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**ATTACHMENT E – NEIGHBORHOOD MEETING NOTES**

**CASE NUMBER:** ZP-19-070 – Preplanning application for a proposed rezoning  
**Project Manager:** Brea Pafford  
**Applicant:** David Leibowitz, 8600 West Colfax Avenue, LLC  
**Owners:** Tanweer Malik  
**Case Address:** 8600, 8630 & 8650 W. Colfax Ave.  
**Request:** The applicant has expressed an interest in rezoning the property from M-N-U to M-G-S.  
**Date:** February 19, 2020  
**Time:** 6:00PM – 7:00PM  
**Location:** 1615 Reed Street  
Lakewood, CO 80214

**Neighborhood Groups Notified:** Eiber Neighborhood Association, Pin Place Condominiums, Lakewood Green Homes, Holbrook Park Neighborhood Association, West Colfax Community Association, Morse park Neighborhood Association, Estes Square HOA

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

**In Attendance:** **6 Lakewood residents/business owners, 2 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 6:00 PM Staff opened the meeting with an explanation of the purpose, notice requirements, and an overview of the rezoning application process. Then staff turned the meeting over to Scott West and Joe Stanoch for the applicant’s presentation.

Following staff’s introduction, the applicant presented information about the Prestige Porsche, the proposed new dealership at the northeast corner of Colfax Avenue and Garrison Street, and the reason for the proposed rezoning. Prestige is currently leasing the site for vehicle storage and minor motor vehicle service under an existing Long-term temporary use permit, which expires in January

2021. The rezoning will allow the current temporary land use to continue. Under the new zoning, Prestige Imports will be in a position to purchase the property and complete necessary site improvements, including the demolition of the existing structure at 8630 W Colfax Ave.

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): Will the improvements help the appearance of the property and the Colfax frontage?

Answer(A): Yes, once the property is purchased, Prestige will work with 40W Arts District to paint a mural on the building. Some clean-up work has already been done, including site lighting. Demolishing the building will be a significant investment in the property.

Q: What is the existing zoning?

A: M-N-U, does not permit outdoor storage of vehicles or minor motor vehicle servicing.

Q: Will the three parcels be consolidated?

A: At this time, the applicant is not planning to consolidate the lots.

Q: Wouldn't this be considered spot zoning, with the M-N-U zoning remaining on the corner lot?

A: The planning director does not look at a rezoning from one mixed use zone district to another as spot zoning. Similar uses are allowed in both the neighborhood and general, however, the mixed-use general accommodate the land uses that are proposed.

Comment: Think this a good idea to go from an urban context (M-N-U) to a suburban context (M-G-S). It is better when buildings are not as close to the street, especially when the sidewalk is located to the north of a higher profile building.

The meeting ended at 6:55PM. Staff provided a summary of the applicant's 'next steps':

- Submit formal application
- Notification
- Public Hearing

CC: Case File ZP-19-070  
Case File RZ-20-001