



SUMMARY MINUTES OF PLANNING COMMISSION ACTION HELD
NOVEMBER 5, 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 Tim Knapp at 6:20 P.M.**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL OF MEMBERS**

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

THOSE ABSENT

Tom Aljinovich

It was moved by Mr. Figliolino to have an excused absence for Tom Aljinovich.

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

Those voting No:

Those absent: Aljinovich

The motion carried 6-0

ALSO PRESENT: Rob Smetana, City Planning Manager; Kelsy Sargent, Sr. Ass't. City Attorney; Josie Suk, Development Systems and Administrative Manager; Julia Duncan, Sr. Planner, Dixielee Rodriguez, Development Engineer; Heidi Van Gieson, Recording Secretary.

4. **APPROVAL OF MINUTES**

August 6, 2025 The minutes stand approved as printed.

Mr. Griffith announced that he will be resigning from the Planning Commission as he was elected to the City Council.

Michael P. Griffith left the meeting and the remaining commissioners moved seats.

5. **GENERAL BUSINESS**

None

6. **REPORTS**

None

7. **PUBLIC COMMENT**

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

8. **PUBLIC HEARINGS**

8.A. DA2025-0037 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

Mr. Knapp swore in all guests that will be speaking.

Mr. Knapp opened the public hearing.

Mr. Knapp asked if all of the required documents were in order.

Ms. Duncan stated the posting notice, mailing notice affidavit, posting log and publication are in order.

Mr. Knapp entered into the record the staff report, posting log and affidavit and mailing affidavit for DA2025-0037 dated November 5, 2025 have been received.

Mr. Knapp asked Ms. Duncan to introduce the project

Ms. Duncan introduced the project. The applicant is requesting a Major Comprehensive Plan Amendment from Mixed-Use to Medium Density Residential and a rezoning from PUD to R-13(Residential 13) for the future development of 52 townhomes. The plan includes essential park space. The site will have two access points, and a trail connection to Little Dry Creek Trail. Staff recommends approval of this project.

Eva Mather, Norris Design 1101 Bannock Street, Denver 80204; explained that the project is located with highway 93 and 72 on the west and Indiana on the West, primarily North of 72. There will be some commercial on the North and South of 72 at that location. As you move to the east, there will be the Candelas Innovation Park, the existing Jefferson County School Site Also in that area will be the recently approved Rangewater site.

Great mix of Public and Civic uses. Office building and commercial building. Candelas Point was originally to be used as Mixed Use Development with Commercial and Residential.

They have been working with staff to find a good mix. They want to be clear that they want R-13 to allow the Townhomes. Proposed zoning supports what the city is striving for. Lowering the density from 30 to 13 units per acre.

They are looking to produce a two story alley loaded townhome to help activate the neighborhood.

They fulfill their own open space on the site.

There will be two garage spaces per unit and they will fulfill the guest parking at the time of site plan completion.

There is currently a 35 ft landscape buffer in between the sub station and the site, they will be adding an additional 10 ft to that.

The property will be a part of the Jefferson County Metro District # 2 with front doors and front facade facing the street which will create a great way to activate the neighborhood.

During the neighborhood meeting, residents brought up the impact on existing infrastructure and the city's ability to serve new residents. This goes included in the Master Plan which is successfully completed. In addition new signals are underway on Highway 93 and 72 and are looking to be completed by year's end.

There is talk about getting lower speeds and traffic signals along Highway 72.

In response to school capacity, there is already a new K-8 that has been dedicated.

PUBLIC COMMENT

IN FAVOR

IN OPPOSITION

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

Mr. Knapp closed public comment

APPLICANT REBUTTAL

None

QUESTIONS FROM THE COMMISSION

Mr. Hannan stated that it was a great presentation and the staff report is very informative.

Mr. Gay asked City Staff that this is the second time that we moved a parcel from Mixed Use to Residential. More of an observation than a question.

MOTION:

It was moved by Mr. Figliolino 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

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

DISCUSSION OF MOTION

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

Those voting No:

Those absent: Griffith, Ajinovich

The motion carried 5-0

MOTION:

It was moved by Mr. Figliolino 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.

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

DISCUSSION OF MOTION

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

Those voting No:

Those absent: Griffith, Ajinovich

The motion carried: 5-0

9. OTHER ITEMS

No meeting on November 19th or December 3rd.

Motion:

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

Those voting No:

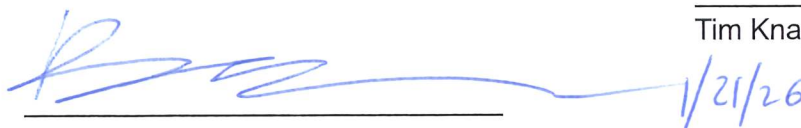
Those absent: Griffith, Ajinovich

The motion carried 5-0

9. ADJOURNED at 6:54 P.M.



Tim Knapp, Vice Chair



1/21/26

Brandon Figliolino, Secretary

Heidi Van Gieson
Heidi Van Gieson, Recording Secretary