



Built On What Matters

Town of Frederick Board of Trustees Agenda

Frederick Town Hall
Board Chambers
401 Locust Street
Wednesday, June 17, 2026

7:00 PM

Work Session 5:30 PM

- A. Parks, Open Space and Trails Design Standards Discussion - Sara Barnard, Parks Planning and Development Coordinator
- B. Roads and Routes Initiative Update -

Call to Order – Roll Call

Pledge of Allegiance

Approval of Agenda

Special Presentations

Public Comment

This portion of the agenda is provided to allow members of the audience to provide comments to the Board of Trustees. Please sign in and you will be called. If your comments or concerns require an action, that item(s) will need to be placed on a later Agenda. Please limit the time of your comments to three (3) minutes.

Staff Reports

- C. Administrative Report -

Consent Agenda

Consent Agenda items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda Items unless a Board of Trustees member so requests, in which case the item may be removed from the Consent Agenda and considered at the end of the Consent Agenda.

- D. Approval of Minutes

Action Agenda

- E. Public Hearing to Consider Ordinance No. 1415 regarding the 320 Maple Street (Lot 1, Maplewood Subdivision Filing No. Two Amendment A) PUD

Zoning Document

- Open Public Hearing
- Staff Presentation
- Applicant Presentation
- Public Comment
- Board of Trustees Discussion and Questions
- Close the Public Hearing

Board of Trustees Action on Ordinance No. 1415. -
Audem Gonzales, Senior Planner

Discussion Agenda

Mayor and Trustee Reports

Executive Session

Adjournment



Town of Frederick Administrative Report June 17, 2026

Upcoming Board of Trustees Meetings:

The following is the schedule for upcoming meetings, though topics are subject to be changed or rescheduled:

- June 17, 2026 – Regular Meeting
 - July 1, 2026 – Regular Meeting
 - July 15, 2026 – Regular Meeting
 - August 5, 2026 – Regular Meeting
-



Transparent & Strategic Governance

- The Town Clerk's Office plays an integral role in the ongoing function of Town government. The following is the current Town Clerk Report:
 - Liquor Licensing
 - 1 new license in process
 - 1 renewal in process
 - 1 license set for hearing
 - 1 surrender in process
 - 17 total licenses
 - Special Event Liquor Permits issued:
 - Frederick in Flight
 - Chainsaws & Chuckwagons
 - Miners Day

Liquor License Name	Expiration Date	License Type	Addition to License
Georgia Boys Smokehouse	1/23/2027	Hotel + Restaurant (city)	Takeout and Delivery
Frederick Liquor and Store	2/21/2027	Liquor Store (city)	Delivery
7 - Eleven Store 35269B	3/21/2027	Fermented Malt Beverage Off (city)	
King Soopers #154	4/14/2027	Fermented Malt Beverage and Wine (city)	
Frederick Travel Center	6/30/2027	Fermented Malt Beverage (city)	
Chipotle Mexican Grill #5480	7/21/2026	Beer and Wine (city)	
Back 9 at Bella Rosa	9/3/2026	Hotel + Restaurant Optional (city)	Renewal Pending, One Optional Premise
Glacier Liquors	9/4/2026	Liquor Store (city)	
Gabe's Café LLC	9/27/2026	Hotel + Restaurant (city)	
Rock Solid	10/18/2026	Tavern (city)	
Circle K Store 2706787	11/12/2026	Fermented Malt Beverage (city)	
Mirror Image Brewing Company	11/3/2026	Brew Pub (city)	Takeout, Modification of Premises Hearing – 07/10/2026
Lola's Kitchen Tacos Y Tequila / Indian Bites	11/2/2026	Hotel + Restaurant (city)	Surrender Pending
Rumbo 52	11/20/2026	Hotel + Restaurant (city)	Takeout
7 - Eleven Store 38638A	12/25/2026	Fermented Malt Beverage Off (city)	
Meco Coffee Collective	12/9/2026	Hotel + Restaurant (city)	
Hush Lounge	N/A	Hotel + Restaurant (city)	New Application Pending (Hearing 07/10/2026)

- The Town hosts four TIPS Responsible Vendor Training classes per year, which are free to Town of Frederick liquor license holders. As Frederick's Certified TIPS Trainer, Officer Esther Collins facilitates the training.
 - 26 people registered for the TIPS class held on June 4, 2026.
- Solicitors Licensing
 - 1 issued license: Ruslan Nesmiiianov, Southwestern Advantage
- Municipal Court

May 8, 2026 Court Numbers										
*FTA = Failure to Appear										
Early Pay	Traffic Docket	Criminal Docket	Animal *included in criminal total	Virtual Court Docket *included in traffic or criminal totals	Review Docket	Restitution Cases	Interpreter Docket *included in traffic or criminal totals	Trials	Total Appearances	FTAs
56	31	9	1	1	2	0	2	2	40	8

- o Colorado Open Records Requests

- 25 Requests requested, completed, and closed for the month of April 2026

Gabby Smith	Public Records Request for Residential Building Permit Reports. Includes Contractor/owner name, permit #, address, & permit type, value. For the month of March 2026
Joan Peete	1st Quarter January 1, 2026 thru March 31, 2026 New Single Family Detached Permits showing Contractor, Description, Issued Date, Valuation
Jerry Glunz	A copy of the most reroof permit for 6291 Taylor St, Frederick CO 80530. I'm an insurance agent working to establish age of roof for a client.
Kristen Hoffman	I am requesting copies of or a report of ALL issued building permits for Residential & Commercial properties from 3/1/2026 - 3/31/2026. Report to include: Permit #, Issued and Applied Dates, Site Addresses, Valuation of project, Description of Work, Contractor & Owner Information.
Trevor Ycas	Inspection and/or copies of all public records related to the following property(s):[3770 Puritan Way][ASSESSOR PARCEL NUMBER 146703123001][ASSESSOR PARCEL NUMBER 146703123002]Specifically, I request all records pertaining to: 1. Any application for a Conditional Use Permit (CUP) associated with the above-referenced parcel, including all submitted application materials, site plans, and supporting documents; 2. Any application for a Special Use Permit or Use by Special Review associated with the above-referenced parcel; 3. All staff reports, findings of fact, and recommendations prepared by Planning Department staff in connection with any such application; 4. All Planning Commission agendas, minutes, resolutions, or decisions referencing the above-referenced parcel; 5. All Board of Trustees agendas, minutes, resolutions, or ordinances referencing any land use approval, denial, or condition for the above-referenced parcel;

	<p>6. Any Certificate of Occupancy issued for the above-referenced parcel reflecting a change of use;</p> <p>7. Any record of denial, withdrawal, or lapse of any of the above permit types for the above-referenced parcel;</p> <p>8. Any correspondence between Town staff and any applicant or property owner regarding conditional or special use authorization for the above-referenced parcel.</p>
McKenna Blochowicz	<p>We are currently reviewing our internal practices and evaluating market data, and as part of that process, we are requesting the following information from your organization: Current employee handbook and/or personnel policies, Benefits package information (including PTO/leave policies and accruals), Current salary structure, including minimum and maximum ranges for all positions. This information will be used for benchmarking purposes as we assess potential updates within our organization. If there are any costs associated with fulfilling this request, please let me know in advance. I appreciate your time and assistance, and please don't hesitate to reach out if you need any clarification on this request.</p>
Vanessa Gutierrez	<p>A Frederick Municipal Court (01/01/2012 - Present) Criminal (Misdemeanor) and Traffic record name search for the following individual and alias: Matthew Fonken (Alias: Matt Fonken) DOB: 01/27/1994</p>
Andrew Fraieli	<p>A digital list containing the full name (including middle name), rank/title, and hire dates of all persons (including officers) currently on the payroll of the Frederick Police Department</p>
Nancy Reynolds	<p>All the information on my roof that was installed in the Fall of 2018. Cannot reach the contractor; he may be out of business. I know I paid for class 4 shingles. I am changing insurance companies, and they need the following information: Date of install; product color, name, and year manufactured, and manufactures name. My current insurance company would not provide the information.</p>
Amy Mortensen	<p>copy of the building permits to verify that the city of Frederick was properly paid for the sales tax. 7302 Crystal Ave, 7401 Crystal Ave, 7340 Crystal Ave, 7405 Crystal Ave</p>
Aylice Sullivan	<p>Looking for the plot plan for address 6825 Morrison Drive Frederick, CO 80530 for an outdoor hardscape project the homeowner is inquiring about</p>
Misty Ruhlman	<p>SmartProcure is submitting a public records request to the Town of Frederick for any and all purchasing records from 1/8/2026 to current. The request is limited to readily available records without physically copying, scanning, or printing paper documents.</p> <p>1. Purchase order number. If purchase orders are not used a comparable substitute is acceptable, i.e., invoice, encumbrance, or check number 2. Purchase date 3. Line item details (Detailed description of the purchase) 4. Line item quantity 5. Line item price</p>

	6. Vendor ID number, name, address, contact person and their email address
Lance Cayko	Seeking to obtain an ILC, if it exists for 3160 North Buttercup.
Rean Robl	I am looking for the fully executed "Miner's Village Pre-Development Memorandum of Agreement for Public Improvements" which was executed in 2008
Randal Viggiani	I am requesting a copy of the video recording from the hearing held on April 10, 2026 for case number 25-31282.
Leigh King	I am requesting a copy of the Silverstone Metropolitan District No.3 Declaration of Covenants. Please provide at your earliest convenience. Thank you!
Winston Steelman	we are an inspection company that operates out of Fredrick and we are interested in contributing to the efforts to build the new Lowes retail project. on the RESOLUTION NO. 26-R-07 we would like to request a copy of the adopted resolution please.
Brian Kelley	Construction Documents for the Miners Park Town Centre Filing 2 located on the northeast corner of Highway 52 and Colorado BLVD.
William Hollington	All building and construction plans, drawings, and specifications associated with 6239 Bauer Way, Frederick, Colorado 80504.
Brian Kelley	Construction Documents for the Miners Park Town Centre Filing 2 located on the northeast corner of Highway 52 and Colorado BLVD.
Lynette SanNicolas	what shingles were used when our house got a new roof on October 16, 2018 by R & R Roofing and Renovations. Our insurance company wants to know the rating of the shingles.
Deb Havermann	Property lines on all sides 5272 MT Arapaho Cir
Andrew Fraieli	Pursuant to the Colorado Open Records Act § 24-72-201 et seq., I request that you make available for inspection and copying the following public records: - The resume, job application and termination letter of Ryan Patino
Kari Darrow	I would like to request the autopsy and crime scene photos of Shanann, Bella and Celeste Watts
Katherine Hutson	I am working on our annual Forecasting project. On the Town of Fredrick building permits I am needing January 2026 to the most current to get it updated. What we are needing is all NEW single family and commercial building permits, and the valuation of the ones that was issued.

- The following are Frederick's Building Division permit totals from the previous four years to date.

Permit Types	2022	2023	2024	2025	2026
Commercial Accessory Structure Permit	2	1	7	1	0
Commercial Addition Permit		1	4	5	1
Commercial Alteration Permit	13	20	21	37	9

Commercial Demolition Permit	2	3		1	0
Commercial Electrical Permit	12	10	10	14	3
Commercial Foundation Permit	1	3	5		1
Commercial Mechanical Permit	6	7	4	4	1
Commercial New Construction Permit	4	9	12	11	13
Commercial Plumbing Permit	1	3	1	1	1
Commercial Roofing Permit		14	9	2	0
Commercial Solar/PV Permit			2	6	0
Communication Facility Permit	2			2	0
Sign Permit	6	8	11	29	12
Temporary Structure Permit		6	1	3	4
Residential Accessory Structure Permit	3	7	2	1	0
Residential Addition Permit	12	11	14	10	6
Residential Alteration Permit	42	31	21	21	9
Residential Electrical Permit	13	23	26	18	2
Residential Foundation Permit		1	2		0
Residential Mechanical Permit	82	102	110	86	40
Residential New Construction Permit	125	93	64	57	55
Residential Plumbing Permit	46	57	58	42	35
Residential Pool/Spa Permit	3	2			0
Residential Roofing Permit	23	2164	468	53	19
Residential Solar/PV Permit	105	65	70	36	2
Water Tap Permit				1	0
Total Permits	503	2641	922	441	213



Exceptional Resident Experience & Engagement

- The Communications and Engagement team is in full swing with preparation and recruitment for 2026 Frederick events:
 - 48 sponsor applications
 - 92 market vendor applications
 - Market vendor applications are under review, and businesses have begun receiving approvals
 - 57 food vendor applications
 - Most food vendor spots are full through Miners Day, with some returning favorites and new vendors for a variety of options at Town events.
- Staff will be attending a free Sport & Special Event training scheduled for August 25 and 26. This course, hosted through the National Emergency Response &

Recovery Training Center, is designed to look at risk management and planning for special events.

- The Town had a meaningful and well-attended Memorial Day ceremony on Friday, May 22. Thank you to all who attended.
- The Communications & Engagement team is preparing for Frederick in Flight on June 26, 27, and 28. Coordination is in full swing with internal departments, pilots, sponsors, market vendors, volunteers, and contracted vendors.
- To share how Frederick is doing our part to conserve water, Communications is producing a video on technology at the Bella Rosa Golf Course that provides data for precision watering.
- The Communications Team recently released a video on our social media platforms sharing the progress the Town has made regarding digital accessibility. For those interested, the video can be found on Facebook.



Safe & Resilient Community

- The Police Department's Summer Youth Academy, under the guidance of SRO Sergeant Fairbanks and SRO Officers Davies and Yelvington, welcomed 30 high school students June 1–4 for an exciting, hands-on look at law enforcement. Participants explored SWAT operations, K-9 demonstrations, bomb squad equipment, traffic stops, DUI investigations, defensive tactics, crime scene processing, drones, virtual reality training, and a special fire department demonstration. The academy provides a fun and educational opportunity for youth to learn about the many roles and responsibilities of first responders.
- Recently, Commander Glantz represented the Police Department at the Colorado State Capitol when House Resolution 26-1006, titled Supporting Law Enforcement, was unanimously adopted by the Colorado House of Representatives. Commander Glantz, invited by Representative Dan Woog and joined by law enforcement executives from around the state, was present to witness the reading of the resolution on the House floor which recognizes the service, sacrifice, and role law enforcement officers play in protecting their communities.

- Communications & Engagement are producing a video of the Police Youth Academy to share the work School Resource Officers are doing with Frederick youth.
- To help educate the community, Communications and the Police Department are collaborating on education regarding e-bikes in Frederick.
- Town departments are working on a risk assessment to identify where processes can be improved and ensure the best internal controls are in place to support workflow.



Responsible Growth & Community Vitality

- Staff continue regular outreach to both small businesses and primary employers to better understand operational challenges, workforce pipeline needs, and capacity constraints while identifying opportunities for partnership and support. The Economic Development team remains on track to meet its goal of each staff member conducting one additional business visit per week, while also following up on items flagged during prior visits. We have identified three companies potentially looking to expand their footprint within the next 12 months.
- In addition to ongoing community connections throughout Frederick, Economic Development is continuing efforts aligned with the strategic priority of a vibrant downtown. Emphasis has increased on relationship building, tenant recruitment for vacant storefronts, business growth opportunities, and public-private partnership investments that enhance activity and vitality within the district. Staff are also evaluating the potential return on investment of incorporating the Main Street America program as a tool to support a more robust and vibrant downtown.
- To address community demand and expand local amenities, recruitment efforts continue to target family entertainment, sit-down dining, as well as hotel and event/conference space. Staff are actively following up on promising leads and connections established at the recent ICSC conference. Regional economic development partners have provided positive feedback on the development of the local Inventory Index for available properties in Frederick.

- For a list of all active development applications currently under review by the Town's Planning Division, Engineering Division, Legal Counsel, Frederick-Firestone Fire Protection District, and external review agencies, please follow these links to our ["What's Developing"](#) map and webpage, ["Development Applications Under Review."](#)



Reliable & Sustainable Infrastructure

- The Town just wrapped up a transportation survey seeking resident feedback on a 1% transportation sales tax potentially going to the ballot in November 2026. Thank you to the 577 respondents who shared their priorities for transportation projects in Frederick. The Town has also established a Transportation Task Force to align with community representatives on transportation priorities, which meets about twice a month.



Town of Frederick Board of Trustees

Meeting Minutes

June 3, 2026

Work Session 6:00 PM

- A. Police Department Technology Enhancements -
- B. Finance Update -

Call to Order – Roll Call

At 7:20 PM, Mayor Crites called the meeting to order and requested a roll call. Present were Mayor Crites, Mayor Pro Tem Padia, and Trustees Mahan, Lamach, Hickman, and Antonio. Also present were Town Manager Bryan Ostler, Town Attorney Jason Meyers, Town Clerk Tricia David, and Director of People and Culture Brittany Dvorak.

Pledge of Allegiance

Approval of Agenda

The agenda was approved as submitted.

Special Presentations

- C. Brigit's Bounty Community Pole Barn and Fridge -

Kristie Conroy and George Andrews presented.

A motion was made by Mayor Pro Tem Padia and seconded by Trustee Mahan to approve a total donation not to exceed \$7,500 which includes both waived fees and a monetary contribution. Upon roll call vote, the motion passed unanimously.

- D. Supplies for Success — Saint Vrain Valley Schools Education Foundation -

Michelle Phlan presented.

A motion was made by Trustee Lamach and seconded by Mayor Pro Tem Padia to approve a donation of \$1,000. Upon roll call vote, the motion passed unanimously.

Public Comment

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Community members Gil and Shirl Garcia addressed the Board about a desire to establish an accessibility committee.

Community member Nate Wise addressed the Board about changes in downtown Frederick.

Staff Reports

Town Manager Bryan Ostler introduced Public Works and Engineering Director Keith Reester, who provided an update on traffic-related issues and ongoing coordination with the Saint Vrain Valley School District.

Mr. Ostler also reminded the Board about the upcoming Community Tour and Talk at

Wyndham Hill next week, encouraged interested Trustees to contact the Town Clerk regarding attendance at the CML Annual Conference, and noted that Frederick in Flight will take place during the last week of June.

Consent Agenda

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A motion was made by Mayor Pro Tem Padia and seconded by Trustee Lamach to approve Consent Agenda. Upon roll call vote, the motion passed unanimously.

- E. Approval of Minutes
- F. Resolution No. 26-R-30 approving an amendment to the Hyper Fiber Agreement -
Jason Meyers, Town Attorney

Action Agenda

- G. Resolution 26-R-31 Frederick and CVPRD Intergovernmental Agreement -
Colby Johnson, Parks and Open Space Director

Parks Director Colby Johnson presented. A motion was made by Mayor Pro Tem Padia and seconded by Trustee Hickman to approve Resolution 26-R-31 Frederick and CVPRD Intergovernmental Agreement. Upon roll call vote, the motion passed unanimously.

- H. Ordinance 1417 Parks and Open Space Use Regulations Update -
Colby Johnson, Parks and Open Space Director

Parks Director Colby Johnson presented. A motion was made by Trustee Hickman and seconded by Trustee Antonio to approve Ordinance 1417 Parks and Open Space Use Regulations Update. Upon roll call vote, the motion passed unanimously.

- I. Resolution No. 26-R-32 supporting Senate Bill No. S4505 reference a bill to require the United States Postal Service to designate zip codes for certain communities. -
Wallace Hollimon, Special Project Support

Town Manager Bryan Ostler presented. A motion was made by Trustee Mahan and seconded by Trustee Lamach to approve Resolution No. 26-R-32 supporting Senate Bill No. S4505 reference a bill to require the United States Postal Service to designate zip codes for certain communities. Upon roll call vote, the motion passed unanimously.

Discussion Agenda

Mayor and Trustee Reports

Trustee Mahan referenced the Business Roundtable meeting held earlier that morning, including discussion regarding grant funding opportunities.

Mayor Pro Tem Padia provided an update from a recent North Area Transportation Alliance (NATA) meeting.

Mayor Crites shared information from a recent Downtown Task Force meeting and requested assistance from the Communications team. Director of Communications and

Engagement Renae Lehr responded.

The Board discussed the Town's attendance at the recent CML District meeting, as well as matters related to the NISP and regional water issues.

The Board also discussed plans for new signage throughout the Town.

Executive Session

At 9:08 PM, Mayor Crites requested direction from the Board to go into Executive Session. A motion was made by Trustee Mahan and seconded by Trustee Lamach to approve the Executive Session. Upon roll call vote, the motion passed unanimously. The Board recessed, and then at 9:20 PM, Mayor Crites opened the Executive Session.

After the conclusion of the Executive Session at 10:02 PM, Mayor Crites returned to the regular meeting. A motion was made by Mayor Pro Tem Padia and seconded by Trustee Lamach to approve moving forward with negotiations as discussed in the Executive Session. Upon roll call vote, the motion passed unanimously.

- J. Executive Session for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiations under C.R.S. Section 24-6-402(4)(e)(1) regarding a potential easement dedication on Town open space. -

Adjournment

There being no further business of the Board of Trustees, Mayor Crites adjourned the meeting at 10:04PM.

Approved by the Board of Trustees:

ATTEST:

Tracie Crites, Mayor

Tricia David, Town Clerk



Built On What Matters

TOWN OF FREDERICK

Board of Trustees

Staff Report

Tracie Crites, Mayor

Windi Padia, Mayor Pro Tem
Matt Hickman, Trustee
Mark Lamach, Trustee

Adam Mahan, Trustee
Kevin Brown, Trustee
Ryan Antonio, Trustee

Public Hearing to Consider Ordinance No. 1415 regarding the 320 Maple Street (Lot 1, Maplewood Subdivision Filing No. Two Amendment A) PUD Zoning Document

- Open Public Hearing
 - Staff Presentation
- Applicant Presentation
 - Public Comment
- Board of Trustees Discussion and Questions
- Close the Public Hearing

Board of Trustees Action on Ordinance No. 1415.

Agenda Date: Board of Trustees June 17, 2026

- Attachments:**
1. BOT Ordinance No. 1415
 2. Planning Commission Resolution 26-PCR-03
 3. PC March 19, 2026 Minutes
 4. Application and Letter of Intent
 5. 320 Maple Street PUD Zoning Document
 6. Vicinity Map
 7. Future Land Use Plan
 8. Zoning Map
 9. Neighborhood Meeting 1 Transcript
 10. Neighborhood Meeting 2 Transcript
 11. Neighborhood Meeting 2 categorized comments
 12. Town MEMO on history and process
 13. Proof of Publication
 14. Public Comment
 15. Staff Presentation
 16. Applicant Presentation

Reviewed By: Bryan Ostler, Town Manager

Action Type

3) Quasi-Judicial: Actions of a specific nature or impact to a property interest that require an evidentiary hearing; such as land use applications; may be approved by ordinance or resolution as applicable.

Strategic Plan Alignment:

Responsible Growth and Community Vitality — Frederick will guide responsible growth through thoughtful planning and balanced development that strengthens economic and community vitality, while preserving the community character that residents value.

Summary Statement:

Joshua Huene with JJ Investments, Inc. is requesting approval of a PUD Zoning Document (Planning Unit Development) for 320 Maple Street (Lot 1, Maplewood Subdivision Filing No. Two Amendment A). The property is currently zoned P (Public) with PUD overlay (Planned Unit Development). The applicant is requesting to create site-specific development standards for an alley-loaded project consisting of 4 duplex buildings and 6,263 SF of private open space.

Detail of Issue/Request:

Applicant/Owner: Joshua Huene / JJ Investments Inc.

Location and Zoning: The property is generally located at the southeast intersection of Maple Street and 3rd Street and is addressed as 320 Maple Street. The property is zoned P (Public) with PUD overlay (Planned Unit Development). The project area is ~1.2 acres in size and the lot is currently vacant and undeveloped.

Surrounding Land Uses and Zoning:

North: Land use: Single-family homes
Zoning: R-1 (Residential Low Density) with PUD overlay (Planned Unit Development)

South: Land use: Former private school/daycare facility
Zoning: P (Public) with PUD overlay (Planned Unit Development)

West: Land use: Single-family homes
Zoning: R-1 (Residential Low Density) and DN-B (Downtown B)

East: Land use: Single-family homes
Zoning: R-1 (Residential Low Density) with PUD overlay (Planned Unit Development)

Historic Background Information:

Platting Process

- Maplewood Subdivision Filing No. One was platted in 1987 with the subject property being part of original Lot 1, Block 4. The 1987 plat contains Certificate of Ownership language and street dedications, but does not contain a “public” or “parks and open space” dedication or designation.
- In 1987, the Town and Grant Brothers entered into a subdivision agreement to govern the development of the subdivision. The agreement makes reference to a dedication of land owned by Carbon Valley Parks and Recreation District for public use, but the District did not own the property at that time, and no dedication was made on the plat for parks or open space.
- Maplewood Subdivision Filing No. Two was platted in 1993. The project replatted Lot 1, Block 4 into a smaller lot labeled Lot 1, Block 8, Maplewood Subdivision Filing No. Two. The replat added additional right-of-way (Linden Street) and created seven additional residential lots from the original Lot 1, Block 4 property.
- The 1993 plat contains the same Certificate of Ownership language regarding parks and open space, but contains no additional dedication or designation.
- In 1993 a new subdivision agreement was approved with a provision stating “No dedication of land for public sites or open space ... is required for this filing of the Maplewood Subdivision,” indicating that the land impacted by the replat, including the subject property, was not subject to a public or open space dedication requirement.
- In 2024, Maplewood Subdivision No. Two Amendment A was approved, which subdivided Lot 1, Block 8 into two separate lots. The separate lots are addressed as 340 Maple Street and 320 Maple Street. 320 Maple Street is the subject property undergoing a PUD zoning document request.
- In 2025, the 320 Maple Street rezoning from P (Public) to R-2 (Medium Density Residential) was denied.

Request:

Joshua Huene with JJ Investments, Inc. has applied for a PUD Zoning Document for 320 Maple Street (Lot 1, Maplewood Subdivision Filing No. Two Amendment A). The subject property is currently vacant and undeveloped. The PUD Zoning Document sets rules and regulations for development within the PUD zoning document boundary.

Comprehensive Plan:

The Town of Frederick Comprehensive Plan designates this property as "Adaptable Neighborhood." This designation is designed to provide a diversity of housing to accommodate a wide range of households in Frederick. These areas may include various types of employee, workforce, and attainable housing. Housing types permitted in this land use designation are single-family detached homes, townhomes, duplexes, and multifamily.

The Comprehensive Plan was updated in 2024. The previous land use designation for

this property was “Public/Semi-Public.” Changing community needs and desires have prompted the changes found within the updated Comprehensive Plan’s Future Land Use Plan. Several goals within the Comprehensive Plan promote development beyond single-family detached homes. Three community surveys were conducted throughout the creation of the Plan update. Results from these surveys have all indicated a strong community desire for attainable housing, employee housing, and more affordable housing options.

Zoning:

The Public Zone District is intended to identify and perpetuate the existence of public parks, playgrounds, recreation facilities and public and quasi-public buildings, whether publicly owned or leased. Various uses are permitted by right or conditional use within this zoning district. Uses permitted by right include golf courses, parks, places of assembly, schools, etc. Uses permitted by Conditional Use Review or Limited Review include zoos, daycares, hospitals, jails, structured parking, libraries, wireless communication facilities, etc.

The applicant is requesting to fulfill the existing PUD (Planned Unit Development) overlay by creating a PUD zoning document. The zoning document functions similarly to a final development plan. It contains site-specific development standards and regulations. The current PUD overlay zoning does not include an approved development plan for this property or any of the Maplewood Subdivision. PUD (Planned Unit Development) would become the official zoning of the property, while the zoning document would contain the development standards for this particular area.

PUD Zoning Document:

The zoning document for 320 Maple Street is designed to accommodate an 8-unit duplex development. 4 buildings are proposed, each with 2 units. The applicant is also proposing ~12% of the site to be private open space for the residents of this development. A more detailed breakdown of the zoning document and project is below:

- Project area: 1.205 acres
- Permitted uses: duplex residential
- Max density: 7 dwelling units per acre = 8 units (4 duplex buildings)
- Access: Alley loaded garages
- Minimum lot area: 2,500 per dwelling unit
- Accessory buildings: not permitted
- Maximum building height: 1 story, not to exceed 20-feet
- Open Space designation: 6,263 SF
- Setbacks: Front 17, Side 5, Rear 15

Subdivision. The applicant is proposing the 4 duplex buildings on one lot. The PUD zoning document permits future subdivision of the lot into a maximum of 8 individual lots to create a fee-simple subdivision.

Vehicle and pedestrian access. The PUD zoning document proposes that each dwelling

unit connect to the existing sidewalk along Maple and 3rd Streets via a walk.

Residential architecture. The applicant is proposing that each building have a rear-loaded garage that faces a private alley. Each dwelling is also required to have outdoor living space in the form of porches and patios. The zoning document proposes that each building shall contain consistent architectural styling and material types. The document also requires consistent roof massing and colors between buildings.

Garages. Every dwelling unit is required to have a rear-loaded two-car garage to be accessed off a private alley.

Parking. Each dwelling unit is required to have a 2-car garage. No guest parking is required per this PUD zoning document.

Sidewalks and connections. Each dwelling is required to connect the front porch to the existing sidewalk. Also, the PUD states that the existing 4-foot attached walk along Maple Street and 3rd Street will be utilized to meet the public street sidewalk requirement of the Land Use Code. The current standard for new streets is a 5-foot wide sidewalk.

Parks and open space. Properties zoned with PUD overlay are required to provide 20% of the site as parks and open space. The applicant is proposing ~12% (6,263 SF) of open space on the eastern edge of the site, behind the duplex buildings. The PUD zoning document requires a minimum width of this open space to be 20 feet. This open space is also intended to function as a buffer to the existing neighborhood to the east. The remainder of the 20% open space not provided shall be provided as fee in lieu to the Town.

Street trees. The PUD proposes a maximum separation of street right-of-way trees to be 45-feet. The document contains language for trees that cannot be placed in right-of-way due to easements or other constraints, being allowed to be planted on individual lots. These trees cannot count towards the required individual unit trees.

Screening. The PUD proposes landscaping within the open space along the east property line. The applicant has proposed a rate of 1 tree for every 30 linear feet.

Review Criteria for PUD zoning documents:

- (1) Will be in general conformity with the Comprehensive Plan; provided that:
 - (a) If a Comprehensive Plan update has not occurred in the five (5) years preceding the application date, the Board of Trustees must specifically also find that the public health, safety, and welfare will be advanced by adopting the PUD zoning document to conform to the Comprehensive Plan; or
 - (b) If a Comprehensive Plan update is underway on the date of the application, the Board of Trustees must specifically also find that the PUD zoning document, on balance, will not undermine the implementation of the updated Comprehensive Plan.

Staff response: The Comprehensive Plan was updated in 2024. The property is designated as adaptable neighborhood, which allows for a wide range of residential

uses. The applicant is proposing that only duplex development be allowed within this project area. Duplexes are allowed within the adaptable neighborhood land use designation.

(2) Will provide a net public benefit when compared to the development that is possible under non-PUD zoning districts, considering:

(a) For all planning areas:

i) The stewardship of natural resources and the mitigation of flood risks;

Staff response: There are no identified natural resources or flood risks on this property.

ii) The development quality and design aesthetics; and

Staff response: The proposed massing and architecture of the duplex buildings are appropriate for the neighborhood. The applicant has updated the height limit to be a maximum of one-story or 20 feet. This makes this project more aligned with the existing neighborhood of one and two-story homes. The Planning Commission placed a condition of approval on the project requiring all buildings maintain a consistent architectural style, material and color pallet, and roof massing. This will help create a cohesive project look within an established neighborhood.

iii) The efficiency in layout and provision of roads, utilities and other infrastructure; and

Staff response: The duplex buildings are proposed to be accessed off a private alley on the east side of the development. This will greatly reduce conflicts along Maple Street with driveways and the existing sidewalk. All the project ingress and egress will take place at one location along 3rd Street. The alley will need to meet the Town's drive cut width standards of no more than 30-feet along 3rd street. The actual alley itself shall meet the fire district standards of at least 26-feet in width.

(b) For planning areas that include residential uses:

i) The quantity or quality of common open space or recreational amenities;

Staff response: The applicant is providing ~12% of the 20% required open space on the east side of the development. The open space is intended to serve the residents of this project. 20% open space is roughly 10,000 SF of the site. At the Planning Commission public hearing, the applicant presented a version meeting the 20% requirement. Staff found this area to be too small to be usable and functional as open space. The applicant updated the plan set now showing ~12% private open space. Reducing the amount to ~12% further restricts the usability of this area. A fee in lieu option will account for the remainder of the open space. Staff initially discussed a 100% open space fee in lieu option vs. incorporating any open space. The current version of the project uses the open space as a buffer for existing homes to the east of this site.

ii) The affordability of housing; and

Staff response: There is no way of knowing the future price points of these units. Staff does believe that any option other than single-family is a great asset to the Frederick

community. Having a variety of housing products does offer different rental or home prices for different socio-economic classes within the Town.

(c) For planning areas that include nonresidential uses, the creation of new or expanded economic opportunities that will have a positive impact on the fiscal health of the Town or the lifestyle of its residents.

Staff response: Not applicable.

(3) Where the boundaries of the PUD are shared with existing or approved residential development, or when existing or approved residential development is across a street that is sixty (60) feet or less in right-of-way width, the PUD zoning document provides for buffers and/or transitions in land use, density, intensity, and building patterns along the boundaries of the PUD Zoning District to appropriately address the impacts of noise, dust, light, and shadows created by development within the PUD on the existing or approved residential development.

Staff response: The applicant has proposed a PUD zoning document standard requiring the open space to be placed along the eastern property boundary of the PUD area. The open space has a minimum width requirement of 20 feet and is required to include trees at a rate of 1 tree per every 30 linear feet of buffer area. There are existing fences along the eastern property line. Staff believes the landscaping rate could be increased to provide more of a buffer.

Public Notice:

This project has been required to provide several public notices per Section 4.5 of the Land Use Code. See the list of requirements below:

1. Neighborhood meeting - mailed notice with a 1,000 ft. buffer
2. Application initial submittal - posted and mailed notice with a 1,000 ft. buffer
3. Public hearing - posted and mailed notice with a 1,000 ft. buffer

Public Comment:

Attached to this staff report are two summaries from the two neighborhood meetings held for this application.

1. The first meeting was held online on August 7, 2025
2. The second was held in person on September 11, 2025. For the second meeting, staff created a report categorizing the comments into themes to better synthesize the feedback that was received.
3. Staff also created an informational memo on the project history and process moving forward.

All of these summaries, memos and reports were made available to the public on the planning website. The recordings of both neighborhood meetings were also posted online for the public to access at any time.

Staff received many written public comments before the Planning Commission meeting that were handed out to the commissioners. Those public comments have been

incorporated into this Board packet as Public Comment PDFs. The concerns and comments echo the comments and concerns stated during the neighborhood meetings. See the meeting minutes attached to this packet.

Planning Commission:

The Planning Commission held a public hearing on March 19, 2026, and voted to recommend approval with conditions with a vote of 5 Yes and 0 No. The Planning Commission discussed the project in great detail and worked with the applicant on addressing many of staff's concerns and resident concerns. These concerns were centered around architectural compatibility, garage placement, and driveway and sidewalk conflict areas. The Planning Commission placed conditions on this application that would require the project to change the layout to be alley loaded and remove all the driveways off Maple and 3rd Street. The Planning Commission also placed a condition on the application requiring the building height to be no more than one-story in height. Below are the full list of conditions:

1. Minimum front setback of 15-feet.
2. Provide regulations requiring consistent architectural style, material, roof line massing and color.
3. Limit to 1 story and not to exceed 20-feet in height.
4. Provide appropriate screening on the east side.
5. East side buffer shall be 20-feet measured from the property line.

The applicant has updated their PUD Zoning Document to reflect these conditions. Again, the project now has an alley loaded configuration with no driveways along Maple Street or 3rd Street.

Legal Comments:

The Town Attorney's Office reviewed the application materials and has provided comments throughout the review period. All requested changes have been incorporated into the application package.

Alternatives/Options

PUD - Planned Unit Development Zoning Document

Approval:

I move to approve Ordinance No. 1415 regarding the 320 Maple Street PUD Zoning Document.

Approval with Conditions:

I move to approve the 320 Maple Street PUD Zoning Document with conditions and direct staff to draft an ordinance of approval with the following conditions: (list conditions of approval)

Denial:

I move to deny the 320 Maple Street PUD Zoning Document request and direct staff to draft a resolution of denial (list criteria not met).

Financial Considerations

N/A

Staff Recommendation

Staff recommends the Board hold a public hearing, receive the presentation from staff and the applicant and ultimately consider all the comments and data from this application prior to taking any final actions.

Community Impact

Four duplex buildings with eight individual units will help diversify the housing inventory of Frederick. Although not a large project, it does offer new housing choices for the residents of the community. The single-story proposal and alley-loaded design are aimed at fitting into the surrounding community. The focus of this development is placed on the front facades along the streets while the rear sides are where the garages and automobiles are located.

**TOWN OF FREDERICK, COLORADO
ORDINANCE NO. 1415**

**AN ORDINANCE OF THE BOARD OF TRUSTEES APPROVING THE 320 MAPLE STREET
(LOT 1, MAPLEWOOD SUBDIVISION FILING NO. TWO AMENDMENT A) PUD ZONING
DOCUMENT**

WHEREAS, on behalf of the owners of property described in Exhibit A, attached hereto and incorporated herein by this reference (“Subject Property”), Joshua Huene (“Applicant”), applied to the Town of Frederick for PUD – Planned Unit Development zoning for the Subject Property; and

WHEREAS, on March 19th, 2026, the Town of Frederick Planning Commission reviewed the application and recommended approval with conditions of the application in Planning Commission resolution 26-PCR-03; and

WHEREAS, the Board of Trustees of the Town of Frederick, Colorado wishes to approve the 320 Maple Street Planned Unit Development Zoning Document.

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE
TOWN OF FREDERICK, AS FOLLOWS:**

Section 1. The Board of Trustees finds that:

- 1.1 An application for the 320 Maple Street Planned Unit Development Zoning Document has been submitted.
- 1.2 Said application was found to be complete through the review process.
- 1.3 Said application was considered during a public hearing held June 17th, 2026, at which time the public was able to provide testimony.
- 1.4 Sufficient notice was given according to Section 4.5 of the Frederick Land Use Code.
- 1.5 The 320 Maple Street Planned Unit Development application conforms with the applicable requirements of Section 16.4.5 of the Frederick Land Use Code, namely:
 - 1.5.1 Will be in general conformity with the Comprehensive Plan.
 - 1.5.2 Will provide a net public benefit when compared to the development that is possible under non-PUD zoning districts, considering:

(a) For all planning areas:

- i) The development quality and design aesthetics; and
- ii) The efficiency in layout and provision of roads, utilities and other infrastructure; and

(b) For planning areas that include residential uses:

- i) The quantity or quality of common open space or recreational amenities; and
- ii) The affordability of housing.

1.5.3 Where the boundaries of the PUD are shared with existing or approved residential development, or when existing or approved residential development is across a street that is sixty (60) feet or less in right-of-way width, the PUD zoning document provides for buffers and/or transitions in land use, density, intensity, and building patterns along the boundaries of the PUD Zoning District to appropriately address the impacts of noise, dust, light, and shadows created by development within the PUD on the existing or approved residential development.

Section 2. The Board of Trustees decision is based on competent, substantial evidence in the written record and the testimony provided at the public hearing.

Section 3. On the basis of the above, the Town of Frederick Board of Trustees approves the 320 Maple Street Planned Unit Development Zoning Document with no conditions.

Section 4. Effective Date. This ordinance shall be published and become effective according to law.

Section 5. Severability. If any part, section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid such invalidity shall not affect the validity of the remaining sections of the ordinance. The Town Board hereby declares that it would have passed the Ordinance including each part, section, subsection, sentence, clause, or phrase thereof, regardless of the fact that one or more parts, sections, subsections, sentences, clauses, or phrases are declared invalid.

Section 6. Repealer. All ordinances or resolutions and motions of the Board of Trustees of the Town of Frederick or parts thereof in conflict with this ordinance are, to the extent of such conflict, hereby superseded and repealed, provided that such repealer shall not repeal the repealer clauses of such ordinance, resolution, or motion, no revive any ordinance, resolution, or motion thereby.

Section 7. Certification. The Town Clerk shall certify the passage of this ordinance and make not less than one copy of the adopted ordinance available for inspection by the public during regular business hours.

**INTRODUCED, READ, PASSED, ADOPTED, AND ORDERED PUBLISHED THIS ___
DAY OF _____, 2026.**

ATTEST:

TOWN OF FREDERICK

By _____
Tricia David, Town Clerk

By _____
Traci Crites, Mayor

EXHIBIT A

LOT 1, MAPLEWOOD FILING NO. TWO AMENDMENT A

26-PCR-03

A Resolution of the Planning Commission Recommending Approval with Conditions for the 320 Maple Street (Lot 1, Maplewood Subdivision Filing No. Two Amendment A) PUD Zoning Document

Be it resolved by the Planning Commission of the Town of Frederick, Colorado:

Section 1. The Frederick Planning Commission finds that:

- 1.1 An application for the 320 Maple Street (Lot 1, Maplewood Subdivision Filing No. Two Amendment A) PUD Zoning Document has been submitted.
- 1.2 Said application was found to be complete through the review process.
- 1.3 Said application was found to be generally consistent with the Comprehensive Plan.
- 1.4 Said application was considered during a public meeting held March 19, 2026 at which time the public was able to provide testimony.
- 1.5 Sufficient notice was given according to Section 4.5 of the Frederick Land Use Code.
- 1.6 Said application conforms with the applicable requirements of Section 16.4.(5)(c) of the Frederick Land Use Code, namely;
 - 1.6.1 The development will be in general conformity with the Comprehensive Plan.
 - 1.6.2 The development will provide a net public benefit when compared to the development that is possible under non-PUD zoning districts, considering:
 - a. For all planning areas:
 - i. The stewardship of natural resources and the mitigation of flood risks;
 - ii. The development quality and design aesthetics; and
 - iii. The efficiency in layout and provision of roads, utilities and other infrastructure; and
 - b. For planning areas that include residential uses:
 - i. The quantity or quality of common open space or recreational amenities; and
 - ii. The affordability of housing;
 - 1.6.3 Where the boundaries of the PUD are shared with existing or approved residential development, or when existing or approved residential development is across a street that is sixty (60) feet or less in right-of-way width, the PUD zoning document provides for buffers and/or transitions in land use, density, intensity, and building patterns

along the boundaries of the PUD Zoning District to appropriately address the impacts of noise, dust, light, and shadows created by development within the PUD on the existing or approved residential development.

Section 2.

- 2.1 The Planning Commission recommendation is based on competent, substantial evidence in the written record and the testimony provided at the public hearing.

Section 3.

On the basis of the above, the Town of Frederick Planning Commission recommends that the Board of Trustees approve the application with the following conditions:

1. Minimum front setback of 15-feet.
2. Provide regulations requiring consistent architectural style, material, roof line massing and color.
3. Limit to 1 story and not to exceed 20-feet in height.
4. Provide appropriate screening on the east side.
5. East side buffer shall be 20-feet measured from the property line

This resolution is approved this 19th day of March, 2026 by a vote of 5 to 0.



Tracy Moe, Chairperson, Planning Commission



Town of Frederick Planning Commission

Meeting Minutes
March 19, 2026

Teams Meeting Information :

Call to Order – Roll Call: At 6:35 pm Chairperson Moe called the meeting to order and requested roll call.

Present were Chairperson Moe, Vice Chair Conroy, Planning Commissioner Scott, Planning Commissioner Kelley, and Planning Commissioner Langford.

Also present were Planning Manager Ali Lommel, Deputy Town Attorney Christine Francescani, Senior Planner Audem Gonzales and Deputy Town Clerk Emily Nitcher.

Pledge of Allegiance:

Approval of Agenda: A resident requested that the Planning Commission extend the public comment time beyond three minutes per person. Chairperson Moe recommended increasing the limit to five minutes per speaker. The Commissioners agreed to allow five minutes per person.

Special Presentations:

Public Comment: There is no public comment not related to a public hearing this evening.

Staff Reports:

Consent Agenda: Motion by Commissioner Kelley and seconded by Vice Chair Conroy to approve the consent agenda.

Upon roll call vote, the motion passed unanimously.

Approval of Minutes:

Action Agenda:

Public Hearing to Consider the 320 Maple Street (Lot 1, Maplewood Subdivision Filing No. Two Amendment A) PUD Zoning Document

- Open Public Hearing
- Staff Presentation
- Applicant
- Public Comment
- Planning Commission Discussion and Questions
- Close the Public Hearing

Planning Commission Action on Resolution 26-PCR-03. : The public hearing opened at 6:42 pm.

Public Comment for this hearing has been extended from 3 minutes per person to 5 minutes per person.

Senior planner Audem Gonzales presented to the Planning Commission.

The applicant also presented to the Planning Commission.

Public Comment:
Keri Aasmundstad
Patrick Berrend
Cullen Aasmundstad
Jill Firkins
Mark Novak
Devona Gooras
Jolene Merritt
Heather Jagodinski
Carl Randolph
Tonie Wenger
Jon Jagodinski
Rhonda Swetnam
Broc Swetnam
Melanie Randolph
Cassandra Rogea

The Planning Commission took a 10-minute break to read the public comment that was submitted in writing.

The Public Hearing resumed at 8:31 pm.

The Planning Commission asked questions of staff and applicant and discussed the item.

The public hearing closed at 9:34 pm.

Motion by Commissioner Scott and seconded by Commissioner Kelley to approve Resolution 26-PCR-03 with the following conditions:

1. Minimum front setback of 15-feet.
 2. Provide regulations requiring consistent architectural style, material, roof line massing and color.
 3. Limit to 1 story and not to exceed 20-feet in height.
 4. Provide appropriate screening on the east side.
 5. East side buffer shall be 20-feet measured from the property line
- Upon roll call vote, the motion passed unanimously.

Public Hearing to Consider a Resolution of the Town of Frederick Planning Commission Recommending Adoption of the 2026 Land Use Code, Amendment of the Town of Frederick Zoning Map, and Recommending Incorporation of the Land Use Code into the Municipal Code

- Open Public Hearing
- Staff Presentation
- Public Comment
- Planning Commission Discussion and Questions
- Close the Public Hearing

Planning Commission Action on Resolution 26-PCR-04. : The public hearing opened at 9:49 pm.

Presentation by staff.

Public Comment:

No public comment.

Comments and questions by the Planning Commission.

The public hearing closed at 10:25 pm.

Motion by Commissioner Scott and Commissioner Kelley and seconded by Commissioner Langford to approve Resolution 26-PCR-04, with the following conditions:

1. Garages associated with single-detached dwellings, paired homes and multiplex over one story shall incorporate fifty (50) percent or greater of the garage area below a second story living area.
2. Vocational Schools shall be permitted in the HI-Flex and LI-Flex zoning districts by Conditional Use.
3. Add wording in the case of fire or other natural causes destroying a downtown single-dwelling detached structure that it can be rebuilt as it was before to maintain the character of downtown.
4. PUD standards shall require renderings and sketches to show the intended proposed building products (types) including roof forms, massing, architecture and other design related elements.
5. Include language stating at the discretion of the director, the fifty (50) percent garage door maximum for single-detached dwellings may be increased up to (60) percent when proposing a third car garage.
6. Include language stating garages abutting a multi-dwelling unit shall have direct access to the unit they abut.
7. Incorporate technical updates and changes to the language in the Land Use Code before the Board of Trustees public hearing.

Upon roll call vote, the motion passed unanimously.

Discussion Items:

Commissioner Reports:

Other Business: Upcoming Meeting:
April 16, 2026.

Adjournment: There being no further business of the planning commission, Chairperson Moe adjourned the meeting at 10:34 pm.



Built On What Matters

TOWN OF FREDERICK

PLANNING DEPARTMENT

401 LOCUST STREET • P.O. BOX 435 • FREDERICK, CO 80530-0435

PHONE: (720) 382-5500 • FAX: (720) 382-5520

www.frederickco.gov

LAND USE APPLICATION FORM

PROJECT NAME: 320 MAPLE ST RE-ZONE		
DATE SUBMITTED:	APPLICATION FEE: \$2,500	
TYPE OF APPLICATION:		
<input type="checkbox"/> Annexation, Zoning and Concept Plan (\$1,000 fee plus \$10 per acre)	<input type="checkbox"/> Metropolitan District (\$5,500 fee)	<input type="checkbox"/> Special Use Oil and Gas Drilling and Production (\$5,000 fee per well)
<input type="checkbox"/> Annexation Agreement Amendment (\$500 fee for the first section; \$100 for every additional section)	<input type="checkbox"/> Minor Modification (\$350 fee)	<input type="checkbox"/> Street Name Change (\$750 fee)
<input type="checkbox"/> Appeal of Administrative Decision (\$500 fee)	<input type="checkbox"/> Minor Subdivision (\$1,500 fee)	<input type="checkbox"/> Subdivision Amendment (\$1,000 fee)
<input type="checkbox"/> Code Text Amendment (\$1,500 fee)	<input type="checkbox"/> MOAPI (\$500 fee for the first section; \$100 for each additional section)	<input type="checkbox"/> Vacation of ROW or Easement (\$500 fee for one easement or right-of-way; \$100 for every additional)
<input type="checkbox"/> Comprehensive Plan/Planning Area Amendment (\$3,000 fee)	<input type="checkbox"/> Preliminary Plat (\$2,500 fee plus \$10 per lot)	<input type="checkbox"/> Variance (\$750 fee for residential; \$1,000 for non-residential)
<input type="checkbox"/> Conditional Use (\$1,000 fee)	<input checked="" type="checkbox"/> Preliminary Development Plan (\$2,500 fee plus \$10 per lot)	<input type="checkbox"/> Vesting of Property Rights (\$1,000 fee)
<input type="checkbox"/> Construction Plan Review (\$1,000 fee)	<input type="checkbox"/> Sign Design Program (\$500 fee)	<input type="checkbox"/> Water Dedication Analysis (\$250 fee)
<input type="checkbox"/> Final Development Plan (\$2,500 fee plus \$5 per lot)	<input type="checkbox"/> Site Plan (\$2,000 fee for up to 25,000 sf; otherwise, \$2,500 fee)	<input type="checkbox"/> Waiver (\$1,000 fee for residential; \$1,500 fee for non-residential)
<input type="checkbox"/> Final Plat (\$2,500 fee plus \$5 per lot)	<input type="checkbox"/> Site Plan Amendment (\$500 fee for up to 1,000 sf; otherwise, \$750 fee)	<input checked="" type="checkbox"/> Zoning (\$2,500 fee for one district; \$500 for each additional district)
<input type="checkbox"/> Maps (Small - \$2.50; Large - \$7.00; Street Map - \$10.00)	<input type="checkbox"/> Sketch Plan (\$2,000 fee)	<input type="checkbox"/> Zoning Compliance Letter (\$75 fee)

PROJECT INFORMATION:

Legal Description of Property (location within township, section, and range or Subdivision, Block and Lot):

320 MAPLE STREET, FREDERICK, CO

Applicant's Name (This will be the primary contact): Joshua Huene	Phone/Fax: 303-725-1530
Address: 7973 Stroh Rd, Parker CO 80134	Relation to Property Owner: OWNER, MANAGING PARTNER
E-mail Address: joshua.huene@gmail.com	

ADDITIONAL CONTACTS:

Property Owner: JJ INVESTMENTS, INC. Joshua and Laura Huene John and Jennifer Juguish	Consultant Business Name: JOSHUA HUENE
Address: 7973 Stroh Road Parker Co 80134	Consultant Personal Contact: 303-725-1530
Phone/Fax:	Address: 7973 Stroh Road Parker, Co 80134
E-mail Address:	Phone/Fax: 303-725-1530
	E-mail Address: joshua.huene@gmail.com

LAND USE APPLICATION FORM (CONTINUED)

Property Owner:	Consultant Business Name:
	Consultant Personal Contact:
Address:	Address:
Phone/Fax:	Phone/Fax:
E-mail Address:	E-mail Address:

TOTAL ACREAGE OF PROPERTY UNDER CONSIDERATION: 1.2 ACRE

Is site within Frederick Planning Area? Yes No

Project Address (if applicable):

Existing Use: <u>Public, Daycare</u>	Existing Zoning: <u>PUBLIC</u>
Proposed Use: <u>PUD Duplex</u>	Proposed Zoning: <u>PUD</u>
Number of Existing Residential Lots: <u>1</u>	Number of Proposed Residential Lots: <u>1</u>
Number of Existing Commercial Lots: <u>1</u>	Number of Proposed Commercial Lots:
Number of Existing Industrial Lots:	Number of Proposed Industrial Lots:

Is there an existing MOAPI in place? Yes No If yes, please provide reception date and number.

COMPREHENSIVE PLAN MAP DESIGNATIONS:

<p>LAND USE & PUBLIC FACILITIES Land Use Designation(s):</p> <p>Public Facilities:</p>	<p>UTILITY AND SPECIAL DISTRICTS Water: Sewer: Fire Protection: Other:</p>
<p>TRANSPORTATION Street Connections:</p>	<p>ENVIRONMENTAL ISSUES</p> <p>Property in Floodplain: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Sensitive Wildlife habitat area: <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>PARKS, OPEN SPACE AND RECREATION Proposed Park and/or trail:</p>	<p>SUBSIDENCE AND OIL AND GAS</p> <p>Subsidence area: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Oil and/or gas wells: <input type="checkbox"/> Yes <input type="checkbox"/> No</p>

CERTIFICATION:

I certify that I am the lawful owner, or represent and warrant that I am authorized to bind the entity that is the lawful owner, of the parcel(s) of land that this application concerns, and consent to this action.

Signature: [Signature]

Print Name: Joshua & Larva Huene Date: 9/19/25

I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. In filing this application, I represent and warrant that I am authorized to bind the applicant and property owner(s). I understand that all materials and fees required by the Town of Frederick must be submitted prior to having this application processed.

Signature: [Signature]

Print Name: John & Jennifer Jagush Date: 9/19/25



401 Locust Street • P.O. Box 435 • Frederick, CO 80530-0435

Phone: (720) 382-5500

www.frederickco.gov

Applicant's Mineral Rights Certification of Compliance with Article 65.5 of Title 24, Colorado Revised Statutes

Note to Applicant & Planning Department:

This form must be completed for any application for development under the Town of Frederick Land Use Code that is (1) required by Appendix A of the Code, and (2) requires a public hearing before the Planning Commission or Board of Trustees. ("a Subject Application").

- I. The Applicant must complete the following certification as a prerequisite to the Planning Department accepting as complete any Subject Application that is tendered for processing to the Planning Department:



I, JJ INVESTMENTS, INC., Applicant for the following named development under the Town of Frederick Land Use Code _____ ("the proposed Development"), hereby certify that I or my agent have examined the records in the Office of the Weld County Clerk and Recorder to determine if any owners or lessees of any severed mineral estate in the property that is the subject of the Proposed Development ("the Subject Property") (i.e., owners or lessees of mineral rights constituting less than full fee title in the Subject Property) can be identified, as required by Article 65.5 of Title 24, Colorado Revised Statutes ("the Act"). Further, based on this examination, I have determined that (check applicable entry):

No such mineral estate owners or lessees exist in the Subject Property.


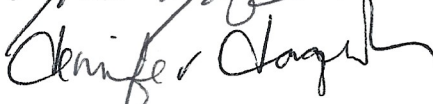
Mineral estate owners or lessees exist in the Subject Property to whom notice of the Town's initial public hearing on my application will need to be sent as required by the Act.

Certification:

I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge.

Applicant Signature: 	Applicant Name: Joshua Huene	Date: 9/19/25
Applicant Signature: 	Applicant Name: Laura Huene	Date: 9/19/25

Note: The same person(s) signing the development/docket application form on behalf of the Applicant must also sign the foregoing certification.


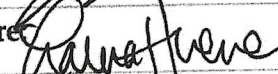
	John Jaquish	9/19/25
	Jennifer Jaquish	9/19/25

II. If the Applicant has certified above that mineral estate owners or lessees exist in the Subject Property to whom notice of the Town's initial public hearing on the Subject Application will need to be sent as required by Article 65.5 of Title 24, Colorado Revised Statutes, then the Applicant must complete the following additional certification as a prerequisite to the Planning Department proceeding with the initial public hearing on the Subject Application:

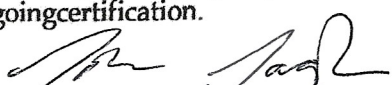

I, JJ INVESTMENTS, INC, Applicant for the following named development under the Town of Frederick Land Use Code _____ ("the Proposed Development"), hereby certify that I or my agent has sent a notice, by first-class mail, not less than thirty days before the date scheduled for the initial public hearing on the Subject Application/Proposed Development, to: (1) all mineral estate owners or lessees in the Subject Property, containing the time and place of the initial public hearing, the nature of the hearing, the location of the Subject Property, and the name of the Applicant, and (2) the Town, containing the name and address of all mineral estate owners or lessees in the Subject Property, all as required by the Act. I further acknowledge and agree that while the Town has no obligation whatsoever to check or independently determine my compliance with the Act, to the extent information becomes known to the Town indicating that I have failed to comply with the public hearing notice requirement of the Act, the Town may, in its discretion, refuse to set, continue, reschedule, or vacate any public hearing on the Subject Application to enable proper notice to mineral estate owners or lessees under the Act, and may take such other action regarding any approval of the Subject Application as authorized by the Act. I further acknowledge and agree that to the extent any other state statute or provision of the Town's Land Use Code purport to entitle me to action or a decision on the Subject Application within a designated period of time, this certification and agreement constitute a written waiver of any such entitlement to the extent necessary for me to comply with the public hearing notice requirements of the Act.

Certification:

I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge.

Applicant Signature: 	Applicant Name: <u>Joshua Huene</u>	Date: <u>9/19/25</u>
Applicant Signature: 	Applicant Name: <u>Laura Huene</u>	Date: <u>9/19/25</u>

Note: The same person(s) signing the development/docket application form on behalf of the Applicant must also sign the foregoing certification.

	John Jaquish	9/19/25
	Jennifer Jaquish	9/19/25

September 19, 2025

Bailey Arvizu
Town of Frederick
401 Locust Street
Frederick, CO 80530

Re: Letter of Intent; 320 Maple Street PUD

Request:

Easton Homes on behalf of JJ Investments, Inc. requests approval of a Planned Unit Development for the following lot: Lot 1 MAPLEWOOD FG NO. TWO AMD A.

Site Details:

Lot: 1

Address: 320 Maple Street, Frederick, CO 80530

Acreage: 1.19

Zoning: Public District

Location:

The site is located at the southeast corner of Maple Street and 3rd Street in Frederick, Colorado.

Project Description & Context:

The applicant seeks to impose a PUD overlay district on the lot in order to allow the construction of four duplex buildings.

Modification and/or Restrictions:

The following modifications to the Frederick Zoning Code and restrictions will be imposed by the proposed PUD:

320 Maple is intended to provide housing with a maximum of 8 paired homes in 4 duplex buildings.

A. Subdivision. PUD permits future subdivision of the PUD into a maximum of 8 individual lots.

B. Block Development Configuration

1. Number of Structures & Dwelling Units. Lot will be developed with a maximum of four duplex buildings containing a maximum of eight dwelling units total.

2. Vehicle & Pedestrian Access & Circulation.

a. Buildings will be separated to allow for access between and around structures. Pedestrian walkways will connect the front porches or patios of each dwelling unit with the existing sidewalk which borders the western and northern edges of the lot. Resident vehicle ingress/egress will be provided via driveways off Maple Street.

b. Driveway access to a local street from a single-family detached or over-under duplex residential lot, or residential dwelling unit in a side-by-side duplex, or residential dwelling unit in a townhome building in which all dwelling units are thirty (30) feet or greater in width, shall be limited to one driveway curb-cut or driveway access of no greater than 36 feet in width.

III. DEVELOPMENT STANDARDS

A. Residential Architecture

1. Intent. The intent of the architectural requirements at 320 Maple is to provide a series of four duplex homes with some aesthetic variety while maintaining a sense of cohesion and rhythm that identifies the PUD as a community. The duplexes are intended to have front loaded garages from Maple Street and the front facades will face Maple Street, creating an engaged streetscape that aligns contextually with the layout and forms of the existing homes in the immediate vicinity. Homes are required to have outdoor living spaces in the form of porches or attached patios. A minimum of one (1) two-car attached garage is required per dwelling unit. Elevations shall reflect contemporary or traditional regionally-appropriate styles and will be subject to Town staff review and approval at the time of permit.

2. Duplex Dwellings.

a. Streetscape diversity. Duplex building requirements are intended to ensure that an adequate mix of color and materials are offered within the block. Prior to issuance of a building permit, plans are subject to review and approval by Town staff via the included guidelines.

b. Building Diversity.

(1) Developer may construct all four duplex buildings using the same massing and style but must alter the materials or color of adjacent buildings. Duplex buildings may be identical in materials and color provided they are not adjacent to one another.

(2) Degree of diversity. Duplex buildings adjacent to one another will be considered altered to a degree that satisfies the Building Diversity requirements provided there is a variation in either the 1) color, 2) orientation, or 3) product of the cladding at any given location from the building adjacent.

c. Front elevations. Garage doors shall not comprise more than 52% of the street-facing linear building frontage. For purposes of this provision, the width of the garage door(s) shall be measured as the width of the door itself, excluding adjacent walls and trim.

d. Garages. Front-loaded garages will be allowed to allow for Maple Street vehicle access to residences. No more than four adjacent dwellings located on the same block face shall have a protruding garage with street-facing doors.

e. Garage projection. At least one wall comprising the front elevation must be located no further than 36' back from the front elevation wall containing the overhead garage door.

B. Parking

1. Residential parking requirements. Every dwelling unit in the 320 Maple community will be required to include a minimum of a 2-car garage and parking in the driveway to satisfy the guest off-street parking requirements of the Town of Frederick.

2. Guest parking requirements. Guest parking shall be located in the front setback of the driveway.

3. Additional parking requirements. No additional parking will be required.

C. Sidewalks, walkways, multi-use pathways, and trails.

1. General provisions.

a. Walkways.

(1) Private walkways to be provided that connect private drives to front porches.

(2) An existing attached public sidewalk will be provided on the north and west sides of the lot.

D. Parks and open space.

1. General Intent. Due to constraints in the size, a traditional pocket park will not be required in the 320 Maple development. However, the intent of the PUD is to keep a comprehensive and integrated network of open space, interconnecting walkways, to create a community that feels open and inviting to residents, and is visibly appealing from neighboring properties and communities.

2. Open Space. Developer will provide the minimum 20% open space on the east side of the lot behind the structures for use of the residents of the duplexes.

F. Street Trees

1. Street trees shall be provided on Maple Street at a maximum separation of 50'.

2. A minimum of one tree shall be provided for each dwelling unit on the lot.

G. Tree Lawn. Due to the location of the existing sidewalk immediately adjacent to Maple Street, no tree lawn buffer shall be required.

Benefits

The benefit of the proposed PUD is the addition of eight units of affordable housing to the Town of Frederick.

Compatibility with Existing and Proposed Adjacent neighborhoods

The site is compatible with the land uses proposed by Easton Homes and with those found on adjacent properties. The properties to the north and east are low density residential. The lot to the south is Public District, and the lots to the west are a mix of low density residential and Downtown B zoning, but all containing single family homes.

Review Criteria

The Final Development Plan Amendment request is consistent with the criteria in Subsection (2)c of Section 4.9 as follows:

1. The final development plan is consistent with the Frederick Forward Comprehensive plan 2050. It will provide diverse housing options on vacant land within walking distance to many town amenities. It aligns with the strategic growth plan by creating adaptable neighborhoods. This specific lot is also noted in the Future Land Use Plan as a site for an adaptable neighborhood.

The overall intent of the Future Land Use Plan is to provide the foundation for the development of a broader range of housing choices in Frederick, to serve different types of households, and to provide units that are more attainable from a cost perspective, for residents. 320 Maple Street PUD aligns with this intent.

Frederick will support the development and maintaining of strong neighborhoods with a variety of housing options to support existing and future residents. Neighborhoods across Frederick will provide housing options for various types of households and ranges of incomes. By having a diverse range of housing available, Frederick will serve as a great home for residents at every stage of life. 320 Maple Street PUD aligns with the Town of Frederick's vision.

2. All preliminary development plan conditions of approval have been adequately addressed on the final development plan.

Project Contacts:

Owner/Applicant

Joshua Huene
JJ Investments, Inc.
320 Maple Street
Frederick, CO 80530
(303) 725-1539

Consultant

Megan & Scott Easton
Easton Homes, LLC
8245 West I-25 Frontage Road, Unit 3

Frederick, CO 80516
(720) 901-4663

320 MAPLE PLANNED UNIT DEVELOPMENT ZONING DOCUMENT

THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
1.205 ACRES



SHEET NAME

COVER SHEET

DATE

JANUARY 10, 2026

ISSUE RECORD

DRAFT.01	07.15.25
DRAFT.02	08.28.25
DRAFT.03	09.19.25
DRAFT.04	09.22.25
COMMENT RESP.01	11.13.25
COMMENT RESP.02	01.10.26
PC ISSUE	02.03.26
BOT ISSUE	04.07.26

REVISIONS

1	REVISION	11.13.25
2	REVISION	01.10.26
3	REVISION	04.07.26
4	REVISION	04.29.26

DEVELOPER
EASTON HOMES, LLC
8245 W I-25 FRONTAGE ROAD
UNIT 3
FREDERICK, CO 80530

OWNER CERTIFICATION BLOCK

SIGNATURE OF OWNER _____ DATE _____

WITNESS MY AND SEAL THIS ____ DAY OF _____, A.D. _____

STATE OF _____
CITY OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__.

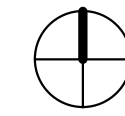
MY COMMISSION EXPIRES: _____
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

LEGAL DESCRIPTION

LOT 1, MAPLEWOOD FILING NO. TWO, AMENDMENT A

VICINITY MAP



SHEET INDEX

- 1 COVER SHEET
- 2 PUD ZONING DOCUMENT BOUNDARY MAP AND CONCEPTUAL SITE CONFIGURATION
- 3 PUD ZONE DOCUMENT DEVELOPMENT PROVISIONS
- 4 CONCEPTUAL SITE & STREET TREE PLAN

SURVEYOR'S CERTIFICATE:

I, _____, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE PUD ZONING DOCUMENT SHOWN HEREON IS A CORRECT DELINEATION OF THE BELOW-DESCRIBED PARCEL OF LAND.

REFER TO LEGAL DESCRIPTION ON SHEET 1 OF THIS PUD DOCUMENT.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION WAS PREPARED UNDER MY PERSONAL SUPERVISION ON THIS DAY OF _____, 20__, IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE. THIS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

BY _____ (REGISTERED LAND SURVEYOR) (SEAL)

PLANNING COMMISSION CERTIFICATE:

APPROVED BY THE FREDERICK PLANNING COMMISSION WITH PLANNING COMMISSION RESOLUTION 20__-____ THIS ____ DAY OF _____, 20__.

CHAIRPERSON _____

PLANNING COMMISSION SECRETARY _____

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

THIS PUD ZONING DOCUMENT IS APPROVED AND ACCEPTED BY ORDINANCE NO. _____ PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON _____, 20__ ALL CONDITIONS, TERMS, AND SPECIFICATION DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER, ITS HEIRS, SUCCESSORS, AND ASSIGNS.

MAYOR _____

ATTEST:

TOWN CLERK _____

CLERK AND RECORDER'S CERTIFICATE:

THIS PUD ZONING DOCUMENT WAS FILED FOR RECORD IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT _____ O'CLOCK ____M ON THE ____ DAY OF _____, 20__.

BY: DEPUTY _____ CLERK AND RECORDER _____

320 MAPLE PUD
FREDERICK, COLORADO

320 MAPLE PLANNED UNIT DEVELOPMENT ZONING DOCUMENT

THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
1.205 ACRES

DRAFT.01	07.15.25
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BOT ISSUE	04.07.26

1	REVISION	11.13.25
2	REVISION	01.10.26
3	REVISION	04.07.26
4	REVISION	04.29.26



LEGEND

———— PUD BOUNDARY

LOT SIZE	\$2,490 SF / 1.205 ACRES
STRUCTURES	16,800 SF
DRIVEWAYS	10,625 SF
PRIVATE WALKS	1,100 SF
FRONT & BACK PORCHES	2,200 SF
LANDSCAPED AREA	21,765 SF
OPEN SPACE	10,500 SF REQ. / 6,263 SF PROVIDED

① ZONE BOUNDARY MAP
1" = 50'-0"

320 MAPLE PLANNED UNIT DEVELOPMENT ZONING DOCUMENT

THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
1.205 ACRES



SHEET NAME

PUD ZONE DOCUMENT DEVELOPMENT PROVISIONS

DATE

JANUARY 10, 2026

ISSUE RECORD

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DRAFT_02	08.28.25
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4	REVISION	04.29.26

DEVELOPER
EASTON HOMES, LLC
8245 W I-25 FRONTAGE ROAD
UNIT 3
FREDERICK, CO 80530

I. INTRODUCTION

A. General Intent

The 320 Maple PUD Zoning Document is intended to provide housing with a maximum of 8 paired homes in 4 duplex buildings.

B. Relationship to the Town of Frederick Regulations

The provisions of this Planned Unit Development Plan ("PUD") shall prevail and govern the development of 320 Maple, provided, however, that where the provisions of this PUD do not address a particular subject, the Town of Frederick Land Use Code, as amended ("LUC") shall govern. Definitions for all included terms shall match LUC unless otherwise stated in this document.

II. DENSITY AND DIMENSIONAL STANDARDS

A. Subdivision. The area within this PUD may be further subdivided to create individual lots for each duplex unit.

B. Block Development

1. Number of Structures & Dwelling Units. Lot will be developed with a maximum of four duplex buildings containing a maximum of eight dwelling units total.

2. Vehicle & Pedestrian Access & Circulation.

a. Buildings shall be separated to allow for access between and around structures. Pedestrian walkways shall connect the front porches or patios of each dwelling unit with the existing sidewalk which borders the western and northern edges of the lot. Resident vehicle ingress/egress shall be provided via a shared private drive off 3rd Street.

III. DEVELOPMENT STANDARDS

A. Residential Architecture

1. Intent. The intent of the architectural requirements at 320 Maple is to provide a series of four duplex homes with some aesthetic variety while maintaining a sense of cohesion and rhythm that identifies the PUD as a community. The duplexes are intended to have rear loaded garages and the front facades will face Maple Street and 3rd Street, creating an engaged streetscape that aligns contextually with the layout and forms of the existing homes in the immediate vicinity. Homes are required to have outdoor living spaces in the form of porches or attached patios. A minimum of one (1) two-car attached garage is required per dwelling unit. Elevations shall reflect contemporary or traditional regionally-appropriate styles and will be subject to Town staff review and approval at the time of Site Plan.

2. Duplex Dwellings.

a. Building Diversity.

(1) Developer may construct all four duplex buildings using the same massing and style but must alter the materials or color of adjacent buildings. Duplex buildings may be identical in materials and color provided they are not adjacent to one another.

(2) **Degree of diversity.** Duplex buildings adjacent to one another will be considered altered to a degree that satisfies the Building Diversity requirements provided there is a variation in the 1) color of the cladding, 2) orientation of the cladding (eg. vertical or horizontal installation).

b. Architectural Style and Materials. All buildings shall be constructed with a consistent architectural style and consistent use of materials types, roof line massing, and colors.

c. Building Height. Building heights shall be limited to not more than 1 story above grade and are not to exceed 20'-0" in height above finished grade.

B. Parking

1. Residential parking requirements. Every dwelling unit shall be required to include a minimum of a 2-car garage.

3. Additional parking requirements. No additional parking shall be required.

C. Sidewalks, walkways, multi-use pathways, and trails.

1. Walkways.

a. Private walkways shall be provided to connect the front porch of each dwelling unit to the existing public sidewalk along Maple Street.

b. The existing attached sidewalk along Maple Street and 3rd Street shall be utilized to meet the public street sidewalk requirement.

D. Parks and open space.

1. General Intent. The open space of the PUD is intended to serve the residents of this PUD & provides buffer space to the rear of the property that is more visually appealing from neighboring properties and communities.

2. Open Space.

a. The developer shall provide a minimum of 20% open space within this PUD boundary or provide cash in lieu for any portion of the 20% not provided.

b. The open space shall be located along the eastern edge of the PUD area. The open space shall be a minimum of 20'-0" in width, measured from the east property line.

F. Street Trees

1. No trees are required within the 45' sight triangle at the intersection of Maple Street & 3rd Street. Maximum spacing of trees may exceed 40' so long as that distance is exceeded for the express purpose of avoiding planting in the sight triangle.

G. Trees Per Dwelling Unit A minimum of one tree shall be provided for each dwelling unit on the lot. Street trees do not count as unit trees. The required dwelling unit tree may be planted in the front or rear yard.

H. Fencing and Screening.

1. Fencing. Each rear yard shall be fenced with a maximum height of 6'-0". Fences between the front facade and front property line are limited to a maximum height of 3'-6".

2. Screening. Landscaping shall be installed within the east open space to provide an appropriate landscape buffer from the neighboring residential properties. A minimum of 1 tree per 30'-0" of the east property boundary shall be installed.

SITE SUMMARY CHART	
Permitted land use	Duplex residential
Minimum lot area per dwelling (square feet)	2,500
Maximum net density	7 units/acre. 1.2 acre site = 8 units max
Minimum lot width (feet)	30'
Minimum lot frontage (feet)	30'
Minimum front yard setback (feet)	17'
Minimum side yard setback (feet)	5'
Minimum rear setback (feet)	15'
Accessory buildings	Not permitted
Minimum floor area (square feet) per unit	1,200
Maximum Building Height (feet)	20'

(1) Zero lot line setbacks shall be permitted along shared lot line for attached buildings.

MINIMUM OFF-STREET PARKING REQUIREMENTS		
PRINCIPAL USE	REQ'D PARKING SPACES	ADDITIONAL REQUIREMENTS
DUPLEX DWELLING	2 PER DWELLING UNIT	NO GUEST PARKING IS REQUIRED

320 MAPLE PUD
FREDERICK, COLORADO

320 MAPLE PLANNED UNIT DEVELOPMENT ZONING DOCUMENT

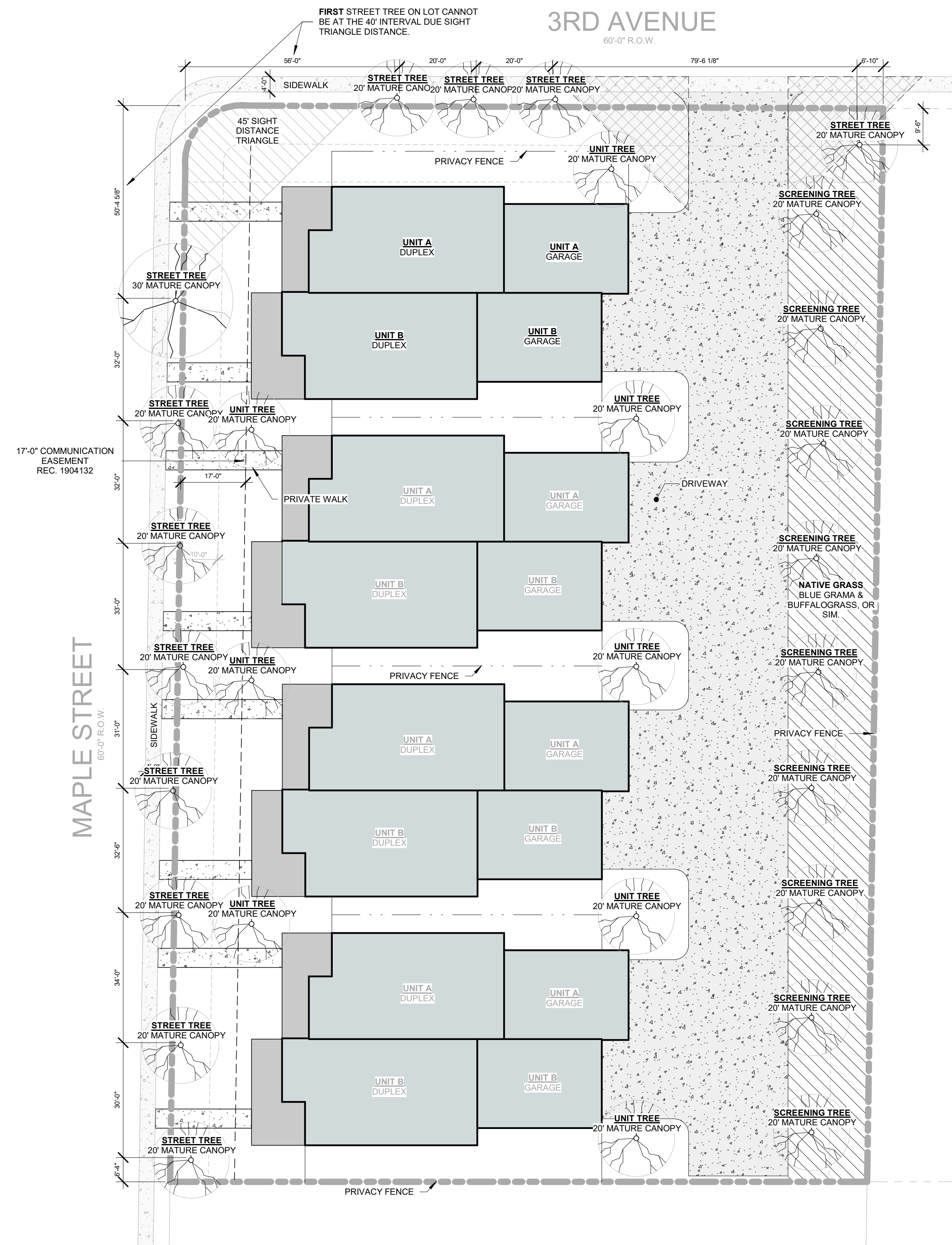
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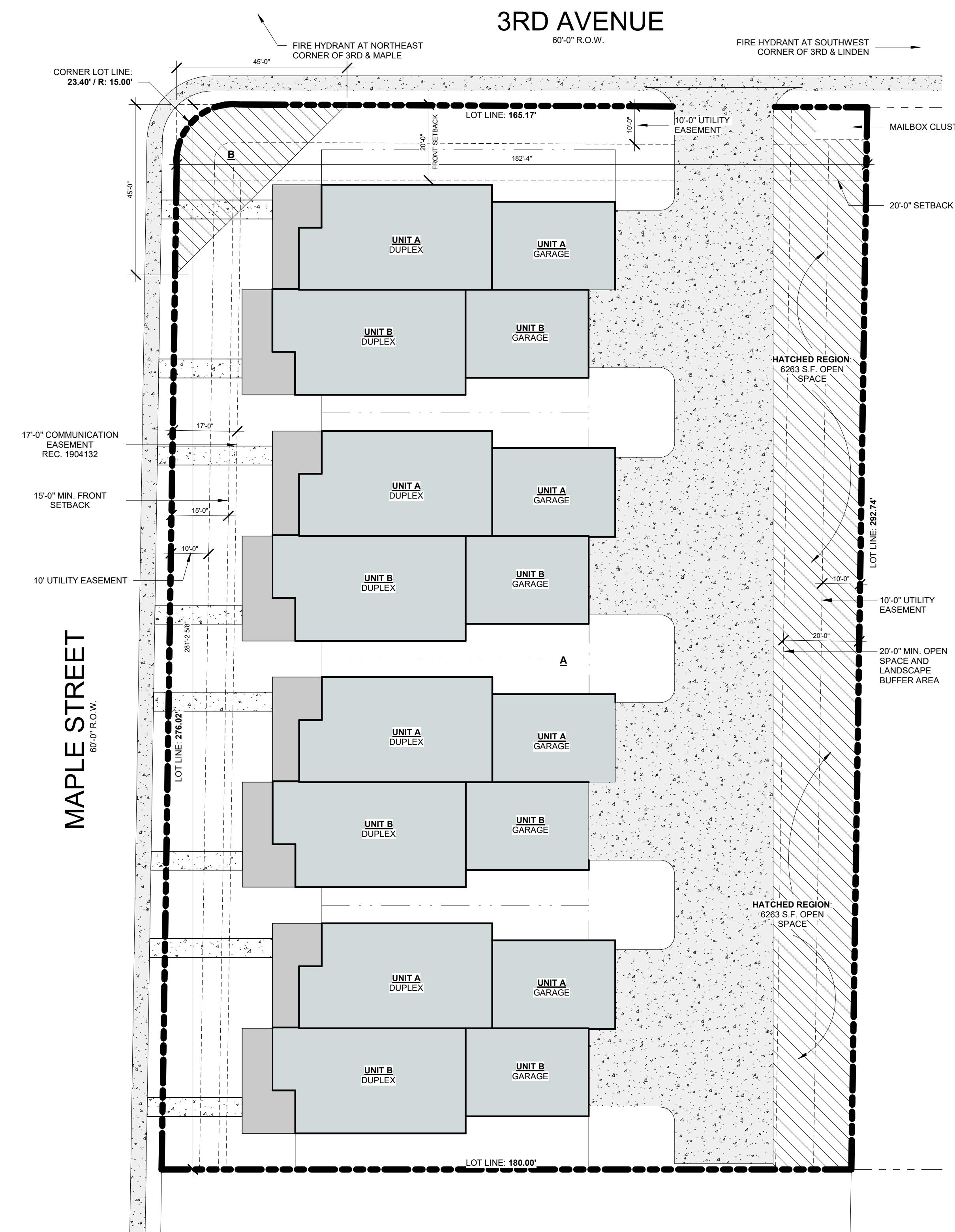
1	REVISION	11.13.25
2	REVISION	01.10.26
3	REVISION	04.07.26
4	REVISION	04.29.26

LOT SIZE	52,480 SF
STRUCTURES	16,900 SF
DRIVEWAYS	10,625 SF
PRIVATE WALKS	1,100 SF
FRONT & BACK PORCHES	2,200 SF
LANDSCAPED AREA	21,785 SF
OPEN SPACE	6,263 SF

KEYNOTES
A FENCE
B 45'-0" SIGHT DISTANCE TRIANGLE



2 CONCEPTUAL LANDSCAPE PLAN
1" = 20'-0"



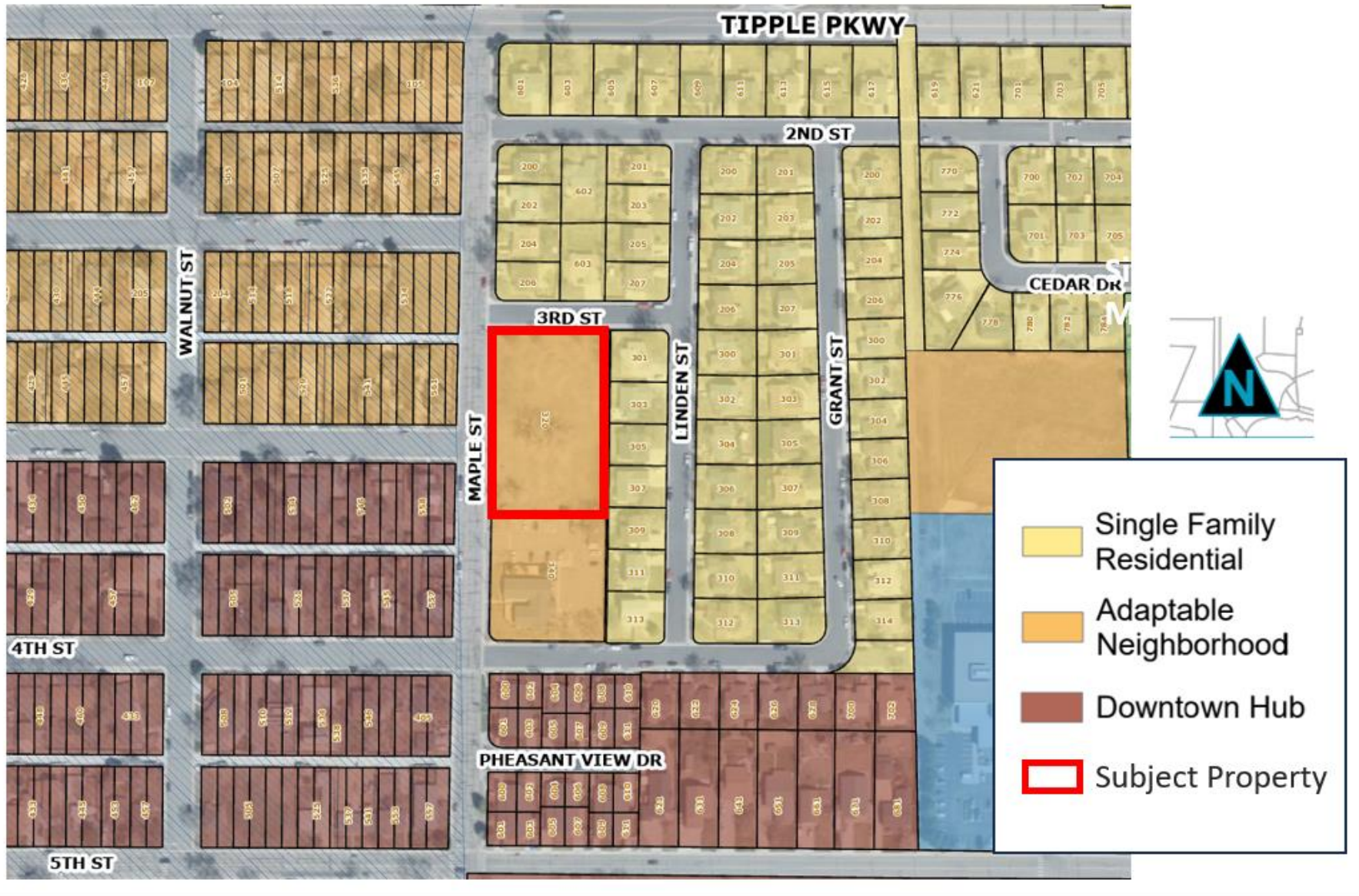
1 CONCEPTUAL SITE PLAN
1" = 20'-0"

Vicinity Map



 Subject Property

Future Land Use Plan



Zoning Map



Neighborhood Meeting - 320 Maple-20250807_170326-Meeting Recording

August 7, 2025, 11:03PM

1h 34m 47s

● **Bailey Arvizu** started transcription

JH **Joshua Huene** 0:03

Certainly talk about that.

Well, go ahead and jump into it.

First of all I want to give you a little background as to the process on the managing partner for JJ Investments and we originally purchased both properties 320 and 340 Maple and we currently run the daycare with a different tenant now this year than we opened.

With and when this land became deemed as adaptable, use for the new Frederick Plan.

We certainly wanted to look at developing this.

When we started the process in January, as you all know, we did not exactly know what we wanted to do.

We were looking for multiple partners to come along this project with us and you know, we obviously I couldn't answer your questions in January and February and March, we did engage with Easton Holmes.

They agreed to be a partner.

They are a local builder.

Not only are they proposing to develop this with us, but long term they will be.

Helping us run this this project.

Property. Should we get it developed? You know upon the request. So there will be local families, multiple local families in and around the Frederick area who are a part of it.

I do live in Parker Co.

I've been living here for about 3035 years or so on the South side of town.

So when we started the project, we initially wanted to go R2. We felt like that there was not an interest in doing an R1 designation with more single family homes.

We thought that having a duplex type concept.

Would would offer more variety for the community and you know, as you guys know,

I kind of modeled out the highest density situation for a duplex situation, which could have been up to, you know, 12 duplexes, 6 buildings and that's kind of what we modeled at the time.

Because we didn't know for sure what we wanted to build.

This particular development request is a plan development meeting.

We're actually required to build it based on the specifications and so.

This is going to be very specific.

The plans will be very thorough and detailed and you guys can ask as many questions as you want. After my presentation about it. But we are proposing what we talked about in the board meeting with the four buildings of two units each and you know we are certain.

Not maximizing the the units that could go on here. You know, if it could be 10 single family homes or up to 12 duplex units.

So we are certainly not even approaching 2/3.

Of the density. Maximum density for this property, which hopefully will will blend and and and be acceptable to to the application process.

Just some some of the community concerns that I heard through the process from you guys is obviously, why couldn't this not continue to be a part for Community access?

Obviously it's private property. There's liability concerns, just like if any of you guys had your own private property of having people on, it's obviously not owned by. Entity anymore.

Obviously there's multiple part parks and walking distance, so there was no reason to make it an additional park. I'm currently as the zone public, so you know, we looked at people who wanted to build a school or an additional daycare or a senior day care, or potentially a.

Church type product on this and you know and just not have to re zone it and build one of those items we did not feel like we wanted to do that nor was that.

Nor did we.

Find a partner who wanted to build something like that.

I know that there was some concern about our developer intentions of this land with an R2 designation.

I know you guys were concerned about obviously going to a maximum density type situation. R2 is very broad.

It could be a huge development, so you know, I wish that we could have been more

specific on the last go around, but we weren't. So certainly appreciate your concern for building height.

I know there's concern about additional population and noise.

Additional traffic, you know, I know.

Thoughtful development came up multiple times to retain the character and the charm of the neighborhood, and obviously just keeping the neighborhood feel with with the kids, you know, coming and going from schools, and certainly, you know, the concern of this development affecting those things.

So here's what our application will you know what we are requesting is it will be a four building maximum there'll be two units per building.

There will be an inability to build more than 8 units within the lot, so if we obtain a PUD approval, it has to be built according to the specifications.

We cannot pivot and change it to a different format than than than what we proposed.

Our building height will actually align with residential construction codes, so these will be ranch style homes. So you know these will not be the 35 or 40 foot that's currently allowed with public zoning.

These will be substantially lower, which aligns with the residential code.

The Off Street parking, including Ada parking and attached garages, will be included, and connected sidewalks will be a part of of this application.

Here's a picture of the planned development. I know this posted on the fence and I know multiple people have seen this at the at the at the board meeting.

But you know, as I stated, these units will be facing Maple and the parking will be in the rear through an alley, you know, coming in through 3rd Ave.

There's no fire concerns.

We've, we've already vetted that the traffic study has been done.

Yeah. Obviously there's multiple utilities available.

The water shares and you know we've been a couple rounds with the town. So we feel like the the the build is gonna complement the historic Frederick feel. You know, as it relates to the architecture, one question was asked of is could we potentially have the garages facing.

Maple.

And so we took that back to the town, and based on this bill, there's not enough garage.

There's not enough surface area on the front of the homes to have the garage doors

in the front based on the duplex design.

So those garages would wouldn't need to remain in the backside of the property alongside the alley.

Just going a little deeper, you know, this is how it aligns on the.

Planned development.

And if you will.

And then last picture is an overlay of what it would look like from Agps picture as well.

So at this point, I'd like to kind of hand it over to Scott and Megan Easton for them to do an introduction.

And then at that point, we can, you know, open it up for questions.

ME Megan Easton 7:09

Yeah. Sorry, this is Scott Easton. And my wife, Megan Easton.

Hi.

We actually are based right here in Frederick.

Our company is and we also live here in Frederick and have lived in Frederick for quite some time since the mid 2000s.

So we we know the property and our invest in the Community.

Mainly looking at this, we did want to present like Josh already said, something that would complement what is already there and and what's in the Community we are primarily.

A custom home builder and remodeler and and we haven't actually done.

Some similar projects townhomes like this over in Longmont.

So we took what we've done with those and what we've done with the custom homes to create this not only this layout, but the design and look of the homes as you saw in the picture there previously. So trying to get something that's really nice looking in there.

And something that's gonna.

Get a compliment and fit and feel well. And then like Josh said, we we heard all the comments and and took a lot of consideration, so.

Only doing the 8 units with barking in the rear, so that really there's no impact to speak up on traffic.

There's no major change to what what we currently see out on the on the public roadways.

In in in the community.

This is also gonna be designed for 55 plus year old residents, so this isn't gonna be, you know, your first time home buyer or first time renter type scenarios.

I don't know if you have anything.

Yeah, there was some community concern with the trees and we we did bring that and we actually our initial one of our initial presentations.

To the planning team at Frederick was trying to preserve those trees. Unfortunately, with the just the way that the town is is.

Requesting us to design these is more in the row style.

And that being said, they also with the cottonwoods being more of an invasive species, they actually kind of encourage that us to replace those they actually even eat there.

The trees would have to be removed with the real housing, but the town would be requiring us to plant additional trees in lieu of that.

And J.

And J did get an arborist to evaluate those last year.

They were required to trim some of the trees, but they also determined that they're kind of getting close to end of life as well and could become potentially a safety concern within the near future.

Future. So we do understand the trees. We understand that we want to maintain that neighborhood, feel we will be planting trees in lieu of those. And we did.

We did make an attempt to try and preserve them, so I just want to speak to that as well.

Yeah, I mean, you know, our general relationship with the town of Frederick in their building department has been great over the years.

I don't know the exact number.

We probably built 35, maybe 40 homes.

In Frederick and then maybe double that in in Weld County.

So I'm very familiar with their process and we enjoy working with the town of Frederick and that's why this partnership with JJ Investments made sense for us as well.

 **Joshua Huene** 11:03

Thank you guys.

Well, at this point, I'd love to open it up for discussion.
Is that the next step in the process Bailey or?



Bailey Arvizu 11:12

Yes, it is absolutely.

So yes, we'll open it up to to questions.

Feel free to turn on a microphone.

Please be conscious of of others if you're doing so, you can also put questions in the chat or raise your hand and we'll just work through it that way.



Joshua Huene 11:29

Thank you.



Bailey Arvizu 11:33

Looks like we have a question from Patrick. If we want to start there.



Patrick Berrend, NCARB, AIA 11:39

Good afternoon.

I'm Patrick Barron.

I'm a neighbor to the West of this development. First off, I I do appreciate the the scale and the architecture that we're seeing on this elevation right now.

I do think of the potential possible developments that could go here. This is far more in line with the appropriate scale of the neighborhood versus what could have been with the straight R2 which?

Is why we were so vehemently opposed to that.

Blanket are to rezone the first time around so I I do appreciate that this is now being tied to the overall application.

My question is technical, I believe is the reason it's a PUD versus a straight R2 rezone because it's age restricted or some other reason please.



Megan Easton 12:32

The PUD is because.

The R2 rezone is too broad and we, you know, we were we we definitely heard the

Community's apprehension about it because we didn't have a site plan or renderings that.

Were part of that application and we heard the residents loud and clear on that and we.

He never intended to build the 12 units that R2 would potentially allow, but we could understand that that would be concerning to us, to the Community.

So in doing the PUD, it allowed us to do the duplexes.

We were intending that PUD stays with this property for its life.

So essentially, no one and no one can come in after us and bid and then tear everything down and decide to build 12 units.

The PUD designates exactly what we can build on it, which is for buildings with duplexes.

Yeah, we thought it would give the residents the comfort of knowing exactly what's going in versus it could be this or it could be that now they know exactly what the plan is and we are not.

We don't.

We won't vary from that, and I mean additionally we we considered that R1 application as well.

But actually this is probably the best case scenario in a residential type construction for this lot.

Because R1 zoning would actually allow us to build five single family residences with five adus, that would actually mean there could be 10 buildings on the property on the on this specific lot, if we actually went R1 so.

Having this limited to 8 buildings or I mean to four buildings with eight units.

Is actually, umm, quite optimal in our opinion as far as what we could do with residential construction. Josh, can you go down back down to slide 18 so that you can see the scale as opposed to what's currently there?

JH **Joshua Huene** 14:52

Yeah. Give me a second here. Yes.

ME **Megan Easton** 14:58

Because one block to the South are quadplexes and those units are or. Those lots are far smaller than what we proposed.

For this PUD.

So we do feel like it's more in line with the scale and the surrounding.

Surrounding properties.

P **Patrick Berrend, NCARB, AIA** 15:22

Thank you for that.

The follow up question is PUD allows a ton of customization. You can write into the PUD, everything from hours of operation to a host of other things.

Are you considering writing anything else into the PUD besides this use please?

ME **Megan Easton** 15:42

Autumn. Did they get the PUD file?

The PDF.

 **Audem Gonzales** 15:52

We have no formal application, so I can't comment on what.

Is in the document right?

But I can tell you that a PUD does allow for customization.

You are correct, Patrick.

You can customize building materials, colors, lighting.

ME **Megan Easton** 16:06

Thank.

 **Audem Gonzales** 16:08

You can customize everything that's found in code, essentially.

So that would be up to the applicant to.

Take some feedback and build into their PDA PD. Sorry.

PUD custom regulations.

ME **Megan Easton** 16:22

Can I?

Am I at liberty to share what our application shows on this? Oh OK.

 **Audem Gonzales** 16:28

Yeah, absolutely, that's.

ME **Megan Easton** 16:29

Sorry, I didn't know if that's.

Or not. Let me pull it up here.

Yeah. To my recollection, we we were not modifying.

A whole lot.

The current standards and the codes were.

Good and sufficient for what we were trying to achieve.

And there was really not a need to heavily modify or change that. So, but she's pulling it up here, yeah.

So this the actually the PUD example that we were given from Ottoman Bailey was like 12 pages because there was a lot of specificities and deviations.

Ours is a whopping.

What 2 pages?

3 pages.

The first page designates.

The boundaries, the site description and then all it is is just the.

Approval for a surveyor, the Planning Commission trustees.

It's all just certifications.

And Patrick, we're happy to e-mail this to you as well since you've been more of a spokesperson for your.

Community.

Second page.

Is more just of a zoomed in view of a conceptual layout of what we've previously proposed, and then the third page is the description.

So let me zoom in and make sure you can read.

Yes.

The intent is to provide housing with a maximum of eight paired homes in four duplex buildings.

The let me just skim through and.

A lot of it's reiterating 88 units, 4 buildings. Pedestrian access is discussing that we will be using sidewalks to the duplexes to connect to the existing sidewalk that borders Maple and 3rd.

Instead of adding an additional secondary sidewalk.

Umm.

The 3A.

One is the intent that they will face Maple Street because we're not able to put

garages in the front of the building. The town of Frederick requires that. Autumn. You can correct me, but it's 50% of the garage. Can't be more more than 50% of the entire. Width of the of the unit I believe.



Audem Gonzales 19:30

Yes, that's correct.



Megan Easton 19:32

OK.

It's saying that we're requires at least a minimum one car garage.

The the intent for us is to build A2 car, but it's essentially ensuring that there will be a garage attached to each unit, so there will be parking for each unit.

We will be mixing color materials really this is because.

We we want to be able to to, to build, to paint, to one building a cohesive color as opposed to have each unit alternating colors.

So that would be the.

2.

We will be designing these in similar massing, but altering materials and colors.

So on this rendering you've got some board and batten mixed with some lap siding and then possibly shingle shake.

So we just be mixing those materials up as well to create some more diversity.

We're requiring a covered entry actually, per the code. If we did look into residential code, they don't.

Code doesn't require a covered entry, so we're going above code for that.

Horch patios shall complement the architectural building they are required to have at least 40 square feet.

That's above code.

Riches and patience attach.

The dwelling may encroach up to five feet into the front set back so they don't encroach on any easement or interfere with any necessary sideline restrictions.

That's actually pretty a standard variance.

I believe autumn, if you can correct me for porches and patios as far as encroaching.



Audem Gonzales 21:44

What was your standard again?



Megan Easton 21:47

That they can encroach up to five feet into the front, set back as long as they don't encroach on easement or site line.



Audem Gonzales 21:56

Right. Well, it depends on zone districts and setbacks.

What our standard is?

Hmm.

So I mean, I'm glad that you're putting that in here.

Your maximum encroachment, again, we don't have this application.

We might finagle the language a bit when we actually review it.



Megan Easton 22:20

And then as far as garages, the homes need to have the emphasis on the residential St. per the planning Department, so.

Intent is to increase curb appeal.

So we just reiterated that on this PUD application that we wouldn't have St. facing garages.



Audem Gonzales 22:39

Yeah, that's very important for planning is homes relate to the street front doors relate to the street.

That's the historic context of this neighborhood.

That's what we required, yes.



Megan Easton 22:51

Dwelling Minute Unit will be required to have the one car garage, so some of this is just redundance based on just different components of the application.

We would be providing additional off street parking and.

Sorry, I was like I didn't.

I didn't know I was sharing this flat this tonight, so apologies.

Let me get closer and zoom in.

The parking requirements are gonna be calculated based on the number of units.

So our our current site plan accommodates the number of additional parking structures for the 8 total units per the requirement of the town.

So we just reiterated that we would be putting that in.

We're providing the private walkways.

And we just have a minimum length of the driveway because we have to have that alley back there.

The we just shortened that driveway length to five feet to accommodate the alley.

And that was requested by planning.

5 foot duplex buildings. The driveway with will be 12 feet.

Our garages right now are designed at 18 feet wide, so it's just creating that minimum of 12 to accommodate the one car garage.

And we will be putting cash in lieu for parks and open space because the way that this lot is laid out in the duplexes that we have designed, we don't have the ability to have any open space on this property.

So we would be contributing a 20% cash in lieu to the town for parks.

And then this would be the permitted land use would be duplex residential only.

And all of this is in compliance with residential code.

So really that is Patrick.

I'm happy to Josh or I are happy to e-mail this to you, but.

It it's one page of detail. Where is the the other PUD application I think was like 2012 or 20 was quite a few so just wanted to reiterate what actually matches our intent to build.

 **Patrick Berrend, NCARB, AIA** 25:26

Thank you for the review.

 **Bailey Arvizu** 25:26

Megan.

 **Patrick Berrend, NCARB, AIA** 25:28

I I do have a follow up question though I'm still and I think it's more of a technical question.



Bailey Arvizu 25:31

Pat.



Patrick Berrend, NCARB, AIA 25:32

Please for the town.

I'm still not seeing.

And I'm I'm sorry. I'm still not seeing why St.

R2 would not would not allow exactly what the developer's proposing here please.



Megan Easton 25:50

Our two would allow what we're proposing, but what the Community didn't want was 12 buildings.

They also did.



Patrick Berrend, NCARB, AIA 25:59

Understood. Understood.



Megan Easton 25:59

They also didn't want the the broad.

R2 would make it so broad that we could do a lot of other things.

So what we by doing the PUD, it's narrowing it down to just exactly what we're presenting tonight.



Patrick Berrend, NCARB, AIA 26:13

I understand the concept.



Megan Easton 26:13

Our two scared a lot of people, so that's why we didn't.



Patrick Berrend, NCARB, AIA 26:16

Sure.



Megan Easton 26:16

That's why it was ultimately it was voted down.

P **Patrick Berrend, NCARB, AIA** 26:19

I understand the concept, but here's my follow up question back to the town staff please. If they came in with a great R2 zone request and were proposing a site plan application to run concurrently, they would not need the PUD. Is that correct?

 **Audem Gonzales** 26:41

No, that's not correct.

So some of the standards they're proposing do not meet code. They're more strict where there are modifications.

So they cannot come in with this specific applications. What it looks like to me. I haven't seen this formally, so no, they cannot come in with this.

P **Patrick Berrend, NCARB, AIA** 26:59

So is one of those standards the open space? My biggest concern of what I just saw here is typically the smaller the lot, the more important the open space requirement is, not the reverse.

We have a lot here.

That again, I I applaud the product, the scale, the type of neighborhood character that we're seeing.

But there's a couple things about this lot historically that are are baggage items that need to be resolved.

The history of this lot, the original.

Developer.

Of the Library Weld Library District when they developed this, they got an exception from doing stormwater detention on this site because it was a quote, temporary building.

That building is not on permanent foundations etc.

So now we have a lot that has been subdivided and seeking a rezone, and there is no storm water detention here that would comply with Mile High flood district standards for this site.

That would be a sizable portion on this.

I I'd ask why can they buy their way out of open space?

When the loss of the previous use of this is open space, whether designated or not, was one of the biggest contention items for the neighbors.

Secondly, in looking at the site plan, they have a dead end driveway from 3rd St. of over 150 foot long, Frederick Firestone Fire Protection District and our experience follows the IFC.

10 XD exactly you can't have a dead end that long, so my.

Assumption is when this goes for review, they would need to connect the dead end driveway on the South somehow to the daycare lot to get either that or provide a turn around.

So all of that factors in.

I'm not seeing where the open space, stormwater detention and or fire access fits on this site.



Audem Gonzales 28:53

I'll turn to the applicant to talk about fire turnarounds.



Mark N 28:56

OK.



Audem Gonzales 28:57

That was discussed in our pre apps.

You can relate with Fire, District stated, if you'd like.



Megan Easton 29:06

Yes, the fire district looked at this.

We had him on in the chief and them sat on three of the meetings.

We actually proposed exactly what you said to open that up to pass through the parking lot.

They said they did not need that.

They approved what we are showing you guys tonight.

We've already ran that by them as far as stormwater detention. I think autumn can correct me if I'm wrong, but because of the separate units.

With yard and foliage and grass around them, it's being treated as a single family residential home such as Yorla, where there's a house.

With yard that's going to catch that runoff.

I believe autumn, if you want to correct me.



Audem Gonzales 29:56

Yeah, I don't.

I don't know what the discussion was with her engineer on stormwater that will come up during the review, for sure.

A more detailed review when you submit, when it comes to open space, our code requires 20% open space or fee in lieu.

That's currently in our code. When you provide 20% open space, we're looking for Pocket park size open space.

We're looking for neighborhood Park open space.

This subdivision is way too small to provide that, so the option is fee in lieu.



Patrick Berrend, NCARB, AIA 30:32

And and is that a discretionary comment?

Where do you cite?

It's way too small.

Where would that be in the code please?



Audem Gonzales 30:39

We have standards for pocket parks. I believe it's 10,000 square foot minimums.



Patrick Berrend, NCARB, AIA 30:46

But the Open space code.



Audem Gonzales 30:46

20% of this 20% of this site does not trigger a 10,000 square foot pocket park.



Patrick Berrend, NCARB, AIA 30:53

I I think there's a leap there from saying an open space requirement automatically means code Pocket Park.

You have to.

You have to provide open space, period.

We do on commercial projects.



Audem Gonzales 31:05

You don't.

You you don't have to.

There's a fee in lieu open space.

The town wants higher quality open space that can be used by the public.

Our code also says open space can be private which is not good planning right?

So we're updating our code for that provision, but right now you have the option for fee and Liu. If you cannot provide a pocket park or neighborhood park or high quality open space, we absolutely revert to fee and Liu.



Bailey Arvizu 31:35

Patrick, if we can, I'd like to make sure we get these comments in the chat discuss and then we can follow back up.

Excuse me if necessary.

Megan and or Josh?

There's a comment here.

It says how will you eliminate the sound from the alley you plan on putting right behind my house?

This is from Valerie, Valerie. Excuse me.



Megan Easton 32:00

Do you want me to?

Would you like me to answer?

I'm not quite sure I follow the question. Eliminate the sound.

I don't know that there's any requirement for there to be.

No sound.

There's obviously sound coming from Maple Street and Sound coming from every street, so a car pulling into a garage.

Is that the sound we're talking about, or are we talking about during construction?

I'm not sure.

I'm not sure I foul, but anyways, yeah, there would be.

I guess the standard or typical sound that you would expect throughout the rest of the neighborhood.



Bailey Arvizu 32:46

There's also an additional question there.

I'm happy to read it.

We here are on Linden St.

This is from Ron and Heather would like the applicant to eliminate the service road on the East End of the property.

The resulting traffic will lower our property value and necessarily the applicant has not addressed the possibility of future residents or others.

I think these are two separate questions.

ME **Megan Easton** 33:08

Yes. Yeah.

So I mean that can't be eliminated.

That's obviously like autumn just spoke to.

It's required by the town.

That that, that be designed. Anyway, there's a buffer there.

We could zoom in on the screen and show it's not a service road, it's it's more of just an access to an alley.

So you're gonna have the 8 residence only using that and that is to simply.

They access their garage, but you can see.

There's a buffer and there might have been one with a measurement error of a fairly large well you can.

You can compare it in scale to the size of the alley coming in.

So that's actually the width of, you know, two cars passing that you see between the current property line and that.

So it's actually quite the quite the buffer there.

It's not open space.

I'm not going to call it an open space or a green space, but that that would be irrigated with grass lawn there would be.

Vegetation landscaping planted in that space, so the alley is not right up against the property lines.

It's actually the way that we the way that we drew it is essentially the same distance that the front of someone's house is to Linden St.

So there's just as much of A buffer between the back of the house and the alley as it is to the front of the house. So as far as St. noise would be the same as what they would potentially experience.

On London St. yeah, you can see this is kind of to scale so.

This dark shaded area is the entry into the residence and this is the open space. This is also.

All landscaped and vegetation between and around, so that kind of goes back to the runoff.

The property itself is is going to kind of be set up to catch that so.



Bailey Arvizu 35:19

All right. We have additional comments in the chat, but we also have a few hands up. If you'd like Megan and.

Josh or anyone else on the applicant side to address some of the additional comments in the chat, because those are related to questions already asked. If you'd like to look through that other we otherwise we can call on someone with a hand up.



Megan Easton 35:44

Sorry, I'm gonna have to get this chat. Because she's asking to call on someone.



Joshua Huene 35:57

If if Brock isn't.



Megan Easton 35:57

Oh, sorry.



Joshua Huene 35:58

If Brock is available, Brock, I see your chat about the PUD zoning with that recorded plots. Would you like to elaborate on your question?



Broc Swetnam 36:07

That's not a question.

It's a pure statement from one county code.


If this was not approved as a PUD plat prior to December 4th 2020 through the application is Nolan Boyd period. That's what their ordinance says.


That's it.





Audem Gonzales 36:28


So I will take that.
Thank you for pulling that up. That is Weld County.
That's a different jurisdiction.
We follow the town of Fredericks. PUD regulations.


 **Megan Easton** 36:38
Did you hear me?


 **Audem Gonzales** 36:40
Unfortunately, that does not apply here.


 **Broc Swetnam** 36:46
I didn't know that Frederick's code superseded the county.
Interesting. Do you have a home?


 **Audem Gonzales** 36:51
Yeah, we.

 **Broc Swetnam** 36:52
Do we have a home charter?

 **Audem Gonzales** 36:54
We send a lot of people that inquire about.

 **Broc Swetnam** 36:56
Do we have a home charter?

 **Audem Gonzales** 36:59
We are state, state, statute, municipality.

 **Broc Swetnam** 37:04
Hmm.
OK.

 **Audem Gonzales** 37:06

Yeah, it's it's confusing.
I know we we get it everyday.
Weld County has it's own regulations.
We have our own.
We're only municipality.

JH **Joshua Huene** 37:19

I guess we'll go ahead and pivot.
I guess you got your hand raised.
We'll just kind of go through the hands if you'd like to ask your question.

S **Savannah** 37:28

Yeah, sure.
Thank you.
So at the end of the initial rezoning application process, it kind of seemed that this was being presented in a way that the development was for senior living.
Or maybe that's what I perceived it as at the very end, and with a letter enclosed with this meeting notice.
And what's being stated here? It sounds like it.
'S homes for individuals and families that are 55 and up.
And I mean, by definition, those that are age 55 and up are not senior citizens.
Many of these people are still working.
They might be raising children still, so I guess my question would be, how is this going to be managed or marketed as 55 and up?

ME **Megan Easton** 38:06

Please.

S **Savannah** 38:16

And what does that honestly look like?
Can you have just an individual who is 55 or up in your home and there can be several people?
How many bedrooms and bathrooms?
I mean this seems more like a just a.
Single family home based off of what's being presented.

ME Megan Easton 38:34

So the so the application is for just the structure itself.

The PUD wouldn't have any overarching requirements for that.

The intention for this is for senior housing and yes, I mean 55 year olds are still working generally speaking unless they did a lot of.

Smart business move or whatever got lucky with money.

So I yeah, I agree that.

With that statement, the actual architectural plans that fit this rendering is a two-bedroom 2 bed, 2 bath, two car garage. With the I mean we would be eastern homes would be managing this project. This these properties and there would be limitations on who, how many individuals can.

Live there.

I mean, really, we haven't gotten through that because right now we need to get through the PUD. We don't want to spend an additional funds.

Until we know that this this development is feasible, but the intention of when it is built is for senior housing, it's actually very close to my heart.

I have a mom here in the community and she is not getting to the point where she's really not able to maintain her own, you know, yard and whatnot. And so this this is close to my heart and it was.

Actually close to J&J investments heart and heart and.

Unfortunately, the Community didn't it.

It was some some people said it was a little too late, but I actually reached out to J&J back in December before I even knew that they were due planning to do anything with this property.

Thinking that this might be something that I could do to pay it forward for my mother and potentially other individuals in the community.

So yes, the intention is to do that and.

It's just not part of the PD.

S Savannah 40:36

But I guess knowing that that's the intention, though 55 and up is not senior living by definition.

I mean the IRS.

You have to be 65 to even retire.

Or what about those individuals who are in their second marriage, possibly, and raising young children?

This isn't.

ME **Megan Easton** 40:51

Yeah.

S **Savannah** 40:52

I mean how will?

How will that be managed?

ME **Megan Easton** 40:54

We're.

S **Savannah** 40:55

And you do say that you guys are going Easton homes will be managing these properties?

So are they for sale or for rent?

ME **Megan Easton** 41:03

We. So we are gonna hold them.

Our partnership is gonna hold them and they will be for rent and we will mandate that you need to be 55 plus. Whether we're not gonna say you need to be a senior citizen and we're not gonna say you need to be retired, but we will be.

Saying, you know you need to be 55 plus.

There's also two bedrooms in the house.

So they'll have to sign a rental agreement that would say, you know, I'm not gonna have 7:00 or 8:00.

People living in here.

It's a two-bedroom house, so that means it's, you know, feasible for for that.

So yes, we would.

We would manage it through our partnership.

That's how.

That's how that would be achieved, but that's a good question.

S Savannah 41:49

And I and I guess in this process, where did it come?

Homes for sale into homes for rent because I believe in the first initial application that applicant and supporters were saying that there needed to be more affordable housing to buy in the Frederick area because that wasn't available.

So when did the transition become homes for sale and?

Managing rentals within a residential area.

ME Megan Easton 42:18

Yeah, good question.

I mean, we listen to all the feedback and and everything and people wanted to know what they were gonna, what was gonna go there.

So in our minds, in a way to to, to keep it cohesive and to keep it all the same, us holding it and managing it that way would achieve that rather than selling them like you said.

Now if you sell them, someone owns it and and then different scenarios can play out.

And so after the meetings and and we kind of from there, you know, morphed into how, how do we keep this cohesive?

How do we manage this so that you don't have a lot of unknowns and a lot of different scenarios that we can keep this scenario consistent?

So yeah, that's good.

S Savannah 43:06

I mean, wouldn't that be the opposite though?

JH Joshua Huene 43:06

Yeah. So.

S Savannah 43:08

I'm sorry. I'm. I'm just there.

There's follow-ups here, the very much unknown are rental rental units.

You have people that are in and out of leases or change in tenants.

Is there going to be a requirement to have a certain?

Length of lease.

I mean, it seems the opposite.

Somebody who buys a home usually purchases it and wants to stay in it, and it's an investment as opposed to a lease agreement where people can be in and out of the the rentals.

Frequently.

 **Joshua Huene** 43:39

Yeah, Savannah, I'll, I'll jump in here because you're right. Halfway through the process, we did talk about purchased and we actually have multiple people interested in this and they're not interested in purchasing it. The 55 and older as they were more interested in in renting it just.

Where where they were financially.

So this has evolved a lot the last six months, no doubt.

I mean, there's been multiple iterations of of what's gotten us to this point.

We kind of got really close to this concept at the board meeting, but things weren't fully baked out with all the feedback we got so.

It definitely has evolved.

But that's kind of been the feedback is, is there's a high preference of rent in this area versus being you know on the edges of town.

 **Bailey Arvizu** 44:24

Savannah we may have to move to some other questions.

I apologize, but we are getting very short on time here.

We've had a couple other hands raised as well.

 **Savannah** 44:30

Yeah, I took my hand down. Yeah.

 **Joshua Huene** 44:33

Up.

Mark, Mark, could you?

 **Bailey Arvizu** 44:36

Josh, feel free to call on someone specific, yeah.

JH **Joshua Huene** 44:37

Sure. I'll just jump in on Mark please, mark in.

MN **Mark N** 44:40

Yeah, I came a little bit late to this, but my question is say JJ investments runs into some kind of problem and they have to sell this lot if it is rezoned.

Does that mean that the new purchaser could come in there and put up a three story apartment building and there's nothing that the town can do about it?

JH **Joshua Huene** 45:06

Yeah. Thanks for the question, mark.

If this PUD gets approved this lot, this this is required to build, they have to build this type of a unit, you know, otherwise they'd have to go go through a new rezone request.

Autumn, could you?

Could you, you know, double check me on that? The way I said it.

 **Audem Gonzales** 45:24

Yeah, you're correct.

PUD is the zone district.

PUD's are a great tool to control development.

And you are correct that if it sells in the future, these are the rules they have to abide by.

They cannot deviate from this.

That would be a new application, a whole new public hearing process. So that is a benefit of Puds.

It locks, locks developers into what they're proposing.

Maybe on your first sheet you can go over what use you're proposing again.

I would like to see what you put on your PUD.

ME **Megan Easton** 46:02

On the page one.

 **Audem Gonzales** 46:04


Page two, I think we're three, I don't know.


You had uses proposed.

What is your use?


Was it duplex only?


Was it single family homes? Yeah.


 **Megan Easton** 46:14
Duplex only duplex only it's an expensive page.


 **Audem Gonzales** 46:17
So if this sold only duplexes are permitted, and it would happen to be in this configuration with these rules.


 **Mark N** 46:25
OK.


 **Megan Easton** 46:27
Right here.


 **Audem Gonzales** 46:30
So the word rezoning keeps coming up.


 **Joshua Huene** 46:30
Thanks.


 **Audem Gonzales** 46:33
So the property already has PUD overlay zoning.


 **Megan Easton** 46:38
Thank.


 **Audem Gonzales** 46:39
So that property is zoned public with PUD right now this application is to bring in a PUD zoning document.
That fulfills the PUD that is on the property right now.


 **Joshua Huene** 46:54
Mark, does that answer your question?


 **Mark N** 46:56
Yeah, that's fine.

 **Joshua Huene** 46:57
OK.
I'm just kind of going on the list here, tawny.
Would you like to ask your question?


 **Tonie** 47:04
I would.
But Nick has been waiting much longer than I have.
So we'll go Nick first.


 **Joshua Huene** 47:08
OK, nick.


 **Nick Williams** 47:12
Thank you.
Firstly, I just Adam, I just want the public record to reflect that several neighbors requested this original meeting be in person and the time be moved due to conflicts with most people not getting off work and time to join the meeting. And because this time wasn't moved to.
When other most town meetings are at 6:30 or 7:00 PM, most several neighbors who have concerns are not able to be here and voice these concerns, meaning this quote UN quote neighborhood meeting as the town of Frederick is calling. It is in no way reflective of all those.
Who have opinions or concerns on this?
Now I'll just move into a couple of quick questions. First. Yeah, sure.


 **Audem Gonzales** 47:44
Really, really quick on that.

Really quick, you might not have caught the beginning.
There is a second meeting that will be in person.
The applicant is gonna work with you all to pick a date and a time.
Right now, all of our neighborhood meetings are at 5:00.
This one is a bit special.
I I agree.
And we, the town did request a second meeting to be in person.

 **Megan Easton** 48:06
He can.

 **Nick Williams** 48:07
OK, as long as that meeting is also reflected with detailed minutes and is it goes on the record.

 **Audem Gonzales** 48:12
Yes, absolutely.

 **Nick Williams** 48:14
And just a couple of quick questions for you.
I think Rhonda put something in the chat that's a bit more detailed than this, but I'll just reiterate that.
So I have several concerns when it comes to who will be responsible for maintaining this property post development due to an incredibly shaky track record with proper maintenance over the past several months, the applicant allowed the property to become severely overgrown, which had to be reported before the.
Applicant dealt with it.
The applicant then began turning the property into a junkyard with several rusty vehicles.
And only resolve this once those vehicles were reported. In my experience working with much larger 55 and up Community developments, part of the appeal like the developer said, is that residents don't have to worry about mowing their lawn, shoveling snow, etc.
So I think we as neighbors have several safety concerns regarding proper maintenance. Would like to know, first of all why the applicant has not been properly

maintaining the property thus far, given that they've owned it for well over a year now. And then how we as neighbors can.

Be certain this will change given kids. Walk on the sidewalks, and if those aren't properly shoveled.

Kids can get injured.

Elderly people, we we the developers, claiming that that's a focus of theirs and really close to their heart.

But if they're not already showing a track record of being willing to properly maintain this property when it comes to snow and icy conditions in the in the winter time, how can we be certain that elderly people who are going on walks during the day aren't going to?

Become victims of their inability to properly maintain the property.

ME **Megan Easton** 49:32

So E palms. Oh, sorry.

JH **Joshua Huene** 49:32

Yeah.

ME **Megan Easton** 49:36

Yeah. So Easton Homes is going to be managing this property.

J&J is not going to be managing the property.

In addition, we would be having rental income and have the part of that rental rate for these properties would include ground maintenance on a weekly and as needed basis for some of storm.

So that's all going to be under the scope of Easton homes.

NW **Nick Williams** 50:06

OK.

JH **Joshua Huene** 50:06

Yeah, Nick, As for your question about the lot, as you guys know, we had we had to change our tent in the daycare to a different tenant and no longer is that is that the land being rented.

So obviously we're not wasting the water bill is not being used for child care

anymore. So we are keeping, we ought we we need to keep it better mode at the 9 inches as required by the by the town.

Which came to my attention a few weeks ago, so we will keep it at that 9 inch 9 inches or lower requirement.



Audem Gonzales 50:39

I believe it's 8 inches just for clarification.



Joshua Huene 50:41

8 inches.

Thank you, autumn.



Nick Williams 50:43

OK, I think my follow up question to that though is if the applicant has a proven track record of violating Community guidelines in Frederick Code, how can we as neighbors be certain that codes won't be violated throughout the development process once the PUD is applied, there are already.

Codes in place that the applicant has violated for several months and so I think that the concern is very legitimate that the applicant will then continue to violate town use codes and land codes.



Megan Easton 51:09

Yeah, that's that's a great concern and that's why they're partnering with us. Easton Holmes 'cause. I am local. I live here.

I can personally keep an eye on it and not only that, I know local companies, they can perform snow removal, they'll perform all the grounds maintenance, make sure irrigation is up to up to snuff.

So that's that's a great question and a good concern.

So that's one of the reasons.

We're getting involved.



Audem Gonzales 51:36


I would like to chime in as well.

So the town recently passed new regulations for enforcement.

I believe we now have a finding capability for enforcement actions throughout our town.

ME **Megan Easton** 51:44
He.

NW **Nick Williams** 51:50
OK. And then just my OK and my last question, the trees were already discussed and there's an arborist report that was mentioned. First, I would just like to know if that's a report that we're gonna have access to in the fall up to that is it's well Doc.

 **Audem Gonzales** 51:50
We did not have that before.

NW **Nick Williams** 52:04
That these trees are currently home to several owls and Hawks.
What is the applicant planning to do to mitigate their habitat loss and loss of life in these animals when you guys do take down these trees, are you planning on setting aside funds to relocate them or are you OK with just chopping down the trees and just trying?
That with no mitigation.

ME **Megan Easton** 52:23
That would be with the assistance of an arborist and like I said, we we did consider and attempted to preserve the trees.
Unfortunately, it was at a request of the town that we.
We laid the properties out in the way that is now.
Given their blessing has been given to this to this layout. Yeah, actually our first layout built around the trees.
It was not accepted by the town.
But yes, we would be doing whatever we can to protect whatever animals need to be relocated. And I believe the arborist would be assisting us with that. As far as reports, once again this is a PUD application and we really just want to focus on the PUD at. This point.

NW Nick Williams 53:12

OK.

I'll just leave it off with one comment.

I understand this is a PUD application, but I remember in the in person Town hall meeting.

I believe it was a member of Easton Holmes who really wanted the community members to trust them and so just as a bit of advice, I would recommend sharing that report with us just because making these blanket statements, saying that the that an arborist said these trees are.

At the end of their life as reason and as cause for getting rid of these trees, I think just in an effort of transparency, it could go a long way.

If you guys share that report with us.

So so we don't have to take it at face value.

ME Megan Easton 53:49

I don't know if Josh got a written report or not, but we can ask Josh about that report.

JH Joshua Huene 53:55

Yeah, I went through an insurance mitigation there last year and they actually recommended taking the trees out because there were going to be children playing there with our previous tenant.

We obviously didn't do it, but we paid significant money to get them trimmed and get them worked up and at the time, the tree expert said there wasn't much life left with them. So and there was concern of a next major, you know, snow storm or something of.

Potentially having those fall down so I don't have a documented report, but certainly I can send you the bill of the company that that we talked to about it.

But more importantly is is, you know, part of the town's requirement is is, you know, moving forward. If this gets developed as those trees, you know obviously are not in what's what's the word?

They're they're not, not organic, but they haven't been. A cottonwoods are not a friendly tree. As you guys know, and they're not a species that, you know, has been in

Colorado forever.

So it's probably not as a desired tree. We want to keep long term.

ME **Megan Easton** 54:46

Thanks.

JH **Joshua Huene** 54:55

OK.

Thank you for your questions, Nick and spirit of time, Tawny.

Thank you for waiting.

T **Tonie** 55:01

Yeah. Thank you.

I also wanted to talk about the condition of the property, but so thanks Nick for bringing that up.

You mentioned that your your renter is not in the daycare. I walked by the other day and it seemed like there were kids in cars and stuff there so.

JH **Joshua Huene** 55:20

No, no, we we have a tenant in the daycare, but this new daycare is not using 320 the the open space land that's fenced in.

They are not.

They do not have access to that property.

T **Tonie** 55:33

OK, understood. However, the daycare also is an eyesore to the neighborhood. The whole property 32340. It's pretty much an eyesore.

So I hope that you will take care of that. The other question I had was regarding one car garages.

I'm not sure how many families or people just have one car.

You did mention that there is off street parking.

Could you show like where that off street parking is and how much?

ME **Megan Easton** 56:09

Two car.

T **Tonie** 56:10
That there is.


ME **Megan Easton** 56:11
So we're actually doing.

T **Tonie** 56:12
There.

ME **Megan Easton** 56:13
That's why we're doing 2 car garages. Yeah, the application just for for the PUD requirement, the application is saying we will provide a minimum one car. Our plans are saying that we would we our plans are showing two car I can pull the plans up but.

T **Tonie** 56:31
Oh, also the application will say one car, but you're planning to do 2 car garages.

ME **Megan Easton** 56:33
But.
Because that aligns with residential construction.
It's just saying.
It's just reiterating we're aligning with residential construction codes.
But let me.
Pull up the plan.

 **Audem Gonzales** 56:52
That's very confusing to me.
Can you just stay in the PUD?
What your parking proposal is.
What are you requiring for each unit? And then if you can just show the site plan of how you're conforming to that.

ME **Megan Easton** 57:05

This change in the two that way it's we can change.

We just said, yeah, it's a minimum of 1 going off the minimum code that we can. We can simply state it's gonna be two. But on the plan, it's clearly showing as two. Yeah, right.



Audem Gonzales 57:16

Can you Scroll down a little bit please?



Megan Easton 57:19

This is do you see my highlights?



Audem Gonzales 57:22

Yeah, just Scroll down on the sheet.

I think you have a parking table.

Yeah, you say.



Megan Easton 57:27

There.



Audem Gonzales 57:27

Two spaces per dwelling unit.

So the requirement is 2 spaces per parking unit, +25 guest spaces, spaces per unit.

OK, that is in our current code right there.



Megan Easton 57:41

Yeah. So this would just be aligning with the current code.



Audem Gonzales 57:45

So if you can show him the site plan, have this two per dwelling is being achieved and then your guest parking.



Megan Easton 57:45

Of what we're providing.



Audem Gonzales 57:52

I think that'll help clarify.



Megan Easton 57:55

Uh.

You have the plan well.

Josh, do you have that?

Should not let me just pull up the PDF.

OK.

So let me can't cancel this here and then.

Yeah. So if you see this, you'll see the two car garages per unit.

And then you see the additional guest parking, which is actually above the beyond the minimum.



Tonie 58:49

Could you just point to where the the Off Street parking is going to be?



Megan Easton 58:55

Right here.



Tonie 58:56

It.



Megan Easton 58:57

12345678 yes, these are the garages, so these.



Joshua Huene 58:58

In the alley.



Tonie 58:59

In the alley I see.



Patrick Berrend, NCARB, AIA 59:02

Yeah.

ME **Megan Easton** 59:03

This is a 2 car garage right here and here you have.
Basically what we did was give a additional off St. space per unit.

T **Tonie** 59:12

In the alley, OK.
All right.
Thank you very much.

ME **Megan Easton** 59:16

Yeah. You're welcome.

P **Patrick Berrend, NCARB, AIA** 59:16

What is?
What is the rear parking set back please?

 **Audem Gonzales** 59:26

Rear parking set back.
I don't think we have a parking set back in code right now.

ME **Megan Easton** 59:27

Sure.
30 feet is the earth. It looks like the on a site plan.
It's about four feet, but we have a 5 foot garage set back.

 **Audem Gonzales** 59:35

Hmm.

ME **Megan Easton** 59:37


That's that's the I believe the Co residential code.
You tell me, autumn, but.

 **Audem Gonzales** 59:47


OK.

So I guess the question is, yeah, what user set back on your plan for parking and you said 5 feet?

P **Patrick Berrend, NCARB, AIA** 59:53
Is there not a rear yard set back for parking?

 **Audem Gonzales** 59:59
No, there's not.
There's a rear set back for buildings.

P **Patrick Berrend, NCARB, AIA** 1:00:00
R2 or R2?

 **Audem Gonzales** 1:00:02
We don't have a parking set back.
That doesn't mean the PUD can't include something.
So those are elements that can be written into apud.

ME **Megan Easton** 1:00:16
We either also ADA spaces.

JH **Joshua Huene** 1:00:23
In the spirit of time, I'll go ahead and ask if I can move on.
Cassandra, you you've had your hand up twice.


ME **Megan Easton** 1:00:43
Finished mute.

JH **Joshua Huene** 1:00:47
Cassandra, would you like to ask your question?

 **Bailey Arvizu** 1:00:48
We can't.

JH **Joshua Huene** 1:00:49
Sorry, we can't hear you.

 **Bailey Arvizu** 1:00:50
Yeah.

 **Audem Gonzales** 1:01:01
Yeah, maybe she can type it in.

JH **Joshua Huene** 1:01:04
OK, we we can go ahead and go to Ron and Heather.
Ron, if you'd like to ask, I know you've asked questions in the chat.
Do you have a verbal question?

RH **Ron & Heather** 1:01:12
Can you hear me now?

JH **Joshua Huene** 1:01:15
Yes, we can hear you, Cassandra.

RH **Ron & Heather** 1:01:15
Hello.
Oh, this is Heather.

JH **Joshua Huene** 1:01:19
Oh, Heather. Yes. I'm sorry, Heather.
Yes, hello.

RH **Ron & Heather** 1:01:22
OK, my question is about the trash collection. Now you stated that the fire department doesn't need to have a turn around or connection to 4th St.
What about those large trash trucks?
Are they gonna be backing up and beeping right next to my bedroom?

ME **Megan Easton** 1:01:45

So Cassandra said.

Or I'm sorry. Is it Heather?

I I can't really. OK.

RH **Ron & Heather** 1:01:50

Yes, it's Heather.

ME **Megan Easton** 1:01:51

Hi, Heather.

So once again, when we were showing you the.

This alley is just as far away from the rear of the house as the front of the house is from blind St.

RH **Ron & Heather** 1:02:06

She's not asking that.

No, I'm not asking that.

I'm saying that because you're not gonna be the fire department didn't require a turn around or a connection to 4th St.

Yeah. Does that mean that the trash truck is gonna pull in there and then have to back out?

ME **Megan Easton** 1:02:20

Yeah.

RH **Ron & Heather** 1:02:26

Yeah. We're gonna be listening to trash trucks the rest of our life.

ME **Megan Easton** 1:02:32

Same scenario as the other homes in the neighborhood, so the.

RH **Ron & Heather** 1:02:36

No, they don't have an alley in in between them and the people in the next street.

They don't have trash trucks coming by their bedroom.

They have them coming by the front of the House gives a sound bare buffer. Our other property here. All services are from the front.

They're condos.

Yeah, we don't understand.

ME **Megan Easton** 1:02:57

Track has picked up.

RH **Ron & Heather** 1:02:58

We don't understand the need for a service Rd.

ME **Megan Easton** 1:03:01

Trash is picked up during normal business hours, so most people are not sleeping during pick up hours either.

RH **Ron & Heather** 1:03:04

Hey.

ME **Megan Easton** 1:03:09

Yeah, I'm looking here.

That roads basically gonna be almost.

RH **Ron & Heather** 1:03:11

No, we're asking why this is not OK.

Wait a minute.

Wait a minute. Guys. Guys, guys, guys, guys.

We're asking you why this?

Why don't you have the trash pick up out in the front like like like this on other properties?

Our other property here the the all the services are from the front of the of the condo.

ME **Megan Easton** 1:03:30

Now this is what the town asked for.

This is what they required.



Audem Gonzales 1:03:34

Doesn't require trash to be from the alley.



Ron & Heather 1:03:36

The town never requires an excess Rd. in the back of the property.

That's your fix on a on a requirement the town has, but you can have service from that from Maple St.



Audem Gonzales 1:03:48

So trash service is not a town requirement to be off the back.

So applicant that is something I think you should take into consideration and decide where that service comes from and then maybe at the neighborhood meeting you can have a definitive answer with your proposal.



Ron & Heather 1:03:57

Yeah.

If you eliminated that service road, you would eliminate half your problems with the with the residents here.

You understand?



Megan Easton 1:04:13

Yeah, unfortunately the town is requiring.

There's there's other requirements that the road isn't just for that one, that facet.



Ron & Heather 1:04:20

Well, you're gonna have to discuss this very slowly and very carefully with the town.

Then after hearing me OK and not stop telling me this is the way it is.



Megan Easton 1:04:32

Well, I mean the comment was made that the trash sharks can buy vehicles, bedrooms. That's false.

It's going to be over 50 feet away, but you know, if you look at the plane.



Ron & Heather 1:04:43

What about the mail?
What about our mailboxes?
What happens to our mailboxes?
Are you gonna move those?

ME **Megan Easton** 1:04:49

Yes, they'll they'll ship to the West.
Straight just to the West by they're gonna move about 30 feet to the West, but it'd be generally in the same location.

RH **Ron & Heather** 1:04:59

OK, I'm saying there's no need for.
There's no real need to have the property that way and.
Despite what?
The despite what the town saying, you know that this is this is half your problem here, kids.
The 200 block.

ME **Megan Easton** 1:05:12

The town.
The town's stated they did not want the garages to face the front of May 3rd and Mable so.

RH **Ron & Heather** 1:05:19

Well, you got them on on the 200 block.

ME **Megan Easton** 1:05:26

Yeah, I don't know.

 **Audem Gonzales** 1:05:26

So for garages to face on the West, you would have to write it to your PUD to modify that portion of code.
That's something we can definitely discuss, but.

RH **Ron & Heather** 1:05:37

I'm joking. If you're moving, if you're if you're. Yeah. If you're moving forward, if you're moving forward with the if the applicant is moving forward with the with the with the.



Audem Gonzales 1:05:40

Yeah, there's an option.

There's always an option to accommodate your concerns, Yep.



Ron & Heather 1:05:50

Public hearing process.

You know that would this would by you all kinds of space with the residents. You know, I'm handing you something here and you're I'm handing you a blowjorch here. You're saying you're saying, Gee, what? What do you guys hand me here, you know?



Audem Gonzales 1:06:05

Yeah, I agree.

I agree, like I think the point of tonight is to get the feedback.

I think the Afghan is a lot to think about.



Megan Easton 1:06:09

OK.



Audem Gonzales 1:06:10

It's loud and clear what the residents want in terms of the alley.

The town hears that too, so.

Applicant take it into account. You're hearing it loud and clear.



Ron & Heather 1:06:21

Thank you.


Thanks a lot guys.



Audem Gonzales 1:06:26

Next question.

RH **Ron & Heather** 1:06:30
What?

 **Audem Gonzales** 1:06:32
Who's next?


JH **Joshua Huene** 1:06:33
Cassandra, did you have a question again?
Is your sound working again?
No. OK, OK.

RH **Ron & Heather** 1:06:37
Music.

JH **Joshua Huene** 1:06:39
I just saw your hand raised.
I don't see.
I see some questions coming in through the chat.

RH **Ron & Heather** 1:06:44
No.
This is beautiful.

JH **Joshua Huene** 1:06:51
Ali heard loud and clear.
So I think that's a conversation we need to have with the, with the planning department and you know, either and and just develop the conversation a little further.
Is that fair autumn?
I mean, is that the next step?


 **Audem Gonzales** 1:07:06
Yeah, absolutely.

Again, you're the type. You're getting feedback, so.
We are open to what you want, what you would like to propose and absolutely.

ME **Megan Easton** 1:07:12
Yeah.

JH **Joshua Huene** 1:07:13
Select.

ME **Megan Easton** 1:07:17
Yeah, it was.
It was just put like that because from our initial meetings, it seemed like the best option.

 **Audem Gonzales** 1:07:22
No, agreed, agreed.
Absolutely yes.

ME **Megan Easton** 1:07:25
I think the reception of it being close, it's hard. I look at plans every day, so I have an idea of distance and I don't think it's hard for probably most people if you don't seem to know, actually how far that is or you know what, how that.
Would compare to a street.
So it's a little I I get it, I understand.

JH **Joshua Huene** 1:07:45
Yeah, we'll have to put the garages facing there or facing Maple St.
I suppose we'll have to figure out the the elevation of the homes and and whether they go up front or the other way.
Patrick, we are recording this.
We will find a way to get this to to get this posted.

RH **Ron & Heather** 1:08:02
Got you.

JH Joshua Huene 1:08:06

I.

I don't know if there's any other questions.

I know there's some stuff coming through the chat, but I we would we have offered the five or six people that have emailed us concerns of the application we've asked for dates and times for an in person meeting.

No one has suggested any.

Four of us have a couple dates in the coming weeks that we'd like to put out there, and then I'll put it in the group chat. But you know, we're happy to dialogue this further.

And and have more conversation for those people who couldn't make it. Or if you want to have further conversation, we obviously need to have more meetings with the town. Probably is the next step.

I don't know if it's if it's healthy to have an in person meeting yet. I think we should probably our team should have a meeting with the planning team next so that we can maybe come back with some feedback there as we talk about this alley and as. We talk about setbacks. I I think would be a logical next step. And then from there maybe set up in person meeting.

You know early, early to mid-september.

Would that be acceptable or would you guys prefer to have a meeting?

Before we do that next step with the town.

S Savannah 1:09:09

I guess I have a question.

Is this in person meeting part of like the actual civic process of going through this this application or is this an additional request from the applicant and developers for collaboration?

JH Joshua Huene 1:09:26

It's collaboration was the ASK because people wanted to have this particular meeting in person.

You know the town does this one virtually, but we are happy to have a collaborative in person meeting.

It's not required, but we've had six or seven people want this in person, so we wanted

volunteer that time to do that. I don't think it's officially a part of autumn's process. I think it's more of a collaborative conversation. Is that right, autumn?



Audem Gonzales 1:09:50

So really quick, the town's process.

This is not my process.

This is our land use code process and you are correct.

The second meeting is on your own accord.

The town strongly suggested that you hold that second meeting in person as well.



Ron & Heather 1:10:04

Oh.



Savannah 1:10:05

OK.

So. So I'm just gonna interject here because I'm probably one of the few residents on this call that feel very strongly about.

A collaboration meeting. So to clarify the request that you were you were getting for an in person meeting was this. We didn't like the virtual platform or the town putting it out of five o'clock time frame when people were working most of us. I can speak for myself.

We're not asking for an additional meeting with the applicant.

Or the property owners and this is due to several several instances of disruptive and concerning behavior towards residents.

They all know who they are from the applicant and his supporters during the initial application process. Completely unacceptable and I think because of that, all related meetings need to take place in a public setting hosted by the town as part of the civic process.

With the appropriate site overstaffed.

We do not need to repeat the initial process again, it it was.

Infringing on the safety, security and privacy of the residents, particularly on Linden St. and I think that really needs to be looked at before we're requesting any sort of collaboration meeting.

RH **Ron & Heather** 1:11:25

Carrie.

So go and carry.

 **Bailey Arvizu** 1:11:29

Just to clarify, the town is required to administer a process laid out by our land use code, and that's what we're doing.

So we're meeting the minimum requirements, but we did request based on those concerns that the applicant go above and beyond.

So if a in person meeting is requested, the applicant is requesting to do that with residents.

S **Savannah** 1:11:53

And I believe the applicant is more aware of the current situation.

 **Bailey Arvizu** 1:11:54

But the town can't make can't.

S **Savannah** 1:11:57

I understand what's required as part of the land use process with in person meetings.

I totally understand that I was through the whole process and the initial application attended every virtual and in person.

RH **Ron & Heather** 1:12:09

Best breakfast, duck.

S **Savannah** 1:12:11

I completely understand that.

But the applicant the applicant is aware of what I'm I'm bringing to light in front of the residents as well as autumn and the developer.

 **Audem Gonzales** 1:12:26

Yeah, loud and clear.

I would like to refocus on some of these questions. The other questions I want as many questions answered as possible. So.

 **Nick Williams** 1:12:38

Pardon me, I just ask something really quickly.

 **Megan Easton** 1:12:38

Thank you.

 **Nick Williams** 1:12:41

Just before we move past that because I do have a concern, I do have a very legitimate concern that I'd like to just quickly voice.

So when I brought up some it'll it'll be fast.

 **Audem Gonzales** 1:12:48

OK.

OK. Really.

Oh, sorry, sorry. I thought you were the applicant.

Sorry, I was gonna cut you off there, but please continue.

 **Nick Williams** 1:12:54

So sort of just going off of what Savannah said.

Earlier, not even 30 minutes ago, when I initially brought up the concern about that meeting being a part of the public record and minutes being taken as well, it was very quickly dismissed with you stating that that would be a part of the public record.

But now in.

Responding to a similar question, you're saying it's just a collaborative meeting between us and the developer?

So I think that there's an issue of transparency and and a lack of clarity between those inconsistency between those two answers.

So just point blank.

Which is it?

Is that a part of the public record where residents who couldn't make a 5:00 PM time tonight?



Audem Gonzales 1:13:27

It is.

It will be part of the public record we are requiring minutes to be taken and supplied as part of the application.

That will be part of the public record, yes.



Nick Williams 1:13:37

So it will be recorded then and shared as a part of the review process with every committee that use it, correct?



Audem Gonzales 1:13:45

Yes, absolutely. It's not required, but we will make them submit it and share it.

Transparency's a huge thing here. I agree with you.

The the applicant is saying they want to have the second meeting.

The town is encouraging it and yeah, let's get more minutes on that, absolutely.



Joshua Huene 1:14:13

I guess I would ask you guys what is the best way for us to communicate on finding a time and location for an in person meeting?

I'm not sure if I you know, I emailed.



Megan Easton 1:14:22

Deeply.



Joshua Huene 1:14:23

Everyone has my e-mail, my personal cell phone. Anyone who has received the application via mail, which hopefully everyone did.

So everyone has that information to reach out to me, to coordinate it. The five or six people that did e-mail me, I responded and asked them to provide dates and times, and no one has responded yet. So I'm not exactly sure if I should just pick a date.

And time.

At 7:00 PM, when someone's when when people are are, are or if you guys would like to collaborate and find a date.

Myself and the Easton's will be present and we're happy to continue to have this conversation.

P Patrick Berrend, NCARB, AIA 1:15:06

Josh I I would be willing to participate. As I stated previously with you in earlier conversations, I would.

I would urge a couple of our neighbors at least a handful of us, to also participate.

So it is a broader forum. I would suggest you know midweek evening after work time a reasonable time.

Six 6:30 PM maybe at the local coffee house or something like that where we could all chat or if.

The per.

M.

Savannah's request.

Maybe we could do something at the town hall.

I don't know if town Hall would make make the meeting room open for that type of forum.

 **Audem Gonzales** 1:15:46

Yeah, we can definitely discuss it on our end.

Initially we had thought the developer with the residents build that relationship, but it sounds like transparency is a big issue here and the town should be aware of communications.

So maybe we do bring it back to town hall.

I'll run that by my team and I'll get back to the applicant on that.

RH Ron & Heather 1:16:06

Thank you.

Thanks.


JH Joshua Huene 1:16:08


I'm I'm hearing after 6:30 PM.


Is that acceptable to everybody?

RH Ron & Heather 1:16:13

Yes.
Yeah.

 **Joshua Huene** 1:16:17
OK.

 **Audem Gonzales** 1:16:19
Really quick, there was a question that I I want to answer.
It was about the PUD, I believe.
Mr. Swetnam, you asked the question if there is apud on the public zoning now, what is it?
How does this new PUD conform with the current PUD?
Just for clarification, the existing PUD does not have regulations that PUD never had a PUD document associated with it.
We call those ghost Puds.
We have a few around Frederick.
And they get really complicated.
We have to apply the base zone district versus PUD standards.
So again, this application is to fulfill the PUD and bring in the PUD zoning document with standards.

 **Nick Williams** 1:17:06
I'm sorry, I've just been able to get into the meeting because of the early start time, but this is Carrie Osmanstad.
I just want to piggyback on what Savannah stated because I feel like that was really gleaned over and I think in order for us to feel safe to do a collaborative meeting, we need to understand how this process, this go round is going to look different from the.
First, because I have to tell you.
Right now, we don't feel safe.
So how can we be assured that this go round we can feel safe to have our opposition or our collaborative meetings or whatever that may be, so that we do want to come to a table and talk with you?

 **Joshua Huene** 1:17:56

Gary, thanks for the question.

It's Josh.

I mean, I I I don't other than a move forward strategy.

I think the interactions that you guys have had with me hopefully has not been confrontational.

If anything, I'm open to conversation.

I think the eastons are as well, so I don't know how to give you a guarantee other than find a form that's comfortable to everyone, whether it be the town hall or whether it be the rec center.

And you know, I I can't speak to the safety concern.

S.

That other than you know that's I'm hopeful.

For a better conversation this go around.

I mean we we want to find reasonable development for this.

We try to.

We try to find a project that most people can get behind.

And and that will complement the neighborhood with all these issues, the alley and the trees and the, you know, the, the, the other items.

So I'm open to suggestions and ideas Carrie.

I mean, obviously it's, you know the I I can sense the frustration and I'm not sure how to work through it.



Audem Gonzales 1:18:54

Yeah. So the town takes safety very seriously.

So just hearing that word triggers may, maybe we do have the next meeting at Town Hall.

Again, I'll run it by my team leadership and see if we can coordinate that.

We don't want any resident to feel unsafe with their lining applications. Absolutely not.

So we take that very serious.

Patrick Baron 8 inches is for weeds, not just turf grass.

We have it elsewhere in code for weeds and that's how we go out and enforce properties when their weeds are over 8 inches in height.

Brock Sweatenham you talked about a ghosted. PED probably had open space again. There were no regulations with the previous PUD.

This applicant is trying to bring in regulations for their PUD open space. Patrick Baron again.

You're stating should not be allowed to be waived.

Applicant please take that into consideration for your application.

Are there any other last minute questions before we close this?

This meeting, I think we've answered most of the questions.

There's a lot of tree stuff.

Cassandra, I believe you had some questions or comments about native trees applicant, I urge you to please read through their comments.

There wasn't a question on that one.

 **Megan Easton** 1:20:24

As far as the trees, just during our planning meeting with the, I forget her name, but she was part of the parks and open space.

 **Audem Gonzales** 1:20:32

Sarah Barnard.

 **Megan Easton** 1:20:32

She. Yeah. She had mentioned that the cottonwoods are not.

I I I can't remember the words she said. But.

They're not preferred or I don't know if you can buy cotton producing cottonwoods anymore. I I don't know.

But she they were very opposed to the cottonwoods. Yeah. And I think at the end of the day, the reassurance would be that when, when it's all said and done, when we go back in with our landscaping plan, that we're gonna plan more trees that probably are there.

Now and then they would be to a mature level and and nice trees.

Obviously, they're not gonna be the size of what's there now, but they they would be.

Typical of what you would see.

 **Audem Gonzales** 1:21:23

A suggestion would be your PUD can also mandate species of trees and plants. You

can list that in your PUD as well, so you can ensure specific trees and plants get planted.

S Savannah 1:21:38

There were two questions. Oh, sorry.

ME Megan Easton 1:21:38

Yeah, we we can.

Yeah, we considered that. But we were just at this point we were going to go with the town's minimum as code.

'Cause basically the PUD is anything that's an exception.

 **Audem Gonzales** 1:21:54

Yeah. Or to lock it.

ME Megan Easton 1:21:54

But we have to.

We have to submit a landscaping plan in addition to.

The Architecturals and engineering.

S Savannah 1:22:07

There were two questions I put in the chat that weren't answered.

There was a traffic study done.

Do you know when that was completed for this project?

ME Megan Easton 1:22:18

During our pre application meetings with them and that was, I believe 3 traffic studies were completed.

S Savannah 1:22:26

OK. And so how long ago was that?

ME Megan Easton 1:22:29

That was in.

The last one was in April or May.

S Savannah 1:22:36

OK.

And does it go along Maple Street then?

'Cause I don't ever remember seeing any sort of.

Surveying or anything being done on Maple St.

ME Megan Easton 1:22:49

Autumn would have to speak to how the town engineers produced that study.

I believe with this type of size of project they didn't need to do any in person, but that would be on autumn and Bailey to speak to that.

 **Audem Gonzales** 1:23:02

So the town does not provide traffic studies for private development.

S Savannah 1:23:06

OK, I would.

 **Audem Gonzales** 1:23:06

So if you did, if you did provide a traffic study, then that is on the applicant to provide the study, not the town.

So unfortunately I can't answer that.

S Savannah 1:23:16

OK.

I guess I would be.

ME Megan Easton 1:23:17

But the town engineer did something.

RH Ron & Heather 1:23:18

We're just not gonna do that.

S Savannah 1:23:20

I mean, I guess I would be curious as far as you know the I guess the most accurate

would be during the school year and on Maple St.

I mean cuz during the school years when there's the most foot traffic in front of that area as well as Rd. traffic. And I mean there are cross streets there. I mean tippie is extremely busy, but I would be curious as to see what the traffic study would.

RH **Ron & Heather** 1:23:34

Thank you.

S **Savannah** 1:23:42

Say about specifically Maple Street during that time frame.

The other question I had.

Was with this being an affordable housing option for 55 and up residents, what would be the proposed monthly rent for these two-bedroom 2 bathrooms?

ME **Megan Easton** 1:24:01

I don't think we've gotten that far yet because with the amount of timeline that we're looking at before they'd actually be ready to rent, the market could be much different at that point in time. But maybe maybe we look into it a little bit, I mean it.

S **Savannah** 1:24:17

I mean, I would.

ME **Megan Easton** 1:24:17

Hard to project if if this is going to take us to 2 1/2 years to get through, we don't. We have no projection on what the market is in the future.

S **Savannah** 1:24:26

OK.

I was just curious if there was gonna be like a set amount if it was considered affordable.

Senior living, you know, or what? The the amount would be to have it be a prop profitable.

Area for you guys to manage.

ME **Megan Easton** 1:24:43

Yeah, I don't think.

I don't think we've gotten that far yet.



Bailey Arvizu 1:24:47

I am gonna jump in here now because we are well over time.

So we will need to wrap up this meeting, as many of you already know, everything commented on, discussed chatted, all of that will be a part of public record. The town will provide a response regarding whether or not we can host another meeting in person out town hall.



Megan Easton 1:24:59

OK.



Bailey Arvizu 1:25:07

So that's a follow up, but the applicant will continue to coordinate with.

With residents on the best date and time for that.

As a possibility, additional public comment can always be made by e-mail to the emails included on notices that were provided staff emails and applicant emails are also out there.

On the town of Frederick website you can find many staff emails. If you need to locate it that way, applicant has provided emails to multiple residents and I'm sure that can be distributed if necessary. But yes, it is time to wrap up.

We do appreciate your time and everyone being here again.

These are always great opportunities for.

Collaboration and for taking public comments, addressing questions, concerns.

So thank you all for being here.

We look forward to additional meetings in the future.




Ron & Heather 1:25:58


Thank you. Thanks.




Bailey Arvizu 1:26:00

Thank you.

 **Megan Easton** 1:26:00
Thank you.

 **Audem Gonzales** 1:26:02
Yeah. Have a good night, everyone.

 **Tonie** 1:26:03
Thank you.

 **Bailey Arvizu** 1:26:04
Can I?

 **Bailey Arvizu** stopped transcription



Neighborhood Meeting Minutes

Project Name	Maplewood F2 Amd A L1 – PUD – 320 Maple St
Project Location	320 Maple Street
Meeting Date	9/11/25
Meeting Attendees	
Town Staff	Ali van Deutekom, Planning Manager; Audem Gonzales, Senior Planner; Bailey Arvizu, Associate Planner; Justin Ritter, Neighborhood Services Coordinator; Robyn Brown, Development Review Engineer Coordinator; Robert Aronoff, Oil and Gas Liaison.
Applicant Team	Joshua Heune (joined in-person), Representative for JJ Investments – Land Owner Scott Easton (joined in-person), Representative for Easton Homes – Home Builder Megan Easton (joined virtually), Representative for Easton Homes – Home Builder
Neighbor Attendance	15* *see attached in-person sign in sheet and virtual attendance report
Meeting Notes	
Exhibit A – meeting transcription by Microsoft Teams. Exhibit B – meeting summary by AI. Exhibit C – virtual meeting attendance report by Microsoft Teams. Exhibit D – in-person meeting attendance sign-in sheet. Exhibit E – summary of comments collected during breakout groups.	

Meeting Notes should include (LUC Sec. 4.5.2.e):

- (1) The substance of the comments and questions;
- (2) How the [Applicant](#) has addressed or intends to address the comments and questions; and
- (3) Comments and questions the [Applicant](#) is unwilling or unable to address and why.

Exhibit A

Neighborhood Meeting - 320 Maple Street [In-person]- 20250911_190021-Meeting Recording

September 11, 2025, 1:00AM

1h 21m 46s

● **Bailey Arvizu** started transcription



Conference Room 0:04

So she's she's.

She's not.

Standing up, you can't open her eyes.

I know.

I thought you were gonna say something.

I know. OK, everybody.

We're gonna get started to respect everyone's time.

Thank you all for being here.

I just wanted to say a few words before we get started.

A really, really appreciate your engagement in this process.

As we've struggled for a lot of years trying to get people out and hear what they want to say about development review.

And so thank you for being here. We see your passion. We want to hear all of your thoughts and keep it coming, please.

I just wanted to clarify that there has been no submittal on this project.

So staff has not done a review on the project, so we won't know a lot of answers this evening because we haven't had a submittal come to us.

So tonight is for.

Voicing their concerns, asking questions, adding anything you actually like about this project.

Finally, we're here to listen to all of those ideas.

We're not here to come up with solutions this evening.

Also, I just wanted to clarify kind of Staffs staff's perspective. So staff works for you, all staff works for our elected officials, staff works for property owners.

So we're in this, the middle of this, right?

So we try and listen to all these different sides that come up with some sort of a compromise, some sort of a solution that can work the best for the most of us, right? Staff doesn't care, really, if a project gets approved or here to ensure that it meets the code and it's making the community a better place.

So we don't pick the projects that come in the door.

We are gifted, whichever one comes in the door on a day and then we try and facilitate the process forward.

Let's see.

So we did appreciate a lot of the commentary from the last submittal on this property.

I know that there was some frustrations.

People felt like their voices weren't heard in the process, and maybe some of their questions weren't addressed, but we're going to try something a little different tonight.

You'll see how it's set up this evening, so bear with us.

It's the first time you've ever attempted something like this, but the point is.

That we want to hear everybody voice and we want to make sure we capture your comments exactly how they're coming.

So I'll turn it over to Adam, who's been the planner on this project to explain more, sure.

Thank you for that.

So tonight's agenda is going to be the introduction of Borst.

Thank you. Followed by a brief presentation by the applicant.

We have some people online that will also be able to see the presentation on the screens.

Following the presentation will be question and answer period.

You may ask the applicant questions about their project.

Get those questions answered and then we're gonna do about a 20 minute breakout session with this paper in front of you where we're going to ask for your opinions.

What do you like?

What don't you like? What you concerned with?

What questions do you have?

We're gonna capture those on the paper and then in about a week, we're gonna have available on our website.

A synopsis.

So those questions and potential answers for you.

So if you look at your tables and for those online, we have this handout where you can access the video recording where you can access the meeting minutes and where you can access all the information that we get tonight.

Again, like Allie said, the goal is to capture everyone's thoughts and opinions. They matter.

That's gonna be part of the public record for this project.

We're also gonna give that to the applicant.

So they are 100% aware, aware of what the issues are from the residents.

So with that, we're now gonna transition over to the applicant's presentation.

Joshua, come up and present.

Microphone or no?

Just speak loud needed, OK?

Hi, guys.

Thanks for coming out tonight.

Josh Heeney. This is my son, Joshua Heeney.

He's over here listening in this evening.

And Scott Easton, you guys probably met Scott on the on the conference call last time, but he and I are partnered on this project.

This has been quite the journey, so I appreciate the involvement.

Probably should have done this back in January, but Hindsight's 2020.

I missed that.

Obviously, we didn't know what exactly we wanted to do back in January, but come springtime, we kind of found a partner to help us do this.

This request is very specific. As you may know, the PUD outlines it could be very specific.

We changed some of our configuration.

Based on your feedback from last time, so we want to present that to you tonight and certainly more feedback 'cause we are looking for a project where we can find some common ground to where something might be feasible. We wanted to complement the neighborhood. I mean I appreciate.

You know each of you that back up to the neighborhood and or back up to this lot etcetera.

So. So with that, I'm gonna go ahead and share my screen.

You got that, Billy?

Let me run a presentation.

So tonight's discussion is on the PUD.

Again, we're still in the planning phase.

We have not submitted an application because we wanted to do this a couple times with you guys and just get really good feedback and and try to address as much as we can in in this submittal, what does the PUD mean? I think Mark you asked on that. Call last time is. It's very specific, so whatever if we get approved, a rezoning letter or the rezoning document is what it's called.

Will a builder, whether it's us or someone else?

Would be required to build based on these specifications.

So there's no ability for them to go and change it unless they choose to rezone, they could go back through the process again and and seek an R2 or something else if they desired. But I think this is a planned unit development.

It's obviously defines a land use is allowed within that stated area. It limits what can be built.

It ensures the design principles are maintained and it protects the impact of the surrounding community and economy.

And it's obviously useful to.

Tool because this is a very unique property, an open lot in the middle of an established neighborhood.

So it's not like something that's on the fringe of town, so certainly recognize it's very unique and that's why, you know certainly this this request is very.

Unique in in in that manner you guys know the lot 320 Maple.

You know, we're still.

We still like to do the same concept. The four duplex buildings, the two units per building, 88 total livable units. We're going to keep it one story in ranch. It will be ADA accessible.

We still do not anticipate any concerns from fire department with kind of our new redesign.

You guys know the utilities are present.

The water is already there on the lot and it's important to us and to Scott as well.

Is that you know this. This compliments the surrounding community and and looks and feels like.

Like you guys want it to. And Frederick, what we did based on your feedback is we did eliminate the private drive in the back.

And so we were able to reengineer the properties to where the driveways will now come out on Maple and look similar to kind of some of the other homes along that street. We are, we want to preserve as many trees as possible.

We think we know we can on the fringes on the north side and the South side specifically.

Most all of those trees we can, the two in the middle are gonna be tough to to to preserve.

Based on the based on the development you guys gave us that feedback to preserve as much open space feel.

So instead of that private drive in the back, we're gonna keep that kind of dedicated open space. In other words, just to be a land buffer between the residents and Linden and kind of where that private drive was.

Now that's just gonna be all just grass.

We're gonna maintain that area, but it's just gonna be, quote, open space for that for that development.

So you're not gonna.

Hopefully we alleviate the noise and the and some of the concerns that that a lot of. Folks on Linden St. had.

We did clarify that the traffic impact will be evaluated during the planning stage. So should this be approved, the PUD approved and Scott and his team will go through a whole nother planning process in which you know the traffic will be considered.

Obviously the fire department all the.

Other requirements to to to complete the to complete the build and then I know there was some concern from multiple residents about renters versus owners.

And you know, we still would like to do a 55 and older.

Community. It will be maintained by a management company and the Nice thing is it all be maintained.

So we're gonna mow at the same time. We're gonna maintain it.

We're gonna landscape at the same time. I do think there's a lot of residents who prefer to have a maintenance free living situation in that demographic.

So I think it's an alternative to owning a home or an alternative to living in a high rise condominium, potentially. So I we do feel like there still is that need.

We actually have a number of families that are very interested in in this concept and would like to live in, you know.

In in in a development like this.

So with that, I mean this is kind of the the, the meat, the potatoes for tonight is we were able to do away with that private drive coming off 3rd St.

You can see that the driveways now come out on Maple and we're able to keep that land buffer, you know, instead of that private drive.

Now we have that land buffer that hopefully allows the folks on Linden St. to have a little more.

Or or prevent noise or or traffic.

Kind of in that back area.

You guys, you guys understand what's around, you got the quadruplexes, you know, on the one side you have R1 residential and obviously the daycare which which is gonna continue to be at at that location as well.

Well, so that was really the the update that we had for you guys tonight and really just wanted to hear from you guys thoughts on this adjustment and kind of have a conversation.

Scott, do anything you want to add to this? I think you nailed most of pretty well, but.

You could see that kind of shaded area in the back that's open space that was mentioned. You may have seen the initial renditions and the signs have been posted of of kind of how they look.

Which, even with the driveway in the front, we still preserve that general look of the homes and have them coincide with the older homes that are to the east. So that look will be preserved, although we did put the driveways front. So you just, sorry.

And I'm glad for the neighbors on Linden. But you just got to problem with the people in on Maple St.

Yeah, we can go ahead.

That's about all I have. We can open up.

To yeah, somebody else.

Oh yeah, we can open it up to questions, but we kind of anticipated that you know so well, the elevations won't look anything like your your mock ups.

I can.

I can make them look pretty simple.

So there's no varages on the face in your mock up, correct?

Correct. It'll be garage plus half a face, right?

Yes, yes.

Where is your renderings are no branches.

Yes. And before when we were seeking R2, that was a requirement was for the R2 to have that not requirement. But that was a suggestion to have.

The the private drive in the back and then have you know that that's what an R2 would look like versus an R1 obviously would have a driveway in the front, a typical residential home.

So during the planning stages when we were in the R2 concept, they encouraged kind of having that private drive in the back.

It certainly hurt a lot of negative feedback about that with traffic.

And noise and other things that like, well, we can do it this way too.

So you know, there's, you know, some people are gonna like this way. And there's other folks on Maple that aren't gonna like this way.

You know, if they don't wanna be looking at driveways and garages, but open up, can we have a resident state their name we are recording.

Oh, we want an accurate transcript so you can state your name to ask the questions then moving forward.

Showing merit.

Patrick Baron resident.

I still have the same question. First time through you're receiving an R2. This project that's configured today as it was configured before fit R2. Why are you seeking PUD specifically?

We felt like R2 was too general.

I think there was concern that it was going to be more dense or typically a different type of build to your point if it got approved at R2, we could build this certainly or we could build something else that was within the R2.

Requirements. So I think we heard loud and clear that there was concern a bigger, larger two-story potential. You know complex could go in there if we felt like that was the feedback.

But it's our two is coming in current with the site plan application.

The site plan application would commit you to all of the other things.

What are you deviating from R2?

That you need a PUD for.

Are there specific deviations for a mother?

Are two setbacks massing that you are doing specifically in this project that required to do R2 or procedurally? I understand for the town, but there's not an application procedurally. Do they have to do the PUD to lock them in there and just run the site?

Plan conc.

With an R2 zone.

I don't have that answer.

I can get it for you, Patrick, but my understanding was this would be very specific. So you guys would clearly understand what was going to be built with apud. The R2 certainly would have options. This would like lock us into this, I understand, but so would running a site plan concurrently unless I mistreated the code. Staff opine on that without an applic.

Present please.

This question has been on the table since the very first meeting.

And I asked staff in writing, I got no response because there's no application.

I merely asking staff.

Please interpret your code so the way public can understand what we're looking at.

Sure, the current zoning district is people that does not fit understood.

Any residential project moving forward needs settlement that supports residential or apud that supports residential current.

That doesn't answer the question.

The question is the first time through they were seeking R2, which supports residential.

What is different about this application that needs to customize level of PUD?

Are these seeking to deviate from something that would otherwise be allowed in R2 that can't accomplish with straight R2 today?

That's not my understanding.

My understanding is we needed the PUD to be very specific without running the concurrent application because last time it you know we obviously did not do it with the concurrent application. But this would even be more specific and would protect. You know, as you guys consider this, this would lock us into this type US or anyone else into this exact build versus the the concurrent application.

Yeah, I understand from the applicant standpoint what?

What about St. R?

Two zone does not work here. If they if they submitted a site plan application with this very product, the product we saw in the last meeting, could they have brought concurrently and been knocked in with out the umbrella of the PUD policies?

I think that's a pretty straightforward question. The previous project was.

Denied to use a better for work.

To standards that apply, it's probably just not.

The app seeking to fulfill a PUD zoning document to allow residential or teams off the table.

That was denied.

Alright.

They could have done this exact same everybody, all the neighbors who were here supported this project, but it was too broad to go. R2 without a site plan. It's on the record in the board of Trustee hearing as well as the previous Planning Commission hearing that they.

Could have chose to run a site plan application concurrently with an R2 rezone request, and it would have locked the two together.

Why is that not the strategy now, and what is the applicant proposing? Since there's no application, I can't ask the staff that I get that.

What is the opt in proposing that's different from R2, or where we misinformed during the BOT hearing, the Planning Commission hearing?

That they could not have locked these two together by simply doing R2. That's still a mystery.

Are you seeking something outside of the bounds of open space or setbacks or passing or barages or garage fronts? In this case, there's other things in R2 Zone district regulations about a percentage of the building. If you have front loaded garages, there's certain percentage of the house.

Behind it, there's a certain width that has to be achieved.

So are you seeking the PUD to deviate from those standards, please?

Not not to acknowledge no.

Yes, at the end of the day, I understand your question, but at the end of the day, this is what we would like to do. And so whether we go that route, this route, I'm not really sure how that's gonna change this or or maybe the outcome of.

What we're gonna do, because to my knowledge, we're not changing anything from.

We're not trying to do anything other than what you see here or outside of the R2.

I'm sorry I'm not getting an answer again.

Yeah, I I wish I had better clarity for you, but my understanding was the PUD.

Be very specific.

It is versus the the general R2 that we applied for.

We were not prepared to do a concurrent application in January, February. I understand, but we're past.

But I I since it's being denied just the optics of us going for an R2 again, you know. And then with, I don't know if it's the optics, but I just heard you know what I understood was this would be very specific and we would know exactly.

What would be allowed to build?

Which I thought would be more receptive versus, you know, an R2 which could have, you know more, I don't know. But POD also allows you to deviate from other standards that would otherwise be there in R2 Zone district.

Am I correct in that?

Anybody answer that?

It doesn't like anything you want.

You have to request modifications or that's it.

Yeah. OK.

So are there any other requirements that you are requesting to deviate from that would otherwise be in an R2?

No, not my knowledge, no.

And we met the greater than 50% on the garage door versus the face of the home. So we we met that requirement was in as in R2 we are not aware of any of that.

Is to answer your question.

So I I have another question.

If there's two residences.

Per per unit that I'm looking at here, are there 2 garage doors on the front?

Yes, each each unit.

Self garage garage door. Are they singles or double S now? It'd be a 16 foot wide by 8 foot tall per dwelling unit.

Exactly.

Yep. So it's divided 32 feet of garage doors for each building.

Yeah, I don't recall the percentage, but it was.

Well, well.

Because there's a table peak on the front similar to the.

So the dashed lines that back up to the fences on the London properties, yes, that is green space.

And what is between the green space and the back proposed units?

Those will be their individual backyards.

Patios, yeah.

Grass. You know, potentially small deck.

I don't know 'cause the porch will move from the front to now in the back.
So when do you do you plan to have new renderings to show what this would look like?
Well, we wanted to wait and get feedback, but yes, I mean it's basically gonna be the same look and feel of what's on there.
But now we have to add the garage doors to kind of to to make it look.
So yeah, Scott is prepared to do it, but we certainly wanted more feedback and conversation tonight before we reengineered it again. I guess part of the conversation is option one or two, you know, like we could do it both different ways. And we're open to that.
The general feel be the same, but we can we can certainly tweak the render.
We can put a little shed move awning roofs over garage doors.
There's like a architecturally there's a lot of things that can be done on those. Just time spent doing that.
So we wanted to get the feedback.
Before we start.
Dressing that up in different ways.
My name is Sabana Bingaman, he said.
There's a an option one and this is option 2 with option one.
You said that in lieu of open space, a certain dollar amount or percentage was being given up to.
Kind of make up for that difference of the space. Is that still being done with option 2?
No. We meet the 20%.
So that dotted line is is dedicated open space.
We cannot.
It cannot be developed. We cannot.
I mean, people will use it for.
Picnics or grass area?
So an option to there is an in lieu of space, but seeing a certain dollar amount per percentage being given to the town with the development.
That's correct because because we met that that, that grass requirement and the 55 and up community, you said that there's going to be a property manager. And I thought the first meeting that eastern homes was going to be the management of those rentals. Is that still the?

Plan.

Well, we'll manage it.

We'll be under our breath.

Maybe a property maintenance company?

We might not self performing maintenance.

But we would manage a maintenance company.

So would you guys be the managers?

How are we going to meet the invented by the requirement?

How is that going to be managed with renders go to questions. I actually by being renters, we're going to screen them through just like any rental, you have to have a background check.

They'll be screened. And so that's a way we can manage who's gonna be running and who's gonna be in there.

Those are not percent.

No, they're gonna be for rent.

Which all owned by 1 entity.

So we're managing who's in there. So first being for sale, you can get any sort of person, any age, any demographic, anything you can think of.

With our model, we're keeping our arms around.

You know who's gonna be in there renting it.

Will they be getting restricted?

Deed restricted. That's how you oh, that's how you lock in an age restriction. Not just say it.

You need to restart the property so clouds title. You could do that with ownership or with rental. OK support for rent product.

I support 55 and over.

I don't support saying it today and then tomorrow it's not.

So would that something that no, that's great.

Yeah, that's good info.

We we I didn't.

We'll take that note, I mean.

Yeah. So it's, I'm not a developer, Patrick, but I've got people around me can get answers.

So, but no, you bring up a great point.

That's the intent.

We're not.

I'm not developed either.

Yeah, we're custom home builder, you know.

We're working together to try to make something happen. We don't have all the answers, so certainly that's a good idea.

We can look into it and then management concerns with any rental projects. You hear them everywhere is maintenance on, on rental product.

To foreign product, if you have a management company or your own management company or and everything is done well, you essentially right into the PUD effectively like an Asia way type deck.

That's I didn't realize it's on a joints or not owned, right?

It's something like HOA covenants that you, the manager, the workers managing this company long term.

That shall keep up the property, and if you have renters who create creations, you're ground, or any number of things that would be outside of the ordinance.

What challenges that you would be making now?

Yeah. Given that it's rentals, yeah.

I guess to follow up on that, with the 55 enough unity, I think in the original application.

I know we're past that.

It was made to kind of seem like a senior living and it was a question I posed in the virtual meeting. 55 enough is pretty broad and I guess I'm just wondering what was the, what was the reasoning for 55 enough? And in my mind that.

Not retirement.

And that's not seeing her living.

So what is the 55 and up that makes you think that?

That demographic will be a more reliable.

Tool. That's good question.

Yeah, I did.

The terminology senior and retired and all that.

It's all just terminology.

So we just decided.

You know what?

Let's scratch that because some people are still working well into their 70s.

So we just said 55.

And the reason for that is we hope that a person that's at that age #1 is responsible enough to.

Pay rent and take care of their property.

We didn't specifically.

We didn't want the first time renter kids that just got out of high school coming and rent these.

That's that's absolutely what we didn't want.

It's blasting loud music late at night.

You know, I'm, I'm thinking.

I'm just speaking from my opinion. Some of this 55 year old or isn't going to be having parties and having their buddies over late at night.

They're going to be, in general, just more mature and more responsive.

So so we picked that age and we kind of got rid of the terminology as far as senior and and and all that and that was that was really the reasoning behind it also from a marketing perspective, a lot of communities are 55 and up it kind.

Of matches it you know there's not communities or 65 and up or anything.

It's usually 55 and up, so I think it just gives us an alternative for people who want to live in neighborhoods, want smaller development, they can live in these units versus the the larger buildings, so.

Yeah, actually.

His point?

We've had some feedback through people.

We've talked to that. You know, they're they're looking for maintenance free.

Maybe they are still working.

They're they're gonna be ADA, but maybe they.

They're they just wanna work and enjoy their lives.

They don't necessarily wanna maintain shovel snow anymore.

They just wanna kinda go do their job and come home and that's what they want.

Maybe they travel a lot so they're not home.

They don't wanna be. If they I actually just. I have a couple. They go to Michigan for three months in a summer.

They don't have to worry about what's going on with their place for three months, so there's there's those factors too. I guess just a couple of follow-ups.

So essentially the environment will only be that there's one individual in this unit.

That's 55 enough.

There's no other requirement to me, or you also limiting the amount of people that can reside in each unit, because I think that makes a huge difference. Like I said, 55 and up, there's so many people that still have young kids that young kids. Yeah. No, we.

We would.

We wouldn't restrict.

Yeah, someone's, you know, daughter was there living with them or grandchild that needed to stay with. We would limit that deck to we. But the sole renter that would, that person need to be. So as long as the the the main person on the lease is 50.

5 Enough you could have a household of two.

You definitely have a household of six as long as it's meeting the requirements of not exceeding people to rooms.

So that's what I'm understanding correct.

That's only a two-bedroom house.

So I'll be surprised if people do wait in the town of Fredericksburg.

No, there's no basements.

I don't know what the limit is. We can look at certainly look it up, but we would put in there too. And also again the benefit of running limit how many people. So we can say hey, you can't have 12 people in there two-bedroom house it could.

Be, you know, up to four people.

Here 6 or whatever that would mean we could certainly we honestly haven't haven't gone that far yet with it.

These are great questions.

I guess you know you had mentioned. This really isn't like your business. Your customer with your background in your current business that you would be able to manage it efficiently with it not being the linear scope of your business.

Yeah, I don't see the. The management is a big challenge.

I we I built 14 townhous projects.

Actually done the building, it is more of a challenge than managing it, but having managed those buildings that you build in the 14 we have managed it this relatively small Jolie Mary here. I know the lots of Colorado it is very.

It's very.

So I would suggest that maybe you look at getting somebody a property management company.

Oh, I've got a lot of good good contacts.

I certainly know a lot.

Yeah, absolutely. I have a question then so.

There can't be designated parking spots.

They, you know, will be parking along the Maple.

You know they have visitors, if they will.

Or teenage drivers.

Right. So they'll be in the driveway, but there's no other designated parking spots for visitors or anything.

It'll just be a long map, obviously.

Yeah, that's right. Maple or third, if you have an in unit.

But you're right, 'cause. They'll have two spots on each of the driveways for that meets the code or the parkings.

Unit per unit correct?

So they'll be able to get.

More cars in the drive per household.

Well, two in the garage and two in the driveway.

This channel in the back of this hand.

Oh yeah.

You did wrong. Did. Did you wanna speak, Sir?

I'm sorry.

Yes, you're storage material.

Material costs, I mean, they'll go up probably just like everything does.

Yeah, unfortunately, are you looking to service later for 1.5 million bits per what?

Ignore it.

They're renting.

There is such a thing as a final cost to build.

Sorry I was.

I had trouble hearing the last thing he said.

Talk about what?

Yes, Sir, we're.

We're.

Talking about.

We're prepared with the building costs. We we understand that within the range of you know, assuming another COVID doesn't happen and you know wood goes up 40%, but we understand what the cost of goods will be to build these units and.

To say that.

GM didn't know where they were.

Yes.

It's similar to any construction project. You have to have a contingency in there and you have to be prepared to do those costs as they go up.

This process is taking a lot of time so far, and then you get through and you go to the next phase.

So we we know that this could be, you know out here we don't know.

But you have to be prepared to to take that out.

Do you have any idea what you'll be renting for?

Oh gosh.

Haven't gone there yet. With the economics all the way up.

I mean, we understand what we need to do.

Or what? We're gonna need to get based on it, but that's.

How long would it take to build those units?

I think that project there will probably be 15 months to be ready to move into from the time we have the building permit.

So then I have a question.

What are you gonna do to make sure that the neighbors around there are not affected by other construction? That whole property would need fence around it.

Safety signs. So your construction trucks aren't gonna be parking in front of my house.

And you're gonna construction guys aren't gonna be late. Night of entry having lunch.

Sorry, I've seen this before.

That that I the apartments that were built over on Aspen, those neighbors were very disturbed with with all the construction, yes.

Yeah. And so and this is a little bit more dense than over there 'cause, they just have the one Rd. system.

So I curious as to what you're really.

Yeah, it's a great concern.

So we did, if you're familiar with the Long, Athletic Club right across the street, we did all those units.

Yeah, we could not park anything, not at St. whatsoever.

So yeah, it's all gonna be on the lot.

And and we can't be staging up in front of people's houses.

We have working hours, you know.

And all the standards, you know, concrete washouts and so on and so forth.

So that's, yeah, we're definitely not going to take all that into consider.

Ation I can interject.

Can you check if there are any questions online from those online?

Oh yeah, we do want to get to our exercise as well. So I'll keep this long.

Any questions online?

I'm still afraid to unmute questions.

Or you may use the chat as well.

 **Randolph, Carl** 35:37

I did have any question only because I didn't hear the answer.

I heard somebody ask how long it would take to build.

I'm sorry, I didn't hear the answer.

 **Conference Room** 35:44

From the yes.

From the time we pull the building permit, it's probably gonna be around a 12 to 15 month project.

 **Randolph, Carl** 35:52

Understood.

 **Conference Room** 36:01

I just have about 5 more minutes of questions, then we'll break it to the exercise. If there are no more questions, we start the exercise right away.

I had another question just about the consistency of the message problem 1.0 to 2.0 here, but you stated you were in this for the long haul.

I'm questioning why is the daycare now for sale?

Your stating last go round that you're investing in the community steward in the community. Even though you live in Castle Rock or somewhere South.

And now the daycare's for sale.

What? What changed please?

Sure, that's me and us, not Scott.

What JJ investment still owns it, and we're here for the PUD. If we'll talk to.
But we lost our tenant that we plan to have long term.
We switched tenants and just a number of variables have changed and yeah, it's not something we wanted to do, but we're we're we're looking at options for that.
Well, along with that you just try to have one by 3:20. Get rid of this. Get that albatross from around your neck.
No, it's not an albatross. No, it's.
Bogged down like this huge mortgage.
Who? Who said that? You did.
I did not say that, Sir.
I'm not tonight.
In one virtual meeting, you said you have remortgage anything to you know.
To get rid of that.
So it seems like a good opportunity if you're selling library.
Good day care.
Why don't you consider selling 320 as well?
Yeah, that's we're just that's not a conversation.
We have a great partner with the EASTONS and we're looking to develop 320.
So the daycare situation is kind of a separate.
Separate things, but separate situation.
Ready to break out into the sessions?
A staff member will accompany each table and help guide the exercise you have.
Sticky notes in front of you, pens and markers.
What we're going to ask is that you write down your concerns.
You can ask them a question format.
You can just write words like you know, density construction, anything you'd like.
Again, our goal is to capture all of your input.
Document it.
Make it available online and make it part of the public record.
So please have at it with the sticky notes.
Didn't see it.
Also, the laptop was concerned.





Conference Room 52:02

Recall right off the top of my head.

All right.

See, I think the measurement we had on there was meaning the 20%, but.

All how wide it was.

We wanted the backyards to be significant, significant enough.

They had a couple of pets or something like that.

Keep them in their own yard.

So we kind of tried to look at dividing that up.

So it's kind of give you a minute.

I'll pull up that.

Correct. Yeah. That's what we were thinking. Yeah.

That's what we were thinking.

Yep. So would there be a buffer on that from London St. Since my fence butts up to that, your fence gonna run right along mine?

No, that's the contract.

No, no, the the open space is the buffer. If they're seeing buffer.

But was your question whether or not that's open space for the community?

Yes, that our understanding, it's private open space.

So the people, the, the folks who.

Because we can't control from a liability perspective, neighbors coming and going.

So it's private open space for those people in those units would be using that that area only the residents of of those 8 units would be would be able to use it because if you open it up to general public, it becomes a huge liability thing 'cause we.

Can't control people coming and going and what they do in there.

I guess I'm trying to figure out how you would stop people from going back there.

Well, I mean it's it's private property.

I mean, but yeah, you're right.

I mean, I think people would figure out as private property, but it it won't be developed.

So we're not, you know, we're not gonna put plants in there.

It'll just be mowed.

Grass will be a nice buffer to kind of meet the requirements of of 20 minimum of 20% per lot should be grass type area measurement. Up on my phone.

Sorry, no, you're fine.

There's also a question online if we wanna.

As well.

So I just wanna make a comment to.

Is that is just like mowed grass or something.

I sure hope that it will look better than the mold, weeds and grass that are in the field now.

No, it'd be actually landscape.

OK, right, right.

I have lived here for over 30 years and got us the worst that that lot was ever looked.

And thank you for having somebody come and ride a ride over around, but it's still.

That was actually awesome to get.

Well, we, we've been trying to keep up on it, but yes, that space, it's not gonna be like that.

It's gonna be actual irrigated. Yeah. Yes. Our last tenant used it for the day care.

That's why they fenced it in for the kids. But the current tenant does not need it, nor want it.

So it it was neglected and I apologize, we should have done better at that.

But yes, when it's professionally managed, it's gonna be mowed.

And of course, kept up.

And you know that obviously will will be a substantial improvement.

Let's get this right here.

Doesn't say it just says how many square Karl you can go ahead with your question if you can give me a report.

RC **Randolph, Carl** 55:15

OK.

Thank you.

Yeah, I wasn't sure when to jump in since I'm online, but yeah, I guess I was just going back off a clinch question about like having it **** right up against those houses on Linden St.

I know that the open space is the buffer, but like will there be a second fence? That's like pretty close to that fence that currently there that separates those houses to that space or. Or is it literally just the open space up against all those houses? Fences.



Conference Room 55:40

Like would you put another fence next to the privacy fence?

I.

I don't know what the condition of those fences are, but.

They're all kind of different. We haven't thought that deep into it. Probably initially was just to put the fence at the back yards and then leave it open to the existing fences.

And I did look that up too. It was.

It's I don't have the whiff, but it's 10,500 square feet of space.

So what's the buffer zone that I can work on my own Ben?

So I can actually upkeep.

The maintenance on my first, that's actually also the question behind the child.

I don't know that answer allowed on there right now. If my friends do that, are you gonna go put the back up for me or?

How is? How does that work?

I don't know the codes and laws to like how to because right.

Good question.

You put your fence on a property line.

How do you access it?

Strong window, yeah.

Yeah, you know what? If my offense does blow down, are you gonna go out there and pick it back up for me?

Or am I gonna be allowed to maintain my nice?

Is that?

Yeah, I know.

I want you to maintain your nice balance and well, the last time, you know, concert poll and I wasn't loud out there, permission was denied and police were involved, which is really unfortunate because yeah, that's not how we're gonna treat. It's a fence.

That's not.

Yeah, look, it does.

Yeah, that's not how we wanna. We wanna operate like neighbors. Like, if your fence between your neighbor blew down, he'd probably let you come fix it.

That's we wanna be that are looking go with the bristle.

Yeah, place. Figure that one out.

Really, if someone called us, I would.

I would welcome that.

So I should go fix your fence. You know, as long as it wasn't being abused, you're walking your dog every morning on it or something.

Just from a liability perspective, we're not allowed out there to fix my fence. Yeah, absolutely not a good word. If I give you a phone call.

Yes, you've got my number, my e-mail and please text me.

Yes, I would love some good at the other half other. Jay, let us know.

In case, yeah, you're gonna be working with me.

You move it forward so he is not involved on this project, that's why.

You mentioned an optional or an option to an option is there.

You know, is there another option that has good attributes of both?

I think this option is radically improved for the benefit of the Linden neighbors, and I was really urging that in our last meeting.

The last meeting, it wasn't Even so much to drive along the back.

It was where the drive was on, along the back lost the parking spaces that were literally.

They're facts are having an issue on street parking in addition to two car garages for as opposed to 50 by plus two-bedroom homes.

So I I really wondered about having four cars in in a 55 plus community.

Posture 2 on in the garage, two off St. given this is APD and you can write your own regulations for setbacks and things. Is there a hybrid that accomplishes more the street front architecture because you have such a good lot old tomold is 125.

Feet minus the tower, right?

Which is 16 feet.

You have 165 feet to deal with. If you push your previous architecture.

Hide to the front.

Not unlike the mystery townhomes across from Chris Park, very close to the street.

Really good St. front architecture, front porches on the street. Lots of families walking their kids to school there today. You could still have garages on the rear. You could still, I believe, get a buffer on the back. Frederick Fire allows you to have that dead end or not.

I think that could be an option for you.

That might be the best of both worlds for both sides of the floor.

Yeah. So we actually this is kind of drive me in here because you can push.
You can push.
You're writing your own setup regulations.
Which which those front porches?
Almost typed the Navy St. sidewalk out of your driveway in the back.
They still get their buffer and then I feel that's kind of a works, but your buckler's going to be.
Probably deep. And then the garage, that's are the 16 doors on inside.
Excuse me. Then you have the the street front architecture. I'm wondering if there could be a quick concept explor.
Ation just trying to find common.
Cause we couldn't go here on 3rd St.
One's incorrect.
Let you know. Obviously flooding into the data property can't drive.
Consider so like you know this is one or two but 1 1/2. You know play with it, but it's just you know this this particular private drive that you're taking for the other one.
Just measurement, I'm not sure.
If I recall, last time you had parking spaces that were here Pop St.
So those had to be at least 20 feet deep.
Because they were like this.
Yeah, they are required.
You have to have two parking permits.
Reports per unit.
Well, my understanding is Rush +2 St.
I don't think no, I don't think so.
I can verify that.
They thought, yeah, we're gonna lock St. fits off St.
There's two off St. whether it's garage or circle spray.
Yeah, it's not for because we thought we had to have a generic way to be able to put it.
So I understand.
The best case and could bring drive closer to maintain that and bump.
But you're saying the drive can editable.
I'm saying this must be a fire code because it's 380 feet long.
I can't get that.

This way apart.

Sending out this great love it for our projects.

I would think I would have to come back out today because you cannot turn a fire truck there.

You cannot back a fire truck up there.

So my we we had a we basically asked that you tell us they can't fight fire from above streets we have to fight fire from private property.

But it doesn't.

You might be right.

I'm sitting there for these houses.

That's a whole neighborhood, so private, though.

There's no.

There's no common driveway behind the linen St. homes.

Hey, babe, I can't.

I can't see you.

Yeah. So it's great they allow that and stay down and they say great on that.

I think you've accomplished.

Yeah, I don't wanna pay for it.

When the neighbors left.

I understand the English.

Surgery.

That's really goes in.

There the last time, very little. But that's if it's QD. They can write it any way they want. It's zero. Have this.

Waking up front, gorgeous.

You know, honestly, it's been a graphic, isn't it?

Very paining point.

We at least have a street even between us.

I'll take the parking we do have.

In this case, when you have.

All these garages, all the garage, garage. How tall are these?

Yeah, the top of the table top.

Or.

Which the White House across the street from the house, 26 feet off the it's two Storey.

It's really tall.

Well, I mean, at the peak it would be able to gamble across street is 26.

And it's even below.

It seems to be.

So I thought these were the last elevation to show. These were like 19.

Hey, you're fine.

Well, yeah, we didn't.

I know we didn't go over six.

What?

What is my name Cortana?

OK.

Bye. See you.

Yeah, I put you on the 6th floor, *****.

It's probably 21 feet.

\$20.

You know, I can buy all these up.

Course, multi \$1,000,000 home even with the.

Cheap.

Things, but he's going to be separated.

Yeah.

Alright, you know.

It would be his.

Not a minute, yes.

There's no junior label.

Out there essentials.

Yeah, maybe off signals, maybe near.

I will.

That's something easy to me.

They really mostly to next days.

Well, this is getting problems.

The PDA is in the building, so let's go do that.

One other thought though, is at your garage.

That's a front. Excuse me.

In the street and you've got 32 view garage door and say 40 feet of driveway and that's whatever.

Let's see that you have room to actually get your street trees and every other, because you're going to see tons of data St. trees versus where even if it's this. At least one board architecture.

I was just wondering how many St. trees, what that potential St. Scape actually looks like when you have 40 foot of driveway every 60 feet or something.

Just those driveways would touch.

Yeah, that's what I'm saying.

That's what I'm saying.

You can place this. You're very welcome. I'll be there.

Thanks for your patience.

That's all. Thanks for your.

This already, you know, like a planned pace.

But it doesn't always have to be.

Are there any questions from the people online? Any remaining questions?

 **Randolph, Carl** 1:07:38

Nothing remaining for me.

No, thank you guys.

 **Conference Room** 1:07:46

All right. So as a reminder, you can share this one more time with the folks online.

We have directions on how to access our website where we're gonna capture all of this input, document it, send it to the applicant. It's part of the public record. If you have other questions or comments, there's an e-mail on there and again submit to.

With that, I'm gonna.

Thank you all.

Oh yes.

Can I ask a question?

Would there be a point person or someone that I could communicate with as we talk through this cause Scott and I would love to have this collaboration as we look at option one, option two option 2.5.

That's because there is a lot of flexibility here and we wanna try to find a product that hopefully meets most needs.

There's I guess I would just ask if no one answers, that's fine too.

But otherwise we'll just we'll pick one of the three. But you know, otherwise we would

love to have more input do it.

I just wanted.

The last meeting I I'm the spokesperson for the neighbors.

I don't.

I don't wanna get that.

I don't wanna infer that we don't wanna put pressure on anyone.

Would it be nice to have put a conversation and an e-mail conversation and a verbal conversation?

Positions. I hope this is more fruitful than the last go.

Well.

The first.

Yeah. So the next step is for us to kind of submit an application.

So based on this feedback, we would kind of hone in on which option we would apply the application for and then at that point the town would review it and then once they approve it then it would go to a Planning Commission meeting like we and then event.

It would go on the board of trustees.

What? What is your timing for submitting an application?

That's right.

Review please.

I mean, in the next few weeks, I mean, we're hoping to kind of hone this in. We we need more feedback from the town.

So we haven't gotten that feedback.

They haven't even seen this this concept yet.

So what we presented tonight, so in the next month or so, I think an application would be submitted.

Do you have?

Do you have submit app? Since you're doing a site plan and a 2D, you have to sit.

So then pull in sharing for person preview.

So I think it's just the PUD right now, Step 2.

So.

On a current occurring, they appear to be as my understanding.

You have an application.

Correct thought was to get the PUD approved once it's approved and we can spend the the time and the effort to actually build out the engineering specs of it.

But.

Just back to my very first question.

You are writing a PUD with custom regulations.

And if you are not spending a site plan concurrently, all of this comes later.

I believe a lot of the regulations part of PUD, the height and like any variation to like the R2.

But if you're not submitting actual site plan, once again we won't be commenting on creating drainage, stormwater control, fire access, all the other things that are normally part parcel traffic study landscape, none of that would be illustrated until you submit a site plan.

We're not sticking around the one, sorry.

Is he right or wrong?

Is he right or wrong?

I think it's a staff question.

Yeah, the I'm not exactly sure on the profits. Exact steps of the code is but.

We're not adverse to running concurrently.

Our understanding was PUD approved first. That limits us to a lot of these restrictions and then comes the site plan with all those other variables that are included.

Yeah, especially if I mean because time is somewhat of the essence. Question is brought up like what do you guys think about costs?

So if there's a way to fast track it by doing more at once, we're open to that.

Running them concurrent conversation we had on the front porch after the last four talks to hear and is your concern that if they go ahead and get the PD first then that they can do whatever they can to sell it again. And I love PUD with whatever custom. Regulations they wrote with no commitment of the actual site plan again.

I recommend writing that as a question, so it's captured.

In an e-mail, if you capture it here, our intentions were gonna respond to questions that are coded like so.

We're more than happy to respond to that question, although with all due respect on I wrote a lengthy letter after the last name of good meeting with 12 technical questions and was told that you can't comment on it because there's no application. I wasn't asking pertinent application questions.

I was asking technical questions out of the code book and got no answer.

Where is that support for the for the public?

So that it's not a rhetorical question.

Where is the support for the public's questions?

Right. So if you pose a question rhetorical question, where is the, where is the response to valid technical questions on process procedures?

The lay public does not understand this process.

We are asking these questions. We want to take a developer at their word.

I still support this project, but there's a lot of stuff that can happen if they aren't held to the.

Code.

There's multiple options for them to get to an approval they can do.

Them they can do them separate processes they do achieving. If that approved, they do expect that later they can do. Those aren't enough to us, that's up to the applicant to decide those things I understand.

So we can't really answer your question, but the technical questions alley that I asked after the last neighborhood meeting the stormwater.

Question the question.

No, there was like does storm water quality and runoff and MS-4, is it required by this truck? We don't know.

We're processing right now that is a.

That is a question that's specific to any development in color in Frederick, but we haven't reviewed this project yet.

How can I get to that?

I think he's saying you don't need to have project in order to answer that question, I agree.

I agree.

I agree with that.

I think just a little more clarity with the e-mail.

Separating it from the project. Hey in general, how does the code answer these questions?

We're more than happy to answer those.

I'll forward you the exact e-mail that I sent, whatever four weeks ago and tell me how that wasn't specific enough.

They weren't specific to this particular project.

They were general questions about what is, what is deviating from the, you know, what can they write.

That's deviating from the beauty. Why would they get an exemption from fire access when none of our projects get access?

So I think moving forward, I understand where the disconnect was.

I think we do have responsibility to answer questions that are general in nature.

I agree with that.

So moving forward, any step number is happy to answer those questions.

I'm sorry.

We thought it was tied to a project, but he's asking that.

I also asked and and I was also told.

Different from ally than other seppers, I was told by other staffers that.

Couldn't talk about this project once again because the quasi traditional nature of it.

And I said our understanding is they don't have an application that's been submitted.

Why can't the staff who don't vote talk to the residents who have questions? And I

was told it's because it's quasi judicial proceeding. Ali Ben, due to Com responded.

No, it is not a quasi judicial proceeding.

We cannot have conversations. We've asked questions of people that staff level that were not. And because there is no application.

We should not be barred from talking to our elected officials. That's correct.

It has not been correct.

So we need.

If you wanna let me know.

Give me that information.

I'll do all these things.

That's all I think. In addition to Patrick asking questions for everything, verbal or a lot of people in this room have done the right thing, maybe even online. Is there a clarification that if we do very much?

Determine that it's an in general very generic question.

What is the town's time frame with responding?

I'm certain.

Ly hours, 72 hours. What is the time frame for this office with responding to very general generic questions from the public about?

Very general matters.

What would be the response?

That's a great question. Before following up with anybody else.

Great question. I believe we aim for 72 hours.

Yes. And then after today, is it appropriate to follow up with?

A reminder e-mail that gentle.

Man, absolutely.

Our our goal is to get information out.

I'm sorry. There's a disconnect, I assure you. If it's general in nature, we have responsibility to answer those questions, absolutely.

There is a fine line between public comment versus asking us questions when it's directed to the board of Trustees or Planning Commission to do that public comment, we don't answer those.

So again, moving forward, clarification, the rules of engagement, general questions and we will respond in 72 hours, yes.

Yeah. And we're willing to do the concurrent application as well.

Patrick, we feel like we have good engagement around the same page and we're happy to do put that time and effort into the project up front.

We're not averse to it, but I still want to do is go through this project again and then we don't get this again. And OK, what do we pivot to, you know, to to another option is that I just reiterate what we talked about on the porch. I.

Think if you would have wanted concurrently, it would've passed last, OK.

Now we have down for yeah, we.

'Re on the record in the first floor.

Rental. Keeping the daycare now that's changed.

You know it's front loaded versus the rear load.

You know, do something very modest and respect the neighbors. And then there's driveways and parking.

So Siskins consistency in messaging.

Well, and and we would love the conversation because it helps us shape our strategy too, because we we guess.

But then we obviously need input.

Yeah, I think that's like this.

This helps, right?

Because now we have a direction to go.

And and we can do all the work to get to that end goal. But if we, if we really don't know what the majority of people want, then we get all the way over here and find out. Most people are over here.

It's just a boss leader for us.

So now.

That's not prompt to put the effort in all the time into and to do it as one complete package. And if that speeds up the timeline for us, it's actually better.

Because this is what we're trying to do.

There's not any other like hidden agenda here, so I'd rather just put it out there.

This is what it is.

But I don't want to put it out there.

This is what is and it's just completely rejected now and wasted.

All that time effort. So but now this is a good.

Yeah, 'cause, there's, there's. There's more than one way to get to.

To the end goal and.

Like you said, it's just we took it up this way.

We could have done a lot.

There's only so much effort you're gonna put in if you don't know if that path is gonna be accept. Understood. But just the duty of round one is what costs you a vote.

The thing the uncertainty of what could have been because you weren't saying we are.

This project.

And we're running.

Yeah. Now it would have matched and that's why now we're we're done. The exact opposite of it. Well, but it didn't sound like it you said.

Now you're gonna do a PUD and do the site plan later.

So.

That's just because I that's the path we were going again. I don't.

I don't know.

I don't know the code like the town, I don't.

I didn't.

You know.

Trying to work on this specific project, I didn't study all the code, all the ways to do it.

I mean, I admittedly I don't trade feedback.

It gives us free correction moving forward.

So we we we know what we need to do.

Thank you for your time not to cut you off.

I really appreciate the the conversation and you guys all have my e-mail.

You have my cell phone.

You're welcome to contact me if anything comes.

There's. Well, Scott Scott. Yep.

So everyone online.

Oh, thank you for everyone joining online as well.

And just wanted to say it will take some time to get dial, but this lane please check within the next week or so. If you're not seeing anything, you're welcome to reach out, but it'll just take a minute.

● **Bailey Arvizu** stopped transcription

Exhibit B

Neighborhood Meeting Summary – 320 Maple Street

Date: September 11, 2025

Format: In-person with online participation

Duration: 1h 21m

Purpose of Meeting

- Town staff clarified no formal application has been submitted yet.
- Meeting was for gathering community feedback before applicant files a PUD application.
- Goal: capture concerns, questions, and positive comments for the public record.

Applicant Presentation (JJ Investments / Easton Homes)

- Proposal: 4 duplex buildings (8 total units), one-story, ADA accessible, designed as 55+ rentals.
- Key revisions since prior meetings:
 - - Removed private rear drive; replaced with open green buffer along Linden St.
 - - Driveways now face Maple St. to align with existing neighborhood character.
 - - Committed to maintaining landscaping and green buffer.
 - - Intention to preserve trees on site edges; two large central trees likely cannot remain.
- Management: Rentals to be owned by a single entity and maintained by a management company. Residents screened; aim for maintenance-free living for 55+ demographic.

Key Resident Questions & Concerns

- Process & Zoning: Why pursue a PUD instead of R2 rezoning with concurrent site plan? Concerns about lack of clarity, delayed answers on traffic, drainage, fire access.
- Design & Layout: Concerns about garage-heavy frontage, calls for hybrid options with porches and rear garages.
- Traffic & Parking: Adequacy of parking, lack of guest spaces, timing of traffic study.
- Neighborhood Impacts: Fence access for Linden neighbors, construction disruption, enforcement of 55+ age restriction.
- Management & Affordability: Questions on rental pricing, property management, and daycare property sale's implications.

Positive Feedback & Suggestions

- Support for eliminating rear drive and creating buffer space.
- Support for one-story design and senior housing concept.

- Constructive ideas: push buildings closer to Maple with porches; hybrid layouts with buffer preserved.
- Interest in exploring additional design variations (e.g., 'Option 2.5').

Next Steps

- Applicant to refine design and decide whether to file PUD with or without concurrent site plan.
- Town staff committed to answering general code/process questions within 72 hours.
- Residents encouraged to continue submitting feedback via email.
- Applicant expects to submit an application within the next month.

Exhibit C

1. Summary

Meeting title Neighborhood Meeting - 320 Maple Street [In-person]

Attended participants 9

Start time "9/11/25, 6:42:20 PM"

End time "9/11/25, 8:22:06 PM"

Meeting duration 1h 39m 46s

Average attendance time 1h 16m 16s

2. Participants

Name	First Join	Last Leave	In-Meeting Duration	Email	Participant ID (UPN)	Role
Bailey Arvizu	"9/11/25, 6:52:41 PM"	"9/11/25, 8:22:06 PM"	1h 29m 25s	barvizu@frederickco.gov	barvizu@frederickco.gov	Organizer
Joshua Huene (External)	"9/11/25, 6:52:49 PM"	"9/11/25, 8:22:02 PM"	1h 29m 12s	joshua.huene@octagoshealth.com	joshua.huene@octagoshealth.com	Presenter
Audem Gonzales	"9/11/25, 6:52:50 PM"	"9/11/25, 8:21:46 PM"	1h 28m 55s	agonzales@frederickco.gov	agonzales@frederickco.gov	Presenter
Megan Easton (External)	"9/11/25, 6:53:13 PM"	"9/11/25, 8:22:06 PM"	1h 28m 53s	[REDACTED]	[REDACTED]	Presenter
Laura (Unverified)	"9/11/25, 6:53:14 PM"	"9/11/25, 8:22:06 PM"	1h 28m 52s	[REDACTED]	[REDACTED]	Presenter
Rhonda Swetnam (Unverified)	"9/11/25, 6:53:14 PM"	"9/11/25, 8:22:06 PM"	1h 28m 52s	[REDACTED]	[REDACTED]	Presenter
"Randolph, Carl"	"9/11/25, 6:53:14 PM"	"9/11/25, 8:21:49 PM"	1h 28m 34s	[REDACTED]	[REDACTED]	Presenter
Danya (Unverified)	"9/11/25, 7:01:32 PM"	"9/11/25, 8:02:52 PM"	1h 1m 20s	[REDACTED]	[REDACTED]	Presenter
Russell Moore	"9/11/25, 7:13:34 PM"	"9/11/25, 8:21:57 PM"	2m 21s	[REDACTED]	[REDACTED]	Presenter

3. In-Meeting Activities

Name	Join Time	Leave Time	Duration	Email	Role
Bailey Arvizu	"9/11/25, 6:52:41 PM"	"9/11/25, 8:22:06 PM"	1h 29m 25s	barvizu@frederickco.gov	Organizer
Joshua Huene (External)	"9/11/25, 6:52:49 PM"	"9/11/25, 8:22:02 PM"	1h 29m 12s	[REDACTED]	Presenter
Audem Gonzales	"9/11/25, 6:52:50 PM"	"9/11/25, 8:21:46 PM"	1h 28m 55s	agonzales@frederickco.gov	Presenter
Megan Easton (External)	"9/11/25, 6:53:13 PM"	"9/11/25, 8:22:06 PM"	1h 28m 53s	[REDACTED]	Presenter
Laura (Unverified)	"9/11/25, 6:53:14 PM"	"9/11/25, 8:22:06 PM"	1h 28m 52s	[REDACTED]	Presenter

Rhonda Swetnam (Unverified)	"9/11/25, 6:53:14 PM"	"9/11/25, 8:22:06 PM"	
1h 28m 52s	Presenter		
"Randolph, Carl"	"9/11/25, 6:53:14 PM"	"9/11/25, 8:21:49 PM"	1h 28m 34s
████████████████████	Presenter		
Danya (Unverified)	"9/11/25, 7:01:32 PM"	"9/11/25, 8:02:52 PM"	1h 1m 20s
Presenter			
Russell Moore	"9/11/25, 7:13:34 PM"	"9/11/25, 7:15:50 PM"	2m 15s
████████████████████	Presenter		
Russell Moore	"9/11/25, 8:21:51 PM"	"9/11/25, 8:21:57 PM"	6s
████████████████████	Presenter		

Exhibit D

Sign-in 320 Maple St.
9/11/25

RON JAGODINSKI

HEATHER JAGODINSKI

Florence Aufour

Keri Aasmundstad

Savannah Bingaman

Clint Bingaman

Mark Hock

Jolene Merritt

JILL FERREND.

PATRICK FERREND

Torie Wenger

Paul Fountain



Exhibit E

320 Maple Street Planned United Development Zoning Document

Neighborhood Meeting Comments (Categorized) - September 11th, 2025

1. Positive Feedback & Constructive Suggestions

- Having more details about the project is a positive.
- The greenspace buffer on the rear is a positive.
- Likes the new design without the alleyway or parking over utility easement.
- The removed private drive is a positive.
- Suggestion: Bring the houses up to Maple Street with porch in front and rear garage, green space up to Linden neighbors' fences.
- I like the old design.

2. Traffic, Parking, and Safety

- Traffic impacts and safety issues.

3. Project Design & Layout

- Preference for designs without the alleyway or parking over utility easement.
- Lot too small for 8 units.
- Suggestions to bring houses up to Maple Street with porches in front and rear garages.
- Questions about width of open space on east side of lot.
- Request for alternative designs (Option C, D, or E).
- Loss of promised green space.
- Trust that what is said will be done—past proposals shifted.

4. Land Use & Public Space

- Frustration over past town 'oops'/oversight and failure to correct it.
- Loss of possible park or public space.
- How does this serve the public vs. developer's profits?
- What does Easton Homes stand to gain? Why?

5. Environmental & Natural Features

- Questions about greenspace buffer and preservation.

6. Legal, Administrative & Process Issues

- Suggestion to put deed restrictions in the PUD.
- Deed restrictions cannot be in a Planned Unit Development document.
- Why site plan isn't submitted concurrently with PUD.
- Why developer doesn't file concurrently.
- Transparency and trust concerns—changes in proposals over time.

7. Housing Type & Affordability

- What will the rental price point be?
- Would you consider houses instead of multi-units?
- Renters vs. owners—concerns about turnover and consistency.
- 55+ design, management, and maintenance concerns.
- Cost of materials may threaten competitive pricing.

8. Code Related Questions

- Concerns about only two off-street parking spaces per unit.
 - Minimum parking requirements can be found in Table 2-1 of Section 2.8.3 of the Town's Land Use Code: [https://frederick.municipal.codes/LUC/2.8\(3\)](https://frederick.municipal.codes/LUC/2.8(3)). These requirements are based on bedrooms proposed per dwelling unit and guest spaces required.
- Traffic survey should be done earlier, not during development phase.
 - A traffic impact study or memo is not a required document for a Planned Unit Development zoning document application per the Town of Frederick Land Use Code Appendix A. A traffic impact study or memo is required with a Site Plan application per the Town of Frederick Land Use Code Appendix A.
- Questions about fire protection access.
 - Fire access is reviewed and approved by the Frederick-Firestone Fire Protection District as part of a Site Plan application.
- Concern about street character and tree preservation.
 - Tree preservation requirements are outlined in Section 2.14 of the Land Use Code: [https://frederick.municipal.codes/LUC/2.14\(2\)\(d\)](https://frederick.municipal.codes/LUC/2.14(2)(d)). Prohibited trees are listed here: [Town of Frederick Prohibited Plant List](#)

- Concern over removal of two large trees (hawks and owls nesting). Who is responsible for mitigation?
 - Any mitigation requirements for the applicant/developer will be provided by Colorado Parks and Wildlife. Colorado Parks and Wildlife is referred applications for Site Plans. This is not part of the Planned Unit Development application.
- Suggestion that the town should purchase the lot to preserve it as neighborhood open space.
 - The authority to purchase lands on behalf of the residents of Frederick lies with the Board of Trustees. Our staff conducts analysis and makes recommendations only when approached by the current landowner or directed by the Board of Trustees. Because staff has neither been approached by the landowner nor directed by the Board, we have not done any formal analysis or recommendation regarding 320 Maple Street.

The Town of Frederick Parks Director has taken a cursory look at the existing surrounding parks and open spaces. Considering this property's proximity to Firefighter's Park, Coalridge Park, Ironworks Park (CVPRD maintained), Carriage Hills Park (HOA maintained), the Spark Elementary Baseball Field (CVPRD maintained), Centennial Park, and Crist Park, it is unlikely to be recommended for purchase according to our current Land Use Code. This code generally requires new developments to dedicate parks within a quarter to a half mile of the majority of homes, and with all of these nearby existing parks, it appears that most of this area is already served by a nearby park, open space, or other recreational opportunity meeting the intent and requirements of our Land Use Code.

Categorized Neighborhood Meeting Comments

1. Positive Feedback & Constructive Suggestions

- Having more details about the project is a positive. (Carl Randolph)
- The greenspace buffer on the rear is a positive. (Carl Randolph)
- Likes the new design without the alleyway or parking over utility easement. (Heather Jagodinski)
- The removed private drive is a positive. (Heather Jagodinski)
- Suggestion: Butt the houses up to Maple Street with porch in front and rear garage, green space up to Linden neighbors' fences (constructive design idea).
- I like the old design.

2. Traffic, Parking, and Safety

- Concerns about only two off-street parking spaces per unit.
Minimum parking requirements can be found in Table 2-1 of Section 2.8.3 of the Town's Land Use Code: [https://frederick.municipal.codes/LUC/2.8\(3\)](https://frederick.municipal.codes/LUC/2.8(3)). These requirements are based on bedrooms proposed per dwelling unit. Through the PUD application, the applicant can request a modification to any Town code to be approved by the Board of Trustees.
- Traffic impacts and safety issues.
- Traffic survey should be done earlier, not during development phase.
A traffic impact study or memo is not a required document for a Development Plan Document application per the Town of Frederick Land Use Code Appendix A. A traffic impact study or memo is required with a Site Plan application per the Town of Frederick Land Use Code Appendix A.
- Questions about fire protection access.
Fire access is reviewed and approved by the Frederick-Firestone Fire Protection District as part of a Site Plan application.

3. Project Design & Layout

- Preference for designs without the alleyway or parking over utility easement.
- Lot too small for 8 units.
- Suggestions to butt houses up to Maple Street with porches in front and rear garages.

- Questions about width of open space on east side of lot.
- Request for alternative designs (Option C, D, or E).
- Loss of promised green space.
- Concern about street character and tree preservation.
- Trust that what is said will be done—past proposals shifted.

4. Land Use & Public Space

- Suggestion that the town should purchase the lot to preserve it as neighborhood open space.
- Frustration over past town 'oops'/oversight and failure to correct it.
- Loss of possible park or public space.
- How does this serve the public vs. developer's profits?
- What does Easton Homes stand to gain? Why?

5. Environmental & Natural Features

- Concern over removal of two large trees (hawks and owls nesting). Who is responsible for mitigation?
- Questions about greenspace buffer and preservation.

6. Legal, Administrative & Process Issues

- Suggestion to put deed restrictions in the PUD.
Deed restrictions cannot be in a Planned Unit Development document.
- Why site plan isn't submitted concurrently with PUD.
- Why developer doesn't file concurrently.
- Transparency and trust concerns—changes in proposals over time.

7. Housing Type & Affordability

- What will the rental price point be?
- Would you consider houses instead of multi-units?
- Renters vs. owners—concerns about turnover and consistency.
- 55+ design, management, and maintenance concerns.
- Cost of materials may threaten competitive pricing.



Date: September 17, 2025

Prepared by: The Planning Division

Purpose: Provide responses to development application process questions asked at the 320 Maple Street Neighborhood Meeting from September 11, 2025.

Project History and Application Process

1. 320 Maple Street Project History:

- The applicant previously applied to change the zone district from Public (P) to Residential Medium Density (R-2). The applicant did not apply for a concurrent Site Plan application. The request for R-2 zoning was denied by the Board of Trustees.

2. Concurrent Rezoning and Site Plan Applications:

- The Board of Trustees is the decision maker on rezone applications. The Planning Commissioners make recommendations on rezone applications. Site plan applications are administrative approvals, meaning they are approved by staff and do not require a public hearing process.

- An applicant is under no obligation to construct an approved site plan even when processed concurrently with a rezoning or other request. In the case that a rezone is approved, an applicant can withdraw the Site Plan application or apply for a new Site Plan application that still meets the zoning districts regulations which would override a “concurrent” site plan application.

3. 320 Maple Street Anticipated Application:

- The applicant is intending to apply for a Planned Unit Development Zoning Document. The applicant can specify design standards, number of units, housing types, dimensional standards, parking requirements and more within the Planned Unit Development Zoning Document. Because the Planned Unit Development Zoning Document is an application that goes to public hearing, the Planning Commission and Board of Trustees can review all the standards and specifications put forth by the applicant within that document, unlike a concurrent application for a rezone and Site Plan.

- If a Planned Unit Development Zoning Document is approved, any applicant for a site plan must conform to the standards and specifications put forth in that document.



FAQs

What is a Site Plan?

“*Site plan* means a scale drawing of a lot, showing the actual measurements, the size and location of any existing and/or proposed buildings, the location of the lot in relation to abutting streets, and other details such as parking areas, access points, landscaped area, building areas, setbacks from lot lines, building heights, floor areas, densities, utility locations, and easements.” Town of Frederick Land Use Code Article 1.

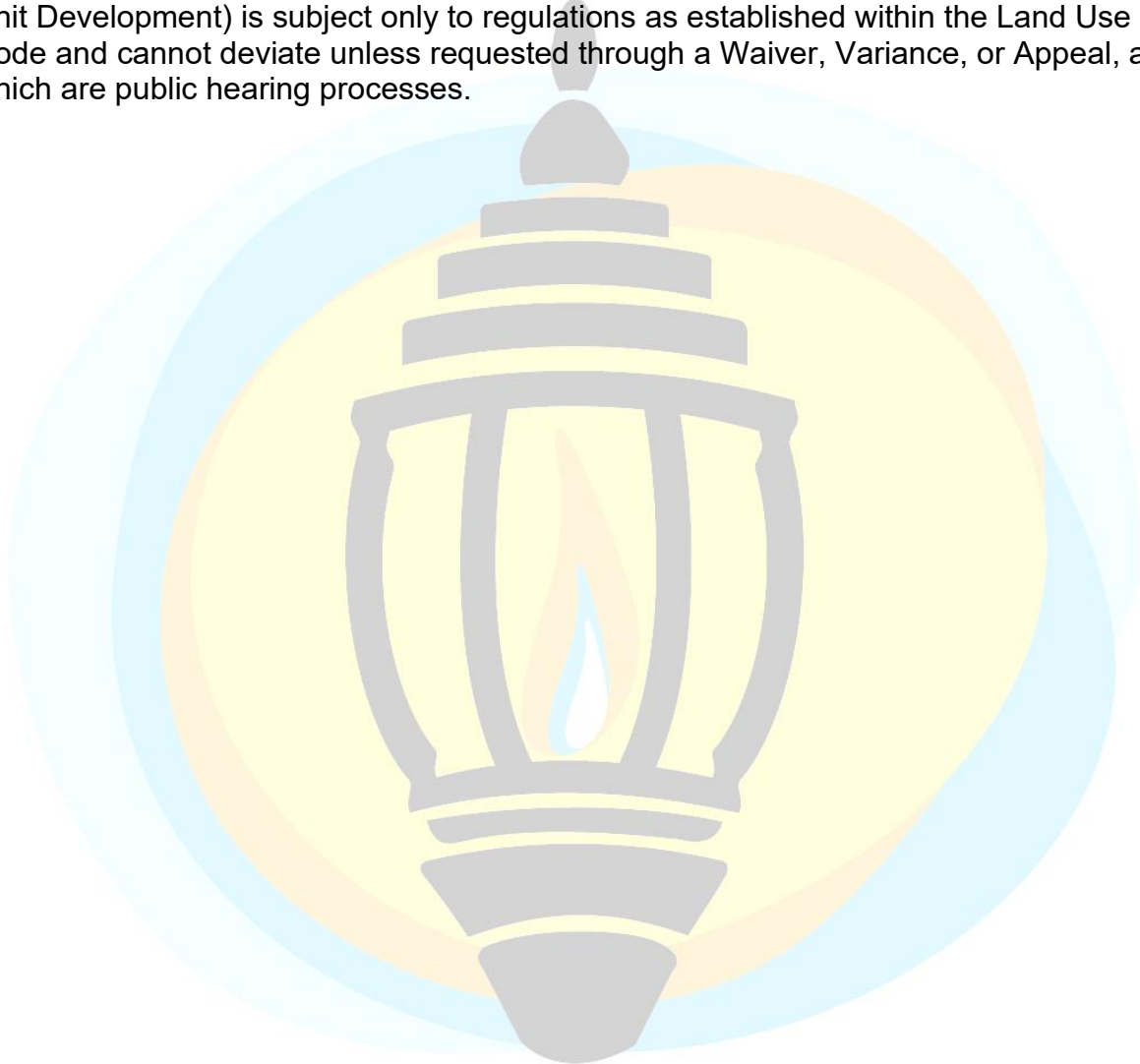
What is a PUD?

“*Development plan* means the written and graphical documents that detail the provisions for development of a planned unit development. These provisions may include, and need not be limited to, easements, covenants and restrictions relating to use; location and bulk of buildings and other structures; intensity of use or density of development; utilities, private and public streets, ways, roads, pedestrian areas, and parking facilities; and common open space and other public facilities.” Town of Frederick Land Use Code Article 1.

What is straight zoning?

“*Zone district* means an area that is governed by standardized zoning regulations as established in Article 3.” Town of Frederick Land Use Code Article 1.

All development and activity in a parcel that is straight zoned without a PUD (Planned Unit Development) is subject only to regulations as established within the Land Use Code and cannot deviate unless requested through a Waiver, Variance, or Appeal, all of which are public hearing processes.



**NOTICE OF PUBLIC HEARING
BOARD OF TRUSTEES
TOWN OF FREDERICK**

NOTICE IS HEREBY GIVEN that the Board of Trustees will hold a PUBLIC HEARING commencing on Wednesday, May 20th at 7:00 pm. This meeting will be held both in person and virtually

To join virtually, please see www.frederickco.gov/civicmedia to access the meeting. The public hearing will be held upon application made by Joshua Huene, 7973 Stroh Road, Parker, CO, 80134; for the purpose of considering the 320 Maple St. Planned Unit Development Zoning Document land use application pursuant to the Codes of the Town of Frederick and applicable State statutes.

The affected property is located at 320 Maple Street.

The legal description of the property is: Lot 1, Maplewood Subdivision Filing No. Two Amendment A.

Interested and affected parties are encouraged to attend. The Board of Trustees will be taking written comments submitted prior to the hearing. Comments submitted prior to 5:00PM on the hearing date listed above will be forwarded with the staff report. During a public hearing, public input can be received.

Copies of the full application and supporting materials are available for the public to review. Please contact Project Planner, Audem Gonzales, at agonzales@frederickco.gov to receive instructions on how to access the materials.

Dated this 1st day of May, 2026

TOWN OF FREDERICK, COLORADO

By: _____
Tricia David, Town Clerk

Published: Longmont Times Call May 6, 2026 - 2168174

Prairie Mountain Media, LLC

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State of Colorado**

The undersigned, Agent, being first duly sworn under oath, states and affirms as follows:

1. He/she is the legal Advertising Reviewer of Prairie Mountain Media LLC, publisher of the *Longmont Times Call*.
2. The *Longmont Times Call* is a newspaper of general circulation that has been published continuously and without interruption for at least fifty-two weeks in Boulder County and meets the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in the *Longmont Times Call* in Boulder County on the following date(s):

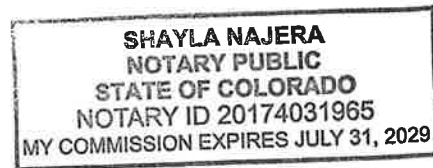
May 6, 2026

Melissa Najera
Signature

Subscribed and sworn to me before me this
10th day of May, 2026.

Shayla Najera
Notary Public

(SEAL)



Account: 1051151
Ad Number: 2168174
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From: [Jolene Merritt](#)
To: [Audem Gonzales](#); [Bryan Ostler](#)
Cc: Joshua.huene@gmail.com; [Ali van Deutekom](#)
Subject: In-Person meeting request
Date: Wednesday, July 30, 2025 1:21:30 PM

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Good Afternoon Mr. Gonzales,

I was informed by my neighbors that there will be an online meeting on August 7, 2025 @ 5PM regarding the 320 Maple rezone.

As a working individual that has a 45 minute commute from Denver, I am requesting an in-person meeting as well as a time change to allow as many impacted citizens to attend. I believe Mr. Huene has stated he wants to work with the impacted community so I believe allowing as many citizens to attend the meeting in person is the best way to handle this.

I do believe there is no conflict with either the Carbon Valley Rec Center community room nor the town hall on August 7th.

I would also like to state that my husband and I still have not received any mailings from the town. How do I go about making sure we are included on EVERY mailing that goes out from the town?

Kind Regards,

Jolene Merritt
561 3rd St

From: [Audem Gonzales](#)
To: [Jolene Merritt](#)
Subject: RE: In-Person meeting request
Date: Wednesday, July 30, 2025 1:47:00 PM
Attachments: [image001.png](#)

Good afternoon,

Thank you for reaching out. Town staff has asked the applicant to set up an in-person meeting at a more appropriate time for the surrounding residents. They are currently working on getting that date and time scheduled and sent out to the community. Our digital meeting will still be held on August 7th for those that cannot attend in-person. Please look out for correspondence from the applicant on that second meeting date. I did check the mailing list and your address is shown as being sent a mailer. Mailers went out to 561 3rd Street, Frederick CO, 80530. If you use a P.O. Box, you need to update your mailing information with Weld County. We have no way of knowing anyone's P.O. Box unless it is registered with the County.

Again, there will be a second meeting in-person to help accommodate more of the community. I can have the applicant email you the information if you would like.

Thank You,

Audem Gonzales | Senior Planner
Town of Frederick | 720-382-5651
AGonzales@Frederickco.gov | FrederickCO.gov



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From: Jolene Merritt <jolenerie311@gmail.com>
Sent: Wednesday, July 30, 2025 1:21 PM
To: Audem Gonzales <agonzales@frederickco.gov>; Bryan Ostler <BOstler@frederickco.gov>
Cc: Joshua.huene@gmail.com; Ali van Deutekom <AVanDeutekom@frederickco.gov>
Subject: In-Person meeting request

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Good Afternoon Mr. Gonzales,

I was informed by my neighbors that there will be an online meeting on August 7, 2025 @ 5PM regarding the 320 Maple rezone.

As a working individual that has a 45 minute commute from Denver, I am requesting an in-person meeting as well as a time change to allow as many impacted citizens to attend. I believe Mr. Huene has stated he wants to work with the impacted community so I believe allowing as many citizens to attend the meeting in person is the best way to handle this.

I do believe there is no conflict with either the Carbon Valley Rec Center community room nor the town hall on August 7th.

I would also like to state that my husband and I still have not received any mailings from the town. How do I go about making sure we are included on EVERY mailing that goes out from the town?

Kind Regards,

Jolene Merritt
561 3rd St

From: [Mark Novak](#)
To: [Audem Gonzales](#)
Subject: August 7th virtual meeting regarding 320 Maple
Date: Tuesday, July 29, 2025 8:23:47 AM

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I am requesting that this meeting be held in person not virtually. Any meeting, virtual or in person. needs to start at a time that will accommodate working people. As you know a lot of people are not even home from their jobs at 5PM. If you or Mr. Huene have scheduling conflicts that do not allow a later start time, then reschedule please.

Thank you

From: [Audem Gonzales](#)
To: [Mark Novak](#)
Subject: RE: August 7th virtual meeting regarding 320 Maple
Date: Wednesday, July 30, 2025 8:31:00 AM
Attachments: [image001.png](#)

Good morning,

Thank you for reaching out. We understand the timing issues the meeting time presents and only being digital. This is our standard meeting time and platform. The Town did request that the applicant set up an in-person meeting at an appropriate time for the residents. The applicant did agree to that. So please look out for an email or mailing with that date and time for that in-person meeting. So to be clear here, there will be two meetings for this new project pre-submittal.

Please let me know if you have any questions.

Thank You,

Audem Gonzales | Senior Planner
Town of Frederick | 720-382-5651
AGonzales@Frederickco.gov | FrederickCO.gov



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From: Mark Novak <nova-k557@hotmail.com>
Sent: Tuesday, July 29, 2025 8:24 AM
To: Audem Gonzales <agonzales@frederickco.gov>
Subject: August 7th virtual meeting regarding 320 Maple

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I am requesting that this meeting be held in person not virtually. Any meeting, virtual or in person, needs to start at a time that will accommodate working people. As you know a lot of

people are not even home from their jobs at 5PM. If you or Mr. Huene have scheduling conflicts that do not allow a later start time, then reschedule please.

Thank you

From: [Rhonda Swetnam](#)
To: [Audem Gonzales](#); joshua.huene@gmail.com
Cc: [Bryan Ostler](#); [Ryan Johnson](#)
Subject: Concerns Regarding Format and Timing of August 7 Neighborhood Meeting
Date: Tuesday, July 29, 2025 3:10:55 PM

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Dear Mr. Gonzales and Mr. Huene,

I am writing to express serious concerns regarding the upcoming Neighborhood Meeting scheduled for August 7, 2025, at 5:00pm, which has been set as a virtual event.

A virtual meeting format is not acceptable for a matter of this importance. The residents of the Maplewood Subdivision deserve a transparent, accessible, and equitable process. Holding a virtual meeting—especially at 5:00pm—creates barriers for many residents who are either still at work or commuting home. A 6:30 or 7:00pm in-person meeting would be far more appropriate and inclusive. As it stands, the current format and timing feel like an intentional attempt to limit public participation.

Furthermore, Mr. Huene, the letter included with the meeting notice reads as a last-minute effort to appear conciliatory toward the Maplewood community. Frankly, it is too little, too late. This kind of outreach should have come long before now. The inappropriate and aggressive behavior exhibited by your partner John Jaquish’s associates toward families on Linden Street was completely out of line and deeply troubling.

To add to that, the unprofessional behavior of your realtor in front of the Frederick Town Hall at the last in-person meeting—resulting in her being removed from the property was yet another insult to this community. Incidents like these speak volumes. You and your “team” have not presented the best impression of your character to our neighborhood, yet now you ask us to trust you to decide what is best for our community?

I would also like to know: Who exactly is JJ Investments? Who are the owners, partners, and stakeholders involved? What is the official business address? What does your company actually do, and what is your track record in other communities? You are asking for our trust, but we know almost nothing about your business or the people behind it. That lack of transparency does not inspire confidence.

Additionally, the condition of the properties JJ Investments owns at 320–340 Maple Street reflects a serious lack of respect for this neighborhood. Overgrown weeds, dead landscaping due to lack of watering, and now junk vehicles parked in the open lot at 340 Maple are unacceptable and create a blight on our community.

You are now asking us to trust JJ Investments to build a so-called “beneficial” 55+ community on a narrow parcel of land that was intended to be public space forever. That land was supposed to be part of the Maplewood Subdivision—a commitment that the Town of Frederick failed to uphold when it allowed the sale to a private party. And now it is the homeowners who must pay the price for that failure.

Mr. Huene, persuading us that your plan will somehow “better our community” rings hollow.

You do not live here. We do. You do not raise your children here or walk these streets daily. We do. We value this land as it was—open, wild, and a refuge for birds of prey and safe play for our children. And we are tired of having to defend it over and over again.

I urge you both to reconsider both the timing and the format of this meeting if you wish to have any genuine engagement with the community. We will not be silenced, and we will not be ignored.

Sincerely,

Rhonda L. Swetnam

Maplewood Subdivision Homeowner

From: [Audem Gonzales](#)
To: [Rhonda Swetnam](#)
Subject: RE: Concerns Regarding Format and Timing of August 7 Neighborhood Meeting
Date: Wednesday, July 30, 2025 2:28:00 PM
Attachments: [image001.png](#)

Good afternoon,

Thank you for reaching out to express your concerns with the neighborhood meeting format and location. Town staff did ask the applicant to schedule a second meeting to held be held in-person and at a more reasonable time. The virtual meeting will be for those who cannot attend in-person. The applicant is currently working on securing a location, date and time for that second meeting. So please look out for that invitation from the applicant. The Town agrees that more engagement is a great thing so again, we did ask for a second meeting to reach more of the community.

Thank you and please let me know if you have any questions on the process leading up to this project being submitted.

Best Regards,

Audem Gonzales | Senior Planner
Town of Frederick | 720-382-5651
AGonzales@Frederickco.gov | FrederickCO.gov



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From: Rhonda Swetnam <sunnie901@gmail.com>
Sent: Tuesday, July 29, 2025 3:11 PM
To: Audem Gonzales <agonzales@frederickco.gov>; joshua.huene@gmail.com
Cc: Bryan Ostler <BOstler@frederickco.gov>; Ryan Johnson <Rjohnson@frederickco.gov>
Subject: Concerns Regarding Format and Timing of August 7 Neighborhood Meeting

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Dear Mr. Gonzales and Mr. Huene,

I am writing to express serious concerns regarding the upcoming Neighborhood Meeting scheduled for August 7, 2025, at 5:00pm, which has been set as a virtual event.

A virtual meeting format is not acceptable for a matter of this importance. The residents of the Maplewood Subdivision deserve a transparent, accessible, and equitable process. Holding a virtual meeting—especially at 5:00pm—creates barriers for many residents who are either still at work or commuting home. A 6:30 or 7:00pm in-person meeting would be far more appropriate and inclusive. As it stands, the current format and timing feel like an intentional attempt to limit public participation.

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To add to that, the unprofessional behavior of your realtor in front of the Frederick Town Hall at the last in-person meeting—resulting in her being removed from the property was yet another insult to this community. Incidents like these speak volumes. You and your “team” have not presented the best impression of your character to our neighborhood, yet now you ask us to trust you to decide what is best for our community?

I would also like to know: Who exactly is JJ Investments? Who are the owners, partners, and stakeholders involved? What is the official business address? What does your company actually do, and what is your track record in other communities? You are asking for our trust, but we know almost nothing about your business or the people behind it. That lack of transparency does not inspire confidence.

Additionally, the condition of the properties JJ Investments owns at 320–340 Maple Street reflects a serious lack of respect for this neighborhood. Overgrown weeds, dead landscaping due to lack of watering, and now junk vehicles parked in the open lot at 340 Maple are unacceptable and create a blight on our community.

You are now asking us to trust JJ Investments to build a so-called “beneficial” 55+ community on a narrow parcel of land that was intended to be public space forever. That land was supposed to be part of the Maplewood Subdivision—a commitment that the Town of Frederick failed to uphold when it allowed the sale to a private party. And now it is the homeowners who must pay the price for that failure.

Mr. Huene, persuading us that your plan will somehow “better our community” rings hollow. You do not live here. We do. You do not raise your children here or walk these streets daily. We do. We value this land as it was—open, wild, and a refuge for birds of prey and safe play for our children. And we are tired of having to defend it over and over again.

I urge you both to reconsider both the timing and the format of this meeting if you wish to have any genuine engagement with the community. We will not be silenced, and we will not be ignored.

Sincerely,

Rhonda L. Swetnam

Maplewood Subdivision Homeowner

From: wenger@risebroadband.net
To: [Audem Gonzales](#); Joshua.huene@gmail.com
Cc: [Ali van Deutekom](#); [Bryan Ostler](#)
Subject: 320 maple Street PUD Zoning Meeting
Date: Wednesday, July 30, 2025 8:13:07 AM

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Hello Mr. Gonzales and Mr. Huene,

We recently received a letter notifying us of a meeting to discuss the proposed rezoning of 320 Maple to PUD.

Meeting Date/Time: Thursday , August 7th @ 5pm

Meeting Location: Virtual via Microsoft Teams

I would like to respectfully request that this meeting be held in person and scheduled for a later time, preferably after 6pm, to allow for more effective community engagement and discussion.

Thank you for your consideration.

Tonie Wenger

From: wenger@risebroadband.net
To: Audem Gonzales
Cc: joshua.huene@gmail.com; [Ali van Deutekom](#); [Bryan Ostler](#)
Subject: RE: 320 maple Street PUD Zoning Meeting
Date: Tuesday, August 5, 2025 1:18:56 PM
Attachments: [image001.png](#)

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Hello Mr. Gonzales,

Thank you for your response.

Regarding the timing and format of the upcoming meeting: if there are known issues with the current "standard meeting time and platform", I encourage to review and reconsider your process moving forward to better accommodate the residents. As it stands, the meeting appears to be more of a procedural step rather than a genuine effort to engage the community impacted by these changes.

I appreciate that you've asked Mr. Huene to arrange an in-person meeting. I'll look out for the mailing with the confirmed date and time.

Thanks,
Tonie Wenger

On Wed, 30 Jul 2025 14:34:46 +0000, Audem Gonzales
<agonzales@frederickco.gov> wrote:

Good morning Mr. Wenger,

Thank you for reaching out to the Town. We understand the timing issues the meeting time presents and only being digital. This is our standard meeting time and platform. The Town did request that the applicant set up an in-person meeting at an appropriate time for the residents. The applicant did agree to that. So please look out for an email or mailing with that date and time for that in-person meeting. So, to be clear here, there will be two meetings for this new project pre-submittal.

Again, thank you for your concerns and please know we are working with the applicant to accommodate the community's needs.

Best Regards,

Audem Gonzales | Senior Planner

Town of Frederick | 720-382-5651

AGonzales@Frederickco.gov | FrederickCO.gov



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From: wenger@risebroadband.net <wenger@risebroadband.net>

Sent: Wednesday, July 30, 2025 8:12 AM

To: Audem Gonzales <agonzales@frederickco.gov>; Joshua.huene@gmail.com

Cc: Ali van Deutekom <AVanDeutekom@frederickco.gov>; Bryan Ostler <BOstler@frederickco.gov>

Subject: 320 maple Street PUD Zoning Meeting

Hello Mr. Gonzales and Mr. Huene,

We recently received a letter notifying us of a meeting to discuss the proposed rezoning of 320 Maple to PUD.

Meeting Date/Time: Thursday , August 7th @ 5pm

Meeting Location: Virtual via Microsoft Teams

I would like to respectfully request that this meeting be held in person and scheduled for a later time, preferably after 6pm, to allow for more effective community engagement and discussion.

Thank you for your consideration.

Tonie Wenger

From: [Audem Gonzales](#)
To: wenger@risebroadband.net
Cc: joshua.huene@gmail.com
Subject: RE: 320 maple Street PUD Zoning Meeting
Date: Wednesday, August 6, 2025 10:41:00 AM
Attachments: [image001.png](#)

Good morning Mr. Wenger,

Thank you for your recommendations on our process for neighborhood meetings. We are amending our Land Use Code right now and we definitely are thinking of how we can improve all aspects of development, including neighborhood input. I know Mr. Huene will be asking the group tomorrow during the digital meeting on what dates/times work best for an in-person meeting, Maybe you can reach out to him directly (his email is on this thread) and provide your input on what works best for you.

Thank you for reaching out.

Best Regards,

Audem Gonzales | Senior Planner
Town of Frederick | 720-382-5651
AGonzales@Frederickco.gov | FrederickCO.gov



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From: wenger@risebroadband.net <wenger@risebroadband.net>
Sent: Tuesday, August 5, 2025 1:18 PM
To: Audem Gonzales <agonzales@frederickco.gov>
Cc: joshua.huene@gmail.com; Ali van Deutekom <AVanDeutekom@frederickco.gov>; Bryan Ostler <BOstler@frederickco.gov>
Subject: RE: 320 maple Street PUD Zoning Meeting

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Hello Mr. Gonzales,

Thank you for your response.

Regarding the timing and format of the upcoming meeting: if there are known issues with the current "standard meeting time and platform", I encourage to review and reconsider your process moving forward to better accommodate the residents. As it stands, the meeting appears to be more of a procedural step rather than a genuine effort to engage the community impacted by these changes.

I appreciate that you've asked Mr. Huene to arrange an in-person meeting. I'll look out for the mailing with the confirmed date and time.

Thanks,
Tonie Wenger

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<agonzales@frederickco.gov> wrote:

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Again, thank you for your concerns and please know we are working with the applicant to accommodate the community's needs.

Best Regards,

Audem Gonzales | Senior Planner
Town of Frederick | 720-382-5651
AGonzales@Frederickco.gov | FrederickCO.gov



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From: wenger@risebroadband.net <wenger@risebroadband.net>
Sent: Wednesday, July 30, 2025 8:12 AM
To: Audem Gonzales <agonzales@frederickco.gov>; Joshua.huene@gmail.com
Cc: Ali van Deutekom <AVanDeutekom@frederickco.gov>; Bryan Ostler <BOstler@frederickco.gov>
Subject: 320 maple Street PUD Zoning Meeting

Hello Mr. Gonzales and Mr. Huene,

We recently received a letter notifying us of a meeting to discuss the proposed rezoning of 320 Maple to PUD.

Meeting Date/Time: Thursday , August 7th @ 5pm
Meeting Location: Virtual via Microsoft Teams

I would like to respectfully request that this meeting be held in person and scheduled for a later time, preferably after 6pm, to allow for more effective community engagement and discussion.

Thank you for your consideration.

Tonie Wenger

From: wenger@risebroadband.net
To: [Audem Gonzales](#)
Cc: joshua.huene@gmail.com; [Ali van Deutekom](#); [Bryan Ostler](#)
Subject: Clarification request on Zoning
Date: Thursday, September 18, 2025 3:16:09 PM

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Hello Mr. Gonzales -

I am trying to understand the zoning options available to applicants and developers in the Town of Frederick and would appreciate your feedback.

Could you please provide the Town's definitions for the following zoning designations:

- PUD zone (with and without a site plan)
- R2 zone (with and without a site plan)

Additionally, I'd appreciate if you could share examples of typical scenarios or project types where each zoning designation - PUD and R2 - is commonly applied.

Thank you for you time and assistance.
Tonie Wenger

From: [Audem Gonzales](#)
To: ["wenger@risebroadband.net"](mailto:wenger@risebroadband.net)
Cc: joshua.huene@gmail.com; [Ali van Deutekom](#)
Subject: RE: Clarification request on Zoning
Date: Friday, September 19, 2025 8:23:00 AM
Attachments: [image001.png](#)

Good morning Mr. Wenger,

Thank you for your questions. Here are some responses to each of your items:

1. Definition of PUD:

-
Planned unit development (PUD) means an area of land, controlled by one (1) or more landowners, to be developed under unified control or a unified plan of development for a number of dwelling units, commercial, educational, recreational, or industrial uses, or any combination of the foregoing, the plan for which does not correspond in lot size, bulk, or type of use, density, lot coverage, open space, or other restriction to the existing land use regulations.

2. Definition of R2 Zoning:

-
Intent. This medium-density residential zone is intended to preserve the traditional building pattern of mixed residential development, which historically has been integrated to form a vibrant, active and cohesive neighborhood unit. This District provides for attached residential dwelling units in addition to single-family detached dwelling units.

3. Site Plans are a separate document and process from both PUDs and the R2 zone district. There is no option “with a site plan” you as you mentioned in your email.

Here is our definition of a Site Plan:

-
Site plan means a scale drawing of a lot, showing the actual measurements, the size and location of any existing and/or proposed buildings, the location of the lot in relation to abutting streets, and other details such as parking areas, access points, landscaped area, building areas, setbacks from lot lines, building heights, floor areas, densities, utility locations, and easements.

- 4. We have had many projects with PUD overlays submit for subdivision, rezoning and PUD development plans. Here is a list of the most recent:
- a. Shores on Plum Creek: Commercial, Single-family, Multi-family and Assisted living
 - b. Wheatlands: Single-family and Townhomes
 - c. Columbine Heights: Single-family

- d. Penrose Place: Duplex
 - e. Silverstone Filing 6: Duplex
 - f. Silverstone Filing 7: Single-family
 - g. Downtown West: Commercial, Mixed-use, Single-family, Townhome
 - h. Miners Park Town Center: Commercial, Mixed-use, Townhome
5. We have had a few projects which have an R2 zoning component. Here is a list of those projects:
- a. Penrose Place: Currently zoned R-2 and the proposal includes rezoning to PUD to accommodate duplexes.
 - b. Shores on Plum Creek: Recently rezoned the property which moved their R2 zone district to a more internal portion of their property to accommodate smaller lot development.
 - c. Kickbush Annexation property: Two options to accommodate duplex development, rezone to R2 or rezone to PUD.

Please let me know if you have any other questions.

Thank You,

Audem Gonzales | Senior Planner
Town of Frederick | 720-382-5651
AGonzales@Frederickco.gov | FrederickCO.gov



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From: wenger@risebroadband.net <wenger@risebroadband.net>
Sent: Thursday, September 18, 2025 3:16 PM
To: Audem Gonzales <agonzales@frederickco.gov>
Cc: joshua.huene@gmail.com; Ali van Deutekom <AVanDeutekom@frederickco.gov>; Bryan Ostler <BOstler@frederickco.gov>
Subject: Clarification request on Zoning

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Hello Mr. Gonzales -

I am trying to understand the zoning options available to applicants and developers in the Town of Frederick and would appreciate your feedback.

Could you please provide the Town's definitions for the following zoning designations:

- PUD zone (with and without a site plan)
- R2 zone (with and without a site plan)

Additionally, I'd appreciate if you could share examples of typical scenarios or project types where each zoning designation - PUD and R2 - is commonly applied.

Thank you for you time and assistance.

Tonie Wenger

From: [Mark Novak](#)
To: [Audem Gonzales](#)
Subject: Video of Neighborhood meeting from August 7, 2025
Date: Thursday, August 21, 2025 9:30:40 AM

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I have searched for the video of the meeting and have been unable to find it. Could you please send me the link.

I have viewed the transcript, but at times it is difficult to determine who was speaking.

Thanks

Mark Novak

From: [Audem Gonzales](#)
To: [Mark Novak](#)
Subject: RE: Video of Neighborhood meeting from August 7, 2025
Date: Friday, August 22, 2025 8:16:00 AM
Attachments: [image001.png](#)
[image002.png](#)

Good morning,

We made a folder and are giving access to anyone who requests the video. [320 Maple Street Neighborhood Meeting](#)

Please let me know if you are able to access the video.

Thank You,

Audem Gonzales | Senior Planner
Town of Frederick | 720-382-5651
AGonzales@Frederickco.gov | FrederickCO.gov



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From: Mark Novak <nova-k557@hotmail.com>
Sent: Thursday, August 21, 2025 9:30 AM
To: Audem Gonzales <agonzales@frederickco.gov>
Subject: Video of Neighborhood meeting from August 7, 2025

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I have searched for the video of the meeting and have been unable to find it. Could you please send me the link.

I have viewed the transcript, but at times it is difficult to determine who was speaking.

Thanks

Mark Novak

From: [Mark Novak](#)
To: [Audem Gonzales](#)
Cc: [Ali van Deutekom](#); [Bryan Ostler](#)
Subject: Where is the summary of the September 11,2025 meeting for 320 Maple PUD
Date: Friday, October 24, 2025 10:16:02 AM

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On September 11 there was a meeting between JJ Investments and the concerned citizens, again discussing the latest attempt by JJ Investments to develop 320 Maple. At the end of the meeting, the citizens were told to write down their concerns, and all the points would be compiled and posted on the Frederick website. Can you direct me to the link where this information resides, I have not been able to find it..

Thanks

Mark Novak

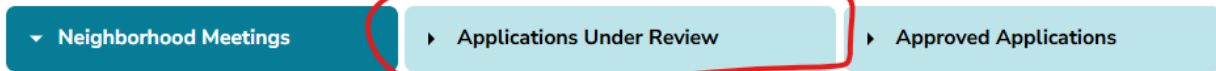
From: [Audem Gonzales](#)
To: ["Mark Novak"](#)
Cc: [Ali van Deutekom](#)
Subject: RE: Where is the summary of the September 11,2025 meeting for 320 Maple PUD
Date: Friday, October 24, 2025 11:03:00 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Good morning Mr. Novak,

Thank you for reaching out. You are correct that we provided a link at the meeting for residents to access the neighborhood meeting materials. Here is that link again: <https://www.frederickco.gov/855/Whats-Developing>

You will find near the bottom of the page, a table with all projects within the Town. The second tab (see screenshot), contains the applications under review.

What's Going on Around Me?



Project Name (Date of Meeting)	Location	Project Proposal	Application Type	Neighborhood Meeting
Circle K Car Wash (9/23/25)	5540 Silverstone Drive	Amendment to approved site plan to add new vacuum pumps and change parking area.	Site Plan Amendment	Recording & Minutes
Victory Valley Subdivision (10/8/25)	3400 Gooding Hollow Parkway	Proposed 124 single-family residential lots.	Preliminary Plat, Final Plat	Recording & Minutes
Mile High Metal Works (10/14/25)	4501 Salazar Ln	Proposed subdivision amendment and site plan for a new industrial building.	Subdivision Amendment, Site Plan	Recording & Minutes

You can navigate to the Maplewood Filing 2, Amendment A application and click on the link to access the documents. You will find the Neighborhood Meeting 2 folder which contains the summary you are looking for. Here is that direct link: [Neighborhood Meeting 2](#)

Please let us know if you have any additional questions.

Thank You,

Audem Gonzales | Senior Planner
 Town of Frederick | 720-382-5651
AGonzales@Frederickco.gov | FrederickCO.gov



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From: Mark Novak <nova-k557@hotmail.com>
Sent: Friday, October 24, 2025 10:16 AM
To: Audem Gonzales <agonzales@frederickco.gov>
Cc: Ali van Deutekom <AVanDeutekom@frederickco.gov>; Bryan Ostler <BOstler@frederickco.gov>
Subject: Where is the summary of the September 11,2025 meeting for 320 Maple PUD

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On September 11 there was a meeting between JJ Investments and the concerned citizens, again discussing the latest attempt by JJ Investments to develop 320 Maple. At the end of the meeting, the citizens were told to write down their concerns, and all the points would be compiled and posted on the Frederick website. Can you direct me to the link where this information resides, I have not been able to find it..

Thanks
Mark Novak

From: [Ronald Jagodinski](#)
To: [Audem Gonzales](#)
Subject: Fw: Town of Frederick Rezoning Virtual Meeting on Thursday, August 7th, 2025 Reflections
Date: Friday, August 8, 2025 7:59:55 PM

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From: Josh Huene <joshua.huene@gmail.com>
To: Ronald Jagodinski <jagrafx@att.net>
Cc: herandezkim123@gmail.com <herandezkim123@gmail.com>; aroseferace@joshua.huene.net <aroseferace@gmail.com>; wenger@risebroadband.net <wenger@risebroadband.net>; Attiya Anjum <attiyaanjum12@gmail.com>; Savannah <cubuffal8@gmail.com>; Carl Randolph <crandolph79@hotmail.com>; Mark Novak <nova-k557@hotmail.com>; Jodie Simek <jodiesimek@gmail.com>; Cassandra Koger <cassandraakoger@gmail.com>; Tanya McCue <tanya.mccue@outlook.com>; Keni Aasmundstad <kaasmundstad@yahoo.com>; Angie Stiverson <angiestiverson@gmail.com>; Rhonda Swetnam <summie901@gmail.com>; Jon Swetnam <brccswetnam@gmail.com>; Jill Firkins <jill.firkins@yahoo.com>; Devona Gooras <devojean@gmail.com>; Nate Stiverson <nativerson@gmail.com>; Phil Gooras <philbert_nut@comcast.net>; Clint Bingaman <clint.bingaman@yahoo.com>; Kevin Kenney <kevinkenney0@gmail.com>; Shannon Kenney <smckkenney10@gmail.com>; agonzales@frederick.gov <agonzales@frederick.gov>; Scott Easton <scott@eastonhomes.com>; Megan Easton <megan@eastonhomes.com>
Sent: Friday, August 8, 2025 at 01:42:52 PM MDT
Subject: Re: Town of Frederick Rezoning Virtual Meeting on Thursday, August 7th, 2025 Reflections

Thank you Mr. and Ms. Jagodinski for the summarized email and your feedback.

We are looking to have a meeting with the Town's planning department soon to discuss the items summarized below. After that occurs, we will look to select a date/time for an in person meeting in the weeks ahead to garner more feedback and updates on the PUD application submittal.

Secondly, we heard the feedback on the mowing and weeds at 320 and 340 Maple, we will be addressing that in the coming days and work to maintain that better.

I am hopeful this process moving forward will be a better collaboration with safe and effective communication.

Sincerely,
Josh

On Fri, Aug 8, 2025 at 12:27 PM Ronald Jagodinski <jagrafx@att.net> wrote:

• 8 August, 2025

Dear Mr. Joshua Huene
Representative for Applicant(s) Regarding 320 Maple Street Rezoning

SUBJECT: Town of Frederick Rezoning Virtual Meeting on Thursday, August 7th, 2025 Reflections

Many Neighborhood Participants Were Unable To Attend.

First of all, allow us to thank you for your participation at the virtual meeting last night on August 7th at 1700 hrs. We note that many who have provided significant input to our previously held neighborhood meetings were unable to attend due to the rather arbitrary application of scheduling restraints imposed by our Town of Frederick. Many emails received here indicate that a little more of an effort of accommodation is needed.

One Modification Could Eliminate Over Half of the Applicants Problems.

All seem to agree that the Applicant's suggestion of an unnecessary utility roadway and parking area on the East side of the parcel is a no-win situation for everyone. It simply makes more sense to have waste removal as well as other services accessed on Maple Street instead of creating a noisy hazard in the current owners/residents back yard (almost). The Applicants' single-story plot plan needs to be modified to eliminate off-street parking and what many are feeling is an unneeded and unnecessarily noisy access road which can only have the effect of lowering property values. We all find it quite astonishing that the Applicant chooses by design to summarily delete from use real estate nearly the size of a kid's soccer pitch so garbage trucks can drive between the developments.

We note here that other properties in the designated filing area do not incorporate access roads in the rear in contrast to the 320 Maple Street Applicants. If the proposed access road and parking area are not being dedicated to the Town of Frederick, all operation & maintenance costs will fall on the eventual owners monthly fee structures.

Odd That Environmental Mitigation Has Not Been Sought By The Town of Frederick.

This is not in the Applicants corner, but we wish to point out that ostensibly no effort has been evidenced by the Town of Frederick, Colorado to make inquiries into outside corporate funding. Some compensatory funding was received from General Dynamics Corporation when the construction permit was granted for the Fort St. Vrain power station just a little over 50 years ago.

The same kind of corporate funding for environmental mitigation can and is used to provide facilities needed for open space areas and to make investors whole. Despite many suggestions in many meetings we have not been able to get anyone downtown to move on this potentially important issue which could be the ultimate solution to everyone's problems & interests.

Fear From Violent Action(s) Among Participants Has No Place in Frederick, Colorado.

We took serious note in last night's virtual Town meeting that a number of our neighborhood participants expressed feelings of trepidation in regard to last night's as well as other meetings yet to be scheduled. These feelings are not without merit or substance given some of the impromptu behaviors expressed with emotion in the past. The fact that some of our citizens of this town feel it an unsafe state over a subject like public meeting attendance is actually a call that is coming from inside the house; to use a familiar horror film example.

The Application For Rezoning May Be Indicative Of A Yet Larger Set Of Town Zoning Problems.

The rather torturous twist and turns of title and intent of use of 320 Maple Street would make any auditor's head swim with interrogatories & noted exceptions. A management, organizational, as well as a traceable roadmap of documentation needs to be established that would underscore the clarity needed to move ahead with any sort of development in the near or far future.

During this particular review process, we note that intransigence on the part of some officials may have indeed contributed to an apparent "poisoning of the public well" atmosphere; partially denoted above. Perhaps the Town of Frederick officials need to treat this issue as if this were a grand jury indictment proceeding and provide answers to the hard questions posed. We are now looking forward to participating in future meetings regarding the rezoning of 320 Maple Street with the idea of possibly making investors whole for committed resources and efforts.

Very truly yours;

Ronald H. Jagodinski, Retired Auditor
Heather M. Jagodinski, Retired Loan Officer

301 Lihden Street
Frederick, Colorado 80530

From: [Audem Gonzales](#)
To: [Ronald Jagodinski](#)
Subject: RE: Town of Frederick Rezoning Virtual Meeting on Thursday, August 7th, 2025 Reflections
Date: Tuesday, August 12, 2025 9:48:00 AM
Attachments: [image001.png](#)

Good morning,

Thank you for keeping the Town in the loop with your correspondence. We appreciate it and I will confirm that the Town is looking to meet with the applicant this week to follow up on many of the items listed below.

Thank You,

Audem Gonzales | Senior Planner
Town of Frederick | 720-382-5651
AGonzales@Frederickco.gov | FrederickCO.gov



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From: Ronald Jagodinski <jagrafx@att.net>
Sent: Friday, August 8, 2025 8:00 PM
To: Audem Gonzales <agonzales@frederickco.gov>
Subject: Fw: Town of Frederick Rezoning Virtual Meeting on Thursday, August 7th, 2025 Reflections

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From: Josh Huene <joshua.huene@gmail.com>
To: Ronald Jagodinski <jagrafx@att.net>
Cc: hernandezkim123@gmail.com <hernandezkim123@gmail.com>; aroseferace@gmail.com <aroseferace@gmail.com>; wenger@risebroadband.net <wenger@risebroadband.net>; Attiya Anjum <attiyaanjum12@gmail.com>; Savannah <cubuffgal86@gmail.com>; Carl Randolph <crandolph79@hotmail.com>; Mark Novak <nova-k557@hotmail.com>; Jodie Simek <jodiesimek@gmail.com>; Cassandra Koger <cassandraakoger@gmail.com>; Tanya McCue

<tanya.m.mccue@outlook.com>; Keri Aasmundstad <kaasmundstad@yahoo.com>; Angie Stiverson <amstiverson@gmail.com>; Rhonda Swetnam <sunnie901@gmail.com>; Jon Swetnam <brocswetnam@gmail.com>; Jill Firkins <jill_firkins@yahoo.com>; Devona Gooras <devojean@gmail.com>; Nate Stiverson <ndstiverson@gmail.com>; Phil Gooras <philbert_nut@comcast.net>; Clint Bingaman <clint.bingaman@yahoo.com>; Kevin Kenney <kevinkennedy0@gmail.com>; Shannon Kenney <smckennedy10@gmail.com>; agonzales@frederick.gov <agonzales@frederick.gov>; Scott Easton <scott@eastonhomes.com>; Megan Easton <megan@eastonhomes.com>

Sent: Friday, August 8, 2025 at 01:42:52 PM MDT

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Very truly yours;

Ronald H. Jagodinski, Retired Auditor
Heather M. Jagodinski, Retired Loan Officer

301 Linden Street
Frederick, Colorado 80530

;

I sent the below letter to our elected town officials on September 21st of this year. This was prior to the PUD rezone application now active on the property at 320 Maple Street. I did not receive a single response from any of our town officials regarding my concerns about the rezone application process from a town of Frederick resident's point of view. This is extremely disappointing and disheartening as we are yet again in the process without any changes that ensure our understanding of a PUD rezone, what our role is and how and when we can share our concerns, and that our voices are heard. I am once again left to feel that the developer has the upper hand with ample access to town resources while I, as a private citizen, taxpayer, and voter, have none. I now want this letter a part of the public record in this new PUD rezone application of 320 Maple Street. I feel it extremely important that the Planning Commission is also privy to what I communicated with the Board and town staff following the last go-round and prior to this new application.

Furthermore, R2 was not right for this plat of land; it was not endorsed by the Planning Commission and was vetoed by the Board of Trustees. The proposed PUD overlay without a concurrent site plan is no different—it is still too broad and does not ensure that the existing character of the neighborhood is preserved. I will be following up with additional information to address this point more thoroughly.

September 21, 2025

Mayor and Board of Trustees
Town of Frederick
401 Locust Street
Frederick, CO 80530

Dear Mayor Crites and Trustees,

Over the past several months, I have taken time to reflect on my experience as a private citizen actively opposed to a recent rezoning application in the town of Frederick. I write to share my perspective—not in opposition to any specific future proposal—but in the hope that by understanding my experience, and that of many of my neighbors, we can improve the public process to better serve our entire community.

There were moments throughout this journey that were incredibly uplifting; neighbors came together, many meeting for the first time, bonded by a shared commitment to protect the character of our town. That sense of unity and grassroots civic engagement was truly powerful and reminded me of the good that exists in our community. However, there were also times that felt disheartening. As citizens, I feel we lacked accessible guidance on how to appropriately and

effectively participate in the rezoning process. In contrast, it felt as though the applicant had full support from town planning staff and legal counsel. This imbalance left me feeling disempowered and uninformed. There were also times it felt scary as I worried for my safety and well-being as I was inundated with actions taken by those who were aligned with the applicant that felt threatening. I hope by sharing my experience, it will serve as a catalyst for changes that make the process more transparent, inclusive, and equitable for all.

One of the first concerns raised during the Planning Commission meeting involved the applicant's noncompliance with the Planning Code requirement for first-class mailed notifications to all property owners within 500 feet of the proposed rezoned property. To hear the assigned staff member state on the public record that they do not adhere to this provision was deeply concerning. It left me questioning what other parts of the Code are also ignored or inconsistently enforced. This staff member further stated that the only difference between bulk and first-class mail is the cost of a stamp. That is factually inaccurate. First-class mail provides faster delivery and includes return services, critical components when numerous neighbors reported never receiving notifications. To have this concern dismissed so casually by town staff felt both patronizing and unprofessional. I want to clarify: the reason the public meetings were well-attended was not due to the applicant's efforts, but because we as private citizens utilized our own resources to conduct a proper first-class mailing, create a dedicated Facebook page, distribute flyers, and post signage. While I'm proud of the effort we made, it must be said that citizen-led communication should not be the primary source of public notification; that responsibility lies with the applicant and must be enforced by the town staff.

The Planning Code is currently the only resource available to Frederick citizens seeking to understand the rezoning process. It is insufficient in guiding residents through a process that is often complex and legally nuanced, particularly when it involves a quasi-judicial proceeding. I strongly recommend that the town consider this and take the following action steps to improve the process:

- Revisit and revise the Planning Code to clearly outline the required steps for applicants and the procedural timeline.
- Include plain-language guides for citizens explaining how and when they may participate, what types of correspondence are allowed and when, and the role of the town's attorney, staff, and officials.
- Assign a dedicated staff liaison for public questions during zoning or planning processes—someone who can provide timely, informed, and respectful responses.

I personally sent dozens of emails seeking to understand and navigate this process, often copying the town manager and town attorney. The town attorney frequently responded only to caution me—sometimes retroactively—on procedural missteps. When I reached out with genuine questions, I was advised to seek my own legal counsel. I was not looking for legal advice; I was simply trying to understand my rights and responsibilities as a resident. I do not feel this should ever be the burden of a private citizen in a small town.

I must also raise concern about the conduct of the staff member managing the application. It is entirely appropriate for this individual to ensure the applicant meets procedural requirements. However, I feel the town staff member's conduct went well beyond that. During both the Planning Commission and Board hearings, the staff member did not simply present information, they actively championed the proposal in a manner that felt biased and dismissive of citizen concerns. Given the extensive correspondence I had with this staff member, I found it disheartening that the overwhelming opposition expressed by residents was not acknowledged in any meaningful way. Furthermore, despite consistently copying the town manager on my emails, I never once received a reply or acknowledgment from the town manager; that is simply unacceptable. Delays in staff responses, sometimes exceeding a week, further added to the frustration. I urge the town to revisit and update its expectations and accountability standards for staff performance and responsiveness.

Finally, I strongly advocate for the development and implementation of a comprehensive Code of Conduct for all parties involved in land use applications to address the following:

- For town staff and officials, to ensure objectivity, professionalism, and responsiveness;
- For citizens, to maintain decorum and respect at public meetings;
- For applicants, to uphold community standards and refrain from intimidation or inappropriate tactics.

It was important at the time that I kept my voice specific to why I opposed the rezone, but I feel it now important to share with you what utilizing my voice in that regard cost me. During the process, I was subjected to behavior that felt threatening and invasive. Surveillance cameras were pointed at my home. Unfamiliar vehicles repeatedly drove by with individuals shouting at me, taking photos, and in some instances following me. I reported these actions to the Frederick Police Department on a few occasions, and, while empathetic, the best they could do is advise me to seek a protective order. This was surreal and deeply distressing—not just for me, but for others who had similar experiences. No citizen should feel unsafe for participating in a public process.

When the process concluded in May, I told myself I would never again engage in anything involving town politics; the emotional and physical toll was simply too high. But given time, I have come to realize that disengagement is not the solution. There is much that can be learned from this experience; opportunities to create a more inclusive, transparent, and equitable process for all who call Frederick home. That is why I am writing today—not to re-litigate a specific outcome—but to advocate for thoughtful change that strengthens trust and communication between the town and its citizens.

Thank you for your time and consideration. I appreciate your service to our community and hope you will take my experiences to heart as you continue working to make Frederick an even better place to live.

Sincerely,
Keri Aasmundstad

305 Linden St., Frederick, CO

November 2, 2025

Re: Opposition to PUD Rezone Application for 320 Maple Street and Concerns Regarding Procedural Transparency (Request for Public Record Inclusion)

Dear Frederick Planning Commission Members and Board of Trustees,

I am writing to formally state my opposition to the proposed Planned Unit Development (PUD) Rezone application concerning the property located at 320 Maple Street.

My primary concern is not solely focused on the ultimate use of the property, but critically on the evident lack of procedural clarity and public accessibility to essential information within the Town of Frederick Code regarding PUD applications. This deficiency severely limits the ability of private citizens to engage in a fair and equitable review process.

A clear and significant discrepancy exists in the level of detail provided to citizens regarding the PUD rezone process. Specifically, the town of Frederick Code (please see <https://frederick.municipal.codes/LUC/16>) does not provide easily discoverable, plain-language guidance detailing the following:

1. **The intended scope and restrictions of the PUD zoning district.**
2. **A step-by-step guide to the citizen's role in the PUD review process.**
3. **A clear explanation of how PUD standards supersede or modify underlying zoning standards.**

In contrast, our neighboring municipality, the Town of Erie, provides a highly effective model of transparency and public service. Their comprehensive PUD Rezoning User's Guide (please see <https://www.erieco.gov/DocumentCenter/View/360/PUD-Rezoning>) clearly spells out ALL pertinent information, using easy-to-understand language to explain the purpose of the PUD rezone, the precise process steps, and the necessary restrictions and considerations.

This critical difference in documentation raises serious concerns about the fairness of the current process in Frederick. When citizens are left without a basic, accessible framework for understanding the purpose and restrictions of PUD zoning, the review process inherently feels inequitable. It creates a situation where the applicant, possessing access to internal planning resources and specialized legal advice, operates with a complete understanding of the mechanisms, while private citizens are left with very little capacity for meaningful participation or understanding.

A healthy civic process requires transparency and easily accessible information for all parties. The current system, due to its lack of public-facing educational resources, appears to prioritize the applicant's ease of application over the public's fundamental right to informed engagement.

I urge the Planning Commission and the Board of Trustees to immediately address this systemic lack of procedural documentation in the Town Code to ensure that the process for this, and future, PUD applications is truly fair and equitable for all residents.

Thank you for your time and consideration of these critical procedural matters.

Sincerely,

Keri Aasmundstad

Town of Frederick document:

<https://frederick.municipal.codes/LUC/16>

Town of Erie document for comparison:

<https://www.erieco.gov/DocumentCenter/View/360/PUD-Rezoning>

November 2, 2025

Re: Opposition to PUD Rezone Application for 320 Maple Street and Demand for Concurrent, Detailed Site Plan (Request for Public Record Inclusion)

Dear Frederick Planning Commission Members and Board of Trustees,

I am writing to express my opposition to the proposed Planned Unit Development (PUD) Rezone application concerning the property located at 320 Maple Street.

The basis of this opposition stems from the critical lack of detailed, necessary information required for the public to make a well-informed decision, specifically the absence of a concurrent, comprehensive site plan accompanying the PUD rezone application.

We, as concerned citizens, have repeatedly voiced our need for a detailed site plan. We have been informed by Town staff that the current Code may not allow for a concurrent site plan with a PUD rezone. However, this interpretation appears to directly contradict the clear language of the Frederick Municipal Code.

Article 16, Section 3, Point 2 (Contents) of the Frederick Code stipulates:

"The PUD concept plan shall include such information as required in the application checklist approved by the Director which shall, at a minimum, include the following:..." (followed by a list that includes metrics like units/acre, parking calculations, storm water detention, and points of entry).

This provision grants the Town Director the specific and explicit authority to dictate how much information must be included in the concept plan checklist. Given the significant impact of a PUD rezone which sets future binding development parameters, it is highly reasonable for private citizens and the surrounding neighborhood to request that the Director exercise this discretionary authority and require the applicant to provide:

- A detailed site plan addressing setbacks and easements.
- Comprehensive traffic reports specific to the proposed use.
- Surveys and other technical information necessary to evaluate physical impacts.

At present, we have only a conceptual rendering accompanied by general marketing language promoting a "55+ community." This superficial depiction is wholly insufficient for assessing the long-term impacts on existing neighborhood character, infrastructure, and property values.

Without a detailed site plan and supporting technical studies, we lack the necessary data to determine if this PUD rezone is genuinely beneficial or even compatible with the neighborhood. When presented with inadequate information, we cannot responsibly support this application. I ask that you formally vote no on the proposed PUD rezone for 320 Maple Street.

Sincerely,

Keri Aasmundstad

November 16, 2025

Re: Opposition to PUD Rezone Application for 320 Maple Street (Request for Public Record Inclusion)

Dear Frederick Planning Commission Members and Board of Trustees,

I am writing to express my opposition to the proposed Planned Unit Development (PUD) Rezone application for 320 Maple Street. This small parcel of land is situated within an established residential neighborhood, and the proposed rezone is inconsistent with the existing character of this community.

A PUD designation is generally intended for large, complex development projects that require flexibility in zoning standards to achieve a superior, comprehensive design that may not be possible under standard district regulations. The primary reasons for implementing a PUD are to:

- allow for mixed uses or a variety of housing types that integrate better than standard zoning would permit
- provide a process for development on unique or challenging sites, such as irregular topography or specific environmental concerns
- ensure the overall design provides significant public benefit as to enhance open space or preserve natural features

To summarize, PUD designation is intended for large, complex, master-planned developments that require flexibility in zoning standards to achieve a superior, comprehensive design that provides a significant public benefit. The justification for a PUD is to address challenges and opportunities associated with large-scale planning that cannot be met by standard zoning.

The parcel at 320 Maple Street does not present any of these circumstances. In fact the PUD rezone is contradictory to all of the points listed, especially with regard to public benefit. Granting a PUD on such a small, non-unique infill site bypasses the established (and appropriate) underlying zoning presently for public use space.

The following table indicates the present developments under review by the Town of Frederick for this type of PUD use:

PUD Development	Estimated Size & Complexity
Silverstone	1,850 residences
The Shores on Plum Creek	Maximum of 1,100 dwellings in a large, master-planned community
Miners Park	524 Single Family lots, 94 Senior Housing lots, 16 commercial pads, and 200+ apartment units
Wheatland	325 single-family detached lots with additional acreage for up to 200 townhomes
High Glen Property	Annexation of 72 acres with plans for between 186 and 265 residential units
Columbine Heights, Penrose Place, Downtown West	All involve large acreage or significant mixed-use complexity that justifies the PUD process

The application for 320 Maple Street is not for a large master-planned community, a mixed-use center, or a site with unique environmental challenges. A PUD is designed for 72-acre annexations and 1,000+ home communities, not a single-acre lot in the middle of a primarily R-1 neighborhood. To approve this application is to fundamentally misuse the PUD tool.

Furthermore, the Planning Commission and Board of Trustees already deemed that an R2 rezone was not appropriate for 320 Maple Street and its surrounding neighborhood; a PUD rezone is even less appropriate. A PUD, by its very nature, can allow for greater density, different housing types, and reduced setback/parking standards than an R2 district. It is illogical to conclude that a standard density increase like R2 is detrimental to the neighborhood, but that a more flexible, potentially higher-density, and more design-variable PUD is acceptable. The PUD mechanism must not be used as an end-run around the established standards that the Town has already

determined are necessary to protect the integrity and quality of life for the residents of the surrounding neighborhood.

The PUD application for 320 Maple Street lacks the required public benefit and justification for granting special regulatory flexibility on such a small, established infill site. Approving this PUD would set a poor precedent for circumventing standard zoning in older, established neighborhoods. I urge the Planning Commission and the Town Board of Trustees to deny the PUD rezone application for 320 Maple Street.

Thank you for your time and consideration.

Sincerely,

Keri Aasmundstad

From: [Keri Aasmundstad](#)
To: [Audem Gonzales](#); [Ali Lommel](#)
Cc: [Bryan Ostler](#)
Subject: 320 Maple Street Site Plan
Date: Monday, March 9, 2026 8:22:29 AM

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Good morning,

In looking at the town's web site, the application under review for 320 Maple Street has not been updated. There is no site plan there for us to review, nor is there record of the upcoming Planning Commission meeting.

Will you please provide the site plan that has been submitted with the PUD application so that we can review?

Thanks so much!

Regards,
Keri Aasmundstad
305 Linden St.

From: [Audem Gonzales](#)
To: ["Keri Aasmundstad"](#); [Ali Lommel](#)
Cc: [Bailey Arvizu](#)
Subject: RE: 320 Maple Street Site Plan
Date: Monday, March 9, 2026 8:33:00 AM
Attachments: [image001.png](#)
[image002.png](#)

Good morning,

Thank you for reaching out to the Town inquiring about our online resources. The 320 Maple Street PUD application is online for the public to view. Here is a direct link to the submitted documents: [Maplewood F2 Amd A L1 - PUD - 320 Maple St](#)

When you click on each Submittal folder you will find the documents submitted during each round. Please click the Submittal 3 folder and you will find the most up to date Site Plan labeled "[320 MAPLE_PUD_02-03-26.pdf](#)".

-
Please let us know if you need additional information for this project.

Thank You,

Audem Gonzales | Senior Planner
Town of Frederick | 720-382-5651
AGonzales@Frederickco.gov | FrederickCO.gov

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From: Keri Aasmundstad <kaasmundstad@yahoo.com>
Sent: Monday, March 9, 2026 8:22 AM
To: Audem Gonzales <agonzales@frederickco.gov>; Ali Lommel <alommel@frederickco.gov>

Cc: Bryan Ostler <BOstler@frederickco.gov>

Subject: 320 Maple Street Site Plan

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Thanks so much!

Regards,
Keri Aasmundstad
305 Linden St.

From: [Josh Huene](#)
To: [Patrick Berrend, NCARB, AIA](#)
Cc: [Scott Easton](#); [Megan Easton](#); [Bailey Arvizu](#); [Audem Gonzales](#)
Subject: Re: No Application Materials on FRED Website
Date: Tuesday, March 10, 2026 10:34:17 AM
Attachments: [image006788.png](#)
[image237819.png](#)
[image640316.png](#)
[image320419.png](#)
[image294722.png](#)
[image910002.png](#)
[image204901.png](#)
[image154226.png](#)
[image350570.png](#)

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Hi Patrick

Thanks for catching up with me the other day and I know you received notification in the mail of the upcoming PUD planning commission meeting on March 19. I'm including the Town staff here to provide guidance on the documents available to the public for this application.

Josh

On Mon, Mar 9, 2026 at 11:27 AM Patrick Berrend, NCARB, AIA
<patrick.berrend@summitde.com> wrote:

Josh:

Thanks for getting back with me last week. I am not seeing any application materials posted on the town of Frederick website for this project as yet. I don't know why this would be the case given you have a scheduled hearing date, but nevertheless it should be accessible to the public at this point.

You mentioned that Scott Easton would be willing to send a copy of the packet that's on file. Could you please relay this request to Scott so we may review that packet well in advance of the Planning Commission Hearing?

Thanks,

Patrick

Patrick Berrend, NCARB, AIA

Regional Design Services Manager
Tel: 303-997-4948 x4001
Cell: 303-960-9925



From: [Audem Gonzales](#)
To: "Josh Huene"; [Patrick Berrend, NCARB, AIA](#)
Cc: [Scott Easton](#); [Megan Easton](#); [Bailey Arvizu](#)
Subject: RE: No Application Materials on FRED Website
Date: Tuesday, March 10, 2026 10:41:00 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

Good morning,

All our land use applications under review with the Town are available to the public via our website. Here is the direct link to this project's document page: [Maplewood F2 Amd A L1 - PUD - 320 Maple St](#)

You can find the most up to date documents under Submittal 3. You will find the PUD document labeled as 320 Maple PUD 02-02-26.pdf . You will also find the previous submittals and staff comments in the DRC or Submittal folders.

Please let me know how else I can assist.

Thank You,

Audem Gonzales | Senior Planner
Town of Frederick | 720-382-5651
AGonzales@Frederickco.gov | FrederickCO.gov

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From: Josh Huene <joshua.huene@gmail.com>

Sent: Tuesday, March 10, 2026 10:34 AM

To: Patrick Berrend, NCARB, AIA <patrick.berrend@summitde.com>

Cc: Scott Easton <scott@eastonhomes.com>; Megan Easton <megan@eastonhomes.com>; Bailey Arvizu <barvizu@frederickco.gov>; Audem Gonzales <agonzales@frederickco.gov>

Subject: Re: No Application Materials on FRED Website

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Thanks,
Patrick

Patrick Berrend, NCARB, AIA
Regional Design Services Manager

Tel: [303-997-4948](tel:303-997-4948) x4001

Cell: [303-960-9925](tel:303-960-9925)



March 17, 2026

Re: Financial Feasibility and Long-Term Viability of Proposed PUD Rezone at 320 Maple Street

Dear Planning Commissioners, Town Staff, Trustees and Mayor Crites,

I am submitting this statement for inclusion in the public record regarding the proposed Planned Unit Development (PUD) rezone for the property located at 320 Maple Street in Frederick, Colorado.

My comments are focused on the financial feasibility of the proposed eight-unit development and how that feasibility relates to project completion, long-term stability, and potential impacts on the surrounding community.

As proposed, the development consists of four duplex structures totaling eight residential units. Because this exceeds the typical four-unit threshold associated with conventional residential financing, the project will likely be subject to commercial lending standards. This distinction is significant, as commercial financing introduces increased complexity, higher borrowing costs, and stricter underwriting requirements compared to traditional residential mortgages.

Projects of this scale are commonly financed through short-term commercial construction loans, which are typically interest-only during the construction period and subject to variable rates, lender oversight, and performance-based conditions. These loans generally require substantial upfront equity and adherence to defined timelines and financial covenants. If such conditions are not met—whether due to construction delays, cost overruns, or market challenges—the project may face financial stress, restructuring, or, in some cases, default prior to completion.

Equally important is the transition from construction financing to permanent financing. In most cases, refinancing into a stabilized multifamily loan requires the property to achieve a minimum occupancy threshold—often approximately 85 percent—at market-supported rental rates. For an eight-unit development, this typically translates to leasing at least seven units within a relatively limited timeframe following completion.

If the project is unable to meet these occupancy and income benchmarks, refinancing options may be constrained or unavailable on terms sufficient to retire the initial construction debt. This introduces a level of uncertainty that extends beyond the developer and may affect the broader community through risks such as delayed project stabilization, prolonged vacancies, deferred maintenance, or changes in ownership under distressed conditions.

Additionally, the valuation of income-producing properties is influenced by market factors such as capitalization rates and achievable rents, both of which are subject to change over time.

Variability in these factors may further affect the ability to secure permanent financing consistent with initial projections.

In light of these considerations, I respectfully encourage the town planning staff and decision-makers to evaluate whether sufficient evidence has been provided to demonstrate the applicant's financial capacity and experience to successfully complete and stabilize a project of this type. Consideration may also be given to whether appropriate conditions, safeguards, or assurances are warranted to mitigate potential risks associated with project execution and long-term viability.

Consideration of any approved development should not be done only on what is considered conceptually appropriate, but should also be realistically positioned for successful completion and sustained operation.

Thank you for your time and consideration.

Regards,

Keri Aasmundstad

305 Linden Street, Frederick, CO

From: [Audem Gonzales](#)
To: "Keri Aasmundstad"; [Ali Lommel](#)
Subject: RE: Please Make Part of Public Record for PUD Application for 320 Maple St
Date: Wednesday, March 18, 2026 8:03:00 AM
Attachments: [image001.png](#)

Good morning,

Your letter will be handed out to the Planning Commission at the public hearing tomorrow.

Thank You,

Audem Gonzales | Senior Planner
Town of Frederick | 720-382-5651
AGonzales@Frederickco.gov | FrederickCO.gov

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From: Keri Aasmundstad <kaasmundstad@yahoo.com>
Sent: Tuesday, March 17, 2026 6:38 PM
To: Audem Gonzales <agonzales@frederickco.gov>; Ali Lommel <alommel@frederickco.gov>; Bailey Arvizu <barvizu@frederickco.gov>
Subject: Please Make Part of Public Record for PUD Application for 320 Maple St

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Good evening,

Please make attached letter part of the public record for the PUD Application for 320 Maple Street.

Thank you.

Regards,
Keri Aasmundstad
305 Maple Street

From: [jill firkins](#)
To: [Audem Gonzales](#); [Ali Lommel](#); [Bailey Arvizu](#); [Bryan Ostler](#); [Tracie Crites](#); [Kevin R. Brown](#); [Mark Lamach](#); [Windi Padia](#); [Chad TeVelde](#)
Subject: A letter to be submitted to the public record regarding the 320 Maple rezone.
Date: Wednesday, March 18, 2026 4:53:23 PM

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To the Frederick Planning Commission, Town Staff, Trustees and Mayor Crites,

I would like to formally submit this letter to you, to state my continued opposition to the proposed rezoning of 320 Maple Street.

This particular property has been the subject of multiple rezoning efforts over the years. The most recent attempt was to change the zoning to R2, and it was rejected. The current application, by the same developer, appears to do little to satisfy the same concerns of the community.

If anything, the broad reach of a PUD rezone appears to provide even fewer guardrails for the applicant. It is my understanding that any specific details of the project that are not initially agreed to, prior to the rezoning, are ambiguous, and left to 'interpretation'

Given the lack of detail put forth by the developer and the proposed builder, Easton Homes, there is no way for us to know what their intent is at this time. Originally we were all told that this was going to be a 55+ living community, and that the units would be occupant owned. Magically, the next time we had a meeting with the developer, they are now proposed rental units, and the Builder, with no prior experience, will act as the property manager. The only renderings we have seen, have been hanging on the fence at the property, for months. They depicted units with front porches and a tree lined street. Less than 20 days ago, members from Easton Homes came to take those renderings down and there are no longer any elevations depicting what these duplexes will look like from Maple street. Their current site plan shows nothing but a street, lined with garage doors and concrete driveways. Every time we turn around, there are changes and contradictions from this applicant.

We are very concerned about the added car traffic on Maple St. as well. This street is travelled heavily by children walking to Frederick's only school in old town. Adding the additional 6 driveways onto this street seems dangerous, and we have never been told if there has been a traffic study done for this proposed project.

Every time this property has come up for another rezoning consideration, it feels as though the needs of the developer are put ahead of this neighborhood and this community.

We have built our homes and families and lives here for decades. We want to know that our town, and our town leaders support our concerns.

Thank you for your consideration,
Jill Firkins
541 3rd St. Frederick, Co. 80530

From: [Audem Gonzales](#)
To: "jill firkins"
Subject: RE: A letter to be submitted to the public record regarding the 320 Maple rezone.
Date: Thursday, March 19, 2026 9:04:00 AM
Attachments: [image001.png](#)

Good morning,

Thank you for reaching out and providing public comment for this application. I will make sure it is included in the public comment for Planning Commission tonight and any future Board of Trustees meeting.

Thank You,

Audem Gonzales | Senior Planner
Town of Frederick | 720-382-5651
AGonzales@Frederickco.gov | FrederickCO.gov

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From: jill firkins <jill_firkins@yahoo.com>
Sent: Wednesday, March 18, 2026 4:53 PM
To: Audem Gonzales <agonzales@frederickco.gov>; Ali Lommel <alommel@frederickco.gov>; Bailey Arvizu <barvizu@frederickco.gov>; Bryan Ostler <BOstler@frederickco.gov>; Tracie Crites <TCrites@frederickco.gov>; Kevin R. Brown <KRBrown@frederickco.gov>; Mark Lamach <MLamach@frederickco.gov>; Windi Padia <WPadia@frederickco.gov>; Chad TeVelde <CTeVelde@frederickco.gov>
Subject: A letter to be submitted to the public record regarding the 320 Maple rezone.

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Thank you for your consideration,
Jill Firkins
541 3rd St. Frederick, Co. 80530

Patrick Berrend
541 3rd Street
Frederick, CO 80530

17-March-26

The Town of Frederick
Mayor, Development Staff, Board of Trustees & Planning Commission
401 Locust – PO Box 435
Frederick, CO 80530
C/O Ali Van Deutekom

Re: Opposition to PUD Overlay Rezone of 320 Maple Street

Dear Mayor, Staff, Trustees & Commissioners:

I am writing to voice my opposition to the proposed rezone of 320 Maple Street to PUD. My wife and I are residents of Frederick and have owned our property 125 feet West of the subject property since 1991. This current application marks the fourth time that we find ourselves again defending the scale, character and quality of our neighborhood from an incompatible and vague development proposal on this lot. Previous Town of Frederick administrations have been supportive with our concerns of those earlier re-zone attempts, and we again ask for your understanding and support of our collective neighborhood viewpoint for the following reasons:

Zoning Code Incompatibility: Foremost, I have serious concerns regarding how one small lot can even be considered for a PUD zone district when surrounded by a significantly less dense, R-1 residential neighborhood. This is especially relevant given the grossly different scale, density, character and building-type the proposed PUD dimensional standards could yield, adversely impacting our historic neighborhood.

Further, it appears that the very definition of the PUD as prescribed in Sec. 3.3 (Zoning Districts) and Article 16 (PUD) of the Land Use Code (LUC) and the existing neighborhood fabric in this part of Frederick, alludes to something very foreign to the Developer's proposed PUD Overlay. I reference the following excerpts:

§3.3-1.4d Planned Unit Development Overlay District

(1) Intent. The Planned Unit Development (PUD) Overlay District is enacted pursuant to the Planned Unit Development Act of 1972, as amended (C.R.S. §24-67-101-108). The PUD is intended to be used as an overlay zone district that supplements the underlying standard zone district. The intent and purpose of this District is to permit and encourage innovative design and high quality, master-planned developments on large parcels of land. This District is created to allow and encourage compatible uses to be developed in accordance with a unified development plan in harmony with the environment and surrounding neighborhood. The District is intended to permit greater flexibility in the application of zoning and development standards and greater freedom in providing a mix of land uses in the development of a balanced community. PUDs are expected to preserve critical environmental resources, provide above-average open space and recreational amenities, include exceptional design and provide greater efficiency in the layout and provision of roads, utilities and other infrastructure.

§3.3-1.4b P Public District

(1) Intent. This District is intended to identify and perpetuate the existence of public parks, playgrounds, recreation facilities and public and quasi-public buildings, whether publicly owned or leased.


The Staff Report further reinforces this LUC language, in that the proposed PUD Overlay is a modification of the existing PUD overlay on a current "P" (Public) zoned lot. Neither the "P" zone district, nor the use of this lot were ever surrendered when the lot was subdivided, creating the vacant subject parcel and the

daycare building parcel. It clearly states in the preceding code passage that the zone overlay district is to “supplement the underlying standard zone district” which remains “P” (Public).

Secondly, the code clearly outlines that a PUD is for master-planned developments on large parcels of land. This would be consistent with other approved PUD's in Frederick which are larger land tracts with a mix of uses, to allow for both commercial and a diverse mix of residential product types as an Overlay to an otherwise single zone district. How many other PUD's in Frederick have ever been approved for a singular “Use” or on a 1.2-acre site?


Additionally, the PUD code states that the PUD shall “...provide above average open space and recreational amenities including exceptional design...” The proposed open space is a dog run along the back fence, there are no recreational amenities depicted and we would not know what the design looks like as they are not processing the architectural Site Plan concurrently. This proposal seems to be an overall incompatible application for the PUD Overlay zone district within the code for many reasons.

Comprehensive Plan Incompatibility: I would ask again, how is one small lot an Adaptable Neighborhood? The vision (not a regulation) for this overlay is very broad and describes a myriad of housing types including high-density multifamily up to 24 DU/ac, 3 stories and retail. I reference the following excerpt:




The following pages provide general descriptions of the land use categories included within the Frederick Comprehensive Plan. These descriptions provide the general guidelines for land use planning by category.

SINGLE-FAMILY ORIENTED RESIDENTIAL



HOUSING TYPES: Single Family Detached, Townhomes and Duplexes
ALLOWED RESIDENTIAL DENSITY: 2-12 dwelling units/acre
DESIRED HOUSING MIX: 80% Single Family Detached, 20% Single Family Attached
DESCRIPTION: This land use category includes various housing styles and types with a density range of two to twelve units per acre, including traditional single family detached homes along with single family attached units such as townhomes and duplexes. A wide variety of lot sizes, house sizes, and architectural styles may be included within the Single Family Oriented Residential designation. In addition to residential uses, areas shown as Single Family Oriented Residential may include various parks and open spaces, including neighborhood and pocket parks, faith-based institutions, schools, and other community facilities and amenities. The Single Family Residential category captures the majority of the established residential neighborhoods in the Town of Frederick.

ADAPTABLE NEIGHBORHOODS



HOUSING TYPES: Single Family Detached, Townhomes and Duplexes, Patio Homes and Row Homes, Multi-Family, along with some limited neighborhood retail
ALLOWED RESIDENTIAL DENSITY: 4-24 dwelling units/acre
DESIRED HOUSING MIX: 50% Single Family Detached, 35% Single Family Attached, 15% Multi-Family
POSSIBLE BUILDING HEIGHT: 1 to 3 stories
DESCRIPTION: Adaptable Neighborhoods are designed to provide a diversity of housing to accommodate a wide range of households in Frederick, ranging from younger, single adults, to families with children, to empty nester households. The range of housing provides options for smaller housing units, which may be more affordably priced for younger people and people on fixed incomes, as well as maintenance-free housing (such as townhomes or patio homes) that would appeal to seniors and residents with busy schedules. Adaptable Neighborhoods may include various types of employee, workforce, and attainable housing. The design of adaptable neighborhoods will allow for residents to walk or take a short bike ride to another location, within the neighborhood, to satisfy many of their daily needs. Thus, adaptable neighborhoods will include different types of parks and plazas within walking distance of every residential unit.

The retail overlay portion of adaptable neighborhoods (shown in the red cross hatch areas) would allow for smaller neighborhood serving commercial businesses, to serve everyday needs (such as a corner store, coffee shop, small restaurant, bank, etc.). Adaptable Neighborhoods will allow for retail in these select areas, along collectors or arterial streets, to serve local needs. The intent of Adaptable Neighborhoods is to provide a self-sufficient neighborhood that serves a diverse mix of households with different options for housing and options for their daily needs and services.

How is this land-use designation at all compatible with the existing fabric of this neighborhood? Further, the vision narrative for the Adaptive Neighborhood prescribes a residential mix of 50% single-family

detached, 35% single-family attached and 15% multifamily. How is this housing mix remotely compatible with this neighborhood and how is this even achievable on a small 1.2 acre site?

Overall, the preceding LUC and Comp Plan sections this proposal is to be reviewed under, clearly indicate that a PUD is the wrong fit for this property for a host of both technical and compatibility reasons. Further, the incompatibilities previously noted are also LUC & Comp Plan review criteria of which this PUD does not adhere to. Code sections cannot be selectively cherry-picked for approval. Should they not be considered holistically, otherwise why do we generate them?

Neighborhood Density & Massing Incompatibility: A cursory review of Developer's proposed zoning standards for the project further outlines some stark incompatibilities between the existing "R-1" & "P" neighborhood fabric surrounding the site. Numerous items in the proposed PUD zoning regulations are vague or nonexistent which would allow the proposed project to deviate significantly in height, massing and setback distance from adjoining properties versus what was stated in the 11SEP25 Neighborhood Meeting. Notable concerns regarding their proposed zoning standards include but are not limited to the following:

"35 foot maximum building height (feet)" - The developer indicated these were ranch-style duplexes intended for a 55-plus community which were originally shown to be 22 feet tall. Why are they proposing a maximum building height of 35 feet? Future buildings can then be 35 feet tall.

"A minimum of one (1) two-car attached garage is required per dwelling unit." - The PUD site plan depicts what appeared to be only one, two-car garage per dwelling unit. Why would their zoning document then state there is "a minimum of (1) two-car attached garage is required per dwelling unit."? There could then be more garage bays.

"Intended, may, will, some, will be considered, etc." - These vague statements leave the door wide open to altering the character that is being suggested in their zoning documentation. If these are truly regulatory statements, then the word "shall" should be consistent for anything that will be required as part of the PUD.

"Garage doors, garage projection & recessed front doors" - A proposed pair of garage doors totaling 36 feet each (75% of the building face) and uninterrupted concrete driveways totaling 38 feet 6 inches wide each per duplex facing a neighborhood collector street would never be permissible in an R-1 or R-2 zone district for both aesthetic and traffic conflict reasons. This is only possible because they can attempt to write their own regulations within a PUD and deviate from the R-2 proposal which failed previously. Additionally, while not dimensioned, the front doors with the "front porches" appear to be 64 feet from the Maple St. sidewalk and graphically they only appear to be approximately 7.5 feet wide. What kind of neighborhood character is this providing to this existing neighborhood? Again, these types of design features would otherwise be prohibited in an R-1 or R-2 zone district for good reason.

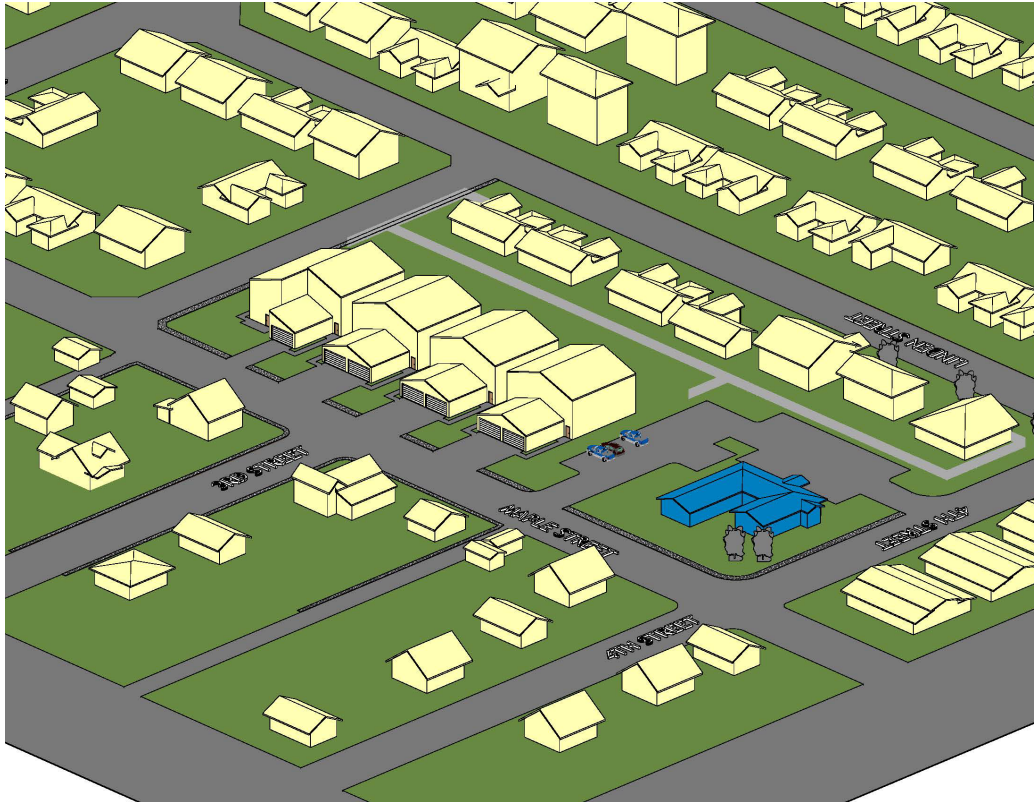
"Structures 16,600 SF" - This is incredibly vague if it is a regulatory statement. What is 16,600 square feet? This must be specified as to whether it is the total building coverage, dwelling coverage or the total projects size otherwise it is completely left to future manipulation. Of particular note, is that the dwellings and garages are not dimensioned, nor is the total square footage or number of stories proposed depicted on the drawing. Again, this leaves the door wide open to a vastly different project to what the developer had proposed in the Neighborhood Meeting.

"Minimums..." - Many minimums are indicated in the Site Summary Chart, with few maximums. This would allow for the building footprints to grow substantially larger than they are indicated, shift further back from Maple St. creating even more concrete driveway area & on-site parking and/or minimizing backyards and pushing the structures closer to the rear open space.

Lack of engineering information - I am concerned that there are many other factors affecting any site plan which would undoubtedly have an effect on this PUD plan. Has the traffic impact analysis been performed to see what the impact is of vehicles backing out of seven, two-car garages in

sequence onto a collector street? With the potential size and scale (bedrooms) of these buildings not limited by the PUD zoning document, where will all the extra cars park off-site? Where would the required stormwater detention be located? Would this end up in the open space along the rear of the lot when the historic grade and flow is to the South?

I have sketched a conceptual massing study based upon the Developer's own vague PUD zoning regulations. It is starkly clear that the lack of detail and excessive ambiguity in this document would allow for wide range of development on the site that is clearly incompatible with the neighboring context:



Lack of Detail: Absent an actual Site Plan Application running concurrent with the PUD and identifying a real project scope, we should all assume that a PUD would yield the upper reaches of density and massing not explicitly prescribed in the PUD documents before you. This would simply be too broad, too intensive and too dense, immediately adjacent to the well-established R-1 community, with zero buffer. This is also widely different from its present "Public" zone with a quasi-public daycare serving the community. The potential adverse and permanent impacts on the existing community at-large simply outweigh the benefit to a singular developer for this singular lot.

Developer's Statements: Most notable of all the Developer's statements occurred during the 9SEP25 Neighborhood Meeting and in subsequent conversations where it was stated the reason they wanted to do a PUD this time was *"due to the optics of having the R-2 rezone denied previously"*. We must take them on their word that this was their intention. Additionally numerous statements by the Developer have wavered throughout this process and we are left wondering what they truly propose to build.

- Developer stated that, *"the TOF would not allow them to process a Site Plan concurrently with their PUD"*, yet it was stated on the record by the TOF staff that there is nothing in the LUC that would preclude them from doing so.
- Developer stated this project was a for-sale project and now it is a for-rent project
- Developer stated this was for 55-plus residents and there is no evidence of this in the PUD

- Developer stated he is part of the community as owner of 340 Maple, yet this property has recently sold.
- Developer stated these were intended to be small ranch style retirement homes, yet the regulations would allow for basements, 3-stories and excessive, unchecked parking off-site.
- The proposed imagery that was posted on the site as recently as two weeks ago has been removed so now what should we anticipate this is going to look like?

In conclusion, how is it an appropriate use of the PUD to write custom regulations only to skirt otherwise required code items in another zone district for which they already failed? How can an excessively vague PUD that merely benefits an individual developer without a public benefit to the neighborhood at-large meet the intent of the LUC or the Comp Plan? This proposal is clearly a larger impact on the neighborhood than their last attempt. There is undoubtedly a more compatible solution for the future of this property and the Frederick community.

If Frederick is truly *Built on What Matters*, we humbly ask the Staff, Planning Commission and Board of Trustees to again deny this application for a PUD for the preceding reasons.

Respectfully:

Patrick Berrend

From: [Audem Gonzales](#)
To: ["Patrick Berrend, NCARB, AIA"](#)
Cc: [Ali Lommel](#)
Subject: RE: 320 Maple Street PUD Opposition Letter
Date: Thursday, March 19, 2026 12:37:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

Good afternoon Mr. Berrend,

Your public comment has been included in the packet going to the PC tonight.

Thank You,

Audem Gonzales | Senior Planner
Town of Frederick | 720-382-5651
AGonzales@Frederickco.gov | FrederickCO.gov

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From: Patrick Berrend, NCARB, AIA <patrick.berrend@summitde.com>
Sent: Thursday, March 19, 2026 11:27 AM
To: Ali Lommel <alommel@frederickco.gov>
Cc: Bryan Ostler <BOstler@frederickco.gov>; kbrown@frederickco.gov; Mark Lamach <MLamach@frederickco.gov>; Adam Mahan <AMahan@frederickco.gov>; Audem Gonzales <agonzales@frederickco.gov>; Dan March <DMarch@frederickco.gov>; Windi Padia <WPadia@frederickco.gov>; Chad TeVelde <CTeVelde@frederickco.gov>; Tracie Crites <TCrites@frederickco.gov>
Subject: 320 Maple Street PUD Opposition Letter

Importance: High

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To: Ali Lommel - Planning Manager

From: Patrick Berrend - Resident

Ali:

Good morning. In advance of the Planning Commission hearing this evening, could you please enter the attached letter of opposition to the 320 Maple Street PUD Overlay Rezone into the Public Record and copy the Planning Commission?

Thank you in advance for your assistance.

Regards,

Patrick Berrend

Patrick Berrend, NCARB, AIA

Regional Design Services Manager

Tel: [303-997-4948](tel:303-997-4948) x4001

Cell: [303-960-9925](tel:303-960-9925)



From: [Planner On Duty](#)
To: [Audem Gonzales](#)
Subject: Fw: 320 MAPLE STREET
Date: Tuesday, March 17, 2026 10:42:47 AM
Attachments: [Outlook-p5rws20z.png](#)
[Outlook-email sig](#)
[Outlook-email sig](#)
[Outlook-zxmjrm2](#)

Bailey Arvizu | Associate Planner
Town of Frederick
Office | 720.382.5656
BArvizu@frederickco.gov | www.frederickco.gov

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From: Florence Dufour <florence.dufour@westernamericanresources.com>
Sent: Sunday, March 15, 2026 9:16 PM
To: Planner On Duty <PlannerOnDuty@frederickco.gov>
Subject: 320 MAPLE STREET

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Dear Audem Gonzales,

I am writing to express my concerns regarding the 320 Maple Street PUD proposal and would appreciate clarification on the following points:

- Building Height: What is the justification for approving a 35-foot height at this specific location?
- Setbacks: What are the required setbacks for this project, and do these three-story buildings meet or exceed them to prevent overbearing impacts on adjacent properties?
- Shadow Study: Has a shadow study been conducted to determine the impact on sunlight for neighboring backyards?
- Traffic and Safety: How will the increased traffic from eight different driveways affect the overall traffic flow and safety of the intersection? Additionally, has a traffic impact study been conducted specifically for this project and corner?
- Parking: How many parking spaces are provided per unit, including visitor parking? What measures are in place to prevent overflow onto the street?
- Fire Safety: Has the fire department reviewed and studied this project?

Thank you for your time and for addressing these concerns.

Best regards,

Florence Dufour

From: [Audem Gonzales](#)
To: florence.dufour@westernamericanresources.com
Subject: RE: 320 MAPLE STREET
Date: Thursday, March 19, 2026 9:02:41 AM
Attachments: [image001.png](#)

Good morning Florence,

Thank you for reaching out to Planning staff. Please see our responses to your questions below.

- Building Height: What is the justification for approving a 35-foot height at this specific location? **The current zoning of Public allows up to 40-feet in height. The applicant is reducing the height to 35 to match the residential height maximum in the area, which is 35 feet. The 35-foot maximum is typical for residential.**

- Setbacks: What are the required setbacks for this project, and do these three-story buildings meet or exceed them to prevent overbearing impacts on adjacent properties? **The applicant is proposing a front setback of 20 feet, a side setback of 5 feet and a rear setback of 15 feet. The R-1 zoning of the existing residential adjacent to this project has a front setback of 15, side setback of 5 and rear setback of 20.**

- Shadow Study: Has a shadow study been conducted to determine the impact on sunlight for neighboring backyards? **A shadow study is not required for any project within Frederick.**

- Traffic and Safety: How will the increased traffic from eight different driveways affect the overall traffic flow and safety of the intersection? Additionally, has a traffic impact study been conducted specifically for this project and corner? **Traffic Studies are performed with Site Plans. This project is a PUD Zoning Document which is proposing rules and regulations for future development. A future site plan would require a traffic study.**

- Parking: How many parking spaces are provided per unit, including visitor parking? What measures are in place to prevent overflow onto the street? **The applicant is proposing 2 off-street parking spaces per unit. The applicant is also proposing a garage with each dwelling unit. The Land Use Code does not require guest parking for single-family homes or duplex homes. The applicant is not proposing guest parking at this time.**

- Fire Safety: Has the fire department reviewed and studied this project? **The fire district has reviewed this PUD Zoning Document and has not found no issues with conceptual layout or regulations found in the plan. Remember, this project would require a Site Plan if the PUD zoning document was approved. The Site Plan is where**

an applicant would propose actual buildings, driveways, fencing, etc. The PUD Zoning Document merely lists the rules and regulations.

Thank you for your questions and please let me know how else I can help with giving you information. I hope to see you tonight at the Planning Commission meeting where more information will be presented on this project.

Thank You,

Audem Gonzales | Senior Planner
Town of Frederick | 720-382-5651
AGonzales@Frederickco.gov | FrederickCO.gov

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Sent: Sunday, March 15, 2026 9:16 PM
To: Planner On Duty <PlannerOnDuty@frederickco.gov>
Subject: 320 MAPLE STREET

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- Traffic and Safety: How will the increased traffic from eight different driveways affect the overall traffic flow and safety of the intersection? Additionally, has a traffic impact study been conducted specifically for this project and corner?

- Parking: How many parking spaces are provided per unit, including visitor parking? What measures are in place to prevent overflow onto the street?

- Fire Safety: Has the fire department reviewed and studied this project?

Thank you for your time and for addressing these concerns.

Best regards,

Florence Dufour

March 19, 2026

Re: PUD Application for 320 Maple Street

Dear Mayor, Staff, Trustees, and Commissioners,

I am writing to express my opposition to the proposed rezoning of 320 Maple Street to a PUD. This is now my third time in the 10 ½ years I've lived in Frederick that I have had to defend the scale, character, and quality of my neighborhood from a proposal that feels incompatible and unclear. In the past, the Town of Frederick has supported my concerns regarding similar rezoning attempts, and I respectfully ask for that same consideration again. The following points outline my biggest concerns:

Zoning Code

I have serious concerns about how a small 1.2-acre lot could qualify for a PUD when it is surrounded by a much lower-density R-1 neighborhood. The potential differences in scale, density, building type, and overall character could significantly disrupt the established nature of this historic area.

The Land Use Code makes it clear that a PUD overlay is intended to *supplement* the existing zoning district; in this case, the underlying "Public" (P) zoning, which has never been removed. It also states that PUDs are meant for large, master-planned developments that encourage high-quality design, compatibility with surrounding areas, and meaningful amenities such as open space and recreation.

This proposal does not meet these expectations. It applies a PUD to a very small parcel for a single use, which appears inconsistent with how PUDs have been used elsewhere in Frederick. Additionally, the plan offers minimal open space, no clear recreational amenities, and no architectural plans for review. Overall, this does not align with the intent of the PUD designation.

Density and Design Issues

A review of the proposed zoning standards reveals several areas of concern, particularly due to vague or open-ended language that could allow for significant changes in scale and design over time, to include:

- The proposed maximum building height of 35 feet is much higher than what was initially presented (22-foot ranch-style units), leaving room for much larger structures in the future.
- Unclear verbiage regarding garage requirements that are unclear and could allow for more parking and larger garage footprints than shown.

- Repeated use of non-committal language like “may” or “intended” creates uncertainty about what will actually be built.
- Key details, such as total building size, number of stories, and unit dimensions, are not clearly defined, leaving too much flexibility for future changes.

There are also unanswered engineering and infrastructure questions that include traffic impacts, parking overflow, safety, and stormwater management. Without this information, it is difficult to fully understand the project’s impact.

Lack of Detail and Clarity

Because there is no concurrent site plan application, we must assume the project could be built to the maximum limits allowed under this PUD. That creates a risk of a development that is far more dense and intensive than what has been informally presented. Given its immediate proximity to an established R-1 neighborhood, this lack of clarity is concerning.

Developer Statements

There have also been inconsistencies in the developer’s statements throughout this process. At the neighborhood meeting, it was stated that the PUD approach was chosen due to the “optics” of a previously denied R-2 rezoning. Other statements have shifted over time, including whether the project is for sale or rent, whether it is age-restricted, and what type of homes are planned.

Additionally, the developer indicated they could not submit a site plan alongside the PUD, yet Town staff confirmed that this is allowed. Visual materials previously shared have also been removed, leaving further uncertainty about the final design.

It is clear this proposal does not align with the PUD intent of the Land Use Code. Rather, the PUD appears to be used here to bypass standard zoning requirements rather than to create a thoughtfully planned development that benefits the broader community. This proposal introduces greater impacts than previous attempts, with limited public benefit and significant uncertainty. I respectfully ask the Staff, Planning Commission, and Board of Trustees to deny this PUD application.

Thank you for your time and consideration.

Regards,

Keri Aasmundstad

305 Maple Street, Frederick, CO

From: [Audem Gonzales](#)
To: ["Keri Aasmundstad"](#)
Subject: RE: Please Make Part of Public Record Regarding PUD Application for 320 Maple Street
Date: Thursday, March 19, 2026 1:31:00 PM
Attachments: [image001.png](#)

Good afternoon,

Your letter has been included in the public comment I will hand out to the Planning Commission tonight and will be incorporated into any future BOT meeting.

Thank You,

Audem Gonzales | Senior Planner
Town of Frederick | 720-382-5651
AGonzales@Frederickco.gov | FrederickCO.gov

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From: Keri Aasmundstad <kaasmundstad@yahoo.com>
Sent: Thursday, March 19, 2026 1:28 PM
To: Audem Gonzales <agonzales@frederickco.gov>; Ali Lommel <alommel@frederickco.gov>; Bailey Arvizu <barvizu@frederickco.gov>
Subject: Please Make Part of Public Record Regarding PUD Application for 320 Maple Street

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Good afternoon,

Please make attached letter a part of the public record for the PUD Application for 320 Maple Street.

Thank you.

Regards,
Keri Aasmundstad
305 Maple Street

From: [Devona Gooras](#)
To: [Audem Gonzales](#); [Ali Lommel](#); barviz@frederick.gov
Subject: Proposed PUD Zoning for 320 Maple, Frederick
Date: Tuesday, March 17, 2026 7:49:40 PM

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Dear Planning Commissioners, Town Staff, Trustees and Mayor Crites,

I am writing to formally express my objection to the proposed Planned Unit Development (PUD) zoning designation for the property located at 320 Maple.

This property was previously reviewed and ultimately denied under R2 zoning classification. Based on that prior determination, and in consideration of the surrounding area and intended land use, I maintain that the proposed PUD zoning remains incompatible with the character and zoning intent of this location. Simply put, it does not represent an appropriate fit for the site.

I respectfully request that this correspondence be entered into the public record as part of the official review and consideration process for this matter.

Thank you for your time and attention to this concern.

Sincerely,
Devona Gooras
522 2nd St, Frederick, CO. 80530

From: [Audem Gonzales](#)
To: ["Devona Gooras"; Ali Lommel](#)
Subject: RE: Proposed PUD Zoning for 320 Maple, Frederick
Date: Wednesday, March 18, 2026 8:04:00 AM
Attachments: [image001.png](#)

Good morning,

I will enter your email into the record as public comment.

Thank You,

Audem Gonzales | Senior Planner
Town of Frederick | 720-382-5651
AGonzales@Frederickco.gov | FrederickCO.gov

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From: Devona Gooras <devojean@gmail.com>
Sent: Tuesday, March 17, 2026 7:49 PM
To: Audem Gonzales <agonzales@frederickco.gov>; Ali Lommel <alommel@frederickco.gov>; barviz@frederick.gov
Subject: Proposed PUD Zoning for 320 Maple, Frederick

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Dear Planning Commissioners, Town Staff, Trustees and Mayor Crites,

I am writing to formally express my objection to the proposed Planned Unit Development (PUD) zoning designation for the property located at 320 Maple.

This property was previously reviewed and ultimately denied under R2 zoning classification. Based on that prior determination, and in consideration of the surrounding area and intended land use, I maintain that the proposed PUD zoning remains incompatible with the character and zoning intent of this location. Simply put, it does not represent an appropriate fit for the site.

I respectfully request that this correspondence be entered into the public record as part of the official review and consideration process for this matter.

Thank you for your time and attention to this concern.

Sincerely,
Devona Gooras
522 2nd St, Frederick, CO. 80530

From: [Rhonda Swetnam](#)
To: [Audem Gonzales](#); [Planner On Duty](#)
Cc: [Ali Lommel](#); [Bailey Arvizu](#); [Bryan Ostler](#); cfranescani@frederickco.gov; [Tracie Crites](#); comdev@frederickco.gov;
[Board of Trustees](#)
Subject: Public Comment on 320 Maple Street PUD Application
Date: Wednesday, March 18, 2026 8:37:59 PM

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Please make the following email part of the public record.

Dear Town of Frederick Planning Commission,

I am submitting this public comment to formally express strong opposition to the proposed Planned Unit Development (PUD) at 320 Maple Street. I urge the Commission to carefully consider how this proposal would negatively impact the character, safety, and integrity of the Maplewood neighborhood and the broader Frederick community.

The applicant previously sought an R2 rezoning for this property, which was denied by the Town. They have now resubmitted the project as a PUD, a move explicitly intended to improve the “optics” of their proposal. In my view, this PUD is even less appropriate than the earlier R2 request.

Scale and PUD Appropriateness

Establishing a PUD on a 1.205-acre lot is highly unusual. PUDs are traditionally used for large, mixed-use developments—those that feature integrated residential, commercial, and recreational areas managed by a homeowners association (HOA). On such a small parcel, forming or maintaining an HOA is impractical and financially unrealistic.

This proposal feels more like an attempt to bypass standard zoning processes than a legitimate PUD designed for community benefit.

Lack of Specific Plans and Transparency

The submitted PUD lacks an accompanying Site Plan Application, leaving critical design and layout details undefined. Without that plan, residents and the Commission cannot properly assess the scope, style, or impact of the proposed development. Anything omitted from the PUD language could later be changed with little public accountability.

Given the applicant’s history of unclear or incomplete submissions, this absence of specificity raises serious concerns about transparency and long-term compliance.

Density, Traffic, and Safety

The proposed project would introduce four duplex units, for a total of eight residences, on a single, small property. This would dramatically increase traffic, parking congestion, and noise in an area currently composed of single-family homes.

Maple and 3rd Streets are regularly used by children walking to and from school. With an estimated 16–24 additional vehicles, the risk to pedestrians would rise considerably.

Height and Neighborhood Character

The proposal’s maximum height allowance of 35 feet would enable three-story structures that

overshadow nearby one-story ranch homes and obstruct long-standing mountain views for residents along Linden Street. These structures are completely out of scale with the surrounding homes and disrupt the established aesthetic and sense of community.

Rental Units and Community Stability

All proposed units are intended for rental use, not ownership. While rental housing is important, owner-occupied neighborhoods generally maintain higher community involvement, better property maintenance, and greater long-term stability. Concentrating this many rental units on a small lot is inconsistent with the surrounding neighborhood's character.

History of the Site and Community Trust

My family and I purchased our home on Linden Street in 1995, when Frederick was a quaint, quiet town of about 1,500 people. We chose Frederick because it offered what larger towns like Broomfield no longer could—a peaceful, small-town environment and beautiful mountain views that defined the character of the community.

When we bought our home, both the developer and real estate agent told us that the parcel at 320 Maple Street would be dedicated open space for the Maplewood community forever. That open lot and its view corridor have always been a defining part of our neighborhood's feel and a key reason many of us chose to live here.

Now, Frederick's population has grown to roughly 19,500 residents, and that open space has been sold and targeted for development. Many of the residents of Maplewood will lose their beloved view of the mountains. This open space that has been here forever and the mountain views are two of the reasons that many of us purchased our homes here.

The ongoing effort to develop this lot, and the fight that the residents of Maplewood have had to endure over many years, only deepens the community's sense of frustration and erodes trust between long-term residents and the Town.

We are simply asking the Town to do what is right and honor the integrity of our community.

Absence of Required Studies

To date, there has been no known traffic impact assessment, fire access plan, or stormwater drainage analysis made available to the public. These are critical documents for evaluating any proposal, particularly one that introduces higher density near schools and family homes. Until these studies are completed and reviewed, it would be premature to move this PUD forward.

Request

For the reasons above—density, scale, transparency, safety, and community integrity—I respectfully urge the Planning Commission to deny the PUD application for 320 Maple Street. This proposal does not align with the intent of Frederick's PUD framework or with the interests of the existing community.

Frederick has always prided itself on being a safe, small-town community that values thoughtful growth. Approving this project would undermine those values and permanently alter the character of the Maplewood neighborhood.

Thank you for your time, attention, and public service to the Town of Frederick.

Sincerely,
Rhonda Swetnam
304 Linden Street, Frederick CO 80530
rlswetnam57@gmail.com
303-601-9547

From: [Audem Gonzales](#)
To: ["Rhonda Swetnam"](#)
Subject: RE: Public Comment on 320 Maple Street PUD Application
Date: Thursday, March 19, 2026 8:50:00 AM
Attachments: [image001.png](#)

Good morning,

We received your public comment for the Planning Commission. I will make sure it gets into the public record for tonight.

Thank You,

Audem Gonzales | Senior Planner
Town of Frederick | 720-382-5651
AGonzales@Frederickco.gov | FrederickCO.gov

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From: Rhonda Swetnam <rlswetnam57@gmail.com>
Sent: Wednesday, March 18, 2026 8:38 PM
To: Audem Gonzales <agonzales@frederickco.gov>; Planner On Duty <PlannerOnDuty@frederickco.gov>
Cc: Ali Lommel <alommel@frederickco.gov>; Bailey Arvizu <barvizu@frederickco.gov>; Bryan Ostler <BOstler@frederickco.gov>; cfrancescani@frederickco.gov; Tracie Crites <TCrites@frederickco.gov>; comdev@frederickco.gov; Board of Trustees <BoardofTrustees@frederickco.gov>
Subject: Public Comment on 320 Maple Street PUD Application

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Please make the following email part of the public record.

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Request

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Thank you for your time, attention, and public service to the Town of Frederick.

Sincerely,

Rhonda Swetnam

304 Linden Street, Frederick CO 80530

rlswetnam57@gmail.com

303-601-9547

From: [Ali Lommel](#)
To: [Florence Dufour](#)
Cc: [Audem Gonzales](#)
Subject: RE: 340 MAPLE STREET PUD REZONE APPLICATION
Date: Monday, March 9, 2026 3:51:55 PM
Attachments: [image006.png](#)

Hi Florence,

I'd be happy to send you information.

Can you give me a bit more insight into what specifically you're looking for? We have all the documents submitted by the applicant and then the staff's review comments here:

[Maplewood F2 Amd A L1 - PUD - 320 Maple St](#)

I'd be happy to answer specific questions, too.

Thank you,

Ali Lommel (she, her, hers) AICP | LEED? AP BD + C | Planning Manager
Town of Frederick | 720-382-5652
AvanDeutekom@FrederickCO.gov | FrederickCO.gov



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From: Florence Dufour <florence.dufour@westernamericanresources.com>
Sent: Monday, March 9, 2026 1:51 PM
To: Ali Lommel <alommel@frederickco.gov>
Subject: 340 MAPLE STREET PUD REZONE APPLICATION

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Hi Ali,

Could you please provide a review of your proposal regarding the PUD rezone application for 340 Maple Street?

Thank you for your cooperation.

Best regards,

Florence Dufour

florence.dufour@westernamericanresources.com

720-273-3377

From: [Audem Gonzales](#)
To: "patrick.berrend@summitde.com"
Subject: RE: 320 Maple Street Rezone Concerns 2.0
Date: Wednesday, March 18, 2026 4:39:00 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

Good afternoon,

The Planning Commission packet is online and accessible to the public. Please find the direct link to the packet at the following location:

<https://frederickco.portal.civicclerk.com/event/840/files/report/1466>

Please let me know if you cannot access it.

Thank You,

Audem Gonzales | Senior Planner
Town of Frederick | 720-382-5651
AGonzales@Frederickco.gov | FrederickCO.gov

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Ali:

Is the Staff Report for the proposed PUD rezone of 320 Maple St. available to the public yet please? If so, could you please provide a copy for review? Thank you in advance.

Regards,
Patrick

Patrick Berrend, NCARB, AIA
Regional Design Services Manager
Tel: [303-997-4948 x4001](tel:303-997-4948)
Cell: [303-960-9925](tel:303-960-9925)



From: Patrick Berrend, NCARB, AIA <patrick.berrend@summitde.com>
Sent: 15 August, 2025 8:39 AM
To: Ali van Deutekom <avandeutekom@frederickco.gov>
Cc: Bryan Ostler <bostler@frederickco.gov>; Tracie Crites <tcrites@frederickco.gov>
Subject: FW: 320 Maple Street Rezone Concerns 2.0
Importance: High

Ali:

This is a resend from Fri the 8th in the event you did not receive this. Please contact me to discuss.

Regards,
Patrick

Patrick Berrend, NCARB, AIA
Regional Design Services Manager
Tel: [303-997-4948 x4001](tel:303-997-4948)
Cell: [303-960-9925](tel:303-960-9925)



From: Patrick Berrend, NCARB, AIA <patrick.berrend@summitde.com>
Sent: 8 August, 2025 3:41 PM
To: Ali van Deutekom <avandeutekom@frederickco.gov>
Cc: bostler@frederickco.gov; tcrites@frederickco.gov
Subject: 320 Maple Street Rezone Concerns 2.0
Importance: High

Ali:

Good afternoon. I wanted to add comments to your response to Mark Nowak's letter below.

I, as well as many of our neighbors, echo Mr. Nowak's sentiment regarding the implicit bias Mr. Gonzales displayed during the first rezone application of 320 Maple Street. It is not for me to request a replacement Case Planner, but I would request a serious review of the behavior and concessions afforded to the Applicant on such a contentious project to so many Frederick residents.

Firstly, I have never seen a Case Planner in any project I have ever processed professionally or reviewed as a Planning Commissioner in both Frederick and a previous place of residence in my 35-years of practice, that was so far beyond the normal role of an objective reviewer to assess how an application objectively meets or fails to meet the TOF code. Mr. Gonzales' zealous advocacy for this project at the Neighborhood Meeting, the PC Hearing and the BOT Hearing had residents lay to the process believing that he was the Applicant's hired consultant. This alone should give pause. Does he represent the Town (taxpayers) or the Applicant? That is seemingly ambiguous, and I ask you to review the recordings with an open mind.

In fact, Mr. Heune did very little at either hearing to present their proposal and Mr. Gonzales did the majority of their presentation. Further, after the Applicant presentation and Public Comment periods concluded, rendering the public hearing portion of the meeting closed, Mr. Gonzales repeatedly presented new information to both PC & BOT that the residents could no longer counter, engage, refute or question prior to the vote. This is unlike anything I have ever seen before. Where is the transparency and resident input at that point in the process?

It is very clear that thoughtful questions presented by Frederick's residents are not being addressed during the initial R2 rezone request and now with last night's Neighborhood Meeting for a PUD rezone request. Again, Mr. Heune did not have a consultant present and by all appearances, Mr. Gonzales was his *de facto* consultant again. I asked point

blank, three different times in three different ways as to why this time they are seeking a PUD versus their attempt at R2 last time? What precise deviations are they seeking from straight R2 zoning that would warrant a custom PUD? This was not answered. On the record in both the PC and BOT hearings it was stated that they could have applied for the R2 Rezone and the Administrative Site Plan concurrently, but they chose not to. Why PUD this time? What are they customizing in the PUD language? Is PUD not a much higher bar than a straight rezone? Where is the Applicant's consultant?

Other very concerning site development issues that were unaddressed last night are as follows:

1. How can the project simply be stated as "55 plus" residences? Does that not require a Deed Restriction on Title and run with the land in perpetuity?
2. Note Applicant stated on previous record at PC & BOT that this was not rental. Now magically it's a rental.
3. Why are they not showing Storm Water Detention? That site was not contained in the original Maplewood I or II as it predated them and the then Weld library and Head Start school were not required to provide SWD as they were temporary structures. Would they not have to adhere to MHFD standards currently in force by the TOF?
4. Why can their proposed site access deviate from International Fire Code requirements for dead-end fire apparatus lengths, missing fire apparatus turn-arounds and not relying on fire access from public ROWs when other projects cannot? They stated the FFFPD said it was OK. Please provide correspondence. Most projects we have done in TOF were required to exceed the IFC access requirements.
5. When one of the most contentious issues of this site with respect to our neighborhood is the loss of this Open Space, to which TOF officials stated on-the-record that past administrations dropped the ball on, why can the developer simply pay cash-in-lieu to avoid providing the code required 20% open space? This is discretionary by the staff correct? It was stated that the "lot is too small for a pocket park". Parks dedication and open space requirements are two separate things, correct? They have 1.2 acres available, so with a 20% open space they can still achieve 8 du/ac on the remaining 1.0 acre. That is what they are proposing, so why can they not provide open space? I have processed 5/8 acre projects in TOF and met all SWD, FFFPD access & open space requirements... why not this site?
6. Similarly, when buffering the much shallower Maplewood lots on Linden St. (90') from this overly deep lot (165') is of great concern to adjacent neighbors, how can there not be a parking setback / buffer on the rear? Why do eight 55+ "empty nester" residences require a 2-car garage each and 2-surface spaces each immediately adjacent to the Linden Street homes. Where else in TOF does this

exist?

I could go on, but the residents of this neighborhood should not have to invest this amount of time and consternation over the last decade to protect our quality of life and property from profiteering developers and now a TOF staffer with perceived bias toward the developer. We have a Land-use Code for that very reason to protect our interests and we are humbly requesting you make the Applicant adhere completely to the Code without favor or prejudice. Otherwise, why does it exist?

There are no hardships related to speculative development. No variances should be granted, either formally or by subjective concession at the expense of our neighborhood. I reiterate my concern of implicit bias here and that this Applicant is seemingly being held to a different standard and further is being given more consideration than the stakeholders of this Town have for which the Code is designed to protect.

Who can we meet with in short order to address these concerns before our voices are again silenced by the veil of a *quasi-judicial* proceeding?

Respectfully:
Patrick Berrend

Patrick Berrend, NCARB, AIA
Regional Design Services Manager
Tel: [303-997-4948](tel:303-997-4948) x4001
Cell: [303-960-9925](tel:303-960-9925)



From: Ali van Deutekom <AVanDeutekom@frederickco.gov>
Sent: Friday, August 1, 2025 10:55 AM
To: Mark Novak <nova-k557@hotmail.com>
Cc: Bryan Ostler <BOstler@frederickco.gov>
Subject: RE: Requesting a new city planner for the 320 Maple Street rezone

Hi Mark,

Thank you for reaching out and sharing your concerns regarding the 320 Maple Street PUD zoning application. I understand how important this matter is to you and the neighborhood.

After careful consideration, I want to assure you that Audem Gonzales will continue to be the planner assigned to this project. Audem's role is to ensure that the project meets all applicable codes and regulations, and to provide a fair and balanced evaluation based on the project's merits. We are a small staff, with an associate planner, a senior planner and myself. Audem is our senior and very qualified and experienced in development review.

We are committed to making sure that residents feel heard and their concerns are acknowledged. Our goal is to maintain an open line of communication and to address any issues that may arise during the rezoning process.

If you have any further questions or need additional information, please do not hesitate to reach out. We appreciate your engagement and are here to support the community throughout this process.

Thank you for your understanding.

Ali van Deutekom (she, her, hers) AICP | LEED® AP BD + C | Planning Manager
Town of Frederick | 720-382-5652
AvanDeutekom@FrederickCO.gov | FrederickCO.gov



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distribution of this information is strictly prohibited. If you have received this message in error, please notify the sender, by electronic mail or otherwise and delete the original message from your computer.

From: Mark Novak <nova-k557@hotmail.com>
Sent: Wednesday, July 30, 2025 1:18 PM
To: Ali van Deutekom <AVanDeutekom@frederickco.gov>
Cc: Bryan Ostler <BOstler@frederickco.gov>
Subject: Requesting a new city planner for the 320 Maple Street rezone

I am requesting a new city planner to be in charge of the 320 Maple Street PUD zoning application for JJ Investments. A new set of eyes are needed. Audem Gonzales displayed a bias in favor of the rezone and JJ Investments ever changing plan for this property.

Mr. Gonzles stated that an engineering firm went into the community at least 20 times to get input from the folks. I live across the street from the property and was NEVER contacted.

He highlighted points on slides he presented that were pro-growth, meaning pro JJ investments, while talking about adaptable neighborhoods. He also interpreted the comprehensive plan to favor development.

He said “the staff” recommended the previous attempt at rezoning this property. How much influence did he have on “the staff” and did he share the many comments submitted by the citizens?

He said that the planning commission and the town board could monitor the construction on the site. That sounds good, but what power do they actually have?

The many people who will be affected by this need a planner who will weigh all of the factors and is not pro-growth at any cost, and has not been influenced by the past attempt to rezone this property.

Thank you.

Mark Novak

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recognize the sender and know the content is safe.

From: [Josh Huene](#)
To: [Audem Gonzales](#)
Subject: Fwd: 320 Maple St. PUD Public Hearing (Support)
Date: Thursday, March 19, 2026 4:35:43 PM

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From: sara rusher <sara.rusher@gmail.com>
Date: Thu, Mar 19, 2026 at 3:21 PM
Subject: 320 Maple St. PUD Public Hearing (Support)
To: <planneronduty@frederickco.gov>
CC: joshua.huene@gmail.com <joshua.huene@gmail.com>

Good Afternoon,

We are unable to attend the public hearing this evening on the proposal for [320 Maple St](#), but wanted to express our support of the application.

We have lived in Frederick since we bought our house in 2005 and think this would be a fine use of the vacant property on the corner at 3rd and Maple. While we understand our neighbors' concerns, we think it's important to continue to grow and evolve in order for our town to successfully navigate into the future; and we think it's important that the Commission know that there is support for this type of development downtown.

Thank you,

Sara Rusher and John Quitzau
405 Maple St.
Frederick

From: [Patrick Berrend, NCARB, AIA](#)
To: [Ali Lommel](#); [Ali Lommel](#); [Audem Gonzales](#); [Tracie Crites](#)
Cc: [Jill Firkins](#); [Phil Gooras](#); [Devona Gooras](#); [Melanie Randolph](#); [Jolene Merritt](#); [Cassandra Koger](#); wenger@risebroadband.net; [Jon Swetnam](#); [Keri Aasmundstad](#); [Carl Randolph](#); [Rhonda Swetnam](#); [Mark Novak](#)
Subject: RE: 320 Maple Street Site Plan
Date: Thursday, March 19, 2026 2:23:19 PM
Attachments: [image399315.png](#)
[image319427.png](#)
[image203036.png](#)
[image255579.png](#)
[image587070.png](#)
[image423183.png](#)
[image273127.png](#)
[image690558.png](#)
[image656507.png](#)

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To: Ali Lommel - Planning Manager

From: Patrick Berrend - Resident

Ms. Lommel:

Thank you for your assistance thus far related to the 320 Maple St. PUD Overlay application. We are hoping to request some grace with respect to the three-minute time limit for public comment as was granted by Mayor Crites in the previous BOT hearing for this project.

As you are aware, the applicant's PUD materials were made available for our review only slightly more than one week ago and the staff report first became available yesterday. Numerous of our group's concerns being raised are technical in nature as to the application of the PUD being used for this project. Additionally, many subtle items within their PUD narrative have a drastic effect on the potential project that could be built.

This, combined with the fact that the timing of the PC hearing coincides with spring break for SVVSD, CU & CSU means numerous people in our neighborhood committee are out of town, and unable to speak in public comment this evening.

Therefore, if it pleases the Planning Commission, we kindly request some latitude this evening to be able to adequately articulate objective concerns regarding this continued, contentious matter directly affecting our properties. Thank you for your consideration.

Regards,
Patrick Berrend

Patrick Berrend, NCARB, AIA

Regional Design Services Manager

Tel: 303-997-4948 x4001

Cell: 303-960-9925



From: [Ali Lommel](#)
To: [Patrick Berrend, NCARB, AIA](#); [Audem Gonzales](#); [Tracie Crites](#)
Cc: [Jill Firkins](#); [Phil Gooras](#); [Devona Gooras](#); [Melanie Randolph](#); [Jolene Merritt](#); [Cassandra Koger](#); wenger@risebroadband.net; [Jon Swetnam](#); [Keri Aasmundstad](#); [Carl Randolph](#); [Rhonda Swetnam](#); [Mark Novak](#)
Subject: RE: 320 Maple Street Site Plan
Date: Thursday, March 19, 2026 3:11:10 PM
Attachments: [image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

Mr. Berrend,

Thank you for your email and for sharing your concerns regarding the public comment time limit for the upcoming Planning Commission hearing. I will forward your request about exceeding the three-minute speaking limit to Chairperson Moe for her review. It is the decision of the Planning Commission Chairperson.

I'd also like to clarify your point about document availability. The entire applicant submittal has been available online as each portion was submitted to the Town, and the Planning Commission packet—complete with the staff report—was posted on Monday, the 16th, for public access.

For those who are unable to attend the hearing this evening, we are accepting written comments up until the item is addressed tonight. Please feel free to submit any remarks or concerns, and rest assured, they will be included in the record.

Let me know if you have any further questions, and thank you again for your engagement in this process.

Ali Lommel (she, her, hers) AICP | LEED® AP BD + C | Planning Manager
Town of Frederick | 720-382-5652
AvanDeutekom@FrederickCO.gov | FrederickCO.gov



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From: Patrick Berrend, NCARB, AIA <patrick.berrend@summitde.com>

Sent: Thursday, March 19, 2026 2:23 PM

To: Ali Lommel <alommel@frederickco.gov>; Ali Lommel <alommel@frederickco.gov>; Audem Gonzales <agonzales@frederickco.gov>; Tracie Crites <TCrites@frederickco.gov>

Cc: Jill Firkins <jill_firkins@yahoo.com>; Phil Gooras <philbert_nut@comcast.net>; Devona Gooras <devojean@gmail.com>; Melanie Randolph <arubamel80@gmail.com>; Jolene Merritt <jolenerie311@gmail.com>; Cassandra Koger <cassandraakoger@gmail.com>; wenger@risebroadband.net; Jon Swetnam <brocswetnam@gmail.com>; Keri Aasmundstad <kaasmundstad@yahoo.com>; Carl Randolph <crandolph79@hotmail.com>; Rhonda Swetnam <sunnie901@gmail.com>; Mark Novak <nova-k557@hotmail.com>

Subject: RE: 320 Maple Street Site Plan

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To: Ali Lommel - Planning Manager

From: Patrick Berrend - Resident

Ms. Lommel:

Thank you for your assistance thus far related to the 320 Maple St. PUD Overlay application. We are hoping to request some grace with respect to the three-minute time limit for public comment as was granted by Mayor Crites in the previous BOT hearing for this project.

As you are aware, the applicant's PUD materials were made available for our review only slightly more than one week ago and the staff report first became available yesterday. Numerous of our group's concerns being raised are technical in nature as to the application of the PUD being used for this project. Additionally, many subtle items within their PUD narrative have a drastic effect on the potential project that could be built.

This, combined with the fact that the timing of the PC hearing coincides with spring break for SVVSD, CU & CSU means numerous people in our neighborhood committee are out of town, and unable to speak in public comment this evening.

Therefore, if it pleases the Planning Commission, we kindly request some latitude this evening to be able to adequately articulate objective concerns regarding this continued, contentious matter directly affecting our properties. Thank you for your consideration.

Regards,
Patrick Berrend

Patrick Berrend, NCARB, AIA
Regional Design Services Manager
Tel: [303-997-4948 x4001](tel:303-997-4948)
Cell: [303-960-9925](tel:303-960-9925)



From: [Florence Dufour](#)
To: [Audem Gonzales](#); [Planner On Duty](#)
Subject: 320 Maple Street
Date: Monday, March 23, 2026 3:01:38 PM

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Hi Audem,

I am writing regarding the meeting held on Thursday, March 19, 2026.

The current proposal from JJ Investments is unsuitable for our community. The project as designed is too dense, making the property overcrowded, and we believe the board should recognize that this direction is not viable. Whether they significantly reduce the number of units or pursue a different approach entirely, the community remains committed to opposing the current plan.

Furthermore, I want to express my concern regarding the lack of fairness during the meeting. While JJ Investments was permitted to present their views at the podium, the public was given no opportunity to speak. It is troubling that the community was told there would be no discussion with the board while the developer was allowed to engage freely.

As an alternative, we suggest the Town of Frederick consider buying back the land to create a park, as was originally promised to the community.

Best regards,

Florence Dufour

From: [Ash McDonald](#)
To: [Planner On Duty](#)
Cc: [Matt](#)
Subject: 302 Maple Street PUD Comments
Date: Tuesday, May 19, 2026 9:22:00 PM

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To the Board of Trustees,

We are writing as a young family who recently chose to move to Frederick (303 Linden St.) because of the small-town character, strong sense of community, and the belief that this town prioritizes transparency, safety, and thoughtful planning. We made a long-term investment in Frederick with the expectation that decisions affecting neighborhoods would reflect those same values.

For that reason, we were deeply disappointed to learn that land originally intended for public use was sold into private hands, and even more concerned to see that the City does not appear willing to take meaningful steps to correct this situation. As new residents who plan to raise our family here, this issue has quickly become a defining moment in how we view our future in Frederick.

We are not opposed to responsible development. We understand that communities grow and evolve. However, the process surrounding this proposal has left us concerned about safety, transparency, and whether the voices of residents truly matter in the long term.

It is troubling that the proposed developer does not live in Frederick and will not be the one living with the long-term consequences of this project. Equally concerning is the lack of transparency from the builder. Critical surveys have not been completed, and neighbors have not been provided a detailed and final site plan. Residents are being asked to accept uncertainty and rely on verbal assurances rather than clear, enforceable commitments.

As parents raising children here, safety is not an abstract concept — it is daily life. It is traffic, lighting, noise, drainage, construction impacts, and the long-term upkeep of rental properties directly adjacent to established neighborhoods. These decisions shape the environment our children grow up in and the security we feel in our own homes.

Approving a loosely defined Planned Unit Development would introduce significant uncertainty and risk into a neighborhood that families like ours deliberately chose for stability. A vague PUD creates the potential for future amendments, incremental changes, and decisions made without meaningful public input.

If the Board chooses to move forward with a PUD, it is essential that strict, enforceable, and clearly defined standards are written into the agreement before any approval is granted. At a minimum, these protections should include:

- Single-story homes only with a maximum roof height of 20 feet
- A minimum 30-foot setback from neighboring fences with no structures permitted in that buffer
- Significant landscaping and mature tree installation to preserve privacy and neighborhood

character

- Directional, full-shielded warm lighting standards to prevent light pollution
- A clear and binding long-term property maintenance plan for landscaping, snow removal, trash, and upkeep

In addition, the PUD must clearly define building massing, architectural standards, drainage requirements, parking regulations, construction hours, noise mitigation, tree replacement requirements, and a formal public amendment process for any future changes.

Without these protections written directly into the agreement, residents are being asked to accept uncertainty that will last for decades.

We moved to Frederick because we believed it was a place where families could put down roots and feel confident in the future of their community. How this situation is handled will play a significant role in whether we — and many other young families — feel confident continuing to build our lives here.

We respectfully ask the Board to slow this process, prioritize transparency, and require clear, binding protections before any approval is granted. The decisions made here will shape not only this neighborhood, but also the trust residents place in the leadership of this town.

Thank you for your time and consideration.

Sincerely,

Ash & Matt McDonald 303 Linden St.

From: [Rhonda Swetnam](#)
To: [Planner On Duty](#)
Subject: 320 Maple Street PUD Application
Date: Wednesday, May 20, 2026 4:04:20 PM

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To the Town of Frederick Board of Trustees,

Please accept this letter as part of the official public record regarding the proposed Planned Unit Development at 320 Maple Street, Frederick, CO

My family and I have lived in the Maplewood neighborhood for more than 31 years, and throughout that time residents have repeatedly voiced concerns regarding attempts to maximize density and financial return on this property at the expense of neighborhood compatibility and community character.

At a time when approximately 4,500 housing units are already proposed throughout Frederick in projects such as The Shores at Plum Creek, Silverstone, Miner's Park, Wheatland, and others, the additional density proposed at 320 Maple is unnecessary. This project primarily benefits JJ Investments and Easton Homes, not the surrounding neighborhood or the broader Frederick community.

This proposal would directly impact established neighborhoods and nearby schools with an estimated construction timeline of up to 15 months, resulting in prolonged noise, dust, traffic disruption, and increased safety hazards for children walking to school and for Maplewood families living adjacent to an active construction site. Unlike many other proposed developments in Frederick, this project places those burdens directly on existing residents.

The process surrounding this property has now extended well beyond a year through multiple rezoning attempts, including the previously rejected R-2 proposal. The developer publicly stated that the current PUD approach is being pursued because of the "optics" of the failed R-2 rezoning effort. If that is the case, then the PUD must be used for its intended purpose: to establish clear, enforceable, and *highly specific* development standards *before* approval is granted.

Unfortunately, the developer and builder have still failed to provide residents with a complete and binding site plan, finalized renderings, or critical reports necessary for proper public review. Residents are effectively being asked to rely on future promises rather than enforceable protections. Once approved, a loosely written PUD could allow future amendments, incremental changes, and development outcomes substantially out of character with the surrounding neighborhood.

If the Board is willing to consider approval of this PUD, then strict and explicit standards must be written directly into the agreement and made legally binding from the outset. At a minimum, the PUD should include:

- Single-story homes only, with a maximum roof height of 20 feet
- The full 10% of the open space requirement *as well as* a 45 foot rear yard buffer, with no structures permitted within that buffer. This would still allow them to have approximately

1,500 to 1,800 SF units plus basements w/ 2-car rear-load garages

- Significant landscaping and mature tree buffering to protect privacy and neighborhood character
- Strict lighting standards to minimize light pollution
- On-site open space requirements with no cash-in-lieu alternative
- Clear architectural, building material, and massing standards compatible with the surrounding neighborhood
- Limits on garage and parking placement to prevent excessive vehicle impacts on adjacent homes
- Construction hour limitations, parking regulations, and noise mitigation requirements
- A formal public amendment process for any possible future PUD modifications

The neighboring residents who will live with the long-term consequences of this project should not be expected to absorb the risks created by vague language, undefined standards, or future discretionary changes. General concepts, verbal assurances, and future promises are not sufficient protections for existing homeowners.

There is simply no reason this developer cannot provide greater buffering, screening, setbacks, and open space given the unusually deep nature of this parcel compared to surrounding Maplewood and Old Town lots. If the developer truly intends to build the project they have verbally described publicly, then those commitments should be formally codified within the PUD regulations themselves.

This situation has increasingly become a prime example of financial interests outweighing the voices, concerns, and long-term well-being of the people who actually live here. The residents of this neighborhood deserve a transparent process and meaningful protections — not vague commitments that may later be altered or overlooked.

For these reasons, I respectfully urge the Board of Trustees to table any decision on this PUD until *all* critical standards, protections, and development details are thoroughly addressed, clearly documented, and made legally binding before approval.

Thank you for your time, consideration, and service to the Town of Frederick.

Sincerely,

Rhonda Swetnam
Maplewood Subdivision Resident
304 Linden St.
Frederick CO 80530



320 Maple Street PUD Zoning Document (Planned Unit Development)

Audem Gonzales, Senior Planner

Board of Trustees Public Hearing
June 17, 2026

BUILT ON WHAT MATTERS



Presentation Overview

- Strategic Plan Alignment
- Request
- Existing Conditions (vicinity map, comp plan & zoning)
- Property chronology
- Comprehensive Plan, zoning and density
- PUD Zoning Document Criteria
- Notifications & Recommendations



Strategic Plan Alignment

Responsible Growth and Community Vitality

Frederick will guide responsible growth through thoughtful planning and balanced development that strengthens economic and community vitality, while preserving the community character that residents value.



Request

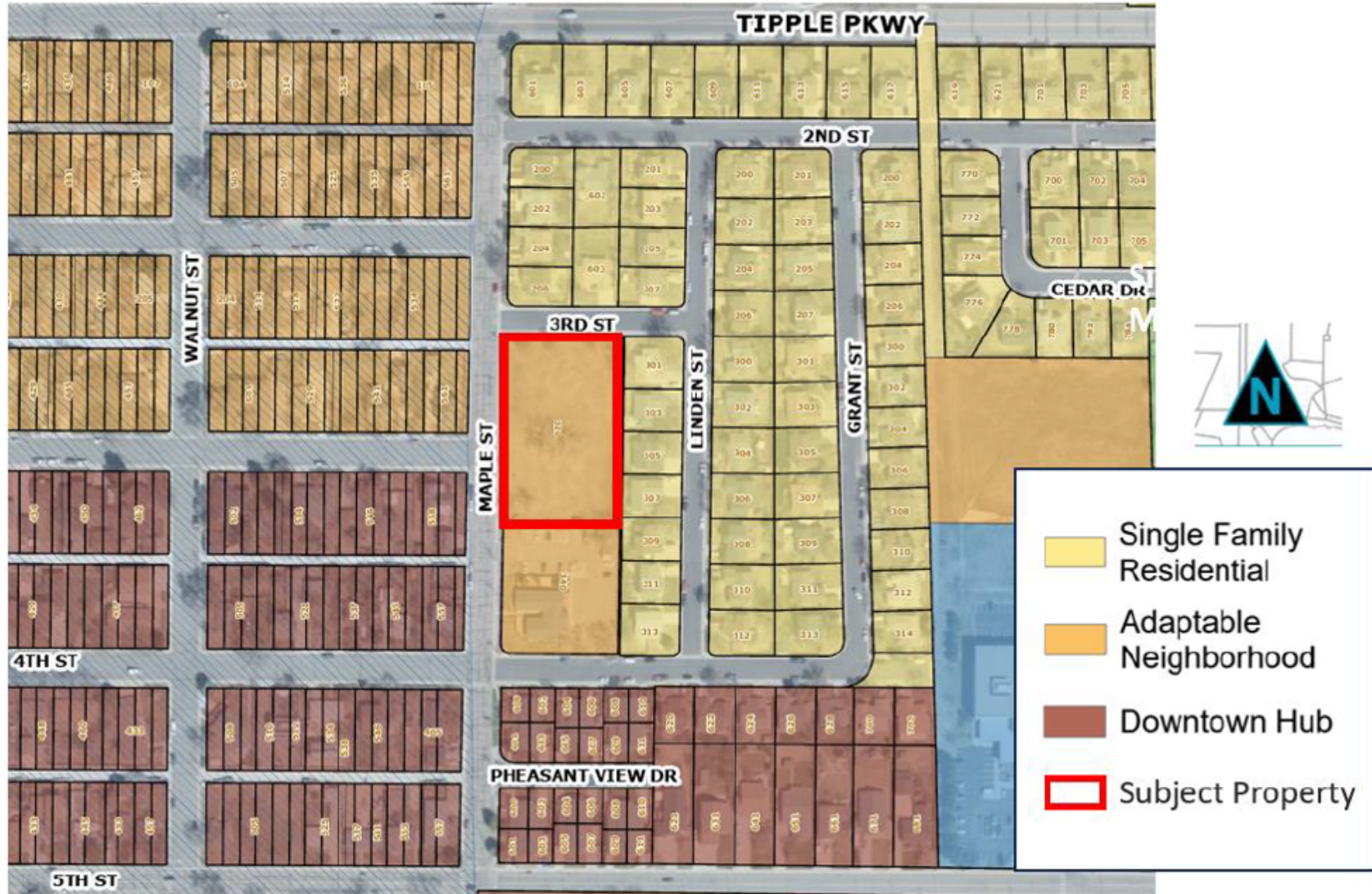
- Joshua Huene with JJ Investments, Inc. is requesting approval of a PUD Zoning Document (Planning Unit Development) for 320 Maple Street (Lot 1, Maplewood Subdivision Filing No. Two Amendment A).
 - The applicant is requesting to create site-specific development standards for a project consisting of 4 duplex buildings and 6,263 SF of private open space.

Vicinity Map

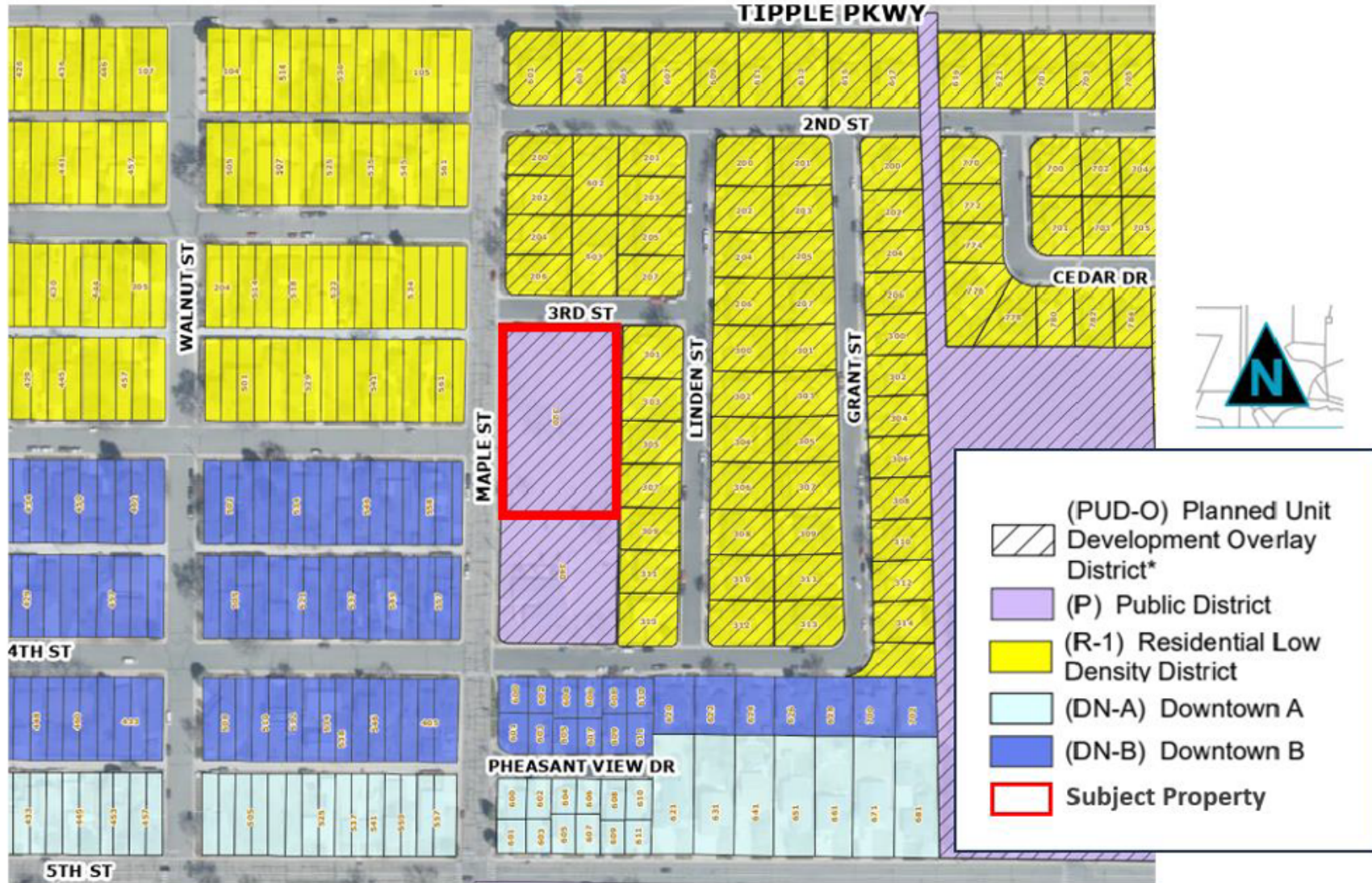


 Subject Property

Future Land Use Plan



Zoning





Property History

- Maplewood Subdivision Filing No. One was platted in 1987 with the subject property being part of original Lot 1, Block 4.
- Maplewood Subdivision Filing No. Two was platted in 1993. The project replatted Lot 1, Block 4 into a smaller lot labeled Lot 1, Block 8, Maplewood Subdivision Filing No. Two. The replat added additional right-of-way (Linden Street) and created seven additional residential lots from the original Lot 1, Block 4 property.
- In 2024, Maplewood Subdivision No. Two Amendment A was approved, which subdivided Lot 1, Block 8 into two separate lots. The separate lots are addressed as 340 Maple Street and 320 Maple Street.
- In 2025, the 320 Maple Street rezoning from P (Public) to R-2 (Medium Density Residential) was denied.



Comprehensive Plan and Zoning

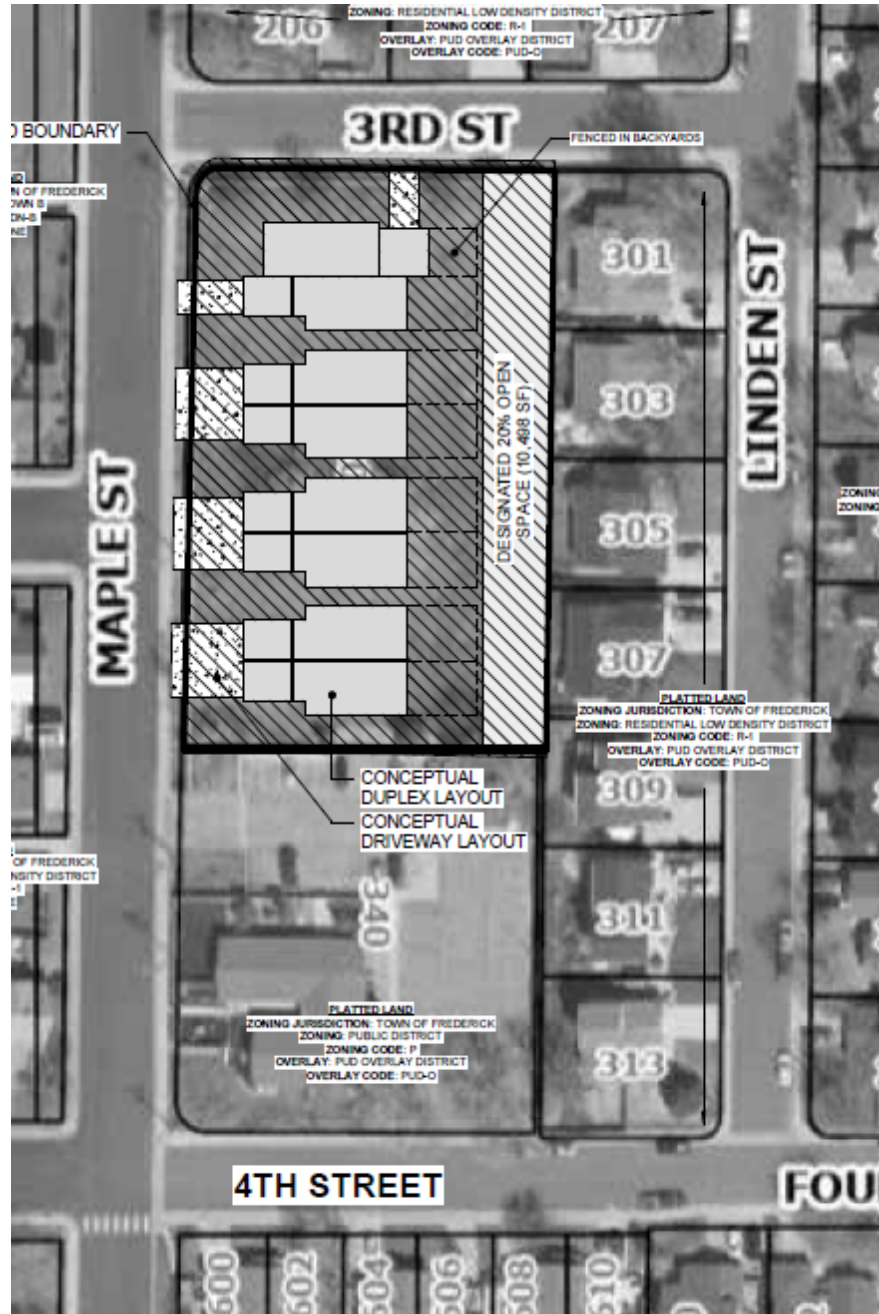
- **Comprehensive Plan**
 - Updated in 2024
 - Property designated as “Adaptable Neighborhood” on Future Land Use Plan
 - Diversity of housing (Single-family detached, duplex, townhomes & multifamily)
- **Zoning**
 - Currently zoned Public with PUD overlay
 - Allowed uses by right – amphitheaters, parks, places of assembly, schools, etc.
 - Conditional Use or Limited Use – Daycares, hospitals, jails, libraries, structured parking, etc.
 - Proposed PUD Document
 - Allowed uses by right – duplex homes only



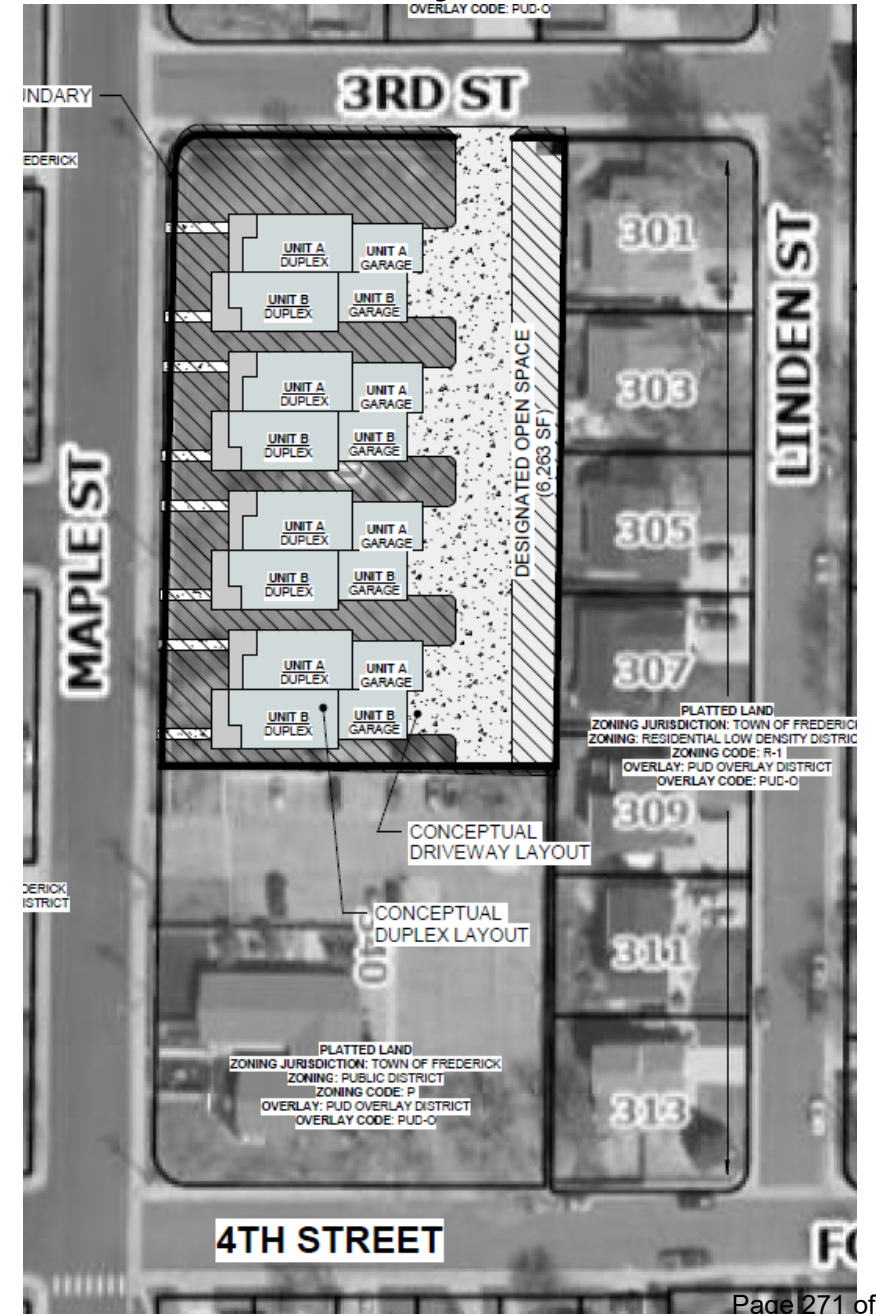
PUD Zoning Document

- Allowed for properties with PUD Overlays or properties looking to zone to PUD.
- What is a PUD Zoning Document?
 - PUD is the zone district. No longer an overlay over a base district.
 - PUD Zoning Document contains the development rules and regulations for future development.
 - Density, lot dimensions, setbacks, height, architecture, open space, etc.

Front loaded



Alley loaded



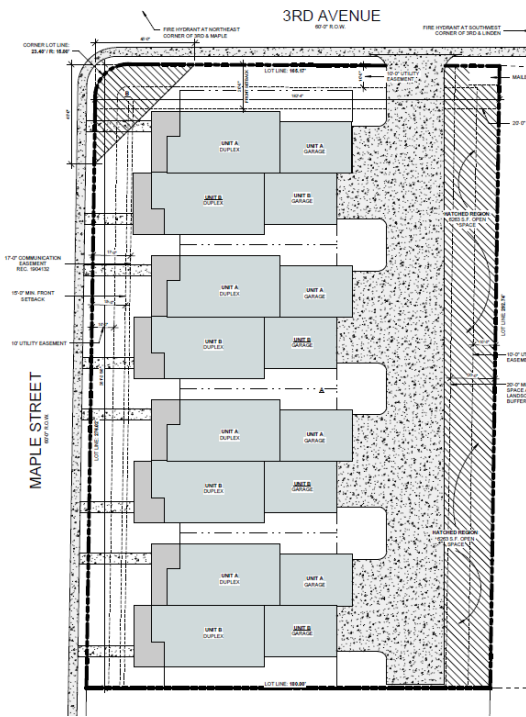
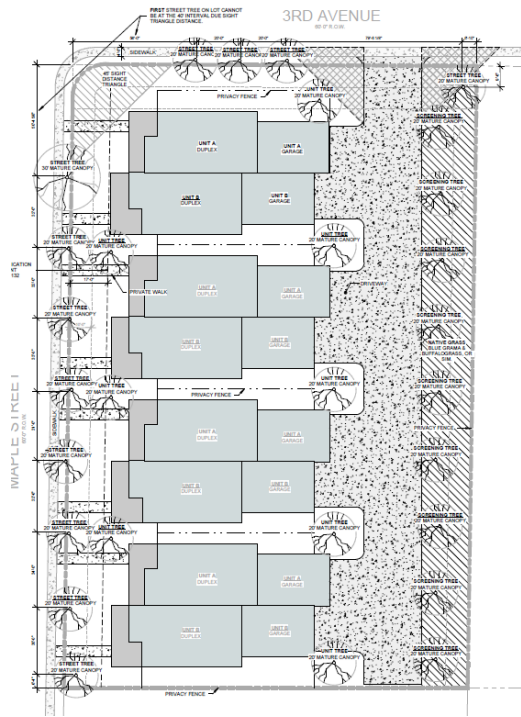


320 Maple PUD Zoning Document

- **Project area:** 1.205 acres
- **Permitted uses:** duplex residential, alley loaded
- **Max density:** 7 dwelling units per acre = 8 units (4 duplex buildings)
- **Minimum lot area:** 2,500 per dwelling unit
- **Accessory buildings:** not permitted
- **Maximum building height:** 1 story, not to exceed 20-feet
- **Minimum setbacks:** Front 17, side 5, rear 15



PUD Zoning Document



I. INTRODUCTION

A. General Intent
The 320 Maple PUD Zoning Document is intended to provide housing with a maximum of 8 paired homes in 4 duplex buildings.

B. Relationship to the Town of Frederick Regulations
The provisions of this Planned Unit Development Plan ("PUD") shall prevail and govern the development of 320 Maple, provided, however, that where the provisions of this PUD do not address a particular subject, the Town of Frederick Land Use Code, as amended ("LUC") shall govern. Definitions for all included terms shall match LUC unless otherwise stated in this document.

II. DENSITY AND DIMENSIONAL STANDARDS

A. Subdivision. The area within this PUD may be further subdivided to create individual lots for each duplex unit.

B. Block Development
1. **Number of Structures & Dwelling Units.** Lot will be developed with a maximum of four duplex buildings containing a maximum of eight dwelling units total.

2. **Vehicle & Pedestrian Access & Circulation**
a. Buildings shall be separated to allow for access between and around structures. Pedestrian walkways shall connect the front porches or patios of each dwelling unit with the existing sidewalk which borders the western and northern edges of the lot. Resident vehicle ingress/egress shall be provided via a shared private drive off 3rd Street.

III. DEVELOPMENT STANDARDS

A. Residential Architecture
1. **Intent.** The intent of the architectural requirements at 320 Maple is to provide a series of four duplex homes with some aesthetic variety while maintaining a sense of cohesion and rhythm that identifies the PUD as a community. The duplexes are intended to have rear loaded garages and the front facades will face Maple Street and 3rd Street, creating an engaged streetscape that aligns contextually with the layout and forms of the existing homes in the immediate vicinity. Homes are required to have outdoor living spaces in the form of porches or attached patios. A minimum of one (1) two-car attached garage is required per dwelling unit. Elevations shall reflect contemporary or traditional regionally-appropriate styles and will be subject to Town staff review and approval at the time of Site Plan.

2. **Duplex Dwellings.**
a. **Building Diversity.**
(1) Developer may construct all four duplex buildings using the same massing and style but must alter the materials or color of adjacent buildings. Duplex buildings may be identical in materials and color provided they are not adjacent to one another.

(2) **Degree of diversity.** Duplex buildings adjacent to one another will be considered altered to a degree that satisfies the Building Diversity requirements provided there is a variation in the 1) color of the cladding, 2) orientation of the cladding (eg. vertical or horizontal installation).

b. **Architectural Style and Materials.** All buildings shall be constructed with a consistent architectural style and consistent use of materials types, roof line massing, and colors.

c. **Building Height.** Building heights shall be limited to not more than 1 story above grade and are not to exceed 20'-0" in height above finished grade.

B. Parking
1. **Residential parking requirements.** Every dwelling unit shall be required to include a minimum of a 2-car garage.

3. **Additional parking requirements.** No additional parking shall be required.

C. Sidewalks, walkways, multi-use pathways, and trails
1. **Walkways.**
a. Private walkways shall be provided to connect the front porch of each dwelling unit to the existing public sidewalk along Maple Street.

b. The existing attached sidewalk along Maple Street and 3rd Street shall be utilized to meet the public street sidewalk requirement.

D. Parks and open space.
1. **General Intent.** The open space of the PUD is intended to serve the residents of this PUD & provides buffer space to the rear of the property that is more visually appealing from neighboring properties and communities.

2. **Open Space.**
a. The developer shall provide a minimum of 20% open space within this PUD boundary or provide cash in lieu for any portion of the 20% not provided.
b. The open space shall be located along the eastern edge of the PUD area. The open space shall be a minimum of 20'-0" in width, measured from the east property line.

F. Street Trees
1. No trees are required within the 45' sight triangle at the intersection of Maple Street & 3rd Street. Maximum spacing of trees may exceed 40' so long as that distance is exceeded for the express purpose of avoiding planting in the sight triangle.

G. Trees Per Dwelling Unit A minimum of one tree shall be provided for each dwelling unit on the lot. Street trees do not count as unit trees. The required dwelling unit tree may be planted in the front or rear yard.

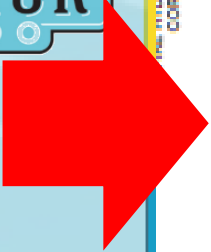
H. Fencing and Screening
1. **Fencing.** Each rear yard shall be fenced with a maximum height of 6'-0". Fences between the front facade and front property line are limited to a maximum height of 3'-6".

2. **Screening.** Landscaping shall be installed within the east open space to provide an appropriate landscape buffer from the neighboring residential properties. A minimum of 1 tree per 30'-0" of the east property boundary shall be installed.

SITE SUMMARY CHART	
Permitted land use	Duplex residential
Minimum lot area per dwelling (square feet)	2,500
Maximum net density	7 units/acre, 1.2 acre site = 8 units max
Minimum lot width (feet)	30'
Minimum lot frontage (feet)	30'
Minimum front yard setback (feet)	17'
Minimum side yard setback (feet)	5'
Minimum rear setback (feet)	15'
Accessory buildings	Not permitted
Minimum floor area (square feet) per unit	1,200
Maximum Building Height (feet)	20'

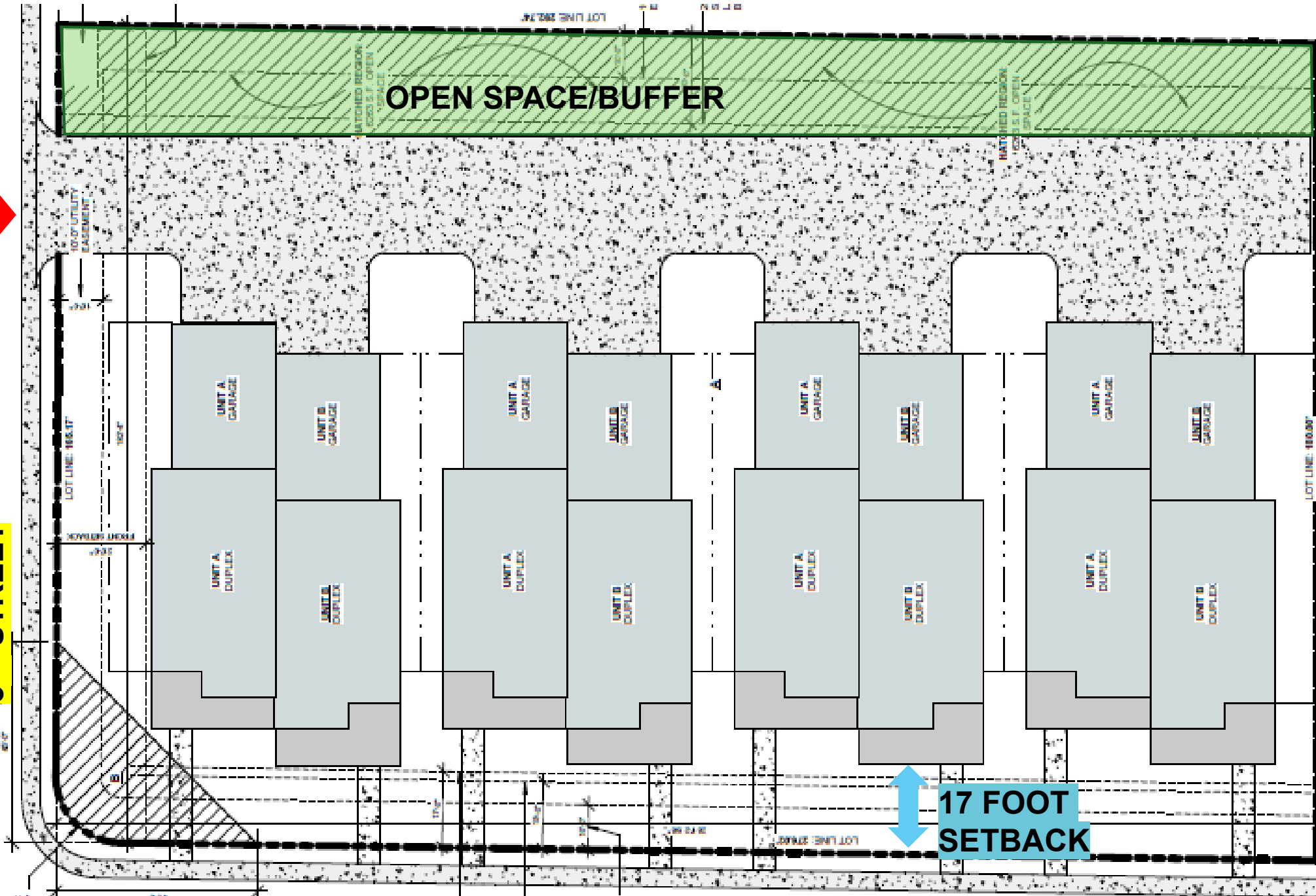
(1) Zero lot line setbacks shall be permitted along shared lot line for attached buildings.

MINIMUM OFF-STREET PARKING REQUIREMENTS		
PRINCIPAL USE	REQ'D PARKING SPACES	ADDITIONAL REQUIREMENTS
DUPLEX DWELLING	2 PER DWELLING UNIT	NO GUEST PARKING IS REQUIRED



3RD STREET

THE PLANNING AND ZONING DEPARTMENT
CORNER OF 3RD & LINDEN



MAPLE

17 FOOT SETBACK



PUD Zoning Document

Subdivision. The applicant is proposing the 4 duplex buildings on one lot. The PUD zoning document permits future subdivision of the lot into a maximum of 8 individual lots to create a fee-simple subdivision.

Vehicle and pedestrian access. The PUD zoning document proposes that each dwelling unit connect to the existing sidewalk along Maple and 3rd Streets via a walk.

Residential architecture. The applicant is proposing that each building have a rear-loaded garage that faces a private alley. Each dwelling is also required to have outdoor living space in the form of porches and patios. The zoning document proposes that each building shall contain consistent architectural styling and material types. The document also requires consistent roof massing and colors between buildings.

Garages & Parking. Every dwelling unit is required to have a rear-loaded two-car garage to be accessed off a private alley. No guest parking is required per this PUD zoning document.



PUD Zoning Document

Sidewalks and connections. Each dwelling is required to connect the front porch to the existing sidewalk. Also, the PUD states that the existing 4-foot attached walk along Maple Street and 3rd Street will be utilized to meet the public street sidewalk requirement of the Land Use Code. The current standard for new streets is a 5-foot wide sidewalk.

Parks and open space. Properties zoned with PUD overlay are required to provide 20% of the site as designated parks and open space. The applicant is proposing ~12% (6,263 SF) of open space on the eastern edge of the site, behind the duplex buildings. The PUD zoning document requires a minimum width of this open space to be 20 feet. This open space is also intended to function as a buffer to the existing neighborhood to the east. The remainder of the 20% open space not provided shall be provided as fee-in-lieu to the Town.

Street trees. The PUD proposes a maximum separation of street right-of-way trees to be 45-feet. The document contains language for trees that cannot be placed in right-of-way due to easements or other constraints, being allowed to be planted on individual lots. These trees cannot count towards the required individual unit trees.

Screening. The PUD proposes landscaping within the open space along the east property line. The applicant has proposed a rate of 1 tree for every 30 linear feet.



PUD Zoning Document Approval Criteria

(1) Will be in general conformity with the Comprehensive Plan;

Staff response: The Comprehensive Plan was updated in 2024. The property is designated as adaptable neighborhood, which allows for a wide range of residential uses. The applicant is proposing that only duplex development be allowed within this project area. Duplexes are allowed within the adaptable neighborhood land use designation.

(2) Will provide a net public benefit when compared to the development that is possible under non-PUD zoning districts, considering:

(a) For all planning areas:

i) The stewardship of natural resources and the mitigation of flood risks;

Staff response: There are no identified national resources or flood risks on this property.



PUD Zoning Document Approval Criteria

ii) The development quality and design aesthetics; and

Staff response: The proposed massing and architecture of the duplex buildings are appropriate for the neighborhood. The applicant has updated the height limit to be a maximum of one-story or 20 feet. This makes this project more aligned with the existing neighborhood of one and two-story homes. The Planning Commission placed a condition of approval on the project requiring all buildings to maintain a consistent architectural style, material and color pallet, and roof massing. This will help create a cohesive project look within an established neighborhood.



PUD Zoning Document Approval Criteria

**iii) The efficiency in layout and provision of roads, utilities and other infrastructure;
and**

Staff response: The duplex buildings are proposed to be accessed off a private alley on the east side of the development. This will greatly reduce conflicts along Maple Street with driveways and the existing sidewalk. All the project ingress and egress will take place at one location along 3rd Street. The alley will need to meet the Town's drive cut width standards of no more than 30-feet along 3rd street. The actual alley itself shall meet the fire district standards of at least 26-feet in width.

(b) For planning areas that include residential uses:

i) The quantity or quality of common open space or recreational amenities;

Staff response: The applicant is providing ~12% of the 20% required open space on the east side of the development. The open space is intended to serve the residents of this project. 20% open space is roughly 10,000 SF of the site. At the Planning Commission public hearing, the applicant presented a version meeting the 20% requirement. Staff found this area to be too small to be usable and functional as open space. Reducing the amount to ~12% further restricts the usability of this area. A fee in lieu option will account for the remainder of the open space. Staff initially discussed a 100% open space fee in lieu option vs. incorporating any open space. The current version of the project uses the open space as a buffer to existing homes to the east of this site.



PUD Zoning Document Approval Criteria

ii) The affordability of housing; and

Staff response: There is no way of knowing the future price points of these units. Staff does believe that any option other than single-family is a great asset to the Frederick community. Having a variety of housing products does offer different rental or home prices for different socio-economic classes within the Town.

(3) Where the boundaries of the PUD are shared with existing or approved residential development, or when existing or approved residential development is across a street that is sixty (60) feet or less in right-of-way width, the PUD zoning document provides for buffers and/or transitions in land use, density, intensity, and building patterns along the boundaries of the PUD Zoning District to appropriately address the impacts of noise, dust, light, and shadows created by development within the PUD on the existing or approved residential development.

Staff response: The applicant has proposed a PUD zoning document standard requiring the open space to be placed along the eastern property boundary of the PUD area. The open space has a minimum width requirement of 20 feet and is required to include trees at a rate of 1 tree per every 30 linear feet of buffer area. There are existing fences along the eastern property line. Staff believes the landscaping rate can be increased to provide more of a buffer.



Notifications

This project has been required to provide several public notices per Section 4.5 of the Land Use Code. See the list of requirements below:

1. Neighborhood meeting - mailed notice with a 1,000 ft. buffer
2. Application initial submittal - posted and mailed notice with a 1,000 ft. buffer
3. Public hearing - posted and mailed notice with a 1,000 ft. buffer



Public Comment

- First neighborhood meeting August 7, 2025
- Second neighborhood meeting September 11, 2025
 - Staff created a report categorizing the comments into themes to better synthesize the feedback that was received.
 - Staff created an informational memo on the project history and process moving forward.
- The recordings and meeting summaries of both meetings were posted online for the public to access at any time.
- Staff has received many public comments with regard to this application. All correspondence has been provided in the staff report packet. The concerns and comments echo the comments and concerns stated during the neighborhood meetings.
- Additional public comment printed for the Board of Trustees



Public Information Online

frederickco.gov/855/Whats-Developing

Create a Website Account - Manage notification subscriptions, save form progress and more. Website Sign In

Living in Frederick | Doing Business | Your Government | How To...

What's Going on Around Me?

Neighborhood Meetings | Applications Under Review | Approved Applications

Project Name (Date of Meeting)	Location	Project Proposal	Application Type	Neighborhood Meeting
Upcoming! Colorado Crane School Conditional Use (3/25/26)	4250 Salazar Way	Conditional Use for a trade school within the Business Light Industrial (BLI) zone district	Conditional Use	Join!
Upcoming! Silverstone Filing 7 (3/16/26)	5401 Highway 52	Proposed 606 single-dwelling lots with detached homes, 21 outlots and 2 tracts for ~150 acres	Preliminary Plat; Preliminary Development Plan	Join!
Wyndham Hill F10 (1/20/26)	Aggerate and Tipple Pkwy	Single Dwelling Detached Development	Planned Unit Development; Preliminary Plat	Recording and Minutes
Silverstone Planned Unit Development (12/8/25)	Silverstone	Proposed Mixed-Use development.	Planned Unit Development	Recording and Minutes
Transwest Subdivision Amendment and Site Plan Amendment (12/10/25)	4001 Commerce Drive & 7245 Johnson Drive	Combination of two lots into one.	Site Plan Amendment; Subdivision Amendment	
Circle K Car Wash (9/23/25)	5540 Silverstone Drive	Amendment to approved site plan to add new vacuum pumps and change parking area.	Site Plan Amendment	Recording & Minutes
Victory Valley Subdivision (10/8/25)	3400 Gooding Hollow Parkway	Proposed 124 single-family residential lots.	Preliminary Plat, Final Plat	Recording & Minutes



Planning Commission Recommendation

The Planning Commission held a public hearing on March 19, 2026 and voted to recommend approval with conditions with a vote of 5 Yes and 0 No. The Planning Commission discussed the project in great detail and worked with the applicant on addressing many of staff's concerns and resident concerns. These concerns were centered around architectural compatibility, garage placement, and driveway and sidewalk conflict areas. The Planning Commission placed conditions on this application that would require the project to change the layout to be alley loaded and remove all the driveways off Maple and 3rd Street. The Planning Commission also placed a condition on the applicant requiring the building height to be no more than one-story in height. Below are the full list of conditions:

1. Minimum front setback of 15-feet.
2. Provide regulations requiring consistent architectural style, material, roof line massing and color.
3. Limit to 1 story and not to exceed 20-feet in height.
4. Provide appropriate screening on the east side.
5. East side buffer shall be 20-feet measured from the property line.

The applicant has updated their PUD Zoning Document to reflect these conditions. Again, the project now has an alley loaded configuration with no driveways along Maple Street or 3rd Street.



Staff Recommendation

Staff recommends the Board hold a public hearing, receive the presentation from staff and the applicant and ultimately consider all the comments and data from this application prior to taking any final actions.



Recommended Motions

Approval:

I move to approve Ordinance No. 1415 regarding the 320 Maple Street PUD Zoning Document.

Approval with Conditions:

I move to approve the 320 Maple Street PUD Zoning Document with conditions and direct staff to draft an ordinance of approval with the following conditions: (list conditions of approval)

Denial:

I move to deny the 320 Maple Street PUD Zoning Document request and direct staff to draft a resolution of denial (list criteria not met).



320 Maple Street PUD Zoning Document (Planned Unit Development)

Audem Gonzales, Senior Planner

Board of Trustees Public Hearing
June 17, 2026

BUILT ON WHAT MATTERS



PUD Zoning Document eligibility

Intent.

(1) The standards and procedures of this Article are intended primarily for large-scale projects with multiple lots, a mix of land uses, and an extended build-out period; however, smaller-scale (even single lot) development that requires comparable flexibility to accommodate unique circumstances or allow for unique, high-quality design may also be processed and approved under this Article.



Dimensional Standards

	P-Public	PUD Zoning Document	R-1
Maximum Height	40-feet	20-feet	35-feet
Front Setback	15-feet	17-feet	15-feet (garage 19-feet)
Rear Setback	10-feet	15-feet	20-feet
Side Setback	0	5-feet	5-feet



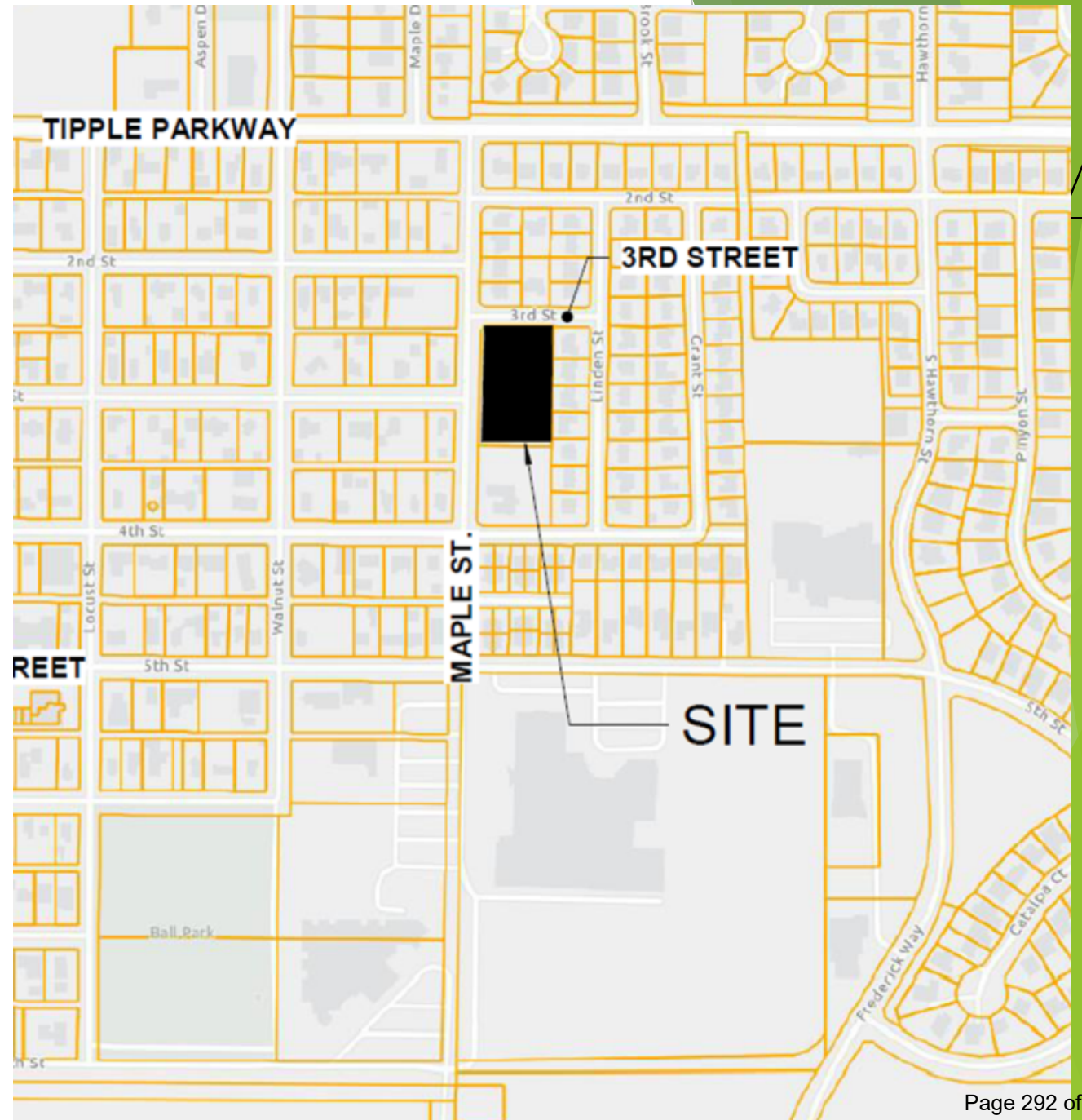
Property History

- Maplewood Subdivision Filing No. One was platted in 1987 with the subject property being part of original Lot 1, Block 4. The 1987 plat contains Certificate of Ownership language and street dedications, but does not contain a “public” or “parks and open space” dedication or designation.
- In 1987, the Town and Grant Brothers entered into a subdivision agreement to govern the development of the subdivision. The agreement makes reference to a dedication of land owned by Carbon Valley Parks and Recreation District for public use, but the District did not own the property at that time, and no dedication was made on the plat for parks or open space.
- Maplewood Subdivision Filing No. Two was platted in 1993. The project replatted Lot 1, Block 4 into a smaller lot labeled Lot 1, Block 8, Maplewood Subdivision Filing No. Two. The replat added additional right-of-way (Linden Street) and created seven additional residential lots from the original Lot 1, Block 4 property.
- The 1993 plat contains the same Certificate of Ownership language regarding parks and open space, but contains no additional dedication or designation.
- In 1993 a new subdivision agreement was approved with a provision stating “No dedication of land for public sites or open space ... is required for this filing of the Maplewood Subdivision,” indicating that the land impacted by the replat, including the subject property, was not subject to a public or open space dedication requirement.
- In 2024, Maplewood Subdivision No. Two Amendment A was approved, which subdivided Lot 1, Block 8 into two separate lots. The separate lots are addressed as 340 Maple Street and 320 Maple Street. 320 Maple Street is the subject property undergoing a PUD zoning document request.
- In 2025, the 320 Maple Street rezoning from P (Public) to R-2 (Medium Density Residential) was denied.



PUD Application
320 Maple Street
Frederick, CO 80530
(1.205 Acres)

- R-1 Zoning to the West, North, and East
- Downtown B Zoning to the West and South (single-family and quadplex units)
- Public Zoning to the South (Daycare)



THE FREDERICK FORWARD COMPREHENSIVE PLAN 2050 GOALS AND ACTIONS

- Goals and actions provide direction to implement the Frederick Comprehensive Plan.
 - Goal 8.1 - Maintain a balanced housing supply with housing availability for local residents and workers at all income levels and unit types and sizes that meets the varying lifecycle needs and housing preferences of Frederick residents.
 - Action 8.1.3 - Develop housing units that are attainable for low- to moderate-income households on Town-owned parcels, in alignment with the land use guidance provided in the Comprehensive Plan.
 - Action 8.1.7 - Market Frederick to developers experienced in developing senior housing and attainable / workforce housing in the region.
 - Action 8.1.9 - Remove unintended barriers to the development of affordable and attainable housing in the Town's Land Use Code and other Town policies and regulations, where consistent with other Town goals.
 - Action 8.1.10 - Encourage the development of housing in mixed-use development, in order to promote walkability, provide the option for car-free lifestyles, increase transportation efficiencies, and promote economic vitality.

320 Maple Street and THE FREDERICK FORWARD COMPREHENSIVE PLAN 2050

- Aligns with the strategic growth plan by creating Adaptable Neighborhoods.
 - The overall intent of the Future Land Use Plan is to provide the foundation for the development of a broader range of housing choices in Frederick, to serve different types of households, and to provide units that are more attainable from a cost perspective, for residents.
 - Frederick will support the development and maintaining of strong neighborhoods with a variety of housing options to support existing and future residents. Neighborhoods across Frederick will provide housing options for various types of households and ranges of incomes. By having a diverse range of housing available, Frederick will serve as a great home for residents at every stage of life.

Joshua Huene- Managing Partner, JJ Investments Scott and Megan Easton- Easton Homes

Project Overview

- PUD Application for 320 Maple Street to provide additional housing options on vacant land within walking distance to downtown and nestled in an established neighborhood.
- The future land use plan provides greater flexibility for developers to introduce new and more varied programs of housing as Frederick continues to evolve over the next 25 years.
- This project dovetails the Towns' Frederick Forward Comprehensive Plan 2050 by providing a diversification of the local housing options for adaptable neighborhoods.
- This project will provide housing options outside the traditional detached single-family home in Frederick.

PRIOR REZONE MEETINGS

- April 2025 Planning Commission Meeting
 - Town Planning Department recommended R2 approval
 - Multiple board members absent, Vacant seats
 - Concern for density allowing up to 12 units with broad R2 designation
- May 2025 Board of Trustees Meeting
 - Town Planning Department recommended R2 approval
 - Trustee Vote: Recommended to reapply with the PUD and intended development that was presented

PUD - WHAT DOES THIS MEAN?

- Planned Unit Development
- Useful tool when unique zoning is necessary for development
- Creates the PUD as a zone district
- Sets regulations for future development
- Site plans follow PUD to ensure compliance
- More restrictive than R2
- Provides clarity, specificity and limits what can be built
- Ensures design principles are maintained
- When something is not addressed in the PUD, it then reverts to standard code

R2 PLANNED DEVELOPMENT - 2025

• R2 Proposal

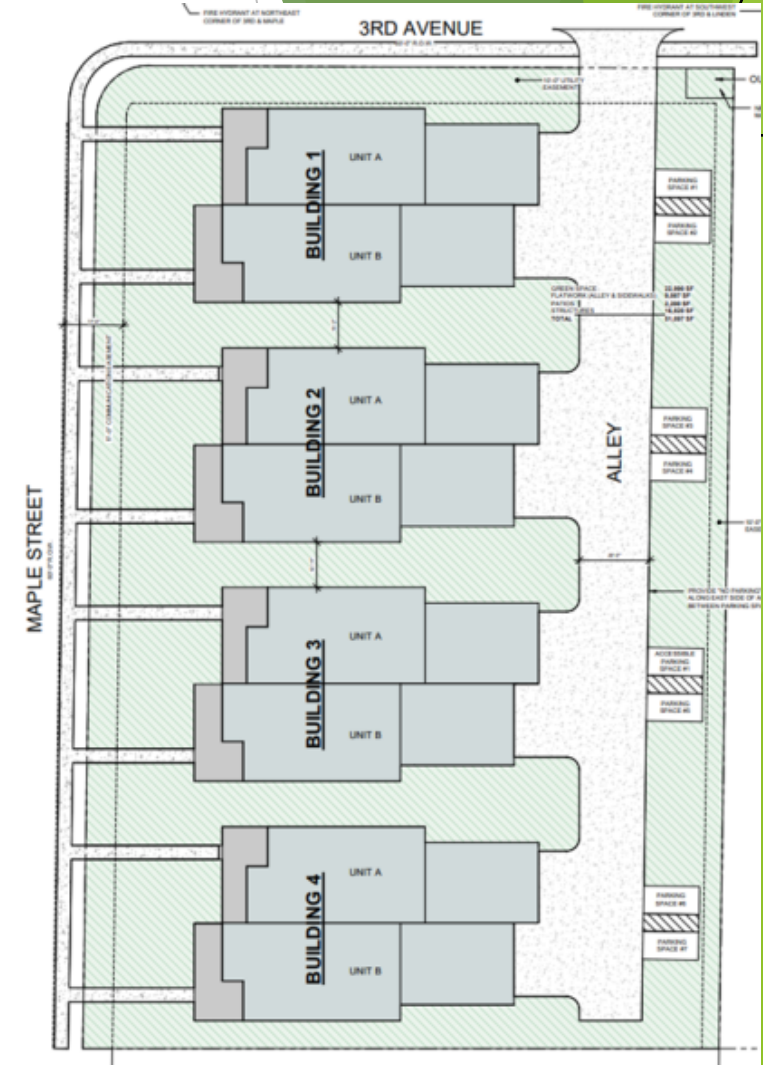
- (4) duplex buildings, (2) units per building, (8) total units
- ADA accessible
- All utilities are present and or/along side this lot
- 4 water shares for this lot are already purchased, present and allocated
- Compliment surrounding community and historical Federick feel

Neighborhood Feedback

- Eliminate the Private Drive due to traffic and noise
- Preserve as much open space feel
- Preserve as many mature trees as possible

Adjustments

- Multiple meetings with the Town's planning department
- Moved driveways to Maple and 3rd
- Dedicated 20% open space buffer to Linden St.

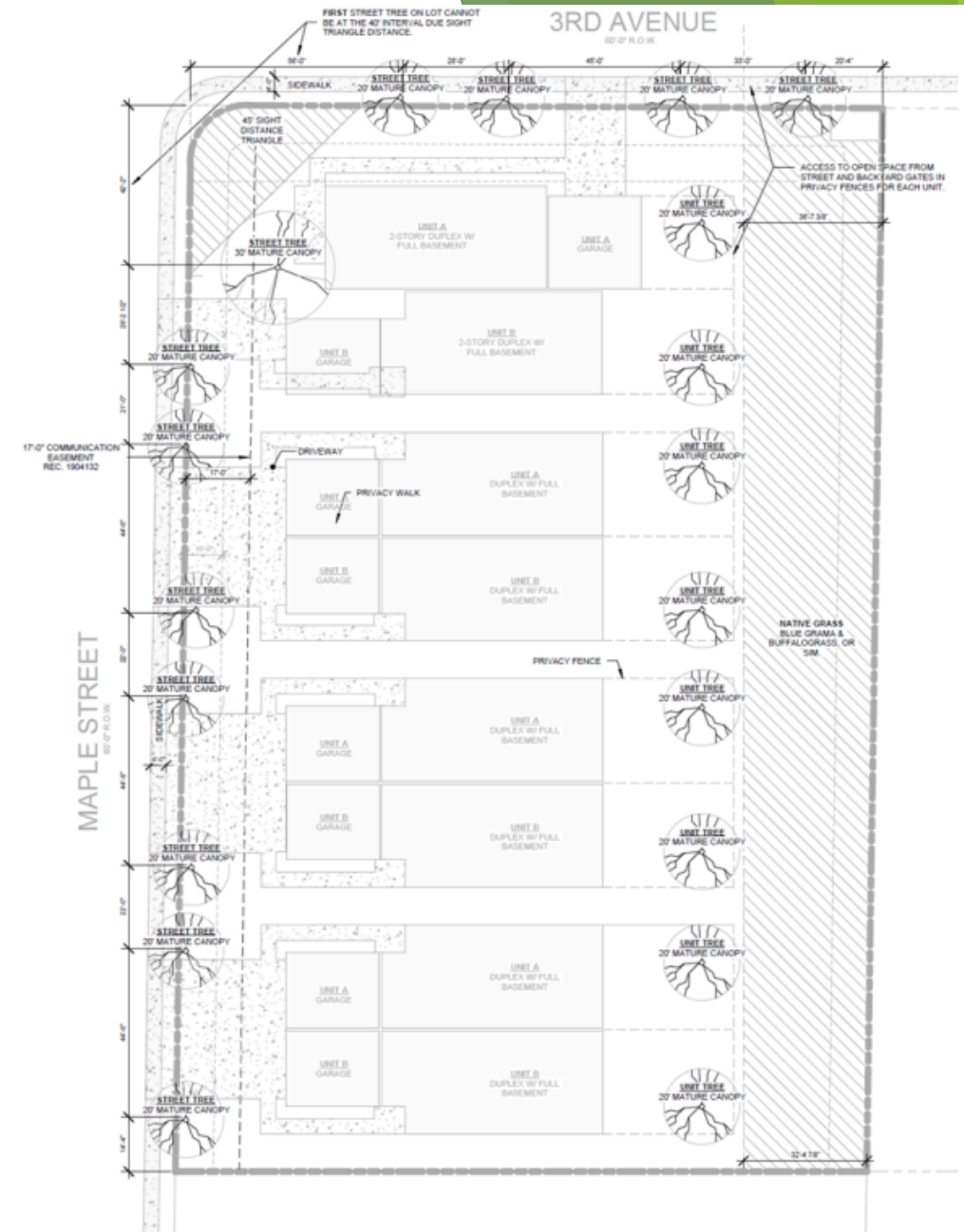


PUD APPLICATION - MARCH 2026 PLANNING COMMISSION MEETING

- PUD Proposal
 - Moved garages to Maple and 3rd Street
 - Eliminated alley
 - 58% garage variance to allow for a 2-car garage per unit
 - Garage protrusion of 26' from front façade
 - Provided 20% open space to the East for buffer

Neighborhood Feedback

- Renderings were eliminated - lack of transparency
- No concurrent site plan
- Vague, ambiguous, “can drive a truck through them”, not dictating, uncertainty, not legally binding
- No traffic, engineering, or drainage Study
- A concept, not a plan
- Safety
- The neighborhood work session was taken out of context in assuming they wanted front load garages - the parking butting to Linen Street was the problem



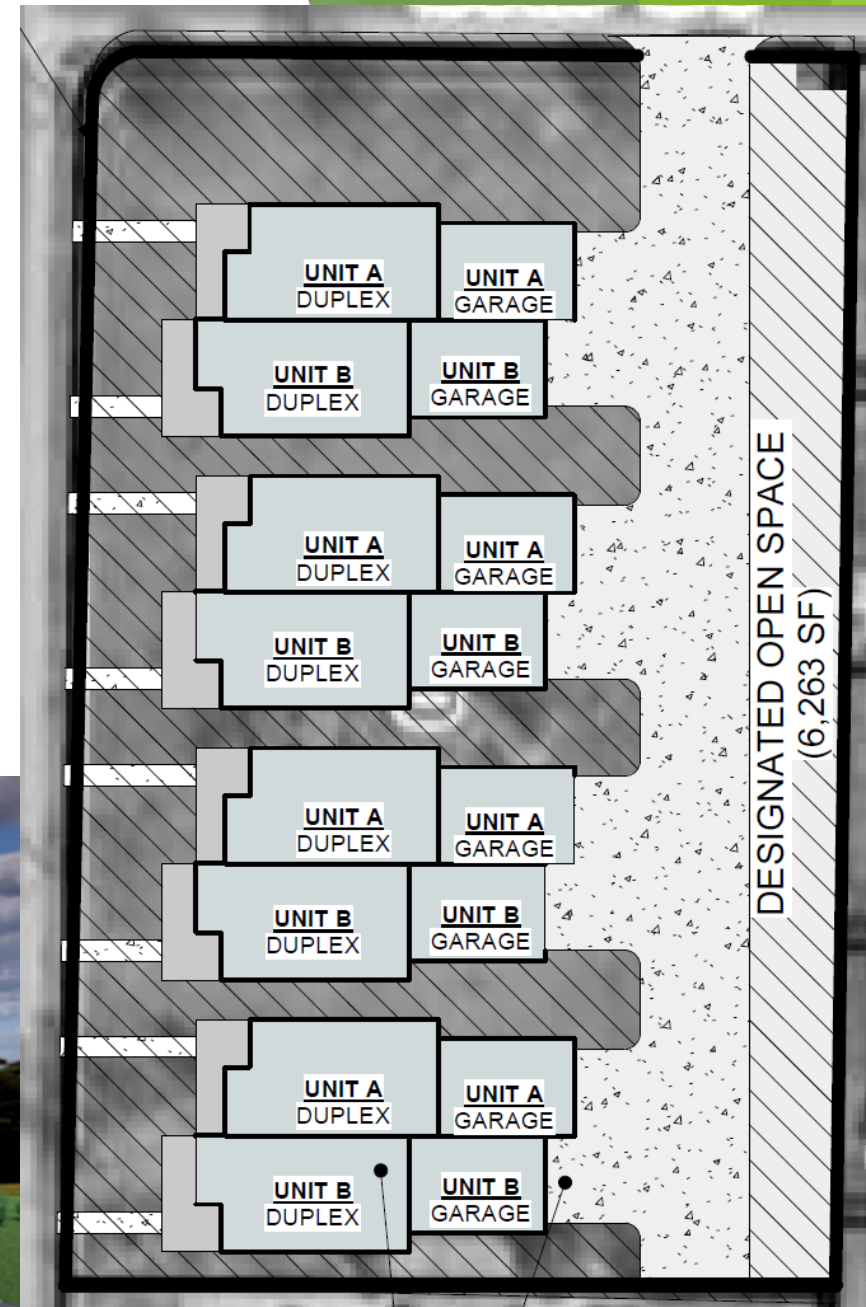
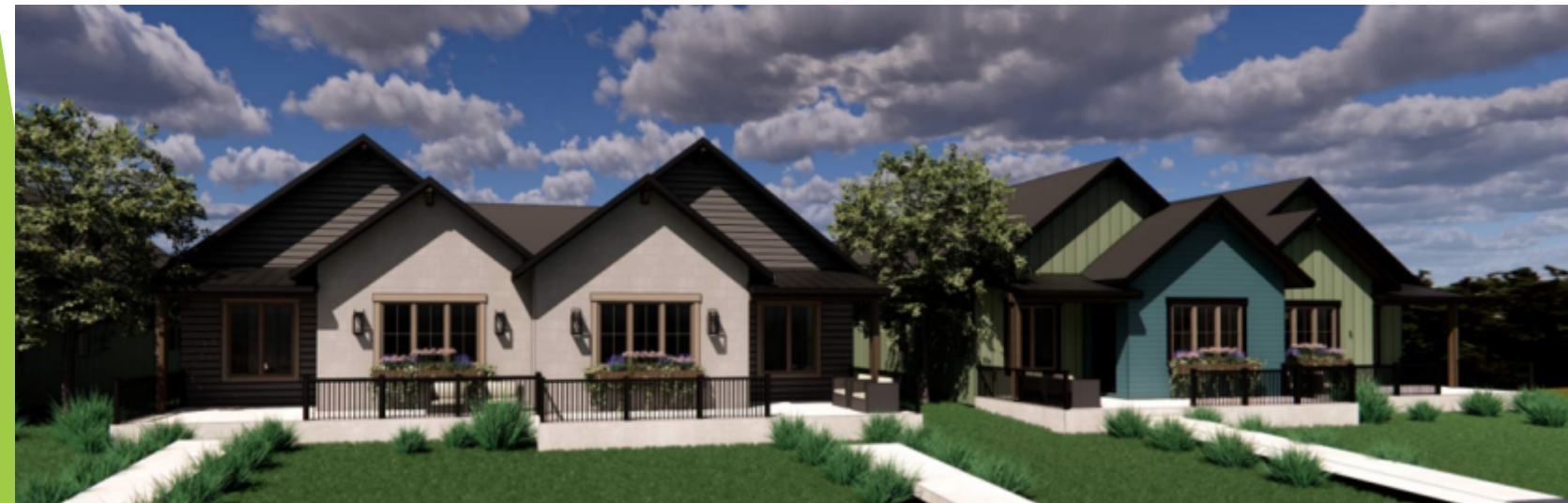
② CONCEPTUAL SITE PLAN
1" = 20'-0"

PUD- PLANNING COMMISSION OUTCOME

- March 2026 Planning Commission Meeting
 - Planning Commission all voted for Conditional Approval
 - Move the garages to the rear
 - Make driveways larger to allow for guest parking
 - Add a 20' landscape buffer to the East with a landscape buffer to help reduce sound and light disturbances
 - Limit the building to 1 story, 20' high
 - Allow for a 15' front setback
 - Architectural design consistent with existing neighborhood
 - Recommended renderings to be included for visual
 - Completes the neighborhood, agree any allowed P zoned development does not fit this property
 - Understands something will get built - residential makes sense

UPDATED PUD PROPOSAL, MAY 2026 BOARD OF TRUSTEES MEETING

- PUD Proposal
 - Moved garages to rear
 - Shared private drive
 - Rear driveway guest parking
 - Landscaped and screened open space buffer on east property line
 - 1 story, max 20' height
 - Anything not included in PUD reverts to code





QUESTIONS