



## ROONEY VALLEY COMMISSION STAFF REPORT

**REZONING CASE NO.** RZ-17-001  
**CASE NAME:** Indigo at Red Rocks Rezoning

**REPORT DATE:** June 12, 2018  
**ROONEY VALLEY COMMISSION DATE:** June 26, 2018

**ADDRESS OF REZONING PROPOSAL:**  
2800 S. Rooney Rd.  
Lakewood, CO 80228

**Parcel Identification Numbers:**  
West Parcel: 40-362-00-007  
East Parcel: 40-361-00-004

**PROPERTY OWNER/APPLICANT:**  
Cardel Homes  
Rod Mickelberry, Regional President  
9110 East Nichols Ave., Ste. 120  
Centennial, CO 80112

**CONSULTANT:**  
Vincent Harris, AICP  
Baseline Engineering Corp.  
1950 Ford Street  
Golden, CO 80401

**REQUEST:**

Rezone approximately 77.7 acres of land within the City of Lakewood to the west of future South McIntyre Street from Planned Development/Mixed-Use Employment Suburban (PD/M-E-S) from east to west to Residential Multifamily (R-MF), Mixed-Use Neighborhood Suburban (M-N-S) and Mixed-Use General Suburban (M-G-S), respectively; and to rezone the approximately 20.8 acres within the City of Lakewood to the east of future South McIntyre Street from Planned Development/Mixed-Use General Suburban (PD/M-G-S) to Two-Family and Small Lot Residential (R-2).

**CITY STAFF:**

Rooney Valley Coordinator  
Rooney Valley Coordinator  
Development Review Planning  
Development Review Engineering  
Traffic Engineering  
Property Management  
Community Resources

Carrie McCool, Town of Morrison  
Roger Wadnal, City of Lakewood  
Kara Mueller, Senior Planner  
Ben Mehmen, Civil Engineer III  
John Padon, Manager, Transportation Engineering  
Spencer Curtis, Right-of-Way Agent  
Ross Williams, Parks Planner

**STAFF RECOMMENDATION:**

That the Rooney Valley Commission recommends that the Lakewood City Council approve Case No. RZ-17-001.

Kara Mueller, Senior Planner  
City of Lakewood

Roger Wadnal, Rooney Valley Coordinator  
City of Lakewood

Carrie McCool, Rooney Valley Coordinator  
Town of Morrison

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## **SUMMARY OF REQUEST**

The proposed property and rezoning request is within the City of Lakewood. The applicant is requesting to rezone approximately 77.7 acres of land to the west of future South McIntyre Street from Planned Development/Mixed-Use Employment Suburban (PD/M-E-S) from east to west to Residential Multifamily (R-MF), Mixed-Use Neighborhood Suburban (M-N-S) and Mixed-Use General Suburban (M-G-S), respectively; and to rezone the approximately 20.8 acres to the east of future South McIntyre Street from Planned Development/Mixed-Use General Suburban (PD/M-G-S) to Two-Family and Small Lot Residential (R-2).

Currently the PD/M-E-S zoning on the property west of future South McIntyre Street abides by the Delmer Humphrey Property Official Development Plan (ODP) and allows for commercial, office, multifamily and single-family attached residential units. The applicant is proposing two zone districts (R-MF and M-N-S) that will add the ability to develop single-family residential detached and duplex units with varying lots sizes and widths. The proposed M-G-S zoning will allow for the existing uses along with more commercial uses closer to South Rooney Road and C-470. The M-N-S zone district allows for neighborhood serving commercial uses, which are currently allowed per the existing zoning.

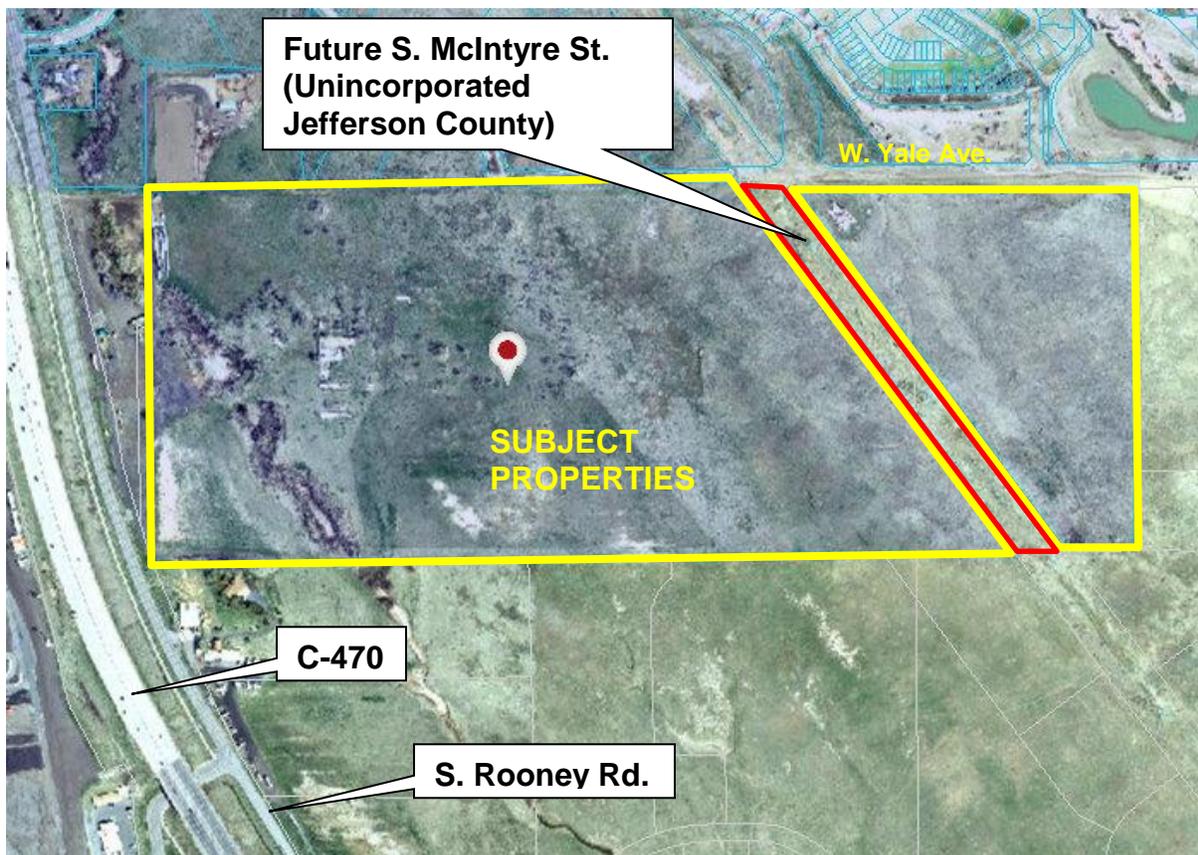
The current PD/M-G-S zoning on the property east of South McIntyre Street abides by the Humphrey Property Official Development Plan (ODP) and allows for single-family residential detached to multifamily on a majority of the property, except for approximately 3-4 acres at the southeast corner of the South McIntyre Street and West Yale Avenue intersection. This property currently only allows for retail/office uses. The applicant is requesting to rezone the entirety of the property to the east of South McIntyre Street to Two-Family and Small Lot Residential (R-2) to allow for single-family detached homes to be developed across the entire property with larger lot sizes, lot widths and overall dimensional standards allowed within the R-2 zone district, effectively lowering the allowed residential density on the property.

The estimated traffic generated by the proposed rezoning is less than half of the current zoning. The reduction in trips generated by the proposal ensures that the roadway system designed for the higher traffic volumes will adequately accommodate the new proposal.

In summary, the requested zoning changes allow for the development of single-family detached and duplex units with varying lot sizes and widths that will allow residential densities in line with Plan Rooney Valley to be developed across the site. The zoning change will also retain some commercial and office uses in the mixed-use districts on the western portion of the property.

There is also a request for 15 year vesting and a metropolitan district for improvements and maintenance associated with this rezoning request. Lakewood City Council makes determinations on vesting and metropolitan district requests and will hear these two requests in conjunction with this rezoning.

As depicted in Figure 1 below, the subject property is located east of South Rooney Road and C-470, south of West Yale Avenue and is bisected by a portion of the future South McIntyre Street right-of-way that is currently located in Unincorporated Jefferson County.



## PROCESS – REQUIRED APPROVALS

**Overview** – An Intergovernmental Agreement (IGA) exists between the Town of Morrison and City of Lakewood that was recently amended in April of 2016. One of the amendments formed the Rooney Valley Commission that is made up of three members from the Town of Morrison and three members from the City of Lakewood to review and make recommendations on zoning and other land use applications in-lieu of the Town and City Planning Commissions. There is also a Project Management Team consisting of two Project Coordinators that oversee and coordinate the review and implementation of land use and development proposals for properties within the IGA boundaries.

The rezoning process per the IGA is per the municipal standards in which the property resides. In Lakewood this includes a preplanning application, neighborhood meeting, formal application, public hearing with the Rooney Valley Commission and a public hearing with the Lakewood City Council. The Rooney Valley Commission will review this rezoning request at the public hearing and then make its recommendation to Lakewood's City Council. The Lakewood City Council will then review the Rooney Valley Commission public hearing minutes, the Rooney Valley Commission recommendation, the staff report, and then hold a second public hearing, after which they will make a final decision on the rezoning application.

If the rezoning is approved, the applicant may proceed with a proposal for subdivision and major site plan applications. Future subdivision and major site plan proposals must meet the City's development standards and a Public Improvements Agreement (PIA) will be required based on

the specific proposal at that time. The Rooney Valley Development Standards and Plan Rooney Valley will also be used as guiding documents through these formal application reviews.

**Plans:** All rezoning applications within the City of Lakewood are required to include a Conceptual Land Use Plan. The Conceptual Land Use Plan for this case is included as an attachment to this staff report (Attachment C). The Conceptual Land Use Plan outlines the specific elements that are unique to the site and the plan is intended to supply enough information about the rezoning request for the Rooney Valley Commission to make its recommendation and the Lakewood City Council to make a decision. The Conceptual Land Use Plan is not a recorded document or an Official Development Plan (ODP).

The Major Site Plan and Subdivision Plat, which are not a part of the rezoning process, will determine final layout of roads, buildings, parking lots, open space, building architecture, landscape design and other site elements. The Major Site Plan and Subdivision Plat will be reviewed against the standards in the Zoning Ordinance, the Subdivision Ordinance, the Engineering Regulations as well as the Conceptual Land Use Plan, Plan Rooney Valley and the Rooney Valley Development Standards. Major Site Plan and Subdivision Plat applications may be approved provided the proposal(s) meet the City's standards.

**ZONING AND LAND USE**

	North	South	East	West
<b>Adjacent Zoning Designation</b>	Planned Development/Mixed-Use Employment Suburban (PD/M-E-S) northwest of S. McIntyre St./ W. Yale Ave. intersection  Planned Development/Mixed-Use Residential Suburban (PD/M-R-S) northeast of S. McIntyre St./ W. Yale Ave. intersection	Planned Development (PD) and Agricultural (A-2) Unincorporated Jefferson County	Planned Development (PD)	Planned Development (PD) Unincorporated Jefferson County
<b>Adjacent Land Uses</b>	CDN property to the north is primarily vacant west of S. McIntyre St. and Single-family detached, paired units and townhomes are located east of S. McIntyre St. in Solterra	Vacant, Red Rocks Ranch property allows for residential, pending recording and Single-family home – Peterson property	Vacant, residential development is permitted – Red Rocks Ranch property, pending recordation	Vacant, commercial development is permitted

(See Attachment A- Aerial Map and Attachment B- Zoning Map)

**Existing Conditions** - The property is located within Rooney Valley and is vacant. The property is surrounded on the south and east by Unincorporated Jefferson County and a parcel within Unincorporated Jefferson County bisects the site and is the future extension of South McIntyre Street. Xcel Energy transmission lines run down the center of this future roadway alignment. The site will be accessed from West Yale Avenue and South McIntyre Street along with a future extension of Red Rocks Business Drive (to be renamed South Rogers Street). Access to C-470 will be via South McIntyre Street to West Morrison Road and West Alameda Parkway at the existing interchanges. West Yale Avenue is not currently expected to continue west of South Rogers Street.

The western portion of the site is mostly flat, with an approximately 40-50 foot topographical rise up to the ridge near the electrical transmission lines and the future South McIntyre Street alignment. Rooney Gulch is located along the western side of the property. The land to the east of future South McIntyre Street slopes from northeast to the south.

The Golden Fault runs through the Rooney Valley and is generally located to the west of future South McIntyre Street. The subject property is located in the boundary of the Dipping Bedrock Overlay District. Please see the Open Space and Natural Features Map on Page 43 of Plan Rooney Valley for general locations of natural elements and features.

**Development History** – While there have been no development proposals for the subject property, there have been several rezoning requests and development proposals surrounding the property to the north, east and south. Most recently on May 31, 2018 the Morrison Town Board approved an ODP Modification and applications to vest and disconnect the property into Unincorporated Jefferson County to the south and east of this site for residential and commercial development.

**AGENCY REVIEW AND NOTIFICATION**

Notice of the Rooney Valley Commission public hearing for the rezoning request was mailed to 23 tenants and owners of property within 500 feet and to 5 registered neighborhood organizations within a 1/2 mile of the subject property, as required by the Lakewood Zoning Ordinance. The project material was also sent to 14 outside referral agencies for review, as indicated in the table below.

<b>Agency</b>	<b>Notification for Neighborhood Meetings Sent</b>	<b>Notification for Rooney Valley Commission Hearing</b>	<b>Referral Sent</b>	<b>Comments Received</b>
West Metro Fire Protection District			X	X
Consolidated Mutual Water Company			X	X
Green Mountain Sanitation District			X	X
Xcel Energy			X	X
Century Link			X	X
Comcast Cable			X	
Lakewood Community Resources			X	X
Lakewood Police Department			X	X
Jefferson County Schools			X	X
Jefferson County			X	X
Town of Morrison			X	X
Colorado Parks and Wildlife			X	
Fossil Ridge Metropolitan District			X	
Big Sky Metropolitan District			X	X
Property Owners within 500 feet	X	X		
Ward 4 Coalition	X	X		
South Lakewood Business Association	X	X		
Solterra Homeowners Association	X	X		
Summit Glen at Green Mountain HOA	X	X		
Tamarisk Townhome HOA	X	X		

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**Referral Agencies' Comments** - The City received no objections in response to the case referrals. The following is a summary of the comments received in response to the agency referral documented in the chart above.

1. Town of Morrison provided comments in regards to Plan Rooney Valley including densities, neighborhood node at southeast corner of South McIntyre Street and West Yale Avenue, requests for additional technical documents for review through the City's development process, parkland and wildlife corridors, etc. The applicant has responded to these comments and these responses can be found in Attachment F of this staff report.
2. Jefferson County provided comments in regards to annexation of South McIntyre Street into the City, roadway construction, and notice to residents of potentially adverse elements and need to review the economic impacts of the transition from commercial uses to residential. The applicant has responded to these comments and these responses can be found in Attachment F of this staff report.
3. Jefferson County Public Schools (Jeffco Schools) had no objection to the proposed rezoning. Jeffco Schools in conjunction with the City is working with this land owner and CDN, the land owner north of West Yale Avenue, to procure 10 acres of useable land and fees in-lieu for the proposed units between the two development sites. The City's School Land Ordinance allows the City Manager to work with Jeffco Schools to require either land dedication, fees-in-lieu of land dedication or both.
4. West Metro Fire Protection District had no comments or objection to the proposed rezoning. Fire service will be provided as long as provisions of the International Fire Code, 2009 edition, including amendments, are met in development.
5. Consolidated Mutual Water Company had no objection to the proposed rezoning and domestic water service will be provided to the subject properties subject to compliance with the Company's rules, regulations and requirements for such service.
6. Xcel Energy had no objection to the proposed rezoning, contingent upon their ability to maintain all existing rights.
7. CenturyLink had no objection to the proposed rezoning.
8. Lakewood's Community Resources Department requires 11.7 acres of parkland to be dedicated to the City based off of 851 proposed units. This may not include any drainage way, floodplain/floodway that may be dedicated through the development process. A change in the number of proposed units will change the dedication requirement.  
  
The City desires to protect an open space corridor along Rooney Gulch, and a larger portion of the parkland could be adjacent to the land required for drainage purposes. Approximately 3 acres of parkland east of South McIntyre Street is also desired. The specific locations for parkland dedication will be determined at the time of development.
9. Lakewood Police and Crime Prevention Through Environmental Design (CPTED) had no comments or objections to the proposed rezoning.
10. Big Sky Metropolitan District had no objections to the rezoning request. They requested clarification on the width of West Yale Avenue. It is currently being discussed that West Yale Avenue will end at future South Rogers Street and the width will decrease to collector roadway standards in between South Rogers Street and South McIntyre Street. Street construction plans are being prepared to review this scenario. The Conceptual Land Use Plan shows the existing right-of-way that exists.

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**Neighborhood Comments** –The formal neighborhood meeting was held on August 8, 2017 to introduce the proposal and gather feedback on the then proposed Residential Multifamily (R-MF) zoning of a portion of the western property and the proposed Two-Family and Small Lot Residential (R-2) zoning of the eastern property. Since the neighborhood meeting the applicant reevaluated the proposed rezoning of the western property and proposed the three zone districts outlined in this staff report in response to staff and neighborhood comments. This change in zone districts reflects dimensional and development standards that will allow for differing lot sizes and widths while providing for a full range of residential units, including single-family detached and duplex units.

Neighborhood stakeholders asked questions about the following issues:

- Allowed uses
- Residential density
- Traffic and road/bike connections
- Process

After the neighborhood meeting, staff did not receive any letters of opposition or support. See Attachment G for a summary of the neighborhood meeting.

## PROJECT ANALYSIS

**Overview** – The proposed rezoning will remove the two existing Official Development Plans (ODPs) and change the underlying zone districts to standard zone districts within the City's Zoning Code. Section 17.3.6 of the Lakewood Zoning Ordinance covers Planned Development Districts, specifically, Section 17.3.6.1.A of the Lakewood Zoning Ordinance states that Planned Development (PD) zone districts should be utilized for large-scaled, unified, unique development concepts not otherwise permitted within standard zone districts identified in Article 3. The four proposed zone districts across the site will allow for land uses and development standards that will meet the development needs and will meet the intent of Plan Rooney Valley; therefore, a Planned Development (PD) zone district is not proposed.

The proposed rezoning will effectively add single-family detached and duplex uses over a majority of the site allowing the recommended residential densities of Plan Rooney Valley to be implemented and will retain the potential of neighborhood serving commercial uses within the proposed mixed-use zoned areas of the property. Currently, multifamily and single-family attached residential uses are allowed on the whole property and will be retained on the western side of future South McIntyre Street.

**Comprehensive Plan** - The primary document for guiding land use decisions is the *Lakewood 2025: Moving Forward Together Comprehensive Plan*. The Comprehensive Plan is a long-range plan that looks 10 years into the future. It is a policy document that provides guidance to City Council, Planning Commission, Rooney Valley Commission, City staff, residents, businesses, and developers to make informed decisions about the current and future needs of the community. The Comprehensive Plan and Plan Rooney Valley are available on the City's website under the following URL: <http://www.lakewood.org/CommunityPlans/>

The purpose of the Comprehensive Plan is to identify and articulate the residents' values and goals and help the community achieve its desired future through a vision statement, guiding principles, goals and actions steps. The City's Vision Statement is articulated on pages 3-5 & 3-6 of the Comprehensive Plan and it is intended to set a direction for the future of the city rather than being simply a prediction.

The Comprehensive Plan has a Land Use Vision Map (Map 3-d, page 3-21) that indicates Growth Areas. The Growth Areas are intended to accommodate the vast majority of the residential and employment increase anticipated for the City. The subject property is within a growth area and as such, this request will aid in providing a variety of residential units that will meet the vision of Plan Rooney Valley and provide for a range of housing types within the City of Lakewood.

Plan Rooney Valley is the sub-area plan of the Comprehensive Plan that applies to the subject property. The Plan Rooney Valley Future Land Use Designation map calls for Medium Density Residential (8 to 12 units per acre) west of future South McIntyre Street and Low Density Residential (3 to 7 units per acre) to the east of South McIntyre Street. The proposed rezoning will allow permitted uses, such as single-family detached and duplex units at densities that will be in line with the plan's recommendations.

**Lakewood Zoning Ordinance** - The Lakewood Zoning Ordinance provides information about zone district standards, specific development regulations and the planning process.

Development standards vary depending on the zone district and the zone district standards directly affect the use and form of allowable development. For a comparison of the R-MF, M-N-S, M-G-S and R-2 zone district standards, see Attachment C.

**Review Criteria** - The review criteria for rezoning requests are outlined in Section 17.2.3.3.A of the Lakewood Zoning Ordinance. Staff's analysis of the project against these standards is provided below in Section A.

#### **A. Conformance with Standards for Rezoning Criteria §17.2.3.3.A:**

##### **1. The proposed rezoning promotes the purposes of the Zoning Ordinance as stated in Section 17.1.2.**

The proposed rezoning will support the purpose and intent of the Zoning Ordinance as follows:

- Public health, safety and welfare of the citizens of the City of Lakewood will be maintained through implementation of open space, trail, sidewalk and roadway connections.
- Rezoning to the R-2, R-MF and M-N-S zone districts allows for the proposed densities within Plan Rooney Valley to be established. Currently, the zoning on the western portion of the site only allows for higher density residential while the R-MF and M-N-S zone districts allow for the addition of lower to medium density residential unit types. The proposed R-2 zone district to the east of South McIntyre Street will remove the potential of higher and medium density residential that is currently allowed and assure that lower density residential is developed that not only meets the intent of Plan Rooney Valley, but is complementary to the zoning density on the property to the east and residential development to the north of West Yale Avenue within the Solterra development.
- The rezoning process supports the intent of the Zoning Ordinance by promoting orderly development through a public process and this process supports a proposal that is consistent with the Comprehensive Plan and the goals of Plan Rooney Valley.

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**2. The proposed rezoning is compatible with existing surrounding land uses or the land uses envisioned in the Comprehensive Plan and Plan Rooney Valley.**

The proposed rezoning is compatible with the existing surrounding land uses as follows:

- The R-2 zone district to the east of South McIntyre Street will provide a lower density transition from the zoning on the property to the east (Red Rocks Ranch, max. 3.5 du/acre) and be complementary to a majority of the existing Solterra development to the north of West Yale Avenue. The density of 3-7 du/acre is recommended in Plan Rooney Valley and the proposed R-2 zone district will provide this density with a required minimum lot size of 5,000 square feet and lot width of 45 feet per single-family detached residential unit.

The applicant acknowledges that the R-2 zone district will remove the ability for commercial use from the northwest corner of this property (southeast corner of the South McIntyre Street and West Yale Avenue intersection). No full movement access will be available to this corner of the property due to access spacing requirements. This area is designated as a neighborhood node per Plan Rooney Valley and the applicant has stated that they will provide a use listed within the definition of a neighborhood node at this corner of the intersection.

This rezoning would remove the ability for multifamily and single-family attached (townhome) units to be built to the east of South McIntyre Street.

- The R-MF zone district to the west of South McIntyre Street will provide the ability to develop single-family detached and duplex units, which will meet the Plan Rooney Valley medium density residential recommendation of 8-12 du/acre in this location west of South McIntyre Street. There is no minimum lot size and a minimum lot width of 18 feet within the R-MF zone district allowing for flexibility in proposing housing design and form.
- The M-N-S zone district to the west of South McIntyre Street will provide a transition from the R-MF zone district and provide the ability to develop single-family detached and duplex units, which will meet the Plan Rooney Valley medium density residential recommendation of 8-12 du/acre. The minimum density within the M-N-S zone district is 8 du/acre for residential types other than single-family and duplex residential units, the minimum density for single-family and duplex residential units is 12 du/acre. The minimum density requirements within this zone district provide for a density transition west of the proposed R-MF zone district on the portion of the property closer to South Rooney Road and C-470. There is no minimum lot size or lot width within the M-N-S zone district allowing for flexibility in proposed housing design and form. The M-N-S zone district also allows for neighborhood oriented commercial uses.
- The M-G-S zone district to the west of Rooney Gulch, which bisects the western portion of the property will provide the ability to provide commercial uses and attached or multifamily units (these residential types are already allowed per the existing zoning). This zone district allows for a wide range of commercial uses and is intended to provide the potential of commercial use on the property in a more accessible location than the southeast corner of South McIntyre Street and West Yale Avenue. Access to this area will be via South Rooney Road.
- Overall the height within the zone districts will decrease from 60 feet to 35 feet east of South McIntyre Street and 45 feet in the R-MF and M-N-S zone districts and remain 60 feet in the M-G-S zone district closest to South Rooney Road and C-470. The R-MF and M-N-S zone districts will also remove contractor shops, light manufacturing and other higher intensity non-residential uses from this portion of the western property.

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**3. The proposed rezoning meets at least one of the following:**

The zoning ordinance requires that one of the following three factors must exist.

**i. The proposed rezoning promotes implementation of the Comprehensive Plan.**

The proposed rezoning will promote the implementation of Lakewood Comprehensive Plan as follows:

- The proposed rezoning will support the community's guiding principles, goals and actions steps by:
  - The Rooney Valley is within a Growth Area. Growth areas are areas that have been planned and zoned for higher density employment, retail and residential growth. Since the adoption of the Comprehensive Plan in 2015 the area plan for the Rooney Valley was revised taking into consideration market impacts and community input to form a new Plan Rooney Valley that supports a decrease in the overall intensity of commercial, employment and residential uses. This rezoning application proposes a change to zone districts that allow for lower intensity residential uses that are in-line with the Development Framework Map of Plan Rooney Valley on Page 36. This rezoning also preserving the capability for commercial and employment uses closer to South Rooney Road and C-470 and West Yale Avenue. While commercial and office land uses do not directly correlate with the Development Framework Map of Plan Rooney Valley the M-G-S zone district does allow for uses that are compatible with the zoning on the parcel to the west that is within Unincorporated Jefferson County. Both the proposed M-G-S zone area and this Jefferson County parcel are bisected from the remaining property by Rooney Gulch to the west and are contiguous to South Rooney Road providing for better accessibility;
  - This zoning change will allow the recommended densities of Plan Rooney Valley to be achieved and provide for a full range of dwelling unit types by allowing single-family detached and duplex units on the property west of South McIntyre Street;
  - This zoning change will remove the allowance for commercial and high density residential uses on the property east of future South McIntyre Street;
  - Promoting healthy and active neighborhood (L-N4) by allowing additional residential development adjacent to a regional pedestrian/bicycle trail network;
  - Providing a new opportunity to meet the housing needs of all segments of the community (L-H1) by expanding the allowable uses to include single-family residential and duplexes, while retaining the ability to develop attached residential (townhomes) and multifamily units;
  - Encouraging and supporting communication among neighborhoods and between the City and neighborhoods (L-N6) through a public process; and
  - Supporting the recommendations of Plan Rooney Valley including:
    - a. Implementing an open space corridor along Rooney Gulch with trail connections.
    - b. Allowing the recommended densities and unit types to be implemented.

**ii. There has been a material change in the character of the neighborhood or in the City generally, such that the proposed rezoning would be in the public interest and consistent with the change.**

Plan Rooney Valley was amended and adopted by City Council and the Town Board in February of 2017. This is a guiding document for land uses and development within the Rooney Valley. The proposed rezoning would establish zone districts that allow the residential unit types and densities recommended in Plan Rooney Valley.

**iii. The property was rezoned in error.**

Not applicable.

**B. Engineering Analysis.** A traffic study was reviewed with this rezoning proposal and has been found acceptable. The traffic study shows a decrease in overall traffic as the proposed zone districts allow for less intense uses that will generate fewer trips. Final engineering documents will be required with future Major Site Plan and Subdivision proposals. The requirements for public street(s) and sidewalk connections for vehicles and pedestrians will be based on future proposed major site plans and subdivision proposals. Water quality and detention will be provided with site development.

**FINDINGS OF FACT AND ORDER**

Based upon the information and materials, the neighborhood meeting, and this staff report, staff supports the rezoning request. Therefore, the Rooney Valley Coordinators and staff recommend that the Rooney Valley Commission find that:

- A. Rod Mickelberry, Regional President for Cardel Homes, is proposing to rezone from Planned Development/Mixed-Use Employment Suburban (PD/M-E-S) to Residential Multifamily (R-MF), Mixed-Use Neighborhood Suburban (M-N-S) and Mixed-Use General Suburban (M-G-S) and to rezone from Planned Development/Mixed-Use General Suburban (PD/M-G-S) to Two-Family and Small Lot Residential (R-2); and
- B. Notice of the Public Hearing was provided to the fee owners of property and residents within 500 feet and registered neighborhood organizations within a 1/2 mile as required by the Lakewood Zoning Ordinance; and
- C. Notice was published in the official City newspaper at least six days prior to the hearing; and
- D. The request was reviewed by the appropriate referral agencies; and
- E. The proposed rezoning promotes the purposes of the Zoning Ordinance as stated in Section 17.1.2.; and
- F. The proposed rezoning is compatible with existing surrounding land uses or the land uses envisioned in the Comprehensive Plan and Plan Rooney Valley; and
- G. The proposed rezoning promotes the implementation of the Comprehensive Plan and Plan Rooney Valley; and

AND

The Rooney Valley Commission adopts the findings of fact and order, A through G, as presented in this staff report and recommends that the City Council **APPROVE** Rezoning Case No. RZ-17-001.

cc: Case File- RZ-17-001