



COMMUNITY AND ECONOMIC DEVELOPMENT  
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Date: October 28, 2022  
To: Rob Smetana, Manager of City Planning and Development  
From: Carol Ibanez, Senior Planner  
Subject: DA2022-0073  
7207 Grandview Avenue Improvements Site Plan Amendment

**Background:**

The Wilson's Home was built in 1889 at 7207 Grandview Avenue and in 1905 the home was called the Arvada Motel. The development application includes proposed exterior improvements to the Wilson House (main house), the motel building, a new storage building, new landscape and plant materials for the front and side yards of the main house and for entry-ways to each of the motel-units. The following improvements are:

**Main House**

The existing paint for the main house is white. The proposed paint is dark gray and white for the trim.

**Motel Building**

The existing awnings for the motel building will be replaced with light gray, composite slat awning with metal supports. The motel will also be painted dark gray to be consistent with the main house. The existing brick soldier-course cornice shall remain white.

**Storage Building**

A new 338 square foot storage gable roof building is proposed on the west side of the main house. The building color is dark gray field color with white trim to match both buildings. Roof shingles will be composition material to match the main house. New

exterior light sconce will be installed for safety of the residence stay in the motel building.

### **Site Improvements**

The existing plants will be removed and replaced by new planting and landscape beds, No trees will be removed. New landscaping and planting materials are proposed for the front and side yards of the main house and for the entry ways to each of the motel units.

### **Fencing**

A new fence is proposed along Grandview Avenue and Teller Street. A three foot white metal picket fence with decorative finial along the front and side yard sidewalks will be installed. The applicant provided a photo from the Arvada Historical Society library of the house built in 1889 that showed a white picket fence located in the front of the house.

### **Summary**

The property is zoned Olde Town-GV (Grandview Subdistrict) and the proposed improvements meets the Olde Town Design Guidelines and the Land Development Code development standards.

The City's existing infrastructure and public improvements have adequate capacity to serve the proposed development. No grading, utility connection and improvements were required for the development. Staff recommends approval of the Site Plan Amendment.

Approved by:

Date: 10/28/22



Rob Smetana  
Manager of City Planning and Development