

Chapter 5—Land Use Plan & Categories

Land Use Plan Introduction

The following sections describe the land use categories shown on the Land Use Plan (see Figure 3). The Land Use Plan identifies future land uses for the entire Arvada Planning Area. It shows the distribution of residential, non-residential, mixed-use, and civic or public land uses. This chapter contains the Land Use Plan map and a description of each category shown on it. More information is provided in Appendix B about how much development could occur based on the Land Use Plan (see Appendix B: Plan Buildout). Each category described below includes a listing of primary and secondary uses, a description of the general characteristics and location of each land use type, and the range of allowable densities.

Residential Categories

Arvada's residential areas have a variety of characteristics and densities. The locations of residential areas are designed to be compatible with existing and proposed development and site constraints; however, in some cases the densities listed may not be achievable given unique conditions. When calculated, density includes local streets and public and private open space. The City will determine appropriate density during the development review process, taking into consideration site constraints and adjacent development. The City also considers availability of utilities, the development's impact on the local and regional traffic system, vehicle accessibility, and proximity to and impact upon community facilities such as schools, parks, and open space. For most higher density residential development, vehicular, bicycle, and transit routes should be accessible, yet residential areas should be protected from heavy traffic. In addition, higher density residential areas should be within convenient proximity to neighborhood retail centers.

The following sections describe the various residential land use categories shown on the Land Use Plan.



*Residential development:
Village at Five Parks.*



Examples of Low Density Residential: (top) in western Arvada and (bottom) cluster example from Larimer County.



Examples of Suburban Residential: older and newer.

Low Density Residential (with Cluster Option)

Primary Uses: Single-family residences, duplexes, patio homes, townhomes, and condominiums.

Secondary Uses: Supporting and complementary uses, including open space and recreation, equestrian uses, schools, places of worship, and other public uses. Senior housing is allowed if compatible with the surrounding area.

Characteristics and Location: This type of residential will develop at densities lower than typically found in suburban residential areas and has more rural characteristics. It is generally found in the western part of Arvada where topography is more rolling. Land owners may develop large lot single-family rural residential, or cluster development on smaller lots to conserve open space, views, and other natural features. At least twenty (20) percent of the site should be conserved as open space, or fifty to seventy (50 to 70) percent with a cluster, depending on the density bonus (see Chapter 4: Low Density Residential principles, page 4-8).

Density: (see chart)

Gross Density (du/ac)	Open Space Min.
Up to 0.65 du/ac.	20%
Up to 1.2 du/ac.	50%
Up to 1.5 du/ac.	70%

Relationship to Earlier Plans: This category generally replaces the “Countryside” and “Estate” categories in the 1995 Plan. It replaces the “Countryside Residential A” & “B” categories in the Jefferson Center plan.

Zoning Districts: NC-RA – New Community Residential Sub-District; NC-MU-A (allows 1 du/ac, and also mixed-use); R-CE – Residential Countryside District; any PUD-R less than 1.0 unit per acre.

Suburban Residential

Primary Uses: Single-family residences, duplexes, and attached residences.

Secondary Uses: Supporting and complementary uses, including open space and recreation, schools, places of worship, and other

public uses. Senior housing facilities are also appropriate if compatible with the surrounding areas.

Characteristics and Location: Suburban residential is appropriate in suburban settings. New residential developments are accessed from local or collector streets and may be away from activity centers. Ten (10) percent of the site should be conserved as open space, or twenty (20) percent with a cluster. Clustering is encouraged to provide greater amounts of open space.

Density: Up to 5 dwelling units per acre.

Relationship to Earlier Plans: This category generally replaces the “Suburban” category in the 1995 Plan.

Zoning Districts: NC-MU-C District; R-L, CC-B, R-SL, R-NT, R-I, any PUD-R less than 5.0 units per acre.

Medium Density Residential

Primary Uses: Medium Density Residential includes a broader variety of residential types, including single-family residences, duplexes, patio homes, townhomes, and condominiums.

Secondary Uses: Supporting and complementary uses, including open space and recreation, schools, places of worship, and other public uses. Senior housing facilities are also appropriate.

Characteristics and Location: This residential type is appropriate in locations near activity centers. These developments are generally served by collector streets or arterial streets and ideally will be served by transit. Twenty-five (25) percent of the site must be conserved as open space. Clustering is encouraged to provide greater amounts of open space.

Density: Up to 12 dwelling units per acre.

Relationship to Earlier Plans: This is a new residential category.

Zoning Districts: R-MD – Residential Medium Density District; any PUD between 5 and 12 du/ac.



Another example of Suburban Residential: duplexes.



Examples of Medium Density Residential: condominiums and townhomes.



Examples of High Density Residential: (a) apartments of up to 5-stories and (b) townhomes.

High Density Residential

Primary Uses: High Density Residential is appropriate for multi-family residential apartments and condominiums and similar higher-density residential types.

Secondary Uses: Supporting and complementary uses, including open space and recreation, schools, places of worship, and other public uses are appropriate in the High Density Residential Category. Senior housing facilities are also appropriate in these areas.

Characteristics and Location: This higher density residential should be near activity centers or supporting non-residential uses. These developments are generally located along collector or arterial streets and should be near transit centers or transit service. At least twenty-five (25) percent of the site must be conserved as open space. Other private recreational amenities should be provided, such as tot lots, swimming pools, or garden/courtyards.

Density: A minimum of 12 dwelling units per acre and up to 24 dwelling units per acre. For High Density Residential within Transit-Oriented Development (TOD) Influence Areas, the City will target a minimum density of 20 dwelling units per acre, but may allow lower density if a developer demonstrates the ability to phase in additional units to meet the minimum requirement at such time transit is available.

Relationship to Earlier Plans: This category is new. Most of the multi-family areas were classified as Auto-Urban areas in the 1995 Plan.

Zoning Districts: R-M – Residential Multi-Family District; any PUD higher than 12 units per acre.

Mixed-Use Categories

Mixing of different land uses—offices, residential, shopping—in one discrete area has historically been prevalent in cities. However, more recent development trends have shifted away from this pattern. The automobile as the dominant mode of transportation has led to a more dispersed pattern of land uses, and market demand for larger single family homes further increases physical separation.

This plan promotes mixed-use development because it can create identity and attractive pedestrian environments, stimulate redevelopment, and increase transit use (in transit-oriented development areas). Chapter 4 contains the development principles for building effective mixed-use development. Generally, mixed-use development should be designed according to the following principles:

1. Build upon a coherent master plan that physically integrates different uses (for example, retail space, residential, hotels, offices, or civic and cultural facilities). The mix of land uses can be vertical—mixing project components into a single mixed-use building or block—or components can be in separate buildings.
2. Locate and orient development around a central public space, such as a plaza or park.
3. Provide internal interconnected streets and sidewalks, allow safe and direct pedestrian access between buildings, and overall, accommodate pedestrians in a safe manner.

The Land Use Plan designates two types of mixed-use development in Arvada: (1) Mixed-Use, and (2) Mixed-Use Residential Emphasis, described below.



Example of Mixed-Use Residential of varying scales with retail on the ground floor. (Transit-Oriented Development in Arlington, Virginia).

Mixed-Use

Primary Uses: The Mixed-Use category is intended to promote a wide range of land uses, including retail, office, light industrial, live-work, and medium and higher density residential.

Secondary Uses: Open space, recreation, places of worship and public uses are also appropriate.

Characteristics and Location: Mixed-Use areas should be located near collector or arterial streets or transit facilities. The intent is to create an environment that has employment and shopping opportunities, a range of housing types and parks, open space and civic uses, if appropriate. Uses may be mixed either vertically or horizontally. Mixed-Use areas should be developed in an integrated, pedestrian friendly manner and should not be overly dominated by any one land use or housing type. No single land use shall exceed eighty (80) percent of the land area of a project, nor should any single land use exceed eighty (80) percent of total building square footage where a mix of uses are provided within the building.

Density/Intensity: A minimum density of 7 dwelling units per acre should be provided. For residential portions of Mixed-Use development within Transit-Oriented Development (TOD) Influence Areas, the City will target a minimum density of 20 dwelling units per acre, but may allow lower density if a developer demonstrates the ability to phase in additional units to meet the minimum requirement at such time transit is available. Higher intensity employment and high density residential development are encouraged in the core of Mixed-Use areas, or adjacent to collector or arterial roadways and adjacent to applicable transit stations. It is expected that the 35 foot height limit will need to be exceeded in certain cases. Building heights should be evaluated during the development review process. Where appropriate, building height transitions and step-downs should be provided to be compatible with adjacent development.



Example of live-work units that are encouraged for the Mixed-Use category.

Relationship to Earlier Plans: This category generally replaces the Urban category in the 1995 Plan.

Zoning Districts: B-3 (Central business – Olde Town) allows a mix of commercial and residential uses; NC-MU-C; PUD's allowing mixed-use development.

Mixed-Use: Residential Emphasis

Primary Uses: The Mixed-Use Residential category is intended to promote self-supporting neighborhoods which contain housing predominantly, but that also include retail, offices, and light trade. A range of residential housing types, such as single-family residences, duplexes, patio homes, townhomes, apartments, condominiums, and live-work units, should be built on a majority of any site within this category.

Secondary Uses: Between ten (10) and forty (40) percent of the site area should be allocated to non-residential uses that are related to the neighborhood. Examples include convenience retail, offices, or live-work units. Developments within the Mixed-Use Residential category should also include open space, parks, plazas, and other public or quasi-public uses as appropriate, such as schools, places of worship, libraries, and community centers.

Characteristics and Location: Mixed-Use Residential is appropriate near activity centers and near major arterial and collector streets. The intent is to allow for vertical or horizontal mix of uses on sites, including some high density residential (see Mixed-Use Development Principles in Chapter 4).

Density/Intensity: A minimum density of 7 dwelling units per acre should be provided. For residential portions of Mixed-Use Residential within Transit-Oriented Development (TOD) Influence Areas, the City will target a minimum density of 20 dwelling units per acre, but may allow lower density if a developer demonstrates the ability to phase in additional units to meet the minimum requirement at such time transit is available. High-density residential development is encouraged as part of a mixed-use development, and generally should be located in the core (highest-intensity area) of the mixed-use development. It is expected that the 35 foot height limit will need to be exceeded in certain cases. Building heights should be evaluated during the development review process. Where appropriate, building height transitions and stepdowns should be provided to be compatible with adjacent development.

Relationship to Earlier Plans: This is a new category.

Zoning Districts: Modify PUD-BPR zone district or create new mixed-use classification that is intended to be a higher density mixed-use center that could include a full range of services, multi- and single-family housing, offices, and live-work uses. NC-MU-C.



Example of Mixed-Use Residential: A neighborhood with a neighborhood-serving retail use in the midst of homes.



Examples of Mixed-Use development: Village at Five Parks, other traditional mixed-use development examples.

Non-Residential Categories

The non-residential categories on the Land Use Plan have a variety of uses, development intensities, and characteristics. The development and uses are designed to be compatible with existing and proposed development, site constraints, and market demand. The commercial and industrial categories are described below. The following sections describe the various non-residential land use categories contained in the Plan.

Industrial

Primary Uses: Industrial.

Secondary Uses: Supporting retail or office uses are also appropriate in the Industrial category. Open space and recreation, and other public uses, are also appropriate.

Characteristics and Location: This category encompasses Arvada’s heavier industrial areas and generally provides a location where less restrictive regulations are applied. Outdoor storage is allowed. Most of the City’s heavy industry is located in the Clear Creek sub-area.



Example of Industrial in Southeast Arvada.

Relationship to Earlier Plans: Generally this category replaces the “Auto Urban Industrial” category in the 1995 Plan.

Zoning Districts: Standard Industrial District: Heavy Industrial (I-2), I-1, NC-SU, CC-A (Industrial and Commercial).

Industrial/Office

Primary Uses: Industrial and Office.

Secondary Uses: Supporting retail uses, open space and recreation, and other public facilities and uses are appropriate.

Characteristics and Location: This category encourages development of industrial and office uses that will minimally affect surrounding properties. Outdoor storage is limited. The Industrial/Office land use type is generally located near activity centers and along arterial or collector streets.

Relationship to Earlier Plans: Generally this category replaces the I/OF category in the Jefferson Center Plan and the Auto Urban Industrial category in the 1995 Plan.

Zoning Districts: Standard Industrial District: Light Industrial (I-1), PUD-I, NC-I/OF.



Example of industrial retail.

Neighborhood & Community Commercial/Office

Primary Uses: General retail to serve neighborhoods and the community is appropriate in this category. It also allows for offices. In some cases, it may not be appropriate to allow both retail and office on a particular site. Some properties may only be appropriate for office. Intensive industrial activities and Large Format Retail businesses are not allowed. Large Format Retail “Big Boxes” should be developed in the Regional Commercial category, described below.

Secondary Uses: Supporting uses, open space and recreation, medium and higher density housing, and other public facilities and uses may be appropriate depending on site context..

Characteristics and Location: The Neighborhood and Community Commercial/Office category encompasses retail centers that provide shopping service to adjacent and surrounding neighborhoods in the community. Community Commercial Centers are generally located at the intersection of two arterial streets. Neighborhood Commercial Centers are generally located at the intersection of two collector streets or a collector and an arterial street. Office uses are generally appropriate in Neighborhood or Community Commercial/Office areas. In



Examples of Neighborhood and Community Commercial developments along W. 64th Avenue.

certain cases, a site may only be appropriate for office due to site context (adjacent land uses, for example) and traffic issues.

Relationship to Earlier Plans: Generally this category partially replaces the Auto-Urban category in the 1995 Plan, except that the high-density residential areas are now shown as High Density Residential or Mixed-Use.

Zoning Districts: Clear Creek: CC-C – allows commercial and office; New Community: NC-C/OF, PUD-BP; Standard Commercial Zoning Districts: P-1 (Professional Office); B-1 (Neighborhood business) – allows convenience shopping and offices; and B-2 (General business) – allows retail business, service, and professional offices.



An existing Regional Commercial center is located near Wadsworth and I-70.

Regional Large Format (Big Box) Commercial

Primary Uses: The Large Format (Big Box) Commercial category is designed to provide a location for more intense commercial and residential development that will serve the broader community or region. It may include, but is not limited to, general retail and office, Large Format (Big Box) Commercial retail centers, multi-family residential, and regional malls. An integrated mix of uses is encouraged.

Secondary Uses: Supporting uses, open space and recreation, and other public facilities and uses are appropriate.

Characteristics and Location: The Regional Commercial category is shown on the Land Use Plan at three primary locations: (1) in the Jefferson Center, (2) at the intersection of I-70 and Wadsworth, and (3) at Indiana Street in the vicinity of 66th Place. This land use type is generally located at the intersection of a highway and an arterial or at the intersection of two arterials, or along an arterial.

Relationship to Earlier Plans: This is a new category.

Zoning Districts: PUD-BPR

Other Categories

Open Space and Parks

Primary Uses: Public and private open space, public and private parks, and golf courses.

Secondary Uses: Some public utilities or facilities may be appropriate.

Characteristics and Location: Open space and parks, where they currently exist, are shown on the Land Use Plan. The characteristics and location vary, depending on the type of use.

Relationship to Earlier Plans: This category takes the place of “Special/Open Space and Open Space/Park” in the 1995 Plan.

Zoning Districts: C- Conservation or as part of other zone districts.



Examples of Open Space and Parks in and around Arvada.

Public and Quasi-Public

Primary Uses: The Public and Quasi-Public category includes uses related to community services, such as fire stations, schools, libraries, community centers, hospitals, city buildings, utilities, cemeteries, and places of worship.

Characteristics and Location: The Land Use Plan shows only existing Public and Quasi-Public facilities. Future locations will vary depending on the type of facility.

Relationship to Earlier Plans: This is a new category.

Zoning Districts: n/a



Examples of Public/Quasi-Public: schools, churches, and community facilities.

THIS PAGE BLANK

**Remove this Page –
Insert Figure 3:
Land Use Plan map**