



April 25, 2018

Lakewood Planning Department
Attn: Kara Mueller, Associate Planner
480 South Allison Parkway
Lakewood, CO, 80226

Re: Rezoning Application – Rezoning for the central portion of 6000 W. Jewell Avenue, also known as lots 4 & 5 of the Lakeridge Subdivision Filing No. 2, to the R-2 zone district from the current zone designation of R-1-43.

Dear Ms. Mueller,

Thank you for taking the time to review our rezoning application for the property located on the central portion of 6000 W. Jewell Avenue. This application is being submitted on behalf of CalAtlantic Homes, a Lennar Company, who in conjunction with the land owner Bruce Heitler, seeks to rezone a portion of lot 4 & 5 of the Lakeridge Subdivision Filing No. 2 from R-1-43 to R-2 to allow for the development of up to 28 single family detached homes on that portion of the parcel that makes up the estate of the Heitler and Klapper residences.

The proposed subdivision will require that the property be rezoned to allow for smaller lot sizes, and given the desired age-targeted nature of the development, we believe that the R-2 zone district provides the best fit. This is due to the fact that this neighborhood will provide the opportunity for a maintenance free lifestyle, which involves not only the exterior of the homes, but also the surrounding landscape. In this regard, utilizing smaller lot sizes provides the opportunity to maximize common area and transition more quickly from the privately oriented spaces to more public and connected corridors.



Rezoning Application

The parcel of land to be rezoned through this application is currently being platted by the property owner via a new Minor Subdivision, creating an approximate 8.29 acre lot located directly south of Shwayder Lake, that will ultimately be know as Lot 4 & 5 of Lakeridge Subdivision Filing No. 2.

Rezoning Review Criteria

In order for CalAtlantic Homes and the Heitler Land Co. to be able to build new single family homes as desired on the center 8.29 acres of the Heitler property, requires a rezoning from R-1-43 to R-2. The Lakewood Zoning Ordinance outlines the Review Criteria for Rezoning Applications in Section 17.2.3.3.A. as analyzed below:

1. The proposed zoning or rezoning promotes the purposes of this Zoning Ordinance as stated in Section 17.1.2: and

Analysis: The purpose and intent outlined in Section 17.1.2 includes goals to implement the vision of the Lakewood Comprehensive Plan by enhancing the natural environment, providing a range of housing types and price points, promoting orderly redevelopment while integrating new development within surrounding land uses, and respecting the unique characteristics of those uses. The proposed rezoning of the property to R-2 will allow for the integration of age targeted residential product that will both provide diversity within this portion of the City and provide a logical transition between the existing neighborhood to the East and the newly developing Green Gables community to the West. This will occur in an orderly fashion that provides both vehicular and pedestrian connectivity of this site to its surroundings. The proposed redevelopment also respects the unique characteristics of the surrounding neighborhoods with buffering and location relative to grade, with respect to the remaining R-1-43 zoning, thus allowing development of the property to meet the intent and purpose of the Zoning Ordinance.

Additionally, the proposed rezoning promotes the purposes of the Zoning Ordinance in the following ways:

A. To promote the public health, safety and welfare of the citizens of the City of Lakewood. The proposed rezoning permits the construction of housing suitable for aging citizens of the City of Lakewood. The rezoning of Lot 4 & 5 will permit the construction of low-maintenance, convenient housing suitable for citizens who wish to remain in the City of Lakewood while downsizing from their existing homes, or who do not want to continue to maintain the large lot of their current residence.

B. To implement the vision, goals, and recommendations of the City of Lakewood Comprehensive Plan.

Goal L-HI: Provide an adequate mix of housing to meet the needs of all segments of the community.

The proposed rezoning will promote housing diversity within the City of Lakewood by adding age targeted patio homes to the mix of available product.



Goal L-H2 Promote housing rehabilitation programs for Lakewood's low-income and special needs residents.

The provision of housing that can be managed for citizens who no longer want to be responsible for maintenance of yards and lawns are special needs, although they may not be low-income residents.

GOAL L-FS3 Support the quality of life for older adults through social activities that emphasize wellness and self-sufficiency.

The addition of housing targeted to the requirements of older adults, including access to walking paths, a small lake, and amenities from the adjacent neighborhood (even though it is outside the City of Lakewood) will provide a healthy and manageable environment for older adults- without forcing them to leave the City of Lakewood to find these specialized accommodations.

Goal L-PR2 Provide park amenities for residents of all ages and abilities.

The neighborhood permitted by the proposed rezoning will have access to a small central park, a walking trail around the lake and be contiguous with the Jefferson County trails to the west. These amenities will be refined and presented to the City at the time of Major Site Plan after the rezoning stage.

C. To protect and enhance the natural environment including the conservation of natural features, land and energy.

The proposed redevelopment will preserve and enhance the Shwayder Pond. Of the area available for redevelopment, approximately 18 acres, including all of the property adjacent to Ward Reservoir No. 1 have been retained in large lot (R-1-43) zoning, which will maintain the character of the lake as well as permit horse related uses of that is desired by the residents of these parcels.

D. To provide for a range of housing types and costs to meet the current and future needs of the citizens of the City.

The proposed use of the Heitler parcels includes one acre parcels on the southern portion of the property. The rezoning of super-lot 4 & 5 will provide the opportunity for moderate-income housing targeted for active adults. These homes will be of the highest quality in land planning, architectural design and construction, but within a price range that will be affordable for older adults who want to move into smaller properties.

E. To promote the orderly development and redevelopment of land within the City of Lakewood.

Connecting the proposed redevelopment to the Green Gables development to the West, will provide an orderly development patterns as well as improved connectivity within the area. Further, the proposed inclusion of age-targeted homes in the area will have less of an impact from a traffic perspective than traditional single family detached homes would.

F. To ensure the effective integration of development and redevelopment with surrounding land uses.

This infill site sits in an interesting transitional location between developments of varying density and level of use. As such it is being effectively integrated as a property that transitions density when moving from East to West, as well as North to South. Further, the residential use will be compatible in design and pricing with the proposed Green Gables development to the west.

The proposed development of Lot 4 & 5 will not be overly visible from the larger-lot development at the top of the hill due to integration of the new neighborhood with the existing topography. The development will be denser than the adjacent neighborhood to the east because the proposed development will be targeted for older adults. However, the developer will construct at its own



expense a physical barrier (either wall or landscaping) selected by the homeowner of the adjacent R-1-43 zoned properties, separating the new development from the gated community to the east. In addition, the developer has agreed to provide a minimum 75' buffer from the neighboring R-1-43 zoned properties to the proposed R-2 zoned area. Additionally with this revised plan and the creation of the barn lot we will be able to preserve the existing barn structure to maintain a unique feature within the community, that the surrounding neighbors are fond of.

G. To respect the unique characteristics and attributes of individual neighborhoods.

The proposed rezoning respects the unique characteristics of the gated community to the east by providing quality homes, targeted to a population compatible with the adjacent neighborhood, and assuming responsibility by an HOA for all landscape maintenance within the proposed development to ensure the utmost quality. Also, by providing a barrier and a buffer between the developments and through the preservation of the barn lot the gated community will maintain its current status. The landscape buffer has been specifically requested by the neighboring property owners. The proposed new development will also respect the unique characteristics of the contiguous Green Gables development to the west, and as the developer of both properties, CalAtlantic Homes is uniquely suited to ensure compatibility in the area.

H. To promote multi-modal transportation options within the City including safe, efficient and attractive pedestrian and bicycle connections.

Walking and bicycle paths will be available, connecting the proposed age-targeted neighborhood to the commercial center proposed along Wadsworth Blvd. to the west through the Green Gables Community.

I. To enhance the appearance of the City of Lakewood through quality site and building design.

Both the site design and the building design will enhance the appearance of the City of Lakewood through the use of quality materials and design aesthetic.

J. To ensure the economic vitality of the City of Lakewood.

The proposed development of an additional 28 age-targeted and single family detached patio homes after the rezoning of this parcel, will serve to compliment the other new residential construction in the area, bringing additional residents to support the commercial developments and business establishments in the area.

2. The proposed zoning or rezoning is compatible with existing and surrounding land uses or the land uses envisioned in the Comprehensive Plan; and

Analysis: As an infill property, the site requested for this rezoning sits between land that is zoned R-1-43 to the East and a PD development in Green Gables that contains much higher densities to the West. As such, this is a transitional property and a rezone of a portion of the property to R-2 will allow for a mix of different residential product type within the area to both compliment the existing homes, as well as the single family detached and attached homes that are presently being developed in the area. As is expanded upon in this letter of introduction, the proposed age targeted homes that will be proposed to be built on this property, are consistent with the Comprehensive Plan on many fronts including; helping to meet the housing needs of Lakewood on an infill site through the use of high quality design and the integration of award winning single family product.



3. The proposed zoning or rezoning meets at least one of the following additional criteria:
a. The proposed zoning or rezoning promotes implementation of the Comprehensive Plan; or

Analysis: The proposed rezoning of this internal parcel to R-2 promotes implementation of the Comprehensive Plan in that it allows for the creation of an age-targeted, infill enclave that provides the opportunity for maintenance free living to aging residents that want to downsize, while still remaining in this part of Lakewood. This obviously responds to a growing portion of the local population and contributes to the mix of housing types available in the City on the whole. Also, by only proposing to rezone a portion of the property to R-2, we are keeping a large portion of the property in its existing R-1-43 zoning district. This not only responds to the adjacent larger lot residential properties to the east, but also contributes to a mix of housing types within the Heitler property, and additionally, preserves some of the existing zoning that allows for the keeping of horses as is desired by the Comprehensive Plan.

According to the Lakewood Comprehensive Plan, "By and large, Lakewood has an aging population. Lakewood's median age has increased from 26.9 in 1970 to 38.8 in 2013." P. 2-15. The proposed rezoning will help provide housing for this rapidly increasing segment of Lakewood's population.

"Lakewood has become a leader in creating compact urban infill, improving bicycle and pedestrian facilities These achievements lay the groundwork for even greater improvements in the coming decades." P. 3-2.

The proposed rezoning will promote the objective of compact urban infill without having any substantial detrimental impact on adjacent neighborhoods or traffic patterns, and will improve both bicycle and pedestrian connectivity, by connecting trails from this property to those on the Green Gables site.

One of the objectives of the Comprehensive Plan is to assure that **"Lakewood is known for its hometown character and unique single-family neighborhoods, while also providing a variety of housing types and choices for all residents." P. 3-6.**

The rezoning will enable to development of a distinctive single-family neighborhood, plus housing for aging adults within the City of Lakewood.

"New investment can contribute to the beauty, vitality, and function of neighborhoods New development, whether in the form of in fill, redevelopment, or new development should always contribute to the creation and preservation of community character and creation of a sense of place."

The proposed development of the 6000 West Jewell property implements this goal by greatly improving the function of the neighborhoods by tying this development to the new South Newland Street connection that is being provided along the eastern edge of Green Gables. As a transitional parcel, the design of this neighborhood upon rezoning will both respect the character of our neighbors while contributing to the overall sense of place.

"Lakewood residents desire a city characterized by a strong identity and sense of place. This character is, and will continue to be, derived from the built environment." P. 3-16.

The overall objectives of the Plan are put into physical form by the proposed redevelopment that the rezoning will permit by:

- Continuing to protect and improve the variety of single-family residential neighborhoods while



also creating a sense of urban diversity and intensity in certain districts and corridors.

- Continuing to create and enhance the City's network of parks, trails, and greenways to beautify the community, provide recreation, enhance quality of life, and balance the effects of increased urban density.
- Maintaining more than half of the Heitler property, including approximately 18 acres, as one-acre zoning, including possible large-animal and agricultural uses, to sustain the character of the area. In addition the large existing barn will remain in its own 1.2AC lot, further allowing for the potential for agricultural uses.

The senior-oriented community to be developed on the property is an ideal transition between the existing gated community to the east and the more intense development plan being constructed to the west of this site.

Additionally, the proposed rezoning conforms to the following Comprehensive Plan goals:

Goal L-N2: Respect and protect the existing character of Lakewood's stable neighborhoods

a. Only support the rezoning of single-family properties in stable neighborhoods when the rezoning request is consistent with existing surrounding land uses and the character of the neighborhood.

The proposed development is consistent with the existing and proposed surrounding land uses, while being less dense than the development pattern to the west and north. The proposed neighborhood will be separated from gated neighborhood to the east by the construction of a barrier of design selected by the neighboring homeowners. Also, by preserving one-acre zoning on the Heitler property adjacent to the southern portion of the gated neighborhood and in the vicinity of Ward Reservoir No. 1, this proposal is consistent with the character of the neighborhood.

The goal describes the target neighborhood for rezoning consideration as a Stable Neighborhood. However, the development now underway on the Green Gables property, immediately to the west from a private golf club to a mixed use, mixed-income development- dramatically changes the neighborhood environment. The historic agricultural use of the property is no longer economically viable, nor is it consistent with the change that is occurring to the west. The Plan states ***"Being located in an area of stability does not mean that these areas should not or will not change. It means that any changes, whether new developments, rezoning requests, or public improvements, should be carefully planned and implemented so that the character of the area remains."*** P. 3-19

b. Preserve the existing zoning that allows for the keeping of horses in current locations.

Approximately 18 acres of the Heitler Property is not being rezoned, and will be maintained as R-1-43 zoning permitting agricultural uses and boarding of horses. The existing barn on site will also be preserved in 1.2AC lot, allowing for large animals and agricultural uses on the balance of the property.

Goal L-H1: Provide an adequate mix of housing to meet the needs of all segments of the community.

The proposed future addition of age-targeted ranch homes on the portion of ground requested with this rezoning helps diversify the housing mix in the portion of the Lakewood community and provides critical housing to older adults who wish to live in a maintenance free community.

Goal L-H2: Promote housing ... programs for Lakewood's low-income and special needs residents.

The provision of housing that can be managed for citizens who, are no longer able to, or who no



longer want to be responsible for maintenance of yards and lawns are special needs, although they may not be low-income residents.

GOAL L-FS3: Support the quality of life for older adults through social activities that emphasize wellness and self-sufficiency.

The addition of housing targeted to the requirements of older adults, including access to walking paths, a small lake, and amenities from the adjacent neighborhood (even though it is outside the City of Lakewood) will provide a healthy and manageable environment for older, active adults without forcing them to leave the City of Lakewood to find these specialized accommodations.

GOAL L-PRZ: Provide park amenities for residents of all ages and abilities.

The neighborhood permitted by the proposed rezoning will ultimately have a small central park with trail connections contiguous to the Green Gables community to the west, providing access to many more parks and open space areas for residents of all ages and abilities.

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

Analysis: In addition to the goals of the Comprehensive Plan that are expanded upon in this letter of introduction, so is the fact that there has been a material change in the character of the neighborhood, with the Green Gables redevelopment that brings this proposal into alignment with that change.

Located immediately to the north of the subject site, the White Fence Farm neighborhood was redeveloped in approximately 2000. That change of use included both housing types and land use density comparable to the proposed rezoning.

Immediately to the west of the subject site, the former Green Gables Country Club and golf course is rapidly being redeveloped. This development includes single-family, attached dwellings, multi-family buildings and substantial commercial development. Although the Green Gables development is an enclave in the City of Lakewood, zoned by Jefferson County, the character of that development certainly represents a "material change in the character of the neighborhood". The proposed rezoning of the Heitler Property is in the public interest and consistent with the change.

There have been substantial transportation conflicts between the desires of Lakewood and those of Jefferson County which have affected the development plan for this site. The Lakewood Planning department required a connection from the Heitler site through to Wadsworth Blvd. without exiting onto Jewell Avenue. At the suggestion of the Lakewood Planning department, the development proposed for the Heitler Property has been conceived in such a way as to facilitate the proposed transportation improvements. Separate entrances from Jewell Avenue to the Green Gables Development and the Heitler site have been consolidated into a single access point on Jewell. These concessions have been made in anticipation of this proposed redevelopment on the Heitler Property, and these transportation changes will enhance transportation patterns in the vicinity. The Heitler's have dedicated property to enable this transportation plan to work, and the rezoning would be in the public interest and consistent with these changes.

c. The property proposed for zoning or rezoning was previously zoned in error.

Analysis: Not Applicable



Specific Use Proposed (Future Site Plan Process Required)

The use proposed for this site, which will require a future Major Site Plan application, is anticipated to include up to 28 age-targeted single family detached homes. These homes will be developed and built by CalAtlantic Homes, who will purchase lot 4 & 5 from the Heitler Land Company.

CalAtlantic Homes is envisioning bringing their award winning detached ranch homes to this property and setting them in an HOA maintained landscape, thus ensuring the ongoing beauty of the property. The existing topography on the site lends itself to the seamless integration of walkout basements on some of the homes, improving both the livability and desirability of the floor plans to some, and further diversifying the home combinations available to a wider market segment. When viewed in combination with the amenity package and location within the City of Lakewood, we are confident that this will be a highly sought after neighborhood upon development.

By utilizing S. Newland Street for access, residents will be able to gain access to Jewell Ave. or to Wadsworth Blvd, through the Green Gables Community. This fact, combined with the age-targeted nature of the homes will serve to minimize the traffic impacts associated with this rezoning and subsequent development.

Thank you in advance for your time and consideration of this rezoning application.

Sincerely,



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