



Planning Department

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ATTACHMENT E – NEIGHBORHOOD MEETING NOTES

CASE NUMBER: ZP-18-088 – Preplanning application for a proposed rezoning
Project Manager: Brea Pafford
Applicant: Donald Marcotte, Manager – West Point, NCP LLC
Owners: West Point, NCP LLC
Case Address: 3900 S Wadsworth Blvd. and 3939 S. Teller St.
Request: The applicant has expressed an interest in rezoning the property from PD/M-E-S to M-G-S.
Date: January 10, 2019
Time: 6:00PM – 7:00PM
Location: 3900 S. Wadsworth Blvd., Suite 150
Lakewood, CO 80235

Neighborhood Groups Notified: South Lakewood Business Association

City Staff: Brea Pafford, Planning - Development Assistance
Paul Rice, Planning Manager - Development Assistance

In Attendance: **1 Lakewood resident, 3 members from the applicant's team, and 2 City Staff members 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.

Meeting Agenda:

- Introduction
- Purpose of Meeting
- Explanation of the Rezoning Process
- Presentation by the Applicant
- Questions and Discussion with Citizens
- Closing Comments and Next Steps

At 6:13 PM Staff opened the meeting with an explanation of the purpose, notice requirements, and an explanation of the rezoning application process. Then staff turned the meeting over to Donna Barrentine for the applicant's presentation.

Following staff's introduction, the applicant presented information about the project site and existing parking needs of the office building. The applicant provided aerial images spanning from 1999 through 2018 which depict the parking lot for the existing office building. These images show that the smaller lot adjacent to Teller Street is primarily vacant, with the larger lot ranging from 25 – 75% full. The excess and unused parking is related to the minimum required parking ratios for an office use

that were established with the Planned Development in 1978.

The applicant also indicated that there is a desire by the property owner to explore additional development opportunities for the existing parking lot adjacent to S. Teller Street, however, the parking ratios of the Planned Development requires a minimum of 5 parking spaces per 1,000 feet of gross floor area (GFA). This results in required parking spaces which remain largely unused over the past 20 years. By rezoning to the M-G-S zone district, where the minimum parking ratio for an office use is 1.5 spaces per 1,000 SF of gross floor area and the maximum is 5 spaces per 1,000 SF of GFA.

The applicant explained that the proposed rezoning to M-G-S:

- Will allow a lower parking ratio so that the required parking is more in line with the parking needs of the office use. It will also allow
- Free up unused parking to do something better with the land
- Provides allowable uses in the M-G-S that may be viable on this site include attached dwelling units, multifamily, day care, fitness and restaurant uses, would complement and help support the existing office use on this site and the other existing uses in the Academy Park development.
- Is supported by the Lakewood Comprehensive Plan as it is in the Mission Trace/Academy Park Growth Area. Specifically, it is in-line with the Plan goals to: promote mixed-use developments, improve redevelopment opportunities and enhance community through live/work opportunities though additional investment and redevelopment of the site.

The applicant identified the following community benefits:

- Allows better use of a vacant parking lot
- Enables other beneficial land use opportunities to enhance the community
- Promotes redevelopment and private investment opportunities
- Allows for potential single-family attached (townhome) development, supporting current trends in a growth area
- Creates mixed-use area with offices, retail and residential
- Market support the changes character with trending rezoning within the area.

Following the presentation, the applicant opened the floor for questions/comments. The following lists the questions and comments that were received by those in attendance.

Question (Q): It doesn't look like there is a specific development that is currently proposed?

Answer(A): Correct - the owner would like to secure entitlements and remove the existing parking requirements that are required by the ODP.

Q: Are there any traffic concerns?

A: A Traffic Study is required with the formal application and will identify any issues with land uses allowed in the M-G-S zone district.

The meeting ended at 6:38PM. Staff provided a summary of the applicant's 'next steps':

- Submit formal application
- Notification
- Public Hearing

CC: Case File ZP-18-088
Case File RZ-19-001