2
	F5	Symmetric High Angle (SH)	14200	14500	101	B4-U0-G2	B4-U0-G2
	H5	Symmetric High Angle (SH)	18900	19300	140	B4-U0-G2	B4-U0-G2
	J5	Symmetric High Angle (SH)	23600	24100	186	B5-U0-G3	B5-U0-G3
	K5	Symmetric High Angle (SH)	28400	29000	239	B5-U0-G3	B5-U0-G3
TYPE IV	C4	Asymmetric Forward (AF)	7300	7500	50	B1-U0-G2	B1-U0-G2
	D4	Asymmetric Forward (AF)	9800	10000	70	B2-U0-G2	B2-U0-G2
	F4	Asymmetric Forward (AF)	14700	15000	116	B2-U0-G2	B2-U0-G2
	H4	Asymmetric Forward (AF)	19600	20000	140	B3-U0-G3	B3-U0-G3
	J4	Asymmetric Forward (AF)	24500	25000	186	B3-U0-G3	B3-U0-G3
	K4	Asymmetric Forward (AF)	29400	30000	239	B3-U0-G4	B3-U0-G4
	C4	Asymmetric High Angle (AH)	7000	7200	50	B2-U0-G2	B2-U0-G2
	D4	Asymmetric High Angle (AH)	9400	9600	70	B2-U0-G2	B2-U0-G2
	F4	Asymmetric High Angle (AH)	14200	14500	116	B3-U0-G3	B3-U0-G3
	H4	Asymmetric High Angle (AH)	18900	19300	140	B3-U0-G3	B3-U0-G4
	J4	Asymmetric High Angle (AH)	23600	24100	186	B3-U0-G4	B3-U0-G4
	K4	Asymmetric High Angle (AH)	28400	29000	239	B3-U0-G4	B3-U0-G4
TYPE III	C3	Asymmetric Wide (AW)	7300	7500	50	B2-U0-G1	B2-U0-G1
	D3	Asymmetric Wide (AW)	8900	10100	70	B2-U0-G2	B2-U0-G2
	F3	Asymmetric Wide (AW)	14700	15100	116	B2-U0-G2	B2-U0-G2
	H3	Asymmetric Wide (AW)	19800	20200	140	B3-U0-G2	B3-U0-G3
	J3	Asymmetric Wide (AW)	24600	25200	186	B3-U0-G3	B3-U0-G3
	K3	Asymmetric Wide (AW)	29600	30300	239	B3-U0-G3	B3-U0-G3
TYPE II	C2	Asymmetric Narrow/Auto (AN)	7300	7500	50	B3-U0-G2	B2-U0-G2
	D2	Asymmetric Narrow/Auto (AN)	9800	10100	70	B2-U0-G2	B2-U0-G2
	F2	Asymmetric Narrow/Auto (AN)	14700	15100	116	B2-U0-G2	B3-U0-G3
	H2	Asymmetric Narrow/Auto (AN)	19700	20200	140	B3-U0-G3	B3-U0-G3
	J2	Asymmetric Narrow/Auto (AN)	24600	25200	186	B3-U0-G3	B3-U0-G3
	K2	Asymmetric Narrow/Auto (AN)	29600	30300	239	B3-U0-G3	B3-U0-G3

For additional information on EALS files, please click one of the following links:
Non-Shielded Shielded

GE current
a Daintree company

Ordering Number Logic
Evolve LED Wall Pack N Series (EWNB)

E W N B _ _ _ 7 _ _ _ _ _ _ _ _

PROD. ID	PHOTOMETRIC SERIES	VOLTAGE	OPTICAL CODE	CRI	LED COLOR TEMP	PE FUNCTION	MOUNTING ARM	COLOR	OPTIONS
E = Evolve W = Wall Pack N = Housing Series	B = Photometric Series "B"	0 = 120-277* 1 = 120 2 = 208 3 = 240 4 = 277 5 = 480 D = 347 H = 347-480V* *Not available with Fusing. Must choose a discreet voltage with F Option.		7 = 70 (min)	30 = 3000K 40 = 4000K 50 = 5000K	1 = None 3 = Button PE* A = ANSI C136.41 7-pin PE Receptacle # D = ANSI C136.41 7-pin PE Receptacle with Shorting Cap # *Only available with voltage 1,2,3 and 4. # Order Dimming/Control PE as a separate item. See accessories section of this datasheet for ordering information.	N = None Required	BLCK = Black DKBZ = Dark Bronze GRAY = Gray WHTE = White Contact manufacturer for other colors.	D = External Dimming Leads Provided (0-10Volt Input) F = Fusing L = Tool less entry R = 10kV Enhanced Surge Protection H = Motion Sensor # U = DALI Dimming+^ XXX = Special Options # R & H options cannot be purchased together. Not available with voltage 5, D and H. + Compatible with LightGrid 2.0 nodes. ^ Not compatible at 347-480V, with A-level optical code, or with motion sensor control.

	OPTICAL CODE	TYPE	TYPICAL INITIAL LUMENS 3000K	TYPICAL INITIAL LUMENS 4000K & 5000K	TYPICAL SYSTEM WATTAGE 120-277V, 347-480V	BUG RATING 3000K B-U-G	BUG RATING 4000K & 5000K B-U-G	IES FILE NUMBER 3000K	IES FILE NUMBER 4000K	IES FILE NUMBER 5000K
TYPE IV	A4	Asymmetric Forward	4,000	4,300	44	B1-U0-G1	B1-U0-G1	EWNB_A4730__.IES	EWNB_A4740__.IES	EWNB_A4750__.IES
	B4	Asymmetric Forward	5,800	6,200	58	B1-U0-G2	B1-U0-G2	EWNB_B4730__.IES	EWNB_B4740__.IES	EWNB_B4750__.IES
	C4	Asymmetric Forward	7,500	8,000	70	B1-U0-G2	B1-U0-G2	EWNB_C4730__.IES	EWNB_C4740__.IES	EWNB_C4750__.IES
	D4	Asymmetric Forward	9,200	9,800	89	B1-U0-G2	B2-U0-G2	EWNB_D4730__.IES	EWNB_D4740__.IES	EWNB_D4750__.IES
	E4	Asymmetric Forward	10,800	11,500	98	B2-U0-G2	B2-U0-G2	EWNB_E4730__.IES	EWNB_E4740__.IES	EWNB_E4750__.IES
	F4	Asymmetric Forward	12,900	13,700	125	B2-U0-G3	B2-U0-G3	EWNB_F4730__.IES	EWNB_F4740__.IES	EWNB_F4750__.IES
TYPE III	A3	Asymmetric Wide	4,300	4,600	44	B1-U0-G1	B1-U0-G1	EWNB_A3730__.IES	EWNB_A3740__.IES	EWNB_A3750__.IES
	B3	Asymmetric Wide	6,200	6,600	58	B1-U0-G1	B1-U0-G1	EWNB_B3730__.IES	EWNB_B3740__.IES	EWNB_B3750__.IES
	C3	Asymmetric Wide	8,100	8,600	70	B1-U0-G2	B1-U0-G2	EWNB_C3730__.IES	EWNB_C3740__.IES	EWNB_C3750__.IES
	D3	Asymmetric Wide	9,900	10,500	89	B2-U0-G2	B2-U0-G2	EWNB_D3730__.IES	EWNB_D3740__.IES	EWNB_D3750__.IES
	E3	Asymmetric Wide	11,600	12,400	98	B2-U0-G2	B2-U0-G2	EWNB_E3730__.IES	EWNB_E3740__.IES	EWNB_E3750__.IES
	F3	Asymmetric Wide	13,900	14,700	125	B2-U0-G2	B2-U0-G2	EWNB_F3730__.IES	EWNB_F3740__.IES	EWNB_F3750__.IES
TYPE II	A2	Asymmetric Narrow	4,200	4,500	44	B1-U0-G1	B1-U0-G1	EWNB_A2730__.IES	EWNB_A2740__.IES	EWNB_A2750__.IES
	B2	Asymmetric Narrow	6,100	6,500	58	B1-U0-G1	B1-U0-G1	EWNB_B2730__.IES	EWNB_B2740__.IES	EWNB_B2750__.IES
	C2	Asymmetric Narrow	7,900	8,400	70	B2-U0-G2	B2-U0-G2	EWNB_C2730__.IES	EWNB_C2740__.IES	EWNB_C2750__.IES
	D2	Asymmetric Narrow	9,700	10,300	89	B2-U0-G2	B2-U0-G2	EWNB_D2730__.IES	EWNB_D2740__.IES	EWNB_D2750__.IES
	E2	Asymmetric Narrow	11,400	12,100	98	B2-U0-G2	B2-U0-G2	EWNB_E2730__.IES	EWNB_E2740__.IES	EWNB_E2750__.IES
	F2	Asymmetric Narrow	13,600	14,400	125	B2-U0-G2	B2-U0-G2	EWNB_F2730__.IES	EWNB_F2740__.IES	EWNB_F2750__.IES

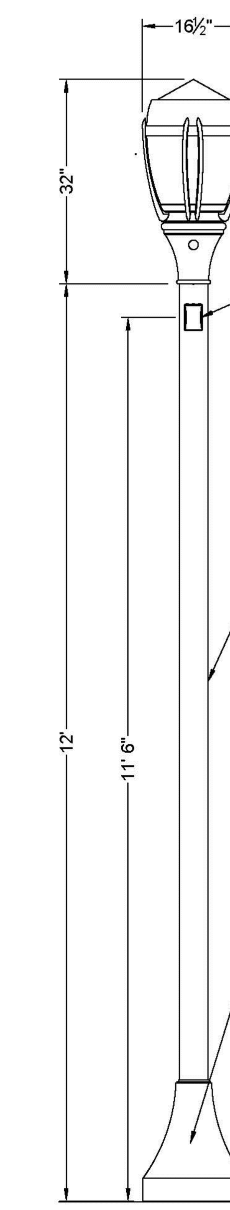
PE Accessories (to be ordered separately)

SAP Number	Part Number	Description
93029237	PED-MV-LED-7	ANSI C136.41 Dimming PE, 120-277V
93029238	PED-347-LED-7	ANSI C136.41 Dimming PE, 347V
93029239	PED-480-LED-7	ANSI C136.41 Dimming PE, 480V

SAP Number	Part Number	Description
28299	PECOTL	STANDARD 120-277V
28294	PEC5TL	STANDARD 480V
80436	PECOTL	STANDARD 347V
73251	SCCL-PECTL	Shorting cap

ON-SITE POLE AND BUILDING MOUNTED LIGHT SPECS

MSL PART # 12SRA-4.5(220)TEN.3"X3"-OPT/GFI-VBC-GAL-BK /CY11T4-VS3AR
(ADD OR DEL "OPT/GFI" ABOVE DEPENDING IF YOU WANT THAT OPTION)



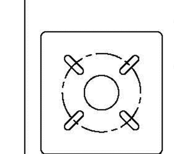
MOUNTAIN STATES CY11T4 SERIES CUTOFF LED FIXTURE MOUNTED ON 3" Ø x 3" HIGH TENON
VERIFY LED COUNT AND DISTRIBUTION TYPE PER JOB

OPTIONAL:
GFI DUPLEX RECEPTACLE w/ dde TAYMAC ML400G "IN USE" WEATHERPROOF COVER

POLE SPECIFICATIONS:
POLE BY MOUNTAIN STATES LIGHTING
OUTSIDE DIAMETER: 4.5" WALL THICKNESS: .22" MINIMUM
MATERIAL: ALUMINUM POLE WITH ELASTOMER BOLT COVER
EPA: MINIMUM 20 IN 80 MPH ZONE
PART # 12RSA-4.5 (.220) - TEN/3x3-OPTGFI-VBC-GAL-BK
(INCLUDED IS A VANDAL PROOF 16"Ø x 19" TALL GALLIVAN STYLE BASE COVER MADE OF 71 LB/FT³ HIGH DENSITY ELASTOMER)
FINISH: PAINTED BLACK

2½" x 5" HAND HOLE CENTERED 12" FROM BOTTOM OF POLE LOCATED BEHIND DECORATIVE BASE. GROUND BOLT LOCATED ACROSS FROM HAND HOLE OPENING.

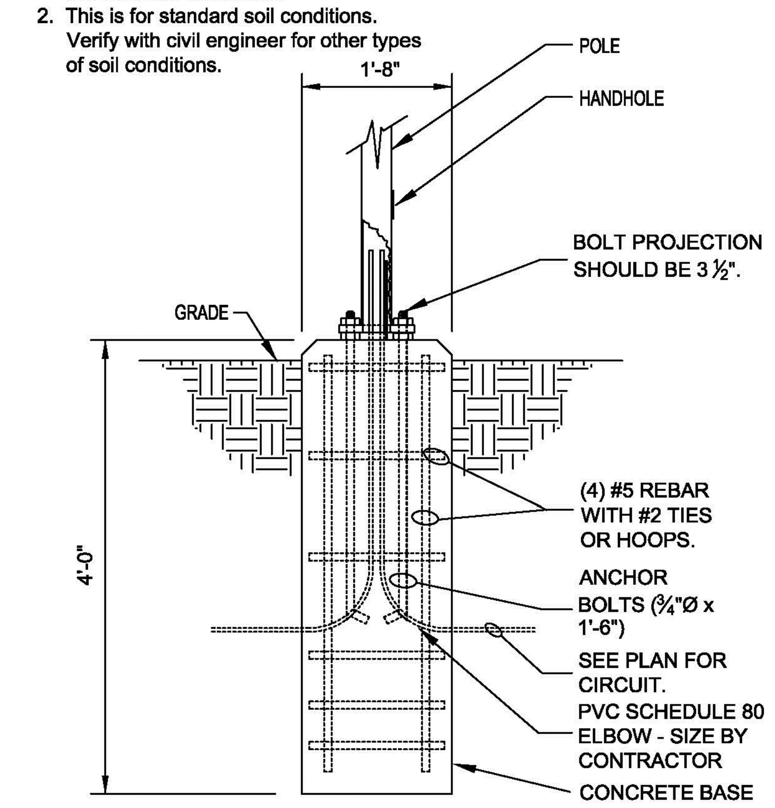
ANCHOR PLATE DETAIL



BASE PLATE
PL ⅝" x 10⅝" x 10⅝" (Alum.)
PLATE TEMPLATE
4 SLOTTED HOLES (⅞" x 3¼") at 90° Use 8" Ø BOLT CIRCLE.
4" Ø WIREWAY (CNTR'D.)
ANCHOR BOLTS
4 - ¾" Ø x 1'-6" Long w/ 3" Hook
PROJECT 3½" OUT OF CONC.

REVISIONS: PP 2-24-28 CHG HH LOCATION. LST CHG 9/4/19, PP 8/22/20 CHG AP THICKNESS			
MOUNTAIN STATES LIGHTING		P.O. Box 449 Conifer, CO 80433 Phone 303-838-4430 Fax 801-605-9058	
JOB NAME: Wheat Ridge Pedestrian LED Fixture/Pole w-GFI			
SCALE: NTS	DATE: 8/27/2019	DRAWN BY: Ry/Pmp	DRAWING NUMBER: 12SRA-CY11T4-GAL-2019
REP: Mountain States		QUOTE #:	DIST.:

Note:
1. Anchor bolts have to be centered on the concrete foundation.
2. This is for standard soil conditions. Verify with civil engineer for other types of soil conditions.



PEDESTRIAN LIGHTING POLE FOUNDATION

City of Wheat Ridge DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION	LG-A02 PED LIGHT BASE PEDESTRIAN LIGHT POLE FOUNDATION APPROVED BY: SN APPROVE DATE 10/2016	DETAIL CODE LG

RIGHT OF WAY PEDESTRIAN LIGHT POLE AND FOUNDATION
NOTE: CONTACT CITY OF WHEAT RIDGE FOR ORDERING INFORMATION

811
Know what's below. Call before you dig.

LOGO
RIDGETOP ENGINEERING & SURVEYING
541 E. Garden Drive, Unit N
Windsor, CO 80550
T (970) 663-4552
W ridgetopeng.com

SEAL

PROJECT TITLE
VALVOLINE APPLEWOOD VILLAGE
12601 WEST 32ND AVE
WHEAT RIDGE CO, 80033

PREPARED FOR
GREENBERG FARROW
201 E. 4TH ST.
LOVELAND, CO 80537

SUBMITTAL
SITE DEVELOPMENT PLAN

DRAWN BY: JSS
CHECKED BY: MRB
PROJECT NO.: 21-179-001

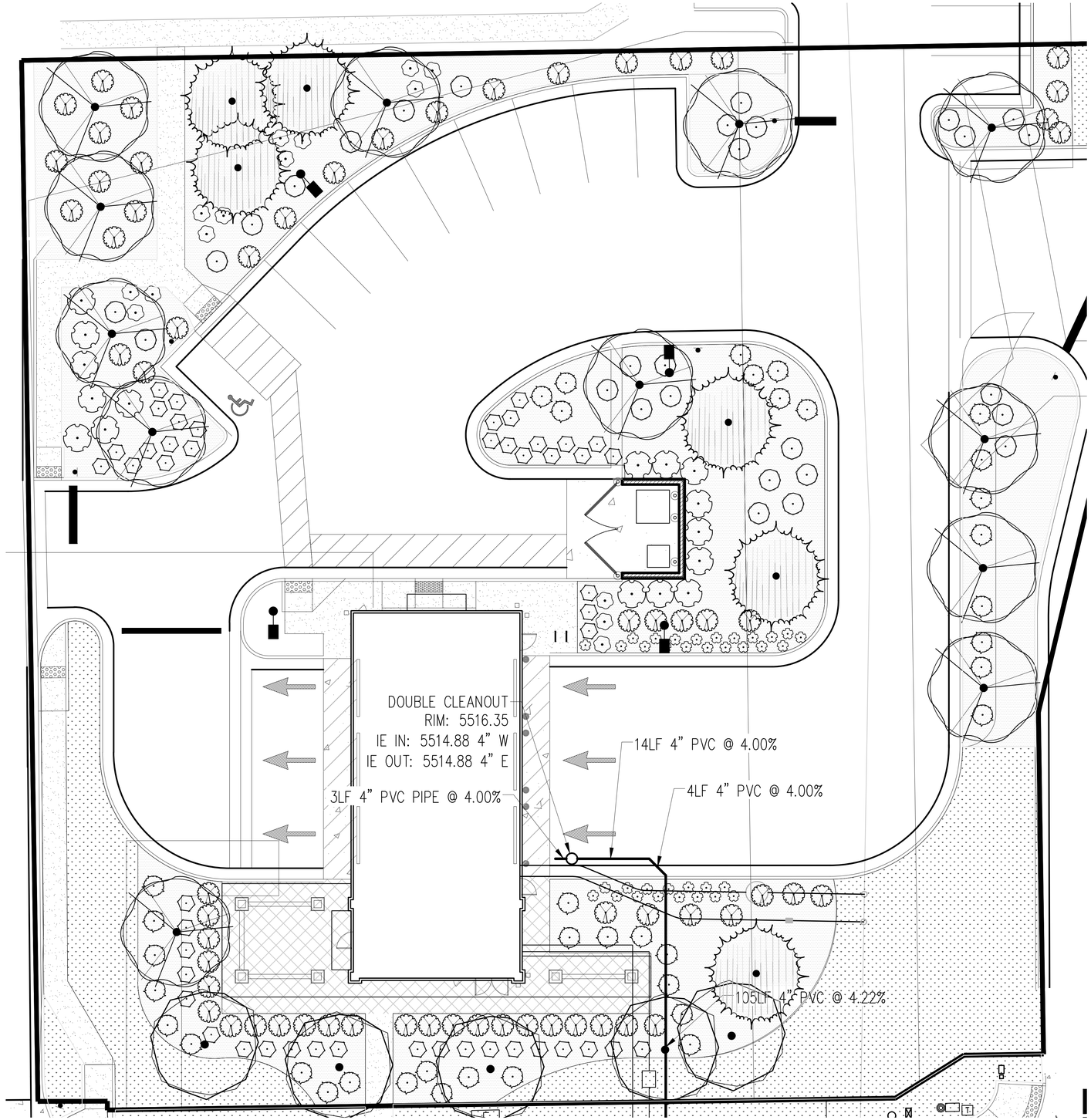
REVISIONS
COMMENTS 10/29/21
COMMENTS 3/3/22

DATE
08/16/2021

SHEET TITLE
PHOTOMETRICS PLAN

SHEET INFORMATION
PH-1.0

File: WRVL1200PH.dwg Path: P:\Colorado\wheat ridge\valvoline applewood village #21-179-001\2 drawings\ Plotted by: Ryan Date: 10-Mar-22 11:41:23am



1 LANDSCAPE PLAN
SCALE: 1"=10'-0"

WHEAT RIDGE LANDSCAPE REQUIREMENT

1 TREE / 1000 SF OF LANDSCAPE AREA.
10 SHRUBS /1000SF OF LANDSCAPE AREA

LANDSCAPE AREA	MIN. TREES REQUIRED	MIN. SHRUBS REQUIRED
14,028 SF	16	160
	TREES PROVIDED	SHRUBS PROVIDED
	16	205

STREET FRONTAGE TREES REQUIRED (1TREE/30FEET OF FRONTAGE)
TREES PROVIDED
6 TREES

TURF AND LANDSCAPE AREAS EQUALS 16,723 SF OF THE TOTAL SITE. TOTAL SITE IS 36,805SF. LANDSCAPE AREAS ON THIS SITE IS ABOUT 35% OF THE TOTAL SITE. ON THIS SITE IS 4,184 SF. THIS IS 25% OF THE TOTAL LANDSCAPE AREA.

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL SIZE	QTY
	Acer rubrum / Red Maple	B&B	2.5"	5
	Gleditsia triacanthos / Honey Locust	B&B	2.5"	12
	Picea pungens 'Glauca' / Blue Colorado Spruce	B&B	8` x 12`6	

SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	#5	46
	Euonymus alatus / Burning Bush	#5	16
	Hemerocallis fulva / Orange Daylily	#5	35
	Juniperus chinensis 'Armstrongii' / Armstrong Juniper	#5	38
	Panicum virgatum / Switch Grass	#5	15
	Rosa pavement 'Purple' / Purple Pavement Rose	#5	62
	Rosa woodsii / Mountain Rose	#5	29

SOD/ TURF/ GROUND COVER

SYM	QTY	COMMON NAME
	+/-4,184 SF	FESCUE HYDROSEED AREA. (MAINTAINED LAWN AREA)
	+/-9,844 SF	RIVER ROCK MULCH 2"-3" DIA.(3-4" DEEP)

GENERAL LANDSCAPE NOTES: SEE SHEET L-2.0 FOR GENERAL LANDSCAPE NOTES, RE SPECIFICATIONS. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL FINAL QUANTITIES

0 5' 10' 20'
SCALE:1"=10'-0"

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ORIGINAL SHEET SIZE: 24X36

STUDIO planning + design
LIVING architecture
jobman STUDIO planning + design
1005 E. St. Patrick Street, Suite 102
Rapid City, SD 57701
e: mark@jobmanstudio.com
PROJECT MANAGER: Mark JOBMAN, PLA

MARK R. JOBMAN
LA.0001440
12/31/2022
Original Date of Seal
LICENSED LANDSCAPE ARCHITECT
STATE OF COLORADO

/ REVISIONS

NO	DESCRIPTION	DATE
-	ORIGINAL SUBMITTAL	MM/DD/YY
-	-	MM/DD/YY
-	-	MM/DD/YY
-	-	MM/DD/YY
-	-	MM/DD/YY
-	-	MM/DD/YY
-	-	MM/DD/YY

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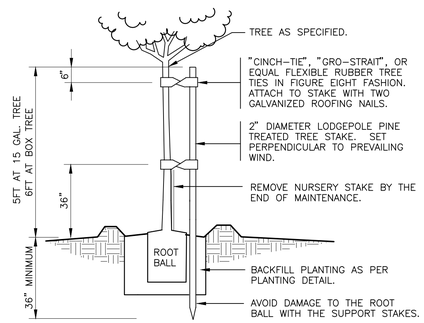
CONSULTANTS:

VALVOLINE INSTANT OIL CHANGE
Wheat Ridge, CO
West 32nd Avenue

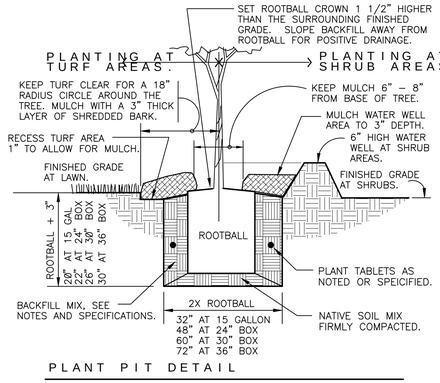
PROJECT NUMBER: 2021-010
DRAWN BY: MRJ
CHECK BY: MRJ-EDS
SHEET TITLE:

SDP-LANDSCAPE PLAN

L-1.0



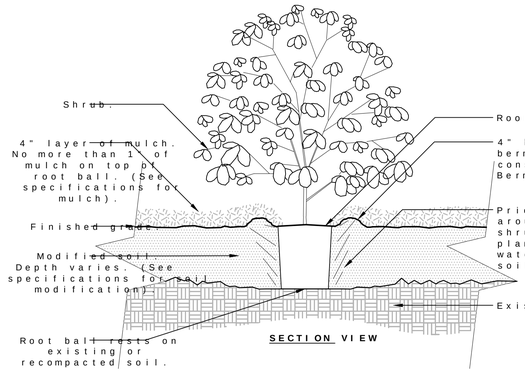
STAKING DETAIL



PLANT PIT DETAIL

1 TREE SINGLE STAKE PLANTING

1" = 1'-0" FX-PL-FX-TREE-01



SECTION VIEW

Notes:
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.
2- See specifications for further requirements related to this detail.

3 SHRUB - MODIFIED SOIL

3/4" = 1'-0"

URBAN TREE FOUNDATION
OPEN SOURCE FREE TO USE

FX-PL-FX-SHRB-03

SECTION VIEW

Notes:
1- See planting legend for groundcover species, size, and spacing dimension.
2- Small roots(s) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periphrhy can be removed at the time of planting. (See root ball shaving con
3- Settle soil around root ball of each groundcover prior to mulching.

2 GROUNDCOVER

3/4" = 1'-0"

URBAN TREE FOUNDATION
OPEN SOURCE FREE TO USE

FX-PL-FX-GROU-01

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ORIGINAL SHEET SIZE: 24x36

STUDIO
planning + design
LANDSCAPE architecture
jobman STUDIO planning
p: 605.877.4804
a: 5825 Cloud Peak Dr
Rapid City, SD 57702
e: mark@jobmanstudio.com
PROJECT MANAGER: Mark JOBMAN, PLA

MARK R. JOBMAN
LA.0001440
12/31/2022
STATE OF COLORADO
REGISTERED LANDSCAPE ARCHITECT

NO	DESCRIPTION	DATE
-	ORIGINAL SUBMITTAL	MM/DD/YY
-	-	MM/DD/YY
-	-	MM/DD/YY
-	-	MM/DD/YY
-	-	MM/DD/YY
-	-	MM/DD/YY
-	-	MM/DD/YY

REVISIONS / CHANGE

Original Date of Screen

E elevate design studios

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CONSULTANTS:

VALVOLINE INSTANT OIL CHANGE
Wheat Ridge, CO
West 32nd Avenue

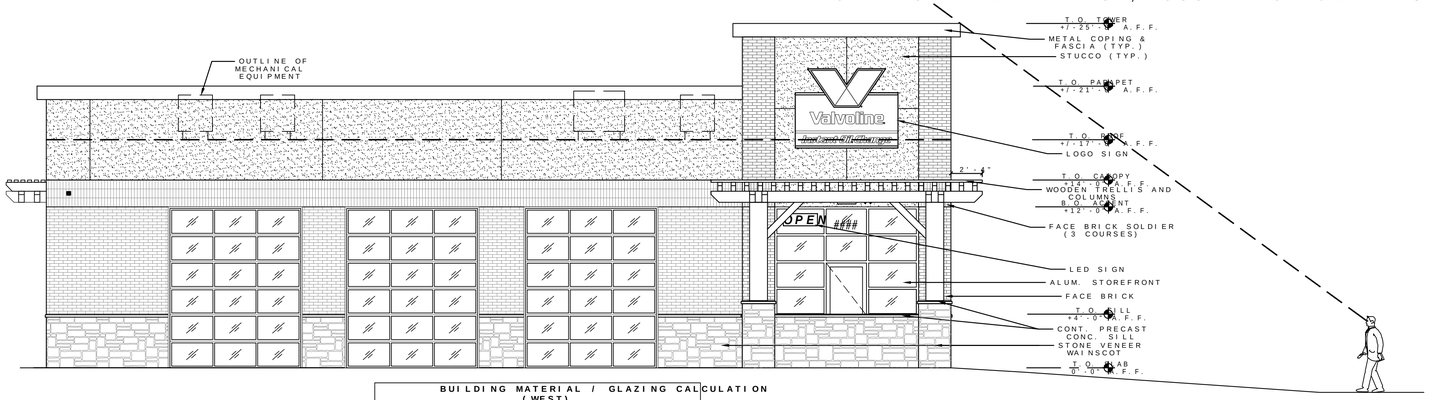
PROJECT NUMBER:	2021-010
DRAWN BY:	MRJ
CHECK BY:	MRJ-EDS
SHEET TITLE:	

LANDSCAPE PLAN

L-2.0

VALVOLINE APPLEWOOD VILLAGE

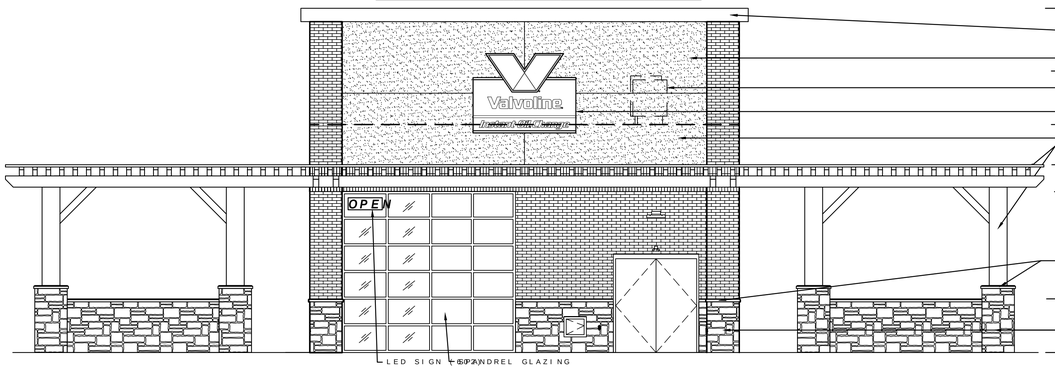
NW¼ SECTION 29, TOWNSHIP 3 SOUTH, RANGE 69 WEST, 6TH P.M.
CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO



1 FRONT ELEVATION (WEST)
SCALE: 3/16" = 1'-0"

BUILDING MATERIAL / GLAZING CALCULATION (WEST)

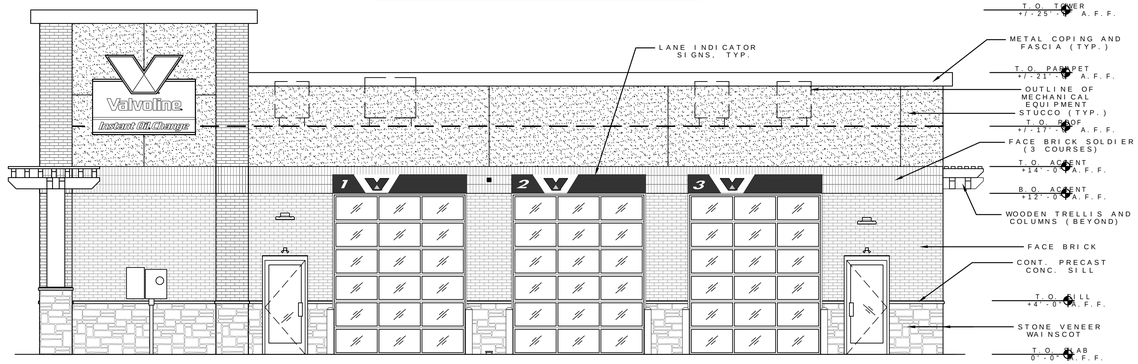
	REQUIRED		PROVIDED	
	%	SQ.FT.	%	SQ.FT.
BRICK (PRIMARY MATERIAL)	--	--	26.83%	399.85
STONE (PRIMARY MATERIAL)	--	--	7.17%	106.79
STUCCO (PRIMARY MATERIAL)	--	--	28.55%	425.51
METAL COPING	--	--	4.66%	69.51
GLAZING (TRANSPARENCY)	MIN. 21.3%	45.06	32.79%	488.50



2 RIGHT ELEVATION (SOUTH)
SCALE: 3/16" = 1'-0"

BUILDING MATERIAL / GLAZING CALCULATION (SOUTH)

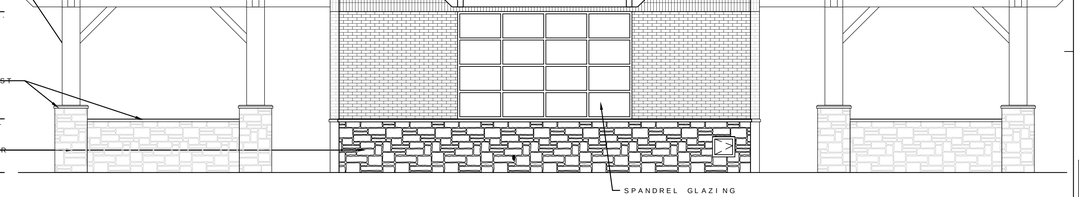
	REQUIRED		PROVIDED	
	%	SQ.FT.	%	SQ.FT.
BRICK (PRIMARY MATERIAL)	--	--	30.01%	246.98
STONE (PRIMARY MATERIAL)	--	--	5.87%	48.33
STUCCO (PRIMARY MATERIAL)	--	--	35.22%	289.87
METAL COPING	--	--	4.06%	33.41
GLAZING (TRANSPARENCY)	MIN. 14.4%	42.92	31.54%	155.00



4 REAR ELEVATION (EAST)
SCALE: 3/16" = 1'-0"

BUILDING MATERIAL / GLAZING CALCULATION (EAST)

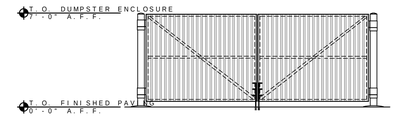
	REQUIRED		PROVIDED	
	%	SQ.FT.	%	SQ.FT.
BRICK (PRIMARY MATERIAL)	--	--	28.22%	420.53
STONE (PRIMARY MATERIAL)	--	--	8.21%	122.32
STUCCO (PRIMARY MATERIAL)	--	--	28.55%	425.51
METAL COPING	--	--	4.66%	69.51
GLAZING (TRANSPARENCY)	MIN. 14.9%	28.05	44.90%	409.53



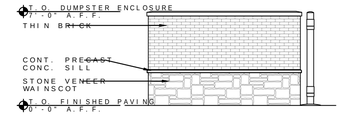
3 LEFT ELEVATION (NORTH)
SCALE: 3/16" = 1'-0"

BUILDING MATERIAL / GLAZING CALCULATION (NORTH)

	REQUIRED		PROVIDED	
	%	SQ.FT.	%	SQ.FT.
BRICK (PRIMARY MATERIAL)	--	--	29.47%	241.72
STONE (PRIMARY MATERIAL)	--	--	15.30%	125.49
STUCCO (PRIMARY MATERIAL)	--	--	34.58%	283.61
METAL COPING	--	--	7.97%	65.33
GLAZING (TRANSPARENCY)	MIN. 12.7%	102.00	25.47%	104.00



5 DUMPSTER FRONT ELEVATION
SCALE: 3/16" = 1'-0"



6 DUMPSTER SIDE ELEVATION
SCALE: 3/16" = 1'-0"

GRAPHIC SCALE

16' 0' 4' 8' 12' 16'

SCALE: 3/16" = 1'-0"

EXTERIOR FINISHES

STUCCO:	COLOR: #627A TWILIGHT GRAY
STONE WAINSCOT (GRADE TO PRECAST SILL):	MANUFACTURER: HALQUIST STONE COLOR: CHARCOAL STAKLEDGE'
FACE BRICK (ABOVE WAINSCOT):	INTERSTATE BRICK - "MIDNIGHT BLA
FACE BRICK SOLDIER COURSE:	INTERSTATE BRICK - "MIDNIGHT BLA
PRECAST SILL:	CUSTOM CAST STONE - "SLATE" (REF
MORTAR:	LEHIGH - "OLD COLONIAL"
MASONRY SEALER:	ALL MASONRY SURFACES SHALL BE TR REFER TO SPECIFICATIONS.
WOOD TRELLIS & WOOD FRAMING MEMBERS:	ONE COAT A-100 PRIMER, TWO COATS SATIN. COLOR: SHERWIN WILL
COPING AND TRIM:	PAC-CLAD SNAP EDGE EXTENDED FASC PAC-CLAD COLOR "SLATE GRAY" TRIM COLOR TO MATCH PAC-CLAD "SL
STOREFRONT SYSTEM:	2" X 4 1/2" KAWNEER TRIFAB VG 451T ALUMINUM STOREFRONT SYSTEM W/1"
H.M. DOORS & FRAMES:	PAINT w/SHERWIN-WILLIAMS B PRIMER FOLLOWED BY (2) FINISH C SHER-CYRL HPA. COLOR SHALL BE SW BROWN". PROVIDE MOCK-UP AND VERI
O.H.DOOR FINISH:	CLEAR ANODIZED ALUMINUM
PARKING LOT STRIPING:	SHERWIN-WILLIAMS #TM226 SETFAST COLOR SHALL BE "WHITE".
HANDICAP STALL STRIPING:	SHERWIN-WILLIAMS #TM2133 SETFAST COLOR SHALL BE "ADA BLUE".
DUMPSTER WALLS:	MATCH BUILDING
SEPARATE PERMITS.	
DUMPSTER ENCLOSURE GATE POSTS:	FIELD PAINT w/SHERWIN-WILLIAMS B FOLLOWED BY (2) FINISH COATS OF HOMESTEAD BROWN. SEMI-GLOSS DTM

ELEVATION NOTES

1. FINAL LOCATION OF KNOX BOX, EXTERNAL NOTIFICATION DEVICE, FDC AND FIRE SIGNAGE LOCATIONS SHALL BE AS PER FIRE MARSHALL REQUIREMENTS.
2. SIGNAGE WILL BE REVIEWED AND APPROVED THROUGH
3. ▨ - TRANSPARENT GLAZING

GF
www.greenbergfarrow.
251 West 30th Str
10th Floor
New York, NY 1000
t: 212.725.9530

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No	Revisions/Submissions	Date
	SDP RE-SUBMITTAL	01.19
	SDP SUBMITTAL	11.11
	FOR LANDLORD REVIEW	08.18
		02.09

VALVOLINE INSTANT OIL CHANGE
LOT 4, WEST 32ND AVENUE
WHEAT RIDGE, CO 80033

Professional Seal

Project No. 20191263.0
Scale AS NOTED
Drawn SS
Checked RP/RW
Professional in Charge SCOTT LOIKITS

Drawing Title
EXTERIOR ELEVATIONS

Drawing No.
A-3

C:\Users\SHEHBAAZ\Documents\WEH_2022_01_20\Valvoline Wheat Ridge_R10_20220520SHEHBAAZ_EXTwR A3 Exterior Elevations

EXHIBIT 4: APPLICANT LETTER

Valvoline

Project Description

Youngfield St & W 32nd St / Applewood Village Shopping Center
Wheat Ridge, CO 80033

Project Summary: The proposed project develops a pad site on the south of an existing building in the Applewood Shopping Center for a new Valvoline Instant Oil Change facility. The building will have a 2,088-sf footprint and will provide three services bays for oil change and service as well as a customer waiting areas both inside and outside, restroom, office and ancillary spaces; a basement level allows the technicians access under the vehicles. The new facility will have 11 parking stalls (including one ADA stall) allocated to Valvoline's employees and for occasional customer parking. The project includes widening W 32nd Ave, the installation of a new sidewalk, and ADA ramps. Aerial below shows the existing site:

Zoning and Codes: The site is located in the PCD Planned Commercial Development zone.

The site is in the Mixed-Use Commercial, Community Commercial Center Comprehensive Plan area.

Building and Site Design: The Valvoline facility has been designed with the Architectural and site guidelines in mind. To have the bay doors parallel to W 32nd St, the short side of the building is along the frontage; to meet the required 40% built frontage, Valvoline has included a stone base wall to either side of the building, with a pergola running the full length. The pergola then turns to provide an outdoor, semi-shaded, customer waiting area. To meet the glazing requirements, Valvoline has increased the glass along

the South elevation, and added a complementary 'window' to the north side including a shade trellis to balance the pergola theme. The materials (brick, stone, paint) were chosen to reflect a lighter, more contemporary look in keeping with the newer buildings in AVSC.

Business: Valvoline is a socially responsible partner in the community, recycling 100% of materials generated from primary services and minimizing energy and water usage at every establishment. From full-service oil changes to battery replacement, Valvoline specializes in minor vehicle services (which does not include exhaust, tire, brake, or paint sales or services). The operations and customer service are built on maximizing customer comfort and efficiency—completing an entire service in as little at 15 minutes. Customers are not required to leave their vehicles, except for tire rotations, and can monitor the service via computer terminal brought to the drive. Payment is also made through the terminal. Valvoline's mission to "provide quick, easy, trusted oil changes and preventive maintenance with speed and precision and get customers back on the road quickly and safely" has led to the success of the company since 1986. Today, Valvoline owns and operates more than 500 stay-in-your-car oil change locations, and more than 700 franchises locations in the United States.

The new oil change facility will employ two service providers per bay, plus up to two additional customer service employees at full capacity. Together, Valvoline will employ approximately eight employees at one time.

Operation hours are planned to be 8:00 am – 7:00 pm, Monday through Friday, 9:00 am – 6:00 pm on Saturdays, and limited hours on Sunday. Hours are subject to change.

Surrounding Properties: The parcel is surrounded by commercial properties within the Applewood Village Shopping Center.

Project Phasing: The construction will be completed as quickly as possible once the permits are available. There is no phasing anticipated.

Loading: Valvoline's limited delivery schedule (during business hours only) with no tractor-trailers, separates it from other businesses. The standard delivery vehicles for Valvoline are 26' straight trucks and product is delivered thru portholes into the lower level of the building leading to no old-fashioned barrel deliveries. A loading space adjacent to the building and in front of the trash enclosure is designated.

end

Andrew Burt
64 South Kendrick Court
Golden, CO 80401

April 8, 2022

Re: Case# WZ-21-08

To Wheat Ridge Planning Commission:

I own a property on Xenon and received your request for input on this project.

To grant approval for their application, I would request a condition be that they provide a small piece of land sufficient to create a traffic circle at the 32nd & Xenon intersection, in order to allow people on Xenon to once again be able to turn left/right in and out, instead of being in the penalty box. The dead-end created there is very inconvenient.

(This is in reference to a prior discussion a few years ago about putting a traffic circle there, where I was told the property owner wouldn't supply the small amount of land needed for a traffic circle, and that otherwise it was a reasonable idea. Perhaps this is the opportunity to accomplish that.)

Thanks,

Andrew Burt

received
4-11-22

YOUNGFIELD ST
32ND AVE
XENON ST
WRIGHT CT

PLANNING COMMISSION
LEGISLATIVE ITEM STAFF REPORT

MEETING DATE: April 21, 2022

TITLE: AN ORDINANCE AMENDING ARTICLE VIII OF CHAPTER 26 OF THE CODE OF LAWS TO UPDATE THE CITY'S FLOODPLAIN MAPS AND TO MAKE CONFORMING AMENDMENTS (CASE NO. ZOA-22-02)

☒ PUBLIC HEARING ☒ CODE CHANGE ORDINANCE

Case Manager: Mark Westberg

Date of Preparation: April 6, 2022

SUMMARY:

The attached ordinance proposes amending Article VIII (Floodplain Control) of Chapter 26 of the Wheat Ridge Code of Laws to adopt the most current floodplain maps, known as the Digital Flood Insurance Rate Map (DFIRM). There are almost no changes to the limits of the flood hazard areas, but adoption of the most current DFIRM is required by the National Flood Insurance Program. Because this is an amendment to the zoning code, Planning Commission will be making a recommendation to City Council on the legislation.

Notice for this public hearing was provided as required by the Code of Laws.

BACKGROUND:

Existing Conditions

There are three flood hazard areas in Wheat Ridge: one associated with Clear Creek, one associated with Lena Gulch, and one associated with Sloan's Lake. The Clear Creek and Lena Gulch floodplains traverse the City diagonally. The Sloan's Lake Basin is the watershed extending upstream and downstream from Sloan's Lake. The southeast corner of Wheat Ridge, an area of approximately 500 acres, is included in the watershed (shown in purple in Attachment 2). Along two Sloan's Lake tributaries, low-lying areas and structures in the City are prone to potential flooding during storm events.

There are two types of regulated flood hazard areas: the federally regulated Special Flood Hazard Area (SFHA) and locally regulated Local Flood Hazard Area (LFHA). In Wheat Ridge, the Clear Creek and Lena Gulch floodplains are part of the SFHA. Within the City, the majority of the Sloan's Lake watershed is an LFHA that was adopted by Council in 2019. The remainder is a small portion along 26th Avenue which continues to part of the federally regulated SFHA. The Sloan's Lake SFHA has very minor changes in the revised DFIRM.

Floodplain Maps
Periodically, floodplain maps are updated to reflect physical changes in land use and development, to reflect changes in hydrology, and/or to incorporate improved technology and refine the limits of actual flood risk. The Clear Creek and Lena Gulch maps were last updated in 2014 when the current DFIRM was adopted.

The most recent floodplain update in the City occurred in 2018 related to the Sloan's Lake basin. In 2018, Mile High Flood District (MHFD), along with the Cities of Wheat Ridge, Lakewood, and Edgewater and the City and County of Denver, completed updates to the Flood Hazard Area Delineation (FHAD) and master plan, which were originally done in 1977. Many changes within the watershed and in floodplain modeling have occurred since 1977, so the previous Sloan's Lake FHAD and master plan did not accurately reflect current conditions. Having an updated FHAD and master plan provide better guidance to minimize damage from flooding. This is done by properly planning potential improvements, both public and private, and effectively regulating identified flood prone areas.

The first step in the update process was to remodel the hydrology, which determines the peak flows at various locations in the watershed. The hydrology update incorporated the modeling changes as well as the land use changes within the watershed. The next step was to update the hydraulics based on the many stormwater improvements that had been implemented by the various jurisdictions that were in the 1977 master plan. This information, as well as more accurate and updated topography were then used to update the FHAD.

The study then evaluated several possible improvements that could be done within the watershed to further minimize damage due to flooding. Consideration was given to costs, existing and proposed land use, existing and proposed drainage systems, known drainage or flooding problems, known or anticipated erosion problems, and right-of-way needs.

The resulting master plan will be utilized to plan future improvements, including the locations, alignments, and sizing of storm sewers, channels, and detention/retention basins, and other facilities needed to provide efficient stormwater management for the watershed.

No new projects were identified in the updated master plan within the City of Wheat Ridge. This is largely due to the fact that all of the storm sewer projects that were recommended in the 1977 master plan had previously been completed by the City. In addition, the 29th Avenue storm sewer project that was completed a few years ago largely mitigated the known minor flooding issues in the southeast portion of the City east of Fenton Street. That project utilized an abandoned water main in 29th Avenue and the new detention pond at the Richards-Hart Estate to reduce the flooding that was occurring south of 29th Avenue east of Fenton Street.

SFHA versus LFHA
Even though a FHAD has existed for the Sloan's Lake Basin since 1977, the City had not regulated the flood prone areas along the tributaries because they were not included as a federally regulated Special Flood Hazard Area (SFHA), like the floodplains along Clear Creek and Lena Gulch. The SFHA associated with Sloan's Lake along 26th Avenue was also regulated. Cities can choose to regulate flood hazard areas outside of the SFHA and many local jurisdictions do as LFHA.

In 2019, Planning Commission reviewed and City Council officially adopted the Sloan's Lake FHAD as a Local Flood Hazard Area. The City now regulates those identified flood hazard areas the same as the flood hazard areas within the SFHA, but without the insurance requirements of the SFHA.

The practical implications and differences between the SFHA and LFHA are described below. This code amendment does not make any changes to these requirements.

Flood Hazard Notification
Notification of the potential for flooding is an important component of a well-managed floodplain program. Properties in a flood hazard area within a FHAD and SFHA receive an annual mailing from MHFD that alerts and reminds them that they are within an area of potential flooding. As a part of its public outreach, the City also does an annual mailing to all properties in a SFHA (properties within the Clear Creek and Lena Gulch floodplains). With the FHAD adopted as a LFHA, the City mailing also includes the areas identified in the LFHA (properties within the Sloan's Lake floodplain).

Federal notification of flood risk does not occur for the LFHA, but State and City regulations require that sellers notify buyers during real estate transactions of the flood risk.

Flood Insurance Requirement
Properties in a SFHA are required to purchase flood insurance if they have a federally backed mortgage. For all other properties, the flood insurance is voluntary and less expensive. While often seen as a burden and an unwanted expense, flood insurance provides important coverage for damage that is caused by flooding. With the flood hazard areas adopted as a LFHA, property owners and tenants are advised of the risk and are encouraged to purchase voluntary flood insurance.

Flood Insurance Rates
Flood insurance rates for properties that are not in a SFHA are typically less since the properties are seen as having a lower risk of flooding. This is the case for properties in an LFHA.

Floodplain Regulations
The purpose of the City's floodplain regulations is to decrease the risk of flood damage to or caused by improvements that are proposed by property owners. Properties that are included in a LFHA receive the additional protections resulting from being subject to the City's floodplain regulations. This includes requirements like raising the lowest floor at least one foot above the base flood elevation (BFE), using flood resistant materials, and anchoring.

Proposed Code Amendment
City Code specifies the exact floodplain map that is adopted, referencing it by name and date. This code amendment adopts the revised Jefferson County Digital Flood Insurance Rate Map (DFIRM), effective date of August 2, 2022 as the City's official floodplain maps. The only change on the DFIRM within the City is for Sloan's Lake Drainageway and its tributaries. These changes are relatively minor in nature; the changes are mostly limited to the public right-of-way along 26th Avenue and do not affect any structures. There are no changes to the Clear Creek and Lena Gulch floodplains in the updated DFIRM.

Procedurally, the federal government has reviewed the DFIRM, and a Letter of Final Determination (LFD), dated February 2, 2022, was received from the Federal Emergency Management Agency (FEMA). The LFD notifies the City that the revised DFIRM has been adopted by FEMA. The revised DFIRM will be effective on August 2, 2022. The LFD requires that the City adopt the revised DFIRM by the effective date.

The City must adopt these new maps in order to be in compliance with the National Flood Insurance Program (NFIP) and to participate in the Community Rating System (CRS). The City's long-standing participation in the CRS program provides a 25% discount for all flood insurance policies within the City.

Public Outreach
A neighborhood meeting was held on March 30, 2022, in conjunction with the City's annual floodplain outreach meeting, to educate the residents of adoption of the revised DFIRM. None of the attendees commented on the adoption of the revised DFIRM.

Schedule for Adoption
Since the process requires a series of legislative stages, staff is following the schedule below for making revisions to the floodplain ordinance to adopt revised DFIRM before the federal deadline:

- April 21, 2022 – Planning Commission Meeting
- May 9, 2022 – City Council 1st reading
- May 23, 2022 – City Council 2nd reading
- August 2, 2022 – New floodplain maps become effective

RECOMMENDED MOTION:

"I move to recommend approval of the proposed ordinance amending Article VIII of Chapter 26 of the Code of Laws to update the City's floodplain maps and to make conforming amendments.

Exhibits:
1. Proposed Ordinance
2. Sloan's Lake Watershed Map

CITY OF WHEAT RIDGE, COLORADO
INTRODUCED BY COUNCIL MEMBER _____
Council Bill No.
Ordinance No. _____
Series of 2022

TITLE: AN ORDINANCE AMENDING ARTICLE VIII OF CHAPTER 26 OF THE CODE OF LAWS TO UPDATE THE CITY'S FLOODPLAIN MAPS AND TO MAKE CONFORMING AMENDMENTS

WHEREAS, the City of Wheat Ridge, Colorado (the "City"), is a Colorado home rule municipality, duly organized and existing pursuant to Section 6 of Article XX of the Colorado Constitution; and

WHEREAS, pursuant to its home rule authority and C.R.S. § 31-23-301(1), the City, acting through its City Council (the "Council"), is authorized to adopt rules and regulations concerning the location, construction, occupancy and use of buildings and structures on and along any storm or floodwater runoff channel or basin; and

WHEREAS, under such authority, the Council previously adopted floodplain regulations, codified as Article VIII of Chapter 26 of the Wheat Ridge Code of Laws ("Code"); and

WHEREAS, On February 2, 2022, the Federal Emergency Management Agency (FEMA) adopted the revised Digital Flood Insurance Rate Map (DFIRM) as the official floodplain maps; and

WHEREAS, the Council desires to amend a section of said Article VIII to adopt the revised DFIRM as the official floodplain maps.

WHEREAS, the Council desires to amend Paragraph G of said Article VIII to more clearly designate the source of the official floodplain maps and Local Flood Hazard Area (LFHA) that was adopted in 2019.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WHEAT RIDGE, COLORADO:

Section 1. Subsection 26-802 – Definitions of the Code is hereby amended to incorporate the additional definitions as follows:

Flood hazard area delineation (FHAD). The local flood maps that serve as the floodplain maps for floodplain management purposes when adopted as LFHA.

Local flood hazard area (LFHA). The land in the floodplain subject to a one (1) percent or greater chance of flooding in any given year that is adopted by the City but is not included in the DFIRM. Properties within the LFHA are subject to all the requirements in this Article.

ATTACHMENT 1

Section 2. Paragraph G of Subsection 26-803 of the Code, concerning official maps and engineering reports, is hereby repealed and replaced as follows:

G. *Official maps and engineering reports*. The location and boundaries of the SFHA shall be as identified by the Federal Emergency Management Agency in "The Flood Insurance Study for Jefferson County, Colorado and Incorporated Areas," dated August 2, 2022, and any amendments or revisions thereto are hereby adopted by reference and declared to be a part of this article.

The location and boundaries of the SFHA shall be as shown in the following engineering reports and accompanying maps:

1. Digital flood insurance rate map (DFIRM) panels dated August 2, 2022 for portions within the City of Wheat Ridge.

The location and boundaries of the LFHA shall be as shown in the following engineering reports and accompanying maps:

1. Sloan's Lake FHAD dated July 2018 for portions within the City of Wheat Ridge.

The DFIRM constitute the current flood insurance study for the City of Wheat Ridge and is fully incorporated herein by this. The DFIRM and FHAD are on file at the Wheat Ridge Municipal Building, 7500 West 29th Avenue, Wheat Ridge, Colorado.

Section 3. Safety Clause. The City Council hereby finds, determines, and declares that this Ordinance is promulgated under the general police power of the City of Wheat Ridge, that it is promulgated for the health, safety, and welfare of the public and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The City Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be attained.

Section 4. Severability; Conflicting Ordinances Repealed. If any section, subsection or clause of this Ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected thereby. All other ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 5. Effective Date. This Ordinance shall take effect fifteen (15) days after final publication, as provided by Section 5.11 of the Charter.

INTRODUCED, READ, AND ADOPTED on first reading by a vote of ____ to ____ on this 9th day of May 2022, ordered published in full in a newspaper of general circulation in the City of Wheat Ridge and Public Hearing and consideration on final passage set for **May 23, 2022, at 7:00 o'clock p.m.**, as a virtual meeting and in the Council Chambers, 7500 West 29th Avenue, Wheat Ridge, Colorado if allowed to meet in person on that date per COVID-19 restrictions and that it takes effect 15 days after final publication.

READ, ADOPTED AND ORDERED PUBLISHED on second and final reading by a vote of _____ to _____, this _____ day of _____, 2022.

SIGNED by the Mayor on this _____ day of _____, 2022.

_____
Bud Starker, Mayor

ATTEST:

_____
Steve Kirkpatrick, City Clerk

Approved As To Form

_____
Gerald E. Dahl, City Attorney

First Publication: , 2022
Second Publication: , 2022
Wheat Ridge Transcript
Effective Date: , 2022

Rocky Mountain Ditch (North Branch)
Wadsworth Blvd
38th Ave
Harlan St
Sheridan Blvd
Tennyson St
Irving St
Zuni St
32nd Ave
Speer Blvd
Gray Street Tributary
Jefferson County (Unincorporated)
Wheat Ridge
City & County of Denver
Rocky Mountain Ditch (South Branch)
29th Ave
Pierce Street Tributary
Ashland Drainageway
26th Ave
Lowell Blvd
Clay St
287
Lakewood
Edgewater
23rd Ave
Federal Blvd
Sloan's Lake
Sloan's Lake Drainageway
20th Ave
Carr St
121
25
South Platte River
17th Ave
Sloan's Lake Drainageway
40
Colfax Ave
14th Ave
Harlan St
86
Dry Gulch
Perry St
Knox Ct
Federal Blvd
Decatur St
13th Ave
Zuni St
10th Ave
Lakewood Gulch
Weir Gulch

0 800 1,600
Feet

Legend

- Study Reach
- Ditch/Gulch/River
- Highway
- Light Rail Line
- Sloan's Lake Watershed Boundary (4.9 Sq. Mi)
- City Boundary

Waterbody/Detention

- Publically Maintained
- Privately Maintained

Jurisdictions

- City & County of Denver
- Edgewater
- Lakewood
- Wheat Ridge
- Jefferson County (Unincorporated)

No.	DATE	DESCRIPTION	APPR.

Matrix DESIGN GROUP
AN EMPLOYEE-OWNED COMPANY

designed by:
drawn by: CM
checked by: RK
project no.: 16.155.026
date: 07/22/2016

URBAN DRAINAGE AND FLOOD CONTROL DISTRICT, CITY AND COUNTY OF DENVER

MAJOR DRAINAGEWAY PLAN
SLOAN'S LAKE DRAINAGEWAY AND TRIBUTARIES

WATERSHED MAP

FIGURE 2-2

FILE: G:\gis_projects\UDFCD_Sloans_Lake\activeapps\Hydrology_Report\Fig_2-2_UDFCD_SL_Watershed_Map.mxd, 7/22/2016, chris_martin

ATTACHMENT 2