

City of Arvada

Planning Commission Agenda

NOVEMBER 5, 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

ARVADA RESERVOIR CONFERENCE ROOM EXECUTIVE SESSION

5:45 P.M. Legal Advice, Pursuant to CRS 24-6-402(4)(b) Relating to Development
Application Criteria and Analysis

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 <https://www.arvadaco.gov/276/Planning-Commission> 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 August 6, 2025 Meeting Minutes
5. GENERAL BUSINESS
6. REPORTS
7. PETITIONS & COMMUNICATIONS
8. PUBLIC HEARINGS
 - A. Major Comprehensive Plan Amendment and Rezoning for Candelas Point Block 3, a 4.86 acres parcel of land approximately located at the southwest corner of W 92nd Drive and Wilkerson Court
 1. A Resolution for a Major Comprehensive Plan Amendment for Candelas Point Block 3, a 4.86 acres parcel of land approximately located at the southwest corner of W 92nd Drive and Wilkerson Court
 2. An Ordinance Rezoning Certain Land within the City of Arvada, Candelas Point Block 3 from City of Arvada PUD (Planned Unit Development) to City of Arvada R13 (Residential, 13). And Amending the Official Zoning Maps of the City of Arvada, Colorado, A 4.86 Acre Parcel of Land located at the Southwest Corner of W 92nd Drive and Wilkerson Court.
9. OTHER ITEMS
10. ADJOURN



SUMMARY MINUTES OF PLANNING COMMISSION ACTION HELD
August 6, 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 6:21 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

THOSE ABSENT

Steve Hannan

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

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

Those voting No:

Those absent: Hannan

The motion carried 6-0

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

5. APPROVAL OF MINUTES

July 2, 2025. The minutes stand approved as printed with correction.

6. GENERAL BUSINESS

None

7. REPORTS

None

8. PUBLIC COMMENT (not on the Agenda)

Dr. Colin Jenney lives at 14585 W 91st Ave unit F, Arvada. Concerned about zoning issues near their residence. How their townhome community is close to a commercial property zoned close to commercial property. Zoning changed at first as apartments. Submits questions to staff. (These questions are part of the permanent record). Concerned with noise from commercial properties and businesses. Asked the question of how did the zoning change from apartments to what it is now? Also stated that the developer that sold them their residence was not forthcoming about what was being built in that area.

Kathleen Jenney lives at 14585 W 91st Ave unit F, Arvada. She states that their community has come together, obviously with concerns as to what is being built across the street from their community. Having gone to a council meeting, she stated they were asked to do a good neighbor agreement with the car wash. Concerns with the permits and going through the permit system. Not user friendly. Lennar did not disclose to her about the businesses that are coming in like Discount Tires, car wash etc. Asked why it takes 3 years for construction? She asked how to file an appeal to get this stopped. Construction across from her residence.

9. PUBLIC HEARINGS

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

Mr. Griffith opened the public hearing.

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

Ms. Duncan introduced the project. Staff recommends approval of the Allendale Comprehensive Plan Amendment and rezoning.

Jeff Keeley- Development Consultant with JMC Investments, 5675 DTC Blvd, Greenwood Village. Mr Keeley gave an overview of the public engagement that they have done to get to this design. He stated that they had two neighborhood meetings and met with staff several times. From the input of those meetings they have made some changes to the original design. Such as removed driveways on Oak street that they identified as a traffic problem with the amount of traffic that this development will increase. Will maintain a 30-foot buffer to the south end of the project.

A concern that was raised from neighborhood meetings was that the homes would block existing solar panels on the homes to the east of the project. JMC Investments did a solar study and found that their homes would only block existing solar panels for maybe one hour during the winter solstice. Mr. Keeley addressed the concern about the enrollment of the surrounding schools, stating that the school district gave them calculations on how to calculate for new students on new developments. The calculations showed that with 57 units in this community, it

will generate about 23 new students across all grade levels. Surrounding schools such as Vanderhoof elementary, Drake Middle School and Arvada West High School will have plenty of room. These schools are not at capacity now and will not reach capacity with the projected number of students from this development. Allendale Elementary School is no longer in use for existing institutional purposes. This creates an opportunity for a thoughtful infill development in our single family neighborhood that reflects the plan's vision for adaptive reuse and infill development.

Mr. Keeley continued to present that the infrastructure development will connect to existing water and sewer lines and other services within the area. If upgrades are needed they will comply. Minimal environmental impacts, there will be on site detention for stormwater control. Spoke to water and dry utilities and if needed upgrades will be done to meet city requirements. Minimal disruption to existing vegetation, wildlife and low density residential, and introduces no permanent heavy industrial or traffic generated elements.

PUBLIC COMMENT

Mr. Griffith reads off names of those that are not wishing to speak and that are against the issue. Brad Bueller, Carol Rickett, Daryl Rickett and Lucille Romero.

IN OPPOSITION

Kirsten Moore - 6052 Newcomb Ct, Arvada, - Concerns about water availability, and safety in terms of fire. She does understand that there will be input from fire, water and local support services to keep the community safe. States that other developments are experiencing reduced resources like low water supply. If there were a fire emergency she feels it would impact in terms of how much water is available to deal with that emergency. Also has environmental concerns, use of resources and draining available resources. Concern with the amount of houses in the area proposed as to the surrounding area. Safety in neighborhood traffic. No stop signs in that area. Feels the residents in that area would not have a way out.

Gary Meis - 6010 Moore St, Arvada, – Feels the size of the proposed houses will block the view of the mountains. Reiterated about the proposed amount of houses, feels it is too many in that area of the development. Adding more traffic in the block he lives in. Impact on schools add more to the neighborhood. Style of homes in the Allendale area, they are all brick ranch style homes. Suggested make it a dog park or community park, you know, that we could kind of split with the park across 58th Avenue there and make it like a recreational center where kids can go.

John Lacroix - 11067 W 59th Ave, Arvada - States his professional work includes a Master's of Planning of land parcels on the local, state and federal level. He also wrote land use legislation on the state and federal level and also worked as a GIS analyst. He agrees that the proposed development and rezoning may meet Arvada city code. That it meets the 10 year comprehensive plan of the city. He believes that the research required to adequately assess this plan is incomplete and done hastily. Reiterated traffic concerns, doesn't believe that the traffic study included cars coming off of the West 58th frontage road to the light at Oak and West 58th. The area already struggles with Van Bibber Creek storm water collection. Feels the city is not being transparent about the activity for this project. Strongly opposes this project.

Amy Johnson - 10821 W 60th Ave, Arvada - Wanted to remind others that there are children that live in this area. States that the kids in this area need to be represented as well as the adults. Her family uses Allendale elementary for her kids to play. It is their main area of

recreation, and feels it is one of the few safe open spaces where kids can run, imagine and just be kids. Have been waiting on Marge Roberts park for months for its opening that is overdue and Allendale Playground close to her is in serious need of renovation. Concerned about the two way stop at 60th and Oak where we hear car horns all times of the day because of the amount of traffic currently.

Diane Dougherty - 5911 Oak St. Arvada - The community right now consists of ranch style and tri level homes, this development does not conform to the homes in this area. She reiterated about the Traffic being a safety issue. This area cannot accommodate the additional vehicles from the proposed 57 high density homes. 59th place does not access a major road daily back ups due to increased volume of vehicles and overflow parking on Oak resulting from 120 to 150 additional vehicles. Traffic study was done in the winter month- March 2025, data collected didn't reflect increased community activities or increase in traffic, pedestrians, children, bicycles, and dog walks that you will see in the summer months. For trip generation analysis it can be successful when used if numbers accurately reflect activity but it is not perfect when data used does not accurately reflect activity, conclusions are inaccurate. Data in this case did not properly reflect this community RTD that's a justification for the R6.

Dan Dicks - 5870 Nelson Ct. Arvada, - States do not destroy the neighborhood. Surely there's something that could be done with the school. You got a cafeteria, office space apart, and a perfectly good gymnasium. People use it constantly. It would make an ideal like a youth sports complex. Use this area for something for the community, don't turn it into more homes. He reiterates the traffic issue. Nice quiet neighborhood and traffic is bad enough in the area.

John Frost - 6037 Owens St. Arvada - Proposed serious risk -Believe the changes pose serious risks to the character, safety and quality of life in our neighborhood. Feels the proposed zoning does not line up with existing zoning. Reiterates traffic concerns and safety issues. Traffic will increase danger of people using the sidewalks. The developer does not plan for the safety of the traffic danger. He would like the Commission to reject this site.

Paul Dicks - 5870 Nelson Ct. Arvada - The problem he has is the detention pond that is fed by the ditch. Running water underground that feeds the well on his residence, uses the water that flows under the residence. When the digging starts it will become a muddy mess. This development would adversely affect us and our other neighbors, neighbors that use that water and have been for a long time. Suggested the City could keep the field, could keep the gymnasium, could keep the playground, and could build a beautiful outdoor pool right in the footprint of the building of Allendale. could even use the building and make a great pool. Would generate a lot more revenue over time than cramming 57 houses in there and running out all the people that have loved the neighborhood.

Nathan Rumley - 11008 W 59th Pl, Arvada - Should not be changed and has a high concentration of senior population that are residents. In years to come this will change and sales will go to younger generations of child-bearing age and these young families will need additional schools. Vanderhoof is already over capacity. Says that the statement there is still capacity at Vanderhoof is not true. Surprised that the numbers shown for capacity earlier do not match what is actually there. Should be repurposed for something else. Possibly a facility to support children born with autism and other intellectual and developmental disorders.

Jackline Abrams - 10938 W 59th Pl, Arvada - She went on Cardel home website and stated that Cardel's homes are not affordable housing. Stated that this development does not state a reason they need the rezoning other than to pack more homes into this area for profit purposes.

Does not go with neighborhood design. She also feels in the next couple of years there will be issues with current infrastructure. The City of Arvada is already asking current residents to consistently take double digit increases in their utility bills. Reiterates traffic concerns. That the traffic study conducted did not take 59th place into account nor did it take into account Quail. Quail is a main thoroughfare for families going to both Vanderhoof elementary and Arvada West. Public safety should be a priority and taken into consideration. Additionally, the traffic study was conducted on November 21, a cold weather day with a high of 50 and a low of 25.

Donald Van Devener - 6027 Owens St, Arvada - Stated what he had to say has already been said prior to him coming up to speak. He did add that he opposes the proposed rezoning to go from 7.5 to 6. Does not see that it serves the purpose of the neighborhood or that it has any value to add and the developer could still build houses at RN 7.5.

James Jeambey - 6127 Moore St. Arvada - He is involved in site development as something he does, what about the new energy codes that are coming in. Data was brought in that the residents were not given. Give residents the data to review to give the residents information to refute what is being said by the developer. Another item he brought up was with the duplexes that are already there in the neighborhood, which have transients coming in and out. Already have the police that go through there. There are a ton of Code Enforcement violations that he can see. Why introduce this development into the neighborhood to add to the already existing issues.

Mark Horowitz - 11069 W 59th Pl., Arvada - Opposes the items for the same reasons as the ones who spoke before. Feels the only person that spoke who supports this development does not live around this project. Seems everyone that is opposed lives in the neighborhood. That this speaks to what the community who it would impact wants.

Sam Eisler - 5905 Nelson Ct., Arvada - Opposes the rezoning, only one that will benefit from this rezoning is Cardel homes because of profit. There is zero benefit to him and the residents of the neighborhood. The only purpose of this rezoning is for an increased profit for Cardell Homes and potential increased tax money for the city.

Kristi Hemingway - 5891 Oak St, Arvada - She has seen the trend that a prior resident spoke of the turnover of the residents in the homes. She is very involved in this community. Understands that the job of city government is to enhance, protect the lives of the citizens in that city and the things that would enhance the lives of the people in the neighborhood, many of whom you see here tonight. Things that would enhance lives in this neighborhood are more green space, a dog park, gathering space. All of those things can happen in conjunction with a development plan, but not the development plan that is in place right now. There can be a plan with the current zoning that would include parks and other benefits. Would like the plan to be of equal consideration to the residents who are already in that neighborhood, along with future potential residents. Opposed to the rezoning.

Gary Pachal - 5895 Parfet St, Arvada - Feels throughout the city of Arvada it is starting to look like when you drive down Colfax, there is open space, there are apartment buildings or condo buildings going up everywhere. What kinds of ideas have been put on a true basis to the Commission where people, developers have come and said, why don't we build a community center? Why are these questions not asked? He is against the development of Allendale.

Tyler Richey - 11569 W 59th Pl, Arvada - Opposed to this development for the same reasons that a lot of the people that are there have brought up. Feels that Cardel is just following the

money. More units, more money if rezoned. If it does not get rezoned, Cardel loses out on money and feels the city loses out on taxes. If the city needs to make up \$200,000 of tax revenue because of that plot, give the neighborhood the plot and let all the neighbors in the neighborhood split up the \$200,000 of tax revenue amongst them, and then the neighborhood can decide what to do with the plot.

Jeff Uszacki - 6158 Owens St., Arvada - That the 7.5 zoning to be maintained versus the R6 to blend with the neighborhood. Reiterates the concerns with traffic safety and amount of traffic it would create. He is opposed to this project.

IN FAVOR

Harrison Wilterdink - 8430 Cara Bell Dr., This area has historically had a varied mix of home types and densities and this proposal fits quite well within that fabric. This project's character lies comfortably in the middle of what has existed in this neighborhood for well over 50 years. He likes the opportunities provided by these new homes. Feels it opens up more opportunities with projects. He agrees and recommends this project

Mr. Griffith closed public comment.

APPLICANT REBUTTAL

Mr. Keeley chooses not to rebut and will wait for questions from the commission.

QUESTIONS FROM THE COMMISSION

Mr. Griffith asked about code issues and code concerns? Understand this is not what is being talked about tonight.

Ms. Garner stated the city is not proactively out enforcing our code because the city does not have the staff nor the resources. This is largely true for every municipality in the metro area. If a resident has a concern they are more than welcome to submit a comment to "Ask Arvada", the Code Enforcement team will respond.

Mr. Griffith asked does the City of Arvada have any say in what happens to a Jefferson County school site?

Ms. Garner stated no the city does not have a say in this site. The school district is a completely separate quasi governmental entity. The city is just processing this request from the developer. The city does not own this property, the school district is responsible for the ownership of the site currently and the disposition of it. She wanted to emphasize the city had nothing to do with that decision.

Mr. Griffith stated in a question " the city does not own the property"?

Ms. Garner reiterates the city does not own the property and with all due respect to all the comments that were made, the city has no control and nor does the city have the resources to

construct a park, to construct a community center, to construct a pool. She stated that for all intents and purposes this is private property.

Mr. Griffith wanted to reiterate this meeting is about a rezoning of the area.

Mr. Griffith asked what would be the general size of the new homes?

Mr. Keeley stated the homes will be about 2,200 to 2,300 sq ft.

Mr. Griffith asked what the approximate valuation on one of these homes?

Mr. Keeley stated he was unsure but based on a similar product about \$700,000.

Mr. Griffith wanted to reiterate what is being looked at is the rezoning of the area.

Mr. Griffith asked about the open space requirements as proposed?

Ms. Duncan stated yes there are park development requirements for both zones, RN7.5 and RN6. In the R6 zone, there is a 20% minimum landscaping requirement, which you do not see in the RN 7.5 zone.

Mr. Griffith wanted to make sure that the RN 7.5 does not have an open space requirement. Or is it smaller?

Ms. Duncan stated there's still the park land dedication requirement for the code, which is calculated based off of the density and a ratio. It's approximately 2.875 per dwelling unit. The R6 zone also has an additional landscaping requirement of 20%.

Mr. Griffith asked, does the RN 7.5, refer to the lot size? And the RN 6 is not the lot size.

Ms. Duncan explains that it is a different metric that the R6 requires a maximum density of 6 dwelling units per acre. Whereas the metric for the RN 7.5 district is a minimum lot size and lot standards.

Mr. Griffith asked if the RN6 zoning was an older designation?

Mr. Smetana stated there never was an RN district. It mimicked an older zone district when the city updated the land development code in 2020. Anything with just an R is a new zone district that has different metrics.

Mr. Griffith, how many additional units can be built under RN 7.5 as to RN 6?

Ms. Duncan stated it would be a difference of 1.

Mr. Gay asked who owns the property now. Understands that it is Jefferson County. Has not been sold to the developer yet. Did the city conduct a study for any open space for this property at all?

Ms. Garner stated there is already a parks master plan. The city's Vibrant-Community and Neighborhoods (VCN) team goes through a pretty laborious process of identifying where they're going to be building new parks, where they're going to be addressing trails, all of those things.

The city has had discussions about the various school sites to develop or purchase them. She also mentioned that the city has been aware since, she believes, late 2023 about the school district's intent to essentially go through this process of dispossession of several of their school sites. The city is currently very tight on our resources and needs to be strategic with their funding. There is no ability right now for the city to purchase this site or to do any programming on it for parks or recreation purposes. We knew that that would be impacting the city.

Mr. Gay asked about the impact the city would have on the property is whether or not the development plan gets approved?

Ms. Garner the city's role in this is to process any development application.

Mr. Gay asked about if the city approves this measure tonight, both of these entitlements, which include the site plan and subdivision plat, will be administrative approvals which I would understand would be contained within the city staff. He has concerns with the focus of this development and the city's transparency of it as perceived. To consider this may not be appropriate for an administrative approval.

Mr. Smetana explains that there is a uniform process across the city and anything in a standard zoning district and does not have the ability to change it from project to project. When an application is received and the city accepts it, there are requirements that the applicant mails a notice of the application submission to be notified for the applications. So a 1,500 foot radius around the site would get notification of the application. We have strict criteria and if it meets that criteria we are obligated to approve the application.

Mr. Griffith reminded that the City Council has the ability to call up a project. And that would be something they could do in any case.

Mr. Gay asked if the city wanted to rezone this property as open space would not require a comprehensive plan exception or change. Because the comprehensive plan already has the public and quasi public facilities already let's use an open space zoning, is that correct?

Ms. Duncan it would just be a rezone not a comprehensive plan amendment.

Mr. Ajinovich is questioning the goals in the L2. And it says under policy CC1.3 compatible infill. The city will encourage infield development to consider and be sensitive to the character of the existing neighborhood. Does R6 meet that intent of that goal?

Ms. Duncan answered that it falls under the suburban residential land use category for the future, the Comprehensive plan map. This is also evaluated through the site plan application.

Mr. Knapp did the city receive any comment from the VCN on this application?

Ms. Duncan no they did not.

Mr. Knapp do we know if they are interested in the site or not. Or just have not heard back.

Ms. Garner if VCN wanted to purchase the site that would have spoken up already. They would not have waited. If you refer to the Parks Master plan this is not an identified site.

Mr. Knapp if the commission rejects the comprehensive plan amendment would we still vote on two different things?

Ms. Duncan yes if the comp plan amendment is denied the zoning would be inconsistent with the current comp plan. You would still need to take a vote on both.

Mr. Knapp asked if the developer stands by the \$700,000 per parcel price tag.

Mr. Jeff stated that is what this type of models are selling in a different community.

Mr. Knapp is asking about affordable housing. States that it reads in the applicant's application part of the criteria that the staff is making a recommendation on is that this is affordable housing. That \$400,00 and \$700,00 is a big difference.

Ms. Garner stated just want to clarify that the home price is not part of the criteria that is used for approval or consideration. The city is not looking at this development for affordable housing as part of it.

Mr. Keeley said he never stated this project would be affordable housing.

Mr. Knapp asked if the applicant had done an assessment of the home values in this area.

Mr. Keeley stated yes they did.

Mr. Knapp asked if these homes will be 2 stories or 3 stories?

Mr. Keeley stated the homes will be 2 stories not 3 stories.

Ms. Garner stated the graphic data shows the median average is \$600,000 in Arvada.

Mr. Knapp stated after the first or second neighborhood meeting in the area that the number of lots that were going to be developed in some open space were reconfigured to be more compatible or more aligned, with those that are adjacent to them on the perimeter of the subdivision.

Mr. Keeley that is correct especially on the northern border. The lots were 40 feet wide and they are now 50 feet.

Mr. Figliolino if the applicant had selected RN-D which is adjacent to the property. What is the maximum density they would have been allowed to build? And what is the difference between RN-D and RN-6?

Ms. Duncan states the RN-D requires a 9,000 sq ft lot.

Mr. Figliolino asked if Fire had reviewed and approved the rezoning?

Ms. Duncan stated yes they have and Fire will also do an additional review for the site plan review process.

Mr. Figliolino asked if XCEL Energy has concerns with this project?

Ms. Duncan stated no they do not.

Mr. Figliolino asked about the cistern water access and that it would all be resolved during the site plan review and will not be impacted by the detention ponds?

Ms. Duncan stated that is correct and engineering has reviewed the preliminary concept plan.

Mr. Donor asked the applicant if they study the site plan under the current zoning at what it is now - RN 7.5?

Mr. Keeley stated that it is just not a feasible project under that zoning.

Mr. Donor asked if zoning remains the same then the project is not feasible?

Mr. Keeley stated that is correct.

Mr. Donor asked if it stays the current zoning RN 7.5 it does not have the open space requirement.

Ms. Duncan stated that is correct under the RN 7.5.

Mr. Donor asked how the detention outfall gets to the creek?

Travis Frachier, with Redland, 1500 West Canal Court, Littleton, CO - applicants civil engineer - explains there is an existing storm sewer that comes up from the cul de sac that would serve as the outfall for the site. It currently serves the school site for drainage and that is where the detention ponds would be.

Mr. Donor asked city staff if we can request a more detailed traffic study over a longer period of time?.

Mr. Martone stated yes would get into a more detailed traffic study during the site plan and at that point if it is found there are further concerns, the city would require more to remedy the situation.

Mr. Donor asked if there will be an HOA or who would maintain the open space?

Mr. Keeley stated yes there will be an HOA.

Mr. Griffith asked if there is data from when this was a school and those early morning pickup and drop off during when school was in session. What did traffic look like? Was it an issue that the city already knew about or is it absorbed within the existing infrastructure?

Mr. Martone states to his knowledge it's been absorbed in existing infrastructure and there's been no existing issues with that.

Mr. Griffith asked approximately how many students attended this school?

Mr. Keeley stated over the 10 years prior to closing there were on average 243 students annually.

Mr. Griffith stated he had concerns with the time the traffic study was done and assumed there would be some challenges there.

Mr. Figliolino just a follow up clarification from city staff. If the applicant proceeds with RN 6 they build 57 units. If they go with RN 7.5, if they strip out the park, which is not required under that RN 7.5, Then they could still build 56 units, but there would be no park?

Ms Duncan states that is correct with that rough calculation on the gross acres of the site.

Mr. Knapp asked if this project would be within our demands as a city given the growth and future increases of water demands in the future for the city. Has that been looked at by water?

Ms Duncan stated both water and sanitary sewer are provided by the city and the city has capacity for this project. It will also be reviewed in more detail through the site plan process.

MOTION:

It was moved by Mr. Figliolino, 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 Street in the city of Arvada and state of Colorado be approved and recommended to City Council for ratification.

This motion is based on the findings of fact and approval Criteria on pages 8 through 10 of the staff report.

DISCUSSION OF MOTION

Mr. Griffith is more concerned that usage of the school property can cause problems if not used and stays empty. Has concerns with the unique borders of this project to what is there today. Has a problem with the second criteria. He feels it is not compatible with the surrounding area and the goals and policies of the Comprehensive Plan. He will not be supporting this motion.

Mr. Knapp states he reiterates the same concern. He also feels this fails in meeting the criteria number two. Also feels it does not meet criteria number six. He will not be supporting this motion.

Mr. Figliolino is concerned that if the comprehensive plan does not change the property will become derelict and will impact the neighborhood. He will be supporting the Comprehensive Plan Amendment.

Mr. Donor states he reiterates it seems to fit in the Comprehensive Plan Amendment. He will be supporting the Comprehensive Plan Amendment but not the rezoning.

Mr. Gay states it does not meet the requirement of criteria number two and is going to be voting against the change to the Comprehensive Plan Amendment.

Mr. Ajinovich stated he too will not be able to support the Comprehensive Plan Amendment because of the disparities of what he is seeing between the density, the congestion and everything that my partners appear echoed.

Those voting Yes: Doner, Figliolino

Those voting No: Knapp, Ajinovich, Gay, Griffith

Those absent: Hannan

The motion does not pass: 4-2 (1 absence)

DISCUSSION OF VOTE:

None

MOTION :

It was moved by Mr. Figliolino, that DA2025-0013 An Ordinance for Rezoning for Allendale Elementary School, a 9.66 acres parcel of land generally located at 5900 Oak St. be recommended to City Council for approval.

This motion is based on the finds of fact and approved criteria on Page 10 of the staff report.

DISCUSSION OF MOTION

Mr. Griffith states he echoes earlier comments and has a particular issue with the clarity of criteria number five. Criteria number five deals with consistency of character and believes that they are challenged there.

Mr. Gay states he feels there is nothing in the criteria for rezoning it does not meet but he did not agree with the Comprehensive Plan Amendment, so he will be voting against the rezoning.

Mr. Knapp stated this does not meet the criteria to number five and also adds number two. The intended land use is not consistent with the stated intended purpose of the zoning district.

Mr. Figliolino states he is concerned with policy goal L.2.1 - Complete community. "The city will provide a balanced mix of land uses by promoting redevelopment, continuing to observe land use for future commuter, future commercial and industrial, as well as a variety of housing choices." Single family is just one housing choice. He would have liked to see a little bit more creativity with smaller scale housing that has either duplexes or other housing products. Policy CC 1.3 compatible infill, he is concerned with not having single story homes or a mix of those different sizes in a neighborhood that is predominantly single family with the exception of those duplexes.

Mr. Doner wants to point out that the project does not meet criteria number one since the Comprehensive Plan Amendment was not approved.

Those voting Yes: None

Those voting No: Doner, Hannan, Knapp, Ajinovich, Gay, Figliolino, Griffith

Those absent: Hannan,
The motion does not pass: 6-0 (1 absence)

11. OTHER ITEMS

Mr. Smetana states that we do not have any items on the agenda for meetings on August 20th and September 3rd and if we could cancel those meetings?

It was moved by Mr. Knapp, to cancel the August 20th and September 3rd meetings.

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

Those voting No:

Those absent: Hannan

The motion carried 6-0

No meetings scheduled for August 20 or September 3, 2025 (meetings canceled by motion, 6-0).

Ms. Suk letting the commissioner know about a survey coming out. It will come from either Jessica or her. All members urged to respond; results to inform future council discussions regarding board/commission operations.

12. ADJOURNED at 8:44 P.M.

Michael P. Griffith, Chair

Brandon Figliolino, Secretary

Dixielee Rodriguez, Recording Secretary



REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.A.

TO: PLANNING COMMISSION

DATE: November 5, 2025

SUBJECT: Major Comprehensive Plan Amendment and Rezoning for Candelas Point Block 3, a 4.86 acres parcel of land approximately located at the southwest corner of W 92nd Drive and Wilkerson Court

Motion

THIS IS ONLY A HEADING PAGE

Prepared by:

Heidi Van Gieson, Administrative Specialist

Reviewed by:

Approved by:

Julia Duncan, Senior Planner

10/24/2025

Josie Suk, Development Systems and Administrative Manager

10/27/2025

Rob Smetana, Planning Manager

10/29/2025

Kelsy Sargent, Assistant City Attorney

Jessica Garner, Director of Community and Economic Development

Enclosure, exhibits & attachments required to support the report

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

Candelas Point Block 3
Comprehensive Plan Amendment & Rezoning
DA2025-0037

NATURE OF REQUEST

The applicant is requesting approval of a Major Comprehensive Plan Amendment from Mixed-Use to Medium Density Residential and a Rezoning from PUD to R13 (Residential, 13) on a vacant site for the future development of 52 townhomes.

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 site is located at the northwest corner of SH 72 and Wilkerson Court and is currently vacant and undeveloped. The property is zoned Planned Unit Development (PUD-BPR) which allows for business, professional, and residential development with a minimum density of 12 to a maximum density of 30 dwelling units per acre. The applicant proposes 52 townhome units with a density of 10.7 units per acre on the 4.86-acre parcel.

The City is moving toward standard zoning districts and because the project could be developed under a standard LDC zone district, a Comprehensive Plan Amendment to Medium Density Residential and concurrent rezoning to R13 (Residential, 13) are appropriate.

The rezoning concept plan proposes a central park space. The site will have two access points, from W 92nd Dr. and Wilkerson Ct. with internal private drives. A trail connection to Little Dry Creek Trail will be provided.

Prior to the formal Development Application, a neighborhood meeting was held on May 14, 2025.

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.

A neighborhood meeting was held from 6:00 p.m. to 7:00 p.m. on May 14, 2025, at the Candela Swim and Fitness Club (19865 W. 94th Ave.). Property owners within 1,000 feet of the project site were notified via a mailing consistent with the LDC requirements. Eleven individuals from the public were in attendance. The applicant team included representatives from Norris Design, Martin/Martin, and the Jefferson Center Metro District. Senior Planner Julia Duncan attended on behalf of the City of Arvada.

During the meeting, the development team delivered a brief presentation on the project. The concerns raised included school overcrowding, infrastructure challenges, SH 72 existing speeding issues, site access, and wanting community involvement in future entitlement requests, specifically Site Planning.

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 1,000 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 that 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

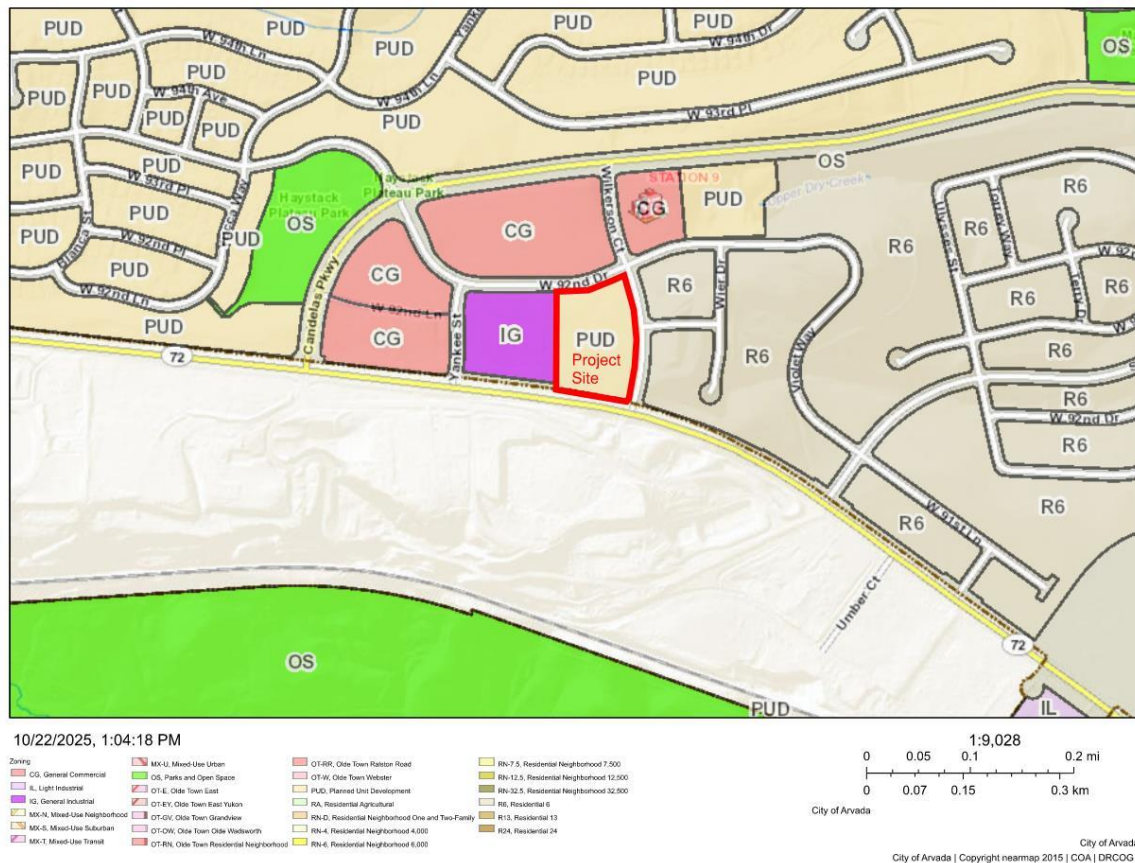
Review of the application began on June 6, 2025. Two reviews were required prior to proceeding with public hearings.

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 providing robust and efficient services that facilitate the development of diverse housing stock. The project increases housing supply on a currently unutilized site within an existing community with both residential and commercial uses, including new retail, the future Jefferson County Library, and a fire station.

ZONING AND LAND USE

Zoning Map



The subject property is called out as Parcel 6-c under the Candelas Outline Development Plan Amendment 6 and currently zoned PUD-BPR (Planned Unit Development- Business, Professional, Residential). The total parcel is approximately 4.86 acres. The existing PUD-BPR zoning allows for a maximum height of 180 feet, a Maximum Floor Area Ratio (FAR) of 3.00, a Minimum FAR .20, a minimum density of 12 dwelling units per acre, and a maximum of 30 dwelling units per acre.

Surrounding properties are zoned and utilized as follows:

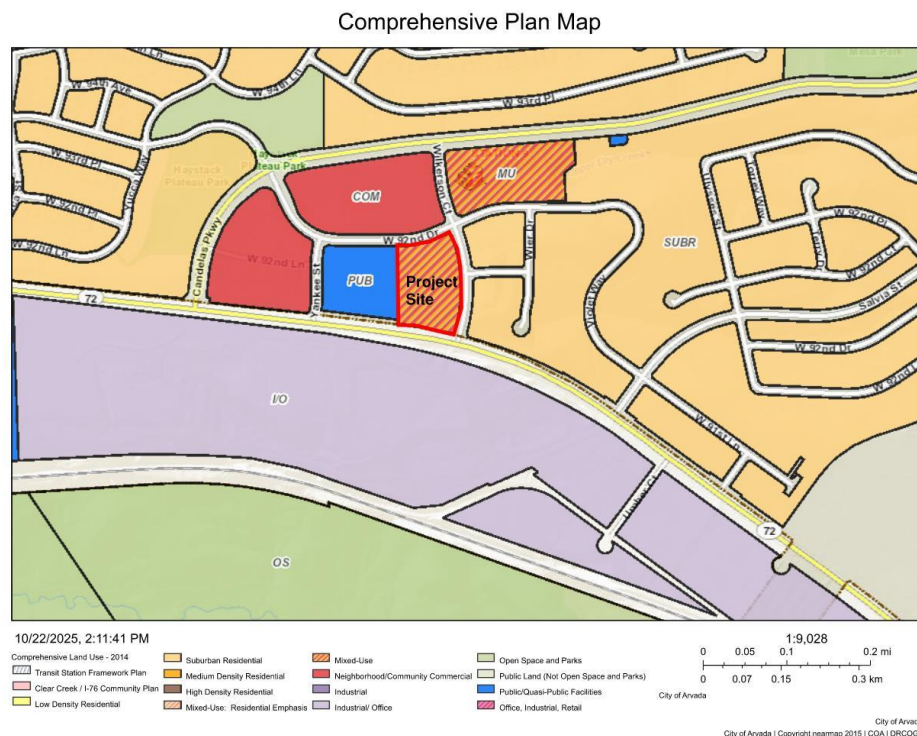
Direction	Zoning	Actual Use
North	CG, General Commercial	Future Jefferson County Library and Fire Station No. 9
South	ROW CO-72 and Unincorporated Jefferson County zoned I-2 (Heavy Industrial)	Various Industrial Uses
East	R6, Residential 6	Trailstone Filing No. 2 Single-Family homes
West	IG, General Industrial	XCEL Substation

The project is requesting a Major Comprehensive Plan Amendment from Mixed-Use to Medium Density Residential and a Rezoning from PUD-BPR to R13 (Residential, 13). Since the project could be developed under a standard LDC zone district, the City encourages rezoning to a standard zone. For the project site, the R13 (Residential, 13) zone district and a corresponding Comprehensive Plan Amendment to Medium Density Residential would be appropriate. Medium Density Residential includes a broader variety of residential types, including single-family residences, duplexes, patio homes, townhomes, and condominiums. The purpose of the Residential 13 (R13) zoning district is to allow for new residential development of a variety of housing products up to a gross density of 13 units per acre.

If approved, the rezoning would allow residential development not to exceed a density of 13 dwelling units per acre. The R13 zoning district has development standards more consistent as a transitional use than the existing PUD-BP which currently allows for a maximum height of 180 feet, a Maximum Floor Area Ratio (FAR) of 3.00, a Minimum FAR .20, a minimum density of 12 dwelling units per acre, and a maximum of 30 dwelling units per acre. The R13 designation requires development to adhere to a maximum height of 35 feet for primary structures, with lower heights for accessory structures, and minimum landscape and amenitized areas. Future entitlements required include a Minor Subdivision Plat to create individual for sale lots and Site Plan. Both entitlements utilize administrative approvals provided the development application meets or exceeds all the applicable standards and regulations in the R13 zone district.

PROJECT ANALYSIS

Compliance with the Comprehensive Plan



A Comprehensive Plan Amendment from Mixed-Use to Medium Density Residential is being proposed. The current designation of Mixed-Use is intended to promote a wide range of land uses, including retail, office, light industrial, live-work, and medium and higher density residential. Medium Density Residential includes a broader variety of residential types, including single-family residences, duplexes, patio homes, townhomes, and condominiums. These residential types are appropriate in locations near commercial services. These developments are generally served by collector streets or arterial streets and ideally will be served by transit. They are desirable as a way of transitioning between high density residential and low density residential. Clustering is encouraged to provide greater amounts of open space. The Comprehensive Plan Amendment to Medium Density Residential allows for the development of the townhomes under the standardized zoning but preserves and maintains the vision and intent of a mixed-used area. For instance, the Trailstone Filing No. 2 development provides single-family detached homes to the immediate east, to the northeast is Fire Station No. 9, to the immediate north will be the future library, to the west and south, industrial uses including the Quantum Commons development, and the parcels between Candelas Parkway and Yankee Street preserved and occupied with a variety of neighborhood serving commercial uses. Additionally, the Quantum Commons campus is expected to impact jobs, workforce development and the local economy and necessitate additional residential housing types. The provision of a townhome product acts as a transition between uses preserving and supporting the Mixed-Use intent.

The applicant and staff held a pre-application meeting on March 25, 2025, and discussed the potential to develop single-family attached townhomes on this site. The City is moving away from Planned Unit Developments and toward straight standardized zoning to allow for clarity and consistency in development for both developers and communities. Clarity and consistency in land development standards are promulgated through the standard LDC Zoning districts. If the Comprehensive Plan Amendment is adopted the rezoning to the R13 designation is necessary to align the Comprehensive Plan and Zone District.

The residential properties to the east in the Trailstone Filing No. 2 development, the future Jefferson County Library to the north, the existing Fire Station No. 9 to the northeast of the site, the heavy industrial use to the west and south, and the commercial development further to the west, promote a transitional housing type like townhomes consistent with a Medium Density Residential land use designation. The townhomes are consistent with the designation and act as a transition. The vision and intent of the Mixed-Use area is preserved by the residential townhome component which encourage future investment in surrounding commercial development, creating a true Mixed-Use community.

Staff have determined that the Comprehensive Land Use Amendment to Medium Density 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. A specific condition that has changed is the emphasis and utilization of standardized zoning districts and less reliance on PUDs when unique or challenging situations are not present. For the R13 zoning district to be adopted, a corresponding Comprehensive Plan Amendment is necessary. 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 land 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 Medium Density Residential and Rezoning to R13 is consistent with the surrounding area and designations as well as the Goals and Policies of the Comprehensive Plan. The R13 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 R13 zone district, lot and building standards for Townhomes are set out in Table 2-1-8-7 of the LDC. The applicant proposed the Urban Townhome housing palette type which sets out unit width, setbacks, building separation and coverage, and height. All code required development and design standards will be reviewed through the Site Plan application.

Building Height

The maximum building height allowed in this R13 zoning district is 35 feet. Building height will be reviewed as part of any Site Plan application.

Open Space

The R13 zoning district requires a minimum of 20 percent of the site be landscape surface area. Additionally, a minimum of 5% of the required landscape area must be amenitized. 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. The proposed development requires 0.97 acres of park and open space.

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

The proposed project features two proposed project accesses. One of the proposed project accesses is located along the south side of W 92nd Drive, approximately 340 feet west of Wilkerson Court, in line with the future Jefferson County Library access along the north side of W 92nd Drive. The other proposed project access is located along the west side of Wilkerson Court, approximately 290 feet south of W 92nd Drive, in line with the future Taylor Morrison Homes access along the east side of Wilkerson Court. A trail connection to Little Dry Creek Trail will be provided.

The results of the trip generation comparison are in traffic compliance with the Candelas Point Subdivision Traffic Impact Study, completed in March 2018. The proposed 52 townhomes are anticipated to generate less total weekday morning and afternoon peak hour traffic than the office and retail uses originally studied. Recommended improvements will be analyzed in the Site Plan submittal.

Grading and Drainage

Construction activities on the site will include grading and utility work, as well as road and townhome construction. 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 by any Site Plan application and shall be consistent with Article 4-5 of the LDC. Townhomes require 2.2 spaces per 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 the proposed Comprehensive Plan Amendment or Rezone.

Police and Fire Protection

The proposal has been reviewed by the Arvada Fire and Protection District. AFPD has no comments specific to the Comprehensive Plan Amendment or Zoning request. All fire code requirements will be reviewed for compliance during the site plan review process. 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	Rezoning to Medium Density Residential (MDR) allows for the R13 zoning category in line with the City's desire to move toward standardized zoning and away from PUDs. It aligns with a transitional character between the single-family detached properties to the east and the industrial and commercial to the west. The amendment will support housing demand, and aligns with the City's goals for diverse and attainable housing. The amendment will encourage a diversity of housing types that will demand and encourage future commercial 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. The Comprehensive Plan Amendment to Medium Density Residential allows for the development of the townhomes under the standardized zoning but preserves and maintains the vision and intent of a mixed-used area. Specifically, the mix of housing types, public services including the Fire Station and library, the commercial development at the corner of Candelas Parkway and CO-72, and the industrial uses including the Quantum Commons development preserve and encourage the Mixed-Use intent. The amendment preserves the intent while aligning with the proposed standardized zoning, providing clarity and consistency in the development standards.
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	The proposed townhomes, at a lower density than allowed under the existing designation at 10.7 du/acre, will provide a compatible transition to the surrounding land uses, specifically, the detached single-family homes to the east. The amendment furthers the Comprehensive Plan goals for housing variety, neighborhood compatibility, and open space connectivity. Strict adherence to the existing land use designation would require higher housing densities and potentially incompatible development.
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 promote development of this vacant property is consistent with a variety of goals and policies.

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 R13 is consistent with the Comprehensive Plan, if amended to the Medium Density Residential designation on the Future Land Use map. The site's current PUD-BPR zoning allows a mix of uses but has not developed as envisioned. Rezoning to R13 supports the City's vision for a vibrant, walkable communities and transitional medium density housing between the single-family detached housing and the commercial to the west, as well as the future library to the north.
2. The intended land use is consistent with the stated intent of the proposed zoning district.	Complies	The intended use for townhomes with up to 13 dwelling units per acre is consistent with the R13 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	Complies	All public facilities and services are available to service to the site. Additional infrastructure necessary to service the site will be constructed

property while maintaining adequate levels of service to existing development.		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 and will encourage the policies and intent of the Comprehensive Plan to allow for transitions between adjoining land uses. The Medium Density Residential housing type will allow a transitional buffer between the single-family to the east and the higher intensity industrial use of the XCEL substation as well as the commercial to the west.

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



May 30, 2025

Julia Duncan, Senior Planner – City of Arvada
8101 Ralston Rd.
Arvada, CO 80002

RE: Candelas Point Block 3 – Neighborhood Meeting Summary

On May 14, 2025, a neighborhood meeting was held from 6:00 p.m. to 7:00 p.m. at the Candelas Swim and Fitness Club (19865 W. 94th Ave.). Prior to the meeting, all property owners within 1,000 feet of the project site—approximately 47 in total—were notified via a mailing postmarked April 25, 2025.

Eleven individuals attended the meeting, though only ten signed the sign-in sheet. The gathering included several members of the project team, as well as a representative from the City of Arvada, Julia Duncan. Among those present from the project team were:

- Eva Mather, Daniel Braswell, and Mason Aeschbacher from Norris Design
- David Kuntz from Martin/Martin
- Jeff Nading from the Jefferson Center Metro District

During the meeting, the development team delivered a brief presentation on the project. Following the presentation, community members raised several concerns, particularly regarding school overcrowding, local infrastructure challenges, and the importance of robust community input.

School Overcrowding:

Residents expressed concern that additional housing could further strain already full public schools. In response, the Jefferson County School District has planned a new K-8 school to serve the area and help alleviate overcrowding.

Infrastructure Issues:

Several attendees noted that vehicles on Hwy 72 often travel at speeds of 70–80 mph, raising concerns about safe access to and from the project site. The development team clarified that housing would be located at least 100 feet from Hwy 72, with no direct highway access. Additionally, the Jefferson Center Metro District is actively working with the Colorado Department of Transportation (CDOT) to lower speed limits and install traffic signals.

Concerns about the City's ability to serve the new development were addressed by noting that the site is part of a broader master plan. The public right-of-way infrastructure is already in place and requires only connections to individual properties. Further improvements along Hwy 72 and Hwy 93 are scheduled to begin on August 1 and be completed by year's end.

To ensure continued community engagement, the meeting emphasized that future public hearings will provide additional opportunities for residents to offer input during the planning review process. Residents are also encouraged to submit formal comments on the project via the City's Development Map.

Thank you,

Norris Design

Daniel Braswell
Associate

RESOLUTION NO. CP2025-

A RESOLUTION BY THE PLANNING COMMISSION FOR THE CITY OF ARVADA, COLORADO TO AMEND THE 2014 ARVADA COMPREHENSIVE PLAN LAND USE DESIGNATION PERTAINING TO CANDELAS POINT BLOCK 3 FROM CITY OF ARVADA MIXED-USE TO CITY OF ARVADA MEDIUM DENSITY RESIDENTIAL, A 4.86 PARCEL OF LAND LOCATED AT THE SOUTHWESTERN CORNER OF W 92ND DRIVE AND WILKERSON COURT

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 October 16, 2025, and said public hearing being held before the Planning Commission for the City of Arvada on November 5, 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 Mixed-Use to City of Arvada Medium Density 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:

Tim Knapp, 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,
CANDELAS POINT BLOCK 3 FROM CITY OF ARVADA PUD (PLANNED UNIT
DEVELOPMENT TO CITY OF ARVADA R13 (RESIDENTIAL, 13). AND
AMENDING THE OFFICIAL ZONING MAPS OF THE CITY OF ARVADA,
COLORADO, A 4.86 ACRE PARCEL OF LAND LOCATED AT THE SOUTHWEST
CORNER OF W 92nd DRIVE AND WILKERSON COURT

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 PUD
(Planned Unit Development) to City of Arvada R13 (Residential, 13).

LOCATED AT THE SOUTHWEST CORNER OF W 92nd DRIVE AND WILKERSON
COURT 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 LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF JEFFERSON, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

Lot 1, Block 3,
Candelas Commercial Filing No. 2, according to the plat recorded July 20, 2018 at [Reception No. 2018066172](#).
County of Jefferson, State of Colorado.

For Informational Purposes Only

Tax ID No.: 300509494 / 20-232-01-016

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

27C170B ALTA Commitment for Title Insurance (Effective 7-1-21)

Page 3

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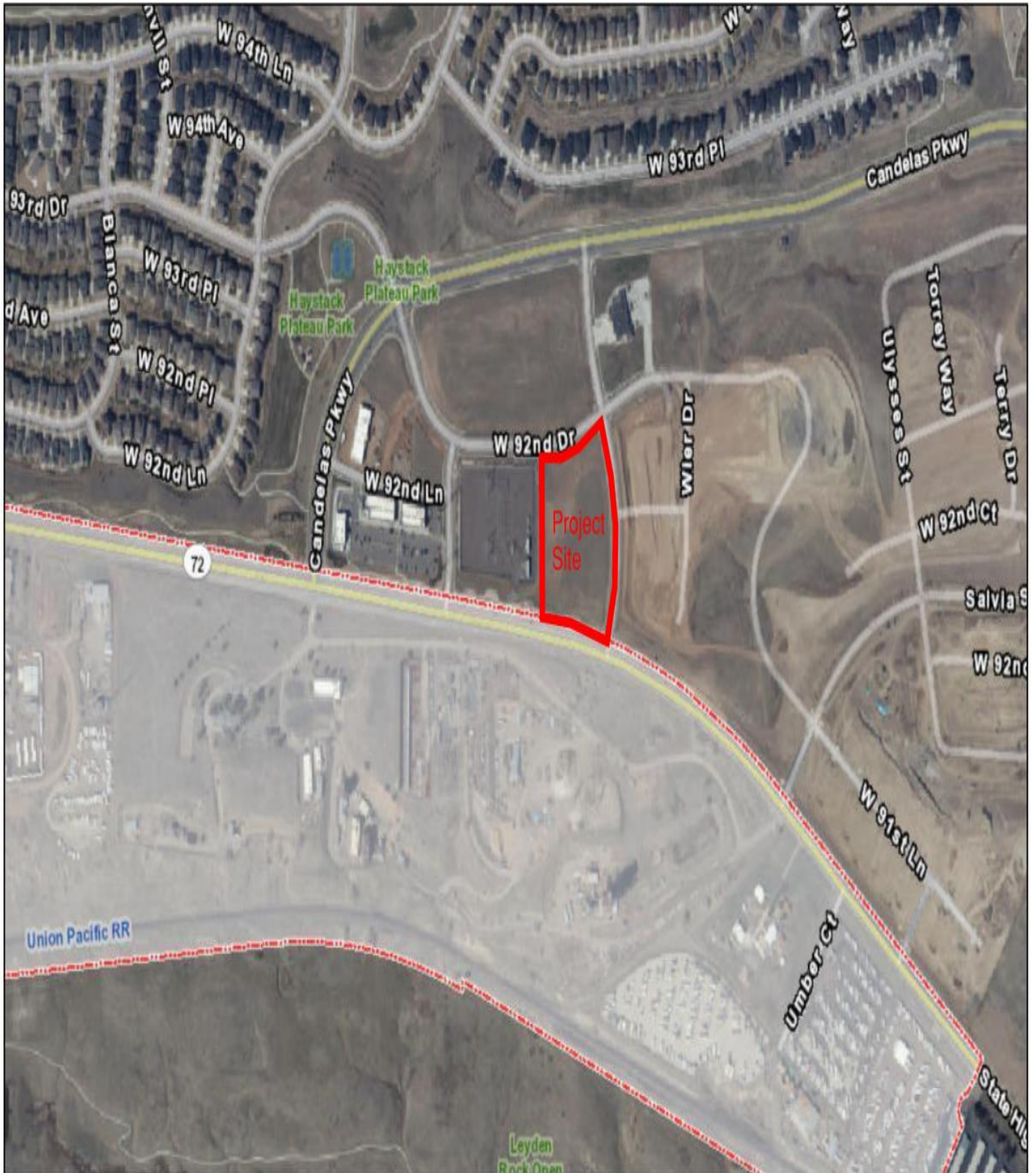
27C170B ALTA Commitment for Title Insurance (Effective 7-1-21)

Page 3

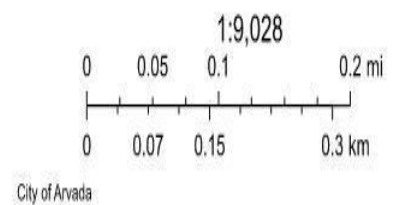
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Vicinity Map



10/15/2025, 9:04:17 AM



CANDELAS POINT BLOCK 3 - CANDELAS COMMERCIAL FILING NO. 2

REZONING CONCEPT PLAN

LOCATED IN SECTIONS 23 AND 23, TOWNSHIP 7 SOUTH, RANGE 707 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTIONS 23 AND 23, TOWNSHIP 7 SOUTH, RANGE 707 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT1, BLOCK 3, CANDELAS COMMERCIAL FILING NO. 2, RECORDED IN RECEPTION NO. 2018066172 OF THE JEFFERSON COUNTY CLERK AND RECORDER OFFICE.

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 23, THENCE S65°15'11"E A DISTANCE OF 507.88 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF STATE HIGHWAY NO. 72 AS DESCRIBED IN FEDERAL AID PROJECT NO. AA-13 UNIT NO. 2 STATE HIGHWAY NO. 72 & 93, BK. 421, PG. 86 BOOK 531 AT PAGE 322 AND THE EASTERLY PROPERTY LINE OF LOT 2, BLOCK 3, CANDELAS COMMERCIAL FILING NO. 2, RECORDED IN RECEPTION NO. 2018066172 POINT OF BEGINNING;
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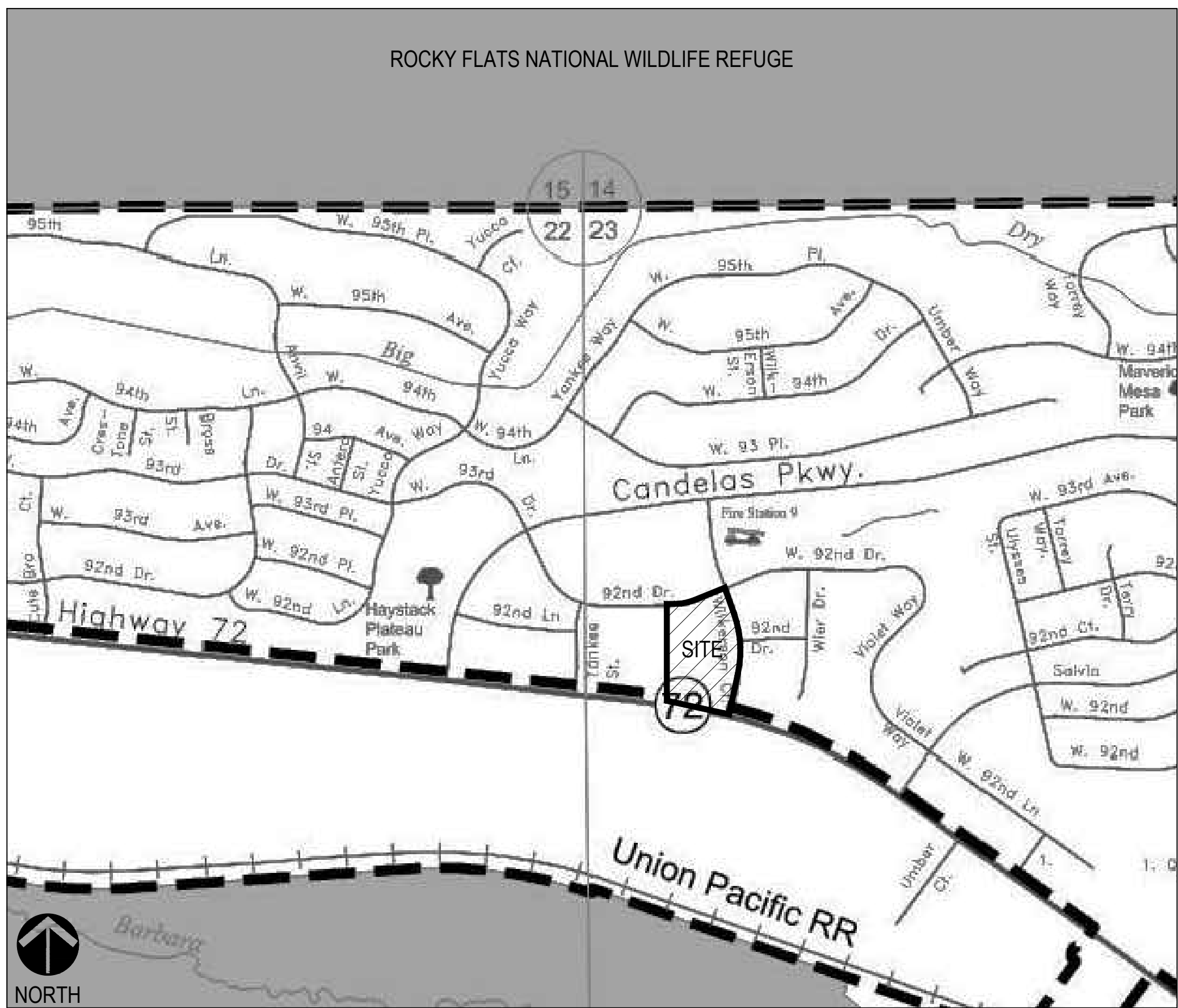
PARCEL CONTAINS 4.86 ACRES OR 211,732.61 SQUARE FEET MORE OR LESS.

ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.

NARRATIVE

THIS PROJECT REQUESTS REZONING THE SITE FROM PLANNED UNIT DEVELOPMENT (PUD-BPR) TO RESIDENTIAL 13 (R13) ZONING DISTRICT, ALONG WITH A COMPREHENSIVE PLAN AMENDMENT TO CHANGE THE FUTURE LAND USE DESIGNATION FROM MIXED-USE TO MEDIUM DENSITY RESIDENTIAL (MDR). THESE ACTIONS ARE INTENDED TO SUPPORT THE PROPOSED RESIDENTIAL DEVELOPMENT AND ENSURE CONSISTENCY BETWEEN THE ZONING AND LAND USE DESIGNATIONS..

VICINITY MAP



PROJECT TEAM

APPLICANT TAYLOR MORRISON OF COLORADO 400 INVERNESS PKWY ENGLEWOOD, COLORADO 80112 303-481-5598 CONTACT: MATTHEW VALENTE	APPLICANT JEFFERY L NADING TRUST 8667 MONTE VISTA AVE. NIWOT, CO 80503 720-323-0467 CONTACT: JEFF NADING
PLANNER NORRIS DESIGN 1101 BANNOCK ST. DENVER, CO 80204 303-892-1166 CONTACT: DANIEL BRASWELL/EVA MATHER	CIVIL ENGINEER MARTIN MARTIN 12499 WEST COLFAX AVE. LAKEWOOD, CO 80215 303-431-6100 CONTACT: DAVID KUNTZ

SHEET INDEX

1	COVER SHEET
2	CONCEPTUAL SITE PLAN

SITE DATA TABLE			
Site Development Information			
	Existing Comprehensive Plan Designation	Mixed-Use	
	Proposed Comprehensive Plan Designation	Medium Density Residential	
	Existing Zone District	PUD - Planned Unit Development	
	Proposed Zone District	R13 - Medium Density Residential	
	Denisty (max)	13 du/ac	
	Total Parcel Area	211,732 sf / 4.86 ac	
	Housing Palette Lot Type	Urban Townhome	
Development Standards (Housing Palette Standards: 2-1-8-7- Townhomes)		Site	Standard
Lot Standards			
	Lot Area (min)	1,480 sf	N/A
	Lot Width (min)	Varies	N/A
	Unit Width (min)	20 ft	16 ft
	Lot Coverage (max)	90%	100%
Building and Parking Siting Standards			
	Street Setback (min) ¹	10 ft	10 ft
	Alley Garage Setback (min) ²	2 ft	2 ft
	Non-Street Frontage Perimeter Setback (min) ³	15 ft	15 ft
	Front Parking Setback (min) ⁴	20 ft	20 ft
	Arterial Setback (min) ⁵	100 ft	100 ft
Building Standards			
	Building Separation, Side to Side (min)	Min. +	10 ft
	Building Separation, All Others (min)	Min. +	20 ft
	Building Height (max)	35 ft	35 ft
	ADU Building Height (max)	N/A	30 ft
	Accessory Building Height (max)	N/A	18 ft
	Mini-Structure Height (max)	12 ft	12 ft
Site Standards			
	Landscape Area (min)	20%	20%
	Amenitized Landscape Area (min)	5%	5%

Notes:

- Where garage access is directly from a side street, the minimum garage setback shall be 18 ft.
- The rear setback for alley-loaded garages shall be no less than 2 ft. and no more than 4 ft. or a minimum of 18 ft., at the Applicants discretion.
- If less than one-half of the units in a townhome building are adjacent to a non-street frontage perimeter, then the minimum setback shall be 10 feet.
- Except for driveways associated with single family and duplex units and multiplex buildings.
- Measured from the centerline of the arterial.

CANDELAS POINT BLOCK 3 - CANDELAS COMMERCIAL FILING NO. 2

REZONING CONCEPT PLAN

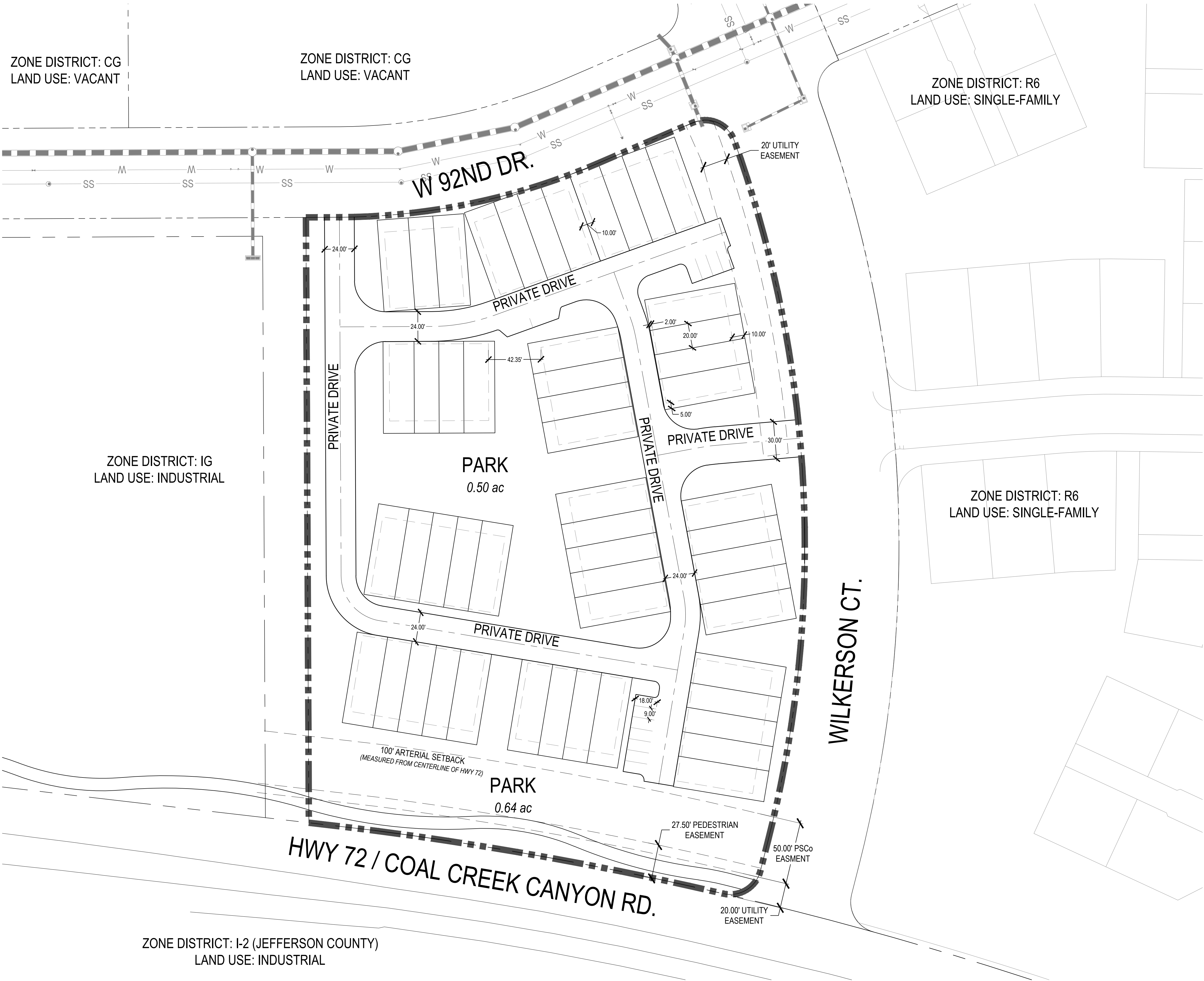
LOCATED IN SECTIONS 23 AND 23, TOWNSHIP 7 SOUTH, RANGE 707 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO

**NORRIS
DESIGN**

PEOPLE + PLACEMAKING

1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166

NORRIS-DESIGN.COM



LEGEND

- PROPERTY LINE
- LOT LINE
- BUILDING ENVELOPE
- EXISTING STORM
- EXISTING WATER
- EXISTING SANITARY
- EASEMENT

CANDELAS POINT BLOCK 3

NW CORNER OF WILKERSON CT & HWY 72
ARVADA, COLORADO

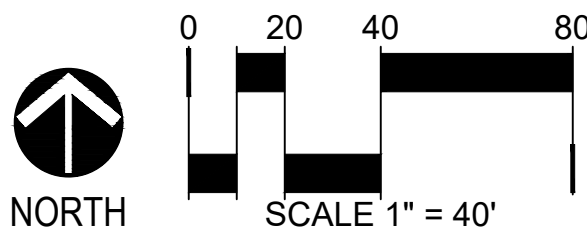
OWNER:
JEFFERY L NADING TRUST
8667 MONTE VISTA AVE
NIWOT CO 80503

NOT FOR
CONSTRUCTION

DATE:
05/30/25 SUBMITTAL 01
07/25/25 SUBMITTAL 02
09/02/25 SUBMITTAL 03

SHEET TITLE:
CONCEPT PLAN

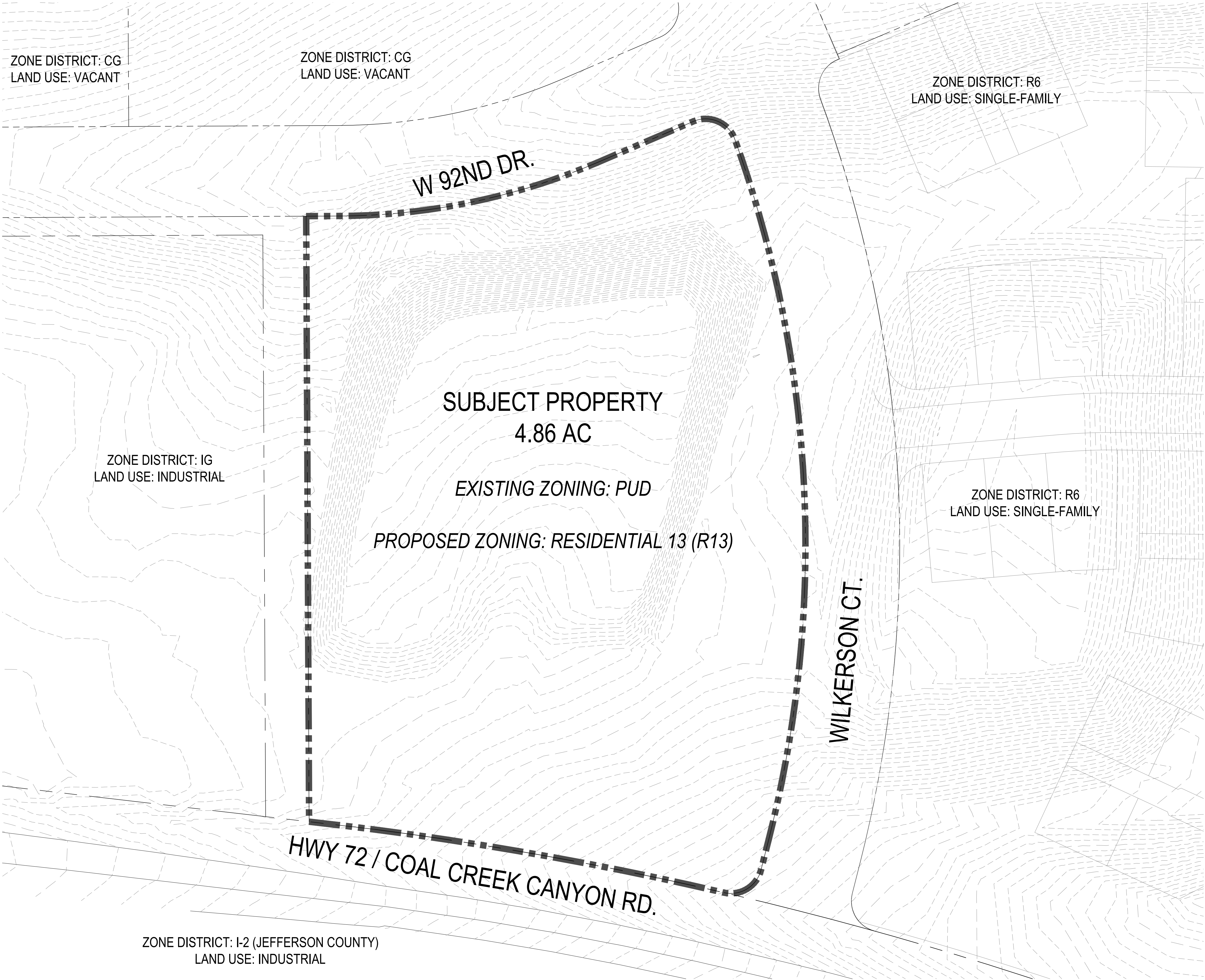
NOTE: THIS PLAN IS CONCEPTUAL AND SUBJECT TO
CHANGE AT TIME OF SITE PLAN.



CANDELAS POINT BLOCK 3 - CANDELAS COMMERCIAL FILING NO. 2

REZONING MAP

LOCATED IN SECTIONS 23 AND 23, TOWNSHIP 7 SOUTH, RANGE 707 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO



LEGEND

PROPERTY LINE

LEGAL DESCRIPTION

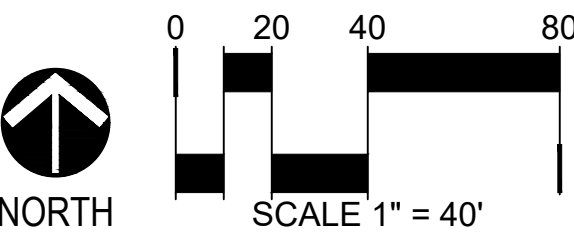
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REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.A.1.

TO: PLANNING COMMISSION

DATE: November 5, 2025

SUBJECT: CP2025-0004 A Resolution by the Planning Commission for the City of Arvada, Colorado to Amend the 2014 Arvada Comprehensive Plan Land Use Designation Pertaining to Candelas Point Block 3 From City of Arvada Mixed-Use to City of Arvada Medium Density Residential, A 4.86 Parcel of Land Located at the Southwestern Corner of W 92nd Drive And Wilkerson Court.

Motion

I move that CP2025-0004 A Resolution by the Planning Commission for the City of Arvada, Colorado to Amend the 2014 Arvada Comprehensive Plan Land Use Designation Pertaining to Candelas Point Block 3 From City of Arvada Mixed-Use to City of Arvada Medium Density Residential, A 4.86 Parcel of Land Located at the Southwestern Corner of W 92nd Drive And Wilkerson Court, 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) 9-12 of the Staff Report.

The motion for denial is based on the following findings of fact and criteria: _____

Prepared by:

Heidi Van Gieson, Administrative Specialist

Reviewed by:

Approved by:

Julia Duncan, Senior Planner	10/29/2025
Josie Suk, Development Systems and Administrative Manager	10/29/2025
Rob Smetana, Planning Manager	10/29/2025
Kelsy Sargent, Assistant City Attorney	10/29/2025
Jessica Garner, Director of Community and Economic Development	10/30/2025

Enclosure, exhibits & attachments required to support the report



REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.A.2.

TO: PLANNING COMMISSION

DATE: November 5, 2025

SUBJECT: An Ordinance Rezoning Certain Land within the City of Arvada, Candelas Point Block 3 from City of Arvada PUD (Planned Unit Development) to City of Arvada R13 (Residential, 13). And Amending the Official Zoning Maps of the City of Arvada, Colorado, A 4.86 Acre Parcel of Land located at the Southwest Corner of W 92nd Drive and Wilkerson Court.

Motion

I move that the Ordinance rezoning certain land within the City of Arvada, Candelas Point Block 3 from City of Arvada PUD (Planned Unit Development) to City of Arvada R13 (Residential, 13) and Amending the Official Zoning Maps of the City of Arvada, Colorado, a 4.86 acre parcel of land Located at the Southwest corner of W 92nd Drive and Wilkerson Court, be recommended to City Council for approval (denial)

This motion is based on the findings of fact and approval criteria on Page(s) 9-12 of the Staff Report.

The motion for denial is based on the following findings of fact and criteria: _____

Prepared by:

Heidi Van Gieson, Administrative Specialist

Reviewed by:

Approved by:

Julia Duncan, Senior Planner

10/24/2025

Josie Suk, Development Systems and Administrative Manager

10/27/2025

Rob Smetana, Planning Manager

10/27/2025

Kelsy Sargent, Assistant City Attorney

10/27/2025

Jessica Garner, Director of Community and Economic Development

10/30/2025

Enclosure, exhibits & attachments required to support the report