

NEIGHBORHOOD REFERRAL MEETING SUMMARY

Project: Rezoning of 6000 West Jewell Avenue

Project Manager: Kara Mueller, Senior Planner

Applicant: Kent Pedersen, CalAtlantic Homes
AI Cunningham, PCS Group, Inc.

Owners: Heitler Land Co.

Location: 6000 W Jewell Ave

Request: Rezone the property from One Acre Residential (R-1-43) to Two-Family and Small Lot Residential (R-2). The applicant is also proposing individual deed restrictions negotiated with the West 6200 Jewell HOA.

Date: January 30, 2018

Time: 6:00 – 7:00 p.m.

Location: Lakewood Cultural Center Community Room
470 S. Allison Pkwy.
Lakewood, CO 80226

Neighborhood Groups Notified: South Lakewood Business Association, Greenbrier-Cloverdale, Sanderson Creek HOA, Sun Pointe II HOA, Sun Pointe I HOA, Bit-O-Sea Association, Lakewood Estates Patio HOA, West 6200 Jewell HOA, Ward Lake Assoc. Inc., Lakewood Estates HOA, Summerfield Townhomes at White Fence Farms, Emerald Estates HOA and Wild Flower Patio Homes

City Staff: Kara Mueller, Planning – Development Assistance
Paul Rice, Planning – Development Assistance

Residents in attendance: Approximately 30 citizens and 2 applicants were in attendance.

This is a summary of the neighborhood meeting. It is not inclusive of all the details, but rather a summary of the main points discussed at the meeting.

Staff opened the meeting with introductions, followed by an explanation of meeting protocol, the neighborhood-meeting format and the rezoning process. Staff discussed the location of the site and zoning. This is a new rezoning request for the property south of Schwayder Lake.

The applicant presented their rezoning request from R-1-43 to R-2 and private deed restrictions that would effectively 1) limit the primary use to single-family detached ranch style units with walk-out basements, 2) provide a minimum 75-foot wide buffer, 3) provide two half acre sized lots adjacent to the buffer and 4) provide a transition in lot size to the west between these larger lots and the typical R-2 sized lots. The applicant stated that they have been working with the neighborhood to the east over the last several months to discuss the rezoning and deed restrictions that could meet both group's needs. This results in approximately 28 lots, which is 10 lots fewer than were proposed with the previous rezoning attempt for this property.

The applicant concluded by reaffirming their intent to work with the neighbors and provide less density with a buffer and transition in lot size from the east to the west. The buffer and barn tract/lot will remain zoned R-1-43.

Topics of Discussion:

Questions from residents began around 6:15 p.m.

Q1: How will the streets be oriented?

A1: Applicant presented proposed layout and street/lot orientation.

The applicant further explained the proposed deed restriction that would require the layout being presented in relationship to the eastern property boundary. This deed restriction would be recorded against and run with the property.

Q2: The units are required to be single-family?

A2: The deed restriction would restrict the use on a lot to single-family only.

Q3: Once the deed restriction is in place can it be changed?

A3: Once it is recorded it will run with the property.

Q4: What is the average size of the lots?

A4: Smallest lot is 6,500 square feet.

The applicant stated that they are targeting seniors, however an age-restriction will not be part of the deed restriction.

Q5: What kind of landscaping will be within the buffer area?

A5: This will be determined with the final design plans. We are offering the adjacent neighbors a wall or landscape screening. Each adjacent owner will choose the screen type.

Q6: Will the buffer be owned by an HOA?

A6: Not necessarily. This detail will be determined with further subdivision of the property. It may be owned and maintained by the barn owner or HOA, or a combination of the two.

Q7: Are there other common areas?

A7: Yes, the applicant pointed to other proposed open space areas that will be sized and designed to meet City standards.

Q8: Will these be HOA maintained?

A8: Yes.

Q9: Will the age target be included in the deed restriction?

A9: This will not be included in the deed restriction. We will market to seniors and typically achieve sales to seniors of approximately 80% through marketing efforts.

Q10: Will the deed restriction require that the properties be owner occupied?

A10: No, this is not in the deed restriction.

Q11: What about additional traffic to West Jewell Avenue?

A11: The traffic will be minimal and the future homeowners will have access to West Jewell Avenue and to South Wadsworth Boulevard.

Q12: Can you explain the lot layout again?

A12: Two half acre sized lots along the eastern buffer with two transitional sized lots and 24 smaller lots between South Newland Street and the 4 larger lots.

Q13: The drawing looks like there is little landscaping.

A13: The individual lot areas are not shown on the lots.

Q14: Will these residents share the pool and clubhouse for Green Gables? It is already overcrowded.

A14: These lots will not share the pool and clubhouse amenities of Green Gables.

Q15: Will the lot north of Schwayder Lake be open space?

A15: Cannot comment, this lot is not part of this proposal and we are not the land owners.

Q16: Is the lake part of this proposal?

A16: No, it is on the lot to the north and not part of this application.

Q17: Will this development connect to the gated community to the east?

A17: No.

Q18: Will there be new street lights?

A18: No, a photocell light fixture will need to be installed on the house or in the front yard of each lot to provide local street lighting.

Q19: What will be done with the barn?

A19: The barn is proposed to be preserved with this application and the new lot with the barn is proposed to be kept in the family.

Q20: Will there be a traffic signal at Newland/Jewell?

A20: No, there is one at Pierce/Jewell.

A citizen stated that at the recent Ward 3 meeting traffic was discussed and there are no new traffic signals proposed in the area.

Q21: Will you purchase the lake property to the north?

A21: We are not looking to purchase the property to the north. If we did, we would not propose a group residential living facility, like the last proposal, as we build single-family homes.

Ms. Mueller stated that the site to the north is approximately 7 acres in size, however with the lake and floodplain over the property there is only approximately 2 acres available for development, which does not provide much acreage for single-family homes.

Q22: Where are you currently building the product you want to build here?

A22: The Meadows in Castle Rock.

Q23: Will the architecture be the same as Green Gables?

A23: This is the initial intention, if CalAtlantic is purchased by Lennar Homes this may change.

Q24: What will be the price?

A24: Minimum \$500,000 range.

Q25: Will there be a traffic study?

A25: A traffic study was not required.

Q26: What is the rezoning boundary? It appears different from the notice.

A26: Ms. Mueller clarified the rezoning boundary and that the notice was sent to owners of property within 500 feet of the entire lot, which is a larger notification area than required.

Q27: If approved what is the development timeframe?

A27: Complete planning reviews by end of 2018 and build 2019-2020.

Closing: Ms. Mueller and the applicants thanked everyone for coming out to participate. This is a public process with two public hearings and you can contact me with any comments or questions.

Meeting Adjourned at 6:56 p.m.