

Kings Mill compiled public comment 2024-06-28

From: Marilyn Ellsworth Brown <marilynbrown987@icloud.com>

Sent: Tuesday, June 25, 2024 2:57 PM

To: Johnson, Amy <ajohnson@westminsterco.gov>

Subject: [EXTERNAL] Re: Appeal of Concept Plan - Zerger Elementary School

Thank you so much for all the information. I really appreciate it.

Marilyn

On Jun 25, 2024, at 2:11 PM, Johnson, Amy <ajohnson@westminsterco.gov> wrote:

Hi Marilyn,

Thank you for reaching out to us with your comment; I am happy to share some information with you. As you are aware, Cardel Homes and JMC Consulting Service, LLC is actively pursuing the acquisition of the former Zerger Elementary School site currently owned by the Jefferson County School District. Due to district-wide declining enrollment and the eventual closure of the school, the Jefferson County School District determined that it should be sold. Unlike Sheridan Green Elementary school, which was also closed, Zerger did not have a reverter clause that transferred ownership to the City, so it remains under the ownership of the School District.

Cardel Homes would like to redevelop the former school site into a single-family detached residential development similar in many aspects to the existing King's Mill neighborhood. To redevelop this property, the owner will need to secure City Council approval of a Comprehensive Plan amendment to change the use to either Residential Low Density (up to 40 lots) or Residential Medium Density for 41 or more lots, a Preliminary Development Plan (PDP) amendment, and Official Development Plan (ODP) amendment from City Council. Before the owner or applicant can submit these applications to the City for review, they must complete the Pre-application and Concept Plan Review (CPR) processes. These first two steps are preliminary in nature and do not result in any type of development approvals. The applicant has completed its required pre-application review and is now scheduled for the required CPR with City Council on July 1, 2024.

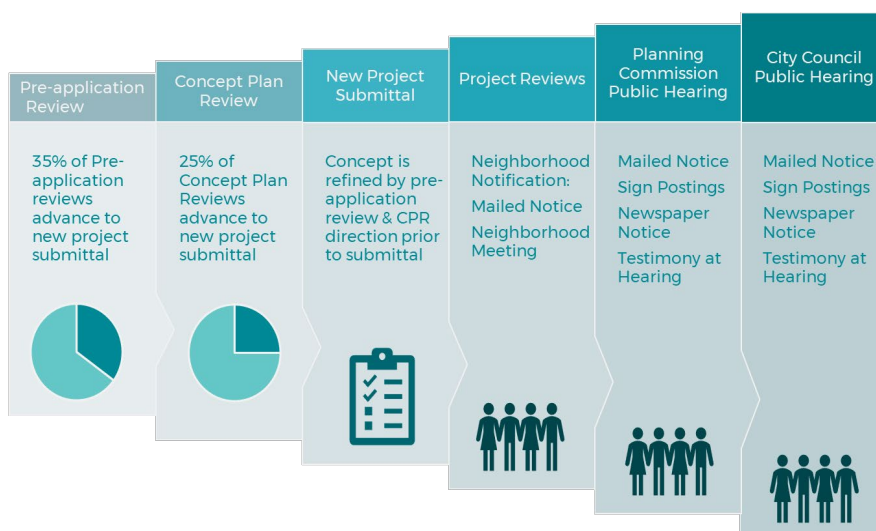
As stated above, the CPR does is not a development application and does not result in an approval. The CPR only requires an applicant presentation of their concept to City Council resulting in the Council providing informal, non-binding feedback. This is intended to allow the City Council the opportunity to learn about project at the concept stage, and if desired, provide informal comments to the applicant before they submit a development application for technical review. At this stage, a public hearing is not included, no public comment is taken, and no approvals are granted.

After the completion of the CPR, the applicant may choose to submit Comprehensive Plan and development plan amendments for review. We anticipate that it will take the applicant many months to complete the review process and associated public hearings of the Planning

Commission and City Council. After the CPR, the applicant may also choose to abandon their concept and not proceed with development applications. Approximately 25% of CPRs advance to development review.

During the development review process, there are opportunities for the public to provide input. After the first round of development review, the applicant is required to hold a neighborhood meeting. All owners and occupants within a 1000-foot radius are notified and may attend the meeting to ask questions and provide feedback directly to the applicant. Additionally, the public may provide comment at the public hearings of the Planning Commission and City Council if the application advances to these stages.

Here is an infographic illustrating the review process steps and points of public engagement:



Please feel free to respond to this email if you have any questions. Thanks again for your interest in this property and process.

Kindest Regards,

Amy C Johnson, AICP
Senior Planner
City of Westminster | Community Services Department
ajohnson@westminsterco.gov | 303.658.2098
4800 West 92nd Avenue, Westminster, CO 80031

-----Original Message-----

From: Marilyn Ellsworth Brown <marilynbrown987@icloud.com>
Sent: Tuesday, June 25, 2024 1:05 PM
To: Planning <planning@westminsterco.gov>
Cc: Planning <planning@westminsterco.gov>
Subject: [EXTERNAL] Appeal of Concept Plan - Zerger Elementary School

Hello,

I'm writing to let you know that I oppose the re-zoning of the Zerger school property for home building. I received the notice that Cardel Denver Homes wants it re-zoned to residential low density housing so they can build homes on the property. I live at 9094 Dover Street and I am right down the street from the property. I walk there all the time. I realize that the school isn't being used but I would like to suggest that the park be extended down the hill so we can have a bigger, nicer neighborhood park.

We don't need more homes in our neighborhood. I oppose this plan to build there.

Thank you,
Marilyn Ellsworth Brown
9094 Dover Street
Westminster 80021

From: Boulder Railings <boulderrailings@gmail.com>
Sent: Tuesday, June 25, 2024 2:48 PM
To: Planning <planning@westminsterco.gov>; Planning <planning@westminsterco.gov>
Cc: Gary Bland <garymbland@gmail.com>
Subject: [EXTERNAL] Appeal concept plan zerger

To whom it may concern,

I appose and request that Cardel Denver Homes, LLC not be permitted approval to REZONE for residential low density housing

This space is vital for our community, serving as a place for kids to play and for residents to engage in activities like dog walking, exercising, picnics, and various sports.

I urge the city to reconsider this decision to preserve the property as a community resource.

Thank you for your attention.

Sincerely,

Waylon Arias

From: Rod and Forge <rodandforge@gmail.com>
Sent: Tuesday, June 25, 2024 2:45 PM
To: Planning <planning@westminsterco.gov>; Planning <planning@westminsterco.gov>
Cc: Gary Bland <garymbland@gmail.com>
Subject: [EXTERNAL] Appeal concept plan Zerger

To whom it may concern,

I appose and request that Cardel Denver Homes, LLC not be permitted approval to REZONE for residential low density housing

This space is vital for our community, serving as a place for kids to play and for residents to engage in activities like dog walking, exercising, picnics, and various sports.

I urge the city to reconsider this decision to preserve the property as a community resource.

Thank you for your attention.

Sincerely,

Zachariah Arias

From: Theresa Carroll <theresacarroll9003@comcast.net>

Sent: Tuesday, June 25, 2024 2:34 PM

To: Planning <planning@westminsterco.gov>

Cc: garymbland@gmail.com

Subject: [EXTERNAL] APPEAL Concept Plan ZERGER

I oppose and request that Cardel Denver Homes, LLC not be permitted approval of REZONE for Residential Low Density Housing.

Why would you build homes there when you are closing middle and elementary schools in the attendance area?

We already lost Kings Mill Library and pool!

Count me AGAINST this proposal!

Sent from my iPhone

From: Charlene Griffin <rcgriff4@aol.com>

Sent: Tuesday, June 25, 2024 1:48 PM

To: Planning <planning@westminsterco.gov>

Cc: Planning <planning@westminsterco.gov>

Subject: [EXTERNAL] Appeal Concept Plan Zerger

I oppose and request that Cardel Denver Homes LLC NOT be permitted approval of REZONE for Residential Low Density Housing at Zerger Elementary School.

I live down the street from this location . It is a beautiful park with Grass and a school playground. I see families enjoying the playground, dog's chasing balls etc. This is an old neighborhood with lots of children playing. New housing would certainly NOT fit in with all our homes and would increase traffic. This would not be a welcome to our neighborhood and would be a deterrent to our wonderful neighborhood. I drive past this location daily. My own Son attended This school while it was Doral Academy. Walking the neighborhood to school with multiple neighborhood children who still use the park.

Cardel, Find another area to build your homes. Not in my already established neighborhood,, just because there is space. This is a PARK! A Much used PARK! I also feel this would decrease our current homes value.

I hope you will listen to my voice as well as other residents who also oppose it. We recently had a block party on Holland Street. Everyone was talking about it. We All Oppose this!

Charlene and Glen Griffin

9088 Holland Str, Westminster, CO 80021 Mile High Billing Services rcgriff4@aol.com
303-618-0774

From: Rod and Forge <arfwelding@gmail.com>

Sent: Tuesday, June 25, 2024 1:32 PM

To: Planning <planning@westminsterco.gov>; Planning <planning@westminsterco.gov>

Cc: Gary Bland <garymbland@gmail.com>

Subject: [EXTERNAL] Appeal concept plan Zerger

To whom it may concern,

I appose and request that Cardel Denver Homes, LLC not be permitted approval to REZONE for residential low density housing

This space is vital for our community, serving as a place for kids to play and for residents to engage in activities like dog walking, exercising, picnics, and various sports.

I urge the city to reconsider this decision to preserve the property as a community resource.

Thank you for your attention.

Sincerely,

Reva Arias

-----Original Message-----

From: Katy Kirkpatrick <katynkirkpatrick@gmail.com>

Sent: Tuesday, June 25, 2024 1:23 PM

To: Planning <planning@westminsterco.gov>; Planning <planning@westminsterco.gov>

Subject: Support for Carl Zerger Elementary Redevelopment

Hi there,

Thanks for your hard work and dedication to our city. I have heard Gary Bland is trying to stop the reasoning/redevelopment process so I wanted to express support for the redevelopment into low density housing. I appreciate that these will be low density rather than multi family, I do believe that is more appropriate for the property. Again, thank you for your service to our city. Let me know if you have questions or need any additional help from me.

Katy Kirkpatrick
Homeowner in Kings Mill
Sent from my iPad

From: Tiffany Varner <tnengleman@gmail.com>
Sent: Tuesday, June 25, 2024 11:53 AM
To: Planning <planning@westminsterco.gov>; Planning <planning@westminsterco.gov>
Cc: Gary Bland <garymbland@gmail.com>
Subject: [EXTERNAL] Appeal Concept Plan ZERGER

Good afternoon,

My name is Tiffany Varner and I am a home owner in the neighborhood next to Carl Zerger Elementary School. My children attended school there for years when it was recently occupied by Doral Academy of Colorado. It would be nice to see that space repurposed into something for the neighborhood community, not housing options.

I oppose and request that Cardel Denver Homes, LLC not be permitted approval of REZONE for Residential Low Density Housing.

Thank you for your consideration,

Tiffany Varner

From: Haylee Callis <hcallisfeb@gmail.com>
Sent: Tuesday, June 25, 2024 12:12 PM
To: Planning <planning@westminsterco.gov>
Subject: [EXTERNAL]

I would appreciate if we could have a recenter.

From: drpat3161 <drpat3161@centurylink.net>
Sent: Tuesday, June 25, 2024 11:44 AM
To: Planning <planning@westminsterco.gov>
Subject: [EXTERNAL] appeal concept plan zerger

We oppose and request that carded denver homes llc not be permitted approval of rezone for residential low density housing.

-----Original Message-----

From: John Varner <coachvarner7@gmail.com>
Sent: Tuesday, June 25, 2024 11:57 AM
To: planning@cityofwesminster.us; Planning <planning@westminsterco.gov>
Cc: garymbland@gmail.com
Subject: [EXTERNAL] APPEAL concept plan ZERGER

Good morning,

My name is John Varner and I am a home owner in the neighborhood that Carl Zerger Elementary School is a part of.

I oppose and request that Cardel Denver Homes, LLC not be permitted approval of REZONE for Residential Low Density Housing.

Thank you for your consideration,

John Varner Jr.

From: Jim Sturek <jsturek@comcast.net>
Sent: Tuesday, June 25, 2024 12:19 PM
To: Planning <planning@westminsterco.gov>
Cc: Planning <planning@westminsterco.gov>
Subject: [EXTERNAL] ZERGER Elementary Concept Plan

Hi,

I have seen the sign around the school and received the notice about the possible change at Zerger. There seems to be very little information where someone can approve or disagree with what is being proposed. I have a few questions.

1. Low density housing is being advertised. What does that mean? 5 houses or 50 houses? Will the houses be like patio homes or McMansions?
2. There doesn't seem like a lot space with the school and parking lot so are you taking out the park as well? If so why was the tennis courts just redone? I cannot see how folks would want to live next to the courts or the noisy skate board/teen hang out with the music and the late night partying.
3. Is there concept drawing somewhere showing what the proposed finished product would look like? How can anyone decide until we all understand what the vision is since everyone including I think city officials can envision things differently?
4. Was there any other ideas or choices for the property?

Thanks

Jim Sturek

From: Eliana Harris <elianalharris@gmail.com>
Sent: Tuesday, June 25, 2024 10:36 AM
To: Planning <planning@westminsterco.gov>; Planning <planning@westminsterco.gov>
Cc: Gary Bland <garymbland@gmail.com>
Subject: [EXTERNAL] APPEAL Concept Plan ZERGER

To Whom it May Concern:

I am a resident of the local community where the former Zerger Elementary is located, and I am sending this email to communicate the following:

I oppose and request that Cardel Denver Homes, LLC not be permitted approval of REZONE for Residential Low Density Housing at the former Zerger Elementary School location.

Thank you,

Eliana Harris

-----Original Message-----

From: CX SvcAccount <CXSvcAccount@cowestminster.onmicrosoft.com>

Sent: Tuesday, June 25, 2024 10:03 AM

To: Johnson, Amy <ajohnson@westminsterco.gov>

Subject: Voice Message from DAY MAIN MENU Tel: 3034672760

Transcription: A hi Amy, my name's alana weaver. I live in kings mail and we received the concept planned review notification of regarding the circle of school property. If you may have already gotten calls on this or not, had some questions about this. So I'm hoping you could call me back. My number is 383-467-2760. Thank you.

Sender's comments are located in WAV file at end of message.

From: Natalie Cole <natalieccole@gmail.com>

Sent: Tuesday, June 25, 2024 9:28 AM

To: Planning <planning@westminsterco.gov>; Planning <planning@westminsterco.gov>

Cc: Gary Bland <garymbland@gmail.com>

Subject: [EXTERNAL] Appeal Concept Plan: Zerger

Dear City Planning Department,

I hope this message finds you well. I am writing to formally express my opposition to the concept plan submitted by Cardel Denver Homes, LLC, which seeks to rezone the Zerger Elementary site for residential low-density housing.

As a concerned resident of our community, I believe that the proposed rezoning would not be in the best interest of our neighborhood for several reasons:

- **Impact on Community Resources:** The introduction of low-density housing could strain our existing infrastructure, including roads, schools, and public services, which are already operating at or near capacity.
- **Environmental Concerns:** Rezoning for residential development may lead to increased environmental degradation, including loss of green spaces and potential harm to local wildlife habitats.
- **Community Character:** The proposed development could alter the character of our community, which many residents value for its current layout and open spaces.

- **Loss of Recreational Space:** The park south of Zerger Elementary is actively used by our residents for various recreational activities. Rezoning would deprive our community of this valuable shared space that contributes significantly to our quality of life.

I oppose and request that Cardel Denver Homes, LLC not be permitted approval of rezone for residential low-density housing. I believe that maintaining the current zoning is crucial for preserving the quality of life, environmental integrity, and recreational opportunities of our neighborhood.

Thank you for considering my request. I trust that the City Planning Department will take into account the views of the community and make a decision that reflects the best interests of all residents.

Sincerely,

Natalie Cole

9184 W. 90th Ct

From: Mike West <26west@gmail.com>

Sent: Tuesday, June 25, 2024 9:31 AM

To: Johnson, Amy <ajohnson@westminsterco.gov>

Subject: [EXTERNAL] Re: Carl Zerger Elementary School

Amy;

Thank you for the update.

Mike

On Tue, Jun 25, 2024 at 7:57 AM Johnson, Amy <ajohnson@westminsterco.gov> wrote:

Mike,

The park will remain with the tennis courts and skate park I believe; only the school property would be developed. The applicant will present their concept(s) to the City Council at a study session meeting on 7/1. This meeting is open for the public to attend in person or to watch on YouTube. The only plan staff has seen has 46 single family detached home lots, but the applicant may present other plans at this meeting and they could change after that too. You are welcome to contact your council members with any input you have based on the presentation, or to wait to see if the project proceeds to a neighborhood meeting and what the plan looks like then.

Kindest Regards,

Amy C Johnson, AICP

Senior Planner

City of Westminster | Community Services Department

ajohnson@westminsterco.gov | 303.658.2098
4800 West 92nd Avenue, Westminster, CO 80031



From: Mike West <26west@gmail.com>
Sent: Monday, June 24, 2024 8:01 PM
To: Johnson, Amy <ajohnson@westminsterco.gov>
Subject: [EXTERNAL] Re: Carl Zerger Elementary School

Amy;

How these lots will fit into the existing layout of Zerger will be interesting. Will the green space between the playground and Kings Mill's skateboard park be part of the development?

Thank you.

Mike

On Mon, Jun 24, 2024 at 7:57 PM Mike West <26west@gmail.com> wrote:

Amy;

Thank you for the feed back.

Mike

On Mon, Jun 24, 2024 at 4:34 PM Johnson, Amy <ajohnson@westminsterco.gov> wrote:

Hi Mike,

Thank you for reaching out to me with your question; I am happy to assist you. As you are aware, Cardel Homes and JMC Consulting Service, LLC is actively pursuing the acquisition of the former Zerger Elementary School site currently owned by the Jefferson County School District. Due to district-wide declining enrollment and the eventual closure of the school, the Jefferson County School District determined that it should be sold. Unlike Sheridan Green Elementary school, which was also closed, Zerger did not have a reverter clause that transferred ownership to the City, so it remains under the ownership of the School District.

Cardel Homes would like to redevelop the former school site into a single-family detached residential development similar in many aspects to the existing King's Mill neighborhood. To redevelop this property, the owner will need to secure City Council approval of a Comprehensive Plan amendment to change the use to either Residential Low Density (up to 40 lots) or Residential Medium Density for 41 or more lots, a Preliminary Development Plan (PDP)

amendment, and Official Development Plan (ODP) amendment from City Council. Before the owner or applicant can submit these applications to the City for review, they must complete the Pre-application and Concept Plan Review (CPR) processes. These first two steps are preliminary in nature and do not result in any type of development approvals. The applicant has completed its required pre-application review and is now scheduled for the required CPR with City Council on July 1, 2024.

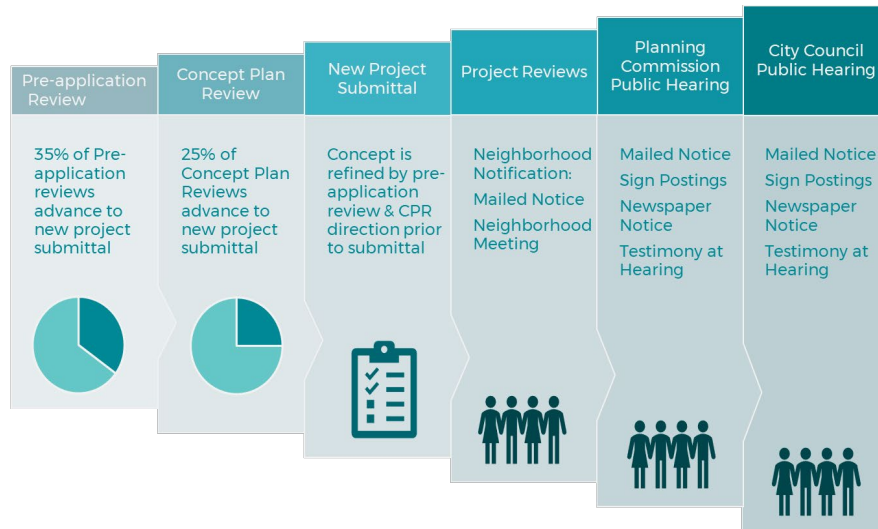
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Please click on this link to view the [City's Development Review Guide](#). This summarizes the development review process and estimated timelines. Please note that the CPR takes place at Step 1.5 on the chart. A typical project takes 3-4 rounds of development review as illustrated in Step 3.

During the development review process, there are opportunities for the public to provide input. After the first round of development review, the applicant is required to hold a neighborhood meeting. All owners and occupants within a 1000-foot radius are notified and may attend the meeting to ask questions and provide feedback directly to the applicant. Additionally, the public may provide comment at the public hearings of the Planning Commission and City Council if the application advances to these stages.

Here is an infographic illustrating the review process steps and points of public engagement:



I trust this helps answer your questions. Please feel free to respond to this email if you have additional questions. Thanks again for your interest in this property and process.

Kindest Regards,

Amy C Johnson, AICP

Senior Planner

City of Westminster | Community Services Department
ajohnson@westminsterco.gov | 303.658.2098
4800 West 92nd Avenue, Westminster, CO 80031



From: Mike West <26west@gmail.com>

Sent: Sunday, June 23, 2024 7:02 PM

To: Johnson, Amy <ajohnson@westminsterco.gov>

Cc: garymbland@gmail.com

Subject: [EXTERNAL] Carl Zerger Elementary School

Amy;

Can you tell me specifically what rezoning of property to "Residential Low Density" implies? Also, what is implied specifically by "single-family Residential homes"? We live about one mile from Zerger, so we are interested in these developments.

Thank you.

Mike

From: Zack Hurst <hurstzack16@gmail.com>
Sent: Tuesday, June 25, 2024 6:43 AM
To: Planning <planning@westminsterco.gov>
Cc: Gary Bland <garymbland@gmail.com>
Subject: [EXTERNAL] APPEAL Concept Plan ZERGER

I oppose and request the Cardel Denver Homes, LLC not be permitted approval of REZONE for Residential Low Density Housing.

Zack Hurst
9152 W 90th PI, Westminster, CO 80021

From: Christy Hurst <christymervin@gmail.com>
Sent: Tuesday, June 25, 2024 6:39 AM
To: Planning <planning@westminsterco.gov>
Cc: Gary Bland <garymbland@gmail.com>
Subject: [EXTERNAL] APPEAL Concept Plan ZERGER

I oppose and request the Cardel Denver Homes, LLC not be permitted approval of REZONE for Residential Low Density Housing.

Christy Hurst
9152 W 90th PI Westminster CO 80021
E: Christymervin@gmail.com

From: Michael Torres <miketorres82@gmail.com>
Sent: Monday, June 24, 2024 8:30 PM
To: Planning <planning@westminsterco.gov>; Planning <planning@westminsterco.gov>; Gary Bland <garymbland@gmail.com>
Subject: [EXTERNAL] Appeal Concept Plan ZERGER

I oppose and request that Cardel Denver Homes, LLC not be permitted approval of REDZONE for Residential low Density Housing.

From: Sara stillman <saranicole1@live.com>
Sent: Monday, June 24, 2024 8:04 PM
To: Planning <planning@westminsterco.gov>
Cc: garymbland@gmail.com
Subject: [EXTERNAL] APPEAL Concept Plan Zeger

Good Evening,

I believe that our voices should be heard in this matter. A lot of us, me included, have live here all of our lives. This will affect our neighborhood greatly and I believe that it is not for the good. I oppose and request that Carmel Denver Homes, LLC not be permitted approval of REDZONE for Residential Low-Density Housing.

Sara Stillman

From: Lisa Geist <lisageist@hotmail.com>
Sent: Monday, June 24, 2024 4:44 PM
To: Planning <planning@westminsterco.gov>
Cc: Planning <planning@westminsterco.gov>
Subject: [EXTERNAL] APPEL concept plan ZERGER

City of Westminster,

I oppose and request that Cardel Denver Homes, LLC not be permitted approval of REZONE for Residential low Density Housing.

Lisa Geist

9191 Estes St Westminster, CO 80021

From: Peggi Valenzuela <peggivalenzuela@gmail.com>
Sent: Monday, June 24, 2024 3:25 PM
To: Planning <planning@westminsterco.gov>; garymbland@gmail.com
Subject: [EXTERNAL] APPEAL Concept Plan ZERGER

I oppose and request that Cardel Denver Homes LLC NOT be permitted approval of REZONE for Residential Low Density Housing.

-----Original Message-----

From: Samantha Delgado <mommysbest@comcast.net>
Sent: Monday, June 24, 2024 1:41 PM
To: Planning <planning@westminsterco.gov>
Cc: garymbland@gmail.com
Subject: [EXTERNAL] Carl Zerger elementary APPEAL

Good afternoon, I would like to write and appeal the concept plan for Zerger elementary. I oppose and request that cardel Denver homes, LLC not be permitted approval of REZONE for residential low density housing! I have lived in my home for 30 years and would be so upset to see this happen. If you want to make The neighborhood fresh again, I suggest a beautiful Westminster park, or large community pool. Adding homes adds kids and that means we will need more schools. I beg you to not approve this!

Samantha Delgado/ Margo Chamberlin
9157 Dover st. Westminster 80021
Sent from my iPhone

From: gaylefowler@comcast.net <gaylefowler@comcast.net>
Sent: Monday, June 24, 2024 1:18 PM
To: Planning <planning@westminsterco.gov>; Planning <planning@westminsterco.gov>
Cc: garymbland@gmail.com
Subject: [EXTERNAL] Appeal Concept Plan Zerger

I live across the street of Zerger Elementary since 1998. My youngest son was the last 6th grade class for Zerger. We chose to move to our home due to the proximity of the elementary and was saddened when it closed. The current usage has been a nice transition where we still saw kids in our neighborhood using the facility. I am disappointed to hear that the space will be repurposed to add new single-family homes instead of using the space as an education location. The kids in the neighborhood used to love going to the pool and later the skateboard park. Rather than putting new homes which are not needed, I'd like to see that the space be turned more into a larger community gathering place like Oakhurst by expanding the Kings Mill Park with a covered area for picnics or small outdoor gatherings for our neighborhood.

Gayle Fowler

gaylefowler@comcast.net

303.521.1707

From: JAMES SVOBODA <jamessvoboda@comcast.net>

Sent: Monday, June 24, 2024 1:23 PM

To: Planning <planning@westminsterco.gov>

Subject: [EXTERNAL] Please APPROVE Concept Plan ZERGER

I support the zoning request by Cardel Denver Homes. I can see Zerger from my front door and this plan sounds the best to keep the neighborhood a neighborhood. Please approve the rezoning and subsequent building plan.

Thanks,

James E. Svoboda Jr.

9144 W. 90th Ct.

Westminster, CO 80021

303-456-6507

From: McConnell, John <jmcconne@westminsterco.gov>

Sent: Monday, June 24, 2024 1:02 PM

To: Gary Bland <garymbland@gmail.com>; Johnson, Amy <ajohnson@westminsterco.gov>

Subject: RE: [EXTERNAL] Cardel Denver Homes, LLC

Hi Gary,

Thank you for reaching out to us with your questions; we are happy to assist you. As you are aware, Cardel Homes and JMC Consulting Service, LLC is actively pursuing the acquisition of the former Zerger Elementary School site currently owned by the Jefferson County School District. Due to district-wide declining enrollment and the eventual closure of the school, the Jefferson County School District determined that it should be sold. Unlike Sheridan Green Elementary school, which was also closed, Zerger did not have a reverter clause that transferred ownership to the City, so it remains under the ownership of the School District.

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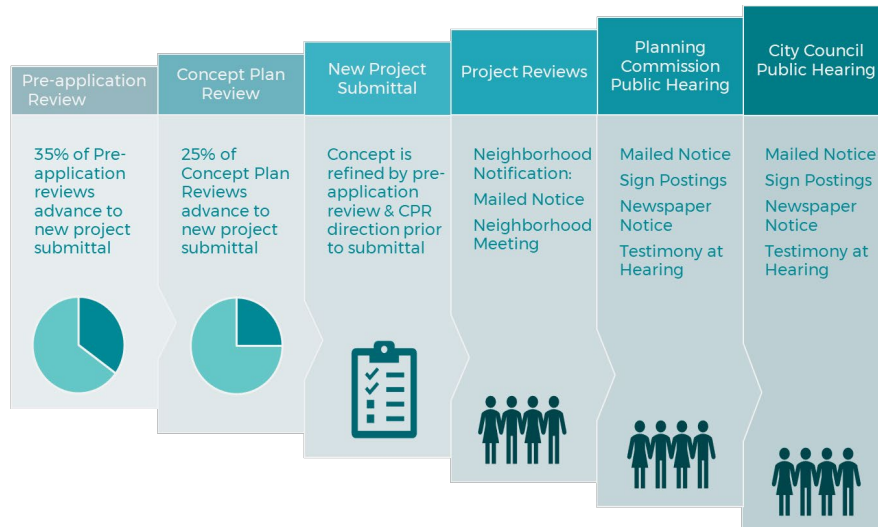
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After the completion of the CPR, the applicant may choose to submit development plans for review. In this case, we anticipate that it will take the applicant approximately 8-9 months to complete the review process and associated public hearings of the Planning Commission and City Council. After the CPR, the applicant may also choose to abandon their concept and not proceed with development applications. Approximately 25% of CPRs advance to development review.

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Kind regards,

John McConnell, AICP
Planning Manager

City of Westminster | Community Services Department
jmcconne@westminsterco.gov | 303.658.2474
4800 West 92nd Avenue, Westminster, CO 80031



From: Gary Bland <garymbland@gmail.com>
Sent: Saturday, June 22, 2024 3:51 PM
To: McConnell, John <jmcconne@westminsterco.gov>; Johnson, Amy <ajohnson@westminsterco.gov>
Cc: Gary Bland <garymbland@gmail.com>
Subject: [EXTERNAL] Cardel Denver Homes, LLC

How are you doing? John McConnell, AICP Planning Manager Of Westminster,

My name is Gary Bland and a Westminster resident for over 40 plus years. I left you a message on Friday June 21 earlier prior lunch time with regards to the question as a resident of concern on how to oppose any type of request pertaining to Cardel Denver Homes, LLC interests in building any homes on the known School property of Jefferson County Carl Zerger Elementary...

I do not expect any legal advice, just plain facts as a resident on the order of respect to honor the potential impact on the subject property direction and my voice and directive opinion be heard. The letter that I received in the US Postal mail is subject to opinion or is this notice of intent?

I am acting upon this so that the People located near this subject property are fully aware of what can be done on the resident impact and ability to help determine the outcome as soon as possible. My primary concern is that the defiant action is less than a week away and that We Residents hold strong value to our city and ask for fairness on all accounts.

Now switching over to the letter details with Question to Amy Johnson, Senior Planner, with the City of Westminster Planning Division.. What does this application mean in real terms? Might the proposal be nullified due to public concerns? What shall a resident in numbers with regards to objections shall be expedited to who? such as the City Council? Those governing people need to be notified of resident requests and or input of what the property holds for the use and future plans to remedy what us as residents might want to be allocated in reference to city use plans.

I am willing to get a signed public statement of residents that qualify for ownership in the surrounding area, the same list supplied to Cardel Homes if need be. Please help me direct the concerns of myself and many other concerned residents involved with the application submission. We already see how developers are the only ones who make money and leave us with the problems associated with their greed.

Your information and help in these matters are going to be respected along with honor should you see and hear what us the People Owners of surrounding Properties need and or want as Tax Paying Citizens.

My personal cell is 808-385-1265 and you now have this email to help in these matters and should be me as a contact point to get a remedy in place.

--

Mahalo,

Gary M. Bland

-----Original Message-----

From: Sue-Sue Hoffman <suesuecamel@msn.com>

Sent: Monday, June 24, 2024 10:07 AM

To: Planning <planning@westminsterco.gov>; Planning <planning@westminsterco.gov>

Cc: garymbland@gmail.com

Subject: [EXTERNAL] Appeal Concept Of Plan Zerger

My voice needs to be heard that I oppose and request that Cardel Denver Homes, LLC not be permitted approval of REZONE for residential Low Density Housing.

From: Colton Hanson <coltonh1968@gmail.com>

Sent: Monday, June 24, 2024 8:38 AM

To: Planning <planning@westminsterco.gov>; Planning <planning@westminsterco.gov>

Cc: Gary Bland <garymbland@gmail.com>

Subject: [EXTERNAL] APPEAL Concept Plan ZERGER

To Whom It May Concern,

I strongly oppose the plan proposed by Cardel Denver Homes, LLC to rezone Zerger Elementary School for low density housing.

In fact, I oppose any plan to replace the school with any type of housing. This land should continue to be used for the local community.

Please do not approve this project.

Sincerely,

Colton Hanson

9464 W 89th Ave

Westminster, CO 80021

303-870-5017

From: Stephan Storinsky <sstorinsky@msn.com>

Sent: Monday, June 24, 2024 8:43 AM

To: Planning <planning@westminsterco.gov>; Planning <planning@westminsterco.gov>

Subject: [EXTERNAL] APPEAL Concept Plan ZERGER

To whom it may concern,

As a long time resident of the Zerger neighborhood I oppose and request that Cardel Denver Homes, LLC not be permitted approval of REZONE for Residential Low Density Housing.

Sincerely,
Stephan Storinsky

303-709-9755

9174 Field St

Westminster, CO 80021

From: Veronica Hanson <vrhanson@gmail.com>

Sent: Monday, June 24, 2024 8:28 AM

To: Planning <planning@westminsterco.gov>; Planning <planning@westminsterco.gov>

Cc: Gary Bland <garymbland@gmail.com>

Subject: [EXTERNAL] APPEAL Concept Plan ZERGER

To Whom it May Concern,

As a Kings Mill resident for 14 years, I am strongly opposed to the plan for low density housing proposed by Cardel Denver Homes, LLC.

I am formally asking the City of Westminster to deny approval for rezoning Zerger Elementary for more housing.

As a long time resident with children and grandchildren who actively use the space at, near, and around Zerger Elementary, I believe losing this space to housing would be a huge detriment to our community. We meet and interact with our neighbors and friends along the path to the school. Play baseball, fly kites, and throw the football in the open space. Our Grandkids love the skate park and both playgrounds. It's a place that is walkable for everyone in the King Mill area to get out and exercise, walk their dogs, play, etc.

There are far greater uses for this land that will benefit the local community. I would love to see pickleball courts (similar to Simms & 80th) with a community center, open space, playground, small library, etc. Give our local community a place to play, create jobs, and inspire community connections.

Sincerely,

Veronica Hanson

9464 W. 89th Ave.

Westminster 80021

303-519-7913

From: Curtis Edwards <curtank@gmail.com>

Sent: Monday, June 24, 2024 8:23 AM

To: Planning <planning@westminsterco.gov>

Cc: Gary Bland <garymbland@gmail.com>

Subject: [EXTERNAL] Appeal Concept Plan Zerger

I oppose and request that Cadel Denver Homes, LLC not be permitted approval of REZONE for Residential Low Density Housing

-----Original Message-----

From: CX SvcAccount <CXSvcAccount@cowestminster.onmicrosoft.com>

Sent: Saturday, June 22, 2024 6:40 PM

To: Planning <planning@westminsterco.gov>

Subject: Voice Message from NIGHT MAIN MENU Tel: 6148065957

Transcription: Hello, I am calling because I saw a notice of compass and review, posted out between cable cars and the old car, old because I went to entries queen and I was trying to find information online about what was being proposed. I know it said that it would be the specificity time to study session at city hall on July 1st. And so just wanted to get some information about what would be proposed for this plus area if there was anything available online prior to that question, my number is 614-806-5957. Or my email address is C O.

Sender's comments are located in WAV file at end of message.

-----Original Message-----

From: Terry Roth <terryroth@comcast.net>
Sent: Sunday, June 23, 2024 12:32 PM
To: Planning <planning@westminsterco.gov>
Cc: garymbland@gmail.com
Subject: [EXTERNAL] Appeal Concept Plan Zerger

June 23, 2024

My voice needs to be heard in the matter of the sale of Zerger. I oppose and request that Cardel Denver Homes, LLC not be permitted approval to REZONE for Residential Low Density Housing!

Growing up in Southern California I have seen the effect of what these developers did to the beautiful state. I've lived here in Westminster for 37 years now and I'm sick seeing all the building happening here in Colorado and Westminster!

Enough already! We don't need all these "townhomes" and three story homes! Wake up Westminster! We are all sick of it. Plus, we will vote our opinion too. I'm so tired of our government representatives not listening to us and just looking at the money!

Smaller, single family homes, even patio homes would look nice. Leave some of the park ! We don't need cement everywhere!!

Terry Roth
720-244-2056
9181 West 91st Place
Westminster, CO 80021.

From: Julianne Bozzy <juliannebozzy@gmail.com>
Sent: Sunday, June 23, 2024 1:27 PM
To: Planning <planning@westminsterco.gov>; Planning <planning@westminsterco.gov>
Cc: Gary Bland <garymbland@gmail.com>
Subject: [EXTERNAL] APPEAL Concept Plan ZERGER

Hello,

We live right next to the old Zerger Elementary school.

I oppose and request that Cardel Denver Homes, LLC not be permitted approval of REZONE for Residential Low Density Housing

Best,

Julianne Bozzy

From: Quinn Nereson <quinnnereson@gmail.com>

Sent: Sunday, June 23, 2024 9:23 PM

To: Planning <planning@westminsterco.gov>

Subject: [EXTERNAL] Carl Zerger Elementary School Concept Plan Review July 1st

Dear Westminster City Council,

I live at 9065 Estes Street, Westminster, CO 80021. My house backs right up to the Zerger Elementary School. My house is the closest house to the elementary school and will be most impacted by this potential development project. I would prefer for this project to not go through due to the potentially large negative impact on my house value and the amount of construction noise that will take place over the next few years. In all respect and kindness, I ask that you or Cardel Homes please consider not moving forward with this project or identify a way to compensate me for the noise disruption or potential decrease in house value.

Regardless of your decision I kindly ask that under no circumstances the city changes this permit from a "Residential Low Density Housing" to "High density house". High density housing would be detrimental to my house value and greatly reduce my backyard view.

Thank you for your consideration. If I can do nothing to prevent this permit from being approved, can you at least discuss with Cardel Homes on a way to suppress noise and dust during construction or find a way to compensate me financially for this disruption and loss of home value? I would prefer for this project to not go through at all but I understand I may not have a say in this matter. At minimum I ask that you consider that I will be most impacted by this project due to my close proximity to the Zerger Elementary School and identify a way to compensate me for this loss.

Thank you for your consideration

Regards,

Quinn Nereson

From: Michaela Branch <michaelabbranch4@gmail.com>

Sent: Monday, June 24, 2024 12:40 AM

To: Hott, Amber <ahott@westminsterco.gov>; Ezeadi, Obi <oezeadi@westminsterco.gov>; Planning <planning@westminsterco.gov>; Planning <planning@westminsterco.gov>

Subject: [EXTERNAL] Appeal Zerger Concept Plan Review

I am writing to express my concern about the proposed new development at the Zerger Elementary School site and to ask the council to avoid rezoning the property for residential use.

My husband and I are Westminster homeowners and we live less than 500 feet from the Zerger Elementary site in Kings Mill. Unlike most residents of the neighborhood, we have only lived in the neighborhood for a couple of years. We chose Kings Mill for our first home because we loved the small neighborhood feel, open space walkability, charming 1970s homes, sense of safety and mature trees and landscaping. It is truly an ideal place to start our family!

As we've gotten to better know our neighbors and surroundings, we've also taken note of all the ways the community has used and appreciated the additional open space provided by Zerger. It's

common to see play dates, soccer games, kite flying, picnics, birthday parties and even kids learning to ride bikes in the parking lot, playground and field at Zerger. It's clear to me that the space is valuable to the community and serves needs beyond what the current city park infrastructure can support.

When I learned the city was considering a proposal to rezone the property for single family home development, I was extremely disappointed. I immediately thought of the loss this would be to the families in our community who value this space beyond its use as a school. While I understand the need for Jeffco Schools to sell the property, it is not in the city's best interest to allow this property to be redeveloped for housing of any kind.

For one thing, any new construction will dramatically change the look and feel of our charming neighborhood. It will also bring new traffic challenges to the already busy Field St/91st Ave, which are the heart of our neighborhood. I believe the greatest loss would be that of valuable open space - a resource that is truly irreplaceable. I appreciate that Cardel Homes intends to include a park in their proposed development, but it would be at the expense of an already thriving local community hub and would not account for the needs of current and longtime community residents. I implore the council to oppose this rezoning and development and to protect our city by preserving the things that make it special to each of its residents!

I appreciate your support!

Sincerely,

Michaela Branch Berry

9160 W 91st Ave

Westminster, CO 80021

From: REBECCA GOODMAKER <shenitz@comcast.net>

Sent: Sunday, June 23, 2024 3:40 PM

To: Planning <planning@westminsterco.gov>

Cc: Garymbland@gmail.com

Subject: [EXTERNAL] Appeal Concept Plan Zerger

To whom it may concern,

As a homeowner in the neighborhood I am writing to strongly oppose the current request to rezone and/or build low density housing of any kind at Zerger. This is a poor plan for many reasons. Please do not allow this in our neighborhood.

Rebecca Goodmaker

9257 Holland Street

From: Joyce Shannon <joyce1935shannon@gmail.com>

Sent: Monday, June 24, 2024 7:20 AM

To: Planning <planning@westminsterco.gov>

Cc: Gary Bland <garymbland@gmail.com>

Subject: [EXTERNAL] APPEAL Concept Plan ZERGER

I oppose and request that Cardel Denver Homes, LLC not be permitted approval of REZONE for Residential Low Density Housing.

-----Original Message-----

From: Carolyn Spencer <cspe477906@aol.com>

Sent: Friday, June 21, 2024 10:19 PM

To: Johnson, Amy <ajohnson@westminsterco.gov>

Subject: [EXTERNAL] Re: Zerger elementary destruction

I think the meeting was last year. Jeffco school personnel and whoever was managing the sale of the property.

Carolyn Spencer

Sent from my iPhone

> On Jun 21, 2024, at 10:40 AM, Johnson, Amy <ajohnson@westminsterco.gov> wrote:

>

> I'm sorry I'm not aware of a town meeting, it may have been a meeting organized solely by the applicant. If the skate park and other amenities are on the Kings Mill Park site, they will remain, only the school facilities will be demolished.

>

> Kindest Regards,

>

> Amy C Johnson, AICP

> Senior Planner

> City of Westminster | Community Services Department

> ajohnson@westminsterco.gov | 303.658.2098

> 4800 West 92nd Avenue, Westminster, CO 80031 -----Original

> Message-----

> From: Carolyn Spencer <cspe477906@aol.com>

> Sent: Friday, June 21, 2024 10:29 AM

> To: Johnson, Amy <ajohnson@westminsterco.gov>

> Subject: [EXTERNAL] Re: Zerger elementary destruction

>

> The skate park is not that old and the tennis courts and skate park are not part of Zerger. Your map shows them remaining I'm just trying to confirm that.

>

> I went to o the town meeting and voiced my concerns.

>

> Carolyn Spencer

> 720-838-6629

>

> Sent from my iPhone

>

>> On Jun 21, 2024, at 10:19 AM, Johnson, Amy <ajohnson@westminsterco.gov> wrote:

>>

>> Hi Carolyn,

>>

>> The redevelopment of the old Zerger Elementary site is in the earliest stages of review with the city. The applicant will present their concept to the City Council at a study session meeting on 7/1. This meeting is open for the public to attend in person or to watch on YouTube.

However, public comments will not be heard at this time. The only plan staff has seen has 46 single family detached home lots, but the applicant may present other plans at this meeting, and they could change after that too. However, it is most likely that any plan or concept will involve the demolition of all the school facilities. You are welcome to contact your council members with any input you have based on the presentation.

>>

>> If the applicant chooses to proceed to submit a Comprehensive Plan, Preliminary Development Plan, and Official Development Plan amendments, they will be required to hold a neighborhood meeting after the first review which will be the public's first opportunity to give formal input. After staff has completed subsequent reviews, the project will be scheduled for Planning Commission and City Council public hearings where the public will be able to offer comments and questions again. Please let me know if you have any questions about this process.

>>

>> Kindest Regards,

>>

>> Amy C Johnson, AICP

>> Senior Planner

>> City of Westminster | Community Services Department

>> ajohnson@westminsterco.gov | 303.658.2098

>> 4800 West 92nd Avenue, Westminster, CO 80031

>>

>> -----Original Message-----

>> From: CAROLYN SPENCER <cspe477906@aol.com>

>> Sent: Thursday, June 20, 2024 1:50 PM

>> To: Johnson, Amy <ajohnson@westminsterco.gov>

>> Subject: [EXTERNAL] Zerger elementary destruction

>>

>> Hi

>> My question: does demolition include the skate part and tennis courts and playground ?

>>

>> Thanks

>> Carolyn Spencer

>> 829-838-6629

>> Sent from my iPhone

[EXTERNAL] Re: Zeigler Elementary Redevelopment

-----Original Message-----

From: Johnson, Amy

Sent: Friday, June 21, 2024 9:59 AM

To: Ryan Simms <ryanfxdb@gmail.com>

Subject: RE: [EXTERNAL] Re: Zeigler Elementary Redevelopment

Yes it will be on the city's channel.

Kindest Regards,

Amy C Johnson, AICP

Senior Planner

City of Westminster | Community Services Department ajohnson@westminsterco.gov |

303.658.2098

4800 West 92nd Avenue, Westminster, CO 80031

-----Original Message-----

From: Ryan Simms <ryanfxdb@gmail.com>

Sent: Friday, June 21, 2024 9:56 AM

To: Johnson, Amy <ajohnson@westminsterco.gov>

Subject: [EXTERNAL] Re: Zeigler Elementary Redevelopment

Thanks Amy.

Can you tell me what the link for the YouTube stream will be? Or will it be on the city's channel?

Sent from my iPhone

> On Jun 21, 2024, at 9:43 AM, Johnson, Amy <ajohnson@westminsterco.gov> wrote:

>

> Hi Ryan,

>

> The redevelopment of the old Zerger Elementary site is in the earliest stages of review with the city. The applicant will present their concept to the City Council at a study session meeting on 7/1. This meeting is open for the public to attend in person or to watch on YouTube. However, public comments will not be heard at this time. The only plan staff has seen has 46 single family detached home lots, but the applicant may present other plans at this meeting and they could change after that too. You are welcome to contact your council members with any input you have based on the presentation.

>

> If the applicant chooses to proceed to submit a Comprehensive Plan, Preliminary Development Plan, and Official Development Plan amendments, they will be required to hold a neighborhood meeting after the first review which will be the public's first opportunity to give

formal input. After staff has completed subsequent reviews, the project will be scheduled for Planning Commission and City Council public hearings where the public will be able to offer comments and questions again. Please let me know if you have any questions about this process.

>

> Kindest Regards,

>

> Amy C Johnson, AICP

> Senior Planner

> City of Westminster | Community Services Department

> ajohnson@westminsterco.gov | 303.658.2098

> 4800 West 92nd Avenue, Westminster, CO 80031

>

> -----Original Message-----

> From: Ryan Simms <ryanfxdb@gmail.com>

> Sent: Thursday, June 20, 2024 1:50 PM

> Cc: Johnson, Amy <ajohnson@westminsterco.gov>

> Subject: Re: [EXTERNAL] Zeigler Elementary Redevelopment

>

> Hey Amy,

>

> Any updates on this?

>

> Sent from my iPhone

>

>> On Jun 19, 2024, at 4:51 PM, Planning <planning@westminsterco.gov> wrote:

>>

>> Hi Ryan,

>>

>> The project planner, Amy Johnson, Senior Planner, has been included to provide you the information you request.

>>

>> Thank you,

>>

>> Jennifer Baden, APC

>> Associate Planner

>> City of Westminster | Community Services Department

>> jbaden@westminsterco.gov | 303.658.2097

>> 4800 West 92nd Avenue, Westminster, CO 80031 City Hall Hours:

>> Monday-Friday, 8 a.m.-5 p.m.

>>

>> -----Original Message-----

>> From: Ryan Simms <ryanfxdb@gmail.com>

>> Sent: Wednesday, June 19, 2024 4:34 PM

>> To: Planning <planning@westminsterco.gov>
>> Subject: [EXTERNAL] Zeigler Elementary Redevelopment
>>
>> Hi my name is Ryan.
>>
>> I see there is a plan underway for the old Zeigler elementary school on 92nd and Field ish streets.
>>
>> I was wondering if there are any concept drawings I could take a look at and share with the neighbors over here?
>>
>> Please let me know. Thank you!
>> Sent from my iPhone

-----Original Message-----

From: CX SvcAccount <CXSvcAccount@cowestminster.onmicrosoft.com>
Sent: Thursday, June 20, 2024 4:20 PM
To: Johnson, Amy <ajohnson@westminsterco.gov>
Subject: Voice Message from DAY MAIN MENU Tel: 3034206747

Transcription: Amy, my name is John doing all and I just received this letter in the mail today from the cardell homes in centennial reference a notice for concept plan review. And my main question is I was not aware that the property over here on the field street sugar elementary was sold to somebody, come up and buy it without notification of the area of that happening. So gimme a call back. I'd appreciate it. My number is 303-420-6747. Thank you.

Sender's comments are located in WAV file at end of message.

-----Original Message-----

From: CX SvcAccount <CXSvcAccount@cowestminster.onmicrosoft.com>
Sent: Thursday, June 20, 2024 3:57 PM
To: Johnson, Amy <ajohnson@westminsterco.gov>
Subject: Voice Message from DAY MAIN MENU Tel: 3034217464

Transcription: A hi Amy, my name is Gina. 30342174643, all 34217464. I just received your letter regarding a zerg or elementary School on 9 d as in field street. And I just have a couple concerns. One is how close will the buildings be coming to the parks and recreation trail. And if there's going to be car traffic on the back side of my house by the trail. I live on the east side of the river. I'm like the 3rd house from 91st. There's probably about 5 of us that are directly behind. Is there a girl elementary School? So we were all discussing whether they're going to put garages, buyer houses, so we have car traffic, or if it'll just be nice grass with people's front yards there. So that was our 2 concerns. All in our 3rd concern was if they're going to be ranch houses, or if they're going to be 2 or 3 story houses that look into people's backyards. So if you've got time, if you can give me a buzz, i'd appreciate it. I do not have computer and I have

responsibilities at night so I can come to the meeting so that was my only questions. Thank you.
Bye.

Sender's comments are located in WAV file at end of message.