

**Development Project Status:  
Midland Lofts**

**\*\* Please note: The information provided on this PDF is for informational purposes only. The information is subject to change and may not be updated in a timely manner.\*\***

**Location:** 7255 Irving Street (west side of Irving Street, two parcels north of 72nd Avenue)

**eTRAKiT Project Number:** PLN20-0062 (Preliminary Development Plan)  
PLN20-0063 (Rezoning)  
PLN20-0085 (Official Development Plan)

**Vicinity Map:****VICINITY MAP**



# WESTMINSTER

## Department of Community Development Planning Division

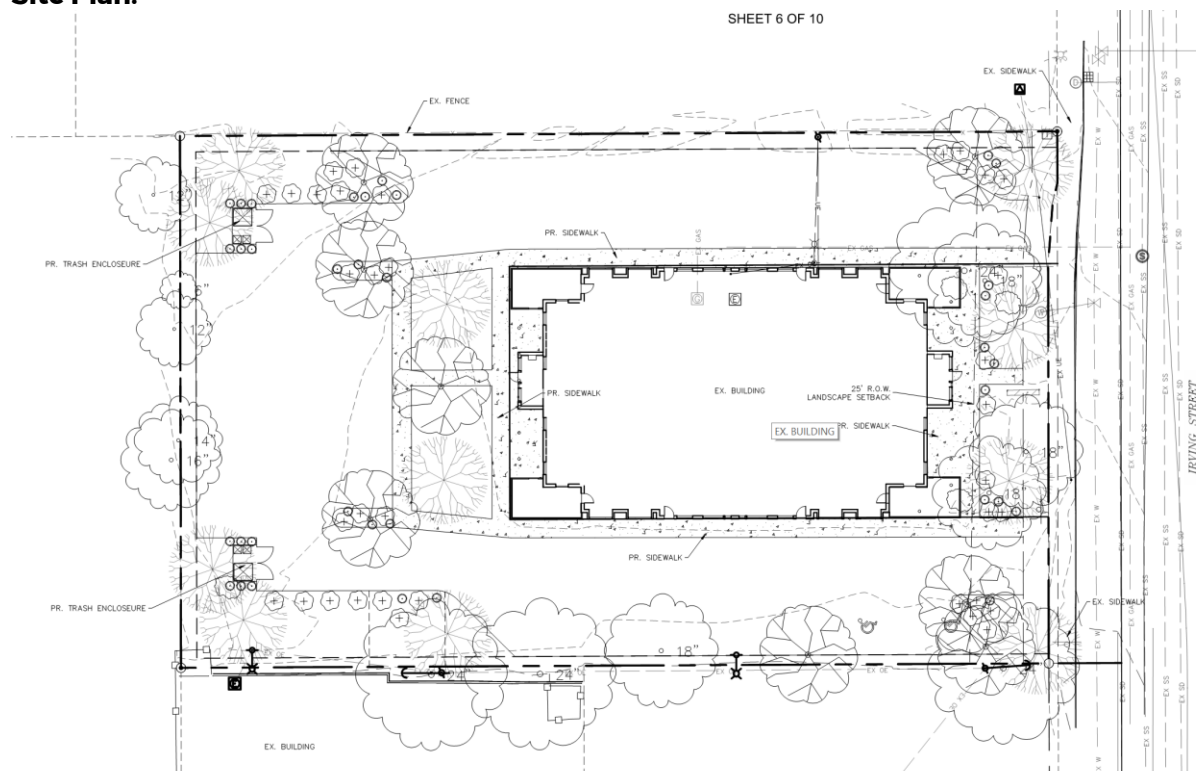
**Zoning:** B-1 (requesting change to PUD)

**Comprehensive Plan Designation:** [Mixed Use](#)

**Developer:** Arkadia EH, LLC

**Project Description:** Proposed adaptive reuse of existing building situated on 1.06 acres located on the west side of Irving Street, two parcels north of the intersection of 72nd Avenue. The development would transform the existing building into eight ground floor live work units with ten multi-family units above on the second floor. A rezoning to Planned Unit Development (PUD) along with an accompanying Preliminary Development Plan (PDP) are both required to be reviewed and considered by City Council.

### Site Plan:



**Building Elevations:**



**\*\* Please note, the site plan and elevations have not been approved by the City and are subject to change in future submittals and before approval. \*\***



**Department of Community Development  
Planning Division**

**Public Hearing Required:** For this development, the applicant is required to apply for a rezoning from B-1 to PUD, apply for a new Preliminary Development Plan (PDP), and apply for a new Official Development Plan (ODP). A public hearing before the Planning Commission and City Council is required for all rezoning applications and all new PDP Applications. The ODP application could be approved administratively based off the size of the development or it could also be referred to the Planning Commission and City Council for review and consideration.

**Review Process Status:** All three applications, Rezoning, PDP, and ODP, are currently in staff review. The City and the applicant hosted a neighborhood meeting on October 7, 2020. It can be viewed here: <https://www.youtube.com/watch?v=-DIJYUtgWn4>

Once the staff review is complete, the applications will be referred to the Planning Commission and City Council for review and consideration at a public hearing. At this time, no public hearings have been scheduled for this development proposal.

**If you have any questions or comments on the proposed development, email the City planner listed below.**

**City Planner Contact Information:**

Nathan Lawrence, Senior Planner  
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**Developer Contact Information:**

JOHN ANDRIANAKOS  
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### Fields for the Current Development Map:

<b>OBJECT ID</b> USED TO HELP FIND PROJECT IN GIS ATTRIBUTE TABLE. DO NOT CHANGE THIS.	<b>PROJECT #</b> TRAKIT #	<b>PROJECT PLANNER</b>	<b>PROJECT TITLE</b>
	PLN20-0062 (PDP), PLN20-0063 (RZN), PLN20-0085 (ODP)	Nathan Lawrence	Midland Lofts

<b>DESCRIPTION</b> DESCRIBE PROJECT & INCLUDE ACREAGE, BUILDING SQUARE FOOTAGE, & DWELLING UNITS	<b>OWNER AND/OR DEVELOPER</b>	<b>URL</b> Provide the URL for the Development Status Webpage after it has been created.	<b>LOCATION</b> (Address & cross streets)
Adaptive reuse of an office building to construct 8 live-work units and 10 multi- family units.	Arkadia EH, LLC		7255 Irving Street, 72 <sup>nd</sup> Ave & Irving St

<b>STATUS</b> Under Review, Project Approved, Under Construction, Project Complete	<b>PROJ_STAT</b> Active, Archive, No Development, Withdrawn	<b>ZONING (CURRENT)</b>	<b>COMP PLAN</b>
Under Review	Active	B-1	Mixed Use