

## ATTACHMENT B

Re: 8600, 8630 and 8650 W. Colfax Avenue Rezoning—Detailed Written Description of Request

With the authorization of the current property owner, we are seeking to rezone the above referenced property from Mixed-Use-Neighborhood-Urban (M-N-U) to Mixed Use-General-Suburban (M-G-S).

The proposed M-G-S zone district would allow Prestige Imports to continue to use this property for the outdoor storage of overflow vehicles from the current 9201 W. Colfax Avenue dealership.

Currently, Prestige Imports is using the property for the temporary storage of vehicles under a Long-Term Temporary Use Permit. The permit was first approved by the Lakewood Planning Commission in 2016 and was most recently extended in December of 2018 through January 20, 2021.

The purpose of the Long-Term Temporary Use Permit was to allow for the parking of inventory automobiles while a permanent solution for Prestige's need for excess storage was developed. The proposed rezoning is a follow through on that commitment to seek a permanent solution and would also allow for further improvements to be made to the property.

The proposed zone district would also allow for Prestige to provide minor vehicle service on the site, such as minor detailing and car washing. The site would also be used for the display of for-sale vehicles for test drives, although no financial transactions would actually take place on this property.

In all, the proposed rezoning promotes the implementation of Lakewood's Comprehensive Plan for the reasons laid out below from Lakewood 2025: Moving Forward Together.

The Comprehensive Plan projects an increase in employment within the City of 107,000 jobs by 2035 which will "require a significant amount of new or redeveloped commercial space." (Lakewood 2025: Moving Forward Together, 3-7). Not only will the proposed rezoning allow for increased commercial space on this site, but the outdoor storage will directly support the increased employment opportunities from the new investment planned at 9201 W. Colfax Avenue.

The Comprehensive Plan also notes that "The city's image and character also depends on the maintenance and reinvestment in older portions of the community" and that "revitalization and redevelopment of underutilized and underdeveloped commercial properties will be key to improving the overall image of the city and attracting new residents and businesses" (3-11). Currently, a dilapidated building sits on the site and while Prestige has already greatly increased the maintenance of the property, the rezoning would allow them to go a step further to make investments as property owners while also ensuring the site is fully in line with the City's standards for the proposed zone district.

It is also important to note that the property is designated as a Growth Area in the Comprehensive Plan, which are "locations within the city that have been planned and zoned for higher density employment, retail and residential growth" and "are typically designated as Mixed Use with Transit or Urban contexts on the Zoning Map" (3-29). The rezoning would certainly support increased employment and retail growth, both at this site and at Prestige's 9201 W. Colfax Avenue location. Additionally, while the proposed zone district is Mixed Use as called for in the Plan, the Suburban context is appropriate both due to the same zoning being found to the east and northeast of the property, but also because it is the only Mixed-Use zone district where all the proposed uses would be allowed.

The Comprehensive Plan also calls for a number of economic goals which would be served by rezoning this site as proposed. The Plan calls for Lakewood to "have a strong, competitive, and diverse economic base with a mix of locally owned, national and international employers" (5-3) and notes that "Lakewood's economic base is its lifeblood" and that "economic and residential growth is critical to the health of the

city, as both generate taxes to pay for municipal services” while “employment growth also provides necessary jobs for the residents of Lakewood” (5-3). This rezoning directly supports Prestige’s efforts to expand its business in Lakewood, generating taxes to pay for municipal services and providing jobs for Lakewood residents.

Importantly, the Plan also notes that “Sales tax revenue is an important component of the City’s budget, as this revenue is the single largest contributor to the general fund. Therefore, it is vital to continue to strengthen the city’s retail market and encourage new sales tax producing businesses to locate in Lakewood” (5-7). The proposed rezoning would allow for the City to collect even greater sales tax revenue as it will give Prestige the ability to sell more vehicles in the City of Lakewood and also expand their minor motor vehicle service operations.

While the Comprehensive Plan makes attracting new businesses a priority, it also specifically states that “The City will also focus on growing existing businesses and industries to help expand the primary employment base” (5-8). This proposed rezoning would allow a business which has been in the community for decades to grow and help expand the City’s primary employment base.

In terms of the specific area plan, the site sits within the Garrison Street West Rail Station Area which the Plan calls for maintaining “as a smaller-scale, neighborhood-oriented district in accordance with the Growth Area Land Use Map and transit-oriented development principles” (5-29). As noted in the map of the area, the site, which sits north of 14<sup>th</sup> Avenue is designated as “Mixed-Use Commercial.” To that end, the M-G-S zone district is in line with this vision for the site while the requirements associated with the proposed uses of the site will ensure a smaller-scale, neighborhood oriented development in line with the overarching goal for the area.

Prestige has demonstrated a commitment to improving the property by cleaning-up items that were dumped illegally, mowing the weeds and installing security fencing, all to the betterment of the public health, safety and welfare of the citizens of the City of Lakewood.

To further improve the site, Prestige plans on demolishing the dilapidated building on the west side of the property which is on the verge of potentially collapsing and poses a potential public safety risk. Prestige would then repave the site for the parking of inventory vehicles, as well as provide lighting and make additional landscaping improvements as dictated by the Lakewood Zoning Ordinance. With the planned improvements and those which have already been made, the appearance of the City of Lakewood will be enhanced through quality site and building design.

The proposed zone district also protects and enhances the natural environment including the conservation of natural features, land and energy by requiring a minimum of 20% open space on the site. This is greater than the 15% minimum open space required under the existing M-N-U zone district.

Finally, the proposed rezoning of the site would help ensure the economic vitality of the City of Lakewood through supporting a business which has been a community member for decades by allowing them to expand their business operations in the City. This site is being purchased to ensure Prestige has the capacity to expand their operations at their dealership at 9201 W. Colfax Avenue, which would bring additional tax revenue and jobs to the City.

We believe this rezoning application is firstly aligned with the criteria laid out in Section 17.2.3.3. of the Lakewood Zoning Ordinance and ask for your support as we seek to increase our investment in the City of Lakewood and its citizens.