



MEETINGS OF THE *Broomfield Council*

BROOMFIELD COUNCIL STUDY SESSION AGENDA

TUESDAY, SEPTEMBER 15, 2026

6:00 PM

Broomfield Council Chambers
George Di Ciero City and County Building
One DesCombes Drive
Broomfield, CO 80020

1. Petitions and Communication

2. Concept Review

2.A. Concept Review for an EV Charging Station at 13892 Via Varra

3. Study Session

3.A. Police Department Updates - Specializing in Victim Services

3.B. Housing Needs Assessment Update 2026 and Inclusionary Housing Ordinance Status

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During the meeting, individuals can click the "CC" button on Live Council meeting video feeds to view closed captioning. Auxiliary hearing aid equipment can be requested on the night of the meeting with our AV team located at the back of the Council Chambers.



Date Posted: September 9, 2026



Meeting Date: Tuesday, September 15, 2026

To: Mayor and Council

From: Jennifer Hoffman, City and County Manager

Presented By: Alex Bradshaw, Senior Planner

Memo Title/Subject: Concept Review for a primary-use EV Charging Station at 13892 Via Varra.

[View Correspondence](#) and [BroomfieldVoicePage](#)

[View Presentation](#)

Council Action Needed on Item

- The concept review is the first step in the City and County of Broomfield's (CCOB) development review process. The Broomfield Council, Land Use Review Commission, other advisory boards and commissions, and the public are invited to provide comments on the conceptual proposal.
- The applicant should use the feedback received during concept review to make changes to the development plan before submitting a formal application for development review.

Summary

Property Owner: Evergreen Northwest and Via Varra LLC

Applicant: Dewberry Engineers/iONNA

Address: 13892 Via Varra

Application Materials:

[Project Narrative](#)

[Conceptual Site Plan](#)

This is a proposal for a conceptual site development plan for an Electric Vehicle (EV) Charging Station to be located at 13892 Via Varra, within the Broomfield Business Center Subdivision and Planned Unit Development (PUD) plan area. The proposed concept plan on the 1.79 acre lot consists of 6 high-speed dual-port EV chargers that will serve 12 EV charging stalls, all of which will be accessible to the general public. The concept plan also includes a small amenity building on the site for individuals charging their vehicles.

Quasi-Judicial Status

This application is not considered a quasi-judicial matter. No official action is taken on the concept plan review stage by either the Land Use Review Commission or the Council. Any comments submitted via email will be shared with LURC and Council as part of the public record for the application, and members of the decision-making body may discuss the concept plan review outside of the public meeting. Any comment, suggestion, or recommendation made by any member of the LURC or by a council member is gratuitous and does not bind or otherwise obligate either the LURC or the Council to any course of conduct or decision after an applicant makes an official submittal of a plan to the city. For additional information about quasi-judicial proceedings, please see the [Frequently Asked Questions about Quasi-Judicial Land Use Proceedings](#) on the CCOB website.

Zoning and Land Use Policy Alignment

The subject property is governed by the Broomfield Business Center PUD, which establishes fuel stations as a permitted use within the arterial use zone. The subject property is within the arterial use zone, designated by the PUD.

While the EV Charging Station does fall under the traditional definition of fuel station, the focus on electric vehicle charging offers a sustainable alternative to traditional gas stations. If supported and approved through an SDP application, this would be Broomfield's first stand-alone EV Charging Station.

The conceptual proposal aligns with the site's mixed-use commercial designation under the 2016 Broomfield Comprehensive Plan and the 96th Street/Northwest Parkway Sub-District Master Plan. However, staff notes that this proposal is inconsistent with the "Gateway Development" and "Gateway Entrance" policies and standards established by the Master Plan. Developments in "Gateway" areas are required to have "high quality landscaping, signage, and entry features" and shall also be consistent with the Master Plan's architectural design standards, which require exterior materials and colors to be aesthetically pleasing, of a high quality and compatible with materials and colors of adjoining structures.

Area Context

The subject property is located at the northeast corner of Via Varra and Del Corso Way, directly west of the Caliber at Flatirons multi-unit residential development. The surrounding uses to the east, west and south are primarily multi-unit residential developments, with a vacant lot and Northwest Parkway to the north of the site.



Project Location Map

Financial Plan and Economic Outcomes

The proposed development will have a net positive fiscal impact, due to the value of the chargers, and any local taxes derived from the purchase of the power from the utility provider, and a small amount of sales generated through the vending machine(s) sales. The charging fee paid by the charging customer is not

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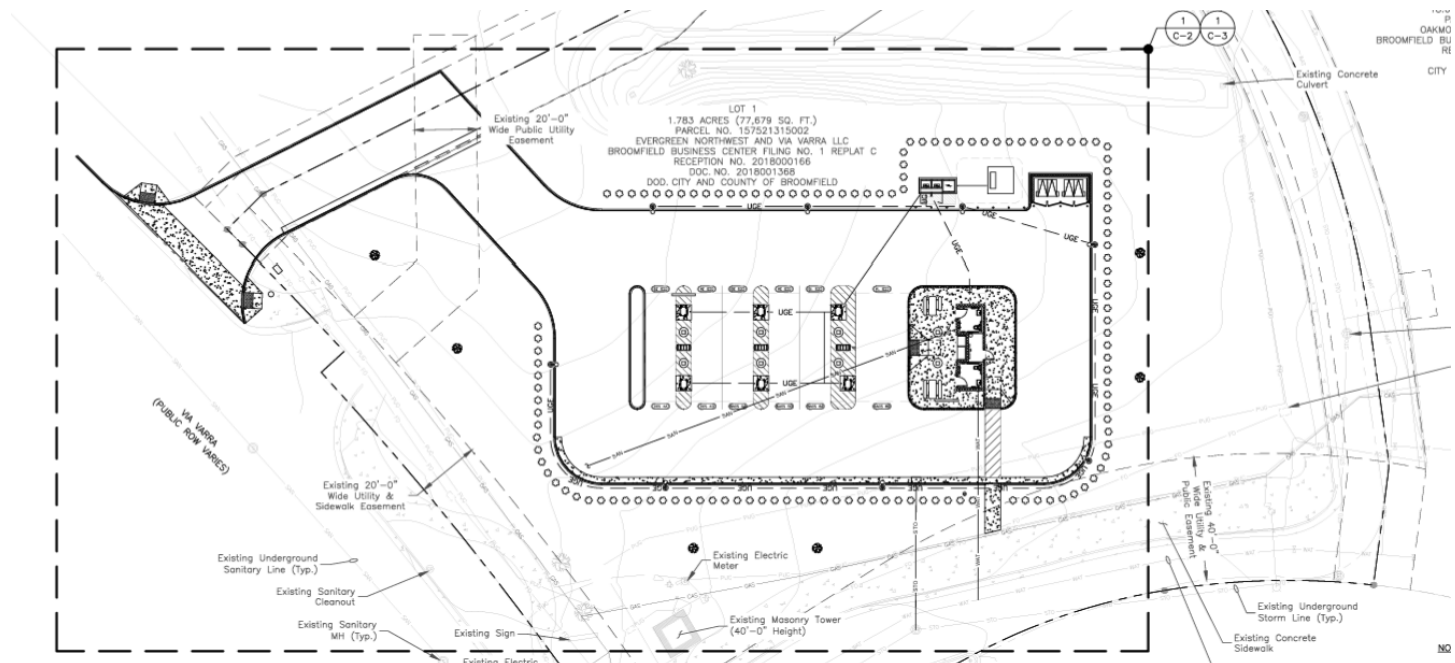
subject to local sales tax. The preliminary estimate for total property value of the proposed development, including six chargers and the small convenience building, is the combined real and business personal property value at approximately \$750,000 to \$1.2M. The total net fiscal impact is estimated to be about \$10,000.

The economic outcome is the increased access to a fast-charging station in Broomfield, in close proximity to other retail and dining businesses (less than a mile to Flatiron Crossing and the HiFi development). An additional economic and environmental benefit is the continued growth of electric vehicles - including EV use tax and special ownership tax resulting from Broomfield business and resident purchases.

Site Layout and Description

The concept plan proposes a development featuring 12 EV charging stalls, covered by a pull-through canopy.

The site plan positions 6 high-speed dual-port chargers to serve the 12 charging stalls at the center of the property. The concept plan also includes an amenity building on the site that would be approximately 217 square feet. This building will be unmanned and provide bathrooms, vending machines, and a maintenance storage area. Per the submitted project narrative, the EV Charging Station will operate 24 hours a day and 7 days a week, and will have routine maintenance, inspections, and monitoring.



Proposed Site Layout

Vehicular Access and Parking

Vehicular access will be provided via a single entrance from Via Varra to the west. The proposed development is within the Flatiron Station Parking Reduction Area (PRA), and the proposed development does not provide on-site parking spaces other than the 12 EV charging stalls. The application will need to comply with applicable ADA requirements. At the time of this concept review, one ADA space would be required of the 12 proposed fueling spaces.

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Landscaping, Architecture, and Site Lighting

The proposed landscaping plan depicts a line of trees and shrubs surrounding the developed area. Additional landscaping, including defined planting beds, a double row of shrubs for screening, and general seeding throughout the rest of the site must be provided with the formal site development plan application in order to be compliant with the Broomfield Landscape Code.

The proposed architectural concept follows the prototypical design elements for the franchise. The image below shows the proposed style for iONNA fueling station building on the site.

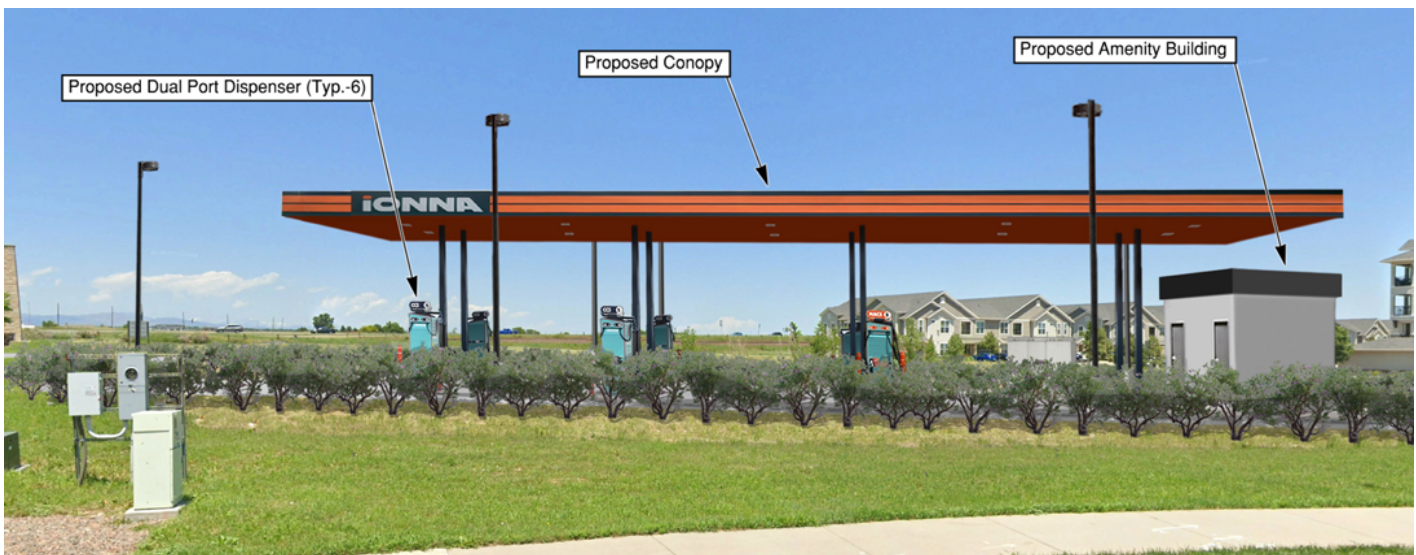


Image of Architectural Rendering

The PUD Plan for Broomfield Business Center requires the Design Standards of the 96th Street Sub-Area Plan be considered standards for development within the PUD. The 96th Street Sub-Area Plan requires that developments install high quality landscaping, signage, and entry features. Buildings are also required to have architectural features and patterns that provide visual interest and local architectural character. Exterior materials and colors should be aesthetically pleasing, of a high quality and compatible with materials and colors of adjoining structures. Enhancement to the site landscaping and architecture of both the canopy and amenity building will need to be provided with the formal site development plan application if the applicant opts to proceed with this proposal.

The applicant has submitted a photometric plan that shows no off-site light spillage, measured in footcandles, at the property line. Additional details will also need to be provided to ensure all lighting fixtures are directed downward and do not create glare onto adjacent properties.

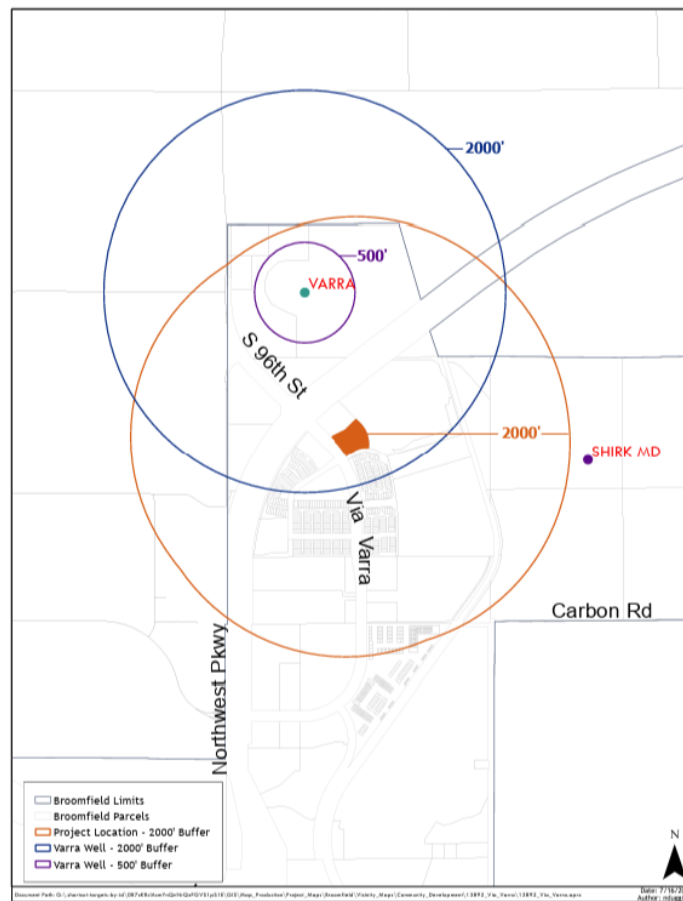
Oil and Gas Facilities

There is one producing gas facility within 2,000 feet of the site and situated to the northwest of the EV charging site. Property owners must disclose the location of these wells and any associated maintenance easements to future buyers. A map of the facility location is provided on the following page.

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Oil and Gas Facilities Map

Staff Review of Key Issues

Staff has identified the design and quality of the proposed fuel station's architecture and landscaping as a key issue. The conceptual proposal appears to be inconsistent with the goals and policies for developments in the subject area as established by the 96th Street/Northwest Parkway Sub-District Master Plan. If the developer proceeds with a formal application following this concept review, the SDP should incorporate sufficient detail to ensure the project is consistent with the quality architecture and landscaping established in the area Design Guidelines.

Neighborhood Outreach and Communication

The City and County of Broomfield's standard public notice requirements have been met for this Concept Review. These requirements include:

- Mail notices were sent to all property owners within 1,000 feet of the project boundaries a minimum of ten days in advance of the meeting.
- Signs were posted on the property a minimum of ten days in advance of the meeting to advertise the public hearing.
- The concept review has a project website on the Broomfield Voice.

The developer held a required neighborhood meeting for the subject proposal on May 18, 2026. Several concerns were established by the residents in attendance. The applicant addressed topics of concern in the

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submitted project narrative (linked above), such as compatibility with surrounding uses, maintenance and operations, noise, site lighting, and landscaping.

The applicant was required to record attendance and create a summary of the meeting discussion which shall be submitted with the formal development application. Public notice requirements for this neighborhood meeting are as follows:

- A sign posted on the property ten days in advance to advertise the conceptual review hearing
- Mail notice to property owners within 1,000 feet of the parcel boundaries

How to Submit Public Comments on this Proposal

Email directly to Planning@broomfield.org

Next Steps

If the project proceeds to a formal development application, the proposal will require a Site Development Plan. Because this site is less than seven (7) acres in size, the application for a Site Development Plan will require a public hearing with the Land Use Review Commission, with the option for a call-up by Council.