

**THE FOLLOWING ITEMS WERE RECEIVED AFTER THE ORIGINAL MEETING PACKET WAS POSTED ON SEPTEMBER 4, 2025, AND ARE INTENDED TO BE INCLUDED AS PART OF THE PUBLIC RECORD FOR THE SEPTEMBER 9, 2025, MEETING OF THE WESTMINSTER PLANNING COMMISSION.**



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**[EXTERNAL] 614 Planning Commission**

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**From** Marilyn Ellis <ellis.marilyn@outlook.com>

**Date** Thu 9/4/2025 5:27 PM

**To** PCPubComm <pcpubcomm@westminsterco.gov>

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Concerns about the plan for Zerger Elementary and Cardel Homes:

Water supply

Minimal size lots

Parking for 2 cars per home and visitors

Garages provided?

Cost for working class citizens

**[EXTERNAL] Zerger Re-Zone Planning Mtg Public Comments - 09-09-2025**

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**From** Kelli Svoboda <kellismellybelly@comcast.net>  
**Date** Thu 9/4/2025 9:52 PM  
**To** PCPubComm <pcpubcomm@westminsterco.gov>

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I live across the street from Zerger Elementary School. I support the plan to build 40 homes in place of Zerger. I like the expansion of King's Mill Park. I like that it will be homes and not parking lots and empty buildings. It will be quieter with new homes along Field Ave. Zerger is in the middle of our neighborhood and having a school in the middle of a neighborhood was okay, but anything other than low density houses would bring more traffic, lights and noise. I don't like living across from an empty building. I think I've seen homeless people hanging around. Plus, who would take care of the area and pay the property taxes for unoccupied land?

Please re-zone Zerger area as recommended by the planning commission.

Thanks,  
Kelli T. Svoboda  
9144 W. 90th Ct.  
Westminster, CO 80021  
720-492-7012

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[EXTERNAL] Public Comment on Zerger Development Planning Mtg - 09/09/2025

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From JAMES SVOBODA <jamessvoboda@comcast.net>

Date Thu 9/4/2025 9:36 PM

To PCPubComm <pcpubcomm@westminsterco.gov>

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I live across the street from Zerger Elementary School (30 years). My daughters both went there. I support the plan to build 40 homes in the 8 acres. Extending the King's Mill Park is a nice addition to the plan. The house designs fit in with the current neighborhood houses. It will be good to have homeowners who will take care of the area and thus increase house value, as well as provide Property Taxes. The decrease in traffic will be welcome.

Zerger is in the middle of our neighborhood and to build anything except houses would create a central eyesore into our neighborhood. If it is not single dwellings, then we would require parking and lights and dumpsters and traffic all hours. To leave the building empty would attract Vandals, Varmints and Vagrants. There is already broken windows, and it has turned into a run-loose dog park. The playground equipment is looking dangerous.

Please re-zone as requested and start building. The place has been vacant for far too long.

Thanks,  
James E. Svoboda Jr.  
9144 W. 90th Ct.  
Westminster, CO 80021  
303-456-6507

**[EXTERNAL] Zerger Site**

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**From** theconfidentmule <theconfidentmule@gmail.com>

**Date** Mon 9/8/2025 3:50 PM

**To** Planning <planning@westminsterco.gov>

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Prior commitments preclude me from participating in the exciting conversation tonight... so here are my questions...

I was walking my dog on the Farmers High Line Canal Trail and was crossing Field. Had to wait for some cars that didn't bother to obey the posted signs... so, what is the anticipated impact of the increased traffic as a result of the new development? Sure don't wanna be hit by a car. I'm concerned for the safety for those who bike, walk, run, e-bike, use the skate board park, etc... and the High Line Canal Trail... Any thoughts to the increased traffic and what are the developers doing to insure safety? I also crossed Field at 92nd, same question, any thoughts to installing pedestrian crossings like they have on Independence (after a couple of accidents). Another note, been in the area for awhile, last winter fox were playing in the culverts around Zerger. What are the developers proposing about the wildlife in the area?

Well, thats it for now. Have a good meeting.

David R Duman  
9170 Garrison  
303-870-6221

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**[EXTERNAL] Case Study & Testimony: Against building new homes in Kings Mill North Subdivision**

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From Karina Taugwalder <karina.taugwalder@gmail.com>

Date Mon 9/8/2025 4:16 PM

To PCPubComm <pcpubcomm@westminsterco.gov>

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern,

I appreciate that the City and its Planning Committee Members allow the public to comment on this matter of building new homes in the Kings Mill North subdivision.

I am a long-time Westminster resident who lives near the former Zerger Elementary School, and I want to explain in a few points listed below why I am against it and to preserve the area.

1. More housing will put a strain on Westminster's water and wastewater infrastructure due to its old age. (source: <https://www.westminsterco.gov/576/Public-Works-Utilities>).

What is the infrastructure plan for our existing utility lines in Westminster and in this area? And what will the cost be with even more housing?

2. In the past, mortgage rates were low, but now they are higher. Recent trends reveal a listing rise, but not in closing; inventory is increasing, but homes are sitting unsold.

At the same time, there are national trade issues, such as the recently imposed high tariffs, that affect local development now. Construction materials are expected to add higher costs to building new homes. (source: <https://www.commonsestituteus.org/colorado/research/housing-and-our-community/colorado-housing-affordability-report--june-2025-update>)

Hence, my biggest fear is that the construction of these homes starts but will not be finished, and we, the neighbors, are left with a dirt pile and unfinished homes.

What then? The developer got the money, but the neighborhood lost the space, and nothing was added to the community. What a sad story that would be.

3. A report submitted during last May's meeting with the developer at Stanley Lake Library showed that traffic will go down with these new homes built opposed to traffic going up with a school there. The point here is not to compare that with traffic where there is no school at the moment; the point is that there will be more cars with more homes, hence more traffic and air pollution.

4. The area where these new homes are planned is very small and would further decrease park space and playground for kids. So why this area and not another bigger site?

Note: Some solutions to make more use of this beautiful site, and a link to my library case study:

A library is just one of the multiple options to reuse the former Zerger building; others can include a community center for neighbors, the elderly, and kids to connect, a tutoring place for teens, a wedding venue (for those who like it simple), a new firehouse, and more.

I've included a link to a case study I put together to explain why a library is a useful option for turning the former Zerger building into. [Library Case Study Link](#)

Thank you for reading,

Karina Taugwalder

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[karina.taugwalder@gmail.com](mailto:karina.taugwalder@gmail.com)

(808) 554-5375

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[EXTERNAL] ZERGER SCHOOL. PLAN COMMISSION LETTER 9-9-25

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From charles margolis <admin@walthertree.com>

Date Mon 9/8/2025 11:00 AM

To PCPubComm <pcpubcomm@westminsterco.gov>

Cc McConnell, John <jmcconne@westminsterco.gov>; Andrews, Jody <jandrews@westminsterco.gov>; DeMott, David <ddemott@westminsterco.gov>; Nurmela, Sarah <snurmela@westminsterco.gov>; brucebakercolorado@msn.com <brucebakercolorado@msn.com>; Frankel, David <dfrankel@westminsterco.gov>; Hott, Amber <ahott@westminsterco.gov>; Byerhof, Carson <cbyerhof@westminsterco.gov>

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9-8-2025

DEAR PLAN COMMISSION,

I AM A RESIDENT OF WESTMINSTER & I HAVE A PLAN COMMISSION MEETING SCHEDULED FOR THE SAME DAY AS ZERGER SCHOOL'S MEETING

WHILE I AM WORKING ON MY PLAN COMMISSION REQUIREMENTS I NOTICED THE ZERGER, 40 HOMES ON WHAT WAS FORMERLY A NON-RESIDENTIAL PROPERTY, NEXT TO STANDLEY LAKE

RECENTLY THE CITY COUNCIL RULED NOT TO ALLOW BOATS ON STANDLEY LAKE

THE AREA THERE & THE TO THE SOUTH & ALSO THE EAST GOT PLUTONIUM POLLUTION FOR LONG-TERM MISHANDLING OF THAT & ALSO THE 2 BIG FIRES

THE RESEARCH SHOWS THE SOIL / DIRT IS WHERE THAT POLLUTION SETTLES

ALSO, IMPORTANTLY: 40 NEW HOMES IS MUCH HIGHER DENSITY FOR THAT NON-RESIDENTIAL PARCEL

THAT ALSO BRINGS IN APPROXIMATELY 100 NEW VEHICLES: THAT METAL IS A BIG CONCERN

MY FAMILY BUILT A HOSPITAL THAT I LIVED, WORKED AT & CO-OWNED & THEN A MEDICAL RESEARCH INSTITUTE THAT'S FUNDED \$200 MILLION IN CANCER RESEARCH

I READ UP ON THE MEDICAL SCIENCE: THAT 40 HOME PROPOSAL NOT ONLY BRINGS IN 100 MORE CARS AND

THAT METAL THAT ACCORDING TO WHAT I HAVE READ: BECOMES A "SECONDARY SOURCE OF RADIATION" [ THATS A COMMON RESULT FROM AI SEARCH SUCH AS GOOGLE] -- THEN ON TOP OF THAT ALL THE EXTRA SEWAGE

THAT CAUSES A LETHAL MIX: WITH COVID: BECAUSE THE MAIN BINDING RECEPTOR OF COVID IS IN THE SMALL INTESTINES OF HUMANS AND ANIMALS

ON MY PROPERTY THAT IS REQUESTING A FENCE FOR SAFETY & PUBLIC HEALTH REASONS TO PREVENT MY PROPERTY FROM BECOMING A TRASH HEAP THAT WAS COVERED IN DOG EXCREMENT: PLANNING DEMANDED "METAL ONLY" & I'VE EXPLAINED THAT IS A PUBLIC HEALTH PROBLEM, FOR THE SAME REASON: BEING CLOSE TO PLUTONIUM POLLUTION, WHEREAS WOOD ACCORDING TO A.I. SEARCH "SHIELDS" FROM THAT TYPE OF POLLUTION [ AGAIN THATS THE RESULT FROM SEARCHES SUCH AS GOOGLE THAT THEN POINT TO MEDICAL RESEARCH]

METAL THAT IS A SECONDARY SOURCE OF RADIATION CAUSES A VERY LITTLE KNOWN HEALTH CONDITION: THE RADIATION FROM BOTH PRIMARY AND SECONDARY SOURCES & THEN ALSO MERELY FROM THE HIGHER ALTITUDE INCREASES "FURIN" EXPRESSION & SARS-CoV-2 HAS A DOUBLE FURIN CLEAVAGE THAT MANY BELIEVE WAS INSERTED IN A LAB

THAT ZERGER PROPERTY SHOULD BE HANDLED SENSITIVELY SO AS NOT TO CAUSE WORSE PLUTONIUM POLLUTION AND SHOULD IF APPROVED TO BECOME RESIDENTIAL NOT HAVE 40 RESIDENCES: IT SHOULD HAVE A LOWER DENSITY AMOUNT SUCH AS 6 TO 8 HOMES: OR BE SOME OTHER TYPE OF BUSINESS ALTOGETHER THAT WON'T BRING EXTRA METAL & SEWAGE INTO THAT NEIGHBORHOOD: WHERE NEARBY INTERVIEWS FROM RESIDENTS STATE THAT THERE ARE SOME SEVERE CONDITIONS ASSOCIATED WITH THAT POLLUTION: THAT I HAVE NOT HEARD OF BEING COMMON THAT ARE ASSOCIATED UNFORTUNATELY WITH PLUTONIUM POLLUTION AND THEN ALSO OTHER POLLUTION FROM SUNCOR & ROCKY ARSENAL

I VERY MUCH DISAGREE WITH THE CBS NEWS ARTICLE'S REPORT THAT THE PLANNING EMPLOYEE JOHN MCCONNELL SAID THAT HE THINKS IT'S "APPROPRIATE" TO HAVE RESIDENTIAL ON THAT SITE: ON MY PROJECT JOHN MCCONNELL & DAVE GERMAN HAVE DISREGARDED ALL THE PUBLIC HEALTH FACTORS & JOHN MCCONNELL PUT TOGETHER A FALSE STATEMENT THAT I HAD TO MAIL TO 440 NEIGHBORS THAT SAYS MY FENCE IS TO "SECURE LANDSCAPING EQUIPMENT" INSTEAD OF WHAT I WROTE & EXPLAINED TO THEM FOR OVER 8 MONTHS BEFORE BEING DENIED: THAT MY FENCE IS TO "SAFETY MY PROPERTY"

I BELIVE THE EXCESS PLUTONIUM POLLUTION THAT IS SPREAD FROM THE NEW HIGHER DENSITY BUILDS GOING ON IN WESTMINSTER MAY BE ONE FACTOR IN WHY CITY PLANNING IS ACTING UNPROFESSIONALLY: WHEN THE CHAIR, BOSCHERT IN THE PAST HAS SAID HE FAVORS "OPEN SPACES" HOWEVER NOW WESTMINSTER IS FAVORING HIGHER DENSITY BUILDS, WHILE ALSO SUING JARED POLIS FOR STATE DEMANDS ON PROPERTY THAT INCLUDE HIGHER DENSITY: SO WHILE WESTMINSTER IS TURNING THE HISTORIC FARMS INTO HIGHER DENSITY AND HAD 40+ FT MOUNDS OF DIRTS THAT WAS AFFECTED BY PLUTONIUM POLLUTION TO MAKE ROOM FOR NEW HOMES: THE COMMUNITY IS GETTING A LOT OF EXTRA PLUTONIUM

POLLUTION BASED ON WHAT I HAVE READ, WHERE MAPS SHOW WESTMINSTER IN A BIG RED TO PINK GRADED PLUTONIUM POLLUTION ZONE & ALSO RESEARCH STATES WESTMINSTER HAD 500 TO 1000 TIMES MORE PLUTONIUM POLLUTION THAN ANY REGULAR AMOUNT FROM GLOBAL "FALL OUT" FROM TESTING

JUST LOOK AT THAT TINY NEIGHBORHOOD WHERE ZERGER IS: THAT NEIGHBORHOOD WAS BUILT AROUND THAT NON-RESIDENTIAL PARCEL AND IN THE CBS REPORT JOHN MCCONNELL IS QUOTED AS SAYING IT'D BE "APPROPRIATE" TO TURN THAT INTO RESIDENTIAL: WHEN IT'S RIGHT NEXT TO PLUTONIUM POLLUTION: WESTMINSTER SHOULD USE STRONGER HANDLING TECHNIQUES THROUGH & THROUGH TO PREVENT PUBLIC HEALTH PROBLEMS & SEVERE HEALTH CONDITIONS FROM THAT POLLUTION & HAS NOT BEEN DOING THAT: INSTEAD FAVORING HIGHER DENSITY HOUSING CONTRARY TO THE COMMUNITY'S WISHES ON BOTH ZERGER & THE FARMS: THAT ZERGER PROPERTY SHOULD BE APPROVED FOR SOMETHING THAT DOES INCREASE VALUE & ALLOW OWNERS TO MAKE MONEY THAT ALSO THE NEIGHBORS SUPPORT & 40 NEW HOMES IS NOT IT & THAT INCLUDES THOSE UNIQUE FACTORS LIKE ROCKY FLATS POLLUTION

IT DOES ALSO APPEAR THAT THE AREAS WITH THE CONTINUED POLLUTION SHOULD HAVE BETTER SHIELDING, LIKE TREES & WOOD FENCES & WHATEVER OTHER MATERIALS / IMPROVEMENTS TO PREVENT WORSENING OF THAT POLLUTION DURING WIND STORMS & DURING DEVELOPMENT OF LAND

THE PLAN COMMISSION SHOULD ABSOLUTELY NOT APPROVE 40 NEW RESIDENCES ON THAT PARCEL: WHAT I AM SEEING IS DAVE GERMAN & JOHN MCCONNELL RUNNING SCAMS TO MAKE MORE IN MONEY FOR PLANNING: WITH NO REGARD FOR PUBLIC HEALTH: THAT ZERGER PROJECT BRINGS IN MORE \$\$\$ SO JOHN MCCONNELL CLAIMS HOUSING ON NON-RESIDENTIAL PROPERTY IS "APPROPRIATE" & ON MY PROJECT MY FENCE DOESN'T BRING IN MORE & DENYING IT BRINGS IN MORE \$\$ & IT WAS DENIED AFTER 8+ MONTHS & THEY WERE MEAN & HORRIBLE TO ME: I SPENT 12 HOURS STUFFING ENVELOPES TO FIND THAT JOHN MCCONNELL HAD WRITTEN A FALSE STATEMENT IN THAT LETTER: THAT MY FENCE WAS SOLELY TO "SECURE LANDSCAPING EQUIPMENT" WHEN FOR OVER 8 MONTHS I EXPLAINED MY LOT WAS COVERED IN DOG EXCREMENT & 50+ YEARS OF TRASH, IN THE MIDDLE OF A BUSINESS PARK & I WROTE ON MY OFFICIAL DESIGN PLAN [ ODP ] THAT THE FENCE WAS TO "SAFETY MY PROPERTY" -- I THINK THAT BOTH DAVE GERMAN & JOHN MCCONNELL & RUNNING THAT OFFICE THAT WAY, IN PART DUE TO THE PLUTONIUM POLLUTION: I LOOKED IT UP AND THAT POLLUTION CAN CAUSE SOME SEVERE DISEASES BY HARMING A VERY BASIC CELLULAR PROCESS THAT CAN CAUSE CONDITIONS LIKE ALZHEIMERS / EARLY ON SET DEMENTIA / AND THEN IN CONJUNCTION WITH COVID: BLOOD SUGAR DISORDERS AND OTHER VERY SEVERE HEALTH CONDITIONS

THE COMMUNITY WANTS THE PLANNING COMMISSION TO BE PROFESSIONAL & INSTEAD THERE'S BEEN SOME OVER RULING ON PROTESTS WHERE THAT OVER RULING BY THE COMMISSION FAVORS \$\$\$ OVER PUBLIC HEALTH & THAT IS CONTRARY TO WHAT THE RESIDENTS HERE WANT, PAY FOR & VOTED FOR

REGARDS,

CJ MARGOLIS

[Battle in Colorado over former Zerger Elementary School building brewing in Westminster](#)

NOTE: the webpage for the Hearing misspells Carson Byerhof's name as Carson Byerfof: the Planner for this Zerger Project]

**Battle in Colorado over former Zerger Elementary School building brewing...**

Carl Zerger Elementary School has been closed since 2011, but is still a treasured part of the King Mill neighbo...

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**[EXTERNAL] September 9, 2025 Public Hearing for Zerger Elementary School Redevelopment in the Kings Mill North Subdivision**

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**From** cl.walters@comcast.net <cl.walters@comcast.net>

**Date** Mon 9/8/2025 8:12 PM

**To** PCPubComm <pcpubcomm@westminsterco.gov>

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. John McConnell, AICP:

To begin with, I oppose the development of the Zerger property, and my preference would be to keep it as a park or open space. There are many reasons for developing it as an open space/park that would be a benefit to all.

One question/comment I have regarding building more housing is that providing water to new structures will put more stress on the water resources, which are already strained. Has there been studies done to see how the increase in usage will affect the supplies over time? Once these houses are built, there is no turning back. There will be less opportunities to change/modify any plans for the future. My other question is why so many units in a small area. Can a compromise be made to build half the amount of planned homes? The more units, the more people and the more congestion and other possible issues will arise.

However, as it seems inevitable that the development of the Zerger Elementary School property will be to allow Cardel Homes to build housing on the site as shown on the map accompanying the notice of hearing, I do make one request. **That is that the mature trees on the north side of and the south side of the property remain standing.** According to the development concept plan, it looks like there will be an open/park areas in the location of many of the trees, which would be good. These mature trees provide so much benefit to the land, people, aesthetics, birds and wildlife and the environment. Last year, I observed hawks nesting in one of the trees. The geese come to rest and eat on the open fields in the area every year. We have already taken away so much of the trees, land and natural areas, that the wildlife cannot thrive. Please do not allow these trees to be cut down. And have Cardel Homes make assurance that these trees and the open space/park areas will remain intact before signing any deals. Question: Who will be maintaining the open areas?

Part of the reason I moved to Westminster almost 30 years ago was because Westminster was recognized a Tree City. Please live up to that designation.

Thank you for your time and for the opportunity to express my opinion and thoughts.

*Claudia Walters*

**[EXTERNAL] tonight's hearing**

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**From** Patricia Gaggiani <one800aunttrish@aol.com>

**Date** Tue 9/9/2025 11:11 AM

**To** PCPubComm <pcpubcomm@westminsterco.gov>

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

There is a hearing on the redevelopment of the Zerger Elementary School property.

I wish to record my concern about this plan.

I have not received a serious answer to my concerns so far. Westminster City is constantly urging its citizens to conserve water, yet this plan will require thousands of gallons more every year into the future. Where do you plan to get this additional water? Where do you plan to get the additional utilities for all these houses?

Looking at the concept plan, i note that there does not seem to be any provision for improving the existing road, yet each of these houses will have more than one vehicle. What accommodations will be made for the extra traffic?

I understand that the Council's main concern is increasing the tax base; however you should also be aware of the impact on the quality of life this enormous increase in density will have on your current residents.

Thank you for your consideration.

Patricia Gaggiani

9092 Hoyt St.

## **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](mailto: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.

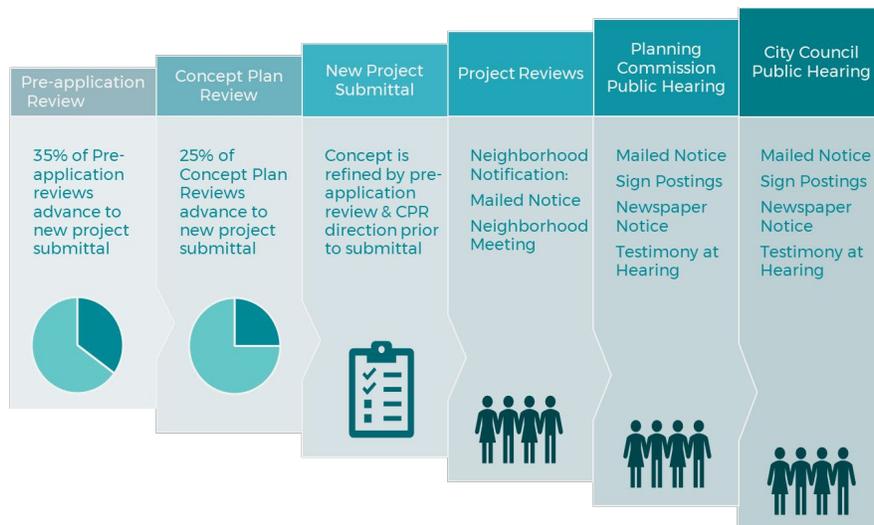
As stated above, the CPR does is not a development application and does not result in an approval. The CPR only requires an applicant presentation of their concept to City Council resulting in the Council providing informal, non-binding feedback. This is intended to allow the City Council the opportunity 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](mailto:ajohnson@westminsterco.gov) | 303.658.2098  
4800 West 92nd Avenue, Westminster, CO 80031

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

From: Marilyn Ellsworth Brown <[marilynbrown987@icloud.com](mailto:marilynbrown987@icloud.com)>

Sent: Tuesday, June 25, 2024 1:05 PM

To: Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

Cc: Planning <[planning@westminsterco.gov](mailto: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](mailto:boulderrailings@gmail.com)>  
**Sent:** Tuesday, June 25, 2024 2:48 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** Gary Bland <[garymbland@gmail.com](mailto: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](mailto:rodandforge@gmail.com)>  
**Sent:** Tuesday, June 25, 2024 2:45 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** Gary Bland <[garymbland@gmail.com](mailto:garymbland@gmail.com)>  
**Subject:** [EXTERNAL] Appeal concept plan Zerger

To whom it may concern,

I oppose 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](mailto:theresacarroll9003@comcast.net)>  
Sent: Tuesday, June 25, 2024 2:34 PM  
To: Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
Cc: [garymbland@gmail.com](mailto: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](mailto:rcgriff4@aol.com)>  
Sent: Tuesday, June 25, 2024 1:48 PM  
To: Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
Cc: Planning <[planning@westminsterco.gov](mailto: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](mailto:rcgriff4@aol.com)  
303-618-0774

**From:** Rod and Forge <[arfwelding@gmail.com](mailto:arfwelding@gmail.com)>

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

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** Gary Bland <[garymbland@gmail.com](mailto: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](mailto:katynkirkpatrick@gmail.com)>

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

To: Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto: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](mailto:tnengleman@gmail.com)>  
**Sent:** Tuesday, June 25, 2024 11:53 AM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** Gary Bland <[garymbland@gmail.com](mailto: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](mailto:hcallisfeb@gmail.com)>  
**Sent:** Tuesday, June 25, 2024 12:12 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Subject:** [EXTERNAL]

I would appreciate if we could have a recenter.

**From:** drpat3161 <[drpat3161@centurylink.net](mailto:drpat3161@centurylink.net)>  
**Sent:** Tuesday, June 25, 2024 11:44 AM  
**To:** Planning <[planning@westminsterco.gov](mailto: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](mailto:coachvarner7@gmail.com)>  
**Sent:** Tuesday, June 25, 2024 11:57 AM  
**To:** [planning@cityofwesminster.us](mailto:planning@cityofwesminster.us); Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** [garymbland@gmail.com](mailto: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](mailto:jsturek@comcast.net)>  
**Sent:** Tuesday, June 25, 2024 12:19 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** Planning <[planning@westminsterco.gov](mailto: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](mailto:elianalharris@gmail.com)>  
**Sent:** Tuesday, June 25, 2024 10:36 AM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** Gary Bland <[garymbland@gmail.com](mailto: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](mailto:natalieccole@gmail.com)>

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

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** Gary Bland <[garymbland@gmail.com](mailto: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](mailto: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](mailto:ajohnson@westminsterco.gov) | 303.658.2098  
4800 West 92nd Avenue, Westminster, CO 80031

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**From:** Mike West <[26west@gmail.com](mailto:26west@gmail.com)>  
**Sent:** Monday, June 24, 2024 8:01 PM  
**To:** Johnson, Amy <[ajohnson@westminsterco.gov](mailto: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](mailto: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](mailto: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.

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.

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](mailto:ajohnson@westminsterco.gov) | 303.658.2098  
 4800 West 92nd Avenue, Westminster, CO 80031



**From:** Mike West <[26west@gmail.com](mailto:26west@gmail.com)>  
**Sent:** Sunday, June 23, 2024 7:02 PM  
**To:** Johnson, Amy <[ajohnson@westminsterco.gov](mailto:ajohnson@westminsterco.gov)>  
**Cc:** [garymbland@gmail.com](mailto: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](mailto:hurstzack16@gmail.com)>  
**Sent:** Tuesday, June 25, 2024 6:43 AM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** Gary Bland <[garymbland@gmail.com](mailto: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](mailto:christymervin@gmail.com)>  
**Sent:** Tuesday, June 25, 2024 6:39 AM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** Gary Bland <[garymbland@gmail.com](mailto: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](mailto:Christymervin@gmail.com)

**From:** Michael Torres <[miketorres82@gmail.com](mailto:miketorres82@gmail.com)>  
**Sent:** Monday, June 24, 2024 8:30 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Gary Bland <[garymbland@gmail.com](mailto: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](mailto:saranicole1@live.com)>  
**Sent:** Monday, June 24, 2024 8:04 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** [garymbland@gmail.com](mailto: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](mailto:lisageist@hotmail.com)>  
**Sent:** Monday, June 24, 2024 4:44 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** Planning <[planning@westminsterco.gov](mailto: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](mailto:peggivalenzuela@gmail.com)>  
**Sent:** Monday, June 24, 2024 3:25 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; [garymbland@gmail.com](mailto: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](mailto:mommysbest@comcast.net)>  
**Sent:** Monday, June 24, 2024 1:41 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** [garymbland@gmail.com](mailto: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](mailto:gaylefowler@comcast.net) <[gaylefowler@comcast.net](mailto:gaylefowler@comcast.net)>  
**Sent:** Monday, June 24, 2024 1:18 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** [garymbland@gmail.com](mailto: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 6<sup>th</sup> 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](mailto:gaylefowler@comcast.net)

303.521.1707

**From:** JAMES SVOBODA <[jamesvoboda@comcast.net](mailto:jamesvoboda@comcast.net)>

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

**To:** Planning <[planning@westminsterco.gov](mailto: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 <[jmconne@westminsterco.gov](mailto:jmconne@westminsterco.gov)>

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

**To:** Gary Bland <[garymbland@gmail.com](mailto:garymbland@gmail.com)>; Johnson, Amy <[ajohnson@westminsterco.gov](mailto: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.

Cardel Homes would like to redevelop the former school site into a single-family 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 and Preliminary Development Plan (PDP) amendment. 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 comment 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 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.

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.

Kind regards,

**John McConnell, AICP**  
**Planning Manager**

City of Westminster | Community Services Department  
[jmcconne@westminsterco.gov](mailto:jmcconne@westminsterco.gov) | 303.658.2474  
 4800 West 92nd Avenue, Westminster, CO 80031



**From:** Gary Bland <[garymbland@gmail.com](mailto:garymbland@gmail.com)>  
**Sent:** Saturday, June 22, 2024 3:51 PM  
**To:** McConnell, John <[jmcconne@westminsterco.gov](mailto:jmcconne@westminsterco.gov)>; Johnson, Amy <[ajohnson@westminsterco.gov](mailto:ajohnson@westminsterco.gov)>  
**Cc:** Gary Bland <[garymbland@gmail.com](mailto: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](mailto:suesuecamel@msn.com)>

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

To: Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

Cc: [garymbland@gmail.com](mailto: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](mailto:coltonh1968@gmail.com)>  
**Sent:** Monday, June 24, 2024 8:38 AM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** Gary Bland <[garymbland@gmail.com](mailto: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](mailto:sstorinsky@msn.com)>  
**Sent:** Monday, June 24, 2024 8:43 AM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto: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](mailto:vrhanson@gmail.com)>  
**Sent:** Monday, June 24, 2024 8:28 AM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** Gary Bland <[garymbland@gmail.com](mailto: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](mailto:curtank@gmail.com)>

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

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** Gary Bland <[garymbland@gmail.com](mailto: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](mailto:CXSvcAccount@cowestminster.onmicrosoft.com)>

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

To: Planning <[planning@westminsterco.gov](mailto: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](mailto:terryroth@comcast.net)>  
Sent: Sunday, June 23, 2024 12:32 PM  
To: Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
Cc: [garymbland@gmail.com](mailto: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](mailto:juliannebozzy@gmail.com)>  
**Sent:** Sunday, June 23, 2024 1:27 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** Gary Bland <[garymbland@gmail.com](mailto: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](mailto:quinnnereson@gmail.com)>

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

**To:** Planning <[planning@westminsterco.gov](mailto: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](mailto:michaelabbranch4@gmail.com)>

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

**To:** Hott, Amber <[ahott@westminsterco.gov](mailto:ahott@westminsterco.gov)>; Ezeadi, Obi <[oezeadi@westminsterco.gov](mailto:oezeadi@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto: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](mailto:shenitz@comcast.net)>

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

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** [Garymbland@gmail.com](mailto: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](mailto:joyce1935shannon@gmail.com)>

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

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** Gary Bland <[garymbland@gmail.com](mailto: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](mailto:cspe477906@aol.com)>

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

To: Johnson, Amy <[ajohnson@westminsterco.gov](mailto: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](mailto: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](mailto:ajohnson@westminsterco.gov) | 303.658.2098

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

> Message-----

> From: Carolyn Spencer <[cspe477906@aol.com](mailto:cspe477906@aol.com)>

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

> To: Johnson, Amy <[ajohnson@westminsterco.gov](mailto: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](mailto: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](mailto:ajohnson@westminsterco.gov) | 303.658.2098

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

>>

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

>> From: CAROLYN SPENCER <[cspe477906@aol.com](mailto:cspe477906@aol.com)>

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

>> To: Johnson, Amy <[ajohnson@westminsterco.gov](mailto: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](mailto: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](mailto:ajohnson@westminsterco.gov) |

303.658.2098

4800 West 92nd Avenue, Westminster, CO 80031

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

From: Ryan Simms <[ryanfxdb@gmail.com](mailto:ryanfxdb@gmail.com)>

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

To: Johnson, Amy <[ajohnson@westminsterco.gov](mailto: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](mailto: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](mailto:ajohnson@westminsterco.gov) | 303.658.2098

> 4800 West 92nd Avenue, Westminster, CO 80031

>

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

> From: Ryan Simms <[ryanfxdb@gmail.com](mailto:ryanfxdb@gmail.com)>

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

> Cc: Johnson, Amy <[ajohnson@westminsterco.gov](mailto: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](mailto: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](mailto: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](mailto: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.

**Kings Mill compiled public comment 2024-07-01**

From: Kamae Luscombe <[kerresources@gmail.com](mailto:kerresources@gmail.com)>

Date: Mon, Jul 1, 2024 at 11:07 AM

Subject: Rezoning of Zerger Elementary

To: <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>, Gary Bland <[garymbland@gmail.com](mailto:garymbland@gmail.com)>

Dear Council Members and Members of the Planning Commission,

Re: Kings Mill Single Family Detached Residential Application for Rezoning

I am writing as an individual homeowner who will be directly impacted by this development. The original ODP was submitted with the understanding that these would be single-family homes consistent with the existing neighborhood. Now, Cardel Homes seeks to change the zoning and application from their original submission to Mixed Use: single-family condos and other medium-density properties, which would significantly increase occupancy.

This neighborhood already has a multitude of multifamily properties, including condos, apartments, duplexes, tax-credit, and senior properties. We do not need more mixed-use dwellings; we already have ample diversity in housing types. Allowing this ODP to proceed as currently requested will substantially strain the existing roadways, sewer, water, and school systems, as well as social services.

Additionally, this property is home to a variety of wildlife. A family of hawks or peregrines resides on this land, and no NEPA assessment has been conducted or submitted to the county on the impact of this development on the wildlife. This oversight violates the Bird Act of 1918.

I understand that the city benefits financially from developments, but such projects should be undertaken responsibly, considering the existing neighborhood and the impact on both the people and the animals that call this area home.

Thank you for your consideration.

Sincerely,

Ray & Kamae Luscombe

**From:** Antonia <[sheltermurphy@gmail.com](mailto:sheltermurphy@gmail.com)>

**Sent:** Monday, July 1, 2024 10:35 AM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** Antonia <[sheltermurphy@gmail.com](mailto:sheltermurphy@gmail.com)>; Gary Bland <[garymbland@gmail.com](mailto: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.

Thank you.

Toni Murphy  
Cell: 303-875-4686

**From:** Doug Ryder <[doug.ryder35@gmail.com](mailto:doug.ryder35@gmail.com)>  
**Sent:** Saturday, June 29, 2024 10:00 AM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** [garymbland@gmail.com](mailto:garymbland@gmail.com)  
**Subject:** [EXTERNAL] APPEAL Concept Plan ZERGER

To whom it may concern:

I oppose and request that Cardel Denver Homes, LLC not be permitted approval of REZONE for Residential Low Density Housing. Westminster has done a good job creating and preserving Parks and Open Space and has a splendid opportunity to do the same for the Zerger area. Please consider turning this area into a park or open space area.

YOU NEED TO HEAR MY VOICE AND THE WORDS OF OTHER LOCAL RESIDENTS ON THIS ISSUE.

Sincerely,

Douglas M. Ryder

9186 Flower Street

Westminster, CO 80021

**From:** Connie LaBo <[labo6886@gmail.com](mailto:labo6886@gmail.com)>  
**Sent:** Sunday, June 30, 2024 4:44 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** Gary Bland <[garymbland@gmail.com](mailto:garymbland@gmail.com)>  
**Subject:** [EXTERNAL] Appeal Concept Plan Zerger

I oppose and request that Cardel Denver homes, LLC, NOT BE PERMITTED approval of rezoning for residential low density housing at Zerger Elementary. I have lived here for over 20 years and do not believe that taking away the large open space of grass that many families, children, and household pets love to enjoy is of any benefit to the community. A community center would be of much better value.

**From:** Connie LaBo <[labo6886@gmail.com](mailto:labo6886@gmail.com)>  
**Sent:** Sunday, June 30, 2024 4:46 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** Gary Bland <[garymbland@gmail.com](mailto:garymbland@gmail.com)>  
**Subject:** [EXTERNAL] Appeal Concept Plan Zerger

I oppose and request that Cardel Denver homes, LLC, NOT BE PERMITTED approval of rezoning for residential low density housing at Zerger Elementary. I have lived here for over 20 years and do not believe that taking away the large open space of grass that many families, children, and household pets love to enjoy is of any benefit to the community. A community center would be of much better value.

**From:** BRETT LARSEN <[BRETTTLARSEN@msn.com](mailto:BRETTTLARSEN@msn.com)>

**Sent:** Sunday, June 30, 2024 5:48 PM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Subject:** [EXTERNAL] Appeal concept plan Zerger

If this becomes housing it should only be truly low density housing (i.e. single family homes). Putting in town homes or apartments does not fit the neighborhood. City planners are known to trick homeowners by allowing changes for builders after approval. If this is the case that is dishonest and should be cause for instant removal from position. It is wrong to not allow public comment on plans.

-Brett Larsen

9161 garrison street

**From:** Scott Shreeve <[shreeve1@msn.com](mailto:shreeve1@msn.com)>

**Sent:** Sunday, June 30, 2024 9:42 PM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; [garymbland@gmail.com](mailto: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. I moved to this neighborhood in 1992 at 9218 Holland Ct. At that time we had the Kings Mill swimming pool and library at Zerger. Stanley Lake was open to boating so I bought a boat, Zerger Elem was an excellent school that I was excited to send my girls to. This area was filled with young couples starting families. First you close the library and then the pool. We still loved the neighborhood so well that we moved to 9054 Holland St. My girls attended Zerger, Moore and Pomona. For the final 2 years of my youngest daughter Maddy's attendance at Zerger Jeffco installed a new principal that proceeded to drive families to Woodrow Wilson. Then you opened Stanley Lake to all of Jefferson county which Of Course made it almost impossible for a resident to get a boat pass. Then it became a lottery system and instantly residents like myself were not able to enjoy one of the reasons we moved here. Soon you closed the lake to all boaters because you caved to a few residents that didn't like the noise instead of pointing out to them that they moved next to the lake and should have been aware of the noise before purchasing. Thus closing a huge outdoor recreational area to tons of residents and their families. All you have to do is look at the lake on any summer Saturday and see that this area is not being used to anywhere near where it was and losing Thousands of dollars in revenue each year. Now you have the audacity to want to put in low rent high density housing in this neighborhood sealing it's fate to become a another failed project. You tried this already at the old Westminster Mall and look what its brought. High crime and businesses not wanting to move here. You should instead leave it as a park or build smaller single family homes that young families can afford so you can start to rejuvenate this area

and make it a place people want to live. I beg you Please don't allow this. It will decrease the value of all of the surrounding homes and area that all of us have worked so hard for.

Concerned Citizen

Scott Shreeve

**From:** Michelle Larsen <[michelleklarsen@msn.com](mailto:michelleklarsen@msn.com)>

**Sent:** Sunday, June 30, 2024 8:07 PM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto: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. I have been a homeowner for over 21 years in Kings Mill neighborhood and should be involved in the decision of what goes here. Why is it being approved with no public comment? This is not an area that should have townhomes or duplexes and concerned that's what Cardel plans to do with their very board term of "low density". Please allow the community a voice to decide what goes in our neighborhood.

From: john lovell <[johnplovell@hotmail.com](mailto:johnplovell@hotmail.com)>

Sent: Saturday, June 29, 2024 12:46 PM

To: Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; [planning@wedtminsterco.gov](mailto:planning@wedtminsterco.gov)

Cc: [garymbland@gmail.com](mailto:garymbland@gmail.com)

Subject: [EXTERNAL] Appeal concept plan Zerger

To whom it may concern,

I am emailing to voice my concern that I oppose this plan and request that Cardel Denver homes not be permitted approval of redone for residential low density housing. Thank you.

Best regards,

John Lovell

**From:** Karina Taugwalder <[karina.taugwalder@gmail.com](mailto:karina.taugwalder@gmail.com)>

**Sent:** Friday, June 28, 2024 4:54 PM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** Gary Bland <[garymbland@gmail.com](mailto:garymbland@gmail.com)>

**Subject:** [EXTERNAL] APPEAL Concept Plan ZERGER

Hello,

I am writing these lines because I need to have my voice and opinion heard.

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

I've read more about this and would like the City of Westminster to make the right decision Not to allow this gentrification, and worse is that in the process a school for the neighborhood is torn down.

If this request is allowed this will have a huge impact! That area will have more cars and traffic, more people and less park space. Additionally, this will drive home prices up, in a time when people need affordable housing. Instead of more homes why can't we be more creative and use this school building as a community and/or art center? That will bring more residents together and the park and nature stay intact. Just a thought I had of many more creative ideas we can use to make this area sustainable.

I have lived in this area for many years where I take my dog for walks and love the views and huge park. With already so many homes in the area and more people moving here, I've seen a drop in wildlife and a decrease in road safety because of speeding cars.

Please do not allow this and have the residents' voices heard.

We are the ones who have to live with it if you allow this, and not the city council members or developer(s) who just want to make money.

Thank you,

Karina Taugwalder

\*\*\*\*\*

720-695-5395

**From:** Jack Engleman Jr <[jackenglemanjr@gmail.com](mailto:jackenglemanjr@gmail.com)>

**Sent:** Friday, June 28, 2024 4:56 PM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** [garymbland@gmail.com](mailto:garymbland@gmail.com)

**Subject:** [EXTERNAL] APPEAL Concept Plan ZERGER

My voice needs to be heard.....

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

Jack Engleman Jr.

[jackenglemanjr@gmail.com](mailto:jackenglemanjr@gmail.com)

920-216-1972

From: Emily Aquila <[eaqu815@gmail.com](mailto:eaqu815@gmail.com)>

Sent: Friday, June 28, 2024 7:49 PM

To: Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; [planning@westminsterco.gov](mailto:planning@westminsterco.gov)

Cc: [garymbland@gmail.com](mailto:garymbland@gmail.com)

Subject: [EXTERNAL] APPEAL concept plan Zerger

To the planning committee,

As a homeowner and resident in this community, I need to let you know how this current plan for housing is not what we want for our community.

I oppose this project and request that Cardel Denver Homes, LLC not be given permission to rezone the school area for residential low density housing.

That area is used daily by the residents of this community, including myself, to walk dogs, play with our kids, and enjoy family time. It would be an incredible devastation to lose such a wonderful space for play and community to housing. Please reconsider your plans.

Thank you,  
Emily Parker

**From:** Frank Molitoris <[fmolitoris@yahoo.com](mailto:fmolitoris@yahoo.com)>  
**Sent:** Friday, June 28, 2024 12:44 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** [garybland@gmail.com](mailto:garybland@gmail.com)  
**Subject:** [EXTERNAL] APPEAL the concept plan for the ZERGER property.

I oppose and request that Cardel Denver Homes, LLC not be permitted approval of REZONE LOW DENSITY HOMES

This is a lovely area that doesn't need more housing especially low density. It will mean more traffic and noise. It's enough that we have the airport noise round the clock.

And it's not fair to the residents who have lived there for many years to all of a sudden be backed up to a large housing development. It will ruin the value of their properties.

Please reconsider the plans for this property

**From:** toni shaw <[reneefooh@comcast.net](mailto:reneefooh@comcast.net)>  
**Sent:** Friday, June 28, 2024 8:27 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; [garybland@gmail.com](mailto:garybland@gmail.com)  
**Subject:** [EXTERNAL] APPEAL Concept 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."

Thank you for your consideration

Toni Renee Shaw

9025 Dudley St

Westminster, CO 80021

**From:** Anna Linn <anna.linn@gmail.com>  
**Sent:** Friday, June 28, 2024 11:07 AM  
**To:** Johnson, Amy <ajohnson@westminsterco.gov>  
**Subject:** [EXTERNAL] Re: APPEAL Concept Plan ZERGER

Thanks for the response and information. I look forward to providing feedback during the neighborhood meetings and public hearings.

Cheers,

**Anna Linn**

On Thu, Jun 27, 2024 at 3:46 PM Johnson, Amy <[ajohnson@westminsterco.gov](mailto:ajohnson@westminsterco.gov)> wrote:

Hi Anna,

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. Kings Mill Park to the south of the former school site would remain. To redevelop the 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.

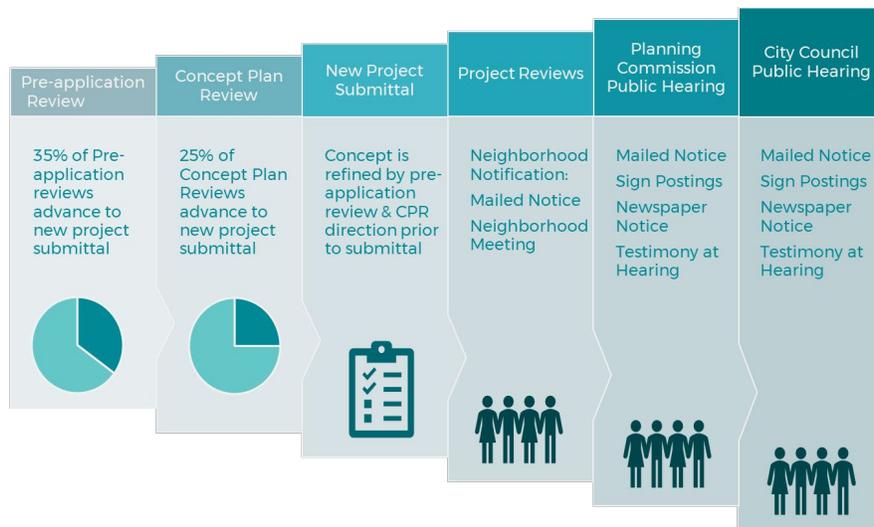
As stated above, the CPR does is not a development application and does not result in an approval. The CPR only requires an applicant presentation of their concept to City Council resulting in the Council providing informal, non-binding feedback. This is intended to allow the City Council the opportunity 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 detailed review by the various staff reviewers at the City, including engineers in Public Works. 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](mailto:ajohnson@westminsterco.gov) | 303.658.2098  
4800 West 92nd Avenue, Westminster, CO 80031



**From:** Anna Linn <[anna.linn@gmail.com](mailto:anna.linn@gmail.com)>

**Sent:** Thursday, June 27, 2024 2:09 PM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** Gary Bland <[garymbland@gmail.com](mailto:garymbland@gmail.com)>

**Subject:** [EXTERNAL] APPEAL Concept Plan ZERGER

Hello!

I am writing to ensure my voice as a resident of Westminster, and frequenter of Kings Mill Park and the surrounding area that I strongly oppose the development of this property and request that Cardel Denver Homes, LLC not be permitted approval of REZONE for Residential Low Density Housing.

Please do not build.

Thank you for ensuring my voice as a resident is heard.

Cheers,

**Anna Linn**

**From:** Becka Walker <[beckawalker1978@gmail.com](mailto:beckawalker1978@gmail.com)>

**Sent:** Friday, June 28, 2024 9:47 AM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** Gary Bland <[garymbland@gmail.com](mailto:garymbland@gmail.com)>

**Subject:** [EXTERNAL] APPEAL Concept Plan ZERGER

To Whom it May Concern,

I OPPOSE AND REQUEST THAT CARDL DENVER HOMES, LLC not be permitted approval of REZONE for Residential Low Density Housing.

Born and raised in Arvada, Colorado, I have lived in the metro area for almost all of my 46 years. I have called Kings Mill my home since 2015 - first in the Kings Mill townhomes, and then moved to a single family home in 2020 - only blocks from the former Zerger/Doral school.

I urge you to **deny** Cardel Denver Homes, LLC's request to rezone. There does not need to be another set of cookie-cutter homes built just because there is "suddenly" a vacancy in the neighborhood. The addition of a "new" community will add unnecessary strain to the area - first by the construction, then by the additional congestion in what has historically been a nice, quiet community. Leave our neighborhood alone - so we can continue to enjoy the space that we have.

Thank you,

Rebecca Walker

9178 Flower Ct.

**From:** Rose Namajunas <[rozitanama@yahoo.com](mailto:rozitanama@yahoo.com)>

**Sent:** Thursday, June 27, 2024 10:45 PM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

Cc: [garymbland@gmail.com](mailto: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. I live in the Kings Mill Town Homes and I use this space to exercise and walk my dog and I love seeing the view of the mountains in the mornings and some times when the sun is setting. I love Westminster so much and particular how quiet and peaceful the neighborhood. I'm afraid we will lose what makes this place so special. Please do not approve the rezoning of this property!

Thank you,

Rose Namajunas

From: John Clements <[jlconstruction27@hotmail.com](mailto:jlconstruction27@hotmail.com)>

Sent: Thursday, June 27, 2024 7:15 PM

To: Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

Cc: [garymbland@gmail.com](mailto: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

JLC Construction LLC

John Clements

303 519 0383

From: Eric Zimmerman <[zeric377@aol.com](mailto:zeric377@aol.com)>

Sent: Thursday, June 27, 2024 6:11 PM

To: Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

Subject: [EXTERNAL] APPEAL Concept Plan ZERGER

Dear Sirs,

I have lived at 9280 Garland Street since 1995. I oppose and request that Cardel Denver Home, LLC not be permitted approval of REZONE for Residential Low Density Housing.

Very truly yours,

Eric Edward Zimmerman

From: Patricia Gaggiani <[one800aunttrish@aol.com](mailto:one800aunttrish@aol.com)>

Sent: Thursday, June 27, 2024 8:35 PM

To: Johnson, Amy <[ajohnson@westminsterco.gov](mailto:ajohnson@westminsterco.gov)>

Subject: [EXTERNAL] Re: appeal CONCEPT PLAN ZERGER

Thank you for the prompt response. I will look forward to receiving the mailed notice of public meetings.

Patricia Gaggiani

On Wednesday, June 26, 2024 at 11:50:32 AM MDT, Johnson, Amy <[ajohnson@westminsterco.gov](mailto:ajohnson@westminsterco.gov)> wrote:

Hi Patricia,

Thank you for reaching out to us with your comment and question; I am happy to share some information with you. As of last week, there should have been signs posted for this Concept Plan Review stage at which this proposal is now at. I have been assured by the applicant that those signs are still up and in good condition today. This is the first meeting being held with the City's participation. Any other meeting(s) would have been the applicant's doing.

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.

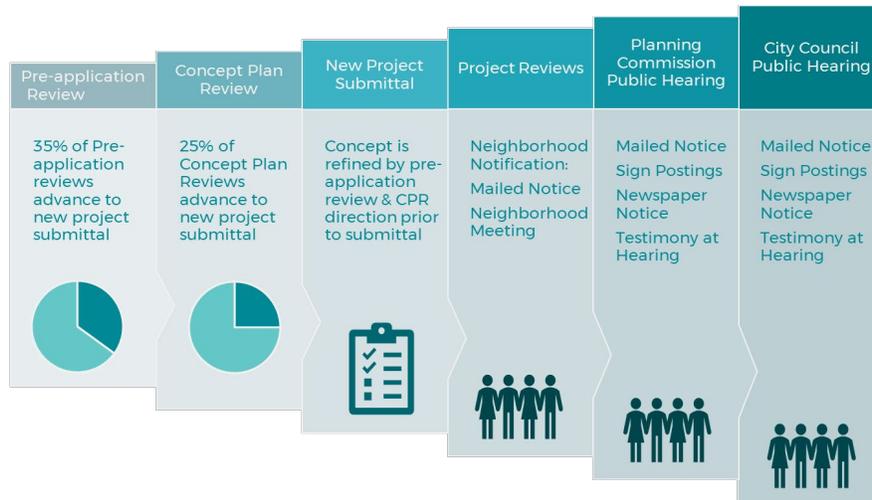
Cardel Homes would like to redevelop the former school site into a single-family detached residential development similar in many aspects to the existing King's Mill neighborhood. Kings Mill Park to the south of the former school site would remain. To redevelop the property, the owner will need to secure 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 detailed review by the various staff reviewers at the City, including engineers in Public Works. 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](mailto:ajohnson@westminsterco.gov) | 303.658.2098  
 4800 West 92nd Avenue, Westminster, CO 80031

**From:** Patricia Gaggiani <[one800aunttrish@aol.com](mailto:one800aunttrish@aol.com)>  
**Sent:** Tuesday, June 25, 2024 5:29 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** [garymbland@gmail.com](mailto:garymbland@gmail.com)  
**Subject:** [EXTERNAL] appeal CONCEPT PLAN ZERGER

Sirs:

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

I have just completed your survey of residents and one of your questions addressed how well the City communicates with its citizens. I was alerted , BY A NEIGHBOR, NOT THE CITY, that you have decided to sell the property to a developer for condominiums.

While I recall seeing a notice for a public meeting many months ago, I have not heard or seen any information about deliberations going forward. That is a failure in communication on the City's part.

I believe that one very important issue for Westminster's future is controlling growth. Several problems arise as the city expands and increases its density: Primarily, where will you get the water those new residents will require? Also, what improvements in the streets will be necessary to accommodate the additional traffic caused by increased housing density?

I drive past Zerger frequently and I have never seen any announcement of a notice to rezone the property. Were you planning to present the neighborhood with a fait accompli? That would certainly violate any standards of communication between government and citizens.

Please reconsider this seemingly rushed proposal and allow residents more time to consider the plan and comment on it.

Thank you

Patricia Gaggiani

9092 Hoyt St.

**From:** Sue Cardenas <[gocardenas19@gmail.com](mailto:gocardenas19@gmail.com)>

**Sent:** Thursday, June 27, 2024 5:21 PM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Subject:** [EXTERNAL] Zerger property

Hello,

I'm writing regarding the review and planning of the Zerger property. I strongly oppose the request made by Cardel Denver Homes, LLC to rezone this property for Residential Low Density Housing.

I've lived in this neighborhood since 1990, my kids went to Zerger and my grandkids play at the park. It's the only park within walking distance from my home.

Adding any more homes whether "Residential Low Density" or otherwise will completely change the make up of this neighborhood. We currently have a perfect mix of townhomes and single family homes.

There is a two lane road that leads in and out of the neighborhood. Adding additional traffic to this road will make it as congested, loud and unsafe as the main streets outside of the neighborhood, not to mention the construction traffic and noise.

There are more than enough new developments in this area. I am asking city council to deny plans that include any additional housing on the Zerger property. Please keep this neighborhood in tact with no additional traffic, people, noise and crime.

We are counting on you to protect the community you serve.

Thank you,

Sue Cardenas

**From:** juli love <[julia.love@live.com](mailto:julia.love@live.com)>

**Sent:** Thursday, June 27, 2024 4:40 PM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** [garymbland@gmail.com](mailto:garymbland@gmail.com)

**Subject:** [EXTERNAL] APPEAL Concept Plan ZERGER

Hello

My name is Julia (Murch) Love my address is 9030 Dudley St.

Also a Long Time Resident. 1988

"I oppose and request that Cardel Denver Homes, LLC

**NOT BE** permitted approval of REZONE for Residential Low Density Housing."

Please City of Westminster do not let this happen.

Thank You all

Julia Love

**From:** Rebecca Csernica <[bcsernica@gmail.com](mailto:bcsernica@gmail.com)>

**Sent:** Thursday, June 27, 2024 4:23 PM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Subject:** [EXTERNAL] APPEAL Concept Plan ZERGER

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

*Becky Csernica • 303.912.4475 • Westminster, CO*

**From:** Tom Csernica <[tcsernica@comcast.net](mailto:tcsernica@comcast.net)>

**Sent:** Thursday, June 27, 2024 4:19 PM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** [garymbland@gmail.com](mailto:garymbland@gmail.com)

**Subject:** [EXTERNAL] APPEAL Concept Plan ZERGER

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

---

Tom Csernica ❖ Westminster CO

**From:** Sheri Wahl <[wahlwolfe@comcast.net](mailto:wahlwolfe@comcast.net)>

**Sent:** Thursday, June 27, 2024 4:18 PM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** [garymbland@gmail.com](mailto:garymbland@gmail.com)

**Subject:** [EXTERNAL] APPEAL Concept Plan ZERGER

My family and I request that our voices be heard that we oppose and request that Cardel Denver Homes LLC not be permitted approval of REZONE for Residential Low Density Housing.

Thank you for your support Sheri Wahl long-time resident.

9075 Hoyt St Westminster CO 80021

**From:** Ted Moore <[Ted@ktstechnologies.com](mailto:Ted@ktstechnologies.com)>  
**Sent:** Thursday, June 27, 2024 3:53 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; [garymbland@gmail.com](mailto:garymbland@gmail.com)  
**Subject:** [EXTERNAL] Appeal concept plan zerger

To whom it may concern;

The voice of the residents of Westminster needs to be taken into consideration. Quite a few of us oppose and request Cardel Denver Homes LLC not be permitted approval of RedZone for residential low-density housing.

Ted Moore

9086 Hoyt St

Westminster CO, 80021

**From:** Johnson, Amy  
**Sent:** Thursday, June 27, 2024 3:06 PM  
**To:** [kramer.carrie@ymail.com](mailto:kramer.carrie@ymail.com)  
**Subject:** RE: Appeal concept plan Zerger

Hi Carrie,

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.

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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.

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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.

I had sent you an infographic illustrating the review process steps and points of public engagement on Wednesday with this same message, but I am concerned that it did not make it to you so I am excluding it in this message.

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](mailto:ajohnson@westminsterco.gov) | 303.658.2098  
4800 West 92nd Avenue, Westminster, CO 80031

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

From: Carrie <[kramer.carrie@ymail.com](mailto:kramer.carrie@ymail.com)>  
Sent: Wednesday, June 26, 2024 9:19 PM  
To: Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
Cc: [garymbland@gmail.com](mailto:garymbland@gmail.com)  
Subject: [EXTERNAL] Appeal concept plan Zerger

My voice needs to be heard! My parents were one of the first to buy a house in Kings Mill first filling. They bought it brand new in 1973 when I was born. I own it now, It would be a travesty to build more homes in this community.! I strongly object to allow a rezone permit for low density housing- nightmare!!!!Cardel Homes should NOT be granted s permit. Carrie Kramer

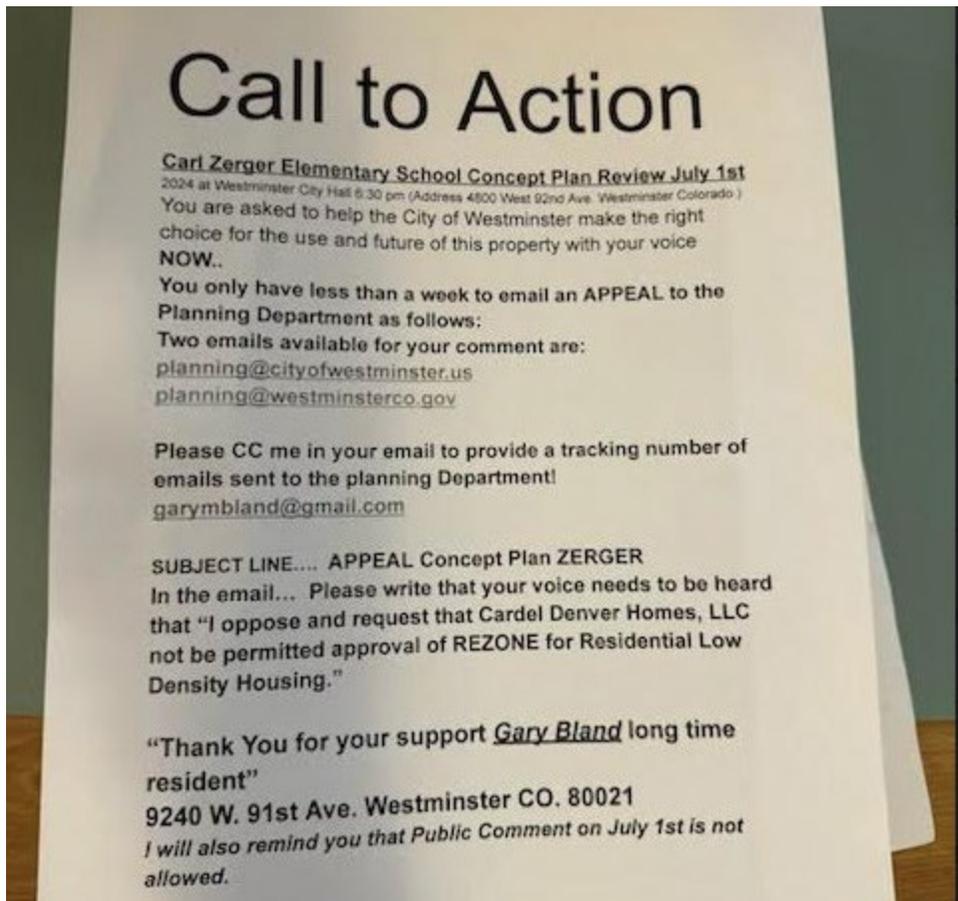
**From:** Megan Bohn <[mbohn613@gmail.com](mailto:mbohn613@gmail.com)>  
**Sent:** Thursday, June 27, 2024 3:02 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; [planning@westminster.gov](mailto:planning@westminster.gov); Johnson, Amy

<ajohnson@westminsterco.gov>

**Subject:** [EXTERNAL] Citizen misinforming on Zerger site

Hi There,

I don't really want to get in the middle of this, but you should know that we all received a call to action on our door by someone in Kings Mill about rezoning of the zerger school site. He copied and pasted only a portion of the letter you sent and is telling everyone they are planning to put appartements there. His call to action is to submit an appeal to you all. I have attached a photo of it. I think it is unfair to not give people all the information and then ask them to appeal. The letter I received from you all says single family residential homes. I would rather something go into that space than a vacant school which has been mostly vacant for years.



Thanks,

Megan

**From:** Amanda M <amandatmac@gmail.com>

**Sent:** Sunday, June 30, 2024 12:24 PM

**To:** Freitag, Mark <mfreitag@westminsterco.gov>

**Cc:** City Council <[CityCouncil@westminsterco.gov](mailto:CityCouncil@westminsterco.gov)>; Erb, Kodi <[kerb@westminsterco.gov](mailto:kerb@westminsterco.gov)>

**Subject:** Re: [EXTERNAL] Cardel Denver Homes Concept Plan Review

I am beyond grateful for your comprehensive explanation of the process and your answers to my questions.

This is a new experience for me as a homeowner, and I am looking forward to continued learning throughout the process.

Amanda McPherson

On Jun 29, 2024, at 8:38 PM, Freitag, Mark <[mfreitag@westminsterco.gov](mailto:mfreitag@westminsterco.gov)> wrote:

Ms. McPherson,

Thank you for your thoughtful questions and concerns regarding this concept plan review (CPR). The concept for this redevelopment only includes land owned by the Jefferson County School District. It does not include land owned by the City or any part of King's Mill Park. The existing Zerger Elementary School property contained a large open area on its south side and adjacent to King's Mill Park. Because of this condition, King's Mill Park appears to be larger than it actually is to the park user. Below is an aerial photo showing the parcel lines of the school in blue. All property within the blue lines is part of the Zerger campus, is owned by the District, and is the subject of the sale and redevelopment concept.

<image001.jpg>

I understand your concern over the existing trail connections, which have likely been used by the neighborhood to connect to the park and beyond. Staff also acknowledges the importance of these connections and will convey this to the developer if a formal development application is submitted in the future. Depending on the final design of the redevelopment, the trail may be thoughtfully re-routed to retain a similar connection if not the same one. The process to redevelop this property is in its earliest stages and there is ample opportunity for the developer to listen to the community and consider the importance of these trail connections and many other aspects of the design.

As stated above, we are early in the development process. Please know that the concept plan review (CPR) scheduled for Monday night's City Council Study Session is not a development application and does not result in an approval. The CPR only requires an applicant presentation of their initial 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 comment to the applicant before they submit a development application for technical review. At this stage, a public hearing is not included, and no approvals are granted. This recognizes that the development's design is malleable and may change significantly after the completion of the CPR and during the course of the development review process.

After the completion of the CPR, the applicant may choose to submit development plans for review. To redevelop this property, the owner will need to secure City Council approval of a Comprehensive Plan amendment and Preliminary Development Plan (PDP) amendment. 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. Based on previous application history, 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:

<image002.png>

I trust this helps answer your questions. Thanks again for your interest in this property and process.

R/Mark

Mark A. Freitag

City Manager

Westminster, Colorado

(303) 658-2010

**From:** McNally, Nancy <[nmcnally@westminsterco.gov](mailto:nmcnally@westminsterco.gov)>

**Sent:** Thursday, June 27, 2024 11:36 AM

**To:** Amanda M <[amandatmac@gmail.com](mailto:amandatmac@gmail.com)>; City Council <[CityCouncil@westminsterco.gov](mailto:CityCouncil@westminsterco.gov)>; Freitag, Mark <[mfreitag@westminsterco.gov](mailto:mfreitag@westminsterco.gov)>; Erb, Kodi <[kerb@westminsterco.gov](mailto:kerb@westminsterco.gov)>

**Subject:** Re: [EXTERNAL] Cardel Denver Homes Concept Plan Review

Thank you for your email. I have included staff who can answer some of the questions around property and who owns it.

Nancy McNally

Mayor

303-469-4707

Find answers to many issues or log a request @  
<https://www.cityofwestminster.us/Residents/CityServices/ServiceRequests>

Get engaged with your city @  
<https://www.westyconnect.us/>

NOTE: As a public entity, the City of Westminster is governed by the Colorado Open Records Act. Accordingly, this email and any attachments may be subject to inspection and/or copying by members of the public

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**From:** Amanda M <[amandatmac@gmail.com](mailto:amandatmac@gmail.com)>  
**Sent:** Thursday, June 27, 2024 9:57:53 AM  
**To:** McNally, Nancy <[nmcnally@westminsterco.gov](mailto:nmcnally@westminsterco.gov)>  
**Subject:** [EXTERNAL] Cardel Denver Homes Concept Plan Review

Good morning.

As a homeowner whose property backs to Zerger Elementary, I am writing to express some concerns I have about the proposed development of that land.

Allow me to start by saying I am not opposed to the re-zoning and building of single family homes. I would prefer that over most other development options.

I do, however, have two major concerns.

First, in looking at the maps available to me, it appears that the developer is planning to build beyond the school property. Did the city of Westminster sell them half of Kings Mill Park as well? If so, when did this happen? Or are the maps I'm looking at incorrect?

Second, I have concerns about the path that is currently directly outside our back fences. This path leads to the Farmers Highline Canal and connects to other paths and open space. There is currently a path between 8750 and 8780 W 90th Place that is used by many Dudley Street residents to access Kings Mill Park and the aforementioned path system.

Could you please request that the developer retain these paths when creating their development plans? Perhaps their inclusion of open/park space could be placed in this location. I noticed on their document "Application Presentation" that they included park/open space access to the new homes, while cutting off our existing access. This will only create hostility between current residents and the developer. It is my opinion that they must at least maintain the access from W 90th Place so current residents can continue to access the park by this means.

I thank you for your time and for your service to the citizens of Westminster, and I look forward to attending study session on July 1.

Amanda McPherson  
9029 Dudley St  
Westminster 80021

**From:** Gary Bland <[garymbland@gmail.com](mailto:garymbland@gmail.com)>  
**Sent:** Thursday, June 27, 2024 10:10 AM

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

**Subject:** [EXTERNAL] Another Question

Sorry about this as my questions pertain to the city regulations and my understanding as a resident.

Will you supply me with the specific qualifications of rezoning Low Density Residential because our Comp Plan for 2013 has no designation of that sort or will it apply to R-1 or R-2 just trying to understand building references and permitting processes?

Mahalo,

**Gary M. Bland**

**From:** Gary Bland <garymbland@gmail.com>

**Sent:** Thursday, June 27, 2024 9:48 AM

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

**Subject:** [EXTERNAL] Question on Comp Planning

Gary Bland again,

Asking this specific question for research purposes. Per rezoning to Residential Low Density guidelines/ How many units are allowable per acre in this particular land use request?

It's registered as 8 acres..

Mahalo,

**Gary M. Bland**

**From:** Jamie Lyons <[Jamie.Lyons@lasp.colorado.edu](mailto:Jamie.Lyons@lasp.colorado.edu)>

**Sent:** Wednesday, June 26, 2024 3:02:31 PM

**To:** Ezeadi, Obi <[oezeadi@westminsterco.gov](mailto:oezeadi@westminsterco.gov)>

**Subject:** [EXTERNAL] Regarding the Development Of the Kings Mill Area

Hello,

I am a resident of Westminster who lives near the Kings Mill area that is set to be re-developed into single family housing. I know this will be discussed during the upcoming meeting on July 1<sup>st</sup>, but I am wondering how set in stone this is. I am happy to see this area get re-developed as the empty school is an eye-sore, but I am sad to see it's not being turned into some sort of rec center/public pool. My address is 9068 Allison Ct, Westminster CO 80021. I see the sale has gone through to the home buyers, but is there any possibility of discussion of how this site is used, or has the opportunity to speak on this pass?

I appreciate your willingness to speak with me, and I hope to hear from you soon.

Thanks!

Jamie Lyons  
(508) 272-0369

**From:** Ryan Boyle <[ryanboyle.denver@gmail.com](mailto:ryanboyle.denver@gmail.com)>  
**Sent:** Thursday, June 27, 2024 1:15 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** Gary Bland <[garymbland@gmail.com](mailto:garymbland@gmail.com)>  
**Subject:** [EXTERNAL] APPEAL Concept Plan Zerger | Jun 27th

To whom it may concern,

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

Cheers,

**Ryan Boyle, PMP | Project Manager**

**From:** Gary Bland <[garymbland@gmail.com](mailto:garymbland@gmail.com)>  
**Sent:** Thursday, June 27, 2024 12:24 PM  
**To:** McConnell, John <[jmcconne@westminsterco.gov](mailto:jmcconne@westminsterco.gov)>  
**Subject:** Re: [EXTERNAL] Adopting public comment so far

Hey There Dear John,

I can not stop the emails as when we as residents were put on notice the signage placed on the property we had to establish our voices note to you directly as for the Developer Cardel Homes, LLC.. When I had read over the details on how the Developer had to submit and sent out letters to the residents. It was looked at and understood that we take action immediately. Our Emails and concerns come first.

Please note that we as long time residents have a strong viewpoint as to what should be done with the property. I somehow came across the information that Jefferson County School district could not let The City of Westminster have the property as such possibly open space or some type of beneficial use for the local residents.

I will also be watching Witt Elementary also because of this forward movement and its intentions. They currently lease the property so far.

I really do appreciate your email and we look upon this as a reputable time to say "Thank You"..

I will be at this Meeting for July 1st.

Gary Bland (Long Time Resident of Westminster)

I am still not understanding the 2013 Comprehensive Plan and allowable build out percentages to complete and regulate growth. We must be getting close to the end of that story I would hope. You have to remember that I watched so many new homes built and developments get out of control on any open land here in Westminster alone.

On Thu, Jun 27, 2024 at 11:24 AM McConnell, John <[jmcconne@westminsterco.gov](mailto:jmcconne@westminsterco.gov)> wrote:

Hi Gary,

If I understand your question correctly, you want to know if you should resend email comments. You do not need to resend any comments that you have already sent to the City. Amy will compile all written comments received so far and provide them to the City Clerk in advance of the July 1 City Council Study Session.

Please remember that a Concept Plan Review with City Council is a precursor to the submittal of a development application. It is an informal presentation of a development concept to the City Council with an opportunity for the City Council to provide feedback to the presenter prior to a development review process. Absolutely no decisions can be made at this time by the City Council. If the presenter decides to advance an application to the City for review, it will follow the process outlined in my previous email including the required neighborhood meeting and public hearings where citizens have an opportunity to participate. Please let me know if you have additional questions for me.

Kind regards,

**John McConnell, AICP**  
**Planning Manager**

City of Westminster | Community Services Department  
[jmcconne@westminsterco.gov](mailto:jmcconne@westminsterco.gov) | 303.658.2474  
4800 West 92nd Avenue, Westminster, CO 80031

**From:** Gary Bland <[garymbland@gmail.com](mailto:garymbland@gmail.com)>

**Sent:** Wednesday, June 26, 2024 4:41 PM

**To:** McConnell, John <[jmcconne@westminsterco.gov](mailto:jmcconne@westminsterco.gov)>; Johnson, Amy <[ajohnson@westminsterco.gov](mailto:ajohnson@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Subject:** [EXTERNAL] Adopting public comment so far

I need more clarification to adopt all the participation so far to enter as a Public Comment.

Please advise if I need to resend emails present on the day of July 1st 2024 or not??

I am looking to set up a meeting With Mark (City Manager to keep us all on an even playing field).

From what I read so far these emails at this point fall into the realm of the first 10 day notification process. I also sent Cardel Denver Homes, LLC a certified letter with response to not allowing the zoning change.

Looking forward to the meeting and the presentation provided by this developer. I had already seen the last presentation and meeting pertaining to Uplands deception when the property was approved and then sold to another company.

Mahalo,

**Gary M. Bland**

**From:** Sara Reeves <[saralreeves@yahoo.com](mailto:saralreeves@yahoo.com)>

**Sent:** Thursday, June 27, 2024 9:20 AM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** Gary Bland <[garymbland@gmail.com](mailto:garymbland@gmail.com)>; Chase Freeman <[freemanchase05@gmail.com](mailto:freemanchase05@gmail.com)>

**Subject:** [EXTERNAL] APPEAL Concept Plan ZERGER

Dear city of Westminster,

My fiancé and I have lived here for a little over a year and a half now. Coming from the city, we wanted somewhere safe and quiet to start a family. We found the perfect house nestled in a sweet community full of parks and trails. We actually live only one street over from the old Zerger school, so we walk to the park there every day and love the view of the mountains from the green field behind the school. I think if you spend one day counting how many people spend time in this space, I don't think you would want to change a thing.

I would like my voice to be heard, and I know many neighbors agree with me, whether they make their own voices heard or not.

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

This would change the community that has been generations in the making.

Thank you for your consideration and for your time in reading this message. I hope we can find a better alternative for the space.

Warm regards,  
Sara Reeves

9090 Dover St.

Westminster, CO 80021

**From:** Johnson, Amy

**Sent:** Thursday, June 27, 2024 8:35 AM

**To:** Gary Bland <[garymbland@gmail.com](mailto:garymbland@gmail.com)>; McConnell, John <[jmcconne@westminsterco.gov](mailto:jmcconne@westminsterco.gov)>

**Subject:** RE: Info on Current Zoning Carl Zerger

Hi Gary,

As you can see in the Pre-application Summary Letter found in the packet here:

<https://cityofwestminster.primegov.com/Portal/Meeting?meetingTemplateId=4955>, the zoning for the Zerger property is Planned Unit Development (PUD).

You can also find the standards for Residential Low Density from the Comprehensive Plan at this link:

[https://maps.cityofwestminster.us/images/CompPlan\\_PDFs\\_2023/Residential%20Low%20Density.pdf](https://maps.cityofwestminster.us/images/CompPlan_PDFs_2023/Residential%20Low%20Density.pdf)

I'm not sure what you mean by the plot number, but this property is part of the plat for the Kings Mill north subdivision which I am attaching here.

*Kindest Regards,*

**Amy C Johnson, AICP**

**Senior Planner**

City of Westminster | Community Services Department  
[ajohnson@westminsterco.gov](mailto:ajohnson@westminsterco.gov) | 303.658.2098  
4800 West 92nd Avenue, Westminster, CO 80031



**From:** Gary Bland <[garymbland@gmail.com](mailto:garymbland@gmail.com)>

**Sent:** Wednesday, June 26, 2024 4:06 PM

**To:** McConnell, John <[jmcconne@westminsterco.gov](mailto:jmcconne@westminsterco.gov)>; Johnson, Amy <[ajohnson@westminsterco.gov](mailto:ajohnson@westminsterco.gov)>

**Subject:** [EXTERNAL] Info on Current Zoning Carl Zerger

Gary Bland here with a simple question.

Can you please provide me with the specific details on the zoning classification currently on Carl Zerger Property?

Can you also provide the specifications of Low Density Housing per Westminster City codes and regulations?

Can you provide me with the Plot Number with regards to Property Filing on the property?

All these items save me time and your public resources are a better tuned system. I am sure that the information will have encroachments and public utility information on these along with current sewer and water permits to the property.

I am sure that you are able to help me figure out what might be some future permitting processes with regards to what is there.

I learning from what the city code and regulations require and always looking to review and perceive what it is in the end product

Mahalo,

**Gary M. Bland**

**From:** LizAnn Boyle <[lanealing@gmail.com](mailto:lanealing@gmail.com)>

**Sent:** Thursday, June 27, 2024 6:49 AM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** Gary Bland <[garymbland@gmail.com](mailto:garymbland@gmail.com)>

**Subject:** [EXTERNAL] Appeal concept plan Zerger

To whom it may concern:

I oppose and request that Cardel Denver Homes LLC not be permitted approval of rezone for residential low density housing.

Thank you,

Elizabeth Boyle

**From:** ian lettow <[ianlettow@gmail.com](mailto:ianlettow@gmail.com)>

**Sent:** Thursday, June 27, 2024 6:04 AM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** [garymbland@gmail.com](mailto:garymbland@gmail.com)

**Subject:** [EXTERNAL] APPEAL Concept Plan ZERGER

To whom it may concern,

I'm emailing so my voice may be heard. I **oppose and request that Cardel Denver Homes LLC NOT be permitted approval of REZONE for Residential Low Density Housing.**

Thank you for your time.

Ian Lettow

**From:** Lauren Reed <[laureed@gmail.com](mailto:laureed@gmail.com)>

**Sent:** Wednesday, June 26, 2024 7:01 PM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** [garymbland@gmail.com](mailto:garymbland@gmail.com)

**Subject:** [EXTERNAL] APPEAL Concept zone - Zerger

As a concern resident in the attached neighborhood to the proposed Carl Zerger Elementary school concept plan, my household and I appeal the decision to build any residential units, whether homes apartments, or condos, where the Carl Zerger elementary school previously existed. I do not approve of the permitted approval rezone for residential low density housing.

I request my voice be heard and that this email be used as unofficial record to notify government officials.

Thank you,

Lauren & John Fry

**From:** Gamble Linda <[Linda.Gamble@jeffco.k12.co.us](mailto:Linda.Gamble@jeffco.k12.co.us)>

**Sent:** Wednesday, June 26, 2024 6:59 PM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** [garymbland@gmail.com](mailto:garymbland@gmail.com)

**Subject:** [EXTERNAL] APPEAL Concept Plan ZERGER

To Whom it may Concern

I oppose and request that Cardel Denver Homes, LLC not be permitted approval of REDZONE for Residential Low Density Housing and here are my reasons for why:

1. Additional housing will impact the value of existing homes. Expensive homes would increase the already inflated property taxes we pay.
2. New houses move off the market faster than established homes. It is a difficult market right now and several homes in our neighborhood go unsold for a very long time...the new development would hurt our established home market more than it already is.
3. More strain on our water and electric infrastructure, which again will result in higher water and utility bills.
4. This area, "West Westminster" has the lowest crime rate in the city of Westminster. It is an established safe haven, clean and able to be sued by outdoor enthusiasts because of our location to Stanley Lake. More housing, more people, more traffic, means what little wildlife we have here and really enjoy (bald eagles, occasional deer, fox, coyotes even bobcats) would be pushed out of what little space they have now.
5. Increased traffic on an already overused, and very dangerous Independence Drive road. I know this because, even with the flashing lights going at the crosswalks, I have almost been hit now 5 times, people speeding through the flashing lights and not stopping or slamming on their brakes to stop because they are NOT doing the posted speed limit.
6. And last, why when Doral Academy (charter school using the building for at least 3 years) offered Jefferson County full asking price for the building to keep a neighborhood school, they were turned down and then the building was taken off the market. Now in pursuit of the mighty dollar they have sold to a developer that is not what we need in the area.

It is my wish that our voices are not only heard, but actually listened to and then considered. I know that Jeffco has already sold the land to the developer on June 13 (much to my disappointment) that these letters of concern are considered. Thank you for your time

Linda Gamble

92nd Ave Resident

**From:** June Claiborn <[claiborn2@yahoo.com](mailto:claiborn2@yahoo.com)>  
**Sent:** Wednesday, June 26, 2024 5:51 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Subject:** [EXTERNAL] APPEAL concept Plan ZERGER

I have owned and lived at 92 and 93 Avenues for the last 35 years and I strongly oppose and request that Cardel Denver Homes, LLC NOT be permitted approval of REZONE for Residential Low Density Housing.

The proposed project will increase traffic, noise and crime in my neighborhood. This project will also have a negative impact on house values in my neighborhood.

June Claiborn

9192 W92nd Ave.

CO 80021

**From:** Wanda Ford <[wjford5@comcast.net](mailto:wjford5@comcast.net)>  
**Sent:** Wednesday, June 26, 2024 2:57 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** [garymbland@gmail.com](mailto: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.

I have seen what buildings with small number of units have done in Denver (specifically from 38th to 44th and Tennyson St.) and Arvada (on Ralston Road).

The architecture of these homes are most unattractive, does nothing for our neighborhood.

I respectfully ask you to consider what we the people want for our community.

I have lived off Independence Dr. for twenty six years and the traffic has increased substantially, we don't need more traffic with more multi housing.

Thank you for your consideration.

Wanda Ford

9333 W. 92nd Ave

**From:** Julie Buckman <[julieb@dcarterinc.com](mailto:julieb@dcarterinc.com)>

**Sent:** Wednesday, June 26, 2024 2:56 PM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** [garymbland@gmail.com](mailto:garymbland@gmail.com)

**Subject:** [EXTERNAL] APPEAL Concept Plan ZERGER

Hello,

My Voice needs to be heard. I oppose and request that Cardel Denver homes, LLC not be permitted approval of REZONE for Residential Low-Density Housing.

Thank you!

Warm Regards,

Julie Buckman

CARTER INC.

595 S Broadway Suite 113w

Denver, CO 80209

Ph. 303.794.4722

Fax. 303.765.4402

Toll free. 855.843.7896

[www.dcarterinc.com](http://www.dcarterinc.com)

**From:** Phyllis Enders <[pmenders@gmail.com](mailto:pmenders@gmail.com)>

**Sent:** Wednesday, June 26, 2024 2:10 PM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Subject:** [EXTERNAL] APPEAL Concept Plan ZERGER

As a resident nearby to Zerger Elementary, I'd like my voice to be heard. I oppose, and request that Cardel Denver Homes, LLC not be permitted approval of rezone for residential low density housing.

I also question why public comment will not be allowed at the concept plan review on July 1.

Phyllis Enders

**From:** Mike Hawkins <[mcabhawkins@msn.com](mailto:mcabhawkins@msn.com)>  
**Sent:** Wednesday, June 26, 2024 1:28 PM  
**To:** Johnson, Amy <[ajohnson@westminsterco.gov](mailto:ajohnson@westminsterco.gov)>  
**Subject:** [EXTERNAL] Re: APPEAL CONCEPT PLAN ZERGER

Thank you for the information.

---

**From:** Johnson, Amy <[ajohnson@westminsterco.gov](mailto:ajohnson@westminsterco.gov)>  
**Sent:** Wednesday, June 26, 2024 11:57 AM  
**To:** [mcabhawkins@msn.com](mailto:mcabhawkins@msn.com) <[mcabhawkins@msn.com](mailto:mcabhawkins@msn.com)>  
**Subject:** RE: APPEAL CONCEPT PLAN ZERGER

Hi Michael,

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. Kings Mill Park to the south of the former school site would remain. To redevelop the 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.

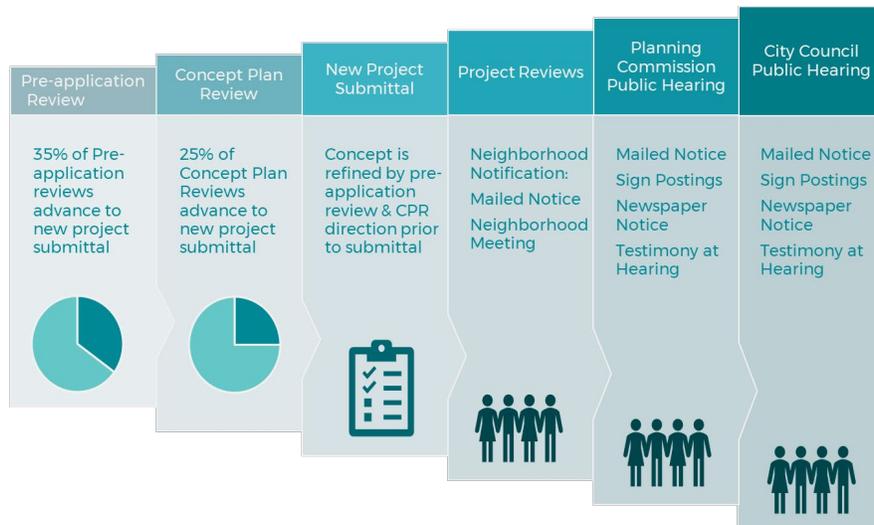
As stated above, the CPR does is not a development application and does not result in an approval. The CPR only requires an applicant presentation of their concept to City Council

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 detailed review by the various staff reviewers at the City, including engineers in Public Works. 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](mailto:ajohnson@westminsterco.gov) | 303.658.2098  
4800 West 92nd Avenue, Westminster, CO 80031

---



**From:** Mike Hawkins <[mcabhawkins@msn.com](mailto:mcabhawkins@msn.com)>  
**Sent:** Tuesday, June 25, 2024 8:43 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** [garymbland@gmail.com](mailto:garymbland@gmail.com)  
**Subject:** [EXTERNAL] APPEAL CONCEPT PLAN ZERGER

I oppose and request that Cardel Denver Homes, LLC not be permitted approval of rezoning for residential low-density housing at the former Zerger Elementary School.

Thank you for your consideration,  
Michael Hawkins  
9313 W. 91st Place  
Westminster, Co 80021

**From:** Sheila Gipp <[sheilagipp@msn.com](mailto:sheilagipp@msn.com)>  
**Sent:** Wednesday, June 26, 2024 11:44 AM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** [garymbland@gmail.com](mailto:garymbland@gmail.com)  
**Subject:** [EXTERNAL] Appeal concept plan Zerger

To whom it may concern,

I am contacting you in regards to the rezoning of the property at Carl Zerger Elementary School. As a resident of Kings Mill neighborhood, we strongly oppose the rezoning of this property for more low-density housing. We bought a home here because we enjoy having a quiet small neighborhood where our children can bike and walk around without the fear of constant vehicle traffic and congestion that would come with adding multiple housing units. We utilize the open space in that area daily and would hate to see it demolished. Please take our views on this matter into consideration when making this decision.

Sincerely,

Sheila Gipp

**From:** CX SvcAccount <[CXSvcAccount@cowestminster.onmicrosoft.com](mailto:CXSvcAccount@cowestminster.onmicrosoft.com)>  
**Sent:** Wednesday, June 26, 2024 12:36 PM  
**To:** Johnson, Amy <[ajohnson@westminsterco.gov](mailto:ajohnson@westminsterco.gov)>  
**Subject:** Voice Message from DAY MAIN MENU Tel: 3038706221

Transcription: Hello, amy david dillman, 303-878-6221. I got your text message and a voice mail, and just wanted to thank you for being so thoughtful. I appreciate it. I will go out to that link

that you provided that you kindly provided and see if I can pull off the information probably on Friday or maybe even over the weekend. So thank you very much. Appreciate your thoughtfulness, bye.

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

**From:** Leda Van Stedum <k9sweethearts@me.com>  
**Sent:** Wednesday, June 26, 2024 12:31 PM  
**To:** Johnson, Amy <ajohnson@westminsterco.gov>  
**Subject:** [EXTERNAL] Re: APPEAL Concept Plan Zerger

I appreciate the information, Amy. Thank you.

On Jun 25, 2024, at 4:12 PM, Johnson, Amy <[ajohnson@westminsterco.gov](mailto:ajohnson@westminsterco.gov)> wrote:

Hi Leda,

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. Kings Mill Park to the south of the former school site would remain. To redevelop the 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:  
<image001.png>

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](mailto:ajohnson@westminsterco.gov) | 303.658.2098  
4800 West 92nd Avenue, Westminster, CO 80031

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

From: Leda Van Stedum <[k9sweethearts@me.com](mailto:k9sweethearts@me.com)>

Sent: Tuesday, June 25, 2024 2:08 PM

To: Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

Cc: [garymbland@gmail.com](mailto:garymbland@gmail.com)

Subject: APPEAL Concept Plan Zerger

I have been a proud citizen of Westminster, Colorado since 1988 and am now in my senior years. I raised my two sons here and have always felt heard and have had quick responses from the city regarding the very few calls I have had to make for police services and city services. Thank you for helping me feel heard and for your quick responses in the past.

I want to go on record that I strongly OPPOSE Cardel Denver Homes, LLC and that they NOT be allowed the approval for rezoning of Residential Low Density Housing at Zerger Elementary School. I am upset that a property so near me is not allowing speakers at the Concept Plan Review. We all need to feel heard and not allowing people to speak certainly worries me as to

why or the possibility that there are political reasons behind it. Therefore I request you read my written appeal.

It is not an opposition to progress that bothers me, it is most of all not feeling heard that upsets me. I have many memories here in the area. Just the other day I saw a mother fox with three baby pups at Zerger. I have walked the parks for many years and I used the entrance to King's Mill Park and Zerger on my street down by the cultisac. I enjoy the incredible view of the Rocky Mountains as I enter the park area on my multiple walks every week. Multi story homes would annihilate the view. I feel there is too much density in the area already and our streets are already overly crowded with cars. This would be another life changer for me and I plead with you to give it some consideration.

Thank you,  
Leda Van Stedum  
9012 Dudley Street  
[k9sweethearts@me.com](mailto:k9sweethearts@me.com)

**From:** MARISA KELLEY <[mhk28@comcast.net](mailto:mhk28@comcast.net)>  
**Sent:** Wednesday, June 26, 2024 10:43 AM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** [garymbland@gmail.com](mailto: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. The current Zerger property could serve our neighborhood and community in better ways such as:

- A community organic food garden
- A senior center
- A dog park
- An actual community center
- Continue to repurpose the Zerger building as it is now being used for law enforcement training or other civic benefits.

Zerger must continue to serve the people of this neighborhood/community and not line the already bulging pockets of a corporation and a non-representative, non-responsive local government.

I am a long time Kings Mill homeowner and live directly across Field Street from the Zerger property. I am all for change as long as it benefits current residents (taxpayers). I have experienced Westminster city water pressure go from robust to anemic with recent unmitigated city wide building. I have seen designated Open Space be sacrificed for corporate interests and the almighty tax dollar.

With the current Zerger Concept plan, I anticipate unnecessary heavy construction, traffic and gentrification for a small piece of land. I wonder when our elected officials are going to represent the people who put you in office.

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

Marisa Kelley

9134 W 90th CT

Westminster, Colorado 80021

From: Shirley Montoya <[samontoya9564@gmail.com](mailto:samontoya9564@gmail.com)>

Sent: Wednesday, June 26, 2024 10:09 AM

To: Planning <[planning@westminsterco.gov](mailto: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.

**From:** Nancy <[nlshepard@comcast.net](mailto:nlshepard@comcast.net)>

**Sent:** Wednesday, June 26, 2024 9:48 AM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Subject:** [EXTERNAL] Zerger School Concept Plan Review

I have lived very close to the Zerger elementary property for almost 25 years now. Our neighborhood density has already risen greatly since I first bought my home in 2000 (definitely more multi-family households in a single house now) and traffic and noise have only gotten worse. It really seems out of place to plop down brand new housing in the middle of an already established older neighborhood regardless of its density. I would like to see other plans considered besides just housing. I am very opposed to this development when I look at the Deer Creek development going on by Cardel Homes. This development is in an area not already fully developed and is surrounded by commercial areas and open space. Our Zerger school site is nothing close to being like this. I am very strongly opposed to this development.

Nancy Shepard

9234 W. 92<sup>nd</sup> Ave.

(303) 335-6295

**From:** Debbie Quintana <[dquintan3@gmail.com](mailto:dquintan3@gmail.com)>

**Sent:** Wednesday, June 26, 2024 9:47 AM

**To:** Gary Bland <[garymbland@gmail.com](mailto:garymbland@gmail.com)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>;  
[planning@cityofwestminster.us](mailto:planning@cityofwestminster.us)

**Subject:** [EXTERNAL] APPEAL Concept Plan Zerger

My name is Debbie Quintana and I live at 9038 Dudley Street, Westminster CO 80021. I have lived here since December of 1999. My home faces the cul de sac where the green belt to Zerger is located.

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

Thank you for hearing me!

Debbie A Quintana

Long Time Resident

**From:** theconfidentmule <theconfidentmule@gmail.com>

**Sent:** Wednesday, June 26, 2024 9:19 AM

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

**Subject:** [EXTERNAL] Re: Zerger Concept Plan

Thank you very much! That is a lot of information and I appreciate you taking the time to respond. Maybe see you on the 1st.

David

On Jun 26, 2024, at 9:09 AM, Johnson, Amy <[ajohnson@westminsterco.gov](mailto:ajohnson@westminsterco.gov)> wrote:

Hi David,

A packet will be posted by tomorrow with all of the agenda materials and attachments at this location: <https://www.westminsterco.gov/agendas>

To share some additional information with you, 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. Kings Mill Park to the south of the former school site would remain. To redevelop the 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

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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](mailto:ajohnson@westminsterco.gov) | 303.658.2098  
4800 West 92nd Avenue, Westminster, CO 80031

**From:** theconfidentmule <[theconfidentmule@gmail.com](mailto:theconfidentmule@gmail.com)>

**Sent:** Tuesday, June 25, 2024 3:42 PM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Subject:** [EXTERNAL] Zerger Concept Plan

Greetings!

Could I get a copy of the materials for the Zerger Concept Review scheduled for July 1 please.

Thanks!

David R Duman

303-870-6221

**From:** cynthia carroll <[cynthiac48@yahoo.com](mailto:cynthiac48@yahoo.com)>

**Sent:** Tuesday, June 25, 2024 5:43 PM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** [garymbland@gmail.com](mailto: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. As a long time resident of the area, I firmly oppose rezoning. Thank you. Cynthia Carroll

**From:** Rylan Thomas <[rylanthomas96@gmail.com](mailto:rylanthomas96@gmail.com)>

**Sent:** Tuesday, June 25, 2024 5:44 PM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** Gary Bland <[garymbland@gmail.com](mailto: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.

**From:** Donovan Knight <[knightdonovan333@gmail.com](mailto:knightdonovan333@gmail.com)>

**Sent:** Tuesday, June 25, 2024 6:22 PM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** Gary Bland <[garymbland@gmail.com](mailto: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. My voice needs to be heard. If you keep allowing stuff like this to happen your youth will be forced out of the only state they know because of corporate greed. Make the right decision.

**From:** Carrie <[kramer.carrie@ymail.com](mailto:kramer.carrie@ymail.com)>

**Sent:** Tuesday, June 25, 2024 6:32 PM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** [garymbland@gmail.com](mailto:garymbland@gmail.com)

**Subject:** [EXTERNAL] Appeal concept plan Zerger

My parents bought this house brand new in 1973- I was a baby. I own it now and feel my voice needs to be heard! I went to Zerger, I know this neighborhood. Building low density housing would be a travesty. I strongly oppose and request that Carddel Denver Homes LLC, NOT be permitted approval of Rezone for residential low density housing!!! Carrie Kramer

**From:** Katherina Carson <[mekata7@yahoo.com](mailto:mekata7@yahoo.com)>

**Sent:** Tuesday, June 25, 2024 6:35 PM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** [garymbland@gmail.com](mailto:garymbland@gmail.com)  
**Subject:** [EXTERNAL] APPEAL Concept plan ZERGER

I appose the request that Cardel Denver Homes, LLC not be permitted approval of REZONE for Residential Low Dentisty Housing

Kat Carson

9300 W 92nd Ave

Westminster, CO 80021

**From:** David Carson <[dbcarsen07@yahoo.com](mailto:dbcarsen07@yahoo.com)>

**Sent:** Tuesday, June 25, 2024 6:37 PM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** [garymbland@gmail.com](mailto:garymbland@gmail.com)

**Subject:** [EXTERNAL] APPEAL Concept plan ZERGER

I appose the request that Cardel Denver Homes, LLC not be permitted approval of REZONE for Residential Low Dentisty Housing

David Carson

9300 W 92nd Ave

Westminster, CO 80021

**From:** cheri healy <[chealy80@gmail.com](mailto:chealy80@gmail.com)>

**Sent:** Tuesday, June 25, 2024 6:40 PM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** Gary Bland <[garymbland@gmail.com](mailto:garymbland@gmail.com)>

**Subject:** [EXTERNAL]

I don't want houses built where Zerger Elementary School is currently located.

**From:** [ebuilt@comcast.net](mailto:ebuilt@comcast.net) <[ebuilt@comcast.net](mailto:ebuilt@comcast.net)>

**Sent:** Tuesday, June 25, 2024 6:52 PM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** [garymbland@gmail.com](mailto:garymbland@gmail.com)

**Subject:** [EXTERNAL] Zerger Elementary Concept Plan

Hello,

My name is Eric Thomas, a Colorado native and 23 year resident next to property known as "Zerger Elementary". I am reaching out to oppose Cardel Homes LLC request to rezone, build "low density housing" or ANY type of dwelling units being built on said property. We are currently living in a heavily populated area that has no need for housing.

Please consider open space or park area. Parks are what make this city a beautiful place to live, give many families in the area a place to truly enjoy being together and quite frankly are why I moved to the location I am at.

I really appreciate you taking into consideration my concerns.

Long time resident,

Eric Thomas

From: Linda Pruneda <[l.pruneda@yahoo.com](mailto:l.pruneda@yahoo.com)>  
Sent: Tuesday, June 25, 2024 8:52 PM  
To: Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
Cc: [garymbland@gmail.com](mailto:garymbland@gmail.com)  
Subject: [EXTERNAL] APPEAL Concept Plan ZERGER

In the matter of the above subject,

Please hear my voice and know that I OPPOSE and request that CARDEL DENVER HOMES,LLC not be permitted approval of REZONE for Residential Low Density Housing.

Thank you,  
Edward and Linda Pruneda  
9032 Dudley St.  
Westminster, Co. 80021

**From:** Cheryie Rogers <[merreej@q.com](mailto:merreej@q.com)>  
**Sent:** Wednesday, June 26, 2024 6:16 AM  
**To:** Planning <[planning@westminsterco.gov](mailto: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

Thank You

Cheryie Rogers  
9072 Garland St

"Long Time Resident"

**From:** cynthia carroll <[cynthiac48@yahoo.com](mailto:cynthiac48@yahoo.com)>  
**Sent:** Tuesday, June 25, 2024 5:40 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** [garymbland@gmail.com](mailto: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. As a long time resident of the area, I firmly oppose this rezoning. Thank you. Cynthia Carroll

**From:** Coya Thomas <[coya2692@gmail.com](mailto:coya2692@gmail.com)>

**Sent:** Tuesday, June 25, 2024 5:15 PM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** [garymbland@gmail.com](mailto:garymbland@gmail.com)

**Subject:** [EXTERNAL] APPEAL Concept Plan ZERGER

To Whom It May Concern:

I have lived directly behind Zerger Elementary for 24 years, and my and the neighbors voices should be heard about what is to be done with this land. **I strongly oppose to the rezoning, and request that Cardel Denver Homes NOT be permitted approval to build residential low density housing.**

We chose our home 24 years ago because of the location to the park and open space, and stand with all our neighbors that this area should be continued to be used for a neighborhood recreation/park area as it always has been. To bring demolition and construction noise and disturbance to our peaceful community is unacceptable, as well as the additional traffic and congestion to the area that more housing would bring.

Thank you for your consideration.

Coya Thomas

8750 W. 90<sup>th</sup> Place

(303) 587-7656

**From:** Johnson, Amy

**Sent:** Tuesday, June 25, 2024 5:03 PM

**To:** [Vandelayarchitect71@outlook.com](mailto:Vandelayarchitect71@outlook.com)

**Subject:** RE: APPEAL Concept plan Carl Zerger Elementary School

Hi Bradley,

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. Kings Mill Park to the south of the former school site would remain. To redevelop the 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

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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](mailto:ajohnson@westminsterco.gov) | 303.658.2098  
4800 West 92nd Avenue, Westminster, CO 80031

---



**From:** Bradley Schmidt <[Vandelayarchitect71@outlook.com](mailto:Vandelayarchitect71@outlook.com)>  
**Sent:** Tuesday, June 25, 2024 3:36 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; [planning@cityofwestminster.gov](mailto:planning@cityofwestminster.gov)  
**Cc:** [garymbland@gmail.com](mailto:garymbland@gmail.com)  
**Subject:** [EXTERNAL] APPEAL Concept plan Carl Zerger Elementary School  
**Importance:** High

Dear COW,

I am writing to formally oppose and request that Cardel Denver Homes, LLC NOT be permitted approval for REZONE for Residential Low-Density Housing on the Zerger school site.

As a Registered Colorado Architect and resident of the Kings Mill neighborhood since 2012, I want to know what other options have been considered for this site. So far, no one in this neighborhood, to my knowledge, has been made aware by your staff of any of potential options for redevelopment, and it is apparent that with **no public comment** allowed at your upcoming July 1<sup>st</sup> meeting, this proposed project seems to be headed for a shoehorn straight towards approval.

Low-density housing or otherwise, may not be the most desirable scenario for this neighborhood in terms of traffic concerns or use of public property such as this old school.

Please set forth an opportunity for community input BEFORE approving ANY such redevelopment of the Zerger Elementary School and surrounding property. You owe it to the surrounding community to hear us out.

Regards,

Bradley A. Schmidt, AIA, NCARB

**From:** Sarah Lettow <[sarah.lettow51@gmail.com](mailto:sarah.lettow51@gmail.com)>  
**Sent:** Tuesday, June 25, 2024 3:45 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** [garymbland@gmail.com](mailto:garymbland@gmail.com)  
**Subject:** [EXTERNAL] APPEAL Concept Plan ZERGER

To whom it may concern,

I'm emailing so my voice may be heard. I **oppose and request that Cardel Denver Homes LLC NOT be permitted approval of REZONE for Residential Low Density Housing.**

Thank you for your time.

Sarah Lettow

From: Mary Lamb <[gmlamb@comcast.net](mailto:gmlamb@comcast.net)>  
Sent: Tuesday, June 25, 2024 4:36 PM  
To: Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
Cc: [garybland@gmail.com](mailto:garybland@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.

-Mary Lamb

From: Xiongmi Lee <[xiongmilee@icloud.com](mailto:xiongmilee@icloud.com)>  
Sent: Tuesday, June 25, 2024 4:28 PM  
To: Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
Cc: [garymbland@gmail.com](mailto: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.

**From:** Fine Lyne <[finelynestills@gmail.com](mailto:finelynestills@gmail.com)>  
**Sent:** Tuesday, June 25, 2024 2:53 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** Gary Bland <[garymbland@gmail.com](mailto:garymbland@gmail.com)>  
**Subject:** [EXTERNAL] Appeal concept plan zerger

To whom it may concern,

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

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

Thank you for your attention.

Sincerely,

Brianna Arias

**From:** Pot Column <[potcolumn@gmail.com](mailto:potcolumn@gmail.com)>  
**Sent:** Tuesday, June 25, 2024 2:51 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** Gary Bland <[garymbland@gmail.com](mailto: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,

Vera Arias

**From:** Taylor Miller <[thelasergal@gmail.com](mailto:thelasergal@gmail.com)>

**Sent:** Tuesday, June 25, 2024 2:49 PM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** Gary Bland <[garymbland@gmail.com](mailto: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,

Maisie Arias

September 8, 2025

Trevor Harlow  
Senior Planner  
Department of Community Services  
4800 W. 92<sup>nd</sup> Avenue  
Westminster, Colorado 80031

Re: Public Hearing and Consideration of an Appeal for an Official Amendment  
for Sheridan Park Filing No. 6A, Block 3, Lot 3

Dear Mr. Harlow:

I want to object to the owner's proposal to erect a fence on the above-referenced property. As an office building owner, I believe it could negatively affect our ownership values within this office park!

Respectfully Submitted Anonymously

---

**Fw: [EXTERNAL] How Many Anti-Fence Letters Are There, I found the Letter McConnell wrote has a False Statement**

---

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

**Date** Mon 9/8/2025 8:12 AM

**To** Kimball, Lindsey <lkimball@westminsterco.gov>; Dorr, Larry <ldorr@westminsterco.gov>; Romine, Adam <aromine@westminsterco.gov>; German, Dave <dgerman@westminsterco.gov>; Harlow, Trevor <tharlow@westminsterco.gov>; Kasza, Jacob <jpkasza@westminsterco.gov>; Garcia, Veronica <rgarcia@westminsterco.gov>; Graham, Greg <ggraham@westminsterco.gov>

FYI. Ronnie, please add this communication to the PC public comment for the case record.

Thanks,  
John

Get [Outlook for iOS](#)

---

**From:** charles margolis <admin@walthertree.com>

**Sent:** Monday, September 8, 2025 7:36 AM

**To:** Harlow, Trevor <tharlow@westminsterco.gov>

**Cc:** mcnelly@westminsterco.gov <mcnelly@westminsterco.gov>; Andrews, Jody <jandrews@westminsterco.gov>; DeMott, David <ddemott@westminsterco.gov>; Ireland, Kristine <kireland@westminsterco.gov>; Carmelia, Claire <ccarmeli@westminsterco.gov>; Nurmela, Sarah <snurmela@westminsterco.gov>; Ezeadi, Obi <oezeadi@westminsterco.gov>; Frankel, David <dfrankel@westminsterco.gov>; McConnell, John <jmcconne@westminsterco.gov>

**Subject:** [EXTERNAL] How Many Anti-Fence Letters Are There, I found the Letter McConnell wrote has a False Statement

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Trevor,

I found that John McConnell wrote up the Denial Letter I mailed to the 440 Neighbors & what he wrote to them is false

That has caused some anti-fence Neighbors who based their view on John McConnell's false statement

I believe that John McConnell may have something like Early Onset Dementia & that he is being mean & also not able to keep track of Projects such as this

I believe that both Dave German & John McConnell should be fired, Trevor

They were mean & horrible through out my application for a fence. I had one Neighbor

storm up to me while posting the sign saying she did not want "Storage" because John McConnell falsely wrote that Denial in a way that reads the fence is to "secure landscaping equipment" when my ODP says "Safety my property"

I then looked up & found that an incident I hears about years ago was less than one mile from my property in a similar small Office Park where 5 people were shot: And there is Westminster Planning refusing Applications for both Public Health & Safety: John McConnell is not professional & when he Denies that Office gets more money: AI calls it a "Bait & Switch" Scam Variant

I believe John McConnell & Dave German behave in such a malicious way b/c in part the Plutonium Pollution in Westminster & that Office should be fixed so Property Owners are not treated so disrespectfully: The Approved Paperwork for that Property says: "improvements" = "fences" & John McConnell placed no weight on that or the fact a Planner said to me that she did "not see a problem with a fence there" only to then have Dave German & John McConnell run a mean & horrible Circus Routine for 8 and 3/4s months -- that I also believe was Discriminatory.

In that 8 and 3/4s months not one time did I say the fence is solely to "secure landscaping equipment" that gives the impression I want a fence to store Big Landscaping Trucks or something, when it is a small 5x4ft lawn equip box that has been broken into 6 times, with my Lawn Mower, 2 Wheel Barrows, Custom Signs, and all my Lawn Equip. stolen: However clearly my Application for the fence is to prevent dog excrement on my property and also prevent thefts & provide for a conducive space for Business: Because John McConnell is Mad over applications for Basic Improvements the Letter I spent 12 hours stuffing into envelopes & labeling was a false Letter by John McConnell that goes along with that mean, horrible & what I believe is discriminatory scam that Dave German & John McConnell have built for their own amusement

Are you seeing how many anti-fence Letters there are: They are based on John McConnell's false statement in that Denial Letter

Regards,

CJ Margolis

---

**FW: [EXTERNAL] Re: How Many Anti-Fence Letters Are There, I found the Letter McConnell wrote has a False Statement**

---

**From** McConnell, John <jmcconne@westminsterco.gov>  
**Date** Mon 9/8/2025 3:02 PM  
**To** Garcia, Veronica <rgarcia@westminsterco.gov>

For PC record please.

**John McConnell, AICP**

**Planning Manager**

City of Westminster | Community Services Department  
[jmcconne@westminsterco.gov](mailto:jmcconne@westminsterco.gov) | 303.968.7033  
4800 West 92nd Avenue, Westminster, CO 80031



---

**From:** charles margolis <admin@walthertree.com>  
**Sent:** Monday, September 8, 2025 2:23 PM  
**To:** Harlow, Trevor <tharlow@westminsterco.gov>  
**Cc:** mcnally@westminsterco.gov; Andrews, Jody <jandrews@westminsterco.gov>; DeMott, David <ddemott@westminsterco.gov>; Ireland, Kristine <kireland@westminsterco.gov>; Carmelia, Claire <ccarmeli@westminsterco.gov>; Nurmela, Sarah <snurmela@westminsterco.gov>; Ezeadi, Obi <oezeadi@westminsterco.gov>; Frankel, David <dfrankel@westminsterco.gov>; McConnell, John <jmcconne@westminsterco.gov>  
**Subject:** [EXTERNAL] Re: How Many Anti-Fence Letters Are There, I found the Letter McConnell wrote has a False Statement

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

And again copying the above onto the Social Media for my fence: @westminstercolo on x.com



•  @westminstercolo · Sep 8

\$FCOIX \$FCOZX \$FRCOX \$FCOQX \$FKT

\$COTAX \$TRMB \$BAESY \$MTN \$WMT

@Hickenlooper @MandyforCO @Shanno

Cc: mcnally@westminsterco.gov, Jody Andrews, David DeMott, Kristine Ireland, Claire Carmel and 4 more...

Jody has his assistant do most of the work, it was my experience & Dave & John have

I strongly recommend Westminister fix the City Offices so they don't run mean & horrible  
I recommend firing Jody Andrews, Dave German & John McConnell & promote the Emp  
them while they run scams & are disrespectful & deceptive

Again: Jody was deceptive when Mayor McNally forwarded my original question: Jod  
tax & did not mention Westminister voted in favor for Marijuana Businesses

I explained while I support that I'd buy the property & keep it for other approved uses s  
endure that mean & horrible 8 months Circus Routine from Dave & German where they  
Planner said she did "not see a problem with a fence there" right before I did the Simult  
on that

Dave & John then were malicious in their running of that Bait & Switch scam on me: I  
something a Planner told me she did "not see a problem with a fence there"

& Dave & John disregarded entirely Health Factors & Safety factors: When like I said I  
violent & tragic Road Rage in an Office Park was less than a mile from my property

Dave & John should be fired they are behaving like malicious scammers & both behave  
Conditions that are not entirely their fault: Still as it is that Department allows Dave & J  
Over a fence

A fence on my property that: The Original Paperwork says: "customary" "fences" & th  
that was & still gets covered in dog excrement

I've explained that is a severe Health Hazard & both the Council & Planning simply coul  
that's supposed to be a part of Planning: However instead there's more money elsew

I explained I'm allergic to the mail: There they had me do 12 hours of mail handling & s  
dog excrement still after I cleaned it up & put up signs, still dog excrement all over the l  
the sign I was in proximity to that & was sickened for around 12 hours when I got back

My intent is to clean up & maintain the property so it is not a Health Hazard & a fence is  
the property while still allowing Dog Walking on all 4 sides of the property: As well is m  
developed in the future for business

I realize you all know by now my opinion. What I'm seeing is because of John McConr  
crafted Denial Letter I'm getting anti-fence letters & Trevor is not letting me know how n  
used Trevor & is using Trevor for the mean & horrible scam that he & Dave are running it  
being mean & horrible: Over a fence b/c when they deny the Applications that Dept th  
not doing anything on Health Factors. That is not right & that is dangerous. Mishi

not placing any weight on Health Factors: That is not right & that is disgusting: Neigh  
Health Conditions b/c City Planning is running scams instead of running professionally

Again I will emphasize my opinion is Dave & John's behavior is worsened by the Pluton  
fault: However there is no call for that Office to be running Bait & Switch scams & mos  
commonly remedy that by firing those Employees

On Monday, September 8, 2025, 03:20:06 PM CDT, charles margolis <[admin@walthertree.com](mailto:admin@walthertree.com)> wrote:

Jody has his assistant do most of the work, it was my experience & Dave & John have their assistant do most of the work

I strongly recommend Westminster fix the City Offices so they don't run mean & horrible scams &  
I recommend firing Jody Andrews, Dave German & John McConnell & promote the Employees they have do the work for them while they run scams  
& are disrespectful & deceptive

Again: Jody was deceptive when Mayor McNally forwarded my original question: Jody said Westminster voted against a tax & did not mention  
Westminster voted in favor for Marijuana Businesses

I explained while I support that I'd buy the property & keep it for other approved uses such as Medical Technology: Only to endure that mean &  
horrible 8 months Circus Routine from Dave & German where they placed no weight on the fact a Planner said she did "not see a problem with a  
fence there" right before I did the Simultaneous Swap for this property based on that

Dave & John then were malicious in their running of that Bait & Switch scam on me: I was told I needed to apply for something a Planner told me  
she did "not see a problem with a fence there"

& Dave & John disregarded entirely Health Factors & Safety factors: When like I said I now recently found that significantly violent & tragic Road  
Rage in an Office Park was less than a mile from my property

Dave & John should be fired they are behaving like malicious scammers & both behave as tho they have some Health Conditions that are not  
entirely their fault: Still as it is that Department allows Dave & John to run mean. & horrible scams: Over a fence

A fence on my property that: The Original Paperwork says: "customary" "fences" & then says "improvements" = "fences" that was & still gets  
covered in dog excrement

I've explained that is a severe Health Hazard & both the Council & Planning simply could not possibly care less on this & that's supposed to be a  
part of Planning: However instead there's more money elsewhere so that is being prioritized

I explained I'm allergic to the mail: There they had me do 12 hours of mail handling & also I explained the Lot is covered in dog excrement still after  
I cleaned it up & put up signs, still dog excrement all over the Lot & while I spent 3 hours posting the sign I was in proximity to that & was sickened  
for around 12 hours when I got back that day

My intent is to clean up & maintain the property so it is not a Health Hazard & a fence is what does that for the majority of the property while still  
allowing Dog Walking on all 4 sides of the property: As well is more conducive for the property being developed in the future for business

I realize you all know by now my opinion. What I'm seeing is because of John McConnell's falsely  
crafted Denial Letter I'm getting anti-fence letters & Trevor is not letting me know how many there are: John McConnell has used Trevor & is using  
Trevor for the mean & horrible scam that he & Dave are running in my opinion: Dave & John are being mean & horrible: Over a fence b/c when  
they deny the Applications that Dept then gets more money & also they are not placing any weight on Health Factors: That is not right & that is  
disgusting: Neighbors in Westminster should not have Health Conditions b/c City Planning is running scams instead of running professionally

Again I will emphasize my opinion is Dave & John's behavior is worsened by the Plutonium Pollution: Obviously not their fault: However there is no  
call for that Office to be running Bait & Switch scams & most Businesses / Municipalities would commonly remedy that by firing those Employees

Regards,

CJ Margolis

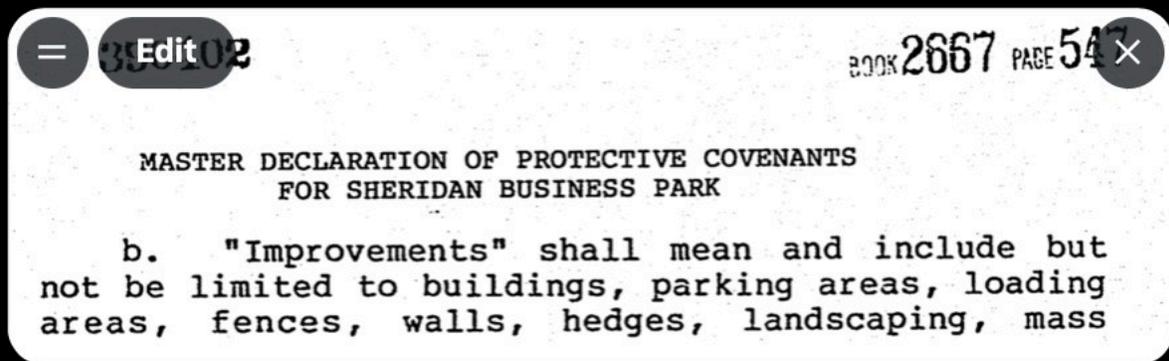
On Monday, September 8, 2025, 03:03:43 PM CDT, charles margolis <[admin@walthertree.com](mailto:admin@walthertree.com)> wrote:

Here's an excerpt from the most recent Post for the Social Media channel for my Fence: @westminstercolo on x.com

Westminster City Planning's prioritization of for-profit-scams over Public Health cause severe Health Conditions it does appear: Planning places no weight on proper Plutonium Pollution handling & News reports severe uncommon birth defects & Westminster City Planning & some of the Council behave & communicate or don't as tho they could not possibly care less|

\$FCOIX \$FCOZX \$FRCOX \$FCOQX \$FKTLX \$FCOTX  
\$COTYX \$COTCX \$COTAX \$TRMB \$BAESY \$MTN  
\$WMT

@sundancefest  
@SenatorBennet  
@Hickenlooper  
@MandyforCO  
@ShannonBird4CO



On Monday, September 8, 2025, 10:46:03 AM CDT, charles margolis <[admin@walthertree.com](mailto:admin@walthertree.com)> wrote:

Copying this onto the Colorado Investor Community, Corporations & Neighbors then because I'm not hearing back

For over 8 months I explained that Lot was a Trash Heap covered in Dog Excrement & a fence fixes that & there are anti-fence Neighbors who have told me the reason why is the False Letter from John McConnell that falsely states the purpose of my Fence is to solely "secure landscaping equipment"



@westminstercolo

\$FCOIX \$FCOZX \$FRCOX \$FCOQX \$FKTLX \$FCOTX \$C  
\$COTAX \$TRMB \$BAESY \$MTN \$WMT

To: Trevor Harlow

Cc: mcnally@westminsterco.gov, Jody Andrews, David DeMott, Kristine Ireland, Claire Carmelia

Trevor,

I found that John McConnell wrote up the Denial Letter I mailed to the 440 Neighbors I wrote to them is false

That has caused some anti-fence Neighbors who based their view on John McConnell statement

I believe that John McConnell may have something like Early Onset Dementia & that he is mean & also not able to keep track of Projects such as this

I believe that both Dave German & John McConnell should be fired, Trevor

They were mean & horrible through out my application for a fence. I had one Neighbor storm up to me while posting the sign saying she did not want "Storage" because John falsely wrote that Denial in a way that reads the fence is to "secure landscaping equipment my ODP says "Safety my property"

I then looked up & found that an incident I heard about years ago was less than one mile from my property in a similar small Office Park where 5 people were shot: And there is Westminister refusing Applications for both Public Health & Safety: John McConnell is not professional he Denies that Office gets more money: Al calls it a "Bait & Switch" Scam Variant

I believe John McConnell & Dave German behave in such a malicious way b/c in part that they cause Pollution in Westminster & that Office should be fixed so Property Owners are not treated disrespectfully: The Approved Paperwork for that Property says: "improvements" = John McConnell placed no weight on that or the fact a Planner said to me that she did not want a fence there" only to then have Dave German & John McConnell run a mean & horrible application for 8 and 3/4s months -- that I also believe was Discriminatory.

In that 8 and 3/4s months not one time did I say the fence is solely to "secure landscaping equipment" it gives the impression I want a fence to store Big Landscaping Trucks or something, which I have a lawn equip box that has been broken into 6 times, with my Lawn Mower, 2 Wheel Barrows and all my Lawn Equip. stolen: However clearly my Application for the fence is to protect my property and also prevent thefts & provide for a conducive space for Business: Because I am Mad over applications for Basic Improvements the Letter I spent 12 hours stuffing in was a false Letter by John McConnell that goes along with that mean, horrible & what.

scam that Dave German & John McConnell have built for their own amusement

Are you seeing how many anti-fence Letters there are: They are based on John McConnell in that Denial Letter

On Monday, September 8, 2025, 08:36:40 AM CDT, charles margolis <[admin@walthertree.com](mailto:admin@walthertree.com)> wrote:

Trevor,

I found that John McConnell wrote up the Denial Letter I mailed to the 440 Neighbors & what he wrote to them is false

That has caused some anti-fence Neighbors who based their view on John McConnell's false statement

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I then looked up & found that an incident I hears about years ago was less than one mile from my property in a similar small Office Park where 5 people were shot: And there is Westminster Planning refusing Applications for both Public Health & Safety: John McConnell is not professional & when he Denies that Office gets more money: AI calls it a "Bait & Switch" Scam Variant

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Are you seeing how many anti-fence Letters there are: They are based on John McConnell's false statement in that Denial Letter

Regards,

CJ Margolis

Dear Westminster Neighbors,

August 12, 2025

I bought a 0.85 Acre Lot in October of 2024: I could not take 3 steps on to the Property In the Sheridan Business Park because there was Dog Excrement & 50+ years of trash on the Property, however I thought if it were cleaned up & had a fence it'd be a lot better for that Park & the neighboring homes, and a fine investment

I called the County & explained that & they said I could have a fence on a Vacant Lot however had to call Westminster City Planning:

I called that Office, & after a couple days was transferred to a Planner & I explained I was looking at that Property, wanted to fence it in b/c it was covered in trash & was a Health Hazard: The Planner I spoke to said she did "not see a problem with a fence there" however it would need to be applied for: I bought the property based on that however then heard from the 2 Employees who handle Applications who denied it after 8 & three-quarters months from my original Request, after those 2 Employees did 2 hours or so of work on my Request

insert below is excerpt from email from Dave German with Westminster City Planning:

I don't mind designating an area outside the fence for dog walking  
*The City does not require allowances for dog walking on private  
Pedestrians (and their dogs) would be able to use the public sidewalk,  
but do not need to be given access to the remainder*

When in this Letter I copied 2 Lots with fences, one in a completed business area that's 4 sided:

When my Design provides room for dog-walking all

around the fence: Dave German & John McConnell never replied to the Health Factor, that my Property was covered, every sq. ft. in dog excrement & trash & other waste such as human excrement & toilet paper & undergarments:

City Planning responds & ignores the subject of the Health Fact & instead says effectively 'dog walking is allowed anywhere' & then dragged my Request on for 8 & 3/4s months **denying** it when that's tantamount to saying I have to pick up after all the Neighborhood's dogs — After Westminster City Planning first told me they did "not see a problem with a fence there" — because when Westminster City Planning denies they then get more money: The scam Westminster City Planning runs on Property Owners over fees reflects poorly on all the Plan Commissioners:

Westminster City Planning & the Council have been very mean to me over my Request for a fence — that is part of a scam routine that City Planning puts on & the Council supports

The Planner said she did "not see a problem with a fence there" however I would need to apply

I was then surprised, the 2 Westminster Planning Employees that then handle those requests took 8 and 3/4s months to deny my Request & Application for a fence on my Property: Dave German's first correspondence to me after I had spoke with the Planner who said she did "not see a problem with a fence there" was surprising because I had explained & written in response to him that the lot was covered in dog excrement, every square foot of the Lot, & decades of trash: Dave wrote back 'dog walking is allowed anywhere'

& I then looked up City Code to find that dog excrement is specifically not: Dave German never replied to that

It seems to be similar to a Bait & Switch scam after I put that info into an A.I. Search & that A.I. Search said that was a “Bait & Switch” type scenario

Now there’s this Public Hearing and 4 weeks **after** I had asked to speak to the Chairman of Planning’s James Boschert’s Office: After 4 weeks & after I’ve spoke with some of the Commissioners, now Planning told me the Plan Commissioners are subject to “ex parte” communication rules:

After review of this application, it was determined that the proposed fence design and location is not appropriate to the context of the existing development and therefore does not meet the criteria in 11-5-15, W.M.C, which requires that “the plan is compatible and harmonious with existing public and private development in the surrounding area.”

It is uncommon for perimeter fences to be approved when not part of a full development plan. However, the city may consider the introduction of a perimeter fence design and location for this vacant, undeveloped lot if it was a commercial-grade metal fence, which is most common in non-residential developments in Westminster. Additionally, the application proposes placing the fence interior to the property line, rather than along the perimeter. Fence placement is required to be along the perimeter of property lines to create a consistent urban design character between adjacent properties.

CITY OF WESTMINSTER      4800 West 92nd Avenue      P 303-658-2400  
Department of Community      Westminster, Colorado 80031      www.westminsterco.gov  
Services

*[excerpt of Westminster City Planning’s Denial]*

Says “uncommon for perimeter fences to be approved” when their very Planning Department: One of the very few Planners first told me she did “not see a problem with a fence there” on this specific property: And as I have pasted into this letter: Numerous Vacant Lots in Westminster have fences

When according to some A.I. Search: if Planning is using that “ex parte” they were supposed to inform me **before** & that can be one supporting reason for overturning Planning’s denial of the fence

*[Westminster City Planning told me about “ex parte” after I spoke to them as if I was to blame for not knowing something that according to my Searches they were supposed to first tell me: Ex Parte means they are supposed to not get communication from the interested parties: However they [the Commissioners I spoke to] did not know that & tell me & I was not told that & only after weeks did Westminster City Planning explain that & Westminster City Planning made that sound like I was risking my Hearing when then I looked it up to find that it was Planning that was supposed to have explained that & they did not: However still they blame the Property Owner for Planning’s own errors while Planning runs Routines that are*



similar to scams on Owners that disregard health factors & disregard Owners & Neighbors' Health ]

The Westminster City Planning first told me they did "not see a problem with a fence there" & then Dave German & John McConnell ignored every one of the Facts I brought to their attention:

1. That the Original Approved Master Covenant for the Property says **"fences" are "customary" & does not specify material of fence:** I want wood & Planning demands "metal" however simultaneously now says they wouldn't approve that either:

BOOK 2667 PAGE 551

other customary landscape treatment for the entire site, including fences, walls and screening. All

In the denial John McConnell says 'perimeter only' for **"urban character"** when my approved paperwork from 1982 for that Property specifically says **"residential character"**

placing the fence interior to the property line, rather than along the perimeter. Fence placement is required to be along the perimeter of property lines to create a consistent urban design character between adjacent properties.

CITY OF WESTMINSTER  
Department of Community Services  
4800 West 92nd Avenue  
Westminster, Colorado 80031  
P 303-658-2400  
www.westminsterco.gov

WOLFF\_1982\_MASTER\_DECLARATION.pdf  
Page 4 of 23

residential

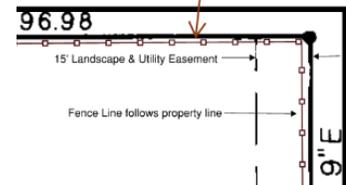
Search Rank Page Order

5. Design: All buildings and improvements shall be designed to reflect a residential character on the property; i.e. a softer design than is characteristic of most business parks, with limited use of single plane walls and higher use of balconies, patios, angled roofs, and natural materials.

Also I have read that **because I have easements on the South & East a fence should not encompass those** as my design allows:

Westminster City Planning sent me 3 times a Map demanding 'perimeter-only' fence with a Line on the 185 foot wood fence already on my property: at right: The vertical dotted line is on top of the 185 ft wood fence already there: A New Fence can not be built overlapping the fence already there

2) Fence line should follow property line. Please show planned location of entry gates. See next sheet for further details.

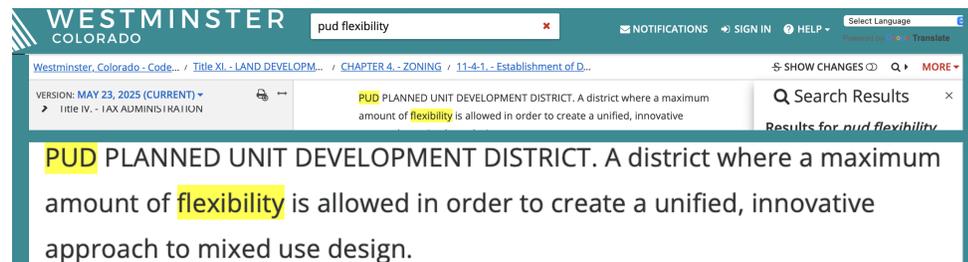


Each time I ask why, as each time neither of the 2 Employees Dave

or John would reply to that question

## 2. My Zoning says “maximum amount of flexibility” for design

[insert photo of the Westminister Code for PUD Zoning: My Vacant Lot is a PUD]



Westminister City Planning Is demanding instead what would make them more: They demand “walkways” & “building” when I had explained originally I am keeping my property a Vacant Lot & want a fence:

It’s simply surprising to see Westminister Council support Westminister City Planning’s Routine they are pulling: When that is akin to demanding that Lots nearby Offices & Homes be prevented from stopping them from being atrocious Health Hazards when the allowed Basic Improvements fix that: However, when they deny they get more money: So my experience was Westminister City Planning put on a mean & horrible Circus Routine at me over my Request & Application for that basic improvement: Their own small Department first told me they did “not see a problem with a fence there”

Instead of allowing what the Resources like Zoning & **Approved Covenants / Plans** [terminology changed from 1982-now such as Covenants / Plans, Official Design Plans “ODP”] — So instead of allowing Basic Improvements that are allowed, Planning Commission demands what would make them the most money, regardless of Public Health

My Property is in Sheridan Business Park & there’s some increased Pollution from Rocky Flats:

Westminister City Planning demands “metal” when I want “wood fence” and Metal is known to become a “secondary source of radiation” according to A.I. Searches on the subject such as Google & X.com Artificial Intel Searches

**Wood**, instead “**shields**” from that sort of Pollution according to those A.I. Searches

**For 8 and 3/4 months I explained to Dave German & John McConnell & the City Council** that I read Medical Research regularly as I lived & worked at a small hospital by family built in the late 1950s in Indiana: Then my family built a Medical Research Institute from that Hospital that I worked at & volunteered for, for many years

The fact my Property was littered with Dog Excrement & also Human Excrement, Toilet Paper, Undergarments: 50+ years of trash: However specifically all that Dog Excrement & the Westminister City Code says the same [that that’s a Health Hazard]: Well I have read Medical Research that explains that’s a source of COVID b/c the main binding receptor of COVID is in all Cells however most concentrated in the Small Intestines:

Then also Metal poses a problem next to that because metal becomes a “secondary source of radiation” from 1. Higher Altitude has some extra radiation & then 2. Rocky Flats: Radiation

increases Furin Expression & SARS-CoV-2 has a “double furin cleavage” that many believe was inserted in a Lab [Furin is a “Polyprotein Convertase” that most people have never heard, however is an important Process that COVID interferes with & that can cause some severe Conditions]

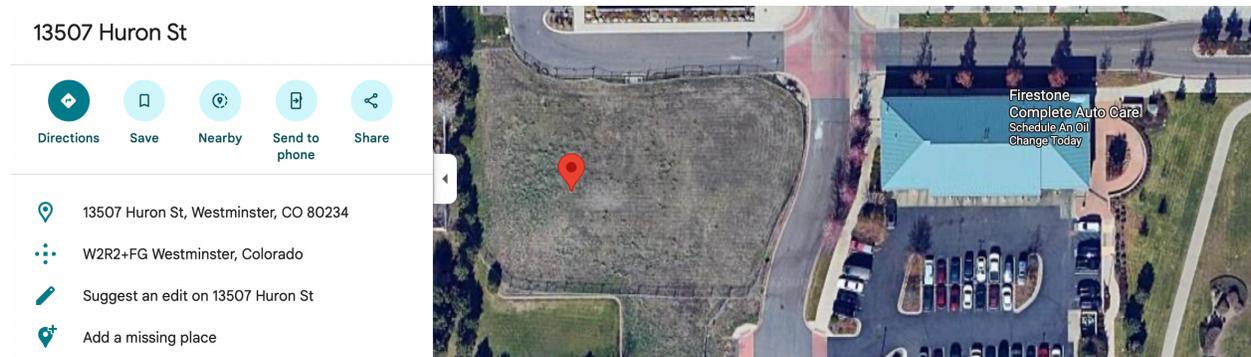
So having a metal fence that’s in a Rocky Flats pollution zone & also next to all that dog excrement creates a Health Hazard that many might not realize: That I notice because I have been reading up on COVID since that 1st was reported in the News & also I had a severe side effect for 2 years after the COVID vaccine at Wal-Mart in Bradburn, Broomfield

I have also since seen Listings for Vacant Lots in Westminster that have Wood Fence & also 4 sided fences in otherwise completed Business Areas: Westminster City Planning’s John McConnell during our Zoom Meeting had said that a fence in a completed business area is, basically unheard of, is what he indicated to me: When the fact is they are common however it makes that Department more money if they put on that Routine to Owners

This Vacant Lot [pictured to right] currently up for sale has a four sided fence that is not the type that City Planning demands I apply for [this one has **wire** fence, not “**wrought iron**” as Planning demands] when there are 4 sided fence in otherwise completed business areas here:



Contrary to Westminister’s treatment of my request where the Employee in charge John McConnell said during our Zoom Meeting a fence in an otherwise completed business area is unheard of: When in fact it’s very common: Westminister makes more in fees when they deny & they make up some of the supporting reasons for that to go along with a Routine that is very much like a scam again Property Owners making Requests for basic improvements [ this is the same property as in the previous Listing with the 4 sided fence, that is next to another four sided fence to the South of it



certain settings metal is adverse to Public Health & Wood is not] that also Planning tells me they wouldn’t approve anyways

I went to Rhode Island School of Design in Providence Rhode Island & spent around 2 months putting the design for my property together before I bought the Lot: The fence I designed allows any of the approved uses of that Property & also prevents it from turning back into a Health Hazard



Here is one Lot in Westminster with **wood** [pictured above]

Next to the Parking Lot that wood helps Absorb the Car Exhaust: I have next door parking & a sewer easement & I want wood for that purpose & the fence I submitted provides space from the sewer easement

Then also there are not other metal fences in the Business Park where my Property is: There Is Horizontal Wood that is 4.5ft two doors up from my Property that's not on the perimeter of that neighboring Property in the same Business Park [ insert photo of the wood fence 2 doors up from my Property: Both my Property & this Property are in the Sheridan Business Park]



When I had a Zoom Meeting with Dave

German & John McConnell I explained that & John said he thought that was an Air Conditioner Cover however I wrote back that it is not after I was there & looked at it & saw that it is not: John never replied & Dave & John would not reply to other basic questions I had, over that 8 & 3/4s months from when I first Requested the fence

My opinion is that Westminster City Planning should optimize & improve the process for Basic Improvements

As well I've had around \$1000 of Lawn Equipment stolen & my lawn supplies' Lock broken Into 5 times: So new Locks, shovel, rake, wheel barrow, custom printed signs, bags of dirt, other garden tools all stolen

As well there's discriminatory graffiti at entrance to that Business Park & I've seen a vehicle with its back window smashed in that Business Park: A fence secures my property &

I designed it so there is ample room for dog walking on the North, West, East & South side of the fence: so that the Exterior of the fence can be common area & the interior can be secured & kept up better & not littered with dog excrement & trash  
If there's discriminatory graffiti & I've had 5 break-ins on my Vacant Lot, the fact is the thieves, some % of the time have weapons & a fence safeties my property more from that: My fence proposal has Solar Lights & I intend on having Security on each of the 2 doors & gate, such as 3G or 5G 24/7 wireless video security with motion detection

I am surprised Westminster City Planning dragged my Request on for so long & then denied it in a way that has some similarities to "Bait & Switch" especially when I was explaining those Health Factors: I would have thought that after explaining the Condition of the Property to Planning Department before I bought it & a Planner saying she did "not see a problem with a fence there" in response to me explaining the property was covered in animal-waste, & trash & explaining it was a Health Hazard until I cleaned it up from that trash heap that the Request / Application would have been processed with regard to the fact there's that factor:

Instead it took 8 and three-quarters months for Planning to deny that & they wouldn't reply at all to any of those Health Factors or reply at all to the photo of the wood fence 2 doors up from my Property while Planning demanded "metal only" "perimeter only" & also "walk ways" "building" when I explained originally I am keeping it a Vacant Lot:

They demanded not what is a Requirement, they demanded what makes that Office the most money. Claiming that's the only Possibility when I was told & the approved Paperwork says

390402

BOOK 2667 PAGE 547

MASTER DECLARATION OF PROTECTIVE COVENANTS  
FOR SHERIDAN BUSINESS PARK

b. "Improvements" shall mean and include but not be limited to buildings, parking areas, loading areas, fences, walls, hedges, landscaping, mass

Basic Improvements are allowed & it does not have to be a Full Official Design Plan with "walkways" "building", the approved Paperwork says that's one type of Application & Owners are also allowed "improvements" such as basic improvements

[excerpt from the approved Paperwork that goes with my Property, from 1982]

The Fence I've applied for that John McConnell denied protects that Property & enhances that Business Park & stops that Lot from turning back into a Trash Heap covered in fecal-waste & also dog urine:

The Neighbors, nor I, nor anyone working on my Lot should have to breathe such polluted air that can cause very severe infections & a fence accomplishes the Prevention of that Health Hazard Condition that this Vacant Lot was in:

John McConnell's denial claimed the fence wouldn't be "harmonious" when for months I explained that Lot was a trash heap & was a Health Hazard:

My opinion is Westminster should not run scams on Property Owners & should place Public Health as a priority over scams-over-fees

And that is what I experienced from Westminster City Planning, much to my surprise. I did not at all think a Planner saying she did "not see problem with a fence there" meant 8 & 3/4s months of Westminster City Planning ignoring my questions, & they put on an angry protest at me over my fence, only to then deny the fence & cause me to spend more in fees



**[EXTERNAL] MARGOLIS PUBLIC COM 1 OF 2**

---

**From** charles margolis <admin@walthertree.com>

**Date** Tue 9/9/2025 6:28 AM

**To** PCPubComm <pcpubcomm@westminsterco.gov>

**Cc** mcnally@westminsterco.gov <mcnally@westminsterco.gov>; Andrews, Jody <jandrews@westminsterco.gov>; McConnell, John <jmcconne@westminsterco.gov>; Hott, Amber <ahott@westminsterco.gov>; Ezeadi, Obi <oezeadi@westminsterco.gov>; Carmelia, Claire <ccarmeli@westminsterco.gov>; Ireland, Kristine <kireland@westminsterco.gov>; DeMott, David <ddemott@westminsterco.gov>; Nurmela, Sarah <snurmela@westminsterco.gov>

 1 attachment (14 MB)

MARGOLIS-PUBLIC-COM-1.pages;

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**THE LETTER NEEDS TO BE SENT AS TWO EMAILS B/C IT'S BIGGER THAN THE FILE SIZE MAXIMUM**

**THIS IS THE LETTER I WROTE AFTER SEEING 2 VACANT LOTS UP FOR SALE IN WESTMINSTER THAT BOTH HAVE FENCES: ONE IS WOOD & THE OTHER IS 2 FENCES SIDE BY SIDE, ON A VACANT LOT THAT IS IN AN OTHERWISE COMPLETED BUSINESS AREA**

---

[EXTERNAL] Re: MARGOLIS PUBLIC COM 1 OF 2

---

From charles margolis <admin@walthertree.com>

Date Tue 9/9/2025 6:37 AM

To PCPubComm <pcpubcomm@westminsterco.gov>

Cc mcnally@westminsterco.gov <mcnally@westminsterco.gov>; Andrews, Jody <jandrews@westminsterco.gov>; McConnell, John <jmcconne@westminsterco.gov>; Hott, Amber <ahott@westminsterco.gov>; Ezeadi, Obi <oezeadi@westminsterco.gov>; Carmelia, Claire <ccarmeli@westminsterco.gov>; Ireland, Kristine <kireland@westminsterco.gov>; DeMott, David <ddemott@westminsterco.gov>; Nurmela, Sarah <snurmela@westminsterco.gov>

 1 attachment (11 MB)

MARGOLIS-PUB-LETTER-3-OF-3.pages;

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3 OF 3

On Tuesday, September 9, 2025 at 07:34:37 AM CDT, charles margolis <admin@walthertree.com> wrote:

THIS IS THE SECOND HALF OF THE LETTER: OR RATHER 2 OF 3 AS I NEED TO DIVIDE IT AGAIN B/C OF THE FILE SIZE

JOHN MCCONNELL CLAIMED DURING OUR ZOOM MEETING THAT: ITS BASICALLY UNHEARD OF TO HAVE A FENCE IN AN OTHERWISE COMPLETED BUSINESS PARK

THAT IS SIMPLY NOT TRUE: THEN JOHN NEVER REPLIED WHEN I SEND HIM A PHOTO OF A LONG IDENTICAL HORIZONTAL WOOD FENCE IN THE SAME BUSINESS PARK THATS 2 DOORS UP FROM MY PROPERTY: JOHN MCCONNELL FALSELY CLAIMED THAT WAS 'PROBABLY AN AIR CONDITIONER COVER' WHEN IT IS NOT & THEN HE NEVER REPLIED FOR MONTHS & WOULD NOT REPLY TO OTHER BASIC QUESTIONS: JOHN MCCONNELL & DAVE GERMAN RUN THAT OFFICE IN A WAY THAT I CALL: A MEAN & HORRIBLE SCAM: I WAS FIRST TOLD BY A PLANNER ON THE DAY I DID A SIMULTANEOUS SWAP FOR THIS PROPERTY [ THAT WAS NOT A 1031 ] THAT SHE DID "NOT SEE A PROBLEM WITH A FENCE THERE" ON THIS VACANT LOT: THEN DAVE & JOHN DRAGGED MY REQUEST ON FOR OVER 8 MONTHS & THEY THEN ANGRILY DENIED IT: SIMILAR TO A "BAIT & SWITCH" SCAM

On Tuesday, September 9, 2025 at 07:27:55 AM CDT, charles margolis <admin@walthertree.com> wrote:

THE LETTER NEEDS TO BE SENT AS TWO EMAILS B/C IT'S BIGGER THAN THE

FILE SIZE MAXIMUM

THIS IS THE LETTER I WROTE AFTER SEEING 2 VACANT LOTS UP FOR SALE IN WESTMINSTER THAT BOTH HAVE FENCES: ONE IS WOOD & THE OTHER IS 2 FENCES SIDE BY SIDE, ON A VACANT LOT THAT IS IN AN OTHERWISE COMPLETED BUSINESS AREA

**[EXTERNAL] MARGOLIS LETTER 9/9/25**

---

**From** charles margolis <admin@walthertree.com>

**Date** Tue 9/9/2025 6:41 AM

**To** PCPubComm <pcpubcomm@westminsterco.gov>

**Cc** Andrews, Jody <jandrews@westminsterco.gov>; mcally@westminsterco.gov <mcally@westminsterco.gov>; McConnell, John <jmcconne@westminsterco.gov>; Ezeadi, Obi <oezeadi@westminsterco.gov>; Ireland, Kristine <kireland@westminsterco.gov>; Hott, Amber <ahott@westminsterco.gov>; Nurmela, Sarah <snurmela@westminsterco.gov>; Carmelia, Claire <ccarmeli@westminsterco.gov>

 1 attachment (1 MB)

MARGOLIS-LETTER-P1.pages;

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**THIS NEEDS TO BE SENT ONE BY ONE B/C OF THE FILE SIZE, IT'S 7 PAGES**

---

**[EXTERNAL] Re: MARGOLIS LETTER 9/9/25**

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**From** charles margolis <admin@walthertree.com>

**Date** Tue 9/9/2025 7:21 AM

**To** PCPubComm <pcpubcomm@westminsterco.gov>

**Cc** Andrews, Jody <jandrews@westminsterco.gov>; mcnally@westminsterco.gov <mcnally@westminsterco.gov>; McConnell, John <jmcconne@westminsterco.gov>; Ezeadi, Obi <oezeadi@westminsterco.gov>; Ireland, Kristine <kireland@westminsterco.gov>; Hott, Amber <ahott@westminsterco.gov>; Nurmela, Sarah <snurmela@westminsterco.gov>; Carmelia, Claire <ccarmeli@westminsterco.gov>

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QR CODE FOR THE 7 PAGE LETTER



On Tuesday, September 9, 2025 at 08:19:48 AM CDT, charles margolis <admin@walthertree.com> wrote:

AND PAGE 7 : I WILL ALSO SEND A QR CODE FOR THE WHOLE LETTER, HOWEVER THAT WAY IT CAN ONLY BE READ IN FULL IF THE USER IS LOGGED INTO X.COM

On Tuesday, September 9, 2025 at 08:18:55 AM CDT, charles margolis <admin@walthertree.com> wrote:

PAGE 6 [ NO IDEA WHY THE APPLE WORD PROCESSOR MAKES THE FILE SIZES SO LARGE ]

On Tuesday, September 9, 2025 at 08:17:24 AM CDT, charles margolis <admin@walthertree.com> wrote:

PAGE 5 PART 2

On Tuesday, September 9, 2025 at 08:16:35 AM CDT, charles margolis <admin@walthertree.com> wrote:

PAGE 5 NEEDS TO BE DIVIDED IN 2 DUE TO THE FILE SIZE ALSO

On Tuesday, September 9, 2025 at 08:14:37 AM CDT, charles margolis <admin@walthertree.com> wrote:

PAGE 4

On Tuesday, September 9, 2025 at 08:12:35 AM CDT, charles margolis <admin@walthertree.com> wrote:

pg 3 part 2

On Tuesday, September 9, 2025 at 08:11:25 AM CDT, charles margolis <admin@walthertree.com> wrote:

& here is page 3 however it also appears to need to be divided into 2 pages

On Tuesday, September 9, 2025 at 07:42:28 AM CDT, charles margolis <admin@walthertree.com> wrote:

PG 2 OF 7

On Tuesday, September 9, 2025, 07:41:23 AM CDT, charles margolis <admin@walthertree.com> wrote:

THIS NEEDS TO BE SENT ONE BY ONE B/C OF THE FILE SIZE, IT'S 7 PAGES

## **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](mailto: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.

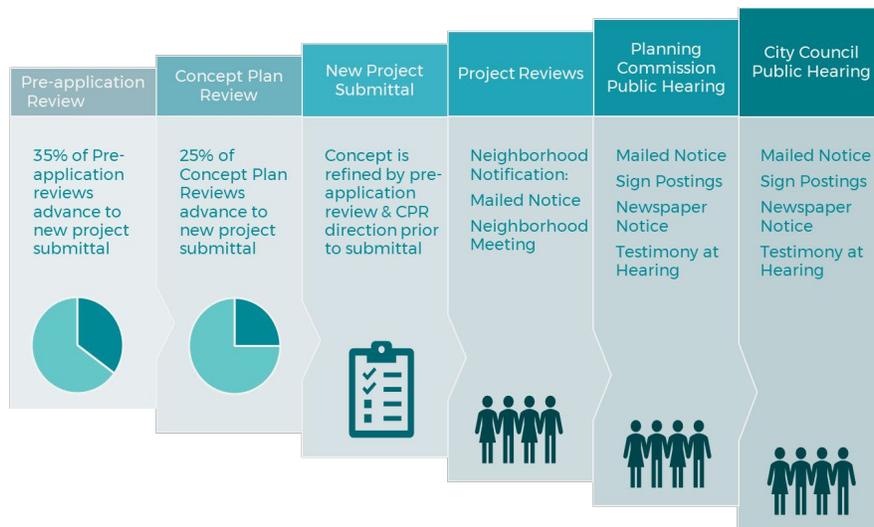
As stated above, the CPR does is not a development application and does not result in an approval. The CPR only requires an applicant presentation of their concept to City Council resulting in the Council providing informal, non-binding feedback. This is intended to allow the City Council the opportunity 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](mailto:ajohnson@westminsterco.gov) | 303.658.2098  
 4800 West 92nd Avenue, Westminster, CO 80031

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

From: Marilyn Ellsworth Brown <[marilynbrown987@icloud.com](mailto:marilynbrown987@icloud.com)>  
 Sent: Tuesday, June 25, 2024 1:05 PM  
 To: Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
 Cc: Planning <[planning@westminsterco.gov](mailto: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](mailto:boulderrailings@gmail.com)>  
**Sent:** Tuesday, June 25, 2024 2:48 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** Gary Bland <[garymbland@gmail.com](mailto: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](mailto:rodandforge@gmail.com)>  
**Sent:** Tuesday, June 25, 2024 2:45 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** Gary Bland <[garymbland@gmail.com](mailto:garymbland@gmail.com)>  
**Subject:** [EXTERNAL] Appeal concept plan Zerger

To whom it may concern,

I oppose 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](mailto:theresacarroll9003@comcast.net)>  
Sent: Tuesday, June 25, 2024 2:34 PM  
To: Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
Cc: [garymbland@gmail.com](mailto: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](mailto:rcgriff4@aol.com)>  
Sent: Tuesday, June 25, 2024 1:48 PM  
To: Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
Cc: Planning <[planning@westminsterco.gov](mailto: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](mailto:rcgriff4@aol.com)  
303-618-0774

**From:** Rod and Forge <[arfwelding@gmail.com](mailto:arfwelding@gmail.com)>

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

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** Gary Bland <[garymbland@gmail.com](mailto: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](mailto:katynkirkpatrick@gmail.com)>

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

To: Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto: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](mailto:tnengleman@gmail.com)>  
**Sent:** Tuesday, June 25, 2024 11:53 AM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** Gary Bland <[garymbland@gmail.com](mailto: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](mailto:hcallisfeb@gmail.com)>  
**Sent:** Tuesday, June 25, 2024 12:12 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Subject:** [EXTERNAL]

I would appreciate if we could have a recenter.

**From:** drpat3161 <[drpat3161@centurylink.net](mailto:drpat3161@centurylink.net)>  
**Sent:** Tuesday, June 25, 2024 11:44 AM  
**To:** Planning <[planning@westminsterco.gov](mailto: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](mailto:coachvarner7@gmail.com)>  
**Sent:** Tuesday, June 25, 2024 11:57 AM  
**To:** [planning@cityofwesminster.us](mailto:planning@cityofwesminster.us); Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** [garymbland@gmail.com](mailto: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](mailto:jsturek@comcast.net)>  
**Sent:** Tuesday, June 25, 2024 12:19 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** Planning <[planning@westminsterco.gov](mailto: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](mailto:elianalharris@gmail.com)>  
**Sent:** Tuesday, June 25, 2024 10:36 AM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** Gary Bland <[garymbland@gmail.com](mailto: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](mailto:natalieccole@gmail.com)>

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

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** Gary Bland <[garymbland@gmail.com](mailto: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](mailto: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](mailto:ajohnson@westminsterco.gov) | 303.658.2098  
4800 West 92nd Avenue, Westminster, CO 80031

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**From:** Mike West <[26west@gmail.com](mailto:26west@gmail.com)>  
**Sent:** Monday, June 24, 2024 8:01 PM  
**To:** Johnson, Amy <[ajohnson@westminsterco.gov](mailto: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](mailto: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](mailto: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.

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.

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](mailto:ajohnson@westminsterco.gov) | 303.658.2098  
 4800 West 92nd Avenue, Westminster, CO 80031



**From:** Mike West <[26west@gmail.com](mailto:26west@gmail.com)>  
**Sent:** Sunday, June 23, 2024 7:02 PM  
**To:** Johnson, Amy <[ajohnson@westminsterco.gov](mailto:ajohnson@westminsterco.gov)>  
**Cc:** [garymbland@gmail.com](mailto: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](mailto:hurstzack16@gmail.com)>  
**Sent:** Tuesday, June 25, 2024 6:43 AM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** Gary Bland <[garymbland@gmail.com](mailto: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](mailto:christymervin@gmail.com)>  
**Sent:** Tuesday, June 25, 2024 6:39 AM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** Gary Bland <[garymbland@gmail.com](mailto: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](mailto:Christymervin@gmail.com)

**From:** Michael Torres <[miketorres82@gmail.com](mailto:miketorres82@gmail.com)>  
**Sent:** Monday, June 24, 2024 8:30 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Gary Bland <[garymbland@gmail.com](mailto: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](mailto:saranicole1@live.com)>  
**Sent:** Monday, June 24, 2024 8:04 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** [garymbland@gmail.com](mailto: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](mailto:lisageist@hotmail.com)>  
**Sent:** Monday, June 24, 2024 4:44 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** Planning <[planning@westminsterco.gov](mailto: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](mailto:peggivalenzuela@gmail.com)>  
**Sent:** Monday, June 24, 2024 3:25 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; [garymbland@gmail.com](mailto: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](mailto:mommysbest@comcast.net)>  
**Sent:** Monday, June 24, 2024 1:41 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** [garymbland@gmail.com](mailto: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](mailto:gaylefowler@comcast.net) <[gaylefowler@comcast.net](mailto:gaylefowler@comcast.net)>  
**Sent:** Monday, June 24, 2024 1:18 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** [garymbland@gmail.com](mailto: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 6<sup>th</sup> 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](mailto:gaylefowler@comcast.net)

303.521.1707

**From:** JAMES SVOBODA <[jamesvoboda@comcast.net](mailto:jamesvoboda@comcast.net)>

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

**To:** Planning <[planning@westminsterco.gov](mailto: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 <[jmconne@westminsterco.gov](mailto:jmconne@westminsterco.gov)>

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

**To:** Gary Bland <[garymbland@gmail.com](mailto:garymbland@gmail.com)>; Johnson, Amy <[ajohnson@westminsterco.gov](mailto: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.

Cardel Homes would like to redevelop the former school site into a single-family 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 and Preliminary Development Plan (PDP) amendment. 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 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 comment 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 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.

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.

Kind regards,

**John McConnell, AICP**  
**Planning Manager**

City of Westminster | Community Services Department  
[jmcconne@westminsterco.gov](mailto:jmcconne@westminsterco.gov) | 303.658.2474  
 4800 West 92nd Avenue, Westminster, CO 80031



**From:** Gary Bland <[garymbland@gmail.com](mailto:garymbland@gmail.com)>  
**Sent:** Saturday, June 22, 2024 3:51 PM  
**To:** McConnell, John <[jmcconne@westminsterco.gov](mailto:jmcconne@westminsterco.gov)>; Johnson, Amy <[ajohnson@westminsterco.gov](mailto:ajohnson@westminsterco.gov)>  
**Cc:** Gary Bland <[garymbland@gmail.com](mailto: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](mailto:suesuecamel@msn.com)>

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

To: Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

Cc: [garymbland@gmail.com](mailto: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](mailto:coltonh1968@gmail.com)>  
**Sent:** Monday, June 24, 2024 8:38 AM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** Gary Bland <[garymbland@gmail.com](mailto: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](mailto:sstorinsky@msn.com)>  
**Sent:** Monday, June 24, 2024 8:43 AM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto: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](mailto:vrhanson@gmail.com)>  
**Sent:** Monday, June 24, 2024 8:28 AM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** Gary Bland <[garymbland@gmail.com](mailto: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](mailto:curtank@gmail.com)>

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

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** Gary Bland <[garymbland@gmail.com](mailto: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](mailto:CXSvcAccount@cowestminster.onmicrosoft.com)>

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

To: Planning <[planning@westminsterco.gov](mailto: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](mailto:terryroth@comcast.net)>  
Sent: Sunday, June 23, 2024 12:32 PM  
To: Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
Cc: [garymbland@gmail.com](mailto: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](mailto:juliannebozzy@gmail.com)>  
**Sent:** Sunday, June 23, 2024 1:27 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** Gary Bland <[garymbland@gmail.com](mailto: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](mailto:quinnnereson@gmail.com)>

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

**To:** Planning <[planning@westminsterco.gov](mailto: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](mailto:michaelabbranch4@gmail.com)>

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

**To:** Hott, Amber <[ahott@westminsterco.gov](mailto:ahott@westminsterco.gov)>; Ezeadi, Obi <[oezeadi@westminsterco.gov](mailto:oezeadi@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto: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](mailto:shenitz@comcast.net)>

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

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** [Garymbland@gmail.com](mailto: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](mailto:joyce1935shannon@gmail.com)>

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

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** Gary Bland <[garymbland@gmail.com](mailto: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](mailto:cspe477906@aol.com)>

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

To: Johnson, Amy <[ajohnson@westminsterco.gov](mailto: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](mailto: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](mailto:ajohnson@westminsterco.gov) | 303.658.2098

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

> Message-----

> From: Carolyn Spencer <[cspe477906@aol.com](mailto:cspe477906@aol.com)>

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

> To: Johnson, Amy <[ajohnson@westminsterco.gov](mailto: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](mailto: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](mailto:ajohnson@westminsterco.gov) | 303.658.2098

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

>>

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

>> From: CAROLYN SPENCER <[cspe477906@aol.com](mailto:cspe477906@aol.com)>

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

>> To: Johnson, Amy <[ajohnson@westminsterco.gov](mailto: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](mailto: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](mailto:ajohnson@westminsterco.gov) |

303.658.2098

4800 West 92nd Avenue, Westminster, CO 80031

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

From: Ryan Simms <[ryanfxdb@gmail.com](mailto:ryanfxdb@gmail.com)>

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

To: Johnson, Amy <[ajohnson@westminsterco.gov](mailto: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](mailto: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](mailto:ajohnson@westminsterco.gov) | 303.658.2098

> 4800 West 92nd Avenue, Westminster, CO 80031

>

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

> From: Ryan Simms <[ryanfxdb@gmail.com](mailto:ryanfxdb@gmail.com)>

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

> Cc: Johnson, Amy <[ajohnson@westminsterco.gov](mailto: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](mailto: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](mailto: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](mailto: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.

**Kings Mill compiled public comment 2024-07-01**

From: Kamae Luscombe <[kerresources@gmail.com](mailto:kerresources@gmail.com)>

Date: Mon, Jul 1, 2024 at 11:07 AM

Subject: Rezoning of Zerger Elementary

To: <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>, Gary Bland <[garymbland@gmail.com](mailto:garymbland@gmail.com)>

Dear Council Members and Members of the Planning Commission,

Re: Kings Mill Single Family Detached Residential Application for Rezoning

I am writing as an individual homeowner who will be directly impacted by this development. The original ODP was submitted with the understanding that these would be single-family homes consistent with the existing neighborhood. Now, Cardel Homes seeks to change the zoning and application from their original submission to Mixed Use: single-family condos and other medium-density properties, which would significantly increase occupancy.

This neighborhood already has a multitude of multifamily properties, including condos, apartments, duplexes, tax-credit, and senior properties. We do not need more mixed-use dwellings; we already have ample diversity in housing types. Allowing this ODP to proceed as currently requested will substantially strain the existing roadways, sewer, water, and school systems, as well as social services.

Additionally, this property is home to a variety of wildlife. A family of hawks or peregrines resides on this land, and no NEPA assessment has been conducted or submitted to the county on the impact of this development on the wildlife. This oversight violates the Bird Act of 1918.

I understand that the city benefits financially from developments, but such projects should be undertaken responsibly, considering the existing neighborhood and the impact on both the people and the animals that call this area home.

Thank you for your consideration.

Sincerely,

Ray & Kamae Luscombe

**From:** Antonia <[sheltermurphy@gmail.com](mailto:sheltermurphy@gmail.com)>

**Sent:** Monday, July 1, 2024 10:35 AM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** Antonia <[sheltermurphy@gmail.com](mailto:sheltermurphy@gmail.com)>; Gary Bland <[garymbland@gmail.com](mailto: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.

Thank you.

Toni Murphy  
Cell: 303-875-4686

**From:** Doug Ryder <[doug.ryder35@gmail.com](mailto:doug.ryder35@gmail.com)>  
**Sent:** Saturday, June 29, 2024 10:00 AM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** [garymbland@gmail.com](mailto:garymbland@gmail.com)  
**Subject:** [EXTERNAL] APPEAL Concept Plan ZERGER

To whom it may concern:

I oppose and request that Cardel Denver Homes, LLC not be permitted approval of REZONE for Residential Low Density Housing. Westminster has done a good job creating and preserving Parks and Open Space and has a splendid opportunity to do the same for the Zerger area. Please consider turning this area into a park or open space area.

YOU NEED TO HEAR MY VOICE AND THE WORDS OF OTHER LOCAL RESIDENTS ON THIS ISSUE.

Sincerely,

Douglas M. Ryder

9186 Flower Street

Westminster, CO 80021

**From:** Connie LaBo <[labo6886@gmail.com](mailto:labo6886@gmail.com)>  
**Sent:** Sunday, June 30, 2024 4:44 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** Gary Bland <[garymbland@gmail.com](mailto:garymbland@gmail.com)>  
**Subject:** [EXTERNAL] Appeal Concept Plan Zerger

I oppose and request that Cardel Denver homes, LLC, NOT BE PERMITTED approval of rezoning for residential low density housing at Zerger Elementary. I have lived here for over 20 years and do not believe that taking away the large open space of grass that many families, children, and household pets love to enjoy is of any benefit to the community. A community center would be of much better value.

**From:** Connie LaBo <[labo6886@gmail.com](mailto:labo6886@gmail.com)>  
**Sent:** Sunday, June 30, 2024 4:46 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** Gary Bland <[garymbland@gmail.com](mailto:garymbland@gmail.com)>  
**Subject:** [EXTERNAL] Appeal Concept Plan Zerger

I oppose and request that Cardel Denver homes, LLC, NOT BE PERMITTED approval of rezoning for residential low density housing at Zerger Elementary. I have lived here for over 20 years and do not believe that taking away the large open space of grass that many families, children, and household pets love to enjoy is of any benefit to the community. A community center would be of much better value.

**From:** BRETT LARSEN <[BRETTTLARSEN@msn.com](mailto:BRETTTLARSEN@msn.com)>

**Sent:** Sunday, June 30, 2024 5:48 PM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Subject:** [EXTERNAL] Appeal concept plan Zerger

If this becomes housing it should only be truly low density housing (i.e. single family homes). Putting in town homes or apartments does not fit the neighborhood. City planners are known to trick homeowners by allowing changes for builders after approval. If this is the case that is dishonest and should be cause for instant removal from position. It is wrong to not allow public comment on plans.

-Brett Larsen

9161 garrison street

**From:** Scott Shreeve <[shreeve1@msn.com](mailto:shreeve1@msn.com)>

**Sent:** Sunday, June 30, 2024 9:42 PM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; [garymbland@gmail.com](mailto: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. I moved to this neighborhood in 1992 at 9218 Holland Ct. At that time we had the Kings Mill swimming pool and library at Zerger. Stanley Lake was open to boating so I bought a boat, Zerger Elem was an excellent school that I was excited to send my girls to. This area was filled with young couples starting families. First you close the library and then the pool. We still loved the neighborhood so well that we moved to 9054 Holland St. My girls attended Zerger, Moore and Pomona. For the final 2 years of my youngest daughter Maddy's attendance at Zerger Jeffco installed a new principal that proceeded to drive families to Woodrow Wilson. Then you opened Stanley Lake to all of Jefferson county which Of Course made it almost impossible for a resident to get a boat pass. Then it became a lottery system and instantly residents like myself were not able to enjoy one of the reasons we moved here. Soon you closed the lake to all boaters because you caved to a few residents that didn't like the noise instead of pointing out to them that they moved next to the lake and should have been aware of the noise before purchasing. Thus closing a huge outdoor recreational area to tons of residents and their families. All you have to do is look at the lake on any summer Saturday and see that this area is not being used to anywhere near where it was and losing Thousands of dollars in revenue each year. Now you have the audacity to want to put in low rent high density housing in this neighborhood sealing it's fate to become a another failed project. You tried this already at the old Westminster Mall and look what its brought. High crime and businesses not wanting to move here. You should instead leave it as a park or build smaller single family homes that young families can afford so you can start to rejuvenate this area

and make it a place people want to live. I beg you Please don't allow this. It will decrease the value of all of the surrounding homes and area that all of us have worked so hard for.

Concerned Citizen

Scott Shreeve

**From:** Michelle Larsen <[michelleklarsen@msn.com](mailto:michelleklarsen@msn.com)>

**Sent:** Sunday, June 30, 2024 8:07 PM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto: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. I have been a homeowner for over 21 years in Kings Mill neighborhood and should be involved in the decision of what goes here. Why is it being approved with no public comment? This is not an area that should have townhomes or duplexes and concerned that's what Cardel plans to do with their very board term of "low density". Please allow the community a voice to decide what goes in our neighborhood.

From: john lovell <[johnplovell@hotmail.com](mailto:johnplovell@hotmail.com)>

Sent: Saturday, June 29, 2024 12:46 PM

To: Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; [planning@wedtminsterco.gov](mailto:planning@wedtminsterco.gov)

Cc: [garymbland@gmail.com](mailto:garymbland@gmail.com)

Subject: [EXTERNAL] Appeal concept plan Zerger

To whom it may concern,

I am emailing to voice my concern that I oppose this plan and request that Cardel Denver homes not be permitted approval of redone for residential low density housing. Thank you.

Best regards,

John Lovell

**From:** Karina Taugwalder <[karina.taugwalder@gmail.com](mailto:karina.taugwalder@gmail.com)>

**Sent:** Friday, June 28, 2024 4:54 PM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** Gary Bland <[garymbland@gmail.com](mailto:garymbland@gmail.com)>

**Subject:** [EXTERNAL] APPEAL Concept Plan ZERGER

Hello,

I am writing these lines because I need to have my voice and opinion heard.

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

I've read more about this and would like the City of Westminster to make the right decision Not to allow this gentrification, and worse is that in the process a school for the neighborhood is torn down.

If this request is allowed this will have a huge impact! That area will have more cars and traffic, more people and less park space. Additionally, this will drive home prices up, in a time when people need affordable housing. Instead of more homes why can't we be more creative and use this school building as a community and/or art center? That will bring more residents together and the park and nature stay intact. Just a thought I had of many more creative ideas we can use to make this area sustainable.

I have lived in this area for many years where I take my dog for walks and love the views and huge park. With already so many homes in the area and more people moving here, I've seen a drop in wildlife and a decrease in road safety because of speeding cars.

Please do not allow this and have the residents' voices heard.

We are the ones who have to live with it if you allow this, and not the city council members or developer(s) who just want to make money.

Thank you,

Karina Taugwalder

\*\*\*\*\*

720-695-5395

**From:** Jack Engleman Jr <[jackenglemanjr@gmail.com](mailto:jackenglemanjr@gmail.com)>

**Sent:** Friday, June 28, 2024 4:56 PM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** [garymbland@gmail.com](mailto:garymbland@gmail.com)

**Subject:** [EXTERNAL] APPEAL Concept Plan ZERGER

My voice needs to be heard.....

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

Jack Engleman Jr.

[jackenglemanjr@gmail.com](mailto:jackenglemanjr@gmail.com)

920-216-1972

From: Emily Aquila <[eaqu815@gmail.com](mailto:eaqu815@gmail.com)>

Sent: Friday, June 28, 2024 7:49 PM

To: Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; [planning@westminsterco.gov](mailto:planning@westminsterco.gov)

Cc: [garymbland@gmail.com](mailto:garymbland@gmail.com)

Subject: [EXTERNAL] APPEAL concept plan Zerger

To the planning committee,

As a homeowner and resident in this community, I need to let you know how this current plan for housing is not what we want for our community.

I oppose this project and request that Cardel Denver Homes, LLC not be given permission to rezone the school area for residential low density housing.

That area is used daily by the residents of this community, including myself, to walk dogs, play with our kids, and enjoy family time. It would be an incredible devastation to lose such a wonderful space for play and community to housing. Please reconsider your plans.

Thank you,  
Emily Parker

**From:** Frank Molitoris <[fmolitoris@yahoo.com](mailto:fmolitoris@yahoo.com)>  
**Sent:** Friday, June 28, 2024 12:44 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** [garybland@gmail.com](mailto:garybland@gmail.com)  
**Subject:** [EXTERNAL] APPEAL the concept plan for the ZERGER property.

I oppose and request that Cardel Denver Homes, LLC not be permitted approval of REZONE LOW DENSITY HOMES

This is a lovely area that doesn't need more housing especially low density. It will mean more traffic and noise. It's enough that we have the airport noise round the clock.

And it's not fair to the residents who have lived there for many years to all of a sudden be backed up to a large housing development. It will ruin the value of their properties.

Please reconsider the plans for this property

**From:** toni shaw <[reneefooh@comcast.net](mailto:reneefooh@comcast.net)>  
**Sent:** Friday, June 28, 2024 8:27 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; [garybland@gmail.com](mailto:garybland@gmail.com)  
**Subject:** [EXTERNAL] APPEAL Concept 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."

Thank you for your consideration

Toni Renee Shaw

9025 Dudley St

Westminster, CO 80021

**From:** Anna Linn <anna.linn@gmail.com>  
**Sent:** Friday, June 28, 2024 11:07 AM  
**To:** Johnson, Amy <ajohnson@westminsterco.gov>  
**Subject:** [EXTERNAL] Re: APPEAL Concept Plan ZERGER

Thanks for the response and information. I look forward to providing feedback during the neighborhood meetings and public hearings.

Cheers,

**Anna Linn**

On Thu, Jun 27, 2024 at 3:46 PM Johnson, Amy <[ajohnson@westminsterco.gov](mailto:ajohnson@westminsterco.gov)> wrote:

Hi Anna,

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. Kings Mill Park to the south of the former school site would remain. To redevelop the 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.

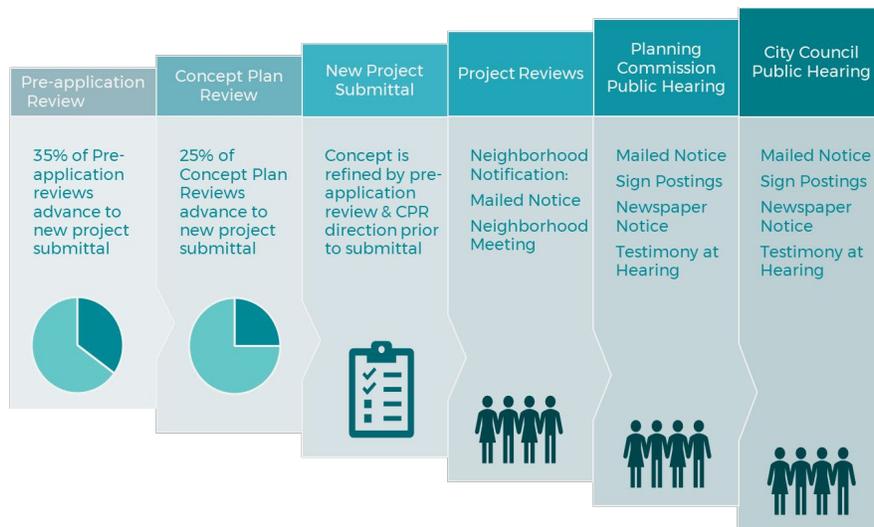
As stated above, the CPR does is not a development application and does not result in an approval. The CPR only requires an applicant presentation of their concept to City Council resulting in the Council providing informal, non-binding feedback. This is intended to allow the City Council the opportunity 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 detailed review by the various staff reviewers at the City, including engineers in Public Works. 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](mailto:ajohnson@westminsterco.gov) | 303.658.2098  
4800 West 92nd Avenue, Westminster, CO 80031



**From:** Anna Linn <[anna.linn@gmail.com](mailto:anna.linn@gmail.com)>

**Sent:** Thursday, June 27, 2024 2:09 PM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** Gary Bland <[garymbland@gmail.com](mailto:garymbland@gmail.com)>

**Subject:** [EXTERNAL] APPEAL Concept Plan ZERGER

Hello!

I am writing to ensure my voice as a resident of Westminster, and frequenter of Kings Mill Park and the surrounding area that I strongly oppose the development of this property and request that Cardel Denver Homes, LLC not be permitted approval of REZONE for Residential Low Density Housing.

Please do not build.

Thank you for ensuring my voice as a resident is heard.

Cheers,

**Anna Linn**

**From:** Becka Walker <[beckawalker1978@gmail.com](mailto:beckawalker1978@gmail.com)>

**Sent:** Friday, June 28, 2024 9:47 AM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** Gary Bland <[garymbland@gmail.com](mailto:garymbland@gmail.com)>

**Subject:** [EXTERNAL] APPEAL Concept Plan ZERGER

To Whom it May Concern,

I OPPOSE AND REQUEST THAT CARDL DENVER HOMES, LLC not be permitted approval of REZONE for Residential Low Density Housing.

Born and raised in Arvada, Colorado, I have lived in the metro area for almost all of my 46 years. I have called Kings Mill my home since 2015 - first in the Kings Mill townhomes, and then moved to a single family home in 2020 - only blocks from the former Zerger/Doral school.

I urge you to **deny** Cardel Denver Homes, LLC's request to rezone. There does not need to be another set of cookie-cutter homes built just because there is "suddenly" a vacancy in the neighborhood. The addition of a "new" community will add unnecessary strain to the area - first by the construction, then by the additional congestion in what has historically been a nice, quiet community. Leave our neighborhood alone - so we can continue to enjoy the space that we have.

Thank you,

Rebecca Walker

9178 Flower Ct.

**From:** Rose Namajunas <[rozitanama@yahoo.com](mailto:rozitanama@yahoo.com)>

**Sent:** Thursday, June 27, 2024 10:45 PM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

Cc: [garymbland@gmail.com](mailto: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. I live in the Kings Mill Town Homes and I use this space to exercise and walk my dog and I love seeing the view of the mountains in the mornings and some times when the sun is setting. I love Westminster so much and particular how quiet and peaceful the neighborhood. I'm afraid we will lose what makes this place so special. Please do not approve the rezoning of this property!

Thank you,

Rose Namajunas

From: John Clements <[jlconstruction27@hotmail.com](mailto:jlconstruction27@hotmail.com)>

Sent: Thursday, June 27, 2024 7:15 PM

To: Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

Cc: [garymbland@gmail.com](mailto: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

JLC Construction LLC

John Clements

303 519 0383

From: Eric Zimmerman <[zeric377@aol.com](mailto:zeric377@aol.com)>

Sent: Thursday, June 27, 2024 6:11 PM

To: Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

Subject: [EXTERNAL] APPEAL Concept Plan ZERGER

Dear Sirs,

I have lived at 9280 Garland Street since 1995. I oppose and request that Cardel Denver Home, LLC not be permitted approval of REZONE for Residential Low Density Housing.

Very truly yours,

Eric Edward Zimmerman

From: Patricia Gaggiani <[one800aunttrish@aol.com](mailto:one800aunttrish@aol.com)>

Sent: Thursday, June 27, 2024 8:35 PM

To: Johnson, Amy <[ajohnson@westminsterco.gov](mailto:ajohnson@westminsterco.gov)>

Subject: [EXTERNAL] Re: appeal CONCEPT PLAN ZERGER

Thank you for the prompt response. I will look forward to receiving the mailed notice of public meetings.

Patricia Gaggiani

On Wednesday, June 26, 2024 at 11:50:32 AM MDT, Johnson, Amy <[ajohnson@westminsterco.gov](mailto:ajohnson@westminsterco.gov)> wrote:

Hi Patricia,

Thank you for reaching out to us with your comment and question; I am happy to share some information with you. As of last week, there should have been signs posted for this Concept Plan Review stage at which this proposal is now at. I have been assured by the applicant that those signs are still up and in good condition today. This is the first meeting being held with the City's participation. Any other meeting(s) would have been the applicant's doing.

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.

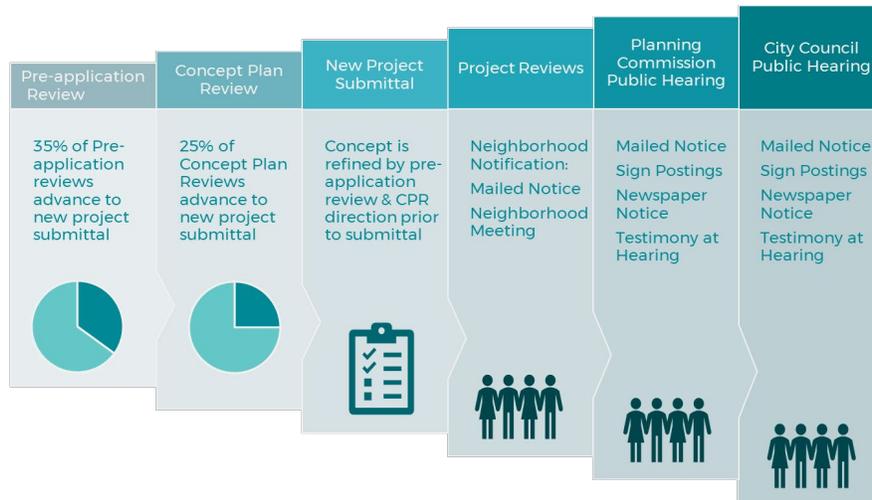
Cardel Homes would like to redevelop the former school site into a single-family detached residential development similar in many aspects to the existing King's Mill neighborhood. Kings Mill Park to the south of the former school site would remain. To redevelop the property, the owner will need to secure 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 detailed review by the various staff reviewers at the City, including engineers in Public Works. 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](mailto:ajohnson@westminsterco.gov) | 303.658.2098  
 4800 West 92nd Avenue, Westminster, CO 80031

**From:** Patricia Gaggiani <[one800aunttrish@aol.com](mailto:one800aunttrish@aol.com)>  
**Sent:** Tuesday, June 25, 2024 5:29 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** [garymbland@gmail.com](mailto:garymbland@gmail.com)  
**Subject:** [EXTERNAL] appeal CONCEPT PLAN ZERGER

Sirs:

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

I have just completed your survey of residents and one of your questions addressed how well the City communicates with its citizens. I was alerted , BY A NEIGHBOR, NOT THE CITY, that you have decided to sell the property to a developer for condominiums.

While I recall seeing a notice for a public meeting many months ago, I have not heard or seen any information about deliberations going forward. That is a failure in communication on the City's part.

I believe that one very important issue for Westminster's future is controlling growth. Several problems arise as the city expands and increases its density: Primarily, where will you get the water those new residents will require? Also, what improvements in the streets will be necessary to accommodate the additional traffic caused by increased housing density?

I drive past Zerger frequently and I have never seen any announcement of a notice to rezone the property. Were you planning to present the neighborhood with a fait accompli? That would certainly violate any standards of communication between government and citizens.

Please reconsider this seemingly rushed proposal and allow residents more time to consider the plan and comment on it.

Thank you

Patricia Gaggiani

9092 Hoyt St.

**From:** Sue Cardenas <[gocardenas19@gmail.com](mailto:gocardenas19@gmail.com)>

**Sent:** Thursday, June 27, 2024 5:21 PM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Subject:** [EXTERNAL] Zerger property

Hello,

I'm writing regarding the review and planning of the Zerger property. I strongly oppose the request made by Cardel Denver Homes, LLC to rezone this property for Residential Low Density Housing.

I've lived in this neighborhood since 1990, my kids went to Zerger and my grandkids play at the park. It's the only park within walking distance from my home.

Adding any more homes whether "Residential Low Density" or otherwise will completely change the make up of this neighborhood. We currently have a perfect mix of townhomes and single family homes.

There is a two lane road that leads in and out of the neighborhood. Adding additional traffic to this road will make it as congested, loud and unsafe as the main streets outside of the neighborhood, not to mention the construction traffic and noise.

There are more than enough new developments in this area. I am asking city council to deny plans that include any additional housing on the Zerger property. Please keep this neighborhood in tact with no additional traffic, people, noise and crime.

We are counting on you to protect the community you serve.

Thank you,

Sue Cardenas

**From:** juli love <[julia.love@live.com](mailto:julia.love@live.com)>

**Sent:** Thursday, June 27, 2024 4:40 PM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** [garymbland@gmail.com](mailto:garymbland@gmail.com)

**Subject:** [EXTERNAL] APPEAL Concept Plan ZERGER

Hello

My name is Julia (Murch) Love my address is 9030 Dudley St.

Also a Long Time Resident. 1988

"I oppose and request that Cardel Denver Homes, LLC

**NOT BE** permitted approval of REZONE for Residential Low Density Housing."

Please City of Westminster do not let this happen.

Thank You all

Julia Love

**From:** Rebecca Csernica <[bcsernica@gmail.com](mailto:bcsernica@gmail.com)>

**Sent:** Thursday, June 27, 2024 4:23 PM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Subject:** [EXTERNAL] APPEAL Concept Plan ZERGER

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

*Becky Csernica • 303.912.4475 • Westminster, CO*

**From:** Tom Csernica <[tcsernica@comcast.net](mailto:tcsernica@comcast.net)>

**Sent:** Thursday, June 27, 2024 4:19 PM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** [garymbland@gmail.com](mailto:garymbland@gmail.com)

**Subject:** [EXTERNAL] APPEAL Concept Plan ZERGER

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

---

Tom Csernica ❖ Westminster CO

**From:** Sheri Wahl <[wahlwolfe@comcast.net](mailto:wahlwolfe@comcast.net)>

**Sent:** Thursday, June 27, 2024 4:18 PM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** [garymbland@gmail.com](mailto:garymbland@gmail.com)

**Subject:** [EXTERNAL] APPEAL Concept Plan ZERGER

My family and I request that our voices be heard that we oppose and request that Cardel Denver Homes LLC not be permitted approval of REZONE for Residential Low Density Housing.

Thank you for your support Sheri Wahl long-time resident.

9075 Hoyt St Westminster CO 80021

**From:** Ted Moore <[Ted@ktstechnologies.com](mailto:Ted@ktstechnologies.com)>  
**Sent:** Thursday, June 27, 2024 3:53 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; [garymbland@gmail.com](mailto:garymbland@gmail.com)  
**Subject:** [EXTERNAL] Appeal concept plan zerger

To whom it may concern;

The voice of the residents of Westminster needs to be taken into consideration. Quite a few of us oppose and request Cardel Denver Homes LLC not be permitted approval of RedZone for residential low-density housing.

Ted Moore

9086 Hoyt St

Westminster CO, 80021

**From:** Johnson, Amy  
**Sent:** Thursday, June 27, 2024 3:06 PM  
**To:** [kramer.carrie@ymail.com](mailto:kramer.carrie@ymail.com)  
**Subject:** RE: Appeal concept plan Zerger

Hi Carrie,

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.

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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.

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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.

I had sent you an infographic illustrating the review process steps and points of public engagement on Wednesday with this same message, but I am concerned that it did not make it to you so I am excluding it in this message.

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](mailto:ajohnson@westminsterco.gov) | 303.658.2098  
4800 West 92nd Avenue, Westminster, CO 80031

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

From: Carrie <[kramer.carrie@ymail.com](mailto:kramer.carrie@ymail.com)>  
Sent: Wednesday, June 26, 2024 9:19 PM  
To: Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
Cc: [garymbland@gmail.com](mailto:garymbland@gmail.com)  
Subject: [EXTERNAL] Appeal concept plan Zerger

My voice needs to be heard! My parents were one of the first to buy a house in Kings Mill first filling. They bought it brand new in 1973 when I was born. I own it now, It would be a travesty to build more homes in this community.! I strongly object to allow a rezone permit for low density housing- nightmare!!!!Cardel Homes should NOT be granted s permit. Carrie Kramer

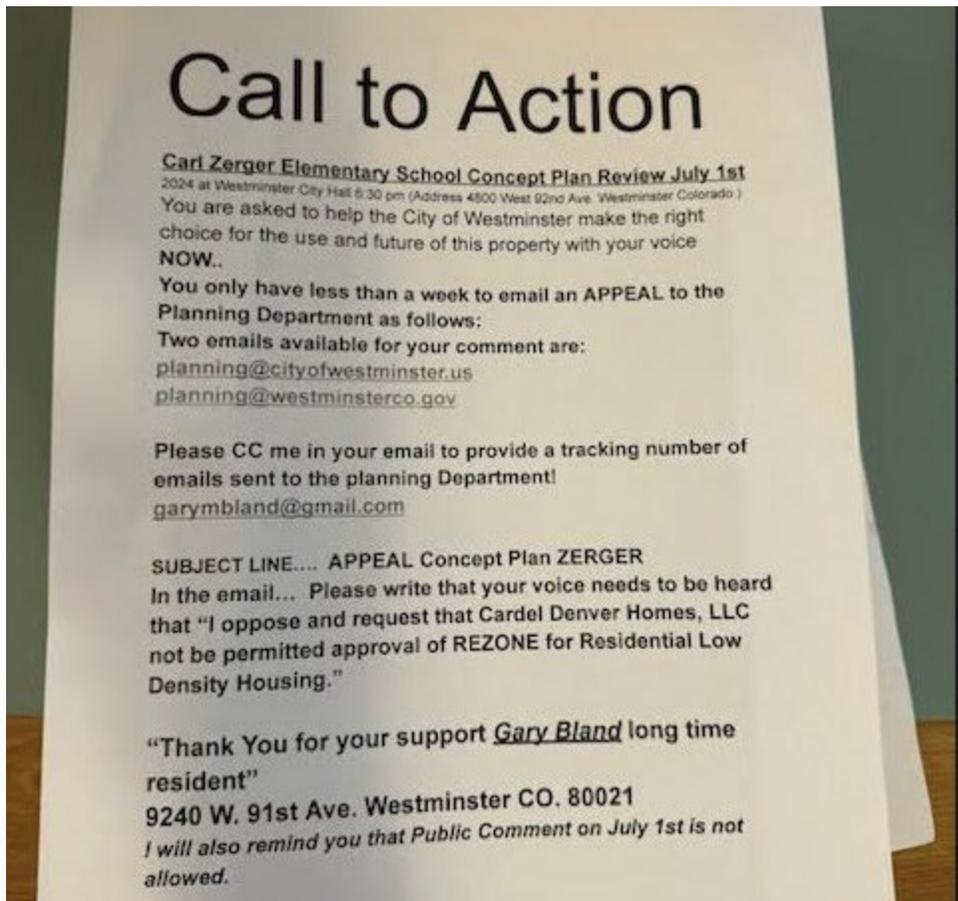
**From:** Megan Bohn <[mbohn613@gmail.com](mailto:mbohn613@gmail.com)>  
**Sent:** Thursday, June 27, 2024 3:02 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; [planning@westminster.gov](mailto:planning@westminster.gov); Johnson, Amy

<ajohnson@westminsterco.gov>

**Subject:** [EXTERNAL] Citizen misinforming on Zerger site

Hi There,

I don't really want to get in the middle of this, but you should know that we all received a call to action on our door by someone in Kings Mill about rezoning of the zerger school site. He copied and pasted only a portion of the letter you sent and is telling everyone they are planning to put appartements there. His call to action is to submit an appeal to you all. I have attached a photo of it. I think it is unfair to not give people all the information and then ask them to appeal. The letter I received from you all says single family residential homes. I would rather something go into that space than a vacant school which has been mostly vacant for years.



Thanks,

Megan

**From:** Amanda M <[amandatmac@gmail.com](mailto:amandatmac@gmail.com)>

**Sent:** Sunday, June 30, 2024 12:24 PM

**To:** Freitag, Mark <[mfreitag@westminsterco.gov](mailto:mfreitag@westminsterco.gov)>

**Cc:** City Council <[CityCouncil@westminsterco.gov](mailto:CityCouncil@westminsterco.gov)>; Erb, Kodi <[kerb@westminsterco.gov](mailto:kerb@westminsterco.gov)>

**Subject:** Re: [EXTERNAL] Cardel Denver Homes Concept Plan Review

I am beyond grateful for your comprehensive explanation of the process and your answers to my questions.

This is a new experience for me as a homeowner, and I am looking forward to continued learning throughout the process.

Amanda McPherson

On Jun 29, 2024, at 8:38 PM, Freitag, Mark <[mfreitag@westminsterco.gov](mailto:mfreitag@westminsterco.gov)> wrote:

Ms. McPherson,

Thank you for your thoughtful questions and concerns regarding this concept plan review (CPR). The concept for this redevelopment only includes land owned by the Jefferson County School District. It does not include land owned by the City or any part of King's Mill Park. The existing Zerger Elementary School property contained a large open area on its south side and adjacent to King's Mill Park. Because of this condition, King's Mill Park appears to be larger than it actually is to the park user. Below is an aerial photo showing the parcel lines of the school in blue. All property within the blue lines is part of the Zerger campus, is owned by the District, and is the subject of the sale and redevelopment concept.

<image001.jpg>

I understand your concern over the existing trail connections, which have likely been used by the neighborhood to connect to the park and beyond. Staff also acknowledges the importance of these connections and will convey this to the developer if a formal development application is submitted in the future. Depending on the final design of the redevelopment, the trail may be thoughtfully re-routed to retain a similar connection if not the same one. The process to redevelop this property is in its earliest stages and there is ample opportunity for the developer to listen to the community and consider the importance of these trail connections and many other aspects of the design.

As stated above, we are early in the development process. Please know that the concept plan review (CPR) scheduled for Monday night's City Council Study Session is not a development application and does not result in an approval. The CPR only requires an applicant presentation of their initial 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 comment to the applicant before they submit a development application for technical review. At this stage, a public hearing is not included, and no approvals are granted. This recognizes that the development's design is malleable and may change significantly after the completion of the CPR and during the course of the development review process.

After the completion of the CPR, the applicant may choose to submit development plans for review. To redevelop this property, the owner will need to secure City Council approval of a Comprehensive Plan amendment and Preliminary Development Plan (PDP) amendment. 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. Based on previous application history, 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:

<image002.png>

I trust this helps answer your questions. Thanks again for your interest in this property and process.

R/Mark

Mark A. Freitag

City Manager

Westminster, Colorado

(303) 658-2010

**From:** McNally, Nancy <[nmcnally@westminsterco.gov](mailto:nmcnally@westminsterco.gov)>

**Sent:** Thursday, June 27, 2024 11:36 AM

**To:** Amanda M <[amandatmac@gmail.com](mailto:amandatmac@gmail.com)>; City Council <[CityCouncil@westminsterco.gov](mailto:CityCouncil@westminsterco.gov)>; Freitag, Mark <[mfreitag@westminsterco.gov](mailto:mfreitag@westminsterco.gov)>; Erb, Kodi <[kerb@westminsterco.gov](mailto:kerb@westminsterco.gov)>

**Subject:** Re: [EXTERNAL] Cardel Denver Homes Concept Plan Review

Thank you for your email. I have included staff who can answer some of the questions around property and who owns it.

Nancy McNally

Mayor

303-469-4707

Find answers to many issues or log a request @  
<https://www.cityofwestminster.us/Residents/CityServices/ServiceRequests>

Get engaged with your city @  
<https://www.westyconnect.us/>

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**From:** Amanda M <[amandatmac@gmail.com](mailto:amandatmac@gmail.com)>  
**Sent:** Thursday, June 27, 2024 9:57:53 AM  
**To:** McNally, Nancy <[nmcnally@westminsterco.gov](mailto:nmcnally@westminsterco.gov)>  
**Subject:** [EXTERNAL] Cardel Denver Homes Concept Plan Review

Good morning.

As a homeowner whose property backs to Zerger Elementary, I am writing to express some concerns I have about the proposed development of that land.

Allow me to start by saying I am not opposed to the re-zoning and building of single family homes. I would prefer that over most other development options.

I do, however, have two major concerns.

First, in looking at the maps available to me, it appears that the developer is planning to build beyond the school property. Did the city of Westminster sell them half of Kings Mill Park as well? If so, when did this happen? Or are the maps I'm looking at incorrect?

Second, I have concerns about the path that is currently directly outside our back fences. This path leads to the Farmers Highline Canal and connects to other paths and open space. There is currently a path between 8750 and 8780 W 90th Place that is used by many Dudley Street residents to access Kings Mill Park and the aforementioned path system.

Could you please request that the developer retain these paths when creating their development plans? Perhaps their inclusion of open/park space could be placed in this location. I noticed on their document "Application Presentation" that they included park/open space access to the new homes, while cutting off our existing access. This will only create hostility between current residents and the developer. It is my opinion that they must at least maintain the access from W 90th Place so current residents can continue to access the park by this means.

I thank you for your time and for your service to the citizens of Westminster, and I look forward to attending study session on July 1.

Amanda McPherson  
9029 Dudley St  
Westminster 80021

**From:** Gary Bland <[garymbland@gmail.com](mailto:garymbland@gmail.com)>  
**Sent:** Thursday, June 27, 2024 10:10 AM

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

**Subject:** [EXTERNAL] Another Question

Sorry about this as my questions pertain to the city regulations and my understanding as a resident.

Will you supply me with the specific qualifications of rezoning Low Density Residential because our Comp Plan for 2013 has no designation of that sort or will it apply to R-1 or R-2 just trying to understand building references and permitting processes?

Mahalo,

**Gary M. Bland**

**From:** Gary Bland <garymbland@gmail.com>

**Sent:** Thursday, June 27, 2024 9:48 AM

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

**Subject:** [EXTERNAL] Question on Comp Planning

Gary Bland again,

Asking this specific question for research purposes. Per rezoning to Residential Low Density guidelines/ How many units are allowable per acre in this particular land use request?

It's registered as 8 acres..

Mahalo,

**Gary M. Bland**

**From:** Jamie Lyons <[Jamie.Lyons@lasp.colorado.edu](mailto:Jamie.Lyons@lasp.colorado.edu)>

**Sent:** Wednesday, June 26, 2024 3:02:31 PM

**To:** Ezeadi, Obi <[oezeadi@westminsterco.gov](mailto:oezeadi@westminsterco.gov)>

**Subject:** [EXTERNAL] Regarding the Development Of the Kings Mill Area

Hello,

I am a resident of Westminster who lives near the Kings Mill area that is set to be re-developed into single family housing. I know this will be discussed during the upcoming meeting on July 1<sup>st</sup>, but I am wondering how set in stone this is. I am happy to see this area get re-developed as the empty school is an eye-sore, but I am sad to see it's not being turned into some sort of rec center/public pool. My address is 9068 Allison Ct, Westminster CO 80021. I see the sale has gone through to the home buyers, but is there any possibility of discussion of how this site is used, or has the opportunity to speak on this pass?

I appreciate your willingness to speak with me, and I hope to hear from you soon.

Thanks!

Jamie Lyons  
(508) 272-0369

**From:** Ryan Boyle <[ryanboyle.denver@gmail.com](mailto:ryanboyle.denver@gmail.com)>  
**Sent:** Thursday, June 27, 2024 1:15 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** Gary Bland <[garymbland@gmail.com](mailto:garymbland@gmail.com)>  
**Subject:** [EXTERNAL] APPEAL Concept Plan Zerger | Jun 27th

To whom it may concern,

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

Cheers,

**Ryan Boyle, PMP | Project Manager**

**From:** Gary Bland <[garymbland@gmail.com](mailto:garymbland@gmail.com)>  
**Sent:** Thursday, June 27, 2024 12:24 PM  
**To:** McConnell, John <[jmcconne@westminsterco.gov](mailto:jmcconne@westminsterco.gov)>  
**Subject:** Re: [EXTERNAL] Adopting public comment so far

Hey There Dear John,

I can not stop the emails as when we as residents were put on notice the signage placed on the property we had to establish our voices note to you directly as for the Developer Cardel Homes, LLC.. When I had read over the details on how the Developer had to submit and sent out letters to the residents. It was looked at and understood that we take action immediately. Our Emails and concerns come first.

Please note that we as long time residents have a strong viewpoint as to what should be done with the property. I somehow came across the information that Jefferson County School district could not let The City of Westminster have the property as such possibly open space or some type of beneficial use for the local residents.

I will also be watching Witt Elementary also because of this forward movement and its intentions. They currently lease the property so far.

I really do appreciate your email and we look upon this as a reputable time to say "Thank You"..

I will be at this Meeting for July 1st.

Gary Bland (Long Time Resident of Westminster)

I am still not understanding the 2013 Comprehensive Plan and allowable build out percentages to complete and regulate growth. We must be getting close to the end of that story I would hope. You have to remember that I watched so many new homes built and developments get out of control on any open land here in Westminster alone.

On Thu, Jun 27, 2024 at 11:24 AM McConnell, John <[jmcconne@westminsterco.gov](mailto:jmcconne@westminsterco.gov)> wrote:

Hi Gary,

If I understand your question correctly, you want to know if you should resend email comments. You do not need to resend any comments that you have already sent to the City. Amy will compile all written comments received so far and provide them to the City Clerk in advance of the July 1 City Council Study Session.

Please remember that a Concept Plan Review with City Council is a precursor to the submittal of a development application. It is an informal presentation of a development concept to the City Council with an opportunity for the City Council to provide feedback to the presenter prior to a development review process. Absolutely no decisions can be made at this time by the City Council. If the presenter decides to advance an application to the City for review, it will follow the process outlined in my previous email including the required neighborhood meeting and public hearings where citizens have an opportunity to participate. Please let me know if you have additional questions for me.

Kind regards,

**John McConnell, AICP**  
**Planning Manager**

City of Westminster | Community Services Department  
[jmcconne@westminsterco.gov](mailto:jmcconne@westminsterco.gov) | 303.658.2474  
4800 West 92nd Avenue, Westminster, CO 80031

**From:** Gary Bland <[garymbland@gmail.com](mailto:garymbland@gmail.com)>

**Sent:** Wednesday, June 26, 2024 4:41 PM

**To:** McConnell, John <[jmcconne@westminsterco.gov](mailto:jmcconne@westminsterco.gov)>; Johnson, Amy <[ajohnson@westminsterco.gov](mailto:ajohnson@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Subject:** [EXTERNAL] Adopting public comment so far

I need more clarification to adopt all the participation so far to enter as a Public Comment.

Please advise if I need to resend emails present on the day of July 1st 2024 or not??

I am looking to set up a meeting With Mark (City Manager to keep us all on an even playing field).

From what I read so far these emails at this point fall into the realm of the first 10 day notification process. I also sent Cardel Denver Homes, LLC a certified letter with response to not allowing the zoning change.

Looking forward to the meeting and the presentation provided by this developer. I had already seen the last presentation and meeting pertaining to Uplands deception when the property was approved and then sold to another company.

Mahalo,

**Gary M. Bland**

**From:** Sara Reeves <[saralreeves@yahoo.com](mailto:saralreeves@yahoo.com)>

**Sent:** Thursday, June 27, 2024 9:20 AM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** Gary Bland <[garymbland@gmail.com](mailto:garymbland@gmail.com)>; Chase Freeman <[freemanchase05@gmail.com](mailto:freemanchase05@gmail.com)>

**Subject:** [EXTERNAL] APPEAL Concept Plan ZERGER

Dear city of Westminster,

My fiancé and I have lived here for a little over a year and a half now. Coming from the city, we wanted somewhere safe and quiet to start a family. We found the perfect house nestled in a sweet community full of parks and trails. We actually live only one street over from the old Zerger school, so we walk to the park there every day and love the view of the mountains from the green field behind the school. I think if you spend one day counting how many people spend time in this space, I don't think you would want to change a thing.

I would like my voice to be heard, and I know many neighbors agree with me, whether they make their own voices heard or not.

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

This would change the community that has been generations in the making.

Thank you for your consideration and for your time in reading this message. I hope we can find a better alternative for the space.

Warm regards,  
Sara Reeves

9090 Dover St.

Westminster, CO 80021

**From:** Johnson, Amy

**Sent:** Thursday, June 27, 2024 8:35 AM

**To:** Gary Bland <[garymbland@gmail.com](mailto:garymbland@gmail.com)>; McConnell, John <[jmcconne@westminsterco.gov](mailto:jmcconne@westminsterco.gov)>

**Subject:** RE: Info on Current Zoning Carl Zerger

Hi Gary,

As you can see in the Pre-application Summary Letter found in the packet here:

<https://cityofwestminster.primegov.com/Portal/Meeting?meetingTemplateId=4955>, the zoning for the Zerger property is Planned Unit Development (PUD).

You can also find the standards for Residential Low Density from the Comprehensive Plan at this link:

[https://maps.cityofwestminster.us/images/CompPlan\\_PDFs\\_2023/Residential%20Low%20Density.pdf](https://maps.cityofwestminster.us/images/CompPlan_PDFs_2023/Residential%20Low%20Density.pdf)

I'm not sure what you mean by the plot number, but this property is part of the plat for the Kings Mill north subdivision which I am attaching here.

*Kindest Regards,*

**Amy C Johnson, AICP**

**Senior Planner**

City of Westminster | Community Services Department  
[ajohnson@westminsterco.gov](mailto:ajohnson@westminsterco.gov) | 303.658.2098  
4800 West 92nd Avenue, Westminster, CO 80031



**From:** Gary Bland <[garymbland@gmail.com](mailto:garymbland@gmail.com)>

**Sent:** Wednesday, June 26, 2024 4:06 PM

**To:** McConnell, John <[jmcconne@westminsterco.gov](mailto:jmcconne@westminsterco.gov)>; Johnson, Amy <[ajohnson@westminsterco.gov](mailto:ajohnson@westminsterco.gov)>

**Subject:** [EXTERNAL] Info on Current Zoning Carl Zerger

Gary Bland here with a simple question.

Can you please provide me with the specific details on the zoning classification currently on Carl Zerger Property?

Can you also provide the specifications of Low Density Housing per Westminster City codes and regulations?

Can you provide me with the Plot Number with regards to Property Filing on the property?

All these items save me time and your public resources are a better tuned system. I am sure that the information will have encroachments and public utility information on these along with current sewer and water permits to the property.

I am sure that you are able to help me figure out what might be some future permitting processes with regards to what is there.

I learning from what the city code and regulations require and always looking to review and perceive what it is in the end product

Mahalo,

**Gary M. Bland**

**From:** LizAnn Boyle <[lanealing@gmail.com](mailto:lanealing@gmail.com)>

**Sent:** Thursday, June 27, 2024 6:49 AM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** Gary Bland <[garymbland@gmail.com](mailto:garymbland@gmail.com)>

**Subject:** [EXTERNAL] Appeal concept plan Zerger

To whom it may concern:

I oppose and request that Cardel Denver Homes LLC not be permitted approval of rezone for residential low density housing.

Thank you,

Elizabeth Boyle

**From:** ian lettow <[ianlettow@gmail.com](mailto:ianlettow@gmail.com)>

**Sent:** Thursday, June 27, 2024 6:04 AM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** [garymbland@gmail.com](mailto:garymbland@gmail.com)

**Subject:** [EXTERNAL] APPEAL Concept Plan ZERGER

To whom it may concern,

I'm emailing so my voice may be heard. I **oppose and request that Cardel Denver Homes LLC NOT be permitted approval of REZONE for Residential Low Density Housing.**

Thank you for your time.

Ian Lettow

**From:** Lauren Reed <[laureed@gmail.com](mailto:laureed@gmail.com)>

**Sent:** Wednesday, June 26, 2024 7:01 PM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** [garymbland@gmail.com](mailto:garymbland@gmail.com)

**Subject:** [EXTERNAL] APPEAL Concept zone - Zerger

As a concern resident in the attached neighborhood to the proposed Carl Zerger Elementary school concept plan, my household and I appeal the decision to build any residential units, whether homes apartments, or condos, where the Carl Zerger elementary school previously existed. I do not approve of the permitted approval rezone for residential low density housing.

I request my voice be heard and that this email be used as unofficial record to notify government officials.

Thank you,

Lauren & John Fry

**From:** Gamble Linda <[Linda.Gamble@jeffco.k12.co.us](mailto:Linda.Gamble@jeffco.k12.co.us)>

**Sent:** Wednesday, June 26, 2024 6:59 PM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** [garymbland@gmail.com](mailto:garymbland@gmail.com)

**Subject:** [EXTERNAL] APPEAL Concept Plan ZERGER

To Whom it may Concern

I oppose and request that Cardel Denver Homes, LLC not be permitted approval of REDZONE for Residential Low Density Housing and here are my reasons for why:

1. Additional housing will impact the value of existing homes. Expensive homes would increase the already inflated property taxes we pay.
2. New houses move off the market faster than established homes. It is a difficult market right now and several homes in our neighborhood go unsold for a very long time...the new development would hurt our established home market more than it already is.
3. More strain on our water and electric infrastructure, which again will result in higher water and utility bills.
4. This area, "West Westminster" has the lowest crime rate in the city of Westminster. It is an established safe haven, clean and able to be sued by outdoor enthusiasts because of our location to Stanley Lake. More housing, more people, more traffic, means what little wildlife we have here and really enjoy (bald eagles, occasional deer, fox, coyotes even bobcats) would be pushed out of what little space they have now.
5. Increased traffic on an already overused, and very dangerous Independence Drive road. I know this because, even with the flashing lights going at the crosswalks, I have almost been hit now 5 times, people speeding through the flashing lights and not stopping or slamming on their brakes to stop because they are NOT doing the posted speed limit.
6. And last, why when Doral Academy (charter school using the building for at least 3 years) offered Jefferson County full asking price for the building to keep a neighborhood school, they were turned down and then the building was taken off the market. Now in pursuit of the mighty dollar they have sold to a developer that is not what we need in the area.

It is my wish that our voices are not only heard, but actually listened to and then considered. I know that Jeffco has already sold the land to the developer on June 13 (much to my disappointment) that these letters of concern are considered. Thank you for your time

Linda Gamble

92nd Ave Resident

**From:** June Claiborn <[claiborn2@yahoo.com](mailto:claiborn2@yahoo.com)>  
**Sent:** Wednesday, June 26, 2024 5:51 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Subject:** [EXTERNAL] APPEAL concept Plan ZERGER

I have owned and lived at 92 and 93 Avenues for the last 35 years and I strongly oppose and request that Cardel Denver Homes, LLC NOT be permitted approval of REZONE for Residential Low Density Housing.

The proposed project will increase traffic, noise and crime in my neighborhood. This project will also have a negative impact on house values in my neighborhood.

June Claiborn

9192 W92nd Ave.

CO 80021

**From:** Wanda Ford <[wjford5@comcast.net](mailto:wjford5@comcast.net)>  
**Sent:** Wednesday, June 26, 2024 2:57 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** [garymbland@gmail.com](mailto: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.

I have seen what buildings with small number of units have done in Denver (specifically from 38th to 44th and Tennyson St.) and Arvada (on Ralston Road).

The architecture of these homes are most unattractive, does nothing for our neighborhood.

I respectfully ask you to consider what we the people want for our community.

I have lived off Independence Dr. for twenty six years and the traffic has increased substantially, we don't need more traffic with more multi housing.

Thank you for your consideration.

Wanda Ford

9333 W. 92nd Ave

**From:** Julie Buckman <[julieb@dcarterinc.com](mailto:julieb@dcarterinc.com)>

**Sent:** Wednesday, June 26, 2024 2:56 PM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** [garymbland@gmail.com](mailto:garymbland@gmail.com)

**Subject:** [EXTERNAL] APPEAL Concept Plan ZERGER

Hello,

My Voice needs to be heard. I oppose and request that Cardel Denver homes, LLC not be permitted approval of REZONE for Residential Low-Density Housing.

Thank you!

Warm Regards,

Julie Buckman

CARTER INC.

595 S Broadway Suite 113w

Denver, CO 80209

Ph. 303.794.4722

Fax. 303.765.4402

Toll free. 855.843.7896

[www.dcarterinc.com](http://www.dcarterinc.com)

**From:** Phyllis Enders <[pmenders@gmail.com](mailto:pmenders@gmail.com)>

**Sent:** Wednesday, June 26, 2024 2:10 PM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Subject:** [EXTERNAL] APPEAL Concept Plan ZERGER

As a resident nearby to Zerger Elementary, I'd like my voice to be heard. I oppose, and request that Cardel Denver Homes, LLC not be permitted approval of rezone for residential low density housing.

I also question why public comment will not be allowed at the concept plan review on July 1.

Phyllis Enders

**From:** Mike Hawkins <[mcabhawkins@msn.com](mailto:mcabhawkins@msn.com)>  
**Sent:** Wednesday, June 26, 2024 1:28 PM  
**To:** Johnson, Amy <[ajohnson@westminsterco.gov](mailto:ajohnson@westminsterco.gov)>  
**Subject:** [EXTERNAL] Re: APPEAL CONCEPT PLAN ZERGER

Thank you for the information.

---

**From:** Johnson, Amy <[ajohnson@westminsterco.gov](mailto:ajohnson@westminsterco.gov)>  
**Sent:** Wednesday, June 26, 2024 11:57 AM  
**To:** [mcabhawkins@msn.com](mailto:mcabhawkins@msn.com) <[mcabhawkins@msn.com](mailto:mcabhawkins@msn.com)>  
**Subject:** RE: APPEAL CONCEPT PLAN ZERGER

Hi Michael,

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. Kings Mill Park to the south of the former school site would remain. To redevelop the 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.

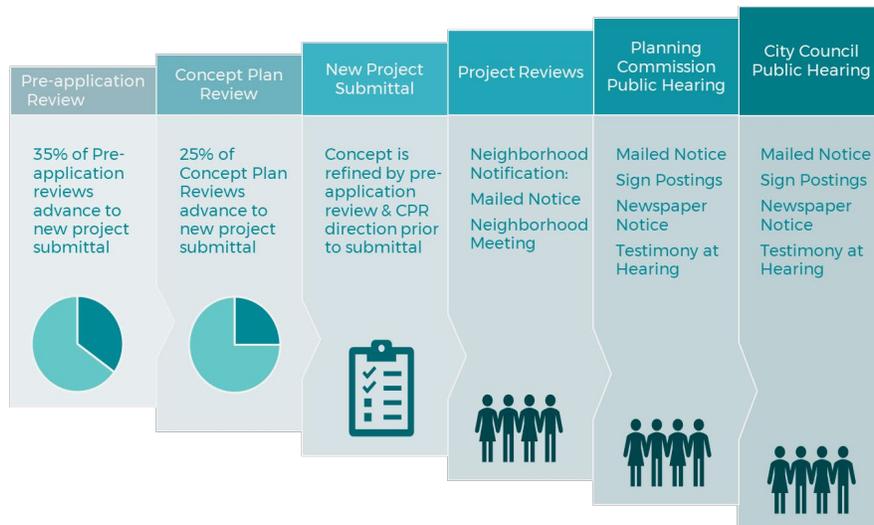
As stated above, the CPR does is not a development application and does not result in an approval. The CPR only requires an applicant presentation of their concept to City Council

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 detailed review by the various staff reviewers at the City, including engineers in Public Works. 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](mailto:ajohnson@westminsterco.gov) | 303.658.2098  
4800 West 92nd Avenue, Westminster, CO 80031

---



**From:** Mike Hawkins <[mcabhawkins@msn.com](mailto:mcabhawkins@msn.com)>  
**Sent:** Tuesday, June 25, 2024 8:43 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** [garymbland@gmail.com](mailto:garymbland@gmail.com)  
**Subject:** [EXTERNAL] APPEAL CONCEPT PLAN ZERGER

I oppose and request that Cardel Denver Homes, LLC not be permitted approval of rezoning for residential low-density housing at the former Zerger Elementary School.

Thank you for your consideration,  
Michael Hawkins  
9313 W. 91st Place  
Westminster, Co 80021

**From:** Sheila Gipp <[sheilagipp@msn.com](mailto:sheilagipp@msn.com)>  
**Sent:** Wednesday, June 26, 2024 11:44 AM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** [garymbland@gmail.com](mailto:garymbland@gmail.com)  
**Subject:** [EXTERNAL] Appeal concept plan Zerger

To whom it may concern,

I am contacting you in regards to the rezoning of the property at Carl Zerger Elementary School. As a resident of Kings Mill neighborhood, we strongly oppose the rezoning of this property for more low-density housing. We bought a home here because we enjoy having a quiet small neighborhood where our children can bike and walk around without the fear of constant vehicle traffic and congestion that would come with adding multiple housing units. We utilize the open space in that area daily and would hate to see it demolished. Please take our views on this matter into consideration when making this decision.

Sincerely,

Sheila Gipp

**From:** CX SvcAccount <[CXSvcAccount@cowestminster.onmicrosoft.com](mailto:CXSvcAccount@cowestminster.onmicrosoft.com)>  
**Sent:** Wednesday, June 26, 2024 12:36 PM  
**To:** Johnson, Amy <[ajohnson@westminsterco.gov](mailto:ajohnson@westminsterco.gov)>  
**Subject:** Voice Message from DAY MAIN MENU Tel: 3038706221

Transcription: Hello, amy david dillman, 303-878-6221. I got your text message and a voice mail, and just wanted to thank you for being so thoughtful. I appreciate it. I will go out to that link

that you provided that you kindly provided and see if I can pull off the information probably on Friday or maybe even over the weekend. So thank you very much. Appreciate your thoughtfulness, bye.

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

**From:** Leda Van Stedum <k9sweethearts@me.com>  
**Sent:** Wednesday, June 26, 2024 12:31 PM  
**To:** Johnson, Amy <ajohnson@westminsterco.gov>  
**Subject:** [EXTERNAL] Re: APPEAL Concept Plan Zerger

I appreciate the information, Amy. Thank you.

On Jun 25, 2024, at 4:12 PM, Johnson, Amy <[ajohnson@westminsterco.gov](mailto:ajohnson@westminsterco.gov)> wrote:

Hi Leda,

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. Kings Mill Park to the south of the former school site would remain. To redevelop the 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:  
<image001.png>

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](mailto:ajohnson@westminsterco.gov) | 303.658.2098  
4800 West 92nd Avenue, Westminster, CO 80031

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

From: Leda Van Stedum <[k9sweethearts@me.com](mailto:k9sweethearts@me.com)>

Sent: Tuesday, June 25, 2024 2:08 PM

To: Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

Cc: [garymbland@gmail.com](mailto:garymbland@gmail.com)

Subject: APPEAL Concept Plan Zerger

I have been a proud citizen of Westminster, Colorado since 1988 and am now in my senior years. I raised my two sons here and have always felt heard and have had quick responses from the city regarding the very few calls I have had to make for police services and city services. Thank you for helping me feel heard and for your quick responses in the past.

I want to go on record that I strongly OPPOSE Cardel Denver Homes, LLC and that they NOT be allowed the approval for rezoning of Residential Low Density Housing at Zerger Elementary School. I am upset that a property so near me is not allowing speakers at the Concept Plan Review. We all need to feel heard and not allowing people to speak certainly worries me as to

why or the possibility that there are political reasons behind it. Therefore I request you read my written appeal.

It is not an opposition to progress that bothers me, it is most of all not feeling heard that upsets me. I have many memories here in the area. Just the other day I saw a mother fox with three baby pups at Zerger. I have walked the parks for many years and I used the entrance to King's Mill Park and Zerger on my street down by the cultisac. I enjoy the incredible view of the Rocky Mountains as I enter the park area on my multiple walks every week. Multi story homes would annihilate the view. I feel there is too much density in the area already and our streets are already overly crowded with cars. This would be another life changer for me and I plead with you to give it some consideration.

Thank you,  
Leda Van Stedum  
9012 Dudley Street  
[k9sweethearts@me.com](mailto:k9sweethearts@me.com)

**From:** MARISA KELLEY <[mhk28@comcast.net](mailto:mhk28@comcast.net)>  
**Sent:** Wednesday, June 26, 2024 10:43 AM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** [garymbland@gmail.com](mailto: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. The current Zerger property could serve our neighborhood and community in better ways such as:

- A community organic food garden
- A senior center
- A dog park
- An actual community center
- Continue to repurpose the Zerger building as it is now being used for law enforcement training or other civic benefits.

Zerger must continue to serve the people of this neighborhood/community and not line the already bulging pockets of a corporation and a non-representative, non-responsive local government.

I am a long time Kings Mill homeowner and live directly across Field Street from the Zerger property. I am all for change as long as it benefits current residents (taxpayers). I have experienced Westminster city water pressure go from robust to anemic with recent unmitigated city wide building. I have seen designated Open Space be sacrificed for corporate interests and the almighty tax dollar.

With the current Zerger Concept plan, I anticipate unnecessary heavy construction, traffic and gentrification for a small piece of land. I wonder when our elected officials are going to represent the people who put you in office.

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

Marisa Kelley

9134 W 90th CT

Westminster, Colorado 80021

From: Shirley Montoya <[samontoya9564@gmail.com](mailto:samontoya9564@gmail.com)>

Sent: Wednesday, June 26, 2024 10:09 AM

To: Planning <[planning@westminsterco.gov](mailto: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.

**From:** Nancy <[nlshepard@comcast.net](mailto:nlshepard@comcast.net)>

**Sent:** Wednesday, June 26, 2024 9:48 AM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Subject:** [EXTERNAL] Zerger School Concept Plan Review

I have lived very close to the Zerger elementary property for almost 25 years now. Our neighborhood density has already risen greatly since I first bought my home in 2000 (definitely more multi-family households in a single house now) and traffic and noise have only gotten worse. It really seems out of place to plop down brand new housing in the middle of an already established older neighborhood regardless of its density. I would like to see other plans considered besides just housing. I am very opposed to this development when I look at the Deer Creek development going on by Cardel Homes. This development is in an area not already fully developed and is surrounded by commercial areas and open space. Our Zerger school site is nothing close to being like this. I am very strongly opposed to this development.

Nancy Shepard

9234 W. 92<sup>nd</sup> Ave.

(303) 335-6295

**From:** Debbie Quintana <[dquintan3@gmail.com](mailto:dquintan3@gmail.com)>

**Sent:** Wednesday, June 26, 2024 9:47 AM

**To:** Gary Bland <[garymbland@gmail.com](mailto:garymbland@gmail.com)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>;  
[planning@cityofwestminster.us](mailto:planning@cityofwestminster.us)

**Subject:** [EXTERNAL] APPEAL Concept Plan Zerger

My name is Debbie Quintana and I live at 9038 Dudley Street, Westminster CO 80021. I have lived here since December of 1999. My home faces the cul de sac where the green belt to Zerger is located.

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

Thank you for hearing me!

Debbie A Quintana

Long Time Resident

**From:** theconfidentmule <theconfidentmule@gmail.com>

**Sent:** Wednesday, June 26, 2024 9:19 AM

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

**Subject:** [EXTERNAL] Re: Zerger Concept Plan

Thank you very much! That is a lot of information and I appreciate you taking the time to respond. Maybe see you on the 1st.

David

On Jun 26, 2024, at 9:09 AM, Johnson, Amy <[ajohnson@westminsterco.gov](mailto:ajohnson@westminsterco.gov)> wrote:

Hi David,

A packet will be posted by tomorrow with all of the agenda materials and attachments at this location: <https://www.westminsterco.gov/agendas>

To share some additional information with you, 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. Kings Mill Park to the south of the former school site would remain. To redevelop the 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

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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](mailto:ajohnson@westminsterco.gov) | 303.658.2098  
4800 West 92nd Avenue, Westminster, CO 80031

**From:** theconfidentmule <[theconfidentmule@gmail.com](mailto:theconfidentmule@gmail.com)>

**Sent:** Tuesday, June 25, 2024 3:42 PM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Subject:** [EXTERNAL] Zerger Concept Plan

Greetings!

Could I get a copy of the materials for the Zerger Concept Review scheduled for July 1 please.

Thanks!

David R Duman

303-870-6221

**From:** cynthia carroll <[cynthiac48@yahoo.com](mailto:cynthiac48@yahoo.com)>

**Sent:** Tuesday, June 25, 2024 5:43 PM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** [garymbland@gmail.com](mailto: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. As a long time resident of the area, I firmly oppose rezoning. Thank you. Cynthia Carroll

**From:** Rylan Thomas <[rylanthomas96@gmail.com](mailto:rylanthomas96@gmail.com)>

**Sent:** Tuesday, June 25, 2024 5:44 PM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** Gary Bland <[garymbland@gmail.com](mailto: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.

**From:** Donovan Knight <[knightdonovan333@gmail.com](mailto:knightdonovan333@gmail.com)>

**Sent:** Tuesday, June 25, 2024 6:22 PM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** Gary Bland <[garymbland@gmail.com](mailto: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. My voice needs to be heard. If you keep allowing stuff like this to happen your youth will be forced out of the only state they know because of corporate greed. Make the right decision.

**From:** Carrie <[kramer.carrie@ymail.com](mailto:kramer.carrie@ymail.com)>

**Sent:** Tuesday, June 25, 2024 6:32 PM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** [garymbland@gmail.com](mailto:garymbland@gmail.com)

**Subject:** [EXTERNAL] Appeal concept plan Zerger

My parents bought this house brand new in 1973- I was a baby. I own it now and feel my voice needs to be heard! I went to Zerger, I know this neighborhood. Building low density housing would be a travesty. I strongly oppose and request that Carddel Denver Homes LLC, NOT be permitted approval of Rezone for residential low density housing!!! Carrie Kramer

**From:** Katherina Carson <[mekata7@yahoo.com](mailto:mekata7@yahoo.com)>

**Sent:** Tuesday, June 25, 2024 6:35 PM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** [garymbland@gmail.com](mailto:garymbland@gmail.com)  
**Subject:** [EXTERNAL] APPEAL Concept plan ZERGER

I appose the request that Cardel Denver Homes, LLC not be permitted approval of REZONE for Residential Low Dentisty Housing

Kat Carson

9300 W 92nd Ave

Westminster, CO 80021

**From:** David Carson <[dbcarsen07@yahoo.com](mailto:dbcarsen07@yahoo.com)>

**Sent:** Tuesday, June 25, 2024 6:37 PM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** [garymbland@gmail.com](mailto:garymbland@gmail.com)

**Subject:** [EXTERNAL] APPEAL Concept plan ZERGER

I appose the request that Cardel Denver Homes, LLC not be permitted approval of REZONE for Residential Low Dentisty Housing

David Carson

9300 W 92nd Ave

Westminster, CO 80021

**From:** cheri healy <[chealy80@gmail.com](mailto:chealy80@gmail.com)>

**Sent:** Tuesday, June 25, 2024 6:40 PM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** Gary Bland <[garymbland@gmail.com](mailto:garymbland@gmail.com)>

**Subject:** [EXTERNAL]

I don't want houses built where Zerger Elementary School is currently located.

**From:** [ebuilt@comcast.net](mailto:ebuilt@comcast.net) <[ebuilt@comcast.net](mailto:ebuilt@comcast.net)>

**Sent:** Tuesday, June 25, 2024 6:52 PM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** [garymbland@gmail.com](mailto:garymbland@gmail.com)

**Subject:** [EXTERNAL] Zerger Elementary Concept Plan

Hello,

My name is Eric Thomas, a Colorado native and 23 year resident next to property known as "Zerger Elementary". I am reaching out to oppose Cardel Homes LLC request to rezone, build "low density housing" or ANY type of dwelling units being built on said property. We are currently living in a heavily populated area that has no need for housing.

Please consider open space or park area. Parks are what make this city a beautiful place to live, give many families in the area a place to truly enjoy being together and quite frankly are why I moved to the location I am at.

I really appreciate you taking into consideration my concerns.

Long time resident,

Eric Thomas

From: Linda Pruneda <[l.pruneda@yahoo.com](mailto:l.pruneda@yahoo.com)>  
Sent: Tuesday, June 25, 2024 8:52 PM  
To: Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
Cc: [garymbland@gmail.com](mailto:garymbland@gmail.com)  
Subject: [EXTERNAL] APPEAL Concept Plan ZERGER

In the matter of the above subject,

Please hear my voice and know that I OPPOSE and request that CARDEL DENVER HOMES,LLC not be permitted approval of REZONE for Residential Low Density Housing.

Thank you,  
Edward and Linda Pruneda  
9032 Dudley St.  
Westminster, Co. 80021

**From:** Cheryie Rogers <[merreej@q.com](mailto:merreej@q.com)>  
**Sent:** Wednesday, June 26, 2024 6:16 AM  
**To:** Planning <[planning@westminsterco.gov](mailto: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

Thank You

Cheryie Rogers  
9072 Garland St

"Long Time Resident"

**From:** cynthia carroll <[cynthiac48@yahoo.com](mailto:cynthiac48@yahoo.com)>  
**Sent:** Tuesday, June 25, 2024 5:40 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** [garymbland@gmail.com](mailto: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. As a long time resident of the area, I firmly oppose this rezoning. Thank you. Cynthia Carroll

**From:** Coya Thomas <[coya2692@gmail.com](mailto:coya2692@gmail.com)>

**Sent:** Tuesday, June 25, 2024 5:15 PM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** [garymbland@gmail.com](mailto:garymbland@gmail.com)

**Subject:** [EXTERNAL] APPEAL Concept Plan ZERGER

To Whom It May Concern:

I have lived directly behind Zerger Elementary for 24 years, and my and the neighbors voices should be heard about what is to be done with this land. **I strongly oppose to the rezoning, and request that Cardel Denver Homes NOT be permitted approval to build residential low density housing.**

We chose our home 24 years ago because of the location to the park and open space, and stand with all our neighbors that this area should be continued to be used for a neighborhood recreation/park area as it always has been. To bring demolition and construction noise and disturbance to our peaceful community is unacceptable, as well as the additional traffic and congestion to the area that more housing would bring.

Thank you for your consideration.

Coya Thomas

8750 W. 90<sup>th</sup> Place

(303) 587-7656

**From:** Johnson, Amy

**Sent:** Tuesday, June 25, 2024 5:03 PM

**To:** [Vandelayarchitect71@outlook.com](mailto:Vandelayarchitect71@outlook.com)

**Subject:** RE: APPEAL Concept plan Carl Zerger Elementary School

Hi Bradley,

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.

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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](mailto:ajohnson@westminsterco.gov) | 303.658.2098  
4800 West 92nd Avenue, Westminster, CO 80031

---



**From:** Bradley Schmidt <[Vandelayarchitect71@outlook.com](mailto:Vandelayarchitect71@outlook.com)>  
**Sent:** Tuesday, June 25, 2024 3:36 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; [planning@cityofwestminster.gov](mailto:planning@cityofwestminster.gov)  
**Cc:** [garymbland@gmail.com](mailto:garymbland@gmail.com)  
**Subject:** [EXTERNAL] APPEAL Concept plan Carl Zerger Elementary School  
**Importance:** High

Dear COW,

I am writing to formally oppose and request that Cardel Denver Homes, LLC NOT be permitted approval for REZONE for Residential Low-Density Housing on the Zerger school site.

As a Registered Colorado Architect and resident of the Kings Mill neighborhood since 2012, I want to know what other options have been considered for this site. So far, no one in this neighborhood, to my knowledge, has been made aware by your staff of any of potential options for redevelopment, and it is apparent that with **no public comment** allowed at your upcoming July 1<sup>st</sup> meeting, this proposed project seems to be headed for a shoehorn straight towards approval.

Low-density housing or otherwise, may not be the most desirable scenario for this neighborhood in terms of traffic concerns or use of public property such as this old school.

Please set forth an opportunity for community input BEFORE approving ANY such redevelopment of the Zerger Elementary School and surrounding property. You owe it to the surrounding community to hear us out.

Regards,

Bradley A. Schmidt, AIA, NCARB

**From:** Sarah Lettow <[sarah.lettow51@gmail.com](mailto:sarah.lettow51@gmail.com)>  
**Sent:** Tuesday, June 25, 2024 3:45 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** [garymbland@gmail.com](mailto:garymbland@gmail.com)  
**Subject:** [EXTERNAL] APPEAL Concept Plan ZERGER

To whom it may concern,

I'm emailing so my voice may be heard. I **oppose and request that Cardel Denver Homes LLC NOT be permitted approval of REZONE for Residential Low Density Housing.**

Thank you for your time.

Sarah Lettow

From: Mary Lamb <[gmlamb@comcast.net](mailto:gmlamb@comcast.net)>  
Sent: Tuesday, June 25, 2024 4:36 PM  
To: Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
Cc: [garybland@gmail.com](mailto:garybland@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.

-Mary Lamb

From: Xiongmi Lee <[xiongmilee@icloud.com](mailto:xiongmilee@icloud.com)>  
Sent: Tuesday, June 25, 2024 4:28 PM  
To: Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
Cc: [garymbland@gmail.com](mailto: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.

**From:** Fine Lyne <[finelynestills@gmail.com](mailto:finelynestills@gmail.com)>  
**Sent:** Tuesday, June 25, 2024 2:53 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** Gary Bland <[garymbland@gmail.com](mailto:garymbland@gmail.com)>  
**Subject:** [EXTERNAL] Appeal concept plan zerger

To whom it may concern,

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

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

Thank you for your attention.

Sincerely,

Brianna Arias

**From:** Pot Column <[potcolumn@gmail.com](mailto:potcolumn@gmail.com)>  
**Sent:** Tuesday, June 25, 2024 2:51 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Cc:** Gary Bland <[garymbland@gmail.com](mailto: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,

Vera Arias

**From:** Taylor Miller <[thelasergal@gmail.com](mailto:thelasergal@gmail.com)>

**Sent:** Tuesday, June 25, 2024 2:49 PM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>

**Cc:** Gary Bland <[garymbland@gmail.com](mailto: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,

Maisie Arias

## Byerhof, Carson

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**From:** Byerhof, Carson  
**Sent:** Tuesday, September 9, 2025 2:02 PM  
**To:** Byerhof, Carson  
**Subject:** FW: [EXTERNAL] City Council Request - Delay of Zerger Re-zone is causing criminal activity

---

**From:** James Svoboda <[noreply@formresponse.com](mailto:noreply@formresponse.com)>  
**Sent:** Wednesday, December 18, 2024 8:13 AM  
**To:** McNally, Nancy <[nmcnally@westminsterco.gov](mailto:nmcnally@westminsterco.gov)>; Nurmela, Sarah <[snurmela@westminsterco.gov](mailto:snurmela@westminsterco.gov)>; DeMott, David <[ddemott@westminsterco.gov](mailto:ddemott@westminsterco.gov)>; Ezeadi, Obi <[oezeadi@westminsterco.gov](mailto:oezeadi@westminsterco.gov)>; Ireland, Kristine <[kireland@westminsterco.gov](mailto:kireland@westminsterco.gov)>; Carmelia, Claire <[ccarmeli@westminsterco.gov](mailto:ccarmeli@westminsterco.gov)>; Hott, Amber <[ahott@westminsterco.gov](mailto:ahott@westminsterco.gov)>; Erb, Kodi <[kerb@westminsterco.gov](mailto:kerb@westminsterco.gov)>; Andrews, Jody <[jandrews@westminsterco.gov](mailto:jandrews@westminsterco.gov)>; Engagement <[engagement@westminsterco.gov](mailto:engagement@westminsterco.gov)>  
**Subject:** [EXTERNAL] City Council Request - Delay of Zerger Re-zone is causing criminal activity

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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### Contact City Council

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Name James Svoboda  
Email [jamessvoboda@comcast.net](mailto:jamessvoboda@comcast.net)  
Subject Delay of Zerger Re-zone is causing criminal activity

Message Dear Members,

Since Zerger has been abandoned, the area (IN THE MIDDLE OF OUR NEIGHBORHOOD) is becoming a beacon for criminal activity.

1. Broken windows that are boarded up.
2. Trucks drive through the grass and spin cookies and donuts at night.
3. People park their cars in the lot and sleep in their cars.
4. It has become a de-facto OFF-LEASE DOG Park. All day long, people run the dogs loose at Zerger. This means they are leaving dog poop all over the grassy area. Also, yesterday a loose dog ran in the street after a car and it caused 4 cars to have to stop and the driver had to hold the dog by the collar until the owner came running over with a leash. What if these

dogs cause an accident? What if they go after other dogs? What if they go after a child?

Side note: There are MANY hand-made signs all over our neighborhood that make our streets look cluttered and like we are in permeant garage sale mode. Curious, all the signs are on the back of David DeMott's campaign signs. Is he behind the delay on have Zerger redeveloped into something that compliments of neighborhood and not go against it?

If this was in YOUR neighborhood would you want someting in the middle of your neighborhood that attracts people from OUTSIDE your neighborhoos coming into the middle or yours to hang out? Also, if it is not houses their, then it will need LIGHTS all night that will affect everything even property values.

When will we see progress on building nice homes like Jeffco wanted or our you planning on owning the site and using our tax dollars for it? I cannot support that.

Thanks,  
James E. Svoboda Jr.  
9144 W. 90th Ct.  
Westminster, CO 80021  
303-456-6507

Please indicate which member(s) of City Council who you would like to receive your email

Email All Members of City Council

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You can [edit this submission](#) and [view all your submissions](#) easily.

## Byerhof, Carson

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**From:** Byerhof, Carson  
**Sent:** Tuesday, September 9, 2025 2:02 PM  
**To:** Byerhof, Carson  
**Subject:** Zerger: Earlier Public Comments

**From:** Engagement <[engagement@westminsterco.gov](mailto:engagement@westminsterco.gov)>  
**Sent:** Tuesday, December 31, 2024 12:03 PM  
**To:** Kasza, Jacob <[jpkasza@westminsterco.gov](mailto:jpkasza@westminsterco.gov)>  
**Subject:** FW: [EXTERNAL] City Council Request - Delay of Zerger Re-zone is causing criminal activity

Hey Jacob,

Here is the City Council Zerger request. You will see the initial complaint/request at the bottom from James and I have highlighted the plans for the rezoning of Zerger in my response below. Please feel free to edit or add any necessary additional information. Thank you!

Hello James,

Thank you for contacting us and sharing your feedback. Regarding the rezoning of Zerger, we have received the application from the private developer, but they still need to go through the approval process for specific permits. We are hopeful the private developer will acquire the necessary permits and approvals in the following months.

The Police Department will try to set up some extra patrols in the area and we have passed along the dogs off leash concerns to our Animal Management Team. Please use our non-emergency police department number (303-658-4360) if you see any criminal activity happening in this area and our PD team will respond. If you have an emergency and need immediate assistance, please call 911. We hope you find this information helpful.

Jake Walls

### Carson Byerhof Planner

City of Westminster | Community Services Department  
[cbyerhof@westminsterco.gov](mailto:cbyerhof@westminsterco.gov) | 303.968.5924

4800 West 92nd Avenue, Westminster, CO 80031

**My Office Hours are Tuesday-Friday, 8AM-7PM**

**City Hall Hours:** Monday-Friday, 8 a.m.-5 p.m.

## Byerhof, Carson

---

**From:** Byerhof, Carson  
**Sent:** Tuesday, September 9, 2025 1:37 PM  
**To:** Byerhof, Carson  
**Subject:** FW: Public Comment Follow Up  
**Attachments:** RE: [EXTERNAL] Uplands Parcel D-1 Public Hearing

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**From:** Walls, Jake <[jwalls@westminsterco.gov](mailto:jwalls@westminsterco.gov)>  
**Sent:** Tuesday, June 10, 2025 1:58 PM  
**To:** Kasza, Jacob <[jpkasza@westminsterco.gov](mailto:jpkasza@westminsterco.gov)>  
**Cc:** Camp, Jess <[jcamp@westminsterco.gov](mailto:jcamp@westminsterco.gov)>  
**Subject:** Public Comment Follow Up

Hello Jacob,

I'm reaching out to you since I noticed John is out until Monday. Could you help us with drafting responses and follow ups to the following items from City Council last night?

- A resident was upset that we sold Zerger Elementary School to a developer for private development. Do you know who we sold it too and what the building is going to be utilized for now? Was there any outreach or engagement with the community and neighborhood on potential options or did we just sell the school to a private developer or did Jeffco? Any information or guidance you could give on this item would be much appreciated!!
- Then, Travis Burmeister had a lot of questions about the Uplands development. Could you help us answer his following questions?
  - 1. Will the sidewalk be extended along the east side of Federal from 83rd to 84th? This needs to be completed as that section is extremely dangerous.
  - 2. Is a sidewalk being added on the south side of 84th from Federal to Zuni? This would provide continuity and walkability through this section of the neighborhood.
  - 3. The homes directly along 84th, will these be at street level or tiered down to conform with the hill?
  - 3a. If conformed to the hill, does that mean the home's 2nd or 3rd story will be at street level. 84th is heavily trafficked and noisy which would lead to disruptions for these homeowners. This would also mean those on the street and sidewalk would have a direct view into those second/third story windows and backyards leading to privacy concerns.
  - 4. Is a privacy fence being built or allowed for these homes along 84th? This would further lead to blocking the view from this area.
  - 5. The view corridor at the corner of 84th and Federal, is this to function as a park? Could it be tiered allowing flat spaces for people to gather with the switchback pathway flowing in between up the hill. This could fill the gap in the gathering space for viewing downtown, fireworks viewing, and add additional park space to the neighborhood. What about the addition of trees or shade pavilions?

If these requests and questions should go to someone else in CS or a different department, please let me know. Thanks for your help, Jacob and please let me know if you have any questions!!

**Best Regards,**

**Jake Walls**

**Engagement Coordinator**

City of Westminster | City Manager's Office

[jwalls@westminsterco.gov](mailto:jwalls@westminsterco.gov) | 303.658.2007

4800 West 92<sup>nd</sup> Avenue, Westminster, CO 80031

## Byerhof, Carson

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**From:** Byerhof, Carson  
**Sent:** Wednesday, September 3, 2025 4:32 PM  
**To:** Byerhof, Carson  
**Subject:** FW: [EXTERNAL] Zerger Elementary School Redevelopment

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**From:** Carrie Garioto <[carrieagarioto@yahoo.com](mailto:carrieagarioto@yahoo.com)>  
**Sent:** Tuesday, September 2, 2025 8:14 PM  
**To:** PCPubComm <[pccpubcomm@westminsterco.gov](mailto:pccpubcomm@westminsterco.gov)>  
**Subject:** [EXTERNAL] Zerger Elementary School Redevelopment

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I will be unable to attend the meeting on 9/9 due to kids athletic events, but would like to express my concern and dislike for the development plan for the Zerger site. We really do not need any more homes in the area. There have been multiple high density housing units built in the last several years. Perhaps this area would be better served as a recreation center/open space. Those new homes will look extremely out of place in this neighborhood and will just add more traffic to 88th as well as the surrounding neighborhood streets. And most likely more traffic on the trails. Open space is a fabulous thing to have, not all of it needs to be eaten up with buildings.

Sincerely,  
Carrie Garioto  
9316 Flower St  
Westminster, CO 80021

## Byerhof, Carson

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**From:** Byerhof, Carson  
**Sent:** Wednesday, September 3, 2025 4:32 PM  
**To:** Byerhof, Carson  
**Subject:** FW: [EXTERNAL] Zerger School Development Comments

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**From:** Megan Bohn <[mbohn613@gmail.com](mailto:mbohn613@gmail.com)>  
**Sent:** Wednesday, September 3, 2025 8:52 AM  
**To:** PCPubComm <[pcpubcomm@westminsterco.gov](mailto:pcpubcomm@westminsterco.gov)>  
**Subject:** [EXTERNAL] Zerger School Development Comments

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi there-

Redeveloping the former Zerger Elementary site is a smart and timely decision. As a resident of the neighborhood for the past nine years, I've seen firsthand how the abandoned school has become an eyesore with no practical value to the community. Leaving a vacant building like Zerger Elementary unutilized can lead to several negative consequences:

**Blight and Safety Concerns:** Empty buildings often attract vandalism, trespassing, and other safety issues. They can quickly become a liability for the neighborhood.

**Lost Opportunity for Growth:** With Moore Elementary also sitting vacant less than a mile away, we're missing a chance to revitalize the area. These unused properties could be transformed into something that benefits the community, including housing.

**Declining Enrollment and Population:** The schools closed due to declining enrollment, and that trend will likely continue unless we create incentives for new families to move into the area.

**Economic and Community Impact:** A new housing development in this prime location could bring in young families, boost local businesses, and increase property values. It's a proactive way to invest in the future of our neighborhood.

In short, repurposing the Zerger site isn't just a good idea—it's necessary for the long-term health and vitality of our community.

Take Care,  
Megan

## Byerhof, Carson

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**From:** Byerhof, Carson  
**Sent:** Wednesday, September 3, 2025 4:32 PM  
**To:** Byerhof, Carson  
**Subject:** FW: [EXTERNAL] Zerger School Site 9050 Field St

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**From:** Greg Edgington <[edgingtonga@gmail.com](mailto:edgingtonga@gmail.com)>  
**Sent:** Wednesday, September 3, 2025 4:24 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Subject:** [EXTERNAL] Zerger School Site 9050 Field St

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

John McConnell,

Hope your well. My name is Greg Edgington, i live at 9015 Cody Court in Kings Mill. After speaking with neighbors and seeing the proposal from the city. I would just like to be one of the comments that you consider. No one's excited about this. It will be out of place. Is there nothing else we could do? The school is getting demolished no matter what you decide to do. Why cannot there be community pools and a nicer park. Tiny plots for 40 new homes is a terrible idea. The construction will have to be quite extensive and I dont want to live in a neighborhood that will be under construction for the next 5 years. Do I need to start a petition? I think it needs to come to that. What a money grab from the city. You will probably sell all the plots to Blackrock Vanguard because your socialist bureaucrats. Thanks for your help. Please respond.

## Byerhof, Carson

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**From:** Quinn Nereson <quinnnereson@gmail.com>  
**Sent:** Wednesday, September 3, 2025 10:03 PM  
**To:** Byerhof, Carson  
**Cc:** Holly Nereson  
**Subject:** [EXTERNAL] Zerger Elementary School Development

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Carson,

This is Quinn & Holly Nereson. We live at 9065 Estes Street just east of Zerger Elementary School. Our property touches the edge of the Zerger school along the trail that runs to Farmer High Line Canal. Overall I don't support this development because it will decrease my view (and property value) and it will cause lots of noise and dust during construction (we have a 13 month old baby who will be highly impacted and can't enjoy his backyard). I'm also concerned about possible plutonium being kicked up from the soil during construction. Please see screenshot below from the Phase 1 ESA which refers to this. Again this could have a large impact on our baby. If somehow this project does go forward against opposition then please do everything in your power to keep the sidewalk trail on the east side of the property to Farmer High Line Canal. We are 1 of the 7 most impacted residence on the east side of the property. I believe we should be compensated by Cardel Homes in some way for the negative effects to property value, health, and enjoyment of our property during construction. Please consider our strong opposition to this project in your consideration. Thank you

One of the results from one of these sampling events (recorded level of plutonium in the transportation corridor soil). All other sampling results were near or below previous single high result raised questions regarding the potential construction worker and nearby resident could receive (

In summary, results of soil sample analyses conducted associated with the top 2 inches of the surface soil. Apart from the corridor result of 264 pCi/g of plutonium in surface soil, the 50 pCi/g of plutonium historical cleanup action level

The one anomalous soil sample is difficult to fully explain, three miles to the west of the Property, and the hundred pCi/g does not exceed the action level.

### CONCLUSION

Based on the extensive information published, reviewed, and the Zerger-Westminster from RFS, and that no further sampling

### LIMITATIONS

We believe our file review was conducted in a manner and skill ordinarily exercised by members of the profession

Regards,

Quinn & Holly Nereson  
9065 Estes St. Westminster, CO 80021

## Byerhof, Carson

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**From:** Byerhof, Carson  
**Sent:** Friday, September 5, 2025 11:48 AM  
**To:** Byerhof, Carson  
**Subject:** FW: [EXTERNAL] 614 Planning Commission (3 of 3)

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**From:** Marilyn Ellis <[ellis.marilyn@outlook.com](mailto:ellis.marilyn@outlook.com)>  
**Sent:** Thursday, September 4, 2025 5:27 PM  
**To:** PCPubComm <[pccpubcomm@westminsterco.gov](mailto:pccpubcomm@westminsterco.gov)>  
**Subject:** [EXTERNAL] 614 Planning Commission

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Concerns about the plan for Zerger Elementary and Cardel Homes:

Water supply  
Minimal size lots  
Parking for 2 cars per home and visitors  
Garages provided?  
Cost for working class citizens

## Byerhof, Carson

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**From:** Byerhof, Carson  
**Sent:** Friday, September 5, 2025 11:48 AM  
**To:** Byerhof, Carson  
**Subject:** FW: [EXTERNAL] Public Comment on Zerger Development Planning Mtg - 09/09/2025 (2 of 3)

---

**From:** JAMES SVOBODA <[jamesvoboda@comcast.net](mailto:jamesvoboda@comcast.net)>  
**Sent:** Thursday, September 4, 2025 9:36 PM  
**To:** PCPubComm <[pcpubcomm@westminsterco.gov](mailto:pcpubcomm@westminsterco.gov)>  
**Subject:** [EXTERNAL] Public Comment on Zerger Development Planning Mtg - 09/09/2025

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I live across the street from Zerger Elementary School (30 years). My daughters both went there. I support the plan to build 40 homes in the 8 acres. Extending the King's Mill Park is a nice addition to the plan. The house designs fit in with the current neighborhood houses. It will be good to have homeowners who will take care of the area and thus increase house value, as well as provide Property Taxes. The decrease in traffic will be welcome.

Zerger is in the middle of our neighborhood and to build anything except houses would create a central eyesore into our neighborhood. If it is not single dwellings, then we would require parking and lights and dumpsters and traffic all hours. To leave the building empty would attract Vandals, Varmints and Vagrants. There is already broken windows, and it has turned into a run-loose dog park. The playground equipment is looking dangerous.

Please re-zone as requested and start building. The place has been vacant for far too long.

Thanks,  
James E. Svoboda Jr.  
9144 W. 90th Ct.  
Westminster, CO 80021  
303-456-6507

## Byerhof, Carson

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**From:** Byerhof, Carson  
**Sent:** Friday, September 5, 2025 11:47 AM  
**To:** Byerhof, Carson  
**Subject:** FW: [EXTERNAL] Zerger Re-Zone Planning Mtg Public Comments - 09-09-2025 (1 of 3)

---

**From:** Kelli Svoboda <[kellismellybelly@comcast.net](mailto:kellismellybelly@comcast.net)>  
**Sent:** Thursday, September 4, 2025 9:52 PM  
**To:** PCPubComm <[pcpubcomm@westminsterco.gov](mailto:pcpubcomm@westminsterco.gov)>  
**Subject:** [EXTERNAL] Zerger Re-Zone Planning Mtg Public Comments - 09-09-2025

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I live across the street from Zerger Elementary School. I support the plan to build 40 homes in place of Zerger. I like the expansion of King's Mill Park. I like that it will be homes and not parking lots and empty buildings. It will be quieter with new homes along Field Ave. Zerger is in the middle of our neighborhood and having a school in the middle of a neighborhood was okay, but anything other than low density houses would bring more traffic, lights and noise. I don't like living across from an empty building. I think I've seen homeless people hanging around. Plus, who would take care of the area and pay the property taxes for unoccupied land?

Please re-zone Zerger area as recommended by the planning commission.

Thanks,  
Kelli T. Svoboda  
9144 W. 90th Ct.  
Westminster, CO 80021  
720-492-7012

## Byerhof, Carson

---

**From:** Pamela Archer <pjnbear1@gmail.com>  
**Sent:** Friday, September 5, 2025 9:31 AM  
**To:** Byerhof, Carson  
**Subject:** [EXTERNAL] Re: Zerger Redevelopment Public Comment

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Carson,

Thank you for taking the time yesterday to talk. Due to this being a private sale I really don't feel we have a choice if Cardel homes meets the requirements. I really don't want to see Zerger property turn into 60 new homes. The infrastructure certainly doesn't need more homes. Jeffco schools is desperate for money hence why they are selling the property.

Regards,  
Pam Archer (lives in the neighborhood)

On Thu, Sep 4, 2025 at 4:05 PM Byerhof, Carson <[cbyerhof@westminsterco.gov](mailto:cbyerhof@westminsterco.gov)> wrote:

Hi Pam,

Great talking with you this afternoon about the Zerger Elementary Redevelopment project. If you would like to provide any public comment, please feel free to reply to this email with comments and I will include it in the material that gets sent to Planning Commission and City Council.

Thank you,

**Carson Byerhof**  
**Planner**

City of Westminster | Community Services Department  
[cbyerhof@westminsterco.gov](mailto:cbyerhof@westminsterco.gov) | 303.968.5924  
4800 West 92nd Avenue, Westminster, CO 80031

**My Office Hours are Tuesday-Friday, 8AM-7PM**  
**City Hall Hours:** Monday-Friday, 8 a.m.-5 p.m.

## Byerhof, Carson

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**From:** Mike West <26west@gmail.com>  
**Sent:** Saturday, September 6, 2025 11:41 AM  
**To:** Byerhof, Carson  
**Subject:** [EXTERNAL] Zerger Elementary School Redevelopment

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I could not find a location to leave comments on the Westminsterco.gov site regarding the Redevelopment of Zerger Elementary School.

One of my comments is questioning whether Jefferson Country School District has expended an earnest effort to find occupants for this site.

One possible use for this site is to utilize it for Active Shooter Training by local police units.

Another option is to consider redeveloping the existing structure for use as a Fire Station. The need for more Fire Stations in Westminster has been brought up recently. Perhaps, a civil engineer and a building engineer can explore this approach.

Thank you.

Mike West

## Byerhof, Carson

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**From:** Byerhof, Carson  
**Sent:** Tuesday, September 9, 2025 1:10 PM  
**To:** Byerhof, Carson  
**Subject:** FW: [EXTERNAL] Zerger Site

---

**From:** theconfidentmule <[theconfidentmule@gmail.com](mailto:theconfidentmule@gmail.com)>  
**Sent:** Monday, September 8, 2025 3:50 PM  
**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>  
**Subject:** [EXTERNAL] Zerger Site

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Prior commitments preclude me from participating in the exciting conversation tonight... so here are my questions...

I was walking my dog on the Farmers High Line Canal Trail and was crossing Field. Had to wait for some cars that didn't bother to obey the posted signs... so, what is the anticipated impact of the increased traffic as a result of the new development? Sure don't wanna be hit by a car. I'm concerned for the safety for those who bike, walk, run, e-bike, use the skate board park, etc... and the High Line Canal Trail... Any thoughts to the increased traffic and what are the developers doing to insure safety? I also crossed Field at 92nd, same question, any thoughts to installing pedestrian crossings like they have on Independence (after a couple of accidents). Another note, been in the area for awhile, last winter fox were playing in the culverts around Zerger. What are the developers proposing about the wildlife in the area?

Well, thats it for now. Have a good meeting.

David R Duman  
9170 Garrison  
303-870-6221

## Byerhof, Carson

---

**From:** JOHN W DUNOW <jnjdunow@comcast.net>  
**Sent:** Monday, September 8, 2025 12:36 PM  
**To:** Byerhof, Carson  
**Subject:** [EXTERNAL] Zerger Elementry Site

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Carson,

This is the email you requested in regards to the up coming concept review plan meeting, Sept. 9th.

I have concerns about someone coming into an established community and wanting to build 42 to 44 homes in an area that would disrupt the lives of the residents that have resided in the Kings Mill community since the early 1970's, along with an increase in the traffic through a now quite neighborhood.

I began to wonder if an individual had approached the city about this project along with the R-1 school district, in hopes to purchase the land and build homes and why?

Is it possible to get any individual or individuals names that are pushing for this project to get approved and if they in fact live in the Kings Mill community.

I just want to make sure every thing is above board and that no one is out to disrupt this established community. There no need build additional homes in this area. Maybe in Adams County, but not Jefferson County.

If you have questions feel free to contact me on this matter.

John Dunow  
9179 Dudley St., Westminster, CO 80021  
Cell phone 303-478-3399

## Byerhof, Carson

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**From:** charles margolis <admin@walthertree.com>  
**Sent:** Monday, September 8, 2025 11:01 AM  
**To:** PCPubComm  
**Cc:** McConnell, John; Andrews, Jody; DeMott, David; Nurmela, Sarah; brucebakercolorado@msn.com; Frankel, David; Hott, Amber; Byerhof, Carson  
**Subject:** [EXTERNAL] ZERGER SCHOOL. PLAN COMMISSION LETTER 9-9-25

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

9-8-2025

DEAR PLAN COMMISSION,

I AM A RESIDENT OF WESTMINSTER & I HAVE A PLAN COMMISSION MEETING SCHEDULED FOR THE SAME DAY AS ZERGER SCHOOL'S MEETING

WHILE I AM WORKING ON MY PLAN COMMISSION REQUIREMENTS I NOTICED THE ZERGER, 40 HOMES ON WHAT WAS FORMERLY A NON-RESIDENTIAL PROPERTY, NEXT TO STANDLEY LAKE

RECENTLY THE CITY COUNCIL RULED NOT TO ALLOW BOATS ON STANDLEY LAKE

THE AREA THERE & THE TO THE SOUTH & ALSO THE EAST GOT PLUTONIUM POLLUTION FOR LONG-TERM MISHANDLING OF THAT & ALSO THE 2 BIG FIRES

THE RESEARCH SHOWS THE SOIL / DIRT IS WHERE THAT POLLUTION SETTLES

ALSO, IMPORTANTLY: 40 NEW HOMES IS MUCH HIGHER DENSITY FOR THAT NON-RESIDENTIAL PARCEL

THAT ALSO BRINGS IN APPROXIMATELY 100 NEW VEHICLES: THAT METAL IS A BIG CONCERN

MY FAMILY BUILT A HOSPITAL THAT I LIVED, WORKED AT & CO-OWNED & THEN A MEDICAL RESEARCH INSTITUTE THAT'S FUNDED \$200 MILLION IN CANCER RESEARCH

I READ UP ON THE MEDICAL SCIENCE: THAT 40 HOME PROPOSAL NOT ONLY BRINGS IN 100 MORE CARS AND THAT METAL THAT ACCORDING TO WHAT I HAVE READ: BECOMES A "SECONDARY SOURCE OF RADIATION" [ THATS A COMMON RESULT FROM AI SEARCH SUCH AS GOOGLE] -- THEN ON TOP OF THAT ALL THE EXTRA SEWAGE

THAT CAUSES A LETHAL MIX: WITH COVID: BECAUSE THE MAIN BINDING RECEPTOR OF COVID IS IN THE SMALL INTESTINES OF HUMANS AND ANIMALS

ON MY PROPERTY THAT IS REQUESTING A FENCE FOR SAFETY & PUBLIC HEALTH REASONS TO PREVENT MY PROPERTY FROM BECOMING A TRASH HEAP THAT WAS COVERED IN DOG EXCREMENT: PLANNING DEMANDED "METAL ONLY" & I'VE EXPLAINED THAT IS A PUBLIC HEALTH PROBLEM, FOR THE SAME REASON: BEING CLOSE TO PLUTONIUM POLLUTION, WHEREAS WOOD ACCORDING TO A.I. SEARCH "SHIELDS" FROM THAT TYPE OF POLLUTION [ AGAIN THATS THE RESULT FROM SEARCHES SUCH AS GOOGLE THAT THEN POINT TO MEDICAL RESEARCH]

METAL THAT IS A SECONDARY SOURCE OF RADIATION CAUSES A VERY LITTLE KNOWN HEALTH CONDITION: THE RADIATION FROM BOTH PRIMARY AND SECONDARY SOURCES & THEN ALSO MERELY FROM THE HIGHER ALTITUDE INCREASES "FURIN" EXPRESSION & SARS-CoV-2 HAS A DOUBLE FURIN CLEAVAGE THAT MANY BELIEVE WAS INSERTED IN A LAB

THAT ZERGER PROPERTY SHOULD BE HANDLED SENSITIVELY SO AS NOT TO CAUSE WORSE PLUTONIUM POLLUTION AND SHOULD IF APPROVED TO BECOME RESIDENTIAL NOT HAVE 40 RESIDENCES: IT SHOULD HAVE A LOWER DENSITY AMOUNT SUCH AS 6 TO 8 HOMES: OR BE SOME OTHER TYPE OF BUSINESS ALTOGETHER THAT WON'T BRING EXTRA METAL & SEWAGE INTO THAT NEIGHBORHOOD: WHERE NEARBY INTERVIEWS FROM RESIDENTS STATE THAT THERE ARE SOME SEVERE CONDITIONS ASSOCIATED WITH THAT POLLUTION: THAT I HAVE NOT HEARD OF BEING COMMON THAT ARE ASSOCIATED UNFORTUNATELY WITH PLUTONIUM POLLUTION AND THEN ALSO OTHER POLLUTION FROM SUNCOR & ROCKY ARSENAL

I VERY MUCH DISAGREE WITH THE CBS NEWS ARTICLE'S REPORT THAT THE PLANNING EMPLOYEE JOHN MCCONNELL SAID THAT HE THINKS IT'S "APPROPRIATE" TO HAVE RESIDENTIAL ON THAT SITE: ON MY PROJECT JOHN MCCONNELL & DAVE GERMAN HAVE DISREGARDED ALL THE PUBLIC HEALTH FACTORS & JOHN MCCONNELL PUT TOGETHER A FALSE STATEMENT THAT I HAD TO MAIL TO 440 NEIGHBORS THAT SAYS MY FENCE IS TO "SECURE LANDSCAPING EQUIPMENT" INSTEAD OF WHAT I WROTE & EXPLAINED TO THEM FOR OVER 8 MONTHS BEFORE BEING DENIED: THAT MY FENCE IS TO "SAFETY MY PROPERTY"

I BELIVE THE EXCESS PLUTONIUM POLLUTION THAT IS SPREAD FROM THE NEW HIGHER DENSITY BUILDS GOING ON IN WESTMINSTER MAY BE ONE FACTOR IN WHY CITY PLANNING IS ACTING UNPROFESSIONALLY: WHEN THE CHAIR, BOSCHERT IN THE PAST HAS SAID HE FAVORS "OPEN SPACES" HOWEVER NOW WESTMINSTER IS FAVORING HIGHER DENSITY BUILDS, WHILE ALSO SUING JARED POLIS FOR STATE DEMANDS ON PROPERTY THAT INCLUDE HIGHER DENSITY: SO WHILE WESTMINSTER IS TURNING THE HISTORIC FARMS INTO HIGHER DENSITY AND HAD 40+ FT MOUNDS OF DIRTS THAT WAS AFFECTED BY PLUTONIUM POLLUTION TO MAKE ROOM FOR NEW HOMES: THE COMMUNITY IS GETTING A LOT OF EXTRA PLUTONIUM POLLUTION BASED ON WHAT I HAVE READ, WHERE MAPS SHOW WESTMINSTER IN A BIG RED TO PINK GRADED PLUTONIUM POLLUTION ZONE & ALSO RESEARCH STATES WESTMINSTER HAD 500 TO 1000 TIMES

MORE PLUTONIUM POLLUTION THAN ANY REGULAR AMOUNT FROM GLOBAL "FALL OUT" FROM TESTING

JUST LOOK AT THAT TINY NEIGHBORHOOD WHERE ZERGER IS: THAT NEIGHBORHOOD WAS BUILT AROUND THAT NON-RESIDENTIAL PARCEL AND IN THE CBS REPORT JOHN MCCONNELL IS QUOTED AS SAYING IT'D BE "APPROPRIATE" TO TURN THAT INTO RESIDENTIAL: WHEN IT'S RIGHT NEXT TO PLUTONIUM POLLUTION: WESTMINSTER SHOULD USE STRONGER HANDLING TECHNIQUES THROUGH & THROUGH TO PREVENT PUBLIC HEALTH PROBLEMS & SEVERE HEALTH CONDITIONS FROM THAT POLLUTION & HAS NOT BEEN DOING THAT: INSTEAD FAVORING HIGHER DENSITY HOUSING CONTRARY TO THE COMMUNITY'S WISHES ON BOTH ZERGER & THE FARMS: THAT ZERGER PROPERTY SHOULD BE APPROVED FOR SOMETHING THAT DOES INCREASE VALUE & ALLOW OWNERS TO MAKE MONEY THAT ALSO THE NEIGHBORS SUPPORT & 40 NEW HOMES IS NOT IT & THAT INCLUDES THOSE UNIQUE FACTORS LIKE ROCKY FLATS POLLUTION

IT DOES ALSO APPEAR THAT THE AREAS WITH THE CONTINUED POLLUTION SHOULD HAVE BETTER SHIELDING, LIKE TREES & WOOD FENCES & WHATEVER OTHER MATERIALS / IMPROVEMENTS TO PREVENT WORSENING OF THAT POLLUTION DURING WIND STORMS & DURING DEVELOPMENT OF LAND

THE PLAN COMMISSION SHOULD ABSOLUTELY NOT APPROVE 40 NEW RESIDENCES ON THAT PARCEL: WHAT I AM SEEING IS DAVE GERMAN & JOHN MCCONNELL RUNNING SCAMS TO MAKE MORE IN MONEY FOR PLANNING: WITH NO REGARD FOR PUBLIC HEALTH: THAT ZERGER PROJECT BRINGS IN MORE \$\$\$ SO JOHN MCCONNELL CLAIMS HOUSING ON NON-RESIDENTIAL PROPERTY IS "APPROPRIATE" & ON MY PROJECT MY FENCE DOESN'T BRING IN MORE & DENYING IT BRINGS IN MORE \$\$ & IT WAS DENIED AFTER 8+ MONTHS & THEY WERE MEAN & HORRIBLE TO ME: I SPENT 12 HOURS STUFFING ENVELOPES TO FIND THAT JOHN MCCONNELL HAD WRITTEN A FALSE STATEMENT IN THAT LETTER: THAT MY FENCE WAS SOLELY TO "SECURE LANDSCAPING EQUIPMENT" WHEN FOR OVER 8 MONTHS I EXPLAINED MY LOT WAS COVERED IN DOG EXCREMENT & 50+ YEARS OF TRASH, IN THE MIDDLE OF A BUSINESS PARK & I WROTE ON MY OFFICIAL DESIGN PLAN [ ODP ] THAT THE FENCE WAS TO "SAFETY MY PROPERTY" -- I THINK THAT BOTH DAVE GERMAN & JOHN MCCONNELL & RUNNING THAT OFFICE THAT WAY, IN PART DUE TO THE PLUTONIUM POLLUTION: I LOOKED IT UP AND THAT POLLUTION CAN CAUSE SOME SEVERE DISEASES BY HARMING A VERY BASIC CELLULAR PROCESS THAT CAN CAUSE CONDITIONS LIKE ALZHEIMERS / EARLY ON SET DEMENTIA / AND THEN IN CONJUNCTION WITH COVID: BLOOD SUGAR DISORDERS AND OTHER VERY SEVERE HEALTH CONDITIONS

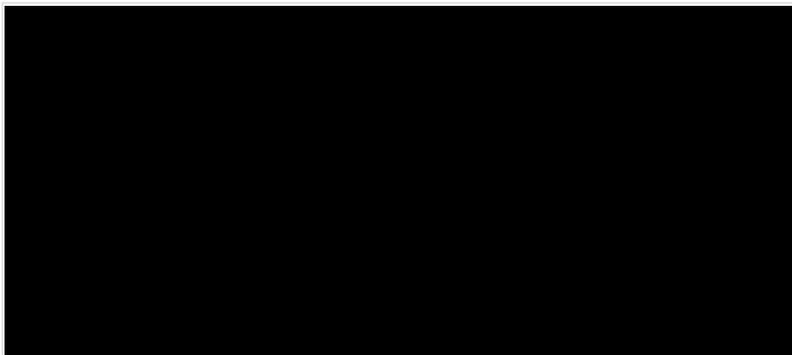
THE COMMUNITY WANTS THE PLANNING COMMISSION TO BE PROFESSIONAL & INSTEAD THERE'S BEEN SOME OVER RULING ON PROTESTS WHERE THAT OVER RULING BY THE COMMISSION FAVORS \$\$\$ OVER PUBLIC HEALTH & THAT IS CONTRARY TO WHAT THE RESIDENTS HERE WANT, PAY FOR & VOTED FOR

REGARDS,

CJ MARGOLIS

[Battle in Colorado over former Zerger Elementary School building brewing in Westminster](#)

NOTE: the webpage for the Hearing misspells Carson Byerhof's name as Carson Byerfof: the Planner for this Zerger Project]



**Battle in Colorado over former Zerger Elementary School building brewing...**

Carl Zerger Elementary School has been closed since 2011, but is still a treasured part of the King Mill neighbo...

## Byerhof, Carson

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**From:** Byerhof, Carson  
**Sent:** Tuesday, September 9, 2025 1:11 PM  
**To:** Byerhof, Carson  
**Subject:** FW: [EXTERNAL] Case Study & Testimony: Against building new homes in Kings Mill North Subdivision

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**From:** Karina Taugwalder <[karina.taugwalder@gmail.com](mailto:karina.taugwalder@gmail.com)>  
**Sent:** Monday, September 8, 2025 4:16 PM  
**To:** PCPubComm <[pcpubcomm@westminsterco.gov](mailto:pcpubcomm@westminsterco.gov)>  
**Subject:** [EXTERNAL] Case Study & Testimony: Against building new homes in Kings Mill North Subdivision

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern,

I appreciate that the City and its Planning Committee Members allow the public to comment on this matter of building new homes in the Kings Mill North subdivision.

I am a long-time Westminster resident who lives near the former Zerger Elementary School, and I want to explain in a few points listed below why I am against it and to preserve the area.

1. More housing will put a strain on Westminster's water and wastewater infrastructure due to its old age. (source: <https://www.westminsterco.gov/576/Public-Works-Utilities>). What is the infrastructure plan for our existing utility lines in Westminster and in this area? And what will the cost be with even more housing?
2. In the past, mortgage rates were low, but now they are higher. Recent trends reveal a listing rise, but not in closing; inventory is increasing, but homes are sitting unsold. At the same time, there are national trade issues, such as the recently imposed high tariffs, that affect local development now. Construction materials are expected to add higher costs to building new homes. (source: <https://www.commonsestituteus.org/colorado/research/housing-and-our-community/colorado-housing-affordability-report--june-2025-update>)

Hence, my biggest fear is that the construction of these homes starts but will not be finished, and we, the neighbors, are left with a dirt pile and unfinished homes.

What then? The developer got the money, but the neighborhood lost the space, and nothing was added to the community. What a sad story that would be.

3. A report submitted during last May's meeting with the developer at Stanley Lake Library showed that traffic will go down with these new homes built opposed to traffic going up with a school there. The point here is not to compare that with traffic where there is no school at the moment; the point is that there will be more cars with more homes, hence more traffic and air pollution.

4. The area where these new homes are planned is very small and would further decrease park space and playground for kids. So why this area and not another bigger site?

Note: Some solutions to make more use of this beautiful site, and a link to my library case study:

A library is just one of the multiple options to reuse the former Zerger building; others can include a community center for neighbors, the elderly, and kids to connect, a tutoring place for teens, a wedding venue (for those who like it simple), a new firehouse, and more.

I've included a link to a case study I put together to explain why a library is a useful option for turning the former Zerger building into. [Library Case Study Link](#)

Thank you for reading,  
Karina Taugwalder

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[karina.taugwalder@gmail.com](mailto:karina.taugwalder@gmail.com)

(808) 554-5375

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## Byerhof, Carson

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**From:** Byerhof, Carson  
**Sent:** Tuesday, September 9, 2025 1:11 PM  
**To:** Byerhof, Carson  
**Subject:** FW: [EXTERNAL] September 9, 2025 Public Hearing for Zerger Elementary School Redevelopment in the Kings Mill North Subdivision

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**From:** [cl.walters@comcast.net](mailto:cl.walters@comcast.net) <[cl.walters@comcast.net](mailto:cl.walters@comcast.net)>  
**Sent:** Monday, September 8, 2025 8:12 PM  
**To:** PCPubComm <[pcpubcomm@westminsterco.gov](mailto:pcpubcomm@westminsterco.gov)>  
**Subject:** [EXTERNAL] September 9, 2025 Public Hearing for Zerger Elementary School Redevelopment in the Kings Mill North Subdivision

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Mr. John McConnell, AICP:

To begin with, I oppose the development of the Zerger property, and my preference would be to keep it as a park or open space. There are many reasons for developing it as an open space/park that would be a benefit to all.

One question/comment I have regarding building more housing is that providing water to new structures will put more stress on the water resources, which are already strained. Has there been studies done to see how the increase in usage will affect the supplies over time? Once these houses are built, there is no turning back. There will be less opportunities to change/modify any plans for the future. My other question is why so many units in a small area. Can a compromise be made to build half the amount of planned homes? The more units, the more people and the more congestion and other possible issues will arise.

However, as it seems inevitable that the development of the Zerger Elementary School property will be to allow Cardel Homes to build housing on the site as shown on the map accompanying the notice of hearing, I do make one request. **That is that the mature trees on the north side of and the south side of the property remain standing.** According to the development concept plan, it looks like there will be an open/park areas in the location of many of the trees, which would be good. These mature trees provide so much benefit to the land, people, aesthetics, birds and wildlife and the environment. Last year, I observed hawks nesting in one of the trees. The geese come to rest and eat on the open fields in the area every year. We have already taken away so much of the trees, land and natural areas, that the wildlife cannot thrive. Please do not allow these trees to be cut down. And have Cardel Homes make assurance that these trees and the open space/park areas will remain intact before signing any deals. Question: Who will be maintaining the open areas?

Part of the reason I moved to Westminster almost 30 years ago was because Westminster was recognized a Tree City. Please live up to that designation.

Thank you for your time and for the opportunity to express my opinion and thoughts.

*Claudia Walters*

## Byerhof, Carson

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**From:** Byerhof, Carson  
**Sent:** Tuesday, September 9, 2025 1:12 PM  
**To:** Byerhof, Carson  
**Subject:** FW: [EXTERNAL] tonight's hearing

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**From:** Patricia Gaggiani <[one800aunttrish@aol.com](mailto:one800aunttrish@aol.com)>  
**Sent:** Tuesday, September 9, 2025 11:11 AM  
**To:** PCPubComm <[pcpubcomm@westminsterco.gov](mailto:pcpubcomm@westminsterco.gov)>  
**Subject:** [EXTERNAL] tonight's hearing

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

There is a hearing on the redevelopment of the Zerger Elementary School property.

I wish to record my concern about this plan.

I have not received a serious answer to my concerns so far. Westminster City is constantly urging its citizens to conserve water, yet this plan will require thousands of gallons more every year into the future. Where do you plan to get this additional water? Where do you plan to get the additional utilities for all these houses?

Looking at the concept plan, i note that there does not seem to be any provision for improving the existing road, yet each of these houses will have more than one vehicle. What accommodations will be made for the extra traffic?

I understand that the Council's main concern is increasing the tax base; however you should also be aware of the impact on the quality of life this enormous increase in density will have on your current residents.

Thank you for your consideration.

Patricia Gaggiani  
9092 Hoyt St.