

Community Development

About Community Development

The Community Development Department provides service to the community in planning, code enforcement, zoning administration, economic development, redevelopment, building and housing inspections. This department also serves the Planning Commission, the Board of Adjustment, Building Code Advisory Committee, the Wheat Ridge Housing Authority (WRHA), the City Council and ad hoc task forces established for specific projects.



2008 Budget Highlights

- Comprehensive Plan revision
- Subarea plans
- Cabela's retail center plan review



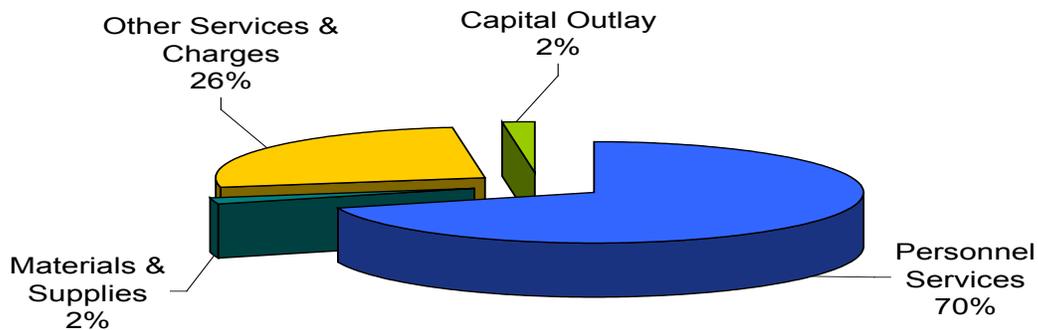
Community Development

Staffing and Financial Summary

	2005 Authorized	2006 Authorized	2007 Authorized	2008 Adopted
Administration	2	2	2	2
Planning	3	4	4	4
Building	4	4	4	4
TOTAL	9	10	10	10

	2006 Actual	2007 Adjusted	2007 Estimated	2008 Adopted
Personnel Services	\$608,239	\$681,984	\$681,984	\$680,544
Materials & Supplies	\$11,426	\$20,525	\$18,325	\$18,300
Other Services & Charges	\$51,960	\$249,225	\$76,629	\$254,895
Capital Outlay	\$16,240	\$3,400	\$2,800	\$19,200
TOTAL	\$687,865	\$955,134	\$779,738	\$972,939

Total 2008 Budget by Object

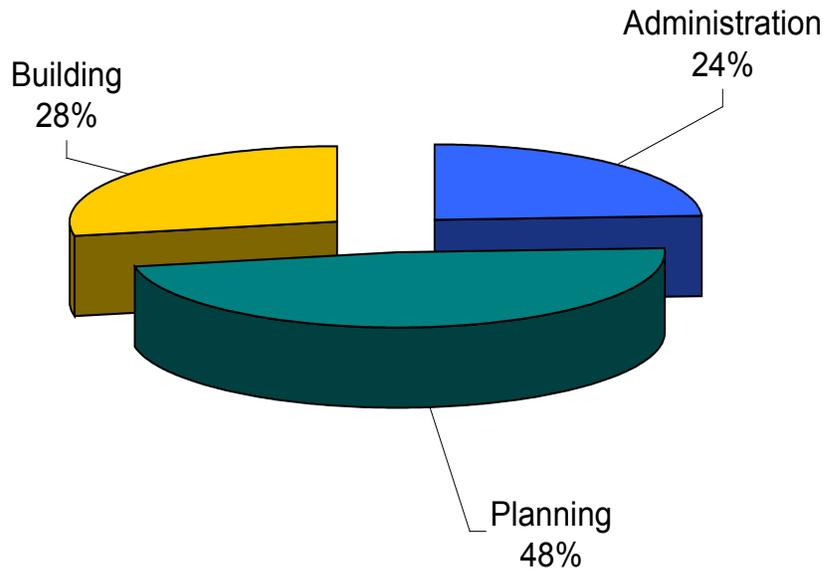


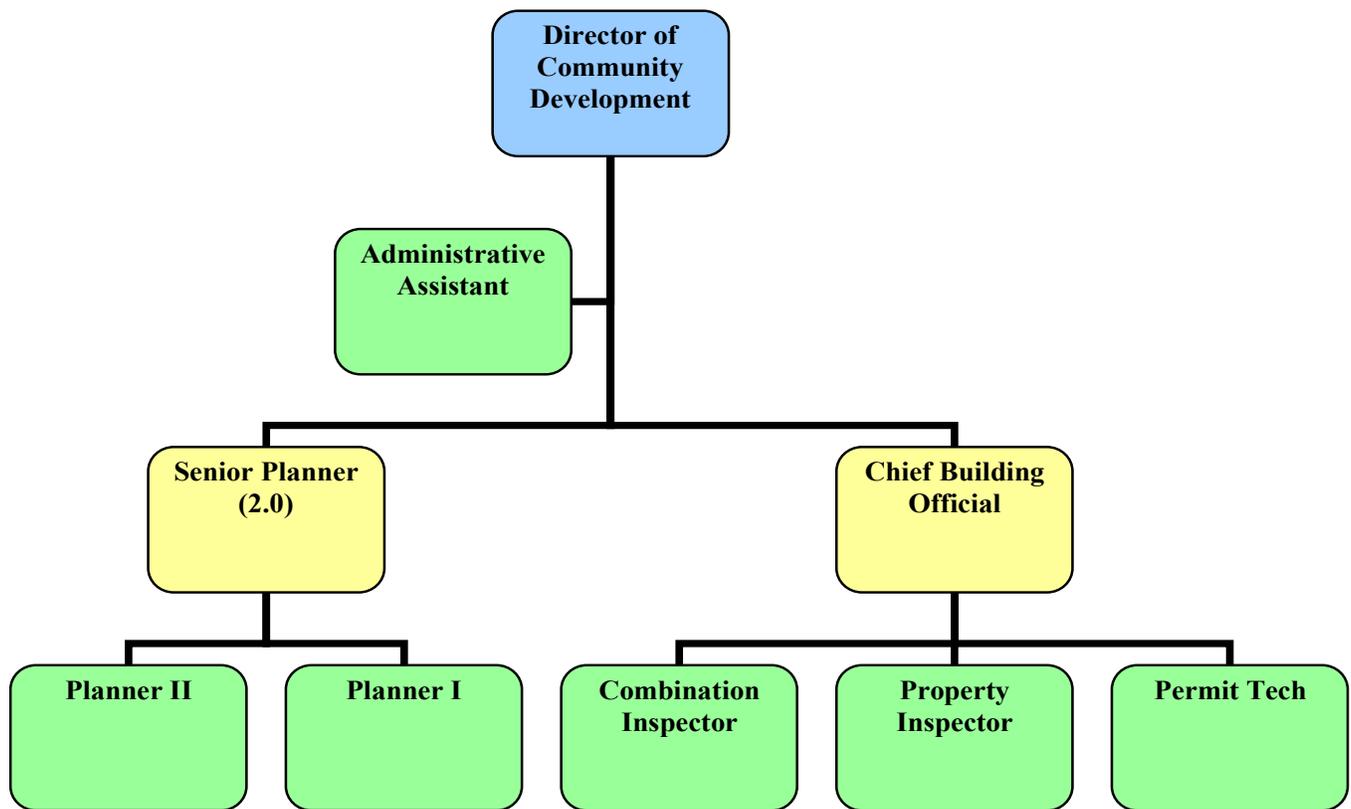
Community Development

Total Budget by Program

	2006 Actual	2007 Adjusted	2007 Estimated	2008 Adopted
Administration	\$220,151	\$236,918	\$223,093	\$233,868
Planning	\$249,243	\$455,431	\$303,635	\$464,816
Building	\$218,471	\$262,785	\$253,010	\$274,255
TOTAL	\$687,865	\$955,134	\$779,738	\$972,939

Total Budget by Program







**COMMUNITY
DEVELOPMENT
PROGRAMS**

Administration

Planning

Building



DID YOU KNOW

Wheat Ridge is the 23rd largest City in the State of Colorado, with a population of about 31,700.

Administration

Overview

- Direct the programs and activities of the Administrative, Planning, Building, and Zoning Enforcement functions.
- Administer city and department policies.
- Prepare and administer annual department budget.
- Direct the preparation of special plans or studies.
- Direct the work of consultants.
- Provide staff support to Boards & Commissions.
- Manage activities Housing Authority.
- Coordinate development activities with other departments, service providers, municipalities, and regional and state agencies.
- Direct special projects as assigned by the City Manager.

2007 Achievements

- Prepared a package of changes to development regulations, streetscape and architectural guidelines and development processes to implement recommendations of the NRS ("X Process").
- Successfully completed the annual adoption of the City's "Three Mile Plan," defining a growth boundary outside the City.
- Directed the work of staff and consultants in the preparation of the Wadsworth Corridor and Fruitdale subarea plans.
- Continued to improve and expand the information on the Department's page of the City's website.
- Completed the fourth Housing Authority rehab/conversion project.
- Successfully negotiated Wheat Ridge Cyclery urban renewal project.

2008 Objectives

- Direct implementation actions for the Northwest Subarea Plan.
- Direct the preparation of the Comprehensive Plan update or preparation of an additional subarea plan.
- Direct the process of identifying and preparing refinements to the development code and development review processes/procedures to fully implement the "X Process."
- Work with WR2020, developers and landowners to initiate redevelopment projects, especially along the Wadsworth corridor, the Fruitdale subarea, the Gold Line transit station, and Kipling motel district.
- Continue the hotel/motel and housing inspection program.
- Continue to administer the Community Development Block Grant (CDBG) program for the City.
- Continue to participate in regional planning efforts and studies.
- Participate in planning studies undertaken by adjacent jurisdictions and regional and state agencies.

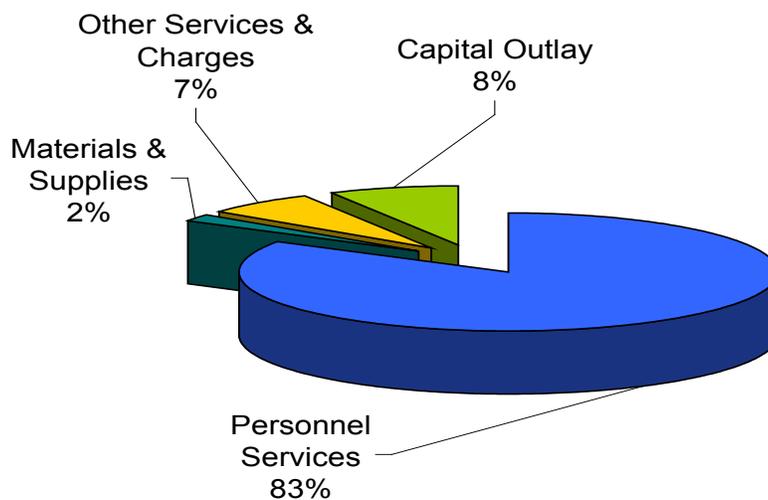
Administration

Staffing and Financial Summary

	2005 Authorized	2006 Authorized	2007 Authorized	2008 Adopted
Community Dev Director	1	1	1	1
Administrative Assistant	1	1	1	1
TOTAL	2	2	2	2

	2006 Actual	2007 Adjusted	2007 Estimated	2008 Adopted
Personnel Services	\$199,407	\$212,543	\$212,543	\$195,778
Materials & Supplies	\$2,152	\$4,000	\$3,250	\$4,500
Other Services & Charges	\$5,018	\$19,775	\$7,300	\$15,590
Capital Outlay	\$13,574	\$600	\$0	\$18,000
TOTAL	\$220,151	\$236,918	\$223,093	\$233,868

Total 2008 Budget by Object



**COMMUNITY
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Administration

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Building



DID YOU KNOW

In 2007 ~2,500 pieces of mail for Wadsworth Subarea Plan were mailed. Wadsworth corridor buildings have a median age of 51. Wadsworth corridor in Wheat Ridge carries ~50,000 cars per day.

Planning

Overview

- Perform professional planning in current and long range planning.
- Provide research, analysis and reports on various long and current planning proposals to achieve implementation of the Comprehensive Plan and other land use policies.
- Provide direct assistance to citizens, businesses, developers and other departments and agencies in all aspects of land development and use.
- Develop zoning code amendments, subarea plans and comprehensive plan amendments to further reflect changing land use policy.
- Provide support to Planning Commission, Board of Adjustment and Housing Authority.
- Complete special projects as assigned by the Department Director.

2007 Achievements

- Attended over 75 public meetings including public hearings, neighborhood meetings, study sessions and subarea plan meetings.
- Revised land use development processes (variances, planned developments, etc) to streamline the development review process.
- Completed the Architectural and Site Design Manual.
- Completed revisions to the Sign Code.
- Completed Wadsworth Blvd Corridor and Fruitdale Subarea Plans.
- Participated in meetings and prepared comments for Gold Line EIS.
- Participated in meetings for Bike/Pedestrian Master Plan
- Worked with Public Works on identifying 2008-2013 TIP projects.
- Worked with WR2020 on identifying sites and funding sources for Brownfields development.
- Participated in meetings and provided comments related to Arvada Gold Line Kipling Station.

2008 Objectives

- Initiate update to Comprehensive Plan or additional subarea plan.
- Identify and undertake implementation projects for the Northwest, Wadsworth or Fruitdale Sub-area plans.
- Continue participation in the Gold Line EIS process.
- Continue coordinating the CDBG program for the City.
- Continue to prepare, process amendments and implement changes to land use regulations to meet goals of the NRS.
- Continue to improve review procedures and create handouts/checklists to assist customers so that review times are reduced.
- Assist WR2020 in development of targeted redevelopment areas.
- Work with Public Works to initiate update to City's Streetscape Policy.

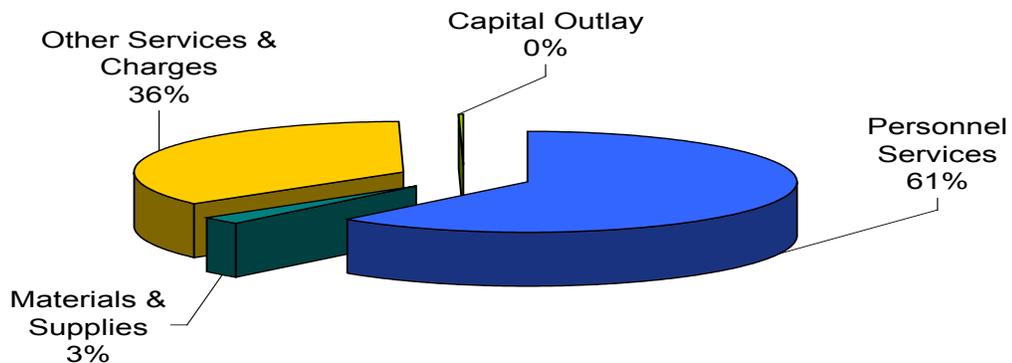
Planning

Staffing and Financial Summary

	2005 Authorized	2006 Authorized	2007 Authorized	2008 Adopted
Senior Planner	1	2	2	2
Planner II	0	1	1	1
Planner I	1	1	1	1
Planning Technician	1	0	0	0
TOTAL	3	4	4	4

	2006 Actual	2007 Adjusted	2007 Estimated	2008 Adopted
Personnel Services	\$226,302	\$275,131	\$275,131	\$286,811
Materials & Supplies	\$6,717	\$13,525	\$13,475	\$11,800
Other Services & Charges	\$13,789	\$163,975	\$12,229	\$165,205
Capital Outlay	\$2,435	\$2,800	\$2,800	\$1,000
TOTAL	\$249,243	\$455,431	\$303,635	\$464,816

Total 2008 Budget by Object



**COMMUNITY
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Building



DID YOU KNOW

In 2007, the Building Division collected permit fees of \$896,399, which is the greatest permit revenue total on record and is 30% higher than the previous mark.

Building

Overview

- Administer and enforce the proposed International Codes, National Electrical Code, and City ordinances to ensure that commercial and residential structures are built to standards that protect the health, safety and welfare of the citizens and general public.
- Guarantee that health care facilities in the City of Wheat Ridge meet or exceed standards established by the State of Colorado.
- Interpret codes and ordinances for citizens, contractors and design professionals through consultation and informational handouts.
- Review building applications and plans for compliance with ordinances and codes and coordinate reviews with outside agencies to ensure that public health, safety and welfare standards are achieved.
- Conduct inspections of construction work requiring permits to ensure safety of public and compliance with ordinances and codes.
- Inspect Wheat Ridge properties for compliance with the International Property Maintenance Code and City zoning ordinances.

2007 Achievements

- Implemented new policies and procedures to provide greater access to staff and to better accommodate the scheduling needs of the customer.
- Implemented new policies and procedures to improve consistency and efficiency, resulting in improved customer service, improved coordination with outside agencies, and increased revenue.
- Conducted permit and plan review functions to facilitate issuance of building permits for the first Cabela's store in the state of Colorado and a major expansion of Exempla Lutheran Medical Center.
- Performed building and property inspections to ensure the safety and usability of structures in the City of Wheat Ridge.
- Performed annual inspection of hotels/motels (1,144 total rooms) for compliance with International Property Maintenance Code.

2008 Objectives

- Reduce the length of the plan review period through improved coordination and efficiency in the review process.
- Implement credit card payments of Building Division fees for the convenience of customers.
- Adopt the 2006 International Codes and related amendments to be more consistent with municipalities across the Front Range.
- Continue next-day building inspection program and property/zoning inspections, with emphasis on customer service.
- Increase customer satisfaction with services and processes of the Building Division.

Building

Staffing and Financial Summary

	2005 Authorized	2006 Authorized	2007 Authorized	2008 Adopted
Chief Building Official	1	1	1	1
Building Inspector	1	0	0	0
Combination Inspector	0	1	1	1
Senior Staff Assistant	1	0	0	0
Permit Technician	0	1	1	1
TOTAL	3	3	3	3

	2006 Actual	2007 Adjusted	2007 Estimated	2008 Adopted
Personnel Services	\$182,530	\$194,310	\$194,310	\$197,955
Materials & Supplies	\$2,557	\$3,000	\$1,600	\$2,000
Other Services & Charges	\$33,153	\$65,475	\$57,100	\$74,100
Capital Outlay	\$231	\$0	\$0	\$200
TOTAL	\$218,471	\$262,785	\$253,010	\$274,255

Total 2008 Budget by Object

