

PROJECT NARATIVE 6800 KILMER STREET, ARVADA, CO

Chelton LLC seeks reconsideration of its Petition for Comprehensive Plan Amendment to modify the designation for 6800 Kilmer Street. The Property is zoned Light Industrial (IL), but the current Comprehensive Plan designates the Property for Mixed-Use Residential development. Because the Arvada Development Code requires new development to comply with the Comprehensive Plan, these mutually exclusive designations prevent development of the Property. Moreover, the Property presents very unique circumstances making any development other than light industry impractical. In particular, the Property is a closed municipal solid waste landfill that is directly connected to other industrial properties and that has very limited options for ingress and egress. Therefore, Chelton seeks amendment of the Comprehensive Plan to align the planned uses with the Property's current zoning.

In November 2024, City Council denied the requested amendment. Council has consented to reconsidering that decision. Chelton appreciates this opportunity and is presenting additional information about its planned development and use of the Property, including modifications to the development plan to address concerns raised by both neighbors and Council members.

Chelton proposes to develop the property for outdoor RV storage. This is perhaps the only practical and viable use of the Property. Storage will be on a surface lot, which minimizes the need to excavate landfill material while also avoiding significant structural stability and methane intrusion concerns that would result from an enclosed building on the Property. RV storage also minimizes the level of activity and noise that will be experienced on a day-to-day basis as compared to other possible surface uses, such as a construction yard or materials storage that would involve a daily buzz of activity with trucks, forklifts and other equipment. RV storage makes a much more appropriate transition from the residential neighborhoods located north and south of the Property to the heavy industrial properties immediately east of the Property, including the City's maintenance facility.

The project will include 355 surface RV parking spaces, a small office building, a detention pond, and enhanced landscaping to buffer the perimeter of the site. In total, 53% of the proposed planned development is landscaping/open space. The Property also has significant natural separation from residential areas in the form of water ways, the Croke Canal to the south and west and Ralston Creek to the north. In addition, a twenty-four foot tall mound screens most of the Forrest Springs neighborhood from view of the Property.

In response to the comments submitted at the hearing in November 2025, Chelton considered and is implementing further modifications to its development plan. Chelton evaluated altering the setbacks to residential areas, but doing so would significantly reduce the number of parking spaces and make the project financially infeasible. However, Chelton proposes additional landscaping to better screen the facility from the few homes that have a view of it. This landscaping includes increasing the height of a proposed berm from four feet to six feet. Chelton also proposes additional trees to provide a denser canopy and thus better screening of the lot. The trees will have the added benefit of screening the other industrial properties, including the City's maintenance facility, from the residential properties.



CAMERA LOCATION





CAMERA LOCATION





CAMERA LOCATION

SITE LOCATION



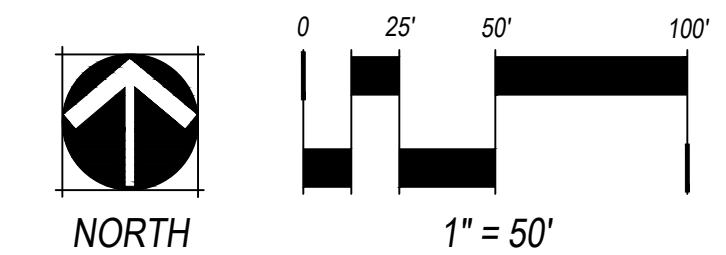
ARVADA COLORADO RV STORAGE SITE PLAN

SITUATED IN THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 1,
TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH P.M.,
CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO



- LEGEND:
- CANOPY TREES
 - EXISTING TREE TO BE REMOVED
 - EXISTING TREE TO REMAIN
 - ORNAMENTAL TREES
 - EVERGREEN TREES
 - EVERGREEN SHRUBS
 - DECIDUOUS SHRUBS
 - ORNAMENTAL GRASSES
 - LANDSCAPE BED (LOW HYDROZONE)
 - NATIVE SEED (VERY LOW HYDROZONE)
 - WETLAND SEED (NON-IRRIGATED)
 - COBBLE
 - PROPERTY LINE
 - FENCE-RE-AMENITY SCHEDULE ON SHEET 11

NOTES:
1. ALL PROPOSED PLANTS SHALL BE LOW OR VERY LOW WATER USE.



ARVADA COLORADO RV STORAGE SITE PLAN
6800 KILMER ST
ARVADA, COLORADO

OWNER:
CHELTON LLC
PO BOX 460010
FORT LAUDERDALE, FL 33346

NOT FOR
CONSTRUCTION

DATE:
03/01/24 - SUBMITTAL 01
06/21/24 - SUBMITTAL 02
03/14/25 - SUBMITTAL 03

SHEET TITLE:
BERM EXHIBIT



*NOT FOR CONSTRUCTION