



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

PUBLIC COMMENT (not on the Agenda)

8.

Dr. Collin 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.

PUBLIC HEARINGS

9.

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 Wiltterdink - 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 infill 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:

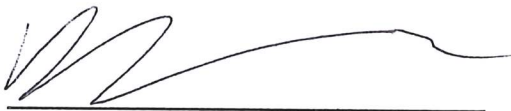
Those absent: Hannan

The motion carried 6-0

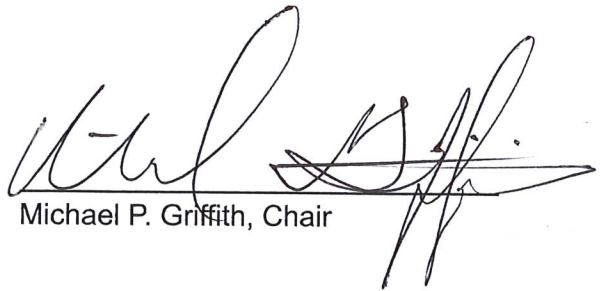
No meetings scheduled for August 20 or September 3, 2025 (meetings canceled by motion, 6-0).

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.

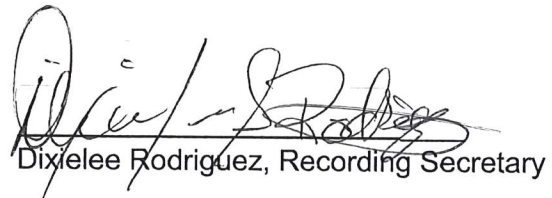
12. ADJOURNED at 8:44 P.M.



Brandon Figliolino, Secretary



Michael P. Griffith, Chair



Dixielee Rodriguez, Recording Secretary

