

# CONCEPTUAL LAND USE PLAN REZONE 3900 S. WADSWORTH BLVD. AND 3939 S. TELLER ST., LAKEWOOD, CO CASE RZ-19-001

**Dewberry** | J3  
Dewberry Engineers, Inc.  
8100 East Meadwood Avenue, Suite 150  
Greenwood Village, CO 80111  
Contact: Jason D. Margraf, PE  
Email: jdmargraf@dewberry.com

**CONCEPTUAL LAND USE PLAN  
REZONE 3900 S. WADSWORTH BLVD.  
AND 3939 S. TELLER ST., LAKEWOOD, CO**

**VISTA BUENA  
HOLDINGS, LLC**  
505 14TH STREET  
MANHATTAN BEACH, CA  
90266  
Tel: (949) 874-3890  
Contact: KENT HEALY

No.	Date	Description
1	07/26/2019	FIRST SUBMITTAL

**DOCUMENT AMENDMENTS**

Project Number: 50116267  
Designed By: Drawn By: OCB SJE  
Checked By: DEB  
Sheet Number:

## STATEMENT OF INTENT

THE INTENT OF THE REZONING REQUEST IS TO REVISE THE CURRENT 13.5 ACRE PARCEL (LOT 1 AND LOT 2 OF THE ACADEMY PARK PLANNED DEVELOPMENT (PD)) FROM ITS CURRENT (PD/M-E-S) ZONING AND REESTABLISH ZONING OF LOT 1 SOLELY AS M-E-S (MIXED EMPLOYMENT SUBURBAN) AND LOT 2 TO M-R-S (MIXED RESIDENTIAL SUBURBAN) TO ALLOW FOR BETTER USE OF THE LOT 2 PARCEL WHICH HAS BEEN CONSISTENTLY UNDERUTILIZED OVER THE LAST 20 YEARS AS A VACANT PARKING LOT. THE OFFICE COMPLEX WILL REMAIN WITHIN LOT 1 ALONG WITH 620 PARKING SPACES NECESSARY FOR THE OFFICE USE. THE M-E-S ZONING OF LOT 1 WOULD ALLOW FOR A LOWER PARKING SPACE REQUIREMENT TO BETTER MATCH THE ACTUAL NUMBER OF PARKING STALLS NEEDED FOR THE 175,000 SF BUILDING.

LOT 2 WOULD ALSO UNDERGO A LOT LINE ADJUSTMENT TO REDEFINE ITS BOUNDARY FROM 1.5 ACRES TO 2.3 ACRES AND BE REZONED TO M-R-S TO CREATE OPPORTUNITY FOR REDEVELOPMENT OF THE VACANT PARKING LOT INTO A MORE FAVORABLE LAND USE THAT CAN PROMOTE A COMMUNITY OF MIXED-USE WITH A RESIDENTIAL COMPONENT ALLOWABLE WITHIN THE M-R-S ZONING CATEGORY. THE CURRENT CONCEPTUAL LAND USE PLAN PRESENTS A PROPOSED SINGLE FAMILY ATTACHED TOWNHOME DEVELOPMENT WITHIN THE 2.3 ACRE PARCEL WITH ADDED GREEN SPACES, ATTRACTIVE PEDESTRIAN CONNECTIONS AND IMPROVED COMMUNITY AESTHETICS THROUGH QUALITY ARCHITECTURAL DESIGN. THE M-R-S ZONING HAS A GREATER OPEN SPACE CRITERIA AT 30% FOR RESIDENTIAL USES AND SIMILAR SETBACK REQUIREMENTS TO THE M-E-S AND PD ZONING BUT LOWER PARKING SPACE REQUIREMENTS.

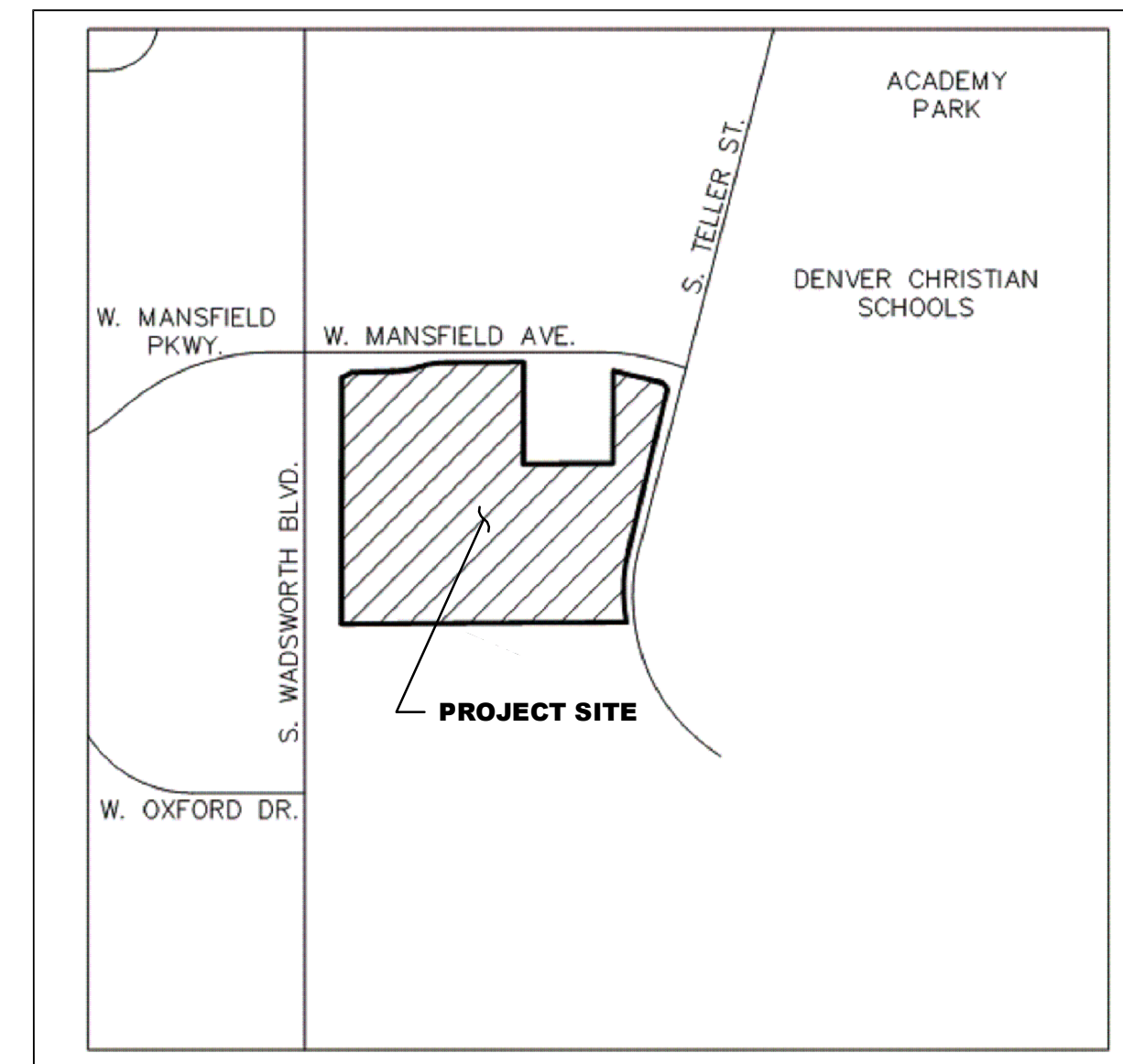
THE PROPOSED REZONING OF LOT 1 TO M-E-S AND RECONFIGURED LOT 2 TO M-R-S IS COMPATIBLE WITH THE SURROUNDING LAND USES AS EVIDENCED BY OTHER REZONINGS REQUESTS TRENDING IN THIS AREA. THIS AREA HAS NEIGHBORING M-G-S (MIXED USE GENERAL SUBURBAN) AND M-R-S (MIXED USE RESIDENTIAL SUBURBAN) TO THE NORTHWEST, PD/M-E-S (MIXED USE EMPLOYMENT SUBURBAN) TO THE NORTHEAST, AND M-E-S (MIXED USE EMPLOYMENT SUBURBAN (APARTMENTS)) TO THE SOUTH.

THE REZONING OF THIS PARCEL SUPPORTS THE LAKEWOOD COMPREHENSIVE PLAN AND SPECIFICALLY PROMOTES REDEVELOPMENT WITHIN THE LAKEWOOD MISSION TRACE ACADEMY PARK GROWTH AREA, WHICH IS ONE OF THE LAKEWOOD 2025 PLAN'S SEVEN IDENTIFIED GROWTH AREAS FOR REDEVELOPMENT. REGIONAL WATER, SANITARY, AND DRAINAGE INFRASTRUCTURE IS WITHIN THE VICINITY OF THE SITE WITH CAPACITY TO SERVE THE ADDITIONAL DEMANDS OF A SMALL OUTPARCEL OF 31 SINGLE FAMILY ATTACHED DWELLING UNITS.

## LEGAL DESCRIPTION

LOTS 1 AND 2, ACADEMY PARK FILING NO. 5&6 LOT LINE ADJUSTMENT NO Q PLAT, RECORDED JANUARY 16, 2015, AT RECEPTION NO. 2015004585, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO.

## VICINITY MAP SCALE = N.T.S.

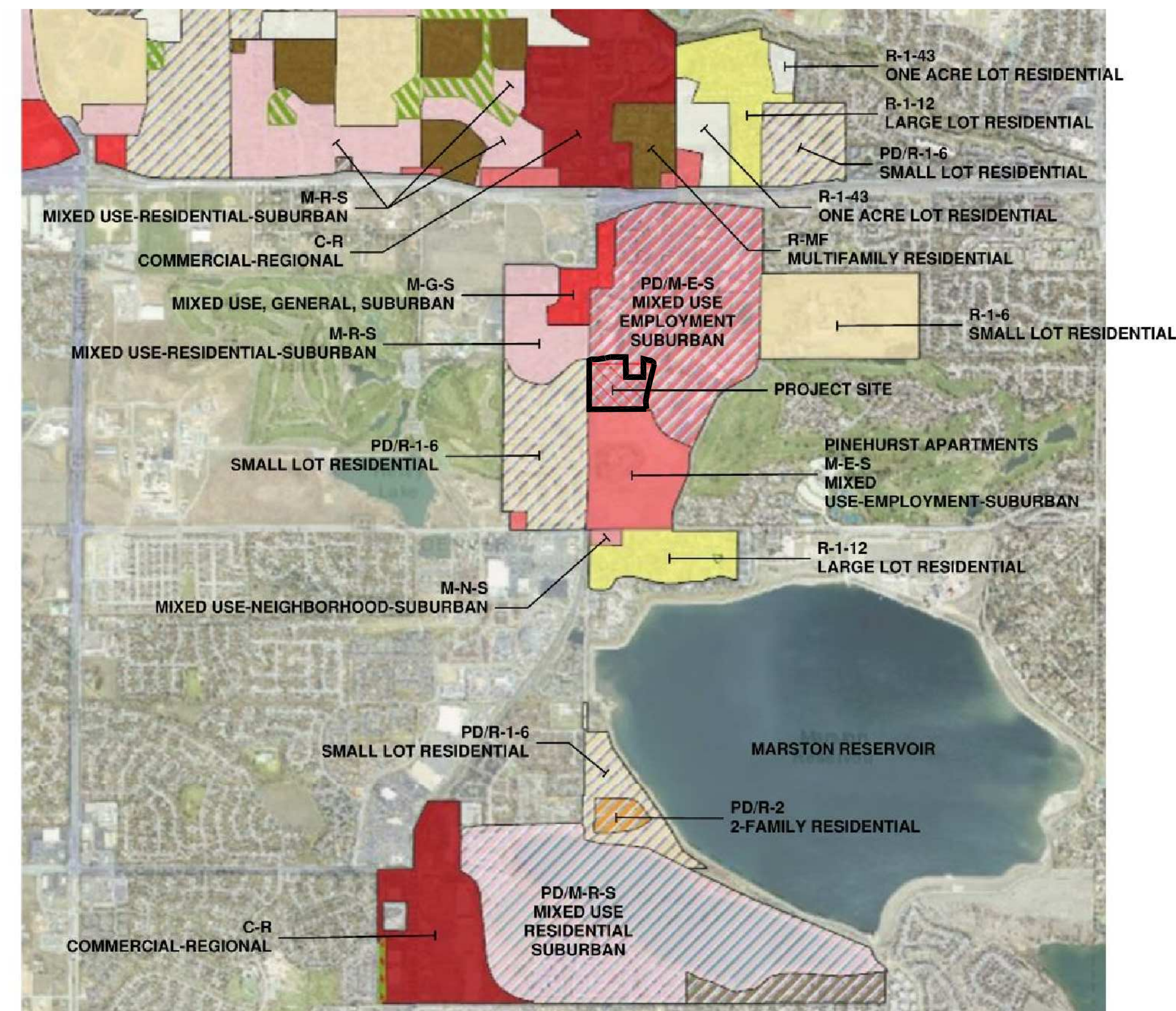


## ZONE DISTRICT STANDARDS

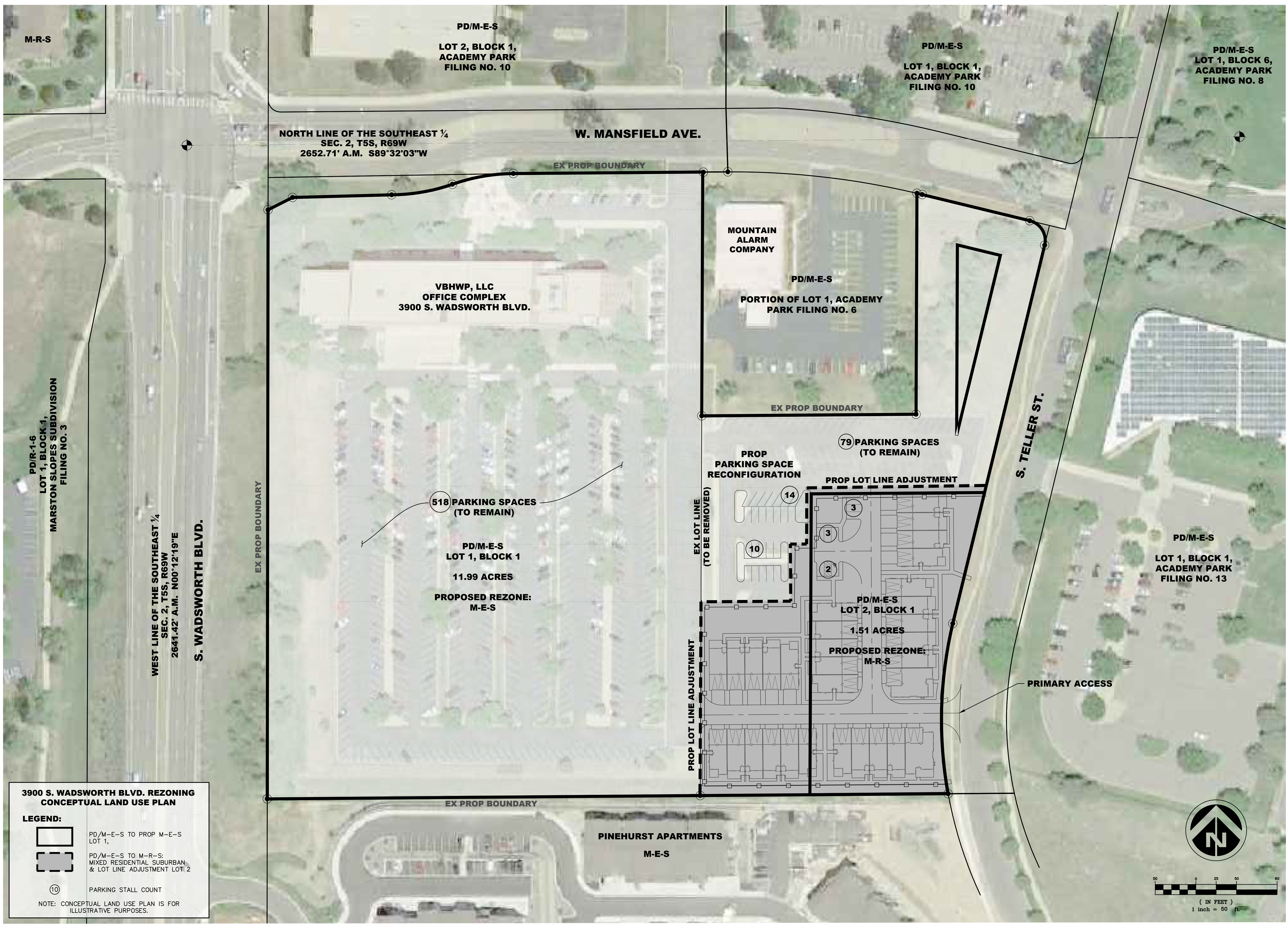
Zoning Standard	PD Zone District (Existing Zoning)	M-E-S Zone District (Existing Underlying Zoning)	M-R-S Zone District (Proposed Zoning)
Permitted Uses	Offices, Medical/Dental Clinics, Post Office, Banks, Vocational Schools, Community Buildings, Churches, Parks, Hospitals, Art Studios, Packaging, Storage, Warehouses, and Retail	Attached Family Dwelling Unit / Multi Family/ Group Home/ Day Care Facility/ Fitness Facility/ Hotel/ Office/ Restaurant/ Retail/ Community Building/ Religious Institution/ School/ Gallery/Studio/Home Business	Attached Family Dwelling Unit / Multi Family/ Group Home/ ParkWireless Communications/ Religious Institution/ School/ Home Business
Special Land Uses	N/A	Hospital/ Utility Facility/Bar/Entertainment Facility	Entertainment Facility/Animal Care/Utility Facility
Limited Land Uses	Retail Rental, Outside Storage, Trucking Terminals	Accessory Dwelling Unit / Animal Care/ Contractor Shop/ Parking Stand-alone	Accessory Dwelling Unit / Contractor Shop/ Parking / Community Garden
(S. Wadsworth Blvd. and W. Mansfield Ave.)	Min: 50 feet N/A	Min: 10 feet Max: 85 feet	Min: 10 feet Max: 140 feet
Rear / Side Setback **	Min: 0 feet Max: 5 feet	Min: 5 feet Side Max: 10 feet Rear	Min: 5 feet Side Max: 10 feet Rear
Build-to-Zone	N/A	Min: 40%	Min: 45%
Height Requirements	Min: None Max: 100 feet	Min: None Max: 60 feet	Min: None Max: 60 feet
Open Space	Min: 30%	Min: 20%	Min: 25%-*30% (* Residential)
Parking	Min: 5 spaces per 1,000 sf GFA N/A	Min: 1.5 spaces per 1,000 sf GFA Max: 5 spaces per 1,000 sf GFA	Min: 1.5 spaces per 1,000 sf GFA Max: 5 spaces per 1,000 sf GFA
Retail Allowed per Business	10% of gross sf structure	Max: None	Max: None
Residential Density	N/A	Min: None/Max: 50% Bldg. GFA	Min: 5 DU/AC

\*\* Buildings not located at the 0-foot setback shall be located a minimum of 5 feet from property line.

## EXISTING ZONE DISTRICT CONTEXT SCALE = N.T.S.



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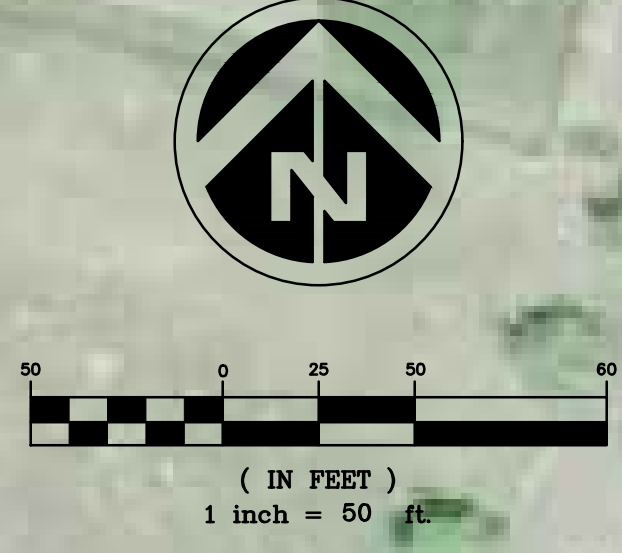


**3900 S. WADSWORTH BLVD. REZONING CONCEPTUAL LAND USE PLAN**

**LEGEND:**

- PD/M-E-S TO PROP M-E-S LOT 1,
- PD/M-E-S TO M-R-S: MIXED RESIDENTIAL SUBURBAN & LOT LINE ADJUSTMENT LOT 2
- PARKING STALL COUNT

NOTE: CONCEPTUAL LAND USE PLAN IS FOR ILLUSTRATIVE PURPOSES.



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