

City of Arvada

Planning Commission Agenda

AUGUST 6, 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 July 2, 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.

9. OTHER ITEMS

10. ADJOURN



SUMMARY MINUTES OF PLANNING COMMISSION ACTION HELD
July 2, 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 Griffith at 6:18 P.M.**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL OF MEMBERS**

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

4. **THOSE ABSENT**

ALSO PRESENT: Rob Smetana, City Planning Manager; Jessica Garner, Director of Community and Economic Development, Kelsy Sargent, Sr. Ass't. City Attorney; Josie Suk, Development Systems and Administrative Manager; Julia Duncan, Senior Planner; Heidi Van Gieson, Recording Secretary

5. **APPROVAL OF MINUTES**

June 4, 2025. The minutes stand approved as corrected.

Mr Gay asked for a revision on pg 12 of 16, to say "the hotel was allowed because there was inadequate consideration of the removal of sight lines.

Mr. Griffith asked that staff fix the minutes for accuracy of motions

6. It was moved by Mr. Figliolino, to continue item 8(A) to August 6th, 2025 to hold a public hearing for the Major Comprehensive Plan Amendment and Rezoning for Allendale Elementary School, a 9.66 acre parcel of land generally located at 5900 Oak St.

DISCUSSION OF MOTION

Mr. Gay questioned if we are still good with the timing if we hold the meeting on August 6th?

Mr. Figliolino thanks staff for pushing dates, so that clear information is given to everyone. He also thanked those from the public that came to talk about this project.

Mr. Griffith thanked staff and apologized for any inconvenience to the public.

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

Those voting No: None

Those absent: None

The motion carried 7-0

7. GENERAL BUSINESS

None

8. REPORTS

None

9. PUBLIC COMMENT

Mr Griffith clarified that any comments heard tonight regarding the Allendale project will not be part of the record for that project. If they would like, they could provide written comments or they could repeat their comments at the August 6th public hearing.

Bruce Johnson, 11021 w 60th Ave is speaking in opposition of the Allendale Elementary Project. He quoted the LDC - wants to maintain the character of the neighborhood. Per Section C of chapter 2, wants scales that are not disruptive to include ranch and split level. He wants to maintain the character of the current zoning. He feels this project needs to be rejected.

David Dowling, 6069 Lee Street, states that this is poor planning that they have all of these people show up and none of this counts. He states that he went to the first meeting and that there was no one there that wanted this project to go through.

Mr. Dowling wanted answers from the Planning Commission, and Mr. Griffith made him aware that there would not be any back and forth and if he would like to meet for coffee to discuss his opinions, Mr. Griffith would be happy to do that.

10. PUBLIC HEARINGS

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

Mr. Griffith opened the public hearing.

Mr. Smetana stated that there was a notice in the paper, posting affidavit and mailing affidavit as well.

Mr. Smetana introduced the project.

Katherine Struthers with Ireland Stapleton Pryor & Pascoe, 1660 Lincoln Street Suite 3000, Denver, CO stated how this is a request for annexation into the city. This property is in a small pocket that is in unincorporated Jefferson County. The private well has become less and less reliable. The county does not offer water service to this property. This application is specifically for water connection, there is no redevelopment that is being requested. There are water lines in the street already, they just need to be able to connect to it.

PUBLIC COMMENT

IN FAVOR

Harrison Wilterdink from Arvada stated that he wants to commend the City Staff for their detailed report of this project. He thinks that this rezoning and annexation is a good option for this property and he hopes that the commission approves it.

IN OPPOSITION

None

APPLICANT REBUTTAL

None

Mr. Griffith closed public comment.

QUESTIONS FROM THE COMMISSION

Mr. Hannan asked how many units would be allowed on this property?

Mr. Smetana stated it would allow 6 units per acre.

Mr. Hannan stated that we could be allowing a larger infill than is normal for the area.

Mr. Hannan asked if the R-2 zoning in the county allowed for less density. It was clarified that the requested R6 zoning is similar in density to the county zoning.

Mr. Figliolino asked if this is going to be creating an island by allowing this annexation?

Mr. Smetana stated that there are two annexations, one is the road and one is the physical property, He also stated that by doing it this way, it meets the state requirements of continuity.

Mr. Knapp asked if there are any other properties that are connected to water in this area?

Mr. Smetana stated that there is a water line that was installed on 51st Avenue just to the North of the site and almost all of the property owners along the street were connected when that was installed.

Mr. Knapp stated that he understood that there were no requirements to be annexed into the city in order to get connected to city water.

Mr. Smetana stated that it is not correct. Per City Ordinance, if a property is eligible to be annexed into the city, it shall be annexed into the city to receive city services.

Mr. Gay asked if it would make sense to make an annexation of a larger parcel instead of doing it piecemeal.

Mr. Smetana stated that the city does not do unilateral annexation. The applicant questioned neighbors and they did not want to be included in the annexation.

Mr. Gay asked if we are making assumptions that there is water available for 1 or 6?

Mr. Smetana stated that this is only for 1 house, if they want any additional at a later time, they will have to go through another approval process.

Mr. Smetana clarified the annexation rules, per section 102-51 of the Municipal Code, it states that no property outside of the city that is eligible for annexation to the city will be served either water or sewer service by the city until such property is annexed into the city. This was adopted in 1988.

Mr. Knapp asked if that preceded when the line was installed and we allowed others to tap into it?

Mr. Smetana stated that the line was installed in 1986, two years prior to the ordinance.

MOTION:

It was moved by Mr. Figliolino, 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. This motion is based on the finds of fact and approved criteria on Page 4 of the staff report.

DISCUSSION OF MOTION

None

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

Those voting No:

Those absent: None

The motion carried 7-0

DISCUSSION OF VOTE:

MOTION :

It was moved by Mr. Figliolino, that DA2024-0068 Martinez Annexation No. 2, a 1.11 acre parcel of land located at approximately 5044 Carr St, be recommended to City Council for approval subject to the condition stated in the staff report. This motion is based on the finds of fact and approved criteria on Page 4 of the staff report.

DISCUSSION OF MOTION

None

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

Those voting No:

Those absent: None

The motion carried 7-0

MOTION :

It was moved by Mr. Figliolino, that DA2024-0068 Martinez Rezoning No. 2, a 1.11 acre parcel of land located at approximately 5044 Carr St, be recommended to City Council for approval subject to the condition stated in the staff report. This motion is based on the finds of fact and approved criteria on Page 4 of the staff report.

DISCUSSION OF MOTION

None

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

Those voting No:

Those absent: None

The motion carried 7-0

11. OTHER ITEMS

It was moved by Mr. Knapp, to cancel the July 16, 2025 meeting.

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

Those voting No:

Those absent: None

The motion carried 7-0

12. ADJOURNED at 6:58 P.M.

Michael P. Griffith, Chair

Brandon Figliolino, Secretary

Heidi Van Gieson, Recording Secretary



REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.A.

TO: PLANNING COMMISSION

DATE: August 6, 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:

Heidi Van Gieson, 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

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: _____

COUNCIL BILL NO. 25-
ORDINANCE NO.

AN ORDINANCE REZONING CERTAIN LAND WITHIN THE CITY OF ARVADA,
THE FORMER ALLENDALE ELEMENTARY SCHOOL FROM CITY OF ARVADA
RN-7.5 (RESIDENTIAL NEIGHBORHOOD) TO CITY OF ARVADA R6
(RESIDENTIAL, 6). AND AMENDING THE OFFICIAL ZONING MAPS OF THE
CITY OF ARVADA, COLORADO, 5900 OAK STREET

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ARVADA,
COLORADO:

Section 1. The following described property is hereby rezoned from City of Arvada RN-7.5
(Residential Neighborhood 7.5) to City of Arvada RN-6 (Residential 6).

LOCATED AT 5900 OAK STREER MORE PARTICULARLY DESCRIBED ON THE
ATTACHED EXHIBIT A.

Section 2. The Official Zoning Maps of the City of Arvada are hereby amended in
accordance herewith.

Section 3. This ordinance shall be effective fifteen days after publication following final
passage.

INTRODUCED, READ, AND ORDERED PUBLISHED this ____ day of _____, 2025.

PASSED, ADOPTED, AND APPROVED this ____ day of _____, 2025.

Lauren Simpson, Mayor

ATTEST:

City Clerk

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

By:_____

Publication Dates: _____

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;

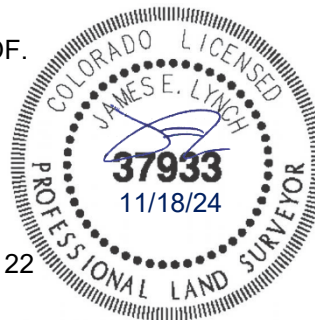
THENCE SOUTH 89°41'16" WEST, ALONG THE EAST-WEST CENTERLINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, A DISTANCE OF 637.67 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY OF OAK STREET;

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

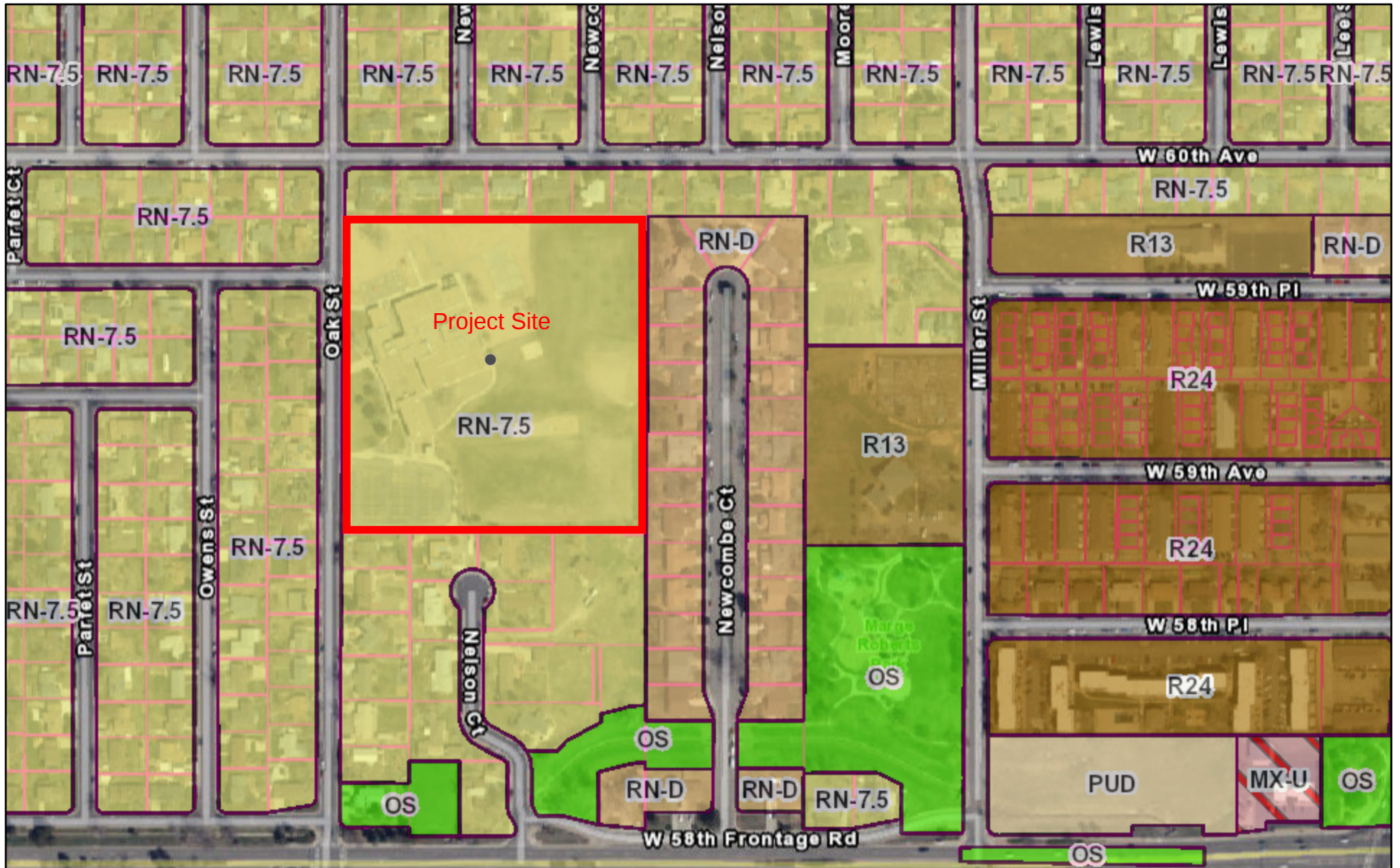
CONTAINING AN AREA OF 9.660 ACRES, (420,792 SQUARE FEET), MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

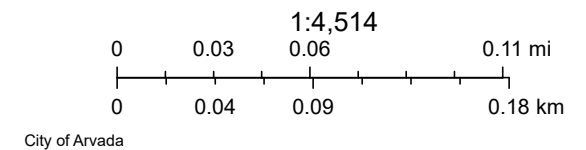
JAMES E. LYNCH, PLS 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898



Vicinity Map



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

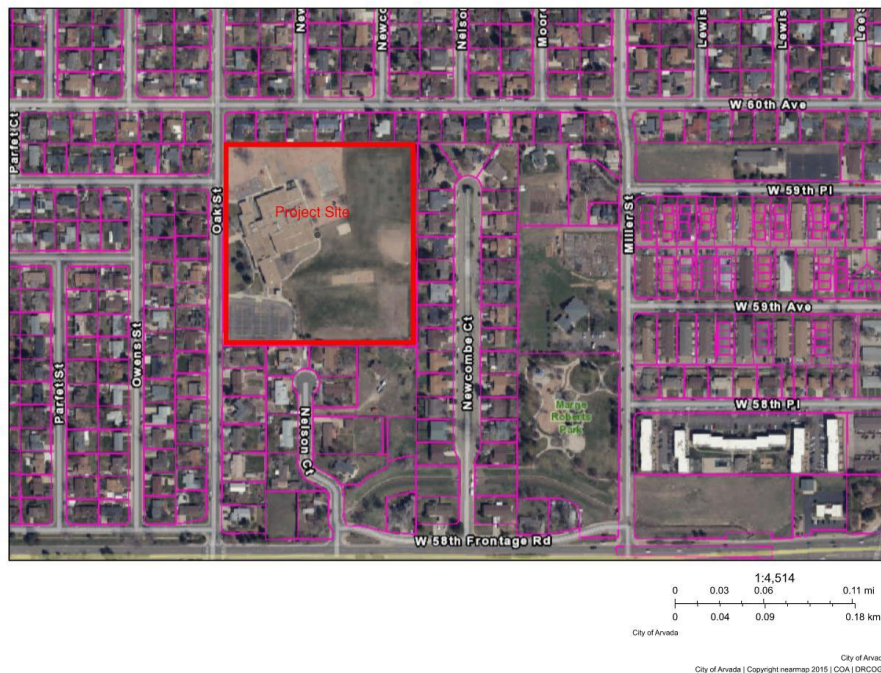
The applicant is requesting approval of a Rezoning for the former Allendale Elementary school located at 5900 Oak Street. The current zoning is RN-7.5 (Residential Neighborhood), and the Rezoning request is to R6 (Residential, 6). Concurrently, a Comprehensive Plan Amendment from Public/Quasi-Public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

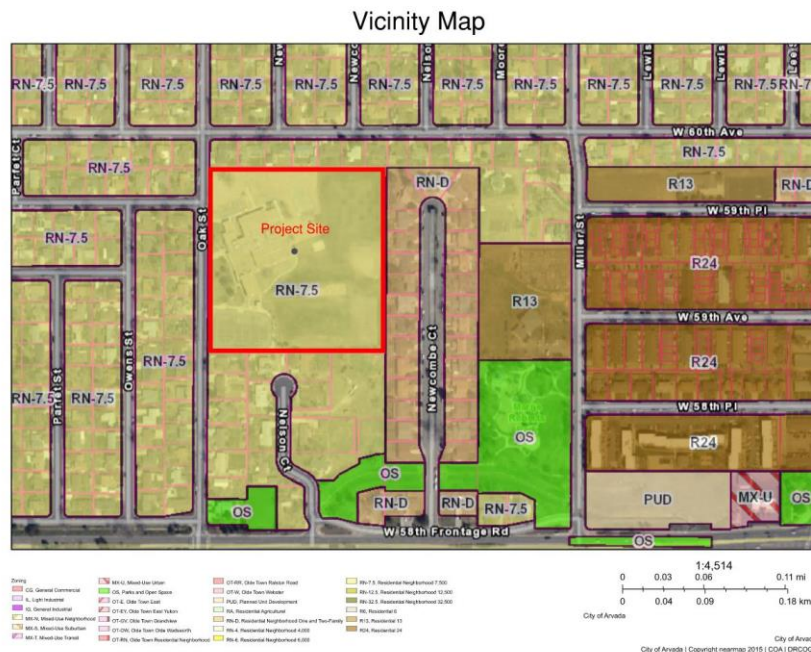
DEVELOPMENT REVIEW TIMELINE

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.

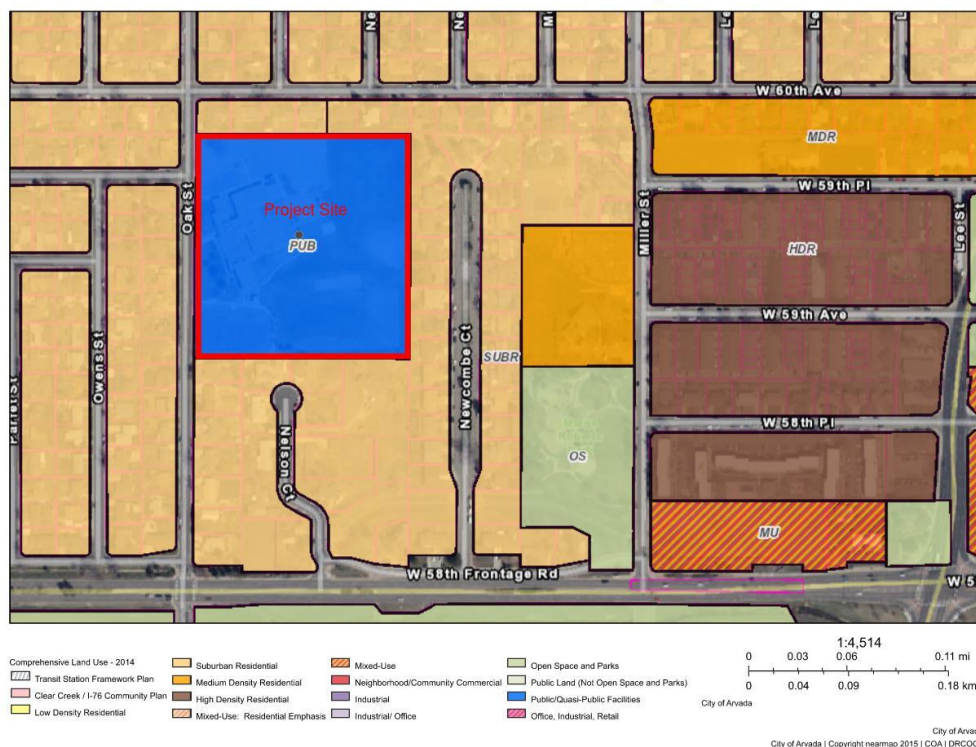
If approved, the rezoning would allow to redevelop the site with single-unit dwellings not to exceed a density of 6 dwelling units per acre. Future entitlements would require a Minor

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.

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

APPLICANT

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

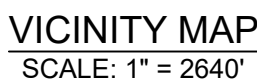
JMC CONSULTING SERVICES, LLC
10 E BELLEVIEW DRIVE
GREENWOOD VILLAGE, CO 80121
TEL: (919) 824-1504
CONTACT: JEFF KEELEY
EMAIL: JEFF.KEELEY@JMCINV.COM

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

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

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

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



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

NARRATIVE SUMMARY:

THE PROPOSED PROJECT CONTAINS 9.66 ACRES AND IS LOCATED AT 5900 AK 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 PROJECT WILL PROVIDE 75 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 AK 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

- Land Planning
- Civil Engineering
- Landscape Architecture
- Construction Management

- Land Planning
- Civil Engineering

720.283.6783
REDLAND.COM

**NOT FOR
CONSTRUCTION**

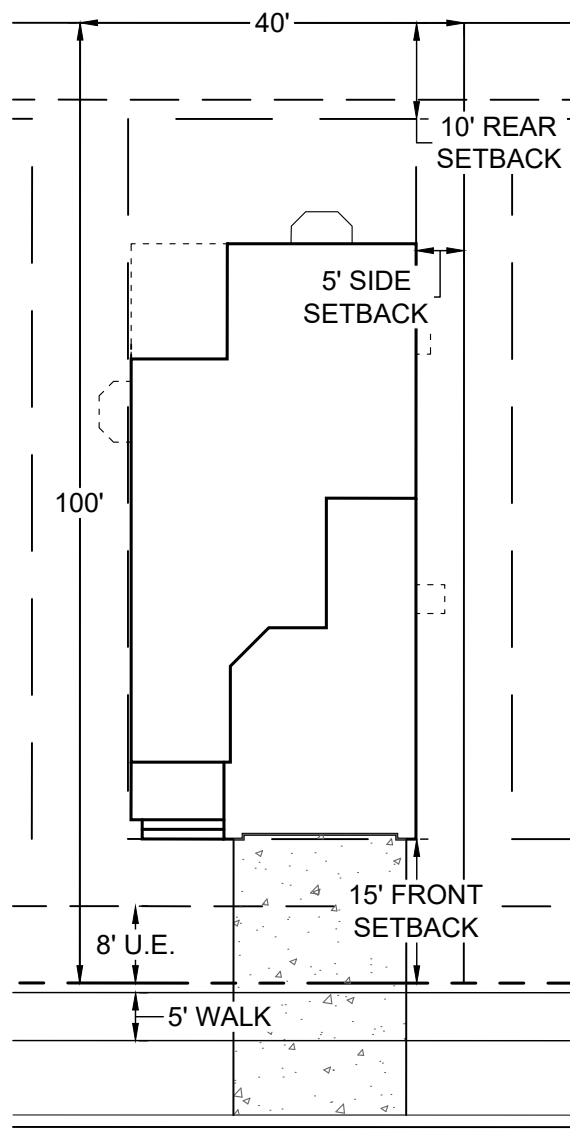
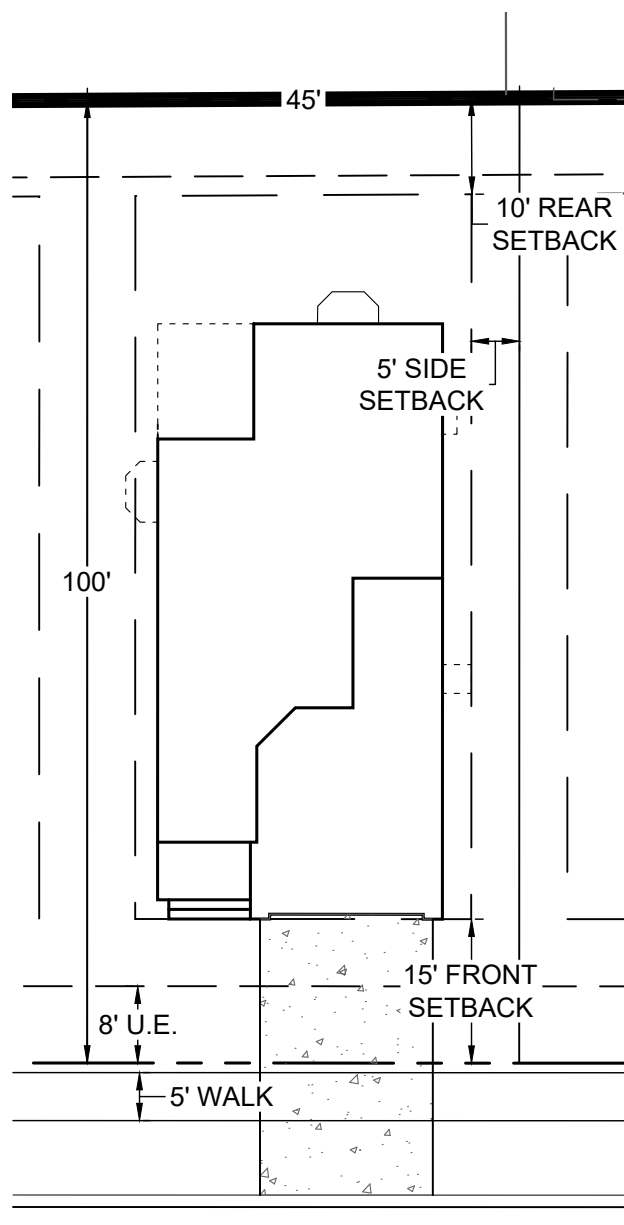
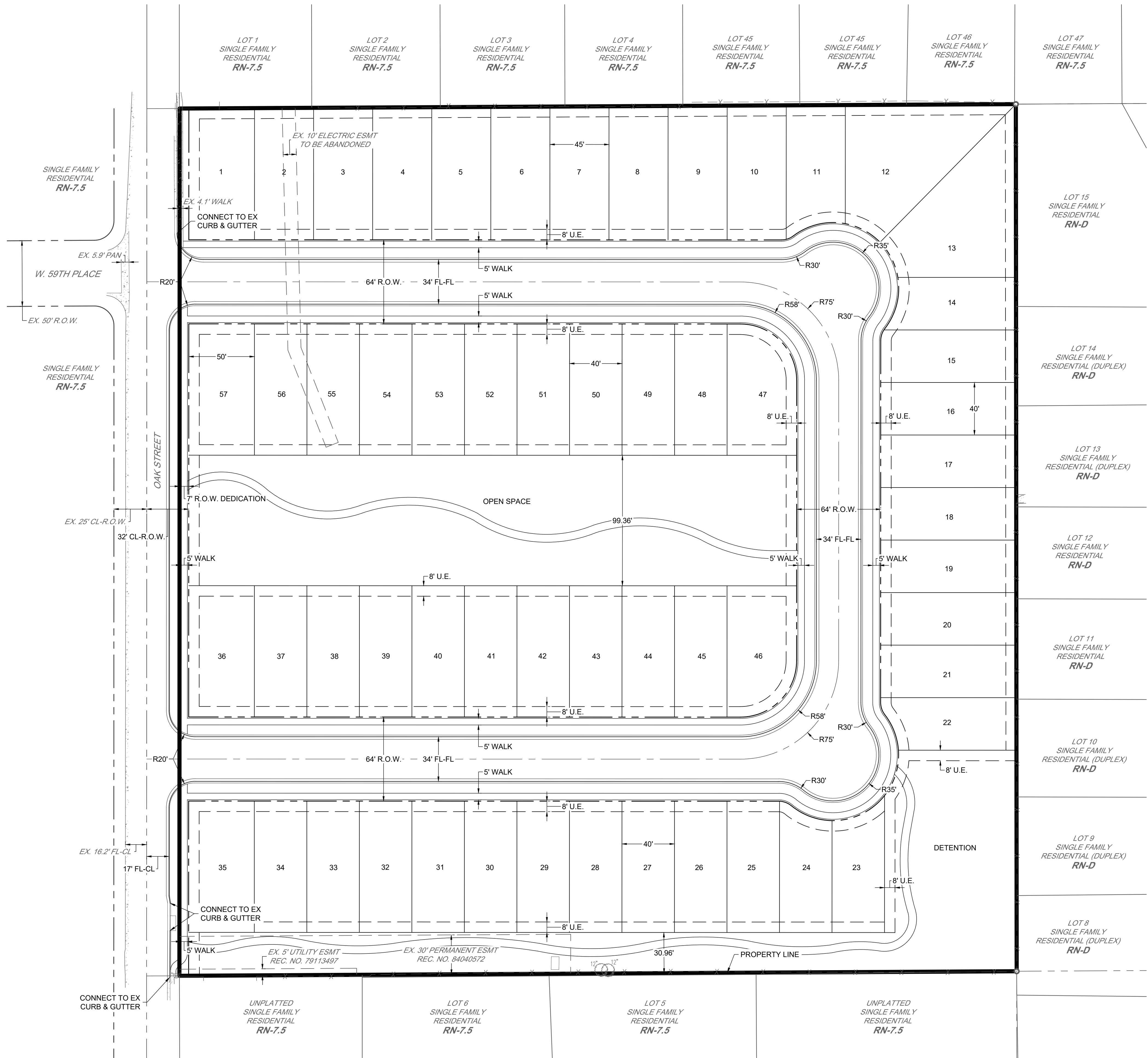
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ALLENDALE
5900 OAK STREET - ARVADA, CO

COVER SHEET

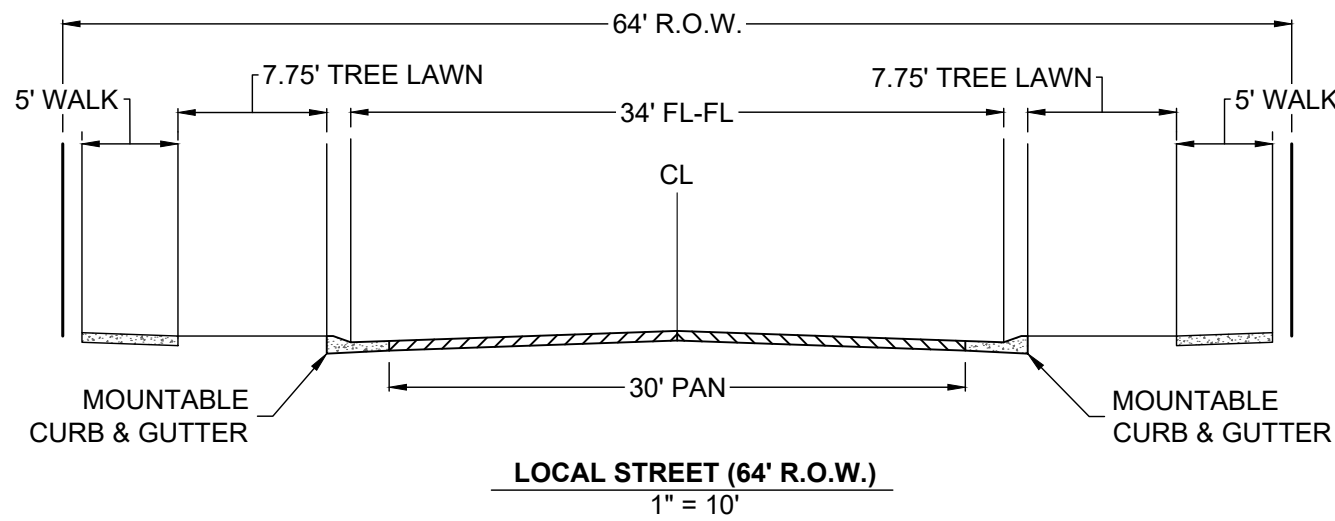
SHEET

ALLENDALE
RE-ZONING CONCEPT PLAN



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

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

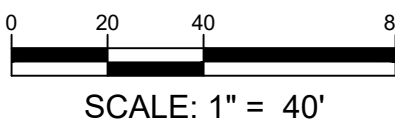
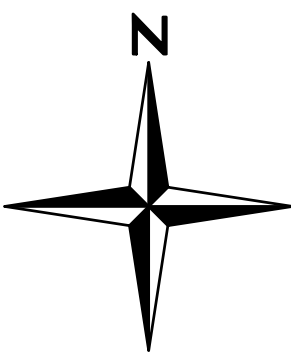


EXISTING LEGEND

- PROPERTY LINE
- R.O.W.
- LOT LINE
- EASEMENT LINE
- SECTION LINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE
- FENCE

PROPOSED LEGEND

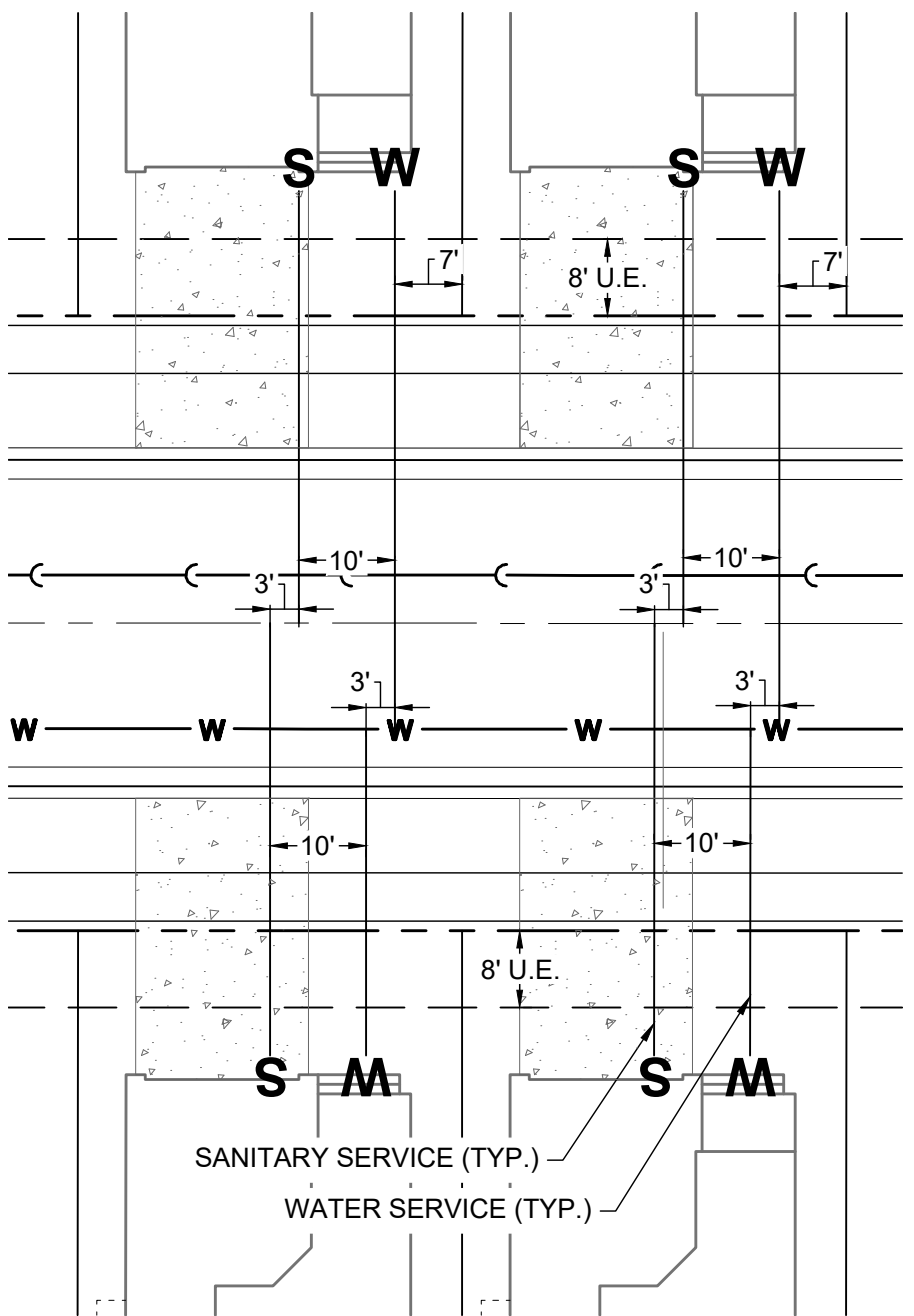
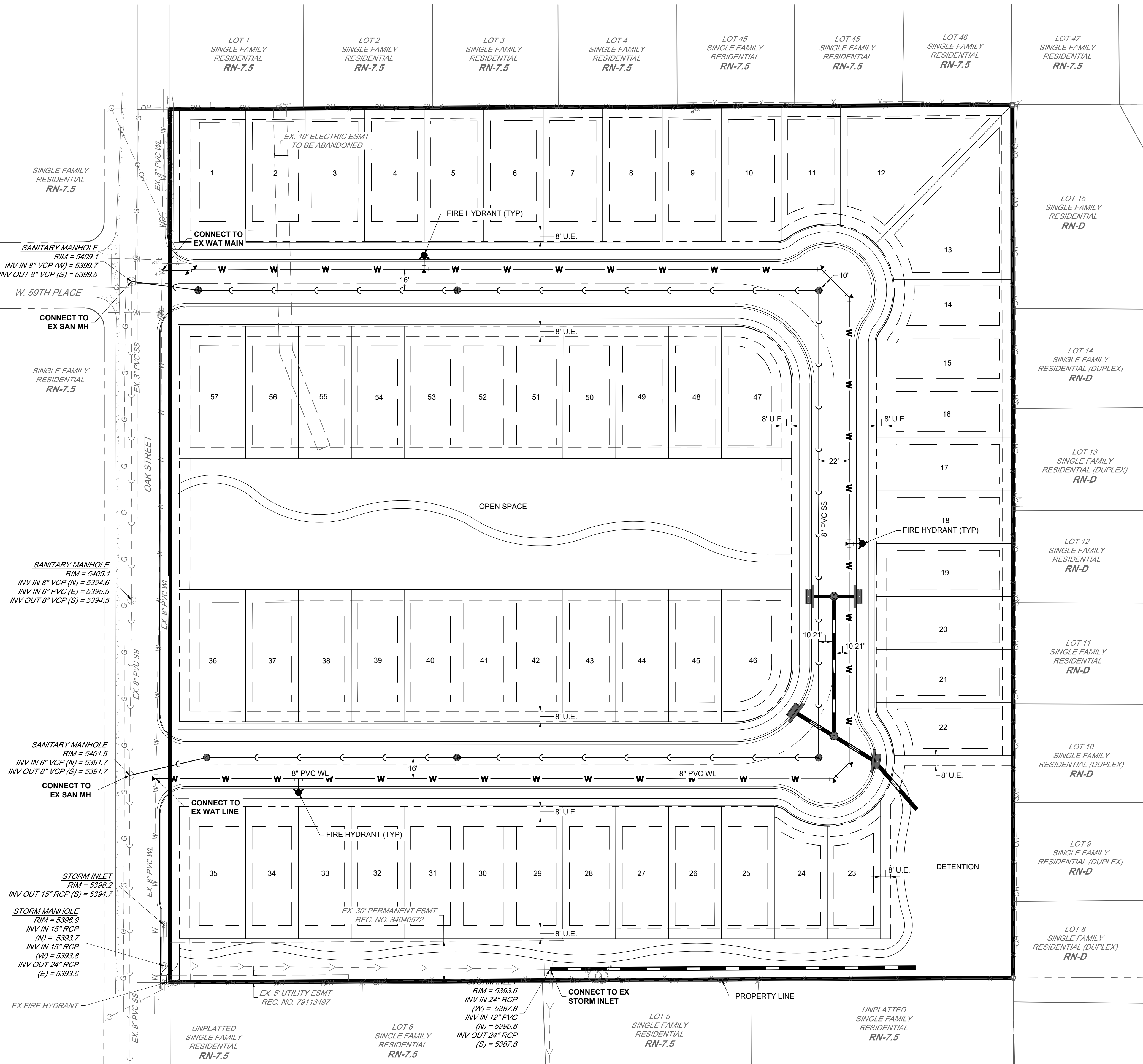
- PROPERTY LINE
- R.O.W.
- LOT LINE
- EASEMENT
- ROAD CENTERLINE
- CURB AND GUTTER
- SIDEWALK



NOT FOR
CONSTRUCTION

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

ALLENDALE
RE-ZONING CONCEPT PLAN



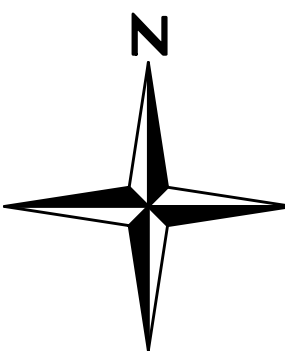
UTILITY SERVICE TYPICAL
1" = 20'

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'

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

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

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

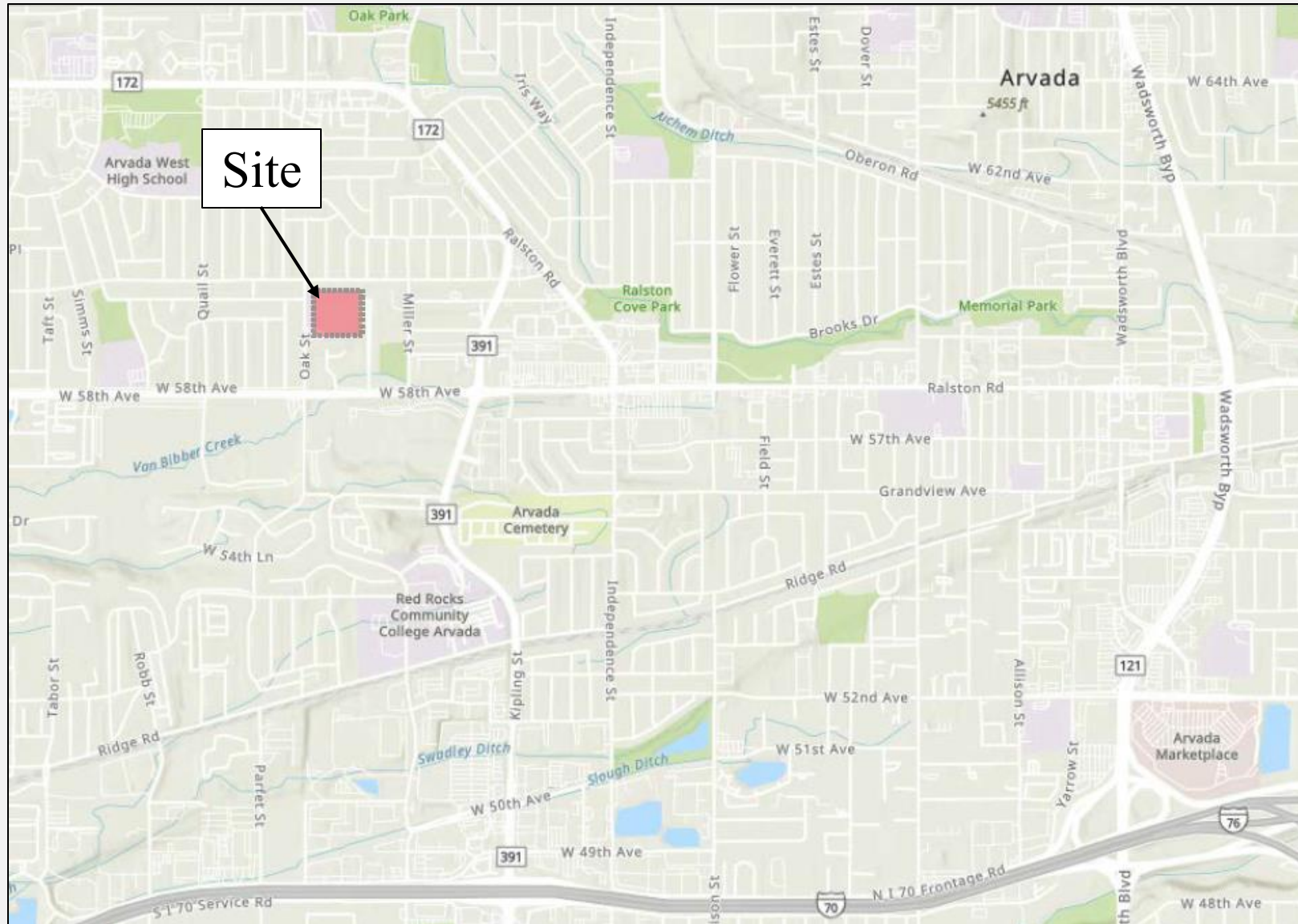
Civil Engineer: Redland – Travis Frazier

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



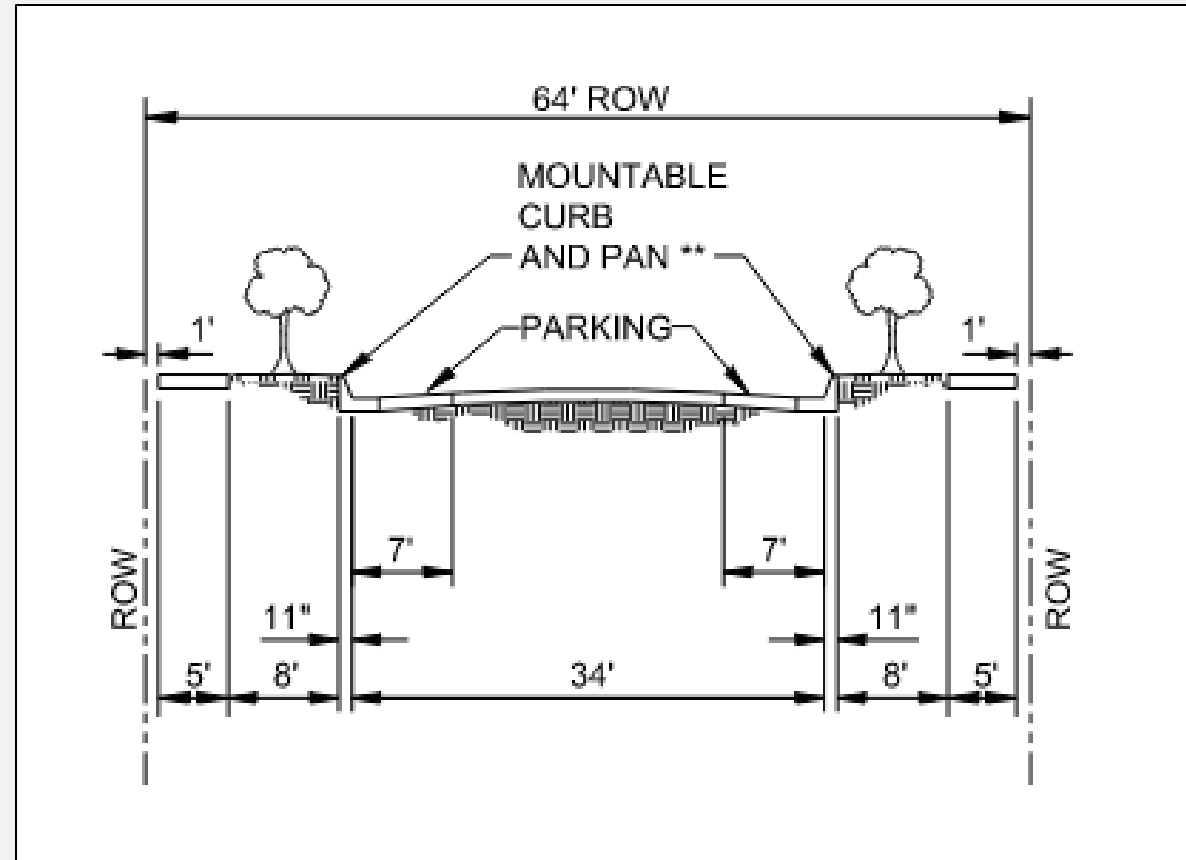
DRAINAGE

- 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.



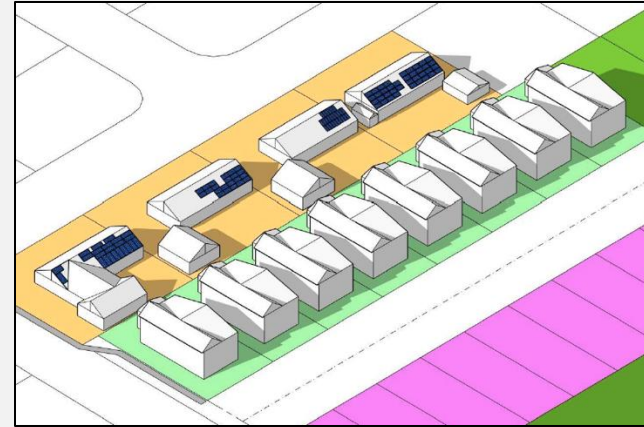
SHADE STUDY

Spring Equinox



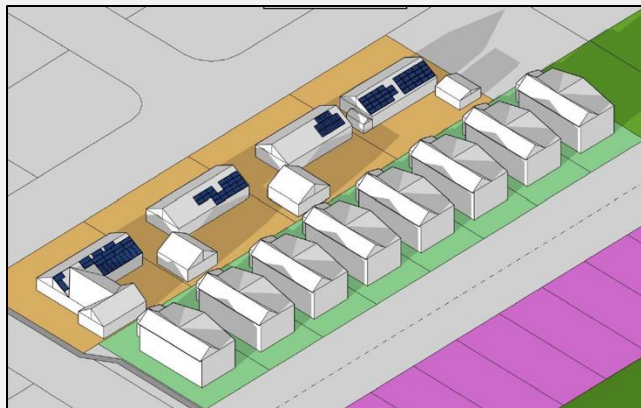
5 PM

Summer Solstice



5 PM

Autumn Equinox



5 PM

Winter Solstice



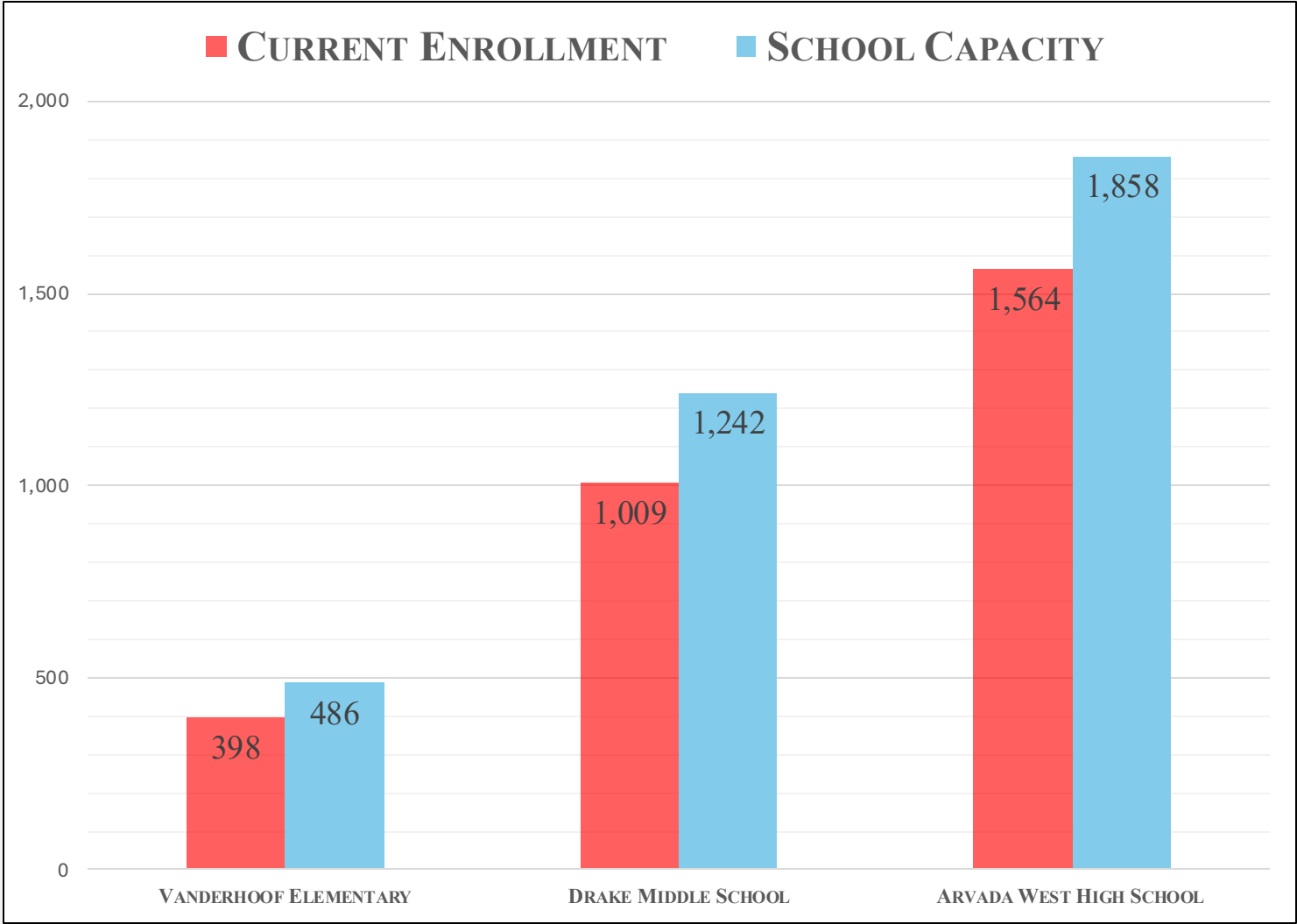
4 PM

SHADE STUDY CONTINUED

DECEMBER 21: 8AM – 4PM



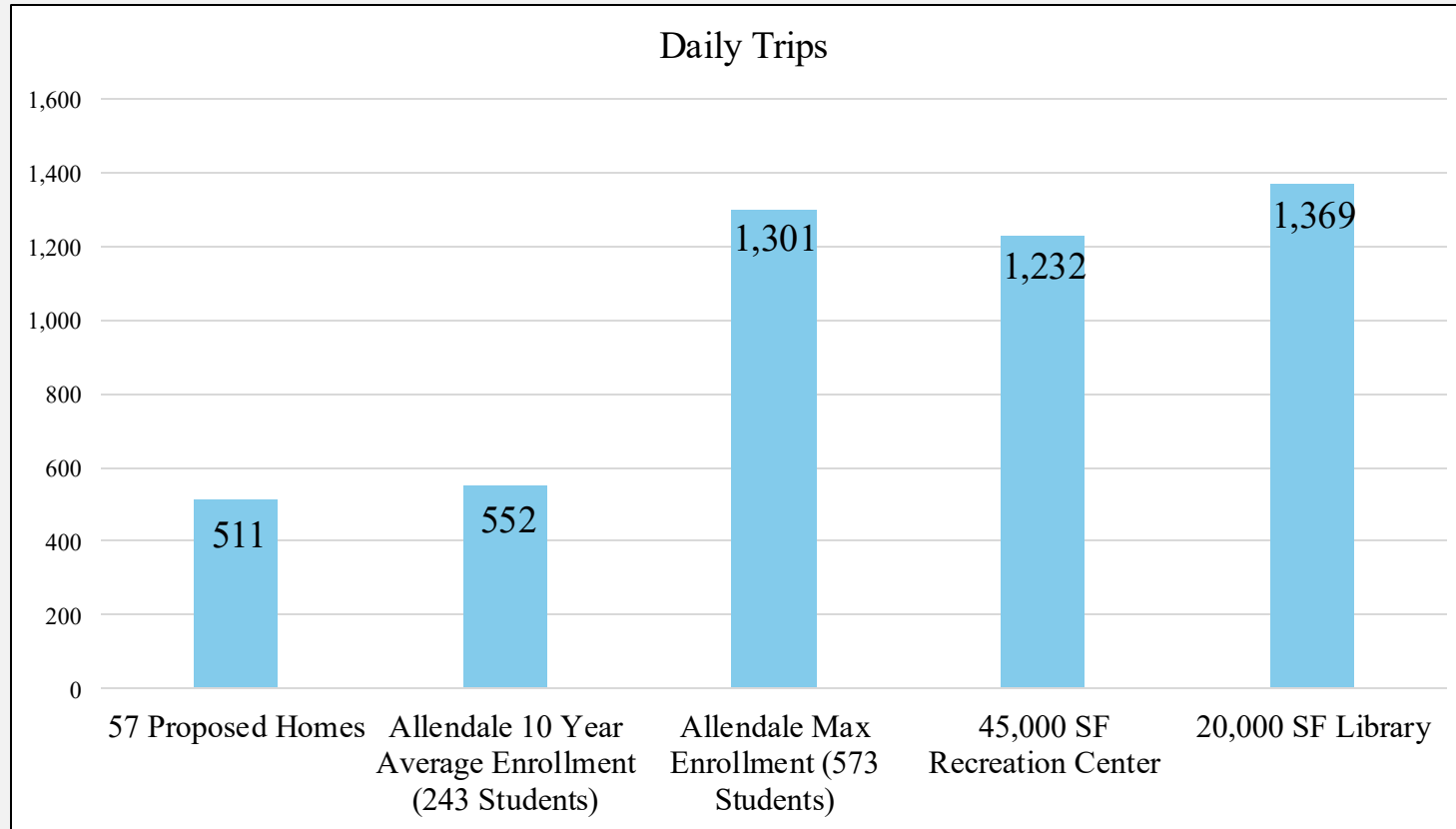
SCHOOL ASSESSMENT



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 were 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

EXHIBIT B - PUBLIC COMMENT

Public Comment Received after the agenda posting on June 27, 2025 and before the communication deadline on July 1, 2025



CED Boards and Commission <cedboardsandcommission@arvada.org>

Allendale Elementary School Rezoning

Jacque Feulner

Tue, Jul 1, 2025 at 4:58 PM

To: cedboardsandcommission@arvada.org

I'm writing to contest the Rezoning plan for Allendale Elementary School.

The Rezoning from RN7.5 to R6 exceeds the housing density of the neighborhood and will cause an unacceptable increase in traffic in our neighborhood. Not only that, the children of this neighborhood have no nice park within walking diistance of their homes. You are taking potential park space away, yet you have built beautiful parks in other neighborhoods - including swimming pools!!

Regards,
Jacqueline Feulner
[6038 Owens Street](#)
[80004](#)



CED Boards and Commission <cedboardsandcommission@arvada.org>

ALLENDALE ELEMENTARY SCHOOL REZONING CASE NUMBER DA2025-0013

4 messages

welma.johnson@comcast.net [REDACTED]

Mon, Jun 30, 2025 at 6:28 PM

To: "CEDBOARDSANDCOMMISSION@ARVADA.ORG" <CEDBOARDSANDCOMMISSION@arvada.org>

I am protesting your plans for the Allendale Elementary School rezoning to allow contractors to build 57 units in this space. I plotted this area out and find that a maximum of about 40 single family homes can fit in this area without drastically changing the character of the neighborhood. I voted for council members who campaigned on their promise to not change the character of our neighborhoods, are your campaign promises only a means to get elected or do you stand by what you say.

There also is only one access road into this area which is Oak street. And I see no plans to make any improvements to handle the increased traffic, the strain on sewer and water resources to handle this increase in demand.

Please do not allow this project to proceed as planned. I've lived in this house for over 50 years and do not wish to see a beautiful area ruined by cramming these houses into this area.

Thank you for listening.

CED Boards and Commission <cedboardsandcommission@arvada.org>

Wed, Jul 2, 2025 at 8:38 AM

To: Kelsy Sargent <ksargent@arvada.org>, Rob Smetana <rsmetana@arvada.org>, Jessica Garner <jegarner@arvada.org>, Julia Duncan <jduncan@arvada.org>

I will make a copy and have this available tonight.

[Quoted text hidden]

--

Community and Economic Development

Desk: 720-898-7435

E-Mail: cedboardsandcommission@arvada.org City of Arvada Logo Facebook Icon |
 Twitter Icon |
 LinkedIn Icon |
 YouTube Icon |
 E-Mail Icon

CE
To: [REDACTED] a.org>

Wed, Jul 2, 2025 at 8:39 AM

Thank you. We have received your comments and will provide them to the Planning Commission for review.

[Quoted text hidden]

[Quoted text hidden]

CED
To: [REDACTED] a.org>

Wed, Jul 2, 2025 at 10:06 AM

Hi Welma,

I wanted to let you know that we have received a special request from our Chair to move this item to a future date. The Planning Commission will need to vote on this request and will do so during tonight meeting. Your comments are going to be presented tonight during the meeting and will also be part of the packet of the future meeting. Please let me know if you have any questions.

Thanks,
Josie Suk
720-898-7627
[Quoted text hidden]



CED Boards and Commission <cedboardsandcommission@arvada.org>

Fwd: Case number DA2025-0013

Nancy Robinson <nursenancy29@gmail.com>
To: CEDBOARDSANDCOMMISSION@arvada.org

Tue, Jul 1, 2025 at 4:58 PM

----- Forwarded message -----

From: **Nancy Robinson** <nursenancy29@gmail.com>
Date: Tuesday, July 1, 2025
Subject: Case number DA2025-0013
To: CEDBOARDSSANDCOMMISSION@arvada.org

To whom it may concern:

I am a homeowner in the Allendale neighborhood. I live at 6126 Moore Street and I am strongly AGAINST the rezoning of the Allendale Elementary School. I am very concerned with what they plan to do with that property. I intend to be at the hearing and I hope the city will respect the wishes of the homeowners in the neighborhood.

Sincerely,
Nancy Robinson



CED Boards and Commission <cedboardsandcommission@arvada.org>

Comments for Allendale Elementary Rezoning meeting July 2nd

Jacqueline Abrams <jacq.abrams@gmail.com>
To: CEDBOARDSANDCOMMISSION@arvada.org

Tue, Jul 1, 2025 at 4:55 PM

Please confirm receipt of this email.

Comments: In reading though the information provided by Cardel homes for their application to rezone Allendale Elementary, as a nearby resident I have concerns:

I currently do not support the rezoning of Allendale Elementary to include 6 homes per acre.

1) Traffic Study conducted to measure impact of volume of homes was insufficient. The report done by the Fox Tuttle group states that the study was done in November to accurately measure peak traffic times in the neighborhood. What is not stated is that they conducted the study during one day. Regardless, if a one day study is "industry standard" a one day sample is not able to accurately measure traffic and predict traffic futures for decades to come, especially when measuring around an existing neighborhood. Additionally, the study measured trip distribution for future impact but failed to include 59th PI (Page 7 of traffic study) where one of the proposed outlets of the development would exit to. Taken together, failing to consider this block and the impact of future traffic, the lack of a multi day study, this does not support the study's conclusion that "that the existing roadways can accommodate the estimated traffic volumes for buildout conditions." More analysis is needed in order to prove that.

2) Neighborhood Density- Cardel homes has not stated why they must have the land rezoned from RN7.5 to R6 other than the desire to build more homes. They were asked in neighborhood meeting on 2.20.2025 and no answer was given. If kept at RN7.5 they could still build many homes in similar size to what they are currently proposing that would add to the neighborhood density but not overwhelm the existing neighborhood and the homes that will directly abut this development. Density and community continuity should be evaluated as part of this process.

I have additional concerns but due to the confusion on the dates of this meeting as two different dates were publicly posted, I am pressed for time in outlining concerns in time to be heard at this meeting.

Thank you for considering the concerns I have put forth regarding the rezoning of Allendale Elementary.

Best,
Jacqueline Abrams
Allendale Resident

AFTER MINUTE APPROVAL

Statement from the Planning Commission Chair:

Before we begin tonight's scheduled public hearings, I'd like to update the members of the public and our planning commission regarding the Allendale Major Comprehensive Plan and Rezoning public hearing item on our agenda. Due to a discrepancy in the posted notice dates, we will be rescheduling this public hearing item to a future meeting. This date will be determined through a vote by the Commission.

While the Commission's rules would technically allow us to move forward with the hearing tonight, we believe it is important to ensure that all members of the community have clear and accurate information about when these matters are being discussed. Out of respect for the public process and to encourage full community participation, we are choosing to delay this hearing to allow adequate time for community members to make arrangements to attend, should they wish to do so.

The item will be noticed by mail, published in the Denver Post and rescheduled, and we appreciate your understanding and continued engagement with the Planning Commission.

Motion for Special Meeting

I move that the City of Arvada Planning Commission call a special meeting for July 30, 2025 at 6:15 p.m. and I move to continue item 8(A) to that date to hold a public hearing for the Major Comprehensive Plan Amendment and Rezoning for Allendale Elementary School, a 9.66 acres parcel of land generally located at 5900 Oak St.

Discussion

Voting

Arvada Planning Commission Talk Against Zoning Change
7-2-25 City Council Chambers, Arvada City Hall
6:15 P.M. Public Comments 8101 Regatta Rd.

About 2
minutes

My name is Bruce Johnson, and I'm speaking in opposition to the proposed zoning change being discussed tonight concerning Allendale Elementary School.

Section A of Chapter Two of the Arvada Land Development Code describes the purpose of the Residential Neighborhood zoning district.

Section A Purpose. The purpose of the Residential Neighborhood (RN) - zoning district is to maintain the character of mature established neighborhoods in locations where residents expect that character be relatively stable and allow development, redevelopment, and/or public projects that are consistent with a neighborhood's architectural character.

Note that maintaining the character of established neighborhoods is accented 3 times within Section A, and apparently central to the purpose of the Residential Neighborhood zoning district.

Bruce Johnson
11021 W. 60th Ave.
Arvada, CO. 80004

Section C of Chapter 2 addresses zoning subdistricts.

Section C Subdistricts The Residential Neighborhood zoning district is divided into six subdistricts (RN-32.5, RN-12.5, RN-7.5, RN-6, RN-4 and RN-D) in order to reflect and preserve the existing development patterns within each subdistrict, while allowing for redevelopment and expansions of existing buildings at scales that are not disruptive of the surrounding neighborhood fabric.

The mature established neighborhood surrounding ^{School} Allendale consists of ranch, split-level, and two-story houses built within the RN-7.5 subdistrict.

The proposed zoning change does not maintain the ~~character of the mature, established~~ neighborhood, is not consistent with the architectural character of the neighborhood, does not preserve the existing development pattern of the ^{present} RN-7.5 subdistrict, and is disruptive of the surrounding neighborhood fabric.

This proposed zoning change needs to be rejected because it violates both the purpose and regulations stated in Sections A and C within Chapter 2 of the Arvada Land Development Code.



CED Boards and Commission <cedboardsandcommission@arvada.org>

Allendale Elementary School Rezoning

1 message

Deb Kats-Allum [REDACTED]

Wed, Jul 2, 2025 at 12:21 PM

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

*Rezoning to allow more height of structures in this residential area is unacceptable. Will take away from the architecture of our community. There are no nearby buildings to which this aligns with.

*Latest real estate reports are saying that the housing market in the Denver area is dropping in price with condos and townhouses being the most affected.

*That many vehicles coming and going in a quiet neighborhood with no direct access to main street is not acceptable.

*This planned project will cause homes in the area to lose value, especially those in direct contact.

This project has no benefit to our community. In our opinion, only disruption and loss of home values will be caused.

Sincerely

Deb Kats-Allum and Matt Allum



CED Boards and Commission <cedboardsandcommission@arvada.org>

Allendale Elementary School Rezoning , Case # DA2025-0013

1 message

MITCH LAPP

Thu, Jul 24, 2025 at 11:57 AM

To: "CEDBOARDSANDCOMMISSION@aRVADA.ORG" <CEDBOARDSANDCOMMISSION@arvada.org>

To whom It may concern:

40' x100' lots don't fit into a RN-7.5 zoned neighborhood. The standard lot sizes proposed for R6 zoning are approximately one-half of those in the RN-7.5 zoning. The difference in the width of the properties is excessively dramatic. The new standard lot sizes should be closer to the RN-7.5 square footage keeping the current height restriction. Also, the piddly amount of brick proposed in the models doesn't fit with the surrounding neighborhood. Most of the neighboring houses have a substantial amount of brick.

I understand the need for making housing more affordable, but constructing houses on lots one-half the size of the adjacent properties for relatively the same cost only benefits the developer and tax collector. Let's keep the Allendale neighborhood inviting by maintaining the appearance and separation of the houses.

Sincerely,

Mitch Lapp
Property Owner 10824 Allendale Drive



CED Boards and Commission <cedboardsandcommission@arvada.org>

August 6th Planning Commission Meeting - Support for Allendale Elementary Rezoning

1 message

T [REDACTED]
To: CED Boards and Commission <cedboardsandcommission@arvada.org>

Fri, Jul 25, 2025 at 4:14 PM

Dear Planning Commission,

I'm writing to express my **strong support** for the proposed Comprehensive Plan Amendment and Rezoning for the former Allendale Elementary site. This is an excellent location for thoughtful infill development, and many Arvada residents – myself included – welcome more housing in our community. We say **YES** to new housing in our backyard.

Please don't assume that only those who live near the site care about this project. Land use decisions like this impact **all of Arvada**, and our city is in urgent need of housing of all types.

This property should not be reserved solely as parkland, and the immediate neighbors are not in the right to make such a request. Jefferson County Public Schools and the developer are fully within their rights to pursue housing here. I'm encouraged to see that community feedback has led to a revised plan, now including open space fronting onto Oak Street.

Suggestions for Improvement

While I support the project overall, I have two constructive criticisms to offer:

1. **Stormwater Management:** The detention pond in the southeast corner represents an outdated approach to stormwater management. Arvada should prioritize integrating **blue-green infrastructure**, such as rain gardens and other forms of Bioretention, into usable public open spaces. Doing so could both improve design quality and allow for more housing units to fit on the site.
2. **Southern Buffer Zone:** The 30-foot buffer along the south edge seems unnecessary and potentially problematic, as it may encourage unwanted access behind homes. This extra land could be put to much better use.

Public Notice Concerns

I must also address a serious issue: **public notice for this case was mishandled**. As a planner in another jurisdiction, I find this deeply troubling. While the code assigns some responsibility to the applicant, it is ultimately the **Planning Department's job** to ensure notices are correct and complete. This is the second instance in under a year that notice was botched on a project I've followed.

This failure:

- Wastes everyone's time
- Undermines public trust
- Exposes both the city and applicant to legal risk

As a reminder, signs must also be checked and logged daily by the applicant, and these signs must be removed within a week of this hearing. A new sign must be posted at least 15 days before the next City Council hearing. These are reasonable expectations, and they should always be followed.

Many other cities have **modern, inclusive public outreach practices** including project-specific webpages, clear signage with meeting info, and easy ways to submit comments. Arvada should adopt similar tools.

Since I will be out of town on August 6, I'm submitting my comments in writing. I hope these are considered as seriously as spoken testimony. I appreciate the Commission's decision to continue the hearing until proper notice could be provided, but we should never find ourselves in this position again.

Sincerely,
Ted Harberg, AICP



REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.A.1.

TO: PLANNING COMMISSION

DATE: August 6, 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:

Heidi Van Gieson, Administrative Specialist

Reviewed by:

Approved by:

Julia Duncan, Senior Planner	07/28/2025
Josie Suk, Development Systems and Administrative Manager	07/28/2025
Rob Smetana, Planning Manager	07/29/2025
Kelsy Sargent, Assistant City Attorney	07/29/2025
Jessica Garner, Director of Community and Economic Development	07/29/2025

Enclosure, exhibits & attachments required to support the report



REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.A.2.

TO: PLANNING COMMISSION

DATE: August 6, 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 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:

Heidi Van Gieson, Administrative Specialist

Reviewed by:

Approved by:

Julia Duncan, Senior Planner

07/28/2025

Josie Suk, Development Systems and Administrative Manager

07/28/2025

Rob Smetana, Planning Manager

07/29/2025

Kelsy Sargent, Assistant City Attorney

07/29/2025

Jessica Garner, Director of Community and Economic Development

07/29/2025

Enclosure, exhibits & attachments required to support the report