

## NEIGHBORHOOD MEETING SUMMARY

<b>Case No.:</b>	ZP-17-082
<b>Project Manager:</b>	Stephen Wilson, Principal Planner
<b>Applicant:</b>	Matthew Napier, Richmond American Homes
<b>Property Addresses:</b>	3113 S. Wadsworth Blvd., Lakewood, CO 80227
<b>Request:</b>	To rezone the property from One Acre Lot Residential (R-1-43) zoning to Mixed-Use Neighborhood Urban (M-N-U) zoning to allow for a small lot residential development.
<b>Date</b>	February 20, 2018
<b>Meeting Location:</b>	Westgate Elementary School (Gymnasium) 8550 Vassar Drive Lakewood, CO 80227
<b>Neighborhood Groups Notified:</b>	Silver Valley at Bear Creek HOA Snowbird II Phase I Condominium Association South Lakewood Business Association Westgate Plaza West Homeowners Association
<b>City Staff:</b>	Stephen Wilson, Planning-Development Assistance
<b>Attendance:</b>	15 residents, 4 members of the applicant team and 3 City staff were in attendance.

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

### **Introduction by planner Stephen Wilson, City of Lakewood**

1. Introduction – self and other staff
2. Agenda
  - a. Introduction & Purpose
  - b. Explanation of process
  - c. Presentation by applicant
  - d. Questions and Discussion
3. Meeting Purpose
  - a. The purpose of a neighborhood meeting is to engage neighbors in the immediate vicinity of a proposed land development to solicit their input on how the project will interact with the surrounding area. At the neighborhood meeting, the applicant shall provide information to neighbors on the proposed land development, solicit feedback from neighbors and discuss potential ways to mitigate neighbors' concerns.

4. Site Location
5. Process → Preplanning application, neighborhood meeting, formal application, public hearing before the Planning Commission, and public hearing before the City Council. After that, the site plan and building plans can be finalized.
6. Criteria → Both the SUP and the Rezoning will be reviewed against the review criteria in the Lakewood Zoning Ordinance.
7. Notification → will be sent like this neighborhood notification letter and signs will be post on the property.

### **Applicant's presentation**

1. Matthew Napier (Richmond American Homes), Ryan McBreen (Norris-Design), Julia Summers (Norris-Design) & Tess Hogan (Consulting Engineer)
2. Introduction & Project review by Ryan McBreen
  - a. Richmond American Homes builds residential developments
  - b. Proposal for 95 single family homes
  - c. The property currently has 3 lots
  - d. The road (W. Duquesne Ave. → S. Ammons Street) is already planned to go through.
  - e. Proposal for different roadway alignment.
3. See the attached Neighborhood Meeting Boards

### **Questions (Q), Answers (A) and Comments (C)**

Q: Attendee – How do we see 95 units on that plat?

A: McBreen – Each rectangle on the plan represents a lot.

Q: Attendee – Will Duquesne turn south and connect as part of phase I?

A: McBreen – Yes.

Q: Attendee – Are you looking at future phases?

A: McBreen – No, all one phase.

Q: Attendee – The adjacent residential will be affected (Windsor & West Gate Plaza). Will it generate traffic?

A: McBreen – We will do the required traffic studies.

Q: Attendee – How flexible are your plans? Can we establish a dialogue?

A: McBreen – This is our first concept and we will give you our contact information.

Q: Attendee – Do any of you live in Lakewood?

A: Napier – No.

Q: Attendee – Have you seen the traffic? When is enough development enough?

C: Attendee – Don't stop development now with my site.

A: Napier – We appreciate the feedback. We're trying to provide opportunities for people to be able to afford a house. The City has the ability to support a project like this with infrastructure so it is a good site.

C: Attendee – What is your thinking on price?

A: Napier – Tentatively, 370-400k per unit / market rate.

C: Attendee – We are sensitive to housing prices, our staff have trouble with affordable housing. My view is that this project is a positive addition.

Q: Attendee – I mirror what the previous gentleman said. If it can be developed for affordable (attainable) housing, it would be a win-win.

A: Napier – By our market research, the average (home price) in the area is 600k. The units at Wadsworth and Jewell are priced at ~550k. We're trying to hit a price point that people can afford.

C: Attendee – I'm young and I can't afford a house for 600k. Maybe I can start with this and move up.

Q: Attendee – Did seller sell the buildings and will they be demolished?

A: Napier – Yes, the existing buildings will be demolished. We will work with Lakewood to preserve the history through photos, etc.

Q: Attendee – I'm not here to disagree but I want to point some things out. The current zoning allows single family uses. The Mixed-Use Neighborhood zoning has significantly less open space and might not be appropriate. There are other uses allowed by the zone district, there could be multifamily residential or other commercial uses. I hope you will consider a Planned Unit Development. I've advocated for Lakewood's smallest size zone district but not for mixed-use.

A: Napier – Lakewood directed us to the Mixed-Use zone district.

Q: Attendee – If you can only build 50 units, will that affect the price?

A: Napier – At a high level, yes. We might not be able to do the project.

Q: Attendee – Why did you come up with "affordable" housing?

A: Napier – It's a great area. Richmond has the goal of a mix of housing types. Goal to hit more attainable housing as part of our business model.

Q: Attendee – I'm with the Westgate condos that back-up to the property. How close to the property line will the new units be located?

A: Seibert – There will be a privacy fence. From the property line there will be landscaping and an alley, ~45 feet from the property line. Units will face the public street and the garages will face south. The City has a 10-foot grading setback.

Q: Attendee – What about the green belt on Lori's land? The ditch, horses and fence line?

A: Attendee – It will all be gone.

C: Attendee – A number of us at the Windsor can't imagine a young couple today starting out. This is exciting for a young couple. I began here 40 years ago → there is so much for young families to do, the kids would love it.

Q: Attendee – What is the anticipated square footage?

A: Napier – 1,700 – 1,850 square feet.

Q: Attendee – Are neighbors okay with the other uses?

A: General consensus that the development pattern was okay but the use should be limited to single family.

Staff: Distributed copies of the M-N-U zone district summary sheet and responded that all the uses on the back of the summary sheet would be allowed if the rezoning was approved.

**Closing/Next Steps:**

Staff provided an explanation of the quasi-judicial rezoning process and explained that if they received a notice in the mail for the neighborhood meeting, they would also receive a notice for the Public Hearing at Planning Commission and City Council.

The tone of the meeting was generally positive and the general consensus was that the development pattern was okay but the use should be limited to single family.

Cc: Case File ZP-17-82