

STAFF MEMO

DATE OF COUNCIL MEETING: JANUARY 11, 2021 / AGENDA ITEM NO. 10

To: Mayor and City Council

From: Travis Parker, Director of Planning, 303-987-7908

Subject: **SOLTERRA CENTRE ODP MODIFICATION NO. 1**

SUMMARY STATEMENT: The City of Lakewood is proposing a legislative rezoning request to modify the existing Solterra Centre ODP to add single-family and duplex residential units as permitted uses, to prohibit multi-family residential uses and commercial storage facilities for the subject property and to limit the total number of units to 950 residential units. The zoning for the property will remain Planned Development with the base zone district Mixed-Use Employment Suburban (PD/M-E-S).

BACKGROUND INFORMATION: On September 28, 2020, City Council approved a modification to the development agreement for Solterra Centre that acknowledged the existing vested rights to develop the property and agreed on a path for the developer to provide information on future permits for purposes of counting units against residential growth limits. The developer also agreed to allow the City to modify the ODP to add single-family and duplex residential units as permitted uses.

The Planning Commission held a public hearing on November 18, 2020 and approved Resolution MO-20-001, which adopted the Findings of Fact and Order with a recommendation that City Council approve the legislative rezoning request. The role of the City Council is to review the Planning Commission recommendation to make a final determination on the application.

BUDGETARY IMPACTS: No budgetary impacts.

STAFF RECOMMENDATIONS: Staff recommends approval of the ODP modification.

ALTERNATIVES: City Council can approve or deny the ODP modification. The development agreement between City Council and the developer does not allow additional changes to the ODP or zoning beyond those included.

PUBLIC OUTREACH: This meeting has been noticed through the regular City channels.

NEXT STEPS: If approved, the ODP would become effective 45 days after certified.

ATTACHMENTS: Attachment 1 – Ordinance O-2021-1
Attachment 2 – Planning Commission Staff Report and Attachments
Attachment 3 – Planning Commission Resolution
Attachment 4 – Planning Commission Minutes

REVIEWED BY: Kathleen E. Hodgson, City Manager
Benjamin B. Goldstein, Deputy City Manager
Gregory D. Graham, Deputy City Attorney