



SUMMARY MINUTES OF PLANNING COMMISSION ACTION HELD
APRIL 1, 2026

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 7:22 P.M.

2. PLEDGE OF ALLEGIANCE

was recited during the Board of Adjustment meeting

3. ROLL CALL OF MEMBERS

Those present: Andrew Gay, Brandon Figliolino, Tom Aljinovich, Eric Doner, Steve Hannan, Miriam McGilvray, Tim Knapp

THOSE ABSENT

None

ALSO PRESENT: Rob Smetana, City Planning Manager; Jessica Garner, Director of Community and Economic Development; Kelsy Sargent, Sr. Ass't. City Attorney; Josie Suk, Deputy Director of Community and Economic Development; Julia Duncan, Sr. Planner; Chris Sandine, Sr. Planner; Don Oliphant, City Engineer, Dixielee Rodriguez, Development Technician III; Jake Sawaya, Senior Development Engineer; Heidi Van Gieson, Development Technician

4. APPROVAL OF MINUTES

February 4, 2026. The minutes stand approved as printed with the following corrections:

Mr. Gay stated that the 5th bullet under questions from the commissions, asked about building heights, he also wanted to add "future entitlements are subject to administrative approvals"

6th bullet page 5, changed L2 to Comp Plan Policy L2

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. Barber-Nichols Plant Expansion #2, for and Annexation and a Rezoning. A 1.793 Acre Parcel of Land approximately located at 6290 W 56th Ave

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.

Mr. Sandine stated the publication, mailed notice and signs posted on the property were in order. The Mailing affidavit and posting log has been received and are in order also.

Ms. Van Gieson stated that there had been additional public comments emailed to the commissioners the previous night.

Mr. Knapp entered into the record the staff report, posting log and affidavit, mailing affidavit and additional public comments received for DA2025-0057 dated April 1, 2026.

Mr. Knapp asked Mr. Sandine to introduce the project.

Mr. Sandine introduced the project. They are requesting to go from R2 to IL

Michael Dixon Barber-Nichols 6325 W 55 Ave, Arvada. Mr Dixon stated that this is a duplicate to a project that they did and had approved in 2016. Barber-Nichols has been in Arvada since 1966 that provided Engineering services for aerospace. The current campus consists of 9 buildings over about 4 acres and they plan to build their 10th if approved.

This new parcel is two blocks down from the current site and will house about 75 new employees. They would like to consolidate three areas into this one new one.

Matt Johnson Barber-Nichols 6325 W 55th Arvada; Director of Operations for Barber- Nichols here to support any questions the commission may have.

PUBLIC COMMENT

NONE

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

APPLICANT REBUTTAL

N/A

QUESTIONS FROM THE COMMISSION

Mr. Hannan thanked the staff at Barber- Nichols and stated that he will be in support of this.

MOTION 1:

It was moved by Mr. Figliolino, That DA2025-0057, annexing Barber Nichols Plant Expansion #2, a 1.793 acre parcel of land located at 6290 W 56th Ave, be recommended to City Council for (approval subject to the condition stated in the Staff Report, Page 8)

This motion is based on the findings of fact and approval criteria on Page(s) 7 of the Staff Report.

DISCUSSION OF MOTION

Mr. Gay stated that he supports this, thank you for being in Arvada.

Mr. Knapp stated that he will be voting yes for this.

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

Those voting No:

Those absent: None

The motion carried: 7-0

MOTION 2:

It was moved by Mr. Figliolino , that DA2025-0057, an Ordinance Rezoning Barber Nichols Plant Expansion #2, a 1.793 acre parcel of land located at 6290 W 56th Ave from Jefferson County R-2 to City of Arvada IL (Industrial, Light), be recommended to City Council for (approval subject to the condition stated in the Staff Report, Page 8)

This motion is based on the findings of fact and approval criteria on Page(s) 7 and 8 of the Staff Report.

DISCUSSION OF MOTION

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

Those voting No:

Those absent: None

The motion carried:7-0

8.B. QuikTrip 4234, a Rezoning with Concept Plan and a Major Modification for a 9.47-acre parcel of land located at 9295 Matterhorn Ln

Mr. Knapp opened the public hearing.

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

Ms. Duncan stated the publication, mailed notice and signs posted on the property were in order. The Mailing affidavit and posting log has been received and are in order also.

Ms. Van Gieson stated that additional public Comments were emailed the night before.

Mr. Knapp entered into the record the staff report, posting log and affidavit, mailing affidavit and additional public comments received for DA2025-0075 dated April 1, 2026.

Ms. Duncan introduced the project.

Tara Limbach Real Estate Project Manager QuikTrip 5725 Fox Ridge Drive Mission, KS 66202
Ms. Limbach stated that QuikTrip was started in Tulsa, OK and currently has over 1200 stores. Every year 5% of earnings are given back to the community. They have lattes on tap, a new fountain system and a made to order food menu.

Todd Hager with Galloway 5500 Greenwood Plaza, Suite 200 Greenwood Village, CO Galloway
Requesting a Rezoning from PUD to CG. Rezoning request max height is 45 ft all criteria are being met. The lot line adjustment will be requested at a later date.

They believe this is a well functioning site

Major Modification requests to have 10 (Single) pumps instead of the allowed 5 (Double) per code

Preliminary grading plan shows 12ft difference from Highway 72. Enhanced landscaping will help mitigate this view.

There will be enhanced landscaping along with a Welcome to Arvada sign.

PUBLIC COMMENT

Mr. Knapp opened the hearing for comments from the public.

PUBLIC COMMENT

IN FAVOR

IN OPPOSITION

JD Singh 2373 Singapore Circle stated he is confused about what is being asked. If they want 10 islands with two pumps or 10 islands with 1 pump? He states that the Comprehensive Plan states that it should reduce energy consumption, which he feels it will not do if approved as is.

Mr. Singh also stated there could be new rules for what is allowed in the future of the comp plan

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

APPLICANT REBUTTAL

Ms. Limbach stated that code allows 5 islands with 2 pumps per island, they are requesting 10 islands with 1 pump each, so there will not be additional pumps just less materials used to get the same amount of pumps.

QUESTIONS FROM THE COMMISSION

Mr. Gay asked the applicant about the traffic pattern

Craig Romrello 1200 Washington Thornton, CO stated that they will be Right In, Right Out on Highway 72

Mr. Gay also asked about Southbound Highway 93. Are you going to use existing turn lanes or create something new?

Mr. Romrello stated that the Southbound will Right In, Right Out and further to the south there will be a full movement intersection. He also stated that there will be an additional lane Northbound.

Ms. McGilvray asked staff about the Northwest Subarea plan and the sign that is proposed.

Ms. Duncan stated that as part of the Northwest Subarea plan that there was a great deal of outreach done and many Candelas Residents said that they would like some kind of marker or sign that brought them into the City of Arvada. There are three parts of the plan that asked for Signage to be included in this location.

Ms. McGilvray stated that she does not believe that this would be considered Infill. She also asked if the Grass in the photo depiction is just eye-candy as non-functioning turf is no longer allowed in Colorado.

The applicant agreed that it was just in the photo.

Mr. Figliolino asked the applicant about possibly breaking up the canopy?

Mr. Hager stated that it was hard to orient the building to face east.

Mr. Figliolino asked staff if there were any other gas stations configured like this.

Mr. Smetana said he would look into it

Mr. Aljinovich asked what happens if there is a fuel spill.

Jessica Garner stated that this review goes through fire for approvals as well.

Mr. Hannan asked staff the proposed change #3 on the canopy?

Mr. Duncan stated that all of these conditions are conditions of approval to mitigate the Major Modification request that would come in at the Site Plan stage.

Mr. Knapp asked that it seems the enhanced landscaping is used to screen the elongated island?

Ms. Duncan stated that yes, because of the change in terrain, this will help mitigate the island and roof line because the grade is lower than the state highways.

Mr. Knapp asked what the terrain does to the south and east?

Mr. Hager stated that yes the majority of the grading is in the North area. There will be landscaping that continues that they will work with staff at the Site Plan stage.

Mr Knapp questioned again the amount of pumps allowed per island.

Ms. Duncan clarified again that there is nothing in the code that states how many pumps are allowed per island, just how many islands. Development standards would play a part as well in how many they could do.

Mr. Smetana stated that there is a gas station with a similar linear form at 64th and Gardenia, only five islands, but single pumps at each.

Mr. Figliolino thanked him for that context.

MOTION 1:

It was moved by Mr. Aljinovich, that DA2025-0075, a rezoning from PUD (Planned Unit Development) to CG (Commercial, General) for Lots 1, 2, 3, and 4, Block 1, of Candelas 93-72 South Filing No. 1 (QuikTrip 4234), generally located at 9295 Matterhorn Lane, be recommended to City Council for (approval subject to the conditions stated in the Staff Report, Page 12)

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

DISCUSSION OF MOTION

Mr Gay stated that we are finally meeting L2 of the comp plan. He will be supporting this.

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

Those voting No: None
Those absent: None
The motion carried: 7-0

MOTION 2:

It was moved by Mr. Aljinovich, that DA2025-0075, a Major Modification for QuikTrip 4234, generally located at 9295 Matterhorn Lane, be recommended to City Council for (approval subject to the conditions stated in the Staff Report, Page 12)

This motion is based on the findings of fact and approval criteria on Page(s) 11 through 12 of the Staff Report.

DISCUSSION OF MOTION

Mr Figliolino stated that he will not be voting for this.

Mr. Knapp stated that he will not be voting for this, agreed with Mr. Figliolino

Ms. McGilvray stated that it still meets regardless

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

Those voting No: Figliolino, Knapp

Those absent: None

The motion carried: 5-2

8. **OTHER ITEMS**

Staff would like to cancel the April 15, 2026

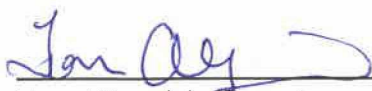
Those voting Yes: McGilvray, Hannan, Aljinovich, Doner, Gay, Figliolino, Knapp

Those voting No: None

Those absent: None

The motion carried: 7-0

9. **ADJOURNED** at 8:39 P.M.



Tom Aljinovich, Secretary



Tim Knapp, Chair



Heidi Van Gieson, Recording Secretary