

City of Arvada

Planning Commission Agenda

JULY 2, 2025

CITY COUNCIL CHAMBERS

Regular Business

Commission Members:

Michael P. Griffith, Chair
Tim Knapp, Vice Chair
Brandon Figliolino, Secretary
Tom Alijinovich
Eric Doner
Andrew Gay
Steve Hannan

Staff Members Usually Present:

Jessica Garner, Dir. of Community and Econ Development
Kelsy Sargent, Senior Assistant City Attorney
Rob Smetana, Planning Manager
Claudia Vaughan, Manager of Development Engineering
Josie Suk, Systems and Administrative Manager
Heidi Van Gieson, Administrative Specialist
Dixielee Rodriguez, Administrative Specialist

Info: 720-898-7435

The meeting will include an open comment period where participants will have three minutes to provide comments to the Commission. Members of the public who wish to provide public comment on any agenda item or during general public comment should go to www.arvada.org/PLNCOMMISSION for information about how to participate. If any member of the public wishes to submit written comment regarding the item on the agenda, you may submit comments in writing via email to the Planning Department at cedboardsandcommission@arvada.org. Comments must be received no later than 5 p.m. the day before the meeting. All timely comments submitted will be presented to the Planning Commission. Please contact Josie Suk with any questions at 720-898-7627.

PLANNING COMMISSION MEETING

6:15 PM

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL OF MEMBERS
4. APPROVAL OF MINUTES
 - A. Approval of June 4, 2025 , Meeting Minutes
5. GENERAL BUSINESS
6. REPORTS
7. PETITIONS & COMMUNICATIONS
8. PUBLIC HEARINGS

- A. Major Comprehensive Plan Amendment and Rezoning for Allendale Elementary School, a 9.66 acres parcel of land generally located at 5900 Oak St.
 - 1. A Resolution for a Major Comprehensive Plan Amendment for Allendale Elementary School, a 9.66 acres parcel of land generally located at 5900 Oak St.
 - 2. An Ordinance for a Rezoning for Allendale Elementary School, a 9.66 acres parcel of land generally located at 5900 Oak St.
- B. Annexation and Zoning for Martinez Annexation No. 1 & 2, a 1.17 acre parcel of land approximately located at 5044 Carr St.
 - 1. Ordinance annexing Martinez Annexation No. 1, a 0.060 - acre parcel of land approximately located at 5044 Carr St.
 - 2. Ordinance annexing for Martinez Annexation No. 2, a 1.11 - acre parcel of land approximately located at 5044 Carr St.
 - 3. An Ordinance Zoning Martinez Annexation No. 1 and No. 2 to R6 (Residential 6), a 1.17-acre parcel of land approximately located at 5044 Carr St.

9. OTHER ITEMS

10. ADJOURN



SUMMARY MINUTES OF PLANNING COMMISSION ACTION HELD
JUNE 4, 2025

Planning Commission meeting minutes are not an exact transcript and represent key points and the basis of discussion.

1. CALLED MEETING TO ORDER– By Michael P. Griffith at 6:15 P.M.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL OF MEMBERS

Those present: Michael P. Griffith, Andrew Gay, Tim Knapp, Tom Aljinovich, Eric Doner, Steve Hannan

THOSE ABSENT

Brandon Figliolino

4. It was moved by Mr. Griffith, to excuse Mr. Figliolino from the meeting.

Those voting Yes: Doner, Hannan, Knapp, Aljinovich, Gay, Knapp

Those voting No:

Those absent: Figliolino

The motion carried 6-0

ALSO PRESENT: Rob Smetana, Manager of City Planning and Development; Kelsy Sargent, Sr. Ass't. City Attorney; Josie Suk, Development Systems and Administrative Manager; Rozalynne Thompson, Principal Planner; Patty McCartney, Long Range Planner, Dixielee Rodriguez, Development Technician II, Heidi Van Gieson, Recording Secretary

5. APPROVAL OF MINUTES

May 7, 2025. The minutes stand approved as printed with amendments

6. GENERAL BUSINESS

None

7. WORKSHOP

W 64th Avenue Sub Area Planning.

Mr. Griffith stated that there will not be any public comment in regards to the workshop but that

there will be a Public Hearing at a later date that would allow public comments.

Ms. McCartney presented the project.

8. REPORTS

None

9. PUBLIC COMMENT

There being no one wishing to speak. Public Comment was closed.

10. PUBLIC HEARINGS

Mr. Griffith reviewed the rules of what will be presented and what the role of the Planning Commission is, that they only have the authority to make a recommendation to the City Council on the Code Amendment topics and that they are not the final body in this decision.

Mr. Griffith noted that the City Staff has provided a packet of Redlines that will be presented to the City Council to note the changes that are being proposed and in what sections they reside. City Staff has provided a summary and is available for questions from the Planning Commission. At the close of this meeting, the Planning Commission will make a recommendation to City Council based on the approval criteria of either to Deny, Approve or to send to the City Council with conditions.

Mr. Griffith stated that after the presentation, the public will be allowed to provide public comment and each member of the public will have three minutes to speak. If questions are asked during comment, they will not be answered directly, but will be considered as something that the public has asked. Additional comments are not allowed to be asked unless approved by the Chair. The Commission asks that the public speakers speak to them, not the staff or other speakers.

Mr. Griffith Swore in the public speakers.

Mr. Griffith asked if there were any posting notification requirements for this case.

Ms. Thompson stated that since this meeting was continued from the May 7th meeting, the posting notifications from that meeting still stand for this one.

Mr. Griffith asked if there were any additions or corrections to the staff report?

Ms. Thompson stated that there were not.

Mr. Griffith asked if the minutes for the May 7th as well as the minutes from this meeting will be passed on to City Council so that they have a full review of this presentation?

Ms. Suk stated that yes, both sets of minutes will be sent to Council for review.

Mr. Griffith stated that the following items have been submitted and will be made a part of the permanent record: Staff Report, (1) public comment of recommendations for the LDC Amendments. Mr. Griffith stated that this will require an application from the applicant and that no action will be taken at this time.

Mr. Griffith questioned the public comment.

Ms. Suk stated that public comments will be put through as such and that if they would like these amendments to be addressed they would need to submit an application to do so. These public comments will be pushed through as they would normally but they will not be addressed as is.

Ms. Gardner clarified that looking into this information takes staff time and this is why they need to process it as a Development Application if they would like it addressed. It would be handled by City staff and if it met the qualifications, it would be brought to the Planning Commission.

Mr. Knapp asked if we get back to the people that provide public comment or do we leave them hanging?

Mr. Smetana stated that he did indeed email the person back.

The public hearing was opened.

10.A. LDC Ordinance Amending the Land Development Code, of the City of Arvada Code

Ms. Thompson presented the Amendments from the May 7th meeting and why we continued the meeting. She stated that a spreadsheet was created to review the Amendment changes the City is proposing.

PUBLIC COMMENT

IN FAVOR

None

IN OPPOSITION

Gina Hallisey, Maple Valley stated that in regards to Amendment 17, staff references the need to delete warehousing and replace with the storage of products prior to their distribution to wholesale and retail outlets.

Points of confusion: Section 3-1-3-7A references industrial processing, recycling, storage, and disposal standards, with A being brewery, winery, and distillery.

Section ? states warehousing is prohibited in the MX-S zoning district, but the new definition is only changed in certain sections, lacking clarity.

Worries about distilleries near residential areas due to combustibility; questions appropriateness of zoning (MX-S vs. IL' zone).

Suggests lack of definition between "warehousing" and "logistics center," even though warehousing is referenced in light industry (section 5A).

Advocates for clearer, specific definitions regarding warehousing, distribution centers, and logistics centers, as current codes only provide setbacks.

Amendment 19 – Agricultural Community Uses

Section: ? (agricultural standards)

Concerned about replacing "community supported agricultural farms" with "agricultural community uses."

Requests clarification:

Why broaden the definition and what uses are included?

Are marijuana and mushrooms excluded from "agricultural community uses"?

Importance for neighbors to know what's permitted.

Asks if legalization of certain crops (marijuana/mushrooms) affects inclusion in community agricultural use.

Amendment 46 – Pedestrian Lighting

Proposed change: Clarify that “an average one foot candle of illumination” must be provided for pedestrian lighting.

Seeks the rationale:

Why specify “average”?

What prompted this change?

Will it enhance safety?

More generally questions:

What is prompting all these amendments?

Whether they're developer-driven or for another purpose.

Requests greater transparency for the community and City Council.

Cites the requirement that code changes should support Arvada’s comprehensive plan.

General Suggestions

Recommends syncing specific amendments with the overall plan amendment process for clarity and consistency.

Requests more detailed justifications for each proposed code/change.

Reiner Gerbatsch; 6872 Juniper Ct stated that in regards to a staff proposal (Section 2-1-3-1) to add public facilities as allowed uses in the “ district,” and broadly expand the list of facilities permitted in zoning districts, including public (government) facilities.

Amendment would allow public facilities in zones previously restricted to recreation facilities only (e.g., park/open space).

Argues public facilities are not appropriate as “open space” uses, especially when intended for consumptive use.

Cites City Charter, Chapter 13.2: Park property cannot be sold/conveyed without a vote.

The 2016 Park, Trails, and Open Space Master Plan works big picture positions and funding priorities to ensure that the City's park system meets the needs of the community, change in the demographics, developing patterns and outdoor recreation needs. The subcommittee of EPAC is currently working through a refresh process as to any coordination on the purpose or needs

or add public facilities. He feels it is necessary and prudent to add the definition of open space to preclude arbitrary efficient maintenance. Further, in the event the City of Arvada really needs to add public facilities to open space, nuance of its owning trove is required. Rather than sliding under open spaces, open space is critical. It needs to be expanded in a biodiverse manner in the effort to mitigate climate change in urban islands, not curtail the additional proposed users are not open space or park uses and are not necessarily publicly owned or operated facilities. He opposes this amendment.

Mike Rawluk; 18735 W 59th Dr, Golden, Ralston Valley Coalition, states that with psilocybin you're allowed to amend the state law. Time, place and manner of CRS 4450302 says thousand foot setbacks for child care, preschools, schools, residential daycare. He doesn't see that this is in our code. Asks us to follow the lead of Parker and Castle Rock. Also for Residential Healing Centers -Monday through Friday 8 to 5pm only doors and windows of carbon screen to prevent you from inside the public area. All storage must be in permanent buildings. Air filter and vent for odor control over property lines. Also consider the spore size 3 microns. You need spore control, You need a very good HEPA filter, usually 8 or better. Secure disposal of natural meds and byproducts. Use of hazmat in processing tubebutene and carbon dioxide is prohibited. No flow from any facility into adjacent ground, storm sewer, et cetera is allowed. 8 to 5pm People could be getting treatment and leaving. Requirement for practitioners to be licensed to prescribe medicine. Right now the state requires only 150 hours and actually asks them to be licensed for basic life support. That should ring an alarm bell. Prohibit bacterial and synthetic production. Since 2019, bacterial strain Psilo 16 has been studied and used for production. Not just mushrooms. There are eight native species of Psilocybe mushrooms in Colorado, so I support that. In regards to Alkaline hydrolysis. he wants to be sure that people know that it is basically a fast process to decompose bodies and put them into the storm system. Arvada, as I understand, has an agreement with Denver Wastewater. Denver Water treats and recycles water being used by the zoos, parks, schools, golf courses and now an edible crop pilot project.

In regards to alkaline hydrolysis. You are now putting human remains into the system. That system now has recycled water and you're going to find that in these things. Edible Crop Project right now is the Colorado Water Conservation Board is partnering with Denver Water to research. They're growing crops with recycled water to include kale, tomatoes and roots. They're looking at things like select pharmaceuticals and inorganic contaminants like metals and nutrients. One thing that's discussed with alkaline hydrolysis, is what to do with the mercury in someone's teeth after they die. Are the Edible Crop Project people aware that human remains

are now going into the system? Mr/ Rawluk supports the LDC amendment submitted by the Citizen.

Lynn Clemens 6202 Kilmer Loop #102 states that she is concerned about the Director Discretion areas. There are five amendments giving the Director of CED more discretion. This is objectionable as the Director, an unelected official, already has immense power in the LDC to approve and modify almost any aspect of development criteria. The Director is mentioned at least 457 times in the LDC, of which 114 are related to the Director's power to approve and exercise discretion in what amounts to granting variances to the prescriptive aspects of the LDC. Variances or modifications would require notification of the surrounding residents. This allows neighbors to keep informed of any changes in their area. The City Council member about two years ago in a hearing on amending the LDC stated that they had likely gone overboard in granting such broad powers to the director when the LDC was adopted. This power does not seem justified. More effort needs to be given to adopting language to eliminate broadening the Director's already immense discretionary freedom. It is better to add language that clarifies the LDC regulation so everyone, developer and residents alike understand the expectations. I urge rejection of these changes. I have some other concerns. Number nine in your spreadsheet is a revision to clarify the 25% maximum roof area coverage and that does not apply to rooftop decks. Actually, I think this would be an amendment and I'm going to apply for this amendment. I believe that this should not be an exception. I think rooftop decks should only occupy 25% of the roof area because many new homes are putting in rooftop decks and they might overlook a smaller home next to it.

She is also concerned about number 10, this change specifies the height transition requirement. She is asking the commission not to amend this section by removing all projects abutting a project or property in RA and RN zoning. She is open for mixed use commercial and light industrial projects if they should abut a residential neighborhood. Many properties abut older neighborhoods which can be mainly one story or one and a half stories. This site transition is important. And number 13 is a revision of the table to allow hotels and motels as conditional use in MXS zoning. MXS zoning is defined for neighborhood and community serving centers. And as we've seen, with the addition of VRBO's in neighborhoods, there's no control over who will occupy a commercial hotel or motel. Conditional use would alert the community to the possibility. But we have plenty of areas that are MX-U and MX-T, areas where hotel and motel use is allowed and these hotels could be located. So I don't think it's appropriate for MXs use.

Madhvi Chittoor 6499 Poppy St stated that she is a 14 year old Eco Warrior, youngest human child advisor, 2024 time to be your honoree, 2024 People Magazine Earth Day featured person voted best upcoming peacemaker by 14 Noble Peace Prize warrants and founder of 501c3 nonprofit Longing for Eco ethics and the Ecoethics global movement. She stated that she fights to make cities for all living beings, humans, flora and fauna. And she wants cities like here in the city of Arvada to implement equitable land use policies that support people to live, work and thrive no matter where they come home and also coexist with Flora and fauna and be climate friendly. I'm here to present my suggestions to be included in the proposed Arvada land use code revisions. She humbly requests that the city of Arvada impose front side back setbacks of at least 100ft for multi dwelling units from the busy streets which will protect not only the physical health but also the mental health of the residents of Arvada. Her considerations for this request are air quality and noise where more setback helps reduce air impact from traffic noise and emissions. Pedestrian comfort with wider sidewalks, landscaping and buffer zones. Visual buffering, buffering where setbacks can include trees, walls or elevation changes for privacy and aesthetics and also safety with extra space for emergency vehicle access and safer pedestrian crossings. She also feels that the city should have a setback of at least 500ft for residential units. Mandate at least one evergreen tree to be planted at the periphery of single family, home or multi dwelling units or businesses or even industries as part of the landscaping to increase visual appeal as well as increasing oxygen levels even during fall or winter. 5. When approving any development mandate that mature trees be uprooted and move to a different place like a park instead of cutting them down. She asks that the city kindly change language in the land development code rules from man made to human made so that it includes all genders. She states that in regards to sensitive areas that include natural and human made hazards with specifics like radioactive contamination, toxic chemical contamination like pfas, abandoned oil wells, the rock yard or, an abandoned coal mine. In Article 41 Environment quality; she asks that it must also include human made hazards, must change to mitigate natural hazards and human made hazards. And finally to handle industrial stormwater appropriately so that it won't affect the water quality.

Phil Lankford 16878 W 65th Circle states that number 40 (snow storage) is a requirement and is required. Snow is pushed onto the local roads, the city should require the developers to have

snow storage. He asks, where does the snow go especially during fast melt? Removing this seems like a concession for developers. This is not a minor detail, this needs to be in the LDC.

Richard Bohling; 14991 W.70th Ave is looking to address the 68 amendments, and thinks that there could be some improvements to it. He is concerned about 28 of the items that were presented. Additional info, why, and what are the changes for? Number 31-bituminous could mean black viscous asphalt and could be several grades, which one are we referring to? He would like to have Engineering specifications and what Additives are in it? There are also several other areas where it needs to be clarified.

Karen Gerbatsch- 6872 Juniper Ct. stated that she wants to do whatever LDC changes that are needed in order for there not to be changes to the status of 6800 Kilmer. What are the 2 uses, what is the definition?

Mr. Griffith closed public comment.

APPLICANT REBUTTAL

Ms. Thompson stated regarding No. 2, these are already allowed. They are not being added as they are already allowed in the OS district. It is just adding the uses that are allowed as part of the list

It terms of the Bituetous asphalt, that was added to specify the type of binder that was used. When it comes to technical terms, there is a provision in the code that states "Technical and non-technical words and phrases not otherwise defined in this code shall be construed according to the common and approved usage of the language, but technical words and phrases not otherwise defined in this code that may have acquired peculiar

No. 9 That was mentioned revised to clarify that 25% maximum area coverage does not apply to rooftop decks as it's written as explained in the justification. It's not quite clear whether rooftop decks are accepted the way it's written. If the planning commission feels that rooftop decks should not be excluded. That's part of this discussion.

No. 10 Specifies that the height transition requirement applies to projects within the R6, R14 and R24 zoning districts of abutting property in the RA and RN zoning districts and also including PUDs. So as currently written.

No. 13 Retail, medium or higher density hotels are in the MX-S with a conditional use permit. The explanation for 13 is that under the comprehensive plan, MX-S, MX-U and MX-T are all zoning districts that are in the mixed use or land use designation under the comprehensive plan. The purpose is to promote a wide range of land uses including retail, office, light industrial, live work and medium higher density residential. Since hotels and motels are in the MX-U and MX-T zoning districts, they're also envisioned for all mixed use zoning districts. That's why hotels and motels are included or proposed to be included as part of the MX-S zoning district but with a conditional use permit. It still would have to go through a public hearing process and ultimately be approved by the city council.

No. 15 distinguishes vehicles from vehicle equipment and clarifies that sales and rentals apply to both vehicles and vehicle equipment. So in the justification it refers to vehicle/equipment sales or rentals and that's in the definition section that slash means or so it's vehicle sales or rentals or vehicle equipment sales or rentals. In the table 3-1-2-8, it's not written the same. So in order to align that definition of vehicle slash equipment sales and rentals, it's vehicle and vehicle equipment that's added to table 3-1-2-8.

No. 17 Delete warehousing and replace the storage of products prior to the distribution to reuse wholesale and retail outlets. The reason why warehousing is deleted is, the explanation of storage of products prior to distribution to wholesale diesel outlets is not to conflate breweries and distilleries with being warehouses. That's the reason why that's stricken from there. You can't have the storage of products prior to their distribution there at a brewery or distillery. Then it becomes something else, a warehouse.

No. 19 agricultural is a use classification. It will replace community supported agricultural farms as agricultural community uses. So agriculture community uses is a use classification and community supported agricultural farms are a sub classification within the agricultural community uses. The intention is not just to limit permanent facilities to community supported agricultural farmers, but to add agricultural community uses in that classification. That's the reason why community supported agriculture farms are replaced with agricultural community uses.

No. 28 all driving surfaces must be paved, not just the alley.

No 40 Snow storage was never in our previous versions of the LDC and this was something added by our consultant. It sounds like it is something that we did not request, but they added to the code. We haven't really had to apply that section, that's why we're proposing to remove it from the code.

Regarding crematorium and cemeteries, that is in the definition section. It's to acknowledge and recognize that this is a legally recognized method of cremation here in Colorado. Also, crematoriums and cemeteries require conditional use permits, any kind of environmental impact that they may have will be evaluated at the conditional use permit stage during that application and during the public hearing process.

In terms of natural medicine, we can put in place, time, place and manner restrictions, but we have to be careful not to conflict with state law. which basically says that healing centers are like medical offices, so they should be regulated as such. And any kind of production or distribution is like a light industrial use, so they should be regulated as such and not run afoul of Colorado state law.

QUESTIONS FROM THE COMMISSION

Mr. Griffith asked about medical mushrooms. He asked staff if home rule plays any role in whether or not we can say no to health or healing centers that have mushrooms?

Ms. Sargent stated that we cannot fight this.

Ms. Thompson stated that this was a citizens initiated ballot measure that was approved by the voters of the state of Colorado.

Mr. Griffith asked if we were also looking at pot in these facilities?

Mr. Smetana stated, no, just natural medicine.

Mr. Griffith asked if we have ever enforced snow storage in the past?

Ms. Thompson stated that up until 2020 when a consultant had added it, we had not.

Mr. Griffith asked if we have ever enforced it?

Ms. Thompson stated that the city asks them to designate it on their plans.

Griffith asked Mr Smetana if it affects the plans or the amount of parking?

Mr. Smetana stated that it is usually designated in landscape areas.

Mr. Griffith asked about the Director Discretion and how often it comes into play?

Mr. Smetana stated that when it is in regards with a minor modification the City asks for input from the neighbors. Bigger projects are done through a DA and City Council can have a call up if there was concern.

Mr. Griffith asked how educated do you feel the public is in regards to a call up process.

Mr. Smetana stated that it is in the LDC and they have the ability to call staff.

Mr. Griffith asked what buildings are considered Open Space?

Mr. Smetana stated that Apex rec center, Apex field house are considered open space and that it is not any kind of private infrastructure.

Mr. Griffith stated that it would be good to clarify Open space vs. Park?

Mr. Smetana stated that he will look into that.

Mr. Gay thanked staff for the additional information. In regards to item # 2, he thinks that what was stated at the May 7th meeting was that adding public facilities to the list doesn't change the fact that the LDC already allows public facilities and open space.

Ms. Thompson stated that yes, it is just listing the items allowed.

Mr. Gay, item 13 he doesn't like because of the hotel that was allowed when there was no removal of site lines in that area.

Mr. Hannan stated that in number 17, they don't want it to become a distribution center with trucks coming in and out?

Ms. Thompson agreed.

Mr. Hannan stated that he was also concerned about #13 But as it is a conditional use, will it go through the entire approval process?

Mr. Smetana stated that, yes it would.

Mr. Hannan stated that in the past the Director Discretion has worked.

Mr. Doner asked about #10 if we have any zone districts that are in the RA or RN that are not in the R6, R13 or R24? It seems like if we did, then all of a sudden we've removed any height setback of requirements from those districts.

Mr. Smetana asked for clarification of the question. So you're asking if there are other zoning districts besides R6, R13, R4, R24 that are above RA and RN like IG or IL? I don't believe so.

Ms Thompson stated that the transition requirement is based on those. For Example, when there's an MXN, it's 25ft. When it's MXS, it's 35ft. When it's MXU or MXT, it's 45ft. So when it's a more intense use, there is a greater distance.

Mr. Doner stated in regards to #13 There was a discussion about changing restaurants to limited. He is curious about this.

Ms Thompson stated that because there are limited use provisions in the code. There's an inconsistency between the table and what's written in the code and those limitations. So the chart is changed to limited to be consistent with the provisions that limit those restaurants.

Mr. Doner asked about #51, he is curious about configurations where you have two corner lots but their frontage is the primary streets rather than that side street. How does this impact that? Does that reduce people's ability to occupy their backyard in that case?

Ms. Thompson stated that side yard setback standards for that zoning district restrict too many structures on the street side facing setback. So you don't have a structure looking like it's encroaching into the front yard. That's, that's the purpose behind this because it's not clear in the code as is.

Mr. Knapp thanked staff for doing the spreadsheet. One of the things that troubled him was the loose term Structure vs. building. He didn't see a clear definition of this.

Ms. Thompson stated that there are definitions for both of them.

Mr Knapp asked that if we have those clearly defined, why are we reinterpreting them throughout the LDC?.

Ms. Thompson stated that if that is the case, they can take a look at it.

Mr. Knapp asked about why we are restating the definition of Government facilities on Public land or Open space if it is already defined somewhere?

Ms. Thompson stated that every zone district is going to have a purpose statement which states what uses are allowed in each zone district.

Mr. Knapp questioned number 18 director discretion, why do we need to change it?

Mr. Smetana stated the one reason in particular we did want to give the director that discretion was because we heard what the concerns were as part of the LDC development in 2018-2020. We're now able to evaluate those concerns based on what the issues were. We felt we could then do that at the director approval level versus having to bring that as a major modification.

Mr. Knapp also questions # 40 snow storage.

Mr. Smetana stated the cost vs. benefit is that he's seen the snow ending up in the landscaping. The detrimental impact seems to be more than what we're benefiting from, considering we have. We didn't have this requirement for the first hundred years.

Mr. Knapp asked why the fence height for city buildings is different? Why do they not need to go through the same approvals as a private/public project?

Mr. Smetana stated that they would look at it on a case by case basis. It came into play for facilities that the City really needs to secure such as Public safety and communications facilities that need to be pardoned in a sense. We want to allow the director to have that discretion on those rather than coming through as a Major Modification. The city can still be very selective about them but they wanted the ability to have that security.

Mr. Knapp stated that it makes sense but that he doesn't see and guardrails being put on this provision with examples like Mr. Smetana provided.

Ms. Gardner stated that we can try to put some guardrails around it to better confirm it.

Mr. Aljinovich thanked staff and the public for their work on this. Stated that the handout that was given to the commission should've been given to the staff as well.

Mr. Griffith asked Mr. Smetana about the question on Open Space again?

Mr. Smetana clarified that the section about selling properties is actually in the City charter and states that real property owned, purchased or granted for use and used for park purposes by the City shall not be sold or conveyed without a majority vote. The city could not sell the land to a developer for a private project.

Mr. Griffith asked if that goes for open space as well.

Ms. Sargent stated that, yes it does.

MOTION:

It was moved by Mr. Hannan, that the LDC Ordinance Amending the Land Development Code, be recommended to City Council for approval. This motion is based on the finds of fact and approved criteria on Page 5 of the staff report.

DISCUSSION OF MOTION

Mr. Gay wants to remove Section 13 from recommendation of approval to Council.

Several members discuss being in agreement with this suggestion.

Mr. Griffith asks members to cast their votes:

Those voting Yes: Griffith Knapp, Ajinovich, Gay, Doner

Those voting No: Hannan

Those absent: Figliolino

The motion carried: 5-1

Mr. Knapp then asks if that is it or if they are going to discuss not recommending other provisions of the LDC amendments to City Council. Ms. Sargent and Mr. Smetana indicate the vote has already been cast.

Mr. Knapp puts forward motion to withdraw the prior vote of approval to allow further discussion.. Mr. Griffith asks commission members to cast their votes:

Those voting Yes: Knapp, Ajinovich, Doner, Hannan

Those voting No: Griffith, Gay

Those absent: Figliolino

The motion carried: 5-1

Mr. Griffith raises notion of friendly amendment to recommend approval of LDC revisions to Council with exception of Section 13.

It was moved by Mr. Knapp, that the LDC Ordinance Amending the Land Development Code, be recommended to City Council for approval. This motion is based on the finds of fact and approved criteria on Page 5 of the staff report.

Those voting Yes: Knapp, Ajinovich, Doner, Hannan

Those voting No: Griffith, Gay

Those absent: Figliolino

The motion carried: 5-1

It was moved by Mr. Knapp, that the LDC Ordinance Amending the Land Development Code be recommended to City Council for approval with the exception of item number 13 . This motion is based on the finds of fact and approved criteria on Page 5 of the staff report.

Those voting Yes: Knapp, Ajinovich, Doner, Hannan, Griffith, Gay

Those voting No:

Those absent: Figliolino

The motion carried: 6-0

8. **OTHER ITEMS**

It was moved to cancel the June 18, 2025 meeting

Those voting Yes: Knapp, Ajinovich, Doner, Hannan, Griffith, Gay

Those voting No:

Those absent: Figliolino

The motion carried: 6-0

The next meeting will be July 2, 2025.

9. **ADJOURNED** at 8:44 P.M.

Michael P. Griffith, Chair

Tim Knapp, Secretary

Heidi Van Gieson, Recording Secretary



REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.A.

TO: PLANNING COMMISSION

DATE: July 2, 2025

SUBJECT: Major Comprehensive Plan Amendment and Rezoning for Allendale Elementary School, a 9.66 acres parcel of land generally located at 5900 Oak St.

Motion

THIS IS JUST A TITLE HEADING FOR ITEMS BEING BROUGHT TO PLANNING COMMISSION

Prepared by:
Dixielee Rodriguez, Administrative Specialist

Reviewed by:

Approved by:

Josie Suk, Development Systems and Administrative Manager

Emily Grogg, Senior Assistant City Attorney

Rob Smetana, Planning Manager

Jessica Garner, Director of Community and Economic Development

Gail Walker, Legal Specialist-Contracts

Rachel Morris, City Attorney

Linda Haley, Deputy City Manager

Don Wick, City Manager

Enclosure, exhibits & attachments required to support the report

City of Arvada
Community and Economic Development Department
PUBLIC HEARING STAFF REPORT

Allendale Elementary School Rezoning
Comprehensive Plan Amendment & Rezoning
DA2025-0013

NATURE OF REQUEST

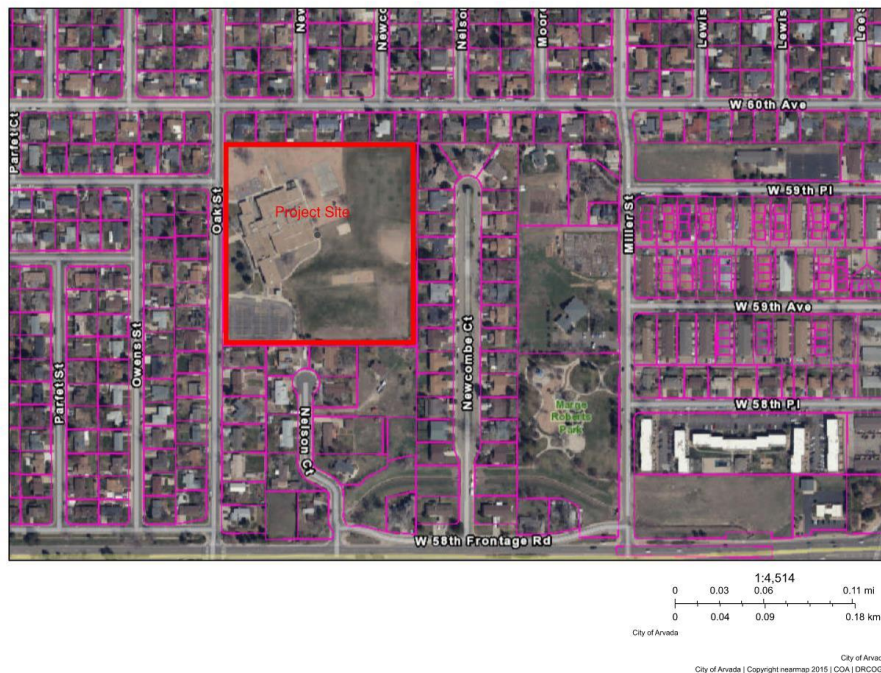
The applicant is requesting approval of a Rezoning for the former Allendale Elementary school located at 5900 Oak Street. The current zoning is RN-7.5 (Residential Neighborhood), and the Rezoning request is to R6 (Residential, 6). Concurrently, a Comprehensive Plan Amendment from Public/Quasi-Public to Suburban Residential is requested in order to appropriately align with the requested zoning.

The applicant desires to construct 57 detached Single-Unit Dwellings on the 9.66-acre site which is currently developed with an elementary school. The project would have a density of 5.9 dwelling units per acre, consistent with the R6 zoning request. If the Comprehensive Plan Amendment and Rezoning are approved, a Site Plan and Minor Subdivision application will later be reviewed administratively.

LOCATION AND HISTORY

The subject property is 9.66 acres in size and is located north of W. 58th Avenue, south of W. 60th Avenue and in-between Oak Street and Newcombe Court. The property was annexed into the City in 1964 with the Wray Annexation. The property is unplatted. A 38,615 square foot former school, Allendale Elementary School, occupies the site and was built in 1964. Over a several year period, the school experienced a significant drop in enrollment, which averaged around 100 students. As part of a larger restructuring, Jefferson County School District closed the school at the end of the 2020-2021 school year.

Vicinity Map



NEIGHBORHOOD MEETING

Division 8-2-2 of the Land Development Code requires that at least one neighborhood meeting be held for projects that require public hearings before the Planning Commission and City Council.

The applicant held two separate Neighborhood Meetings for the project. The neighborhood meetings for this project took place on November 21, 2024, and again on February 20, 2025. The applicant, staff, and 76 neighbors were in attendance at the first meeting. Thirty-seven neighbors, as well as the applicant's team and staff attended the second meeting.

The November 21, 2024, meeting was held in a Question & Answer format, with introductions and a general project overview/summary. The issues expressed by neighbors included concerns related to density, traffic, and removal of perceived open space. In response to comments the applicant revised their conceptual site plan and removed units that previously backed onto Oak Street and reoriented the proposed open space to be more accessible to the neighborhood and public. Lot widths on the northern portion of the site were increased to better align with the existing lot sizes to the north. Along the southern border, a 30-foot buffer was incorporated. Density was concentrated toward the center of the site and along the eastern border, which is adjacent to an RN-D zoned neighborhood.

The second meeting included a formal presentation, and the applicant team addressed concerns from the first meeting. Topics and concerns were similar to those expressed at the first meeting, specifically traffic and density. Questions were asked concerning the construction timeline and City review processes.

The applicant prepared a summary of the meeting, which is attached.

PUBLIC NOTIFICATION

Division 8-2-4 of the Land Development Code requires public notification for all public hearings as follows:

Written Notice: At least 15 days prior to all public hearings, written notice must be mailed to all property owners within 1,500 feet of the subject property and to all homeowners' associations and neighborhood associations with a known interest in the subject property. The applicant will provide an affidavit of mailing verifying this requirement has been met prior to the public hearing.

Posted Notice: At least 15 days prior to all public hearings, signs notifying the public of the hearing must be posted on the subject property. The applicant will provide a posting log verifying that this requirement has been met prior to the public hearing.

Published Notice: At least 15 days prior to all public hearings, notice of the hearing must be published in a newspaper of general circulation in the City. The required notice has been published.

SEVERED MINERAL RIGHTS

At least 30 days prior to the public hearing, written notice of the application must be mailed to any owner of mineral rights associated with the subject property. The Mineral Rights have not been severed and the applicant provided documentation the owner waived the 30-day notification requirement.

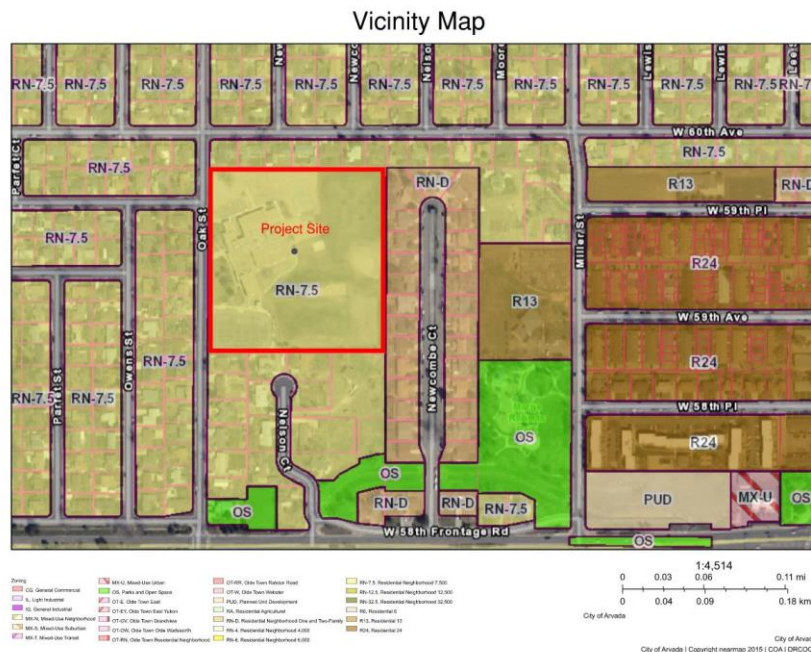
DEVELOPMENT REVIEW TIMELINE

Review of the application began on March 24th, 2025. Two reviews were required prior to proceeding with public hearings.

ALIGNMENT WITH CITY COUNCIL STRATEGIC PLAN

The project is consistent with the City Council Strategic Plan principles for the Community and Economic Development work system. The project aligns with CED5 in the Strategic Plan by improving access to quality housing that is affordable to a broad range of incomes. The project increases housing supply on a currently unutilized site within an existing residential neighborhood.

ZONING AND LAND USE



The subject property is currently zoned RN-7.5 (Residential Neighborhood) and is approximately 9.66 acres in size.

Surrounding properties are zoned and utilized as follows:

Direction	Zoning	Actual Use
North	RN-7.5	Single-Unit Dwelling Detached
South	RN-7.5	Single-Unit Dwelling Detached
East	RN-D	Duplexes
West	RN-7.5	Single-Unit Dwelling Detached

The project is requesting a Major Comprehensive Plan Amendment from Public/Quasi-Public to Suburban Residential and a Rezoning from RN-7.5 (Residential Neighborhood) to R6 (Residential, 6) for the former Allendale Elementary School site. Under the Suburban Residential land use category primary uses include Single-Unit dwellings, duplexes, and attached residences. Suburban residential is appropriate in suburban settings. New residential developments are accessed from local or collector streets and may be away from activity centers. The purpose of the R6 zoning district is to allow for new residential development of a variety of housing products up to a gross density of six units per acre along with supporting community and institutional uses.

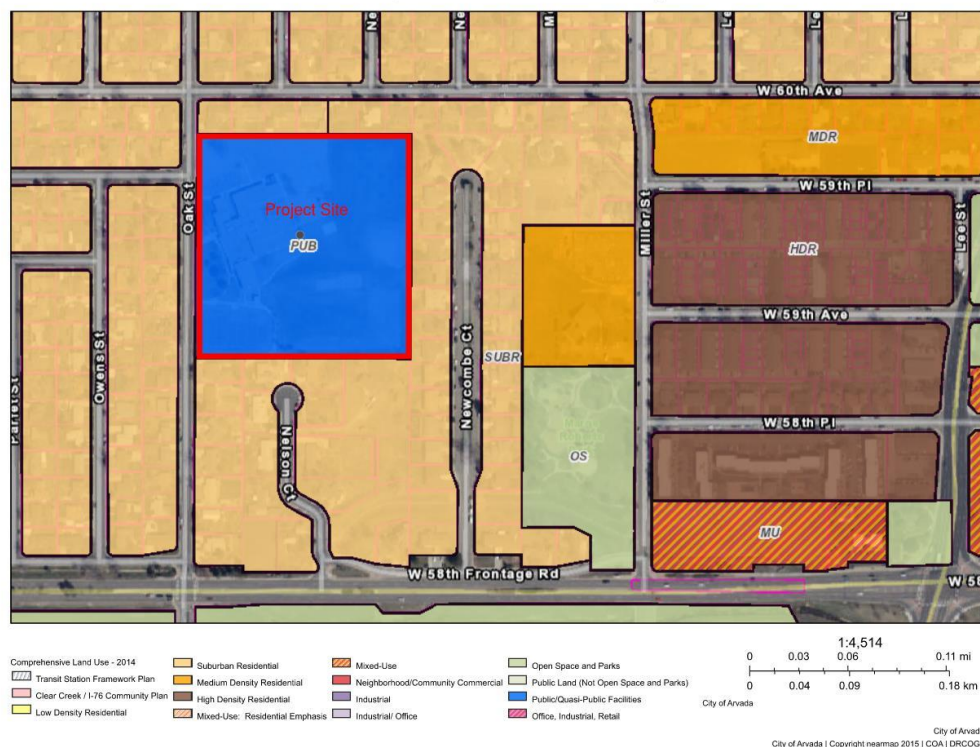
If approved, the rezoning would allow to redevelop the site with single-unit dwellings not to exceed a density of 6 dwelling units per acre. Future entitlements would require a Minor

Subdivision Plat to create individual for sale lots as well as open space or parks tracts, as well as a Site Plan. Both of these entitlements utilize administrative approvals provided the development application meets or exceeds all of the applicable standards and regulations in the R6 zone district.

PROJECT ANALYSIS

Compliance with the Comprehensive Plan

Comprehensive Plan Map



A Comprehensive Plan Amendment from Public/Quasi-Public to Suburban Residential is being proposed. The current designation of Public/Quasi-Public Facilities is intended to support a mix of uses which includes uses related to community services, such as fire stations, schools, libraries, community centers, indoor recreation centers, hospitals, city buildings, utilities, and cemeteries. As zoned, residential uses are not a permitted use for the property. Additionally, the OS (Parks and Open Space District) zone is the only zone allowed under the Public and Quasi-Public Facilities designation. The Allendale Elementary School site is currently zoned RN-7.5, which is inconsistent with the current designation of Public/Quasi-Public Facilities.

The applicant is requesting approval of a Rezoning for the former Allendale Elementary school located at 5900 Oak Street. The current zoning is RN-7.5 (Residential Neighborhood), and the Rezoning request is to R6 (Residential, 6). Concurrently, a Comprehensive Plan Amendment from Public/Quasi-Public to Suburban Residential is requested in order to appropriately align with the requested zoning.

The surrounding and abutting residential properties to the former Allendale Elementary site have a Comprehensive Land Use designation of Suburban Residential, which primary uses consist of single-family residences, duplexes, and attached residences. Zones consistent with the Suburban Residential land use designation include R6 (Residential 6 District), RN (Residential Neighborhood District), and any PUD (Planned Unit Development District) up to 6.0 dwelling units per acre.

Staff has determined that the Comprehensive Land Use Amendment to Suburban Residential is consistent with the surrounding and abutting land use designations, is consistent with the Arvada Comprehensive Plan, and additionally, reflects that conditions have changed since the adoption of the Comprehensive Plan and the original designation of the site for Public/Quasi-Public, as student population has declined. The proposed amendment is consistent with the Purposes of this Code. The Comprehensive Plan contains several goals and policies that guide development and investment decisions and direct future land use patterns.

The project complies with the following goals and policies within the Comprehensive Plan:

GOAL L-2: Plan for a balanced mix of commercial and residential land uses in Arvada.

POLICY L-2.1: Complete Community

The City will provide for a balanced mix of land uses by promoting redevelopment and continuing to reserve lands for future commercial and industrial development as well as a variety of housing choices.

GOAL L-5: Designate and promote redevelopment and infill to generate economic revitalization, improve physical conditions, and provide an appropriate mix of quality housing choices.

POLICY L-5.3: Regulatory Climate to Encourage Redevelopment and Infill

The City will continue providing incentives, as appropriate, and a positive regulatory climate in order to encourage infill development and redevelopment.

GOAL CC-1: Plan Arvada as a City of different development character districts.

POLICY CC-1.2: Promote Integration Within Districts through Design

The City will promote integration and a sense of place within districts of the City through the context-sensitive design of new development.

POLICY CC-1.3: Compatible Infill

The City will encourage new infill development to consider and be sensitive to the character of existing neighborhoods. Considerations shall include building scale, placement, size, height transitions, landscape, streetscape, and other design measures (see also Redevelopment and Infill Principles).

GOAL CC-2: Establish and maintain Arvada's distinct qualities and small-town identity.

POLICY CC-2.2: High Quality Private Development

The City will promote high quality architecture, site planning, landscaping, signage, and lighting for new residential and commercial developments.

GOAL N-1: Plan for a range of neighborhoods and accessible housing of different tenure types to accommodate diverse incomes and all ages and abilities.

The Comprehensive Plan Amendment to Suburban Residential and Rezoning to R6 is consistent with the surrounding area and designations as well as the Goals and Policies of the Comprehensive Plan. The R6 zone district will implement the intent of the land use map designation. The Rezoning and will allow the site to develop in accordance with the LDC.

Setbacks

For the R6 zone district, lot and building standards for single-family detached homes are set out in Table 2-1-8-4 of the LDC. There are seven lot types, which are classified based on their area, width, and location of vehicular access. To meet the requirements for any lot type, both the lot area and the lot width minimums must be met. Setbacks will be reviewed as part of any Site Plan application.

Building Height

The maximum building height allowed in this R6 zoning district is 35 feet. Building height will be reviewed as part of any Site Plan application.

Open Space

The R6 zoning district requires a minimum of 20 percent of the site be landscape surface area. Compliance with the landscaped surface area will be reviewed as part of any Site Plan.

Landscaping, Buffering and Fencing

The Site Plan landscaping will be required to comply with the standards and regulations within LDC 4-6 and any others that may apply. A landscape plan will be required to be submitted with any Site Plan application.

Parks

Park Land Dedication or a Fee-In-Lieu will be required prior to, or as part of, the approval of the final plat. The owner/developer of land is required to convey to the City in fee simple not less than ten (10) acres per thousand (1000) population projected for the development of such land or pay the City the cash equivalent of the fair market value of the land otherwise required to be dedicated. A Park Development Fee is also required.

Building Design

All buildings constructed on the future lots will be required to adhere to Chapter 5 (Building Design) of the LDC. Design will be reviewed with any future Site Plan application.

Circulation and Connectivity

Two points of vehicular access will be proposed from Oak Street. The layout aligns with existing streets, specifically the subject property's northern entrance with the existing W. 59th Place to the east. This access is proposed to be full movement and side-street stop controlled. The second access will be located approximately 743 feet north of W 58th Rd and is proposed to be full movement and side-street stop controlled. The driveways will provide one inbound lane and one outbound lane, and the volumes do not warrant auxiliary lanes. These connections are designed to evenly distribute traffic flow and create two points of access for fire protection.

Vehicular traffic volumes associated with the project have been analyzed for the existing, short-term (Year 2027), and long-term (Year 2045) scenarios without and with the project. Using ITE trip generation rates, the project is anticipated to generate approximately 511 vehicle trips per day, with 38 trips occurring in the morning peak hour and 51 trips occurring in the PM peak hour. It was determined that the existing roadways can accommodate the estimated traffic volumes for buildout conditions. No improvements were identified as necessary to support either background traffic growth or project-added traffic on the study area roadways and intersections for both short-term and long-term buildout conditions.

Grading and Drainage

All existing grades are generally flat. A detailed grading and drainage plan will be required to be submitted with a Site Plan application.

Parking and Loading

Off-street parking and loading requirements will be determined with any Site Plan application and shall be consistent with Article 4-5 of the LDC. Single-Unit Dwellings require two spaces per a dwelling unit.

Utility Services

Water and sanitary sewer service is provided by the City of Arvada, and they have the capacity to service the site.

Public Service Company (XCEL) has no objection to this proposed rezone.

Police and Fire Protection

The proposal has been reviewed by the Arvada Fire and Protection District. All Fire Lane and Emergency Access (Fire Apparatus Access Roads) roads shall provide minimum turning radius and an outside radius sufficient to all navigation of the AFPD apparatus and allow effective emergency operations. This will be reviewed with the Site Plan submittal. The property is served by Arvada Police.

LAND DEVELOPMENT CODE APPROVAL CRITERIA

It is the responsibility of the applicant to justify the requested land use application. The Planning Commission should make a recommendation to the City Council based on its findings regarding the approval criteria shown in the table(s) below and upon testimony heard during the public hearing as it applied to the criteria.

Staff performed an analysis of the proposal, based on the approval criteria listed in Chapter 8 of the Land Development Code, and presents the following findings:

COMPREHENSIVE PLAN AMENDMENT CONSIDERATIONS	Finding	STAFF ASSESSMENT
1. The existing comprehensive plan and/or any related element thereof is in need of the proposed amendment.	Complies	The existing Comprehensive Plan designation of Public/Quasi-Public does not align with the current realities of the closed and unutilized elementary school. The existing RN-7.5 Zone is also inconsistent with the existing Public/Quasi-Public designation. An amendment to Suburban Residential is necessary. This designation matches properties surrounding the site and will support future Single-Unit Dwelling development.
2. The proposed amendment is compatible with the surrounding area and the goals and policies of the Comprehensive Plan.	Complies	As detailed in the <i>Compliance with the Comprehensive Plan</i> section of the staff report and criterion one above, the amendment is consistent with numerous goals and policies and the surrounding area.
3. The proposed amendment will have no major negative impacts on transportation, services, and facilities.	Complies	The proposed amendment will not have a major impact on transportation, services, or facilities.
4. The proposed amendment will have minimal effect on service provision, including adequacy or availability of urban facilities and services, and is compatible with existing and planned service provisions.	Complies	The proposed amendment will not have a negative effect on existing or proposed service provisions.
5. The proposed amendment, if for an area outside of the City's current municipal boundaries, is consistent with the City's ability to annex property.	Complies	The proposed amendment does not pertain to an area outside of the City's municipal boundaries.
6. Strict adherence to the existing comprehensive plan would result in a situation neither intended nor in keeping with other key elements and policies of the plan.	Complies	Strict adherence to the Comprehensive Plan designation of Public/Quasi-Public would prevent future redevelopment consistent with the existing residential neighborhood. The site is not operated as a school due to population decline and is therefore, underutilized. The current zone is inconsistent with the land use designation.

7. The proposed plan amendment will promote the public welfare and will be consistent with the goals and policies of the comprehensive plan and the elements thereof.	Complies	As stated in the <i>Compliance with the Comprehensive Plan</i> section above, amending the Comprehensive Plan to allow for development of this underutilized property is consistent with a variety of goals and policies.
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Div. 8-3-4 Zoning and Rezoning Approval Criteria	Finding	Rationale
1. The rezoning is consistent with the Arvada Comprehensive Plan, or an adopted sub-area plan, corridor plan, or urban renewal plan, or reflects conditions that have changed since the adoption of the Comprehensive Plan.	Complies	The rezoning to R6 is consistent with the Comprehensive Plan, if amended, and the Suburban Residential designation on the Future Land Use map.
2. The intended land use is consistent with the stated intent of the proposed zoning district.	Complies	The intended use for Single-Unit Dwellings with up to 6 dwelling units per acre is consistent with the R6 zone district.
3. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will, prior to development, be available to serve the subject property while maintaining adequate levels of service to existing development.	Complies	All public facilities and services are available to service to the site. Additional infrastructure necessary to service the site will be constructed after approval of the Site Plan and Minor Subdivision.
4. The intended land use for which the rezoning is sought will not result in significant adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation, or such impacts will be substantially mitigated.	Complies	The intended land use will not result in significant adverse impacts.
5. The rezoning is consistent with the character of existing or planned development on adjacent properties and in the surrounding area or neighborhood, or measures will be taken to substantially buffer or otherwise substantially mitigate any negative impacts.	Complies	The rezoning is consistent with the character of existing development. The surrounding properties are zoned RN-D and RN-7.5 and developed with both duplexes and Single-Unit dwellings. The intended character of this site will be similar.

STAFF RECOMMENDATION

Based upon project analysis and review of the Land Development Code approval criteria, staff recommends approval of the Comprehensive Plan Amendment and Rezoning.

The Planning Commission may recommend denial of the request(s) if it cannot make affirmative findings of the approval criteria stated above.

Neighborhood Meeting Summary

Neighborhood Meeting Summary

Project Name: Re-development of Allendale Elementary School Site

Location: 5900 Oak Street, Arvada, CO 80004

Applicant: Cardel Denver Homes, LLC

Prepared By: JMC Consulting Services, LLC

Over a span of four months, the applicant, Cardel Denver Homes, LLC and consultants held two separate Neighborhood Meeting to present our concept to the re-development of the Allendale Elementary School site.

Below is a summary of our two meetings.

Neighborhood Meeting #1:

1. Dates and Locations of all Meetings:

Date: Thursday, November 21, 2024

Location: Apex Field House, 5724 Oak St., Arvada, CO 80002

Time: 6:00 PM

2. Content, dates mailed, and number of mailings, including letters, meeting notices, and any other written material.

The objective of our first meeting was to have an open Q&A forum. The meeting started with a quick introduction about the team and our project and then opened it up to Q&A. Prior to the start of our meeting we handed out fact sheets about our project to the attendees which summarized our project and provided a land plan. Additionally, we had boards that showed our land plan. And can be found in exhibits 1.A and 1.B, respectively, following this document.

On November 6th, 2024, our team sent a total of 752 notices to our surrounding residents. An affidavit certifying our mailers, our notice and list of recipients can be found under exhibit 1.C after this document.

3. The number of people that participated in the meetings and names of development team members in attendance and City of Arvada staff in attendance.

Based on our sign-in sheets, we recorded a total of 76 attendees. Exhibit 1.F.

The development team included:

- Bryan Conway - Cardel Homes – Applicant
- Jeff Keeley - JMC Consulting Services – Development Manager
- Travis Frazier - Redland – Civil Engineer
- Julie Gamec - THK Associates – Landscape Architect
- Cassie Slade - Fox Tuttle – Traffic Engineer

Additionally, Jeremiah Bebo from the City of Arvada staff was present.

4. A summary of concerns, issues, and problems expressed during the meetings, including:

A. The substance of the concerns, issues, and problems.

Our meeting notes can be found in exhibit 1.G in this document which contains comments, questions, issues and problems expressed during our first neighborhood meeting.

Some of the most repeated comments were around the following:

Density:

Several participants raised concerns that the proposed density does not align with the character of the existing neighborhood.

Traffic:

Residents expressed concerns regarding the potential traffic impacts of the proposed redevelopment. Many were worried about increased congestion on existing roadways, particularly at key intersections, and questioned whether the current infrastructure could support the additional vehicle load. There were also comments about pedestrian safety, particularly in areas with limited sidewalks or high foot traffic. Some attendees requested a traffic study to assess the development's impact and explore potential mitigation measures.

Product:

There was significant confusion regarding the type of development we are proposing for the site. Some residents believed that the plan included three-story townhomes or a three-story multifamily building. This misunderstanding stemmed from two primary factors. First, our mailed notice referenced city standards and zoning regulations related to the requested R6 designation, including the 35-foot maximum height limit, which may have led to assumptions about the scale and type of housing. Second, we did not present our product in our fact sheet or formal presentation at the meeting, which could have helped clarify the specifics of our proposal.

Removal and lack of access to proposed openspace:

Many residents expressed concerns that the proposed development would result in a loss of open space within the neighborhood. These concerns were compounded by uncertainty about how the development would integrate landscaping, setbacks, and community-accessible areas to maintain a sense of openness. We received feedback that our proposed open space felt difficult to access and appeared to be designed primarily for residents within the development.

B. How the Applicant has addressed or intends to address concerns, issues, and problems expressed at the meetings.

Traffic:

Our traffic counts are very comparable to the historic use of the site, ensuring that our development will not significantly alter existing traffic patterns. As part of our submittal for the comprehensive master plan amendment and rezoning, we have prepared a traffic impact study, which will be thoroughly reviewed by the city. We are committed to adhering to the findings and recommendations of this study. Additionally, our revised land plan has relocated lots that previously backed onto Oak Street, eliminating potential safety concerns for both traffic and pedestrians.

Product:

Many of the questions and concerns raised during the meeting centered around what we were proposing to build. At the time of the first meeting, we did not yet have that information available. However, we came prepared to present our intended product and provide clarity on our development plans. Our plan is to build single-family detached homes. One home per lot.

Loss of Openspace:

The property, owned by the Jefferson County School District, was previously used as a school site and has never been designated as open space or parkland. However, we recognize that residents have been utilizing the area for outdoor activities. In response to this, we have adjusted our land plan to be more welcoming to the broader community by incorporating an access point on Oak Street and integrating looped walking paths to enhance accessibility for all neighbors.

- C. Concerns, issues, and problems the Applicant is unwilling or unable to address and why. For detailed requirements, see NEIGHBORHOOD MEETING CHECKLIST.

Density:

Based on our discussions with City staff, we believe that R6 is the most appropriate zoning designation for this site. In response to neighbors' concerns about density, we adjusted the lot widths along the northern border to better align with the existing homes. On the southern border, we have incorporated a 30-foot buffer to provide additional separation. Additionally, as requested by neighbors, we have concentrated most of the density toward the center of the site and along the eastern border, which is adjacent to an RN-D zoned neighborhood consisting primarily of duplex homes.

Neighborhood Meeting #2:

1. Dates and Locations of all Meetings:

Date: Thursday, February 20, 2025

Location: Revive Church, 8270 W. 80th Avenue, Arvada, CO 80005

Time: 6:00 PM

2. Content, dates mailed, and number of mailings, including letters, meeting notices, and any other written material.

Our second neighborhood meeting took on a more formal presentation addressing concerns we heard from our first meeting and presenting additional information for further clarity on what we are proposing to build on the site. We held our second meeting on February 20, 2025, and we sent notice letters on February 4, 2025. We noticed 751 neighbors. As evidenced by our Affidavit, mailing list and letter found in exhibit 2.B, 2.D, and 2.C below. Our presentation can also be found in exhibit 2.A.

3. The number of people that participated in the meetings and names of development team members in attendance and City of Arvada staff in attendance.

Based on our sign-in sheets, we recorded a total of 37 attendees. exhibit 2.E.

The development team included:

- Sara Dieringer – Cardel Homes – Applicant
- Bryan Conway – Cardel Homes – Applicant
- Mike Newman – Cardel Homes – Applicant
- Jeff Keeley – JMC Consulting Services – Development Manager & Applicant Representative
- Travis Frazier – Redland – Civil Engineer
- Julie Gamec – THK Associates – Landscape Architect
- Cassie Slade – Fox Tuttle – Traffic Engineer

Additionally, Linda Hoover from the City of Arvada staff was present.

4. A summary of concerns, issues, and problems expressed during the meetings, including: A. The substance of the concerns, issues, and problems.

Many of the same concerns from our first neighborhood meeting were reiterated in our second meeting, particularly regarding traffic and density. Additionally, residents had questions about the construction timeline and the city's entitlement process, seeking more clarity on the steps involved and the expected duration of development activities.

B. How the Applicant has addressed or intends to address concerns, issues, and problems expressed at the meetings.

Traffic:

Our traffic counts are very comparable to the historic use of the site, ensuring that our development will not significantly alter existing traffic patterns. As part of our submittal for the comprehensive master plan amendment and rezoning, we have prepared a traffic impact study, which will be thoroughly reviewed by the city. We are committed to adhering to the findings and recommendations of this study. Additionally, our revised land plan has relocated lots that previously backed onto Oak Street, eliminating potential safety concerns for both traffic and pedestrians.

Construction Timeline:

We informed residents that the overall development timeline is expected to be approximately nine months, with each individual home taking around six months to build. We also clarified that construction activities will adhere to the city's designated working hours. Additionally, we will provide contact information for both the contractor and a representative from our team, encouraging neighbors to reach out with any concerns or questions throughout the process.

Process:

We outlined our two-step process, beginning with the comprehensive master plan amendment and rezone, followed by the site plan review. We also informed residents that the comprehensive master plan amendment and rezone will be presented in a public meeting, providing them with another opportunity to share their feedback on the project. Linda Hoover, a representative from City staff, confirmed this process to the neighbors.

- C. Concerns, issues, and problems the Applicant is unwilling or unable to address and why. For detailed requirements, see NEIGHBORHOOD MEETING CHECKLIST.

Density:

Based on our discussions with City staff, we believe that R6 is the most appropriate zoning designation for this site. In response to neighbors' concerns about density, we adjusted the lot widths along the northern border to better align with the existing homes. On the southern border, we have incorporated a 30-foot buffer to provide additional separation. Additionally, as requested by neighbors, we have concentrated most of the density toward the center of the site and along the eastern border, which is adjacent to an RN-D zoned neighborhood consisting primarily of duplex homes.

EXHIBIT A
LEGAL DESCRIPTION

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH P.M., EXCEPT THOSE PORTIONS CONVEYED TO THE CITY OF ARVADA IN DEEDS RECORDED DECEMBER 14, 1962, IN BOOK 1550 AT PAGES 182 AND 183, COUNTY OF JEFFERSON, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 9, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 9 BEARS NORTH 89°42'06" EAST, A DISTANCE OF 2,647.42 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE NORTH 89°42'06" EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 9, A DISTANCE OF 25.00 FEET TO THE **POINT OF BEGINNING**, BEING A POINT ON THE EASTERLY RIGHT-OF-WAY OF OAK STREET;

THENCE NORTH 89°42'06" EAST, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 636.85 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 9;

THENCE SOUTH 00°03'17" EAST, ALONG THE NORTH-SOUTH CENTERLINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, A DISTANCE OF 660.24 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 9;

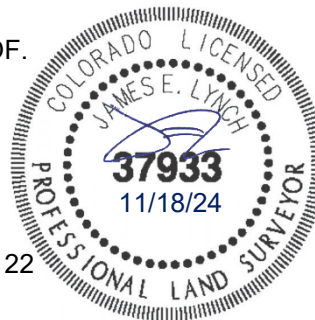
THENCE SOUTH 89°41'16" WEST, ALONG THE EAST-WEST CENTERLINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, A DISTANCE OF 637.67 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY OF OAK STREET;

THENCE NORTH 00°00'57" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 660.40 FEET TO THE **POINT OF BEGINNING**.

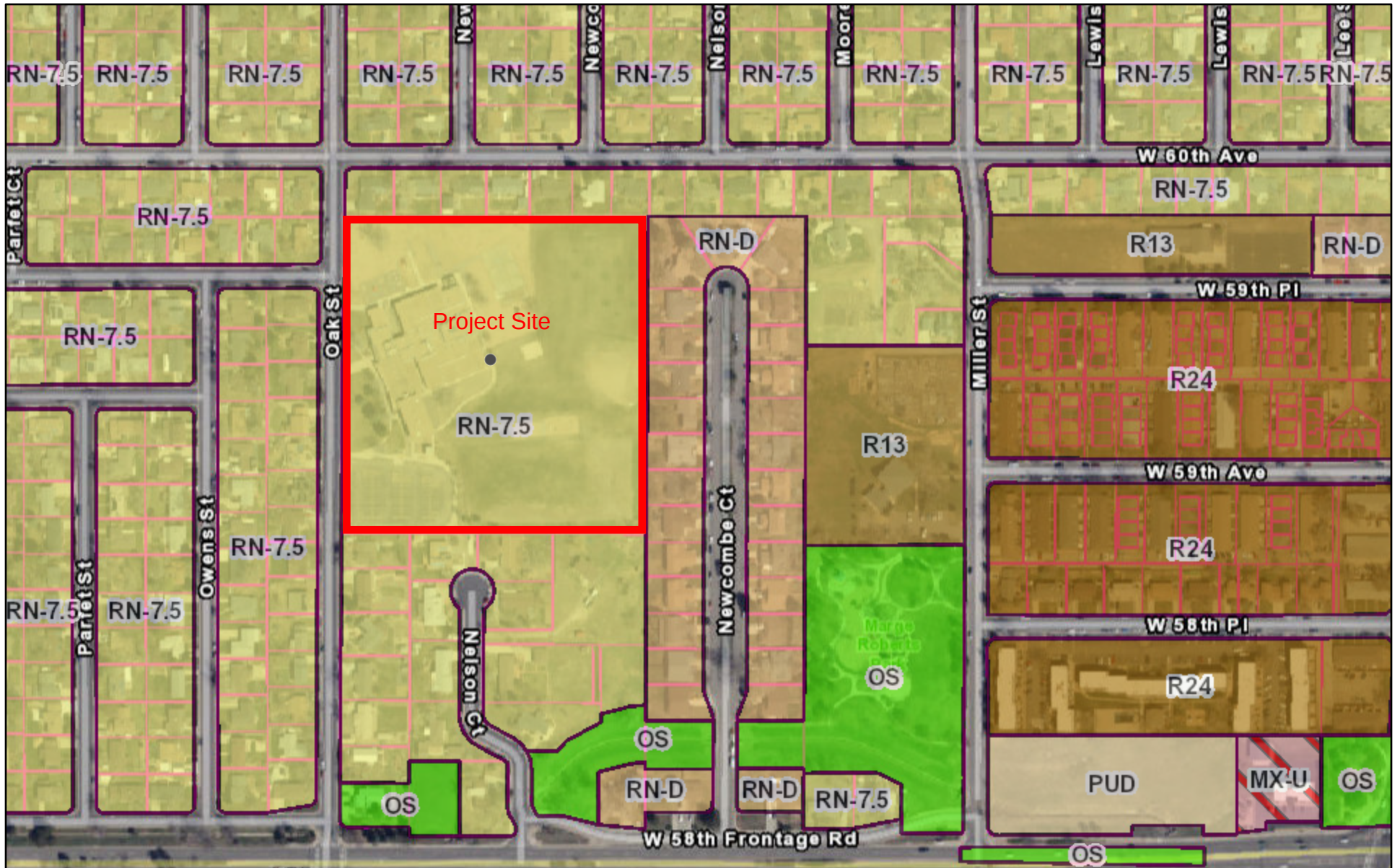
CONTAINING AN AREA OF 9.660 ACRES, (420,792 SQUARE FEET), MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

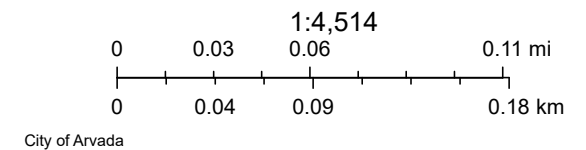
JAMES E. LYNCH, PLS 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898



Vicinity Map



Zoning	MX-U, Mixed-Use Urban	OT-RR, Olde Town Ralston Road	RN-7.5, Residential Neighborhood 7,500
CG, General Commercial	OS, Parks and Open Space	OT-W, Olde Town Webster	RN-12.5, Residential Neighborhood 12,500
IL, Light Industrial	OT-E, Olde Town East	PUD, Planned Unit Development	RN-32.5, Residential Neighborhood 32,500
IG, General Industrial	OT-EY, Olde Town East Yukon	RA, Residential Agricultural	R6, Residential 6
MX-N, Mixed-Use Neighborhood	OT-GV, Olde Town Grandview	RN-D, Residential Neighborhood One and Two-Family	R13, Residential 13
MX-S, Mixed-Use Suburban	OT-OW, Olde Town Olde Wadsworth	RN-4, Residential Neighborhood 4,000	R24, Residential 24
MX-T, Mixed-Use Transit	OT-RN, Olde Town Residential Neighborhood	RN-6, Residential Neighborhood 6,000	



I:\2024\24002 - Allendale\CADD\Sheet Sets\24002 - Allendale Conceptual Plan\24002.001 - COVER SHEET.dwg Tab: 1 - COVER SHEET Apr 23, 2025 - 4:40pm bsmetanika

ALLENDALE

RE-ZONING CONCEPT PLAN

A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO

CONTACT LIST

APPLICANT

CARDEL HOMES
9110 EAST NICHOLS AVE, SUITE 120
CENTENNIAL, COLORADO 80112
TEL: (720) 798-6823
CONTACT: BRYAN CONWAY
EMAIL: BRYAN.CONWAY@CARDELHOMES.COM

APPLICANT REPRESENTATIVE

JMC CONSULTING SERVICES, LLC
10 E BELLEVIEW DRIVE
GREENWOOD VILLAGE, CO 80121
TEL: (919) 824-1504
CONTACT: JEFF KEELEY
EMAIL: JEFF.KEELEY@JMCINV.COM

CIVIL ENGINEER

REDLAND
1500 WEST CANAL COURT
LITTLETON, COLORADO 80120
TEL: (720) 283-6783
CONTACT: TRAVIS FRAZIER, P.E.
EMAIL: TFRAZIER@REDLAND.COM

LANDSCAPE ARCHITECT

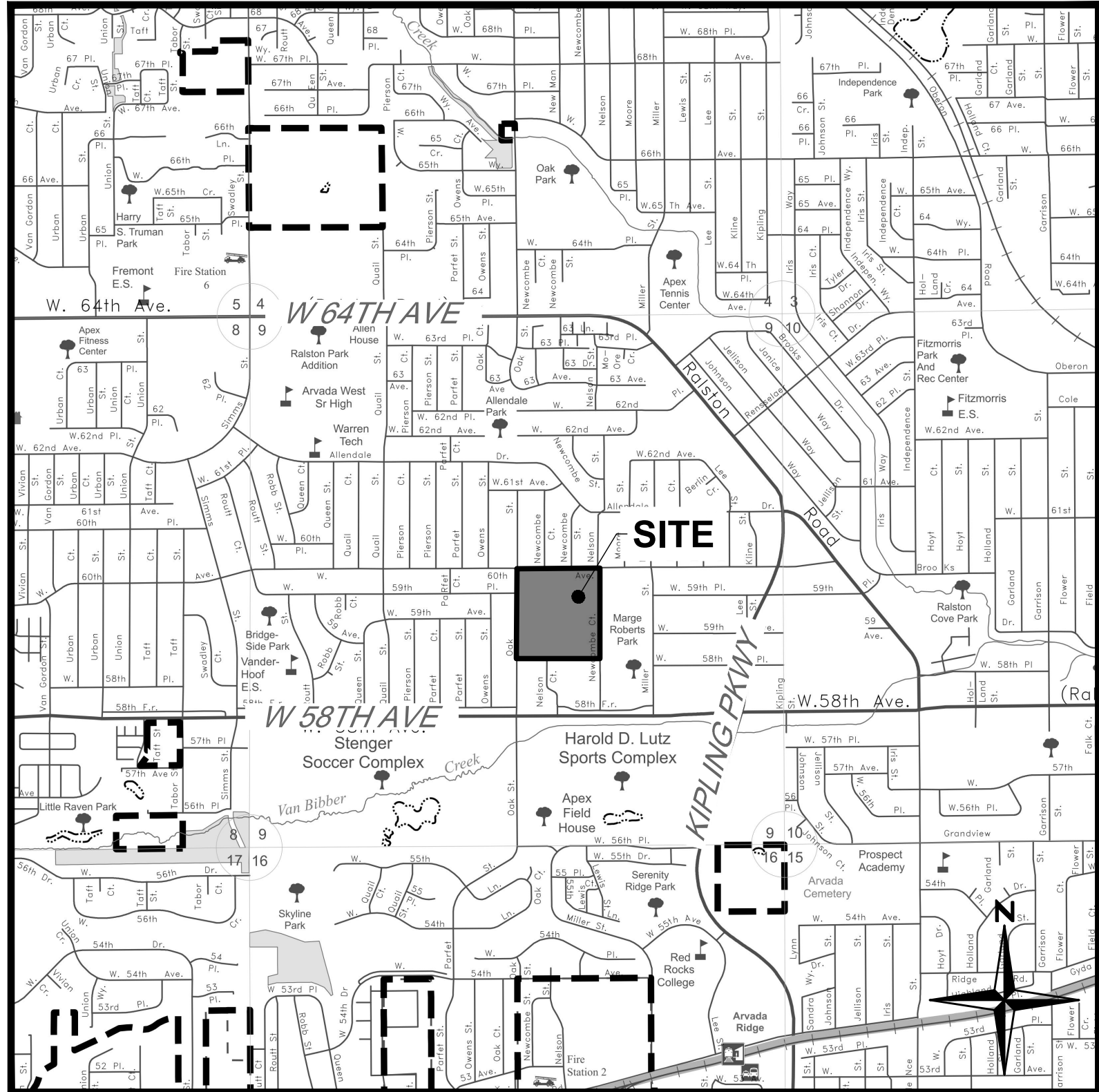
THK ASSOCIATES, INC.
5675 DTC BOULEVARD, SUITE 200
GREENWOOD VILLAGE, COLORADO 80111
TEL: (303) 770-7201
CONTACT: JULIE GAMEC, PLA
EMAIL: JGAMEC@THKASSOC.COM

SURVEYOR

AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE, SUITE 1
LITTLETON, COLORADO 80122
TEL: (303) 713-1898
CONTACT: MICHAEL NOFFSINGER
EMAIL: MNOFFSINGER@AZTECCONSULTANTS.COM

GEOTECH

CTL THOMPSON
1971 WEST 12TH AVENUE
DENVER, CO 80204
TEL: (303) 825-0777
CONTACT: ALEXANDRA BERNEY, P.E.



VICINITY MAP
SCALE: 1" = 2640'

LEGAL DESCRIPTION

PER LAND TITLE GUARANTEE COMPANY ORDER NO.
ABC70842899-3, WITH A COMMITMENT DATE OF JULY 31, 2024
AT 5:00 P.M.

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER
OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 3
SOUTH, RANGE 69 WEST OF THE 6TH P.M.,

EXCEPT THOSE PORTIONS CONVEYED TO THE CITY OF
ARVADA IN DEEDS RECORDED DECEMBER 14, 1962 IN BOOK
1550 AT PAGES 182 AND 183,

COUNTY OF JEFFERSON, STATE OF COLORADO.

PARCEL CONTAINS: 9.660 ACRES, 420,792 SQ. FT.

Sheet Index

Sheet Number	Sheet Title
1	COVER SHEET
2	SITE PLAN
3	UTILITY PLAN

NARRATIVE SUMMARY:

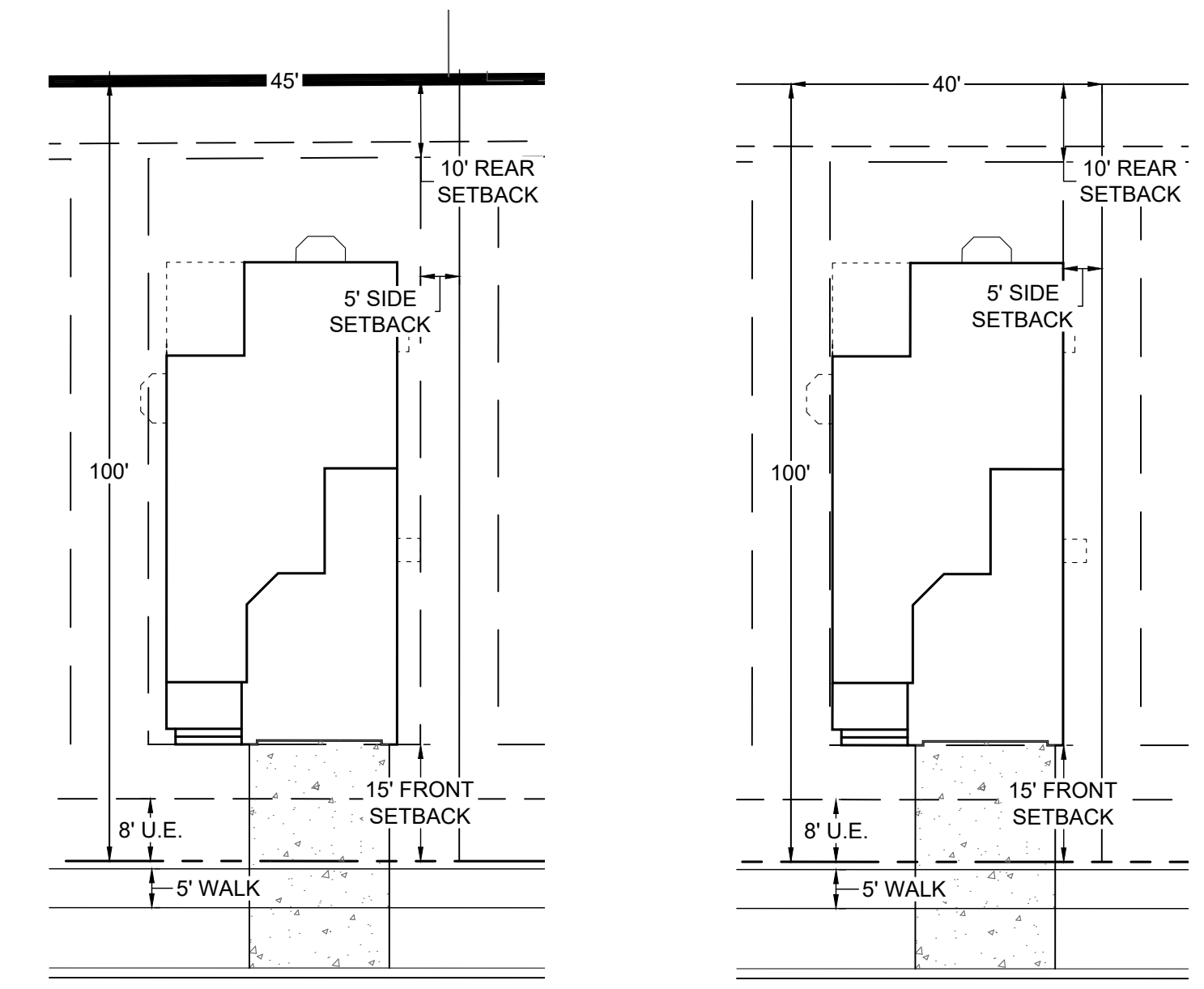
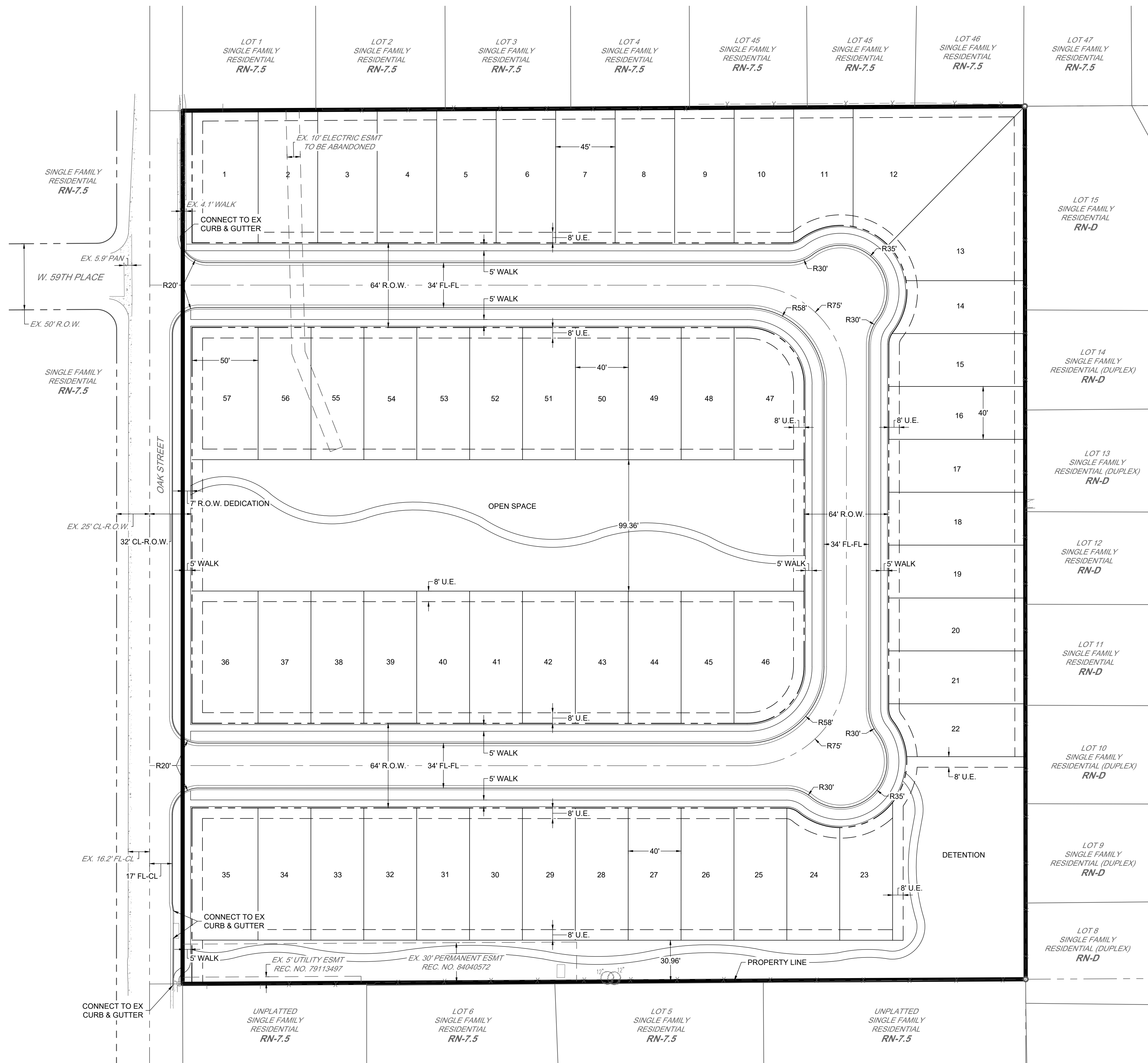
THE PROPOSED PROJECT CONTAINS 9.660 ACRES AND IS LOCATED AT 5900 OAK STREET IN ARVADA, COLORADO. THE SITE IS CURRENTLY ALLENDALE ELEMENTARY SCHOOL WHICH WAS CLOSED BY JEFFERSON COUNTY SCHOOL DISTRICT. THE EXISTING SCHOOL PARKING LOT AND ACCESS DRIVES WILL BE DEMOLISHED. THE PROPOSED PROJECT WILL PROVIDE 57 SINGLE-FAMILY DETACHED UNITS SERVED BY A LOOPED PUBLIC STREET. A CENTRAL GREEN SPACE WILL PROVIDE LANDSCAPE AND PARK AMENITIES. THE PROJECT WILL DEDICATE AN ADDITIONAL 7' OF RIGHT-OF-WAY ALONG OAK STREET AND PROVIDE A DETACHED 5' SIDEWALK ALONG THE PROJECT FRONTAGE.

Site Development Information			
	Zone District	R6 (Residential 6) District	
	Housing Palette Lot Type	Single Family Detached - Urban Street housing palette	
	Total Project Area	420,792 (9.660 acres)	
Development Standards		Site	Standard
Lot Standards			
	Lot Area (min)	4,000 SF	4,000 SF
	Lot Width (min)	40'-0"	40'-0"
	Lot Width (corner)	50'-0"	50'-0"
	Lot Coverage (max)	40%	60%
Building and Parking Siting Standards (not Required for single-family or duplex units in RA, RN, or R District)			
	Front Setback (min)	15'-0"	15'-0"
	Front Parking Setback (min)	n/a	n/a
	Front Garage Door Setback (min)	18'-0"	18'-0"
	Side Setback, Street (min)	15'-0"	15'-0"
	Side Setback, Interior (min)	5'-0"	5'-0"
	Rear Setback (min)	10'-0"	10'-0"
Building Standards			
	Height (ft. (max))/Stories	28' / 2	35'-0"
Site Standards			
	Landscape Surface Area (min)	78,622 sf / 18%	20%
	Amenitized Landscape Surface Area (min)	78,622 sf / 18%	5%
Parking Standards			
	Standard Spaces	2/unit (garage)	n/a
	Accessible Spaces	0	n/a
	TOTAL	114	n/a
	Bicycle Spaces (may require short-term/long-term breakout)	n/a	n/a
Dwelling Units			
	TOTAL (Bedroom/Units)	171 / 57	n/a

PROJECT NO. 24002.001		DATE		NO.		NOTES	
DATE	NO.	NOTES		DATE	NO.	NOTES	
		1ST SUBMITTAL TO ARVADA				2ND SUBMITTAL TO ARVADA	
03/12/2025	1			04/22/2025	2		

ALLENDALE

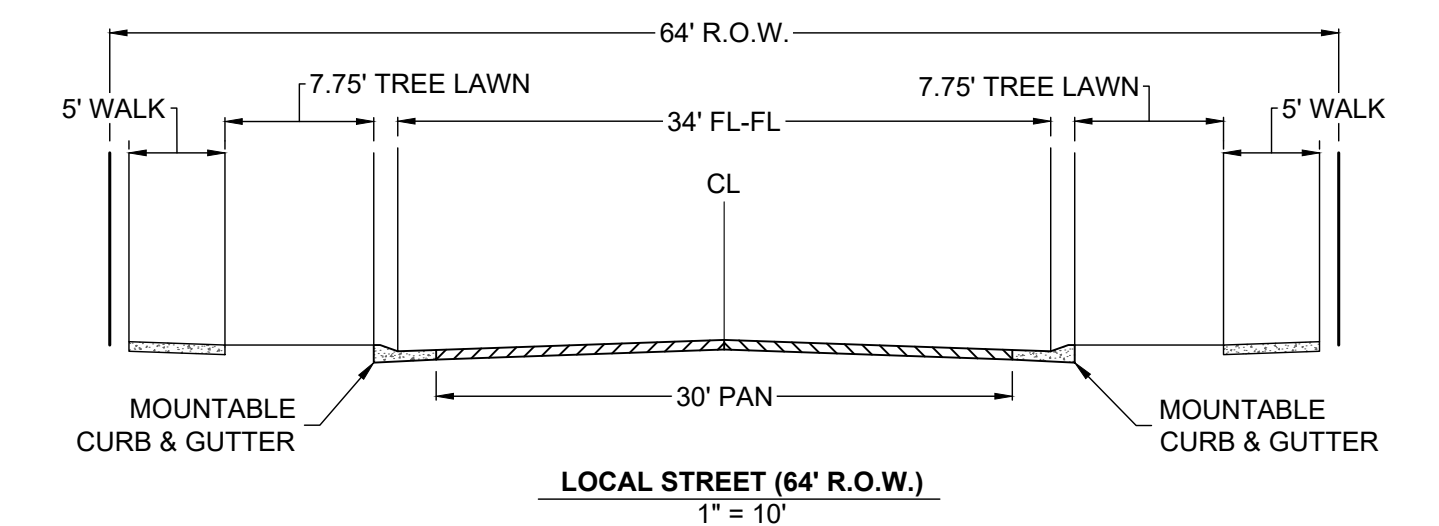
RE-ZONING CONCEPT PLAN



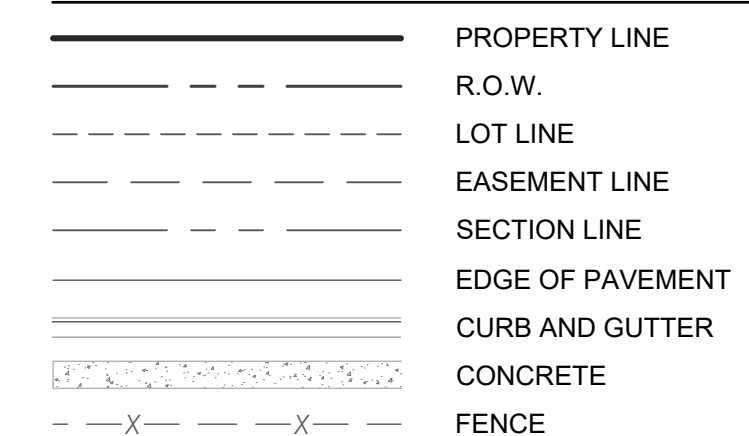
45'X100' LOT TYPICAL
SCALE 1" = 1'

40'X100' LOT TYPICAL

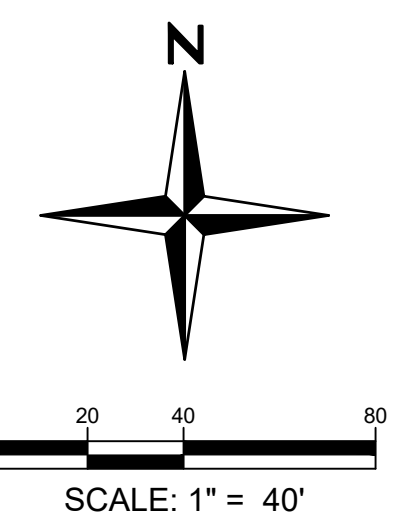
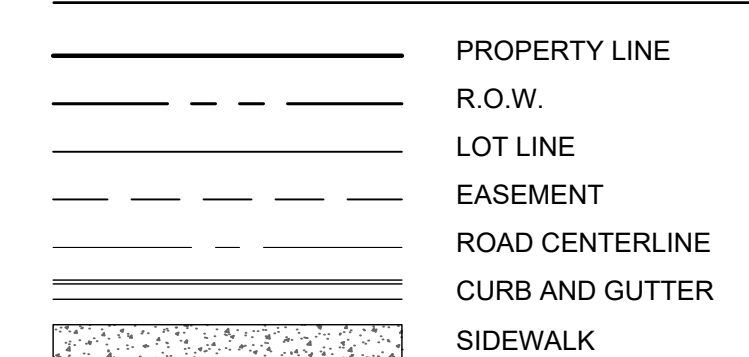
SCALE 1" = 1'



EXISTING LEGEND



PROPOSED LEGEND

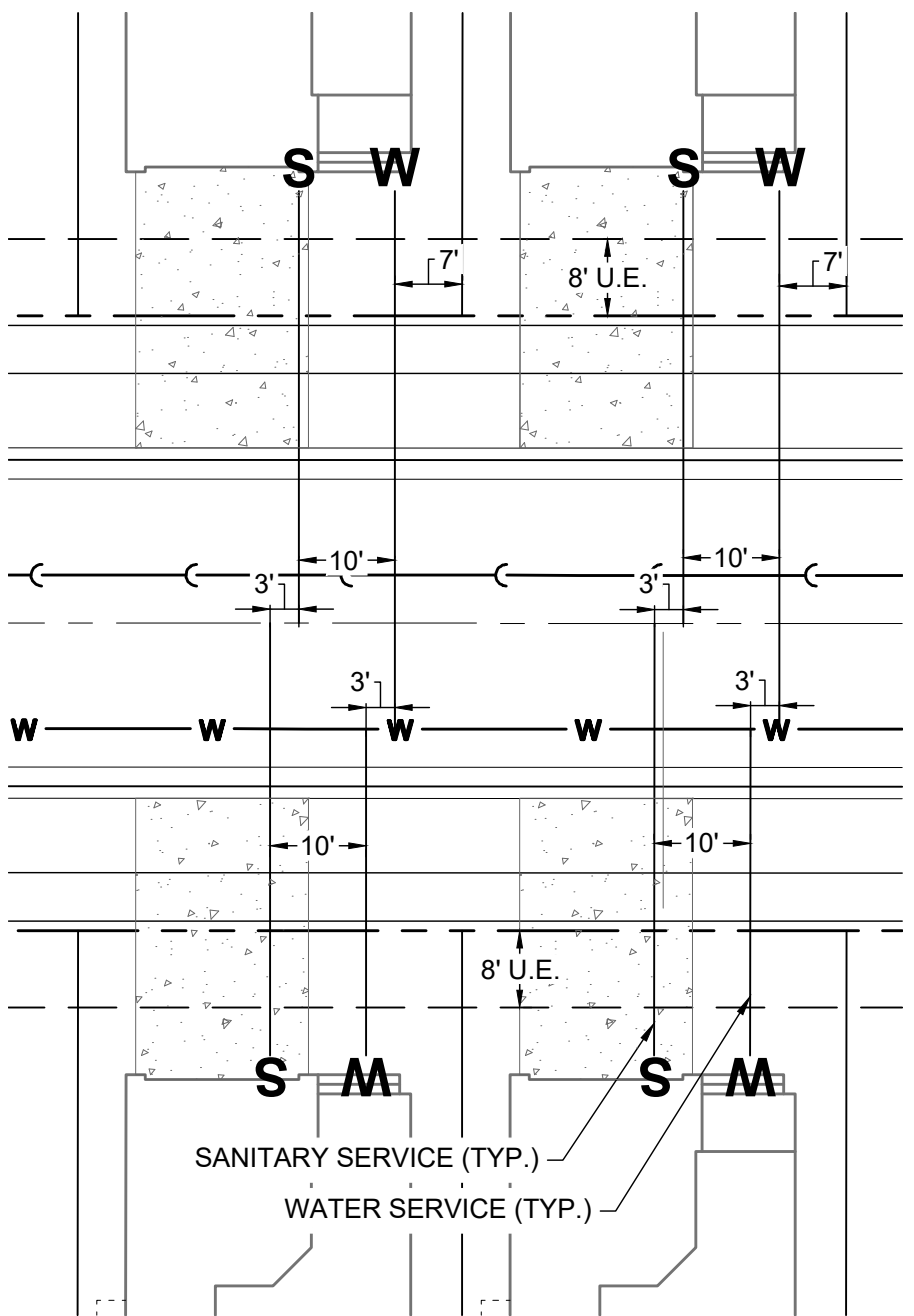
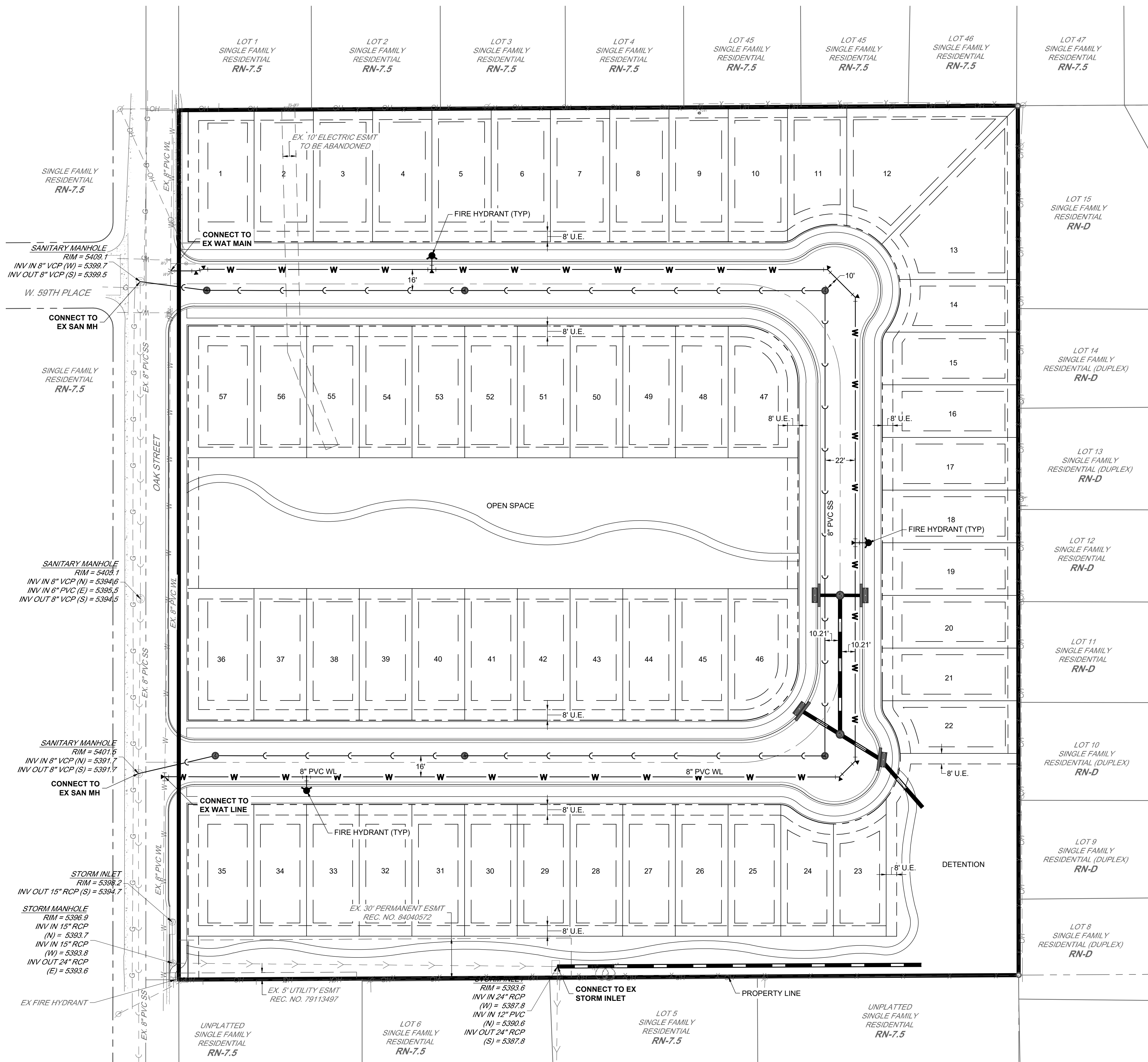


NOT FOR
CONSTRUCTION

[illegible]

ALLENDALE 5900 OAK STREET - ARVADA, CO CONCEPTUAL SITE PLAN

ALLENDALE
RE-ZONING CONCEPT PLAN



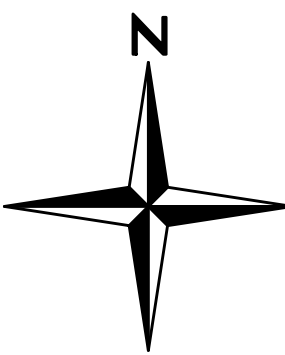
UTILITY SERVICE TYPICAL
1" = 20'

EXISTING LEGEND

- WATER LINE
- SANITARY SEWER
- STORM SEWER
- GAS LINE
- OVERHEAD ELECTRIC LINE

PROPOSED LEGEND

- STORM SEWER
- SANITARY SEWER
- WATER LINE
- MANHOLE



0 20 40 80
SCALE: 1" = 40'

DATE	NO	NOTES
03/12/2025	1	1ST SUBMITTAL TO ARVADA
04/22/2025	2	2ND SUBMITTAL TO ARVADA

PROJECT NO.		24002.001	
DATE	NO.	NOTES	
03/12/2025	1	1ST SUBMITTAL TO ARVADA	
04/22/2025	2	2ND SUBMITTAL TO ARVADA	

RESOLUTION NO. CP2025-0002

A RESOLUTION BY THE PLANNING COMMISSION FOR THE CITY OF ARVADA, COLORADO TO AMEND THE 2014 ARVADA COMPREHENSIVE PLAN LAND USE DESIGNATION PERTAINING TO THE FORMER ALLENDALE ELEMENTARY SCHOOL FROM CITY OF ARVADA PUBLIC/QUASI-PUBLIC TO CITY OF ARVADA SUBURBAN RESIDENTIAL, A PARCEL OF LAND LOCATED AT 5900 OAK STREET.

WHEREAS, Planning Commission, by Resolution No. CP2014-0003, adopted the 2014 Arvada Comprehensive Plan on September 19, 2014; and

WHEREAS, pursuant to § 8-1-2-1(E)(4) of the Land Development Code, City Council has final ratification and approval authority with respect to the Comprehensive Plan and any amendments thereto; and

WHEREAS, pursuant to Chapter 74, Article III, Section 74-64 of the code of the City of Arvada, the Planning Commission has held a public hearing as required by law, notice thereof being duly published in the Wheat Ridge Transcript and Arvada Press on June 12, 2025, and said public hearing being held before the Planning Commission for the City of Arvada on July 2, 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF ARVADA, COLORADO:

Section 1. The 2014 Comprehensive Plan is hereby amended by changing the land use designation from City of Arvada Public/Quasi Public to City of Arvada Suburban Residential.

Section 2. This Resolution shall be effective upon the ratification and approval by the City Council of the Comprehensive Plan amendment described herein.

APPROVED AND ADOPTED this ____th day of _____, 2025.

CITY OF ARVADA PLANNING COMMISSION

Michael P. Griffith, Chairman

ATTEST:

Brandon Figliolino, Secretary

RATIFIED AND APPROVED this ____ day of _____, 2025.

Lauren Simpson, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:
Rachel A. Morris, City Attorney

By: _____

ALLENDALE PLANNING COMMISSION HEARING

Wednesday, July 2, 2025

City Council Chambers – 8101 Ralston Rd, Arvada, CO 80001

6:15 PM



AGENDA & TEAM

1. Team
2. Vicinity Map
3. Applicant
4. Land Plan
5. Product
6. Drainage
7. Cross-section
8. Lighting/Shade Study
9. School Assessment
10. Traffic Analysis
11. Home & Tax Value Analysis
12. Comprehensive Plan
Amendment Compliance
13. Rezoning Compliance

Team:

Applicant: Cardel Homes - Sara Dieringer

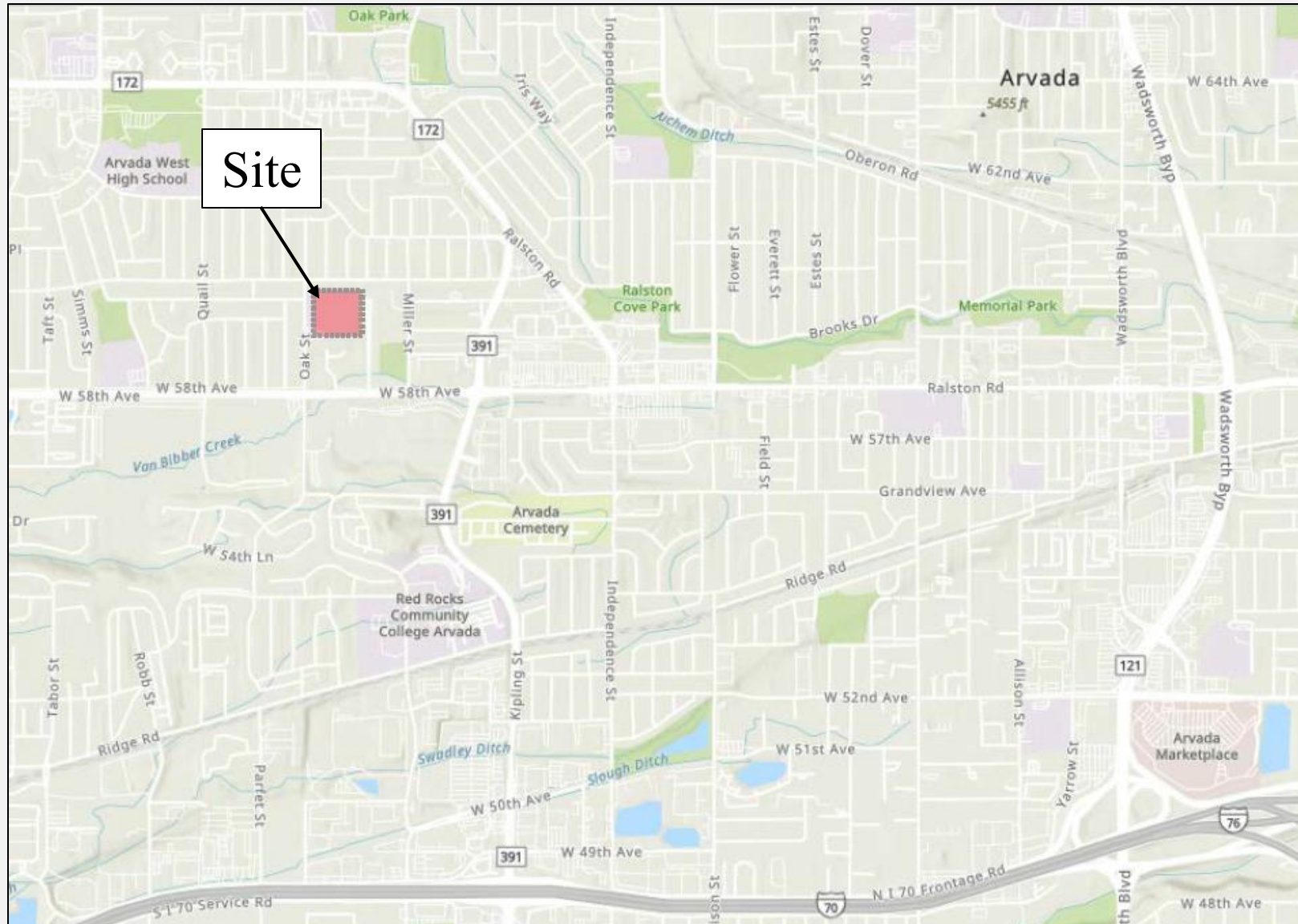
Civil Engineer: Redland – Travis Frazier

Development Consultant: JMC Consulting – Jeff Keeley

Landscape Architect: THK Associates – Julie Gamec

Traffic Engineer: Fox Tuttle - Cassie Slade

VICINITY MAP



CARDEL HOMES

Who we are

- Family-owned
- Building homes since 1973
- Regions - Alberta, Ontario, Florida, Colorado

Time in Denver

- 20 Years

Colorado communities we have built

- Current: Deer Creek, Three Hills, Vivant, Westminster Station

Foundations

- Cardel actively supports initiatives that enrich lives and communities through our charitable division, Cardel Foundations.

Design

- Our in-house architects design our floorplans for every season of life allowing for personalization.
- Each community is architecturally designed to blend with the existing neighborhood.



LAND PLAN

- Orientated open space to connect directly to Oak Street for better neighborhood access
- Removed driveways on Oak St.
- Provided looped walking path
- Increased northern lot sizes
- Maintained 30' buffer on South
- Increased open space land
- Focused density on interior of site



CARDEL ELEVATIONS



SAMPLE STREETSCAPE



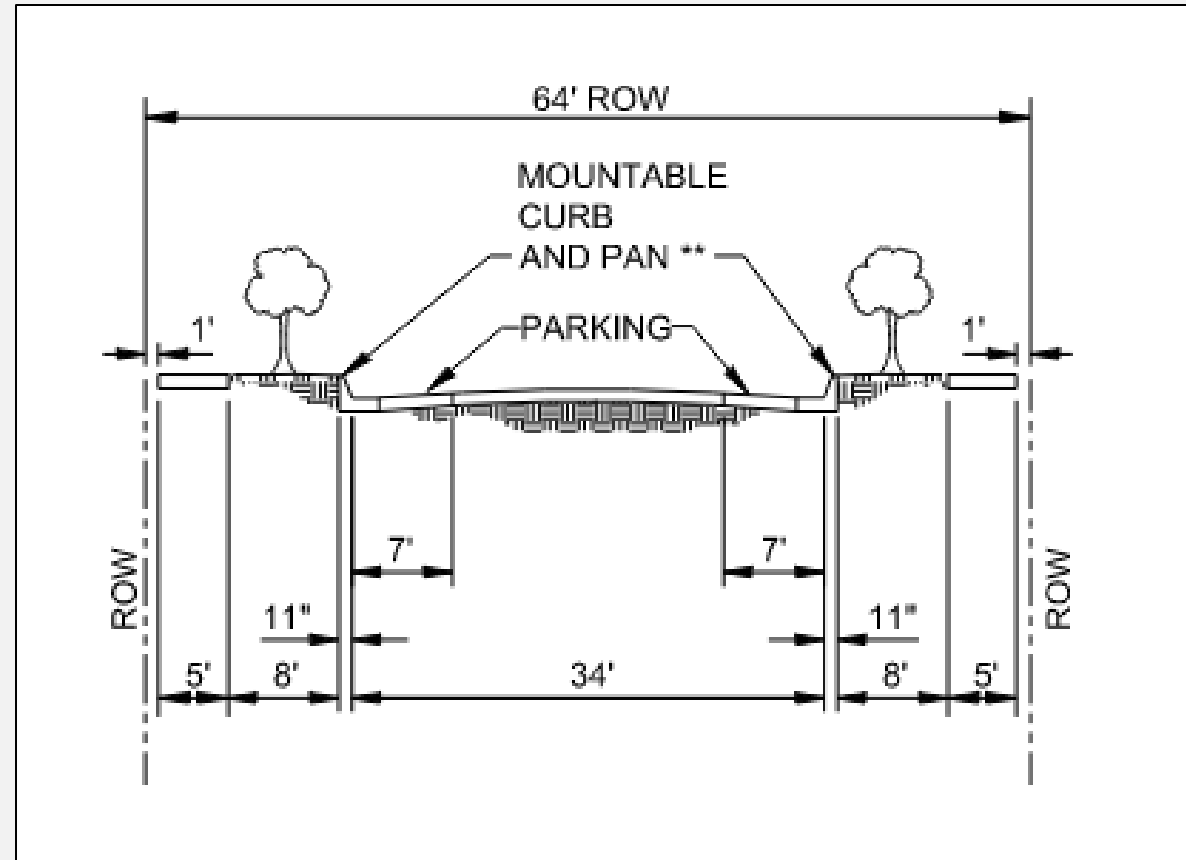
DRAINAGE

- Stormwater will be captured on-site in a detention pond
- All stormwater will be treated for water quality and released at 90% of pre-development rates
- Historic outfall to the south to Van Bibber Creek



INTERNAL ROAD CROSS SECTION

- City of Arvada Local Road Section per 2023 Engineering Standards.
- All Roads will be public with 5' sidewalks.



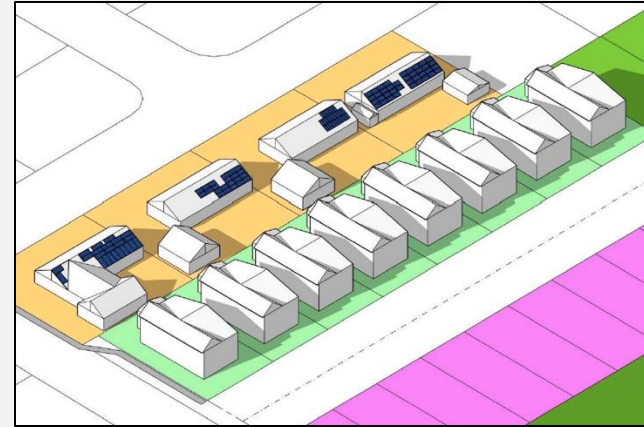
SHADE STUDY

Spring Equinox



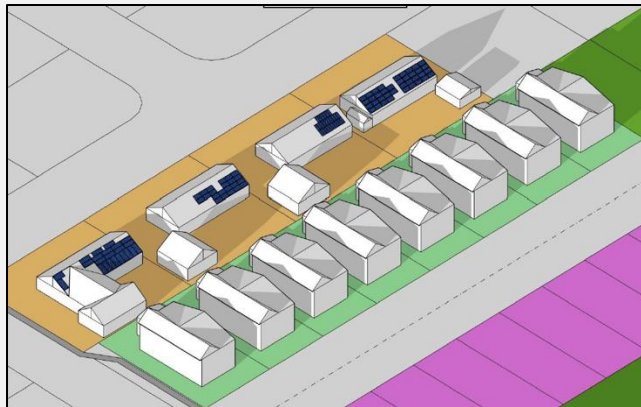
5 PM

Summer Solstice



5 PM

Autumn Equinox



5 PM

Winter Solstice



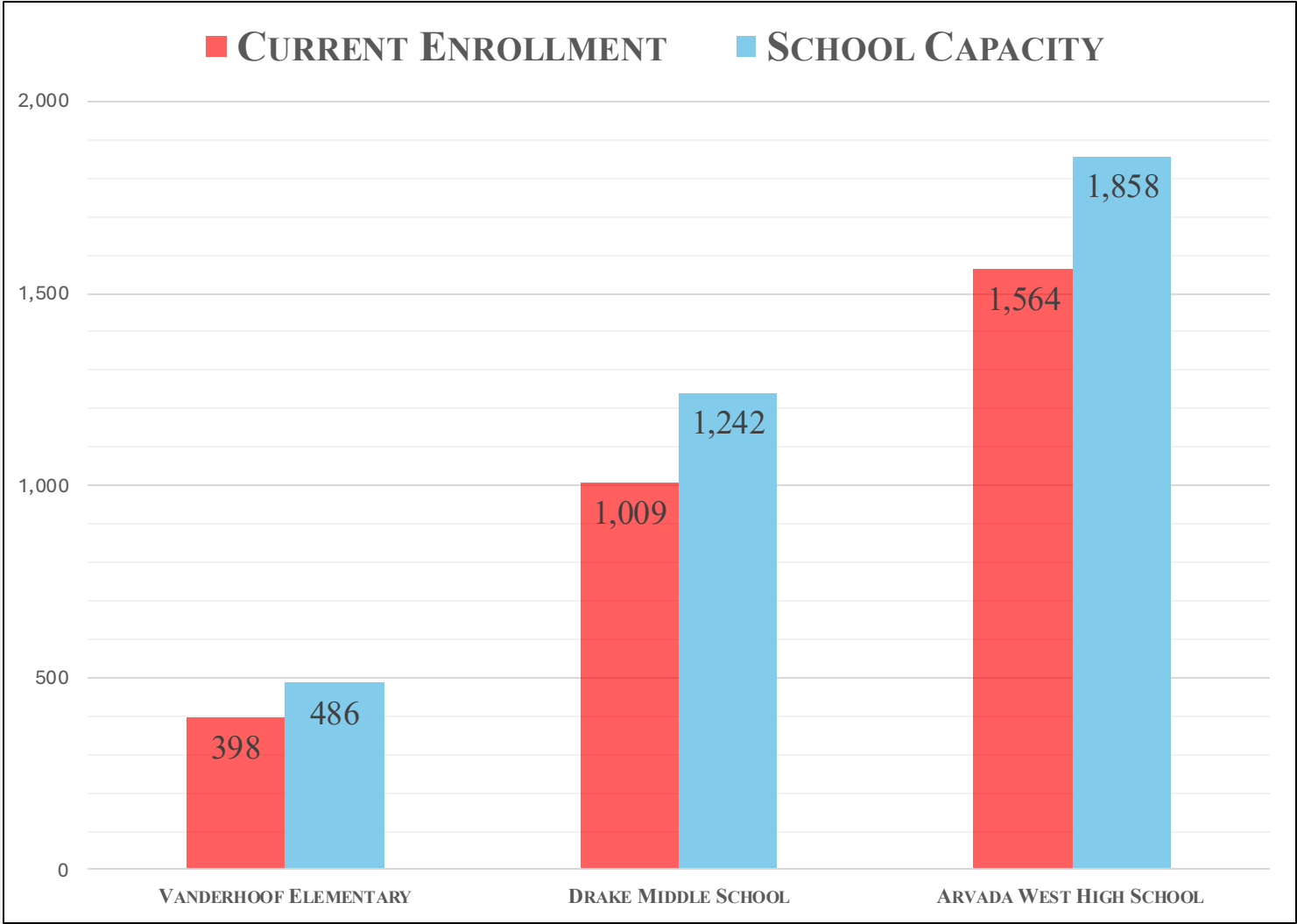
4 PM

SHADE STUDY CONTINUED

DECEMBER 21: 8AM – 4PM



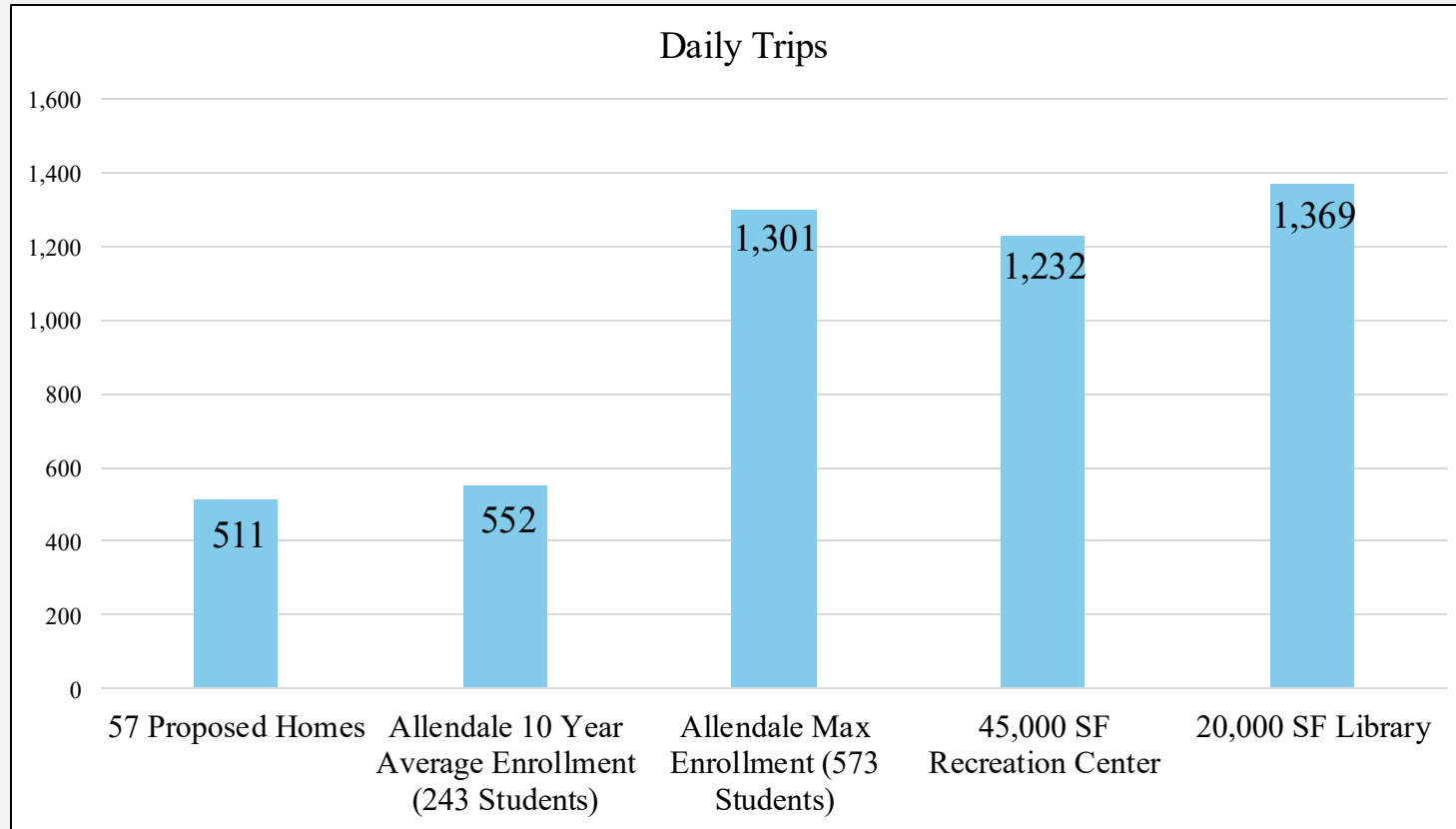
SCHOOL ASSESSMENT



Total Homes	57
Students per Household	0.4
Total New Students	23



TRAFFIC ANALYSIS



- Calculations are based on the national ITE rates.
- Allendale enrollment from Jefferson County School District (Max Capacity & 10 Year Average).
- Similar sized recreation centers in Westminster.
- Same size as Golden Library (Belmar & Standley Lake are slightly bigger)

HOME & TAX VALUE ANALYSIS

- Study analyzed the impact of home and tax values surrounding new single-family development.
- Looked at three similar projects in the Denver metro area.
- No evidence that infill residential development decreased surrounding home values, but increased home values.
- Research determined that the increase in property value is significantly higher than the additional property taxes paid.

Pre-Development	
Home Valuation	\$ 510,000
Annual Property Tax Bill	\$ 3,269
Post Development	
Home Valuation	\$ 560,000
Annual Property Tax Bill	\$ 3,590
Home Valuation Increase	\$ 50,000
Property Tax Increase	\$ 321

COMPREHENSIVE PLAN AMENDMENT COMPLIANCE CRITERIA

1. Existing Plan Needs the Proposed Amendment.



- Former Allendale Elementary School site is no longer in use for institutional purposes.
- Opportunity for thoughtful infill development.
- Single-family neighborhood that reflects the plan's vision for adaptive reuse and infill development.
- Preserving natural areas elsewhere

2. Compatibility with Surroundings and Plan Goals



- Proposed project is highly compatible with the surrounding area, primarily composed of established single-family homes.
- Moderate density of six units per acre.
- Includes open space, pedestrian paths and strong street connectivity, supporting comp plan goals for walkability, neighborhood character and quality of life
- Inclusion of stormwater management

3. No Major Negative Impacts to Transportation, Services, or Facilities.



- Designed to integrate efficiently into the existing transportation network, with two points of access.
- Will help distribute traffic and prevent localized congestion.
- Any street improvements or traffic mitigation will be addressed during development review.
- Services are in place, and any necessary upgrades will be addressed during development review. ≈Ç

COMPREHENSIVE PLAN AMENDMENT - CONTINUED

4. Minimal Effects on Service Provision



- The site is located within the city's existing urban services area and is already served by nearby utility and public service infrastructure.
- The development will connect to existing water and sewer lines.
- Trash collection, snow removal, emergency services, and other municipal functions can be efficiently extended to serve the neighborhood.

5. Annexation Not Required



- The subject property is located entirely within the current municipal boundaries of the City of Arvada.
- No annexation is required as part of this amendment request.

6. Strict Adherence Would Conflict with Plan Intent



- Strictly maintaining the site's prior institutional designation would result in a long-term vacancy and underutilization of a centrally located, well-served property.
- Would contradict the plans objectives of promoting efficient infill and neighborhood vitality.

7. Promotes Public Welfare and Aligns with Plan Policies



- The proposed amendment promotes the public welfare by transforming a vacant school property into a vibrant, family-oriented residential neighborhood that is walkable, connected, and compatible with surrounding land uses.
- The project contributes to housing diversity and community reinvestment, two key pillars of the Comprehensive Plan.
- With dedicated open space, pedestrian infrastructure, and sustainable stormwater management, the development also supports environmental stewardship and neighborhood quality of life.
- It revitalizes the site, delivers needed housing, enhances open space, and reinforces environmental responsibility—advancing both quality of life and Plan vision.

REZONING COMPLIANCE

1. Consistent with Plan or Changed Conditions.



- Former Allendale Elementary School site is no longer in use for institutional purposes.
- Site is ideal for single-family housing
- Responds directly to Plan's infill and reuse goals.

2. Consistent with Zone's Intent



- Zoning allows for low- to moderate-density homes
- R6 allows for 6 dwelling units per acre
- Adds central park land, stormwater detention, and walkable street grid which enhances the livability, accessibility, and compatibility

3. Services are Available.



- Site sits within the City of Arvada's municipal boundaries.
- Services are available and too the site.
- Any upgrades necessary will be installed during the improvements.
- Similar density, setbacks, and lot sizes.
- Traffic will be distributed through the two points of access.

4. Minimal Environmental Impacts



- Includes detention pond for stormwater control.
- Site is developed, minimal disruption to existing vegetation and wildlife
- Low-density residential use introduces no permanent heavy industrial or traffic-generating elements

5. Compatible with Neighborhood



- Surrounding uses are single-family homes.
- Transition from an institutional use to residential will reduce site-generated traffic.

THANK YOU



CONTACT INFO: denver.land@cardelhomes.com

Allendale School Rezoning DA2025-0013

1 message

Melvin Conle [REDACTED]

Sat, Jun 21, 2025 0 AM

[REDACTED] Arvada.org" <CEDBOARDSANDCOMMISSION@arvada.org> [REDACTED]
[REDACTED]

Wow! I have lived in this area here in Arvada for More than 20 years and what a bad idea this is. I am against turning that nice area into Apartments. They say they will have open area, but it will still crowd the place up. Please don't do it. I didn't even get a notice from Arvada, but from company who's name I couldn't even read on the envelope. It didn't look like a letter from Arvada, at all. The pictures and key where so tinny I couldn't even read them with a magnifying glass. If we had a chance to vote on this, I would say no. And a especially big "NO" if the city is going to profit by it, because that would cloud the vote and could not be a good idea if motivated by greed. Please don't rezone this area.

Anyone can hold
Email Address***

Publilius Syrus (100 BC) ****My New

comment for public hearing on rezoning of former Allendale Elementary

1 message

Jesse Hensle [REDACTED]

Sun, Jun 22, 2025 at 10:31 PM

To: "cedboardsandcommission@arvada.org" <cedboardsandcommission@arvada.org>

Please add this comment to the record as I can't attend on the 2nd.

I'm a member of the neighborhood where the former school sits, about 1 block away. I understand the need to repurpose the space since the school is no longer used.

My first preference would be to use the space as a community garden and/or park.

However, knowing that this is unlikely, I hope the commission can consider the following points:

- Oak Street to the N, S, and W is made of ~0.2ac plots with single family detached dwellings
- Newcomb Street to the E comprises duplex units
- No structure greater than 2 stories or about 21' high exists to the N until an apartment complex on 64th, to the E until the new units at Kipling/58th, to the W until the new units at Ward/58th, and to the S until the new units off Ridge Road
- Allendale school was closed due to insufficient numbers of students due to the population density of the local area. Van der Hoof school is now stressed with high numbers, due to consolidation of the two schools and the recent higher density dwellings going up in its territory

Allowing other than single family homes <2 stories or parks in this area would mess up the "flow" of the neighborhood and further complicate the student density problem for Van der Hoof. It would not match the pattern or character of the neighborhood on any side. It may complicate traffic near Oak and 58th as the frontage road intersection doesn't allow for anything but light traffic (and is a nightmare during events that bring more vehicles). We do not want that to be the norm.

Please maintain the flow of Arvada and do not allow a patchwork of themes and structures just because someone asked. There are many places to build townhomes that "fit." And there is still a need for detached single family homes. They're hard to find.

Thank you,
Jesse Hensley

11027 W 59th Ave



REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.A.1.

TO: PLANNING COMMISSION

DATE: July 2, 2025

SUBJECT: A Resolution for a Major Comprehensive Plan Amendment for Allendale Elementary School, a 9.66 acres parcel of land generally located at 5900 Oak St.

Motion

I move that CP2025-0002, a Resolution by the Planning Commission for the City of Arvada, Colorado to amend the 2014 Arvada Comprehensive Plan Future Land Use map designation pertaining to Allendale Elementary School from Public/Quasi-Public to Suburban Residential, a 9.66-acre parcel of land generally located at 5900 Oak St. in the City of Arvada and State of Colorado, be (approved and recommended to City Council for ratification)(denied).

This motion is based on the findings of fact and approval criteria on Page(s) 8 through 10 of the Staff Report.

This motion is based on the following findings of fact for denial: (Recite approval criteria you believe the evidence fails to satisfy and your reasons).

Prepared by:

Dixielee Rodriguez, Administrative Specialist

Reviewed by:

Approved by:

Julia Duncan, Senior Planner 6/23/2025

Josie Suk, Development Systems and Administrative Manager 6/23/2025

Rob Smetana, Planning Manager 6/24/2025

Kelsy Sargent, Assistant City Attorney 6/24/2025

Jessica Garner, Director of Community and Economic Development 6/24/2025

Enclosure, exhibits & attachments required to support the report



REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.A.2.

TO: PLANNING COMMISSION

DATE: July 2, 2025

SUBJECT: An Ordinance for a Rezoning for Allendale Elementary School, a 9.66 acres parcel of land generally located at 5900 Oak St.

Motion

I move that DA2025-0013, an Ordinance Rezoning for Allendale Elementary School, a 9.66-acre parcel of land generally located at 5900 Oak St. and amending the official zoning maps of the City of Arvada, Colorado, be recommended to City Council for approval subject to the condition (if any) stated in the Staff Report, on Page 10.

This motion is based on the findings of fact and approval criteria on Page 10 of the Staff Report.

This motion is based on the following findings of fact for denial: (Recite approval criteria you believe the evidence fails to satisfy and your reasons).

Prepared by:

Dixielee Rodriguez, Administrative Specialist

Reviewed by:

Approved by:

Julia Duncan, Senior Planner

6/24/2025

Josie Suk, Development Systems and Administrative Manager

6/26/2025

Rob Smetana, Planning Manager

6/26/2025

Kelsy Sargent, Assistant City Attorney

6/26/2025

Jessica Garner, Director of Community and Economic Development

6/26/2025

Enclosure, exhibits & attachments required to support the report



REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.B.

TO: PLANNING COMMISSION

DATE: July 2, 2025

SUBJECT: Annexation and Zoning for Martinez Annexation No. 1 & 2, a 1.17 acre parcel of land approximately located at 5044 Carr St.

Motion

THIS IS JUST A TITLE HEADING FOR ITEMS BEING BROUGHT TO PLANNING COMMISSION

Prepared by:

Dixielee Rodriguez, Administrative Specialist

Reviewed by:

Approved by:

Josie Suk, Development Systems and Administrative Manager

Emily Grogg, Senior Assistant City Attorney

Rob Smetana, Planning Manager

Jessica Garner, Director of Community and Economic Development

Gail Walker, Legal Specialist-Contracts

Rachel Morris, City Attorney

Linda Haley, Deputy City Manager

Don Wick, City Manager

Enclosure, exhibits & attachments required to support the report

City of Arvada
Community and Economic Development Department
PUBLIC HEARING STAFF REPORT

Martinez Annexation No. 1 and No.2
Annexation and Rezoning
DA2024-0068

NATURE OF REQUEST

This 0.88 acre property is currently served by a failing well. In order to obtain water, the owner is requesting to annex into the City of Arvada. The total annexation area including a portion of the adjacent streets will be 1.17 acres. As such the proposed zoning designation is R-6 (Residential 6) for medium-high density residential which would allow up to 6 dwelling units per acre. No subdivision is currently proposed and any future subdivision will need to be processed as a separate administrative application at a later date.

LOCATION AND HISTORY

The property is located at the southeast corner of W. 51st Avenue and Carr Street and is more specifically located at 5044 Carr Street.

NEIGHBORHOOD MEETING

Division 8-2-2 of the Land Development Code (LDC) requires that at least one neighborhood meeting be held for projects that require public hearings before the Planning Commission and City Council.

The required neighborhood meeting for this project took place on December 13, 2023. The applicant, staff, and three neighbors were in attendance. The applicant explained that the intent of the annexation was to obtain water service. Neighbors inquired about the proposed construction activities associated with the water connection and how that may impact the neighborhood. They also expressed concern with the proposed zoning designation as it would allow up to six units per acre on the site. Staff explained that in order to achieve that density, a future development application would be required and that it would need to address all development aspects of the LDC. As such, neighbors would receive notice of any future development applications and would be allowed to provide further input at that time. No new development is currently proposed for this site.

The applicant prepared a summary of the meeting, which is attached.

PUBLIC NOTIFICATION

Division 8-2-4 of the Land Development Code requires public notification for all public hearings as follows:

Written Notice: At least 15 days prior to all public hearings, written notice must be mailed to all property owners within 1000 feet of the subject property and to all homeowners associations and neighborhood associations with a known interest in the subject property. The applicant will provide an affidavit of mailing verifying this requirement has been met prior to the public hearing.

Posted Notice: At least 15 days prior to all public hearings, signs notifying the public of the hearing must be posted on the subject property. The applicant will provide a posting log verifying that this requirement has been met prior to the public hearing.

Published Notice: At least 15 days prior to all public hearings, notice of the hearing must be published in a newspaper of general circulation in the City. The required notice has been published.

DEVELOPMENT REVIEW TIMELINE

The project was submitted on August 5, 2024 and went through three rounds of review.

ALIGNMENT WITH CITY COUNCIL STRATEGIC PLAN

The project is consistent with the City Council Strategic Plan principles for the Community and Economic Development work system.

ZONING AND LAND USE

This residential property is currently served by a failing well. In order to obtain water, the owner is requesting to annex into the City of Arvada. The total annexation area including a portion of the adjacent streets will be 1.17 acres. As such the proposed zoning designation is R-6 (Residential 6) for medium-high density residential which would allow up to 6 dwelling units per acre. No subdivision is currently proposed and any future subdivision will need to be processed as a separate administrative application at a later date. The Arvada Comprehensive Plan designates this site as Suburban Residential which allows for a variety of residential unit types. The subject property is currently zoned R-2 in unincorporated Jefferson County and is proposed for R6 under Arvada's LDC.

Surrounding properties are zoned and utilized as follows:

Direction	Zoning	Actual Use
North	R-2 Unincorporated Jefferson County and R-13 in Arvada	Arvada's current jurisdictional boundary is approximately 140 feet north of this site. An open space trail corridor borders that boundary with R-13 zoning farther north.
South	R-2 Unincorporated Jefferson County	Immediately south of this site is an early learning preschool
All others	R-2 Unincorporated Jefferson County	The site is surrounded by a variety of single family lot sizes in Jefferson County

PROJECT ANALYSIS

Annexation

Due to the contiguity requirements of State Statutes, annexation of this property will need to occur as a serial annexation in two phases. Martinez Annexation No. 1 will annex a triangle portion of Carr Street. This will then provide adequate contiguity for Martinez Annexation No. 2 to include the remaining portion of Carr Street (adjacent to the property), the right-of-way for W. 51st Avenue (adjacent to this site) and all the private land associated with 5044 Carr Street.

Compliance with the Comprehensive Plan

The Comprehensive Plan designation for the property is Suburban which allows for a variety of residential uses and as such, the existing home is in compliance with the Suburban designation.

Compliance with Other Applicable Plans

No other plans apply to this site.

Setbacks

With the proposed R6 designation, any future development would follow the applicable LDC designation in the housing palette. Under the urban classification for single family homes, the minimum street setback is 15 feet, the side setbacks are five feet and the rear setbacks are ten feet. The existing single family home meets the minimum 15 foot setback on Carr Street. However, the existing garage adjacent to W. 51st Avenue is approximately five feet from the right-of-way and would be allowed as a non-conforming structure. The existing home is well below the maximum 60% lot coverage.

Building Height

The R6 zone district has a maximum building height of 35 feet. The existing one story single family home is far below the maximum allowed height.

Parks and School Dedication

This site lies within the Jefferson County R-1 School District. The LDC requires park and school dedication in conjunction with development projects. Should development occur in the future, park and school dedication requirements will need to be met at that time.

Open Space

Per the LDC, a minimum of 20% of the site should remain as open space/landscaping. The current site configuration has a 1,593 square foot home on the 0.88 acre property, which leaves approximately 95% of the site as open space.

Building Design

The existing home is a single story structure with a detached garage and one additional accessory building. Jefferson County records show that the home was built in 1929. No redevelopment is planned at this time so the existing structures will remain on site.

Circulation and Connectivity

The site has direct access to W. 51st Avenue and Carr Street which are included in the annexation request. Any future development will address any needed road improvements at that time.

Grading and Drainage

The existing site is relatively flat. With no proposed development at this time, grading and drainage will be evaluated in greater detail with any future improvements.

Utility Services

Water service is the primary purpose of this annexation request. As noted above, the site is currently served by a failing well. While not located within any water district or service area, City of Arvada water lines are located in the adjacent streets and have the potential to serve this property. Since the water mains are existing, construction activities will be limited to that needed to install the service line connection.

Police and Fire Protection

Arvada will provide police protection to this site and Arvada Fire will provide fire protection services.

LAND DEVELOPMENT CODE APPROVAL CRITERIA

It is the responsibility of the applicant to justify the requested land use application. The Planning Commission should make a recommendation to the City Council based on its findings regarding the approval criteria shown in the table(s) below and upon testimony heard during the public hearing as it applied to the criteria.

Staff performed an analysis of the proposal, based on the approval criteria listed in Chapter 8 of the Land Development Code, and presents the following findings:

Div. 8-3-3 Annexation and Disconnection Approval Criteria	Finding	Rationale
1. The annexation is in accord with the Comprehensive Plan and the best interests of the City would be served by annexation of such property.	Complies	The existing single family home and the proposed R6 zoning designation is in compliance with the Suburban designation of the Comprehensive Plan.
2. The property is capable of being integrated into the City and developed in compliance with all applicable provisions of this Code and the Arvada City Code.	Complies	The site is capable of being integrated into the City and all future development applications will comply with code requirements.
3. At the time any development of the area proposed to be annexed is completed, there will be capacity to adequately serve residents of such area with all necessary utilities, facilities and public services.	Complies	Water and Sewer services are intended for residents of Arvada and these annexations will allow Arvada to continue to serve its residents rather than outside entities.

Div. 8-3-4 Zoning and Rezoning Approval Criteria	Finding	Rationale
1. The rezoning is consistent with the Arvada Comprehensive Plan, or an adopted sub-area plan, corridor plan, or urban renewal plan, or reflects conditions that have changed since the adoption of the Comprehensive Plan.	Complies	The proposed R6 zoning designation is in compliance with the Suburban designation of the Comprehensive Plan.
2. The intended land use is consistent with the stated intent of the proposed zoning district.	Complies	Single family homes are an allowed land use within the R6 zone district.
3. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will, prior to development, be available to serve the subject property while maintaining adequate levels of service to existing development.	Complies	Arvada already has existing water mains in the adjacent streets and will be able to serve this property similar to other lots in the surrounding area.
4. The intended land use for which the rezoning is sought will not result in significant adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation, or such impacts will be substantially mitigated.	Complies	The existing land use is not intended to change in the immediate future. Should future development occur, potential impacts will be evaluated at that time.
5. The rezoning is consistent with the character of existing or planned development on adjacent properties and in the surrounding area or neighborhood, or measures will be taken to substantially buffer or otherwise substantially mitigate any negative impacts.	Complies	The proposed R6 zoning designation is consistent with the variety of residential uses in the area including the R-2 areas in unincorporated Jefferson County and the R13 areas within the City.

STAFF RECOMMENDATION

Based upon project analysis and review of the Land Development Code approval criteria, staff recommends approval of the project.

If the Planning Commission finds that a recommendation to approve the Martinez Annexations No. 1 and No. 2 and the R6 Rezoning are supported by the approval criteria, then staff recommends that the following conditions be made part of the approval:

1. Park and school dedication requirements will need to be met with any future site development.
2. The water easement will need to be fully executed prior to connecting to City water.

The Planning Commission may recommend denial of the request(s) if it cannot make affirmative findings of the approval criteria stated above.

Martinez Annexation

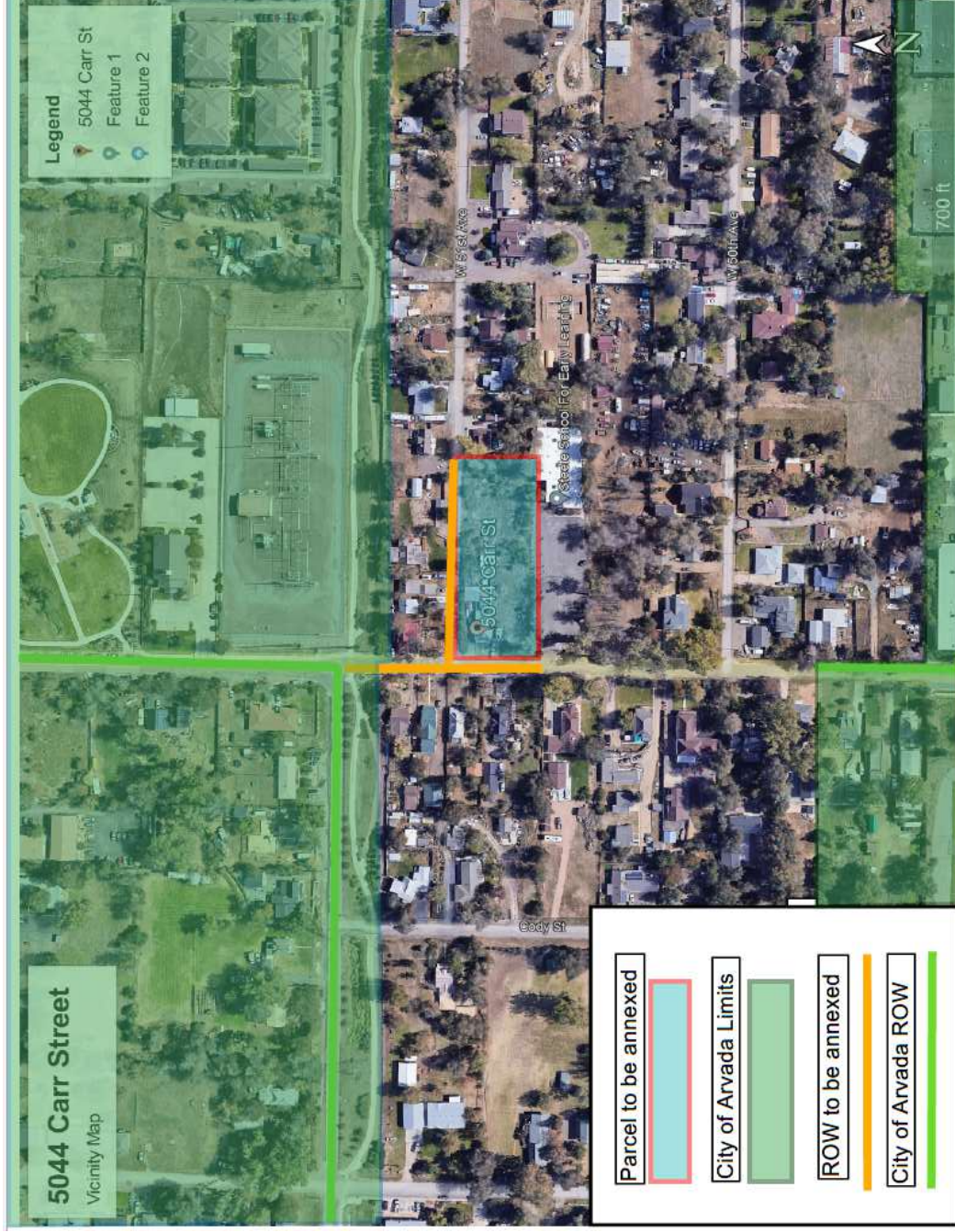
CITY OF ARVADA

PLANNING COMMISSION HEARING

JULY 2, 2025

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5044 Carr Street Vicinity Map



Martinez Annexation



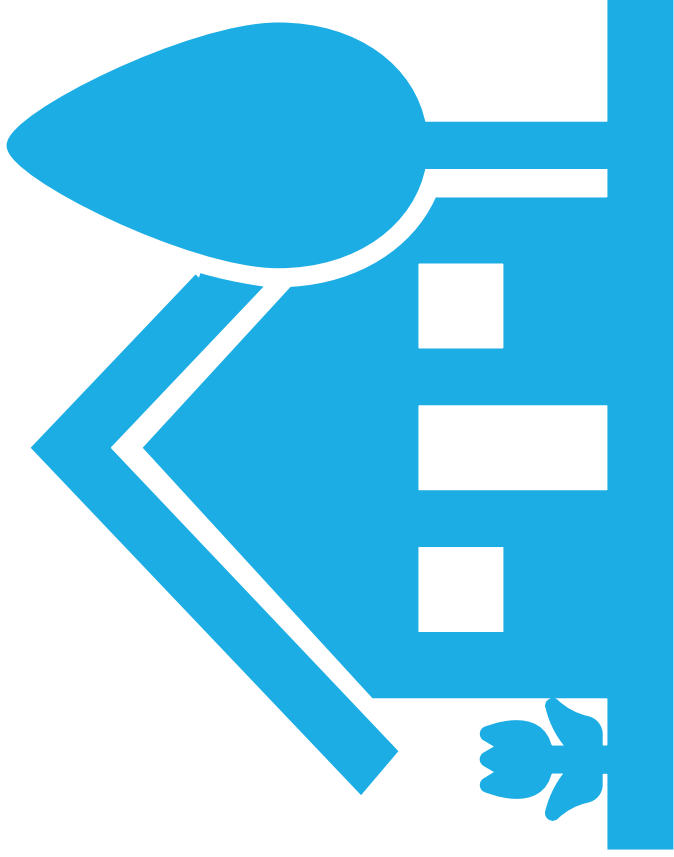
Property: 5044 Carr Street



WHAT: Petition to annex the Property into the City of Arvada



WHY: To allow the Property access to reliable water from the City of Arvada's water system

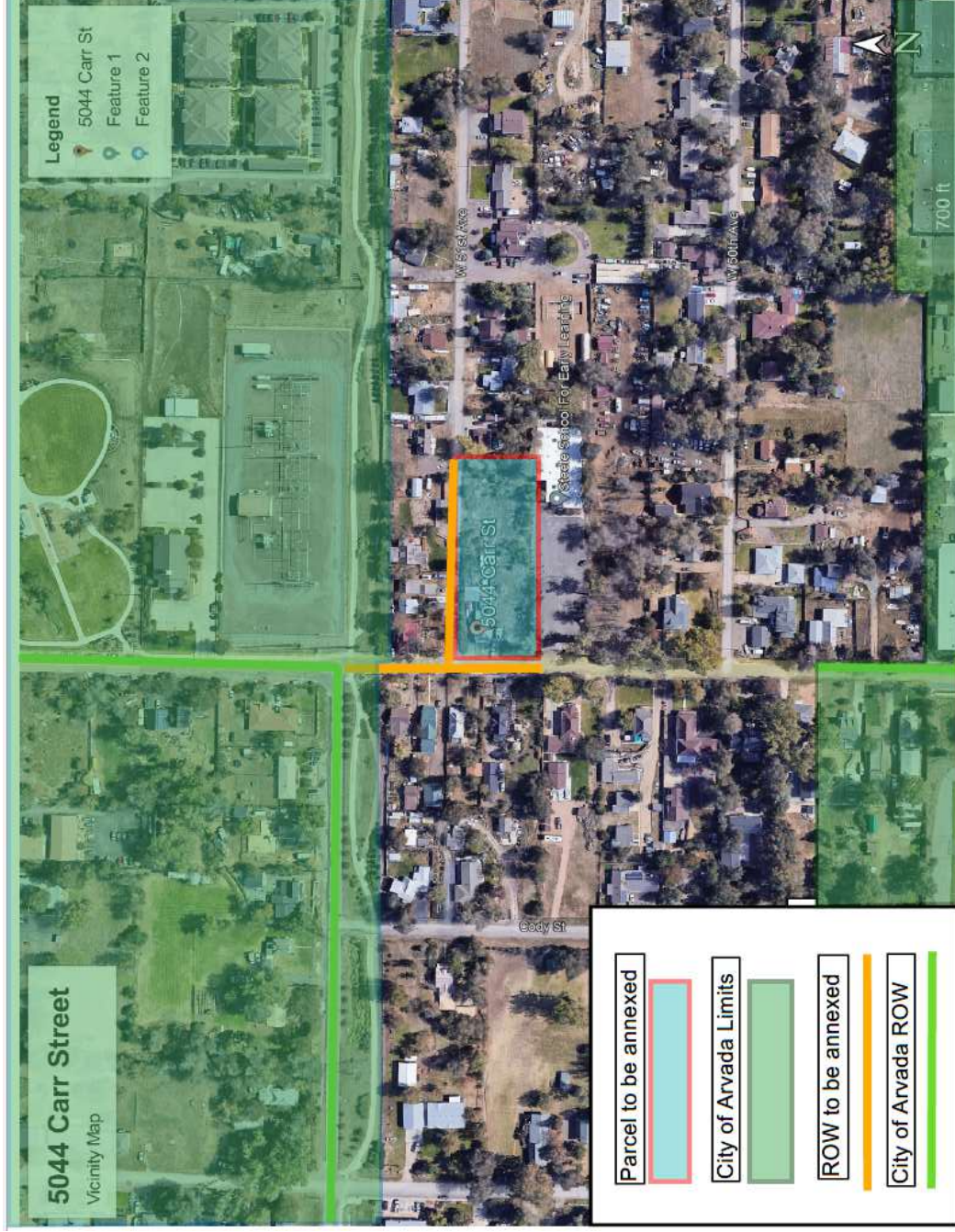


Use and Zoning

The Property is currently zoned as R-2 (Residential) under Jefferson County regulations. Upon annexation, the Property is expected to be zoned to the City's equivalent zoning, R-6 (Residential).

There will be no development of the Property except the new water lines. This Annexation Petition is only for annexation and does not include other development proposals such as subdivision, which would require additional approvals from the City.

5044 Carr Street Vicinity Map



Martinez – Summary of Neighborhood Meeting
Martinez Annexation Petition
PA2023-0115

A neighborhood meeting for the Martinez Annexation was held on December 13, 2023, at the Arvada Public Library. Notices of the Neighborhood Meeting, which included a vicinity map of the project attached, were mailed out to all property owners within 1,000 feet of the site on November 28, 2023.

The December 13 Neighborhood Meeting was attended by Orlando Martinez (the Applicant and property owner), as well as three members of his development team (Elizabeth Woodward, Katherine Struthers, and Chad Cox); Linda Hoover, Senior Planner with the City of Arvada; and three members of the public.

To begin the meeting, Mrs. Woodward provided an overview of the project and explained that the driving reason behind the annexation petition is that Mr. Martinez's property, located at 5044 Carr Street (the "Property") needs a reliable water source. She explained that the Property has a single well, which has been unreliable. There is no water district currently serving the Property, and the City no longer offers out-of-boundary service. So, to obtain water service for the Property, Mr. Martinez must annex into the City.

Several questions from the meeting attendees focused on concerns related to construction in and around W. 51st and Carr Street. One attendee wanted to know if the streets would be widened as a result of the annexation and noted that W. 51st is particularly narrow. Mrs. Woodward explained that there is no widening contemplated in connection with the annexation. Mrs. Hoover added that if Mr. Martinez wanted to pursue subdivision at any point in the future, it may become necessary to widen the streets, but any subdivision application would require a separate review process.

The attendees also wanted to know what construction would be necessary to physically connect the Property to the City's existing water pipelines. Mrs. Hoover and Mr. Cox explained that there are already water pipes under the roads adjacent to the Property and that some construction would be required to connect the Property to those existing lines. Mrs. Hoover and Mr. Cox explained that there will be advance notice of any construction scheduled and that they will work to minimize disruptions to neighbors during that process.

Mrs. Hoover also explained that Mr. Martinez would have to pay a fee to connect to the City's existing water lines; Mr. Cox elaborated that all construction costs would be borne by Mr. Martinez as well.

The attendees also had questions regarding the zoning designation of the Property. Mrs. Woodward explained that the Property is currently zoned as "R2" under Jefferson County's zoning code and that the Property would need to be rezoned to the City's "R6" designation. Mrs. Hoover added that R6 is the City's closest equivalent to R2; she also noted that the R6 designation does not serve as a determination or a guarantee that the City would allow six units to be built at the Property.

The attendees had questions about the overall process, and Mrs. Hoover explained the City's typical 4-to-6-month timeline for processing annexation applications, from the date of submittal through the review and finally a hearing. Mrs. Hoover reiterated that any subdivision application would be a separate review process and advised the group that it will be possible to track the status of the application online through the City's website.

Overall, the primary concerns of the attendees can loosely be grouped into two subjects: (1) subdivision and the density of any future development on the property, and (2) the cost and impacts associated with connecting the Property to the City's existing water lines. As to the first subject, because Mr. Martinez is not seeking subdivision at this time, no further action is needed to address this concern. As to the second, Mr. Martinez's development team addressed the attendees' concerns by explaining that Mr. Martinez would be responsible for the costs associated with the connection process and that Mr. Martinez's development team would work with the City to minimize any construction-related impacts to the neighboring properties. No further changes to the Annexation Petition are necessary to address these items.

Opposition to Martinez Annexation No. 1 and No. 2 – Case DA2024-0068

1 message

Wed, Jun 18, 2025 1:00 PM

"MISSION@arvada.org" <CEDBOARDSANDCOMMISSION@arvada.org>

"lhooover@arvada.org" <lhooover@arvada.org>

To: Community and Economic Development Department**Re:** Opposition to Martinez Annexation No. 1 and No. 2 – Case DA2024-0068**Date:** 6/18/2025

Dear Members of the Arvada Planning Commission,

I am writing to formally oppose the proposed Martinez Annexation No. 1 and No. 2 (Case No. DA2024-0068), along with the associated request to rezone the property at 5044 Carr Street to R-6 (Residential 6) for medium-high density development.

This 0.88-acre parcel, currently without water service, is a distressed property that has long required attention and rehabilitation. However, fast-tracking annexation and rezoning for dense development is not a responsible or community-minded solution. This approach would have negative consequences for the surrounding area and sets an unfavorable precedent.

When I personally contacted the owner about renting the property, he stated that his primary intention was to sell to a developer and discussed how many units could be built on the parcel. When I expressed interest in purchasing it myself, he quoted a price that, in my opinion, was excessive. These comments suggested that maximizing the land's development potential was his primary goal. This reinforces the concern that this proposal is developer-driven—not community-focused.

Furthermore, our streets already suffer from reckless driving and speeding. Adding additional housing density without any traffic mitigation will only make this growing safety issue worse.

Key Reasons for Opposition:

- **The Property's Distressed Status Warrants Restoration, Not Overdevelopment**

This lot has lacked basic infrastructure and upkeep. Allowing high-density development on a distressed parcel sends the message that disrepair is rewarded with aggressive upzoning—rather than encouraging property owners to improve within existing zoning standards. The community deserves revitalization, not intensification.

- **Density Incompatible with Neighborhood Character**

Rezoning to R-6 for up to 6 units per acre is completely out of character with the surrounding Suburban Residential area. This would introduce crowding, alter the aesthetic of the neighborhood, and disrupt the cohesion and quiet enjoyment current residents have come to expect.

- **Traffic and Safety Risks**

Increased density brings significantly more vehicle traffic to Carr Street and nearby roads, which are not designed for this volume. This raises safety concerns for pedestrians, children, and cyclists, and will likely degrade overall quality of life.

- **Lack of Infrastructure Support**

This property currently lacks water access—highlighting that even the basic infrastructure is not in place. Bringing dense development to an area without foundational services puts a burden on city resources and residents alike.

- **Environmental Strain**

With ongoing drought conditions and finite water resources, it is irresponsible to approve additional demand without a compelling and sustainable infrastructure plan.

- **Risk of Precedent for Spot Zoning and Density Creep**

Approval of this project will open the door to similar proposals seeking to exploit distressed properties for high-density conversions. This undermines the Arvada Comprehensive Plan and long-term community stability.

Final Thought:

Distressed properties should be rehabilitated in a way that complements the existing community—not exploited as a gateway to density that only benefits developers. I urge the Commission to reject this annexation and rezoning proposal and preserve the suburban residential vision intended for this area.

Respectfully,
Paul Thomas





REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.B.1.

TO: PLANNING COMMISSION

DATE: July 2, 2025

SUBJECT: Ordinance annexing Martinez Annexation No. 1, a 0.060 - acre parcel of land approximately located at 5044 Carr St.

Motion

That DA2024-0068 - Martinez Annexation No. 1, a 0.060-acre parcel of land located at approximately 5044 Carr St, be recommended to City Council for (approval, subject to the conditions stated in the Staff Report on Page 5) (denial).

This motion is based on the findings of fact and approval criteria on Page(s) 4 of the Staff Report.

This motion is based on the following findings of fact for denial: (Recite approval criteria you believe the evidence fails to satisfy and your reasons).

Prepared by:
Dixielee Rodriguez, Administrative Specialist

Reviewed by:

Approved by:

Linda Hoover, Senior Planner	6/23/2025
Josie Suk, Development Systems and Administrative Manager	6/23/2025
Rob Smetana, Planning Manager	6/24/2025
Kelsy Sargent, Assistant City Attorney	6/26/2025
Jessica Garner, Director of Community and Economic Development	6/26/2025

Enclosure, exhibits & attachments required to support the report



REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.B.2.

TO: PLANNING COMMISSION

DATE: July 2, 2025

SUBJECT: Ordinance annexing for Martinez Annexation No. 2, a 1.11 - acre parcel of land approximately located at 5044 Carr St.

Motion

That DA2024-0068 - Martinez Annexation No. 2, a 1.11- acre parcel of land located approximately at 5044 Carr St be recommended to City Council for (approval, subject to the conditions stated in the Staff Report on Page 5) (denial).

This motion is based on the findings of fact and approval criteria on Page(s) 4 of the Staff Report.

This motion is based on the following findings of fact for denial: (Recite approval criteria you believe the evidence fails to satisfy and your reasons).

Prepared by:
Dixielee Rodriguez, Administrative Specialist

Reviewed by:

Approved by:

Linda Hoover, Senior Planner	6/23/2025
Josie Suk, Development Systems and Administrative Manager	6/23/2025
Rob Smetana, Planning Manager	6/24/2025
Kelsy Sargent, Assistant City Attorney	6/26/2025
Jessica Garner, Director of Community and Economic Development	6/26/2025

Enclosure, exhibits & attachments required to support the report



REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.B.3.

TO: PLANNING COMMISSION

DATE: July 2, 2025

SUBJECT: An Ordinance Zoning Martinez Annexation No. 1 and No. 2 to R6 (Residential 6), a 1.17-acre parcel of land approximately located at 5044 Carr St.

Motion

That DA2024-0068 - Martinez Annexation No. 1 & 2 be zoned R6 (Residential 6), a 1.17 acre parcel of land approximately located at 5044 Carr St be recommended to City Council for (approval, subject to the conditions stated in the Staff Report on Page 5) (denial).

This motion is based on the findings of fact and approval criteria on Page(s) 5 of the Staff Report.

This motion is based on the following findings of fact for denial: (Recite approval criteria you believe the evidence fails to satisfy and your reasons).

Prepared by:
Dixielee Rodriguez, Administrative Specialist

Reviewed by:

Approved by:

Linda Hoover, Senior Planner	6/23/2025
Josie Suk, Development Systems and Administrative Manager	6/23/2025
Rob Smetana, Planning Manager	6/24/2025
Kelsy Sargent, Assistant City Attorney	6/26/2025
Jessica Garner, Director of Community and Economic Development	6/26/2025

Enclosure, exhibits & attachments required to support the report