

# **LAKWOOD PLANNING COMMISSION REGULAR MEETING AGENDA**

**HYBRID MEETING  
CITY COUNCIL CHAMBERS  
CIVIC CENTER SOUTH  
480 S. ALLISON PARKWAY  
LAKEWOOD, COLORADO**

**HOSTED VIRTUALLY AT LAKEWOODSPEAKS.ORG**

**June 7th, 2023**

**7:00 PM**

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## **REGULAR MEETING**

- ITEM 1: CALL TO ORDER**
- ITEM 2: ROLL CALL**
- ITEM 3: APPROVAL 04-19-2023 PC MEETING MINUTES**
- ITEM 4: RZ-21-001 & RZ22-0002 & AX-21-001 VOTE & ACTION**
- ITEM 5: GENERAL BUSINESS**
- ITEM 6: ADJOURNMENT**

This meeting will be conducted using Zoom and the recording will be available after the meeting on the City of Lakewood YouTube account. The public is welcome to view the meeting live stream online at LakewoodSpeaks.org. However, opportunities for public participation and comment are available at other events.





## PLANNING COMMISSION STAFF REPORT

**ANNEXATION CASE NO:** AX-21-001

**REPORT DATE:** May 10, 2023

**REZONING CASE NO:** RZ-20-001 & RZ22-0002

**CASE NAME:** Denver West Colorado Mills Blvd Corridor Phased Development

- East Side - Stevinson Denver West Center Automotive Campus ODP (Initial Zoning/Rezoning)
- West Side - Stevinson Denver West Center ODP No. 5 (Rezoning)

**PC HEARING DATE:** June 7, 2023

**CASE ADDRESSES:** East | 14700 W 7<sup>th</sup> Avenue  
Lakewood, CO 80401

West | 15000 W COLFAX AVE  
Lakewood, CO 80401

**APPLICANT /**

**PROPERTY OWNER:** Kent Stevinson, President  
Automotive Services, INC  
1546 Cold Blvd, Suite 100  
Lakewood, CO 80401

**REQUEST:** The applicant is requesting approval of three separate land development applications associated with the phased Stevinson Denver West Colorado Mills Boulevard Corridor development proposal.

East Side	AX-21-001 RZ-21-001	Annexation of approximately 15.5 acres Stevinson Denver West Center Automotive Campus ODP <ul style="list-style-type: none"><li>➤ Initial Zoning of 15.5 acres to a Planned Development with a base zone district of Commercial Regional (PD/C-R)</li><li>➤ Rezoning of 22.1 acres from Planned Development with a base zone district of Mixed-Use Employment Suburban (PD/M-E-S) to Planned Development with a base zone district of Commercial Regional (PD/C-R)</li></ul>
West Side	RZ22-0002	Stevinson Denver West Center ODP No. 5 <ul style="list-style-type: none"><li>➤ Rezoning of 26.7 acres from Planned Development with a base zone district of Mixed-Use Employment Suburban (PD/M-E-S) to Planned Development with a base zone district of Commercial Limited (PD/C-L)</li></ul>

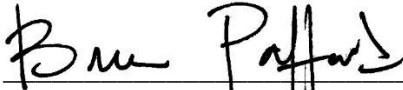
**CITY STAFF:**

Development Review Planning  
Development Review Engineering  
Transportation Engineering  
Property Management

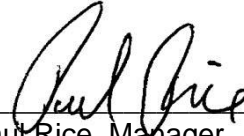
Brea Pafford, Case Planner  
Ben Mehmen, Case Engineer  
Toni Bishop, Engineering Technician  
Spencer Curtis, Right-of-Way Agent  
Garrett Downs, Right-of-Way Agent

**STAFF RECOMMENDATION:**

Staff is requesting Planning Commission approval of three resolutions, recommending City Council approval of Case No. AX-21-001, RZ-21-001 & RZ22-0002



Brea Pafford, Case Planner  
Planning – Development Assistance



Paul Rice, Manager  
Planning – Development Assistance

**CONTENTS OF THE REPORT:**

- Attachment A – Vicinity Maps (Stevinson Denver West Center, Existing Zoning, Annexation Areas, and Proposed Zoning)
- Attachment B – Request for Council Action on Annexation Petition & Petition Acceptance Resolution
- Attachment C – Request for Council Action on Annexation Eligibility & Annexation Eligibility Resolution
- Attachment D – Annexation Maps No. 22 & 23
- Attachment E – Lakewood Comprehensive Plan Urban Growth Boundary Map
- Attachment F – City of Lakewood Three Mile Plan Map
- Attachment G – East Side ODP (Stevinson Denver West Center – Automotive Campus)
- Attachment H – East Side Conceptual Land Use Plan
- Attachment I – West Side ODP (Stevinson Denver West Center ODP No. 5)
- Attachment J – West Side Conceptual Land Use Plan
- Attachment K – East Side Neighborhood Meeting Summary
- Attachment L – West Side Neighborhood Meeting Summary
- Attachment M– Draft Resolution – AX-21-001
- Attachment N– Draft Resolution – RZ-21-001
- Attachment O – Draft Resolution – RZ22-0002

**I. SUMMARY OF REQUEST**

The applicant, Kent Stevinson, as President of Automotive Services, INC, is requesting approval of the Stevinson Annexations No. 22 and 23 along with two (2) rezoning applications associated with the phased Denver West Development proposal located along the Denver West Colorado Mills (DWCM) BLVD corridor between W. Colfax Ave. and W. 6th Ave.

**Phase 1 | Stevinson Denver West Center Automotive Campus - East Side**

The 15.5-acre annexation request includes 16 parcels of land located east of DWCM Blvd and north of W. 6<sup>th</sup> Avenue as depicted in Figure 1 below. The annexation request is part of the larger 37.6-acre initial zoning/rezoning proposal to Planned Development with a base Commercial Regional (PD/C-R) zone district labeled as the East Side in Figure 2 below. Approval of both applications is required before the proposed automotive campus can be subdivided into individual lots and redeveloped with new dealership facilities for Jaguar Land Rover, Chevrolet, and Lexus.

**Phase 2 | Future Redevelopment - West Side**

The second rezoning request is for the redevelopment of the 26.7-acre site located to the west of DWCM Blvd. between W. Colfax Avenue and W. 7<sup>th</sup> Avenue. The applicant is proposing a new Planned Development zoning with a base zone district of Commercial Limited (PD/C-L). Approval of the Stevinson Denver West Center Official Development Plan No. 5 will accommodate the redevelopment of the existing Chevy and Lexus sites with a new commercial center, labeled as West Side in Figure 2 below.

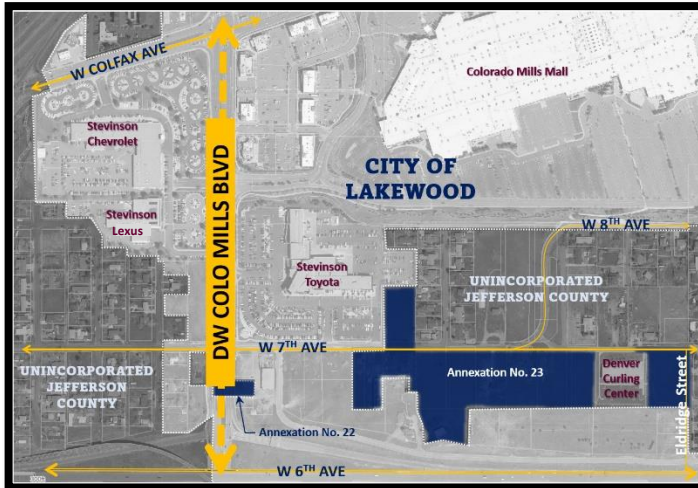


Figure 1 | Annexation Areas, See Attachment D

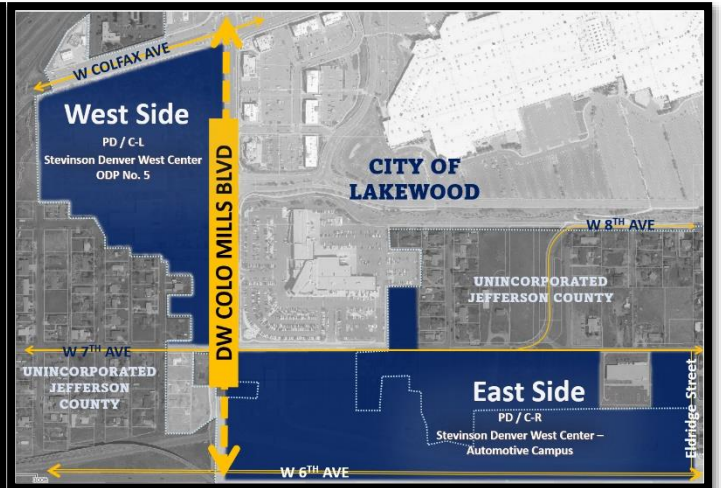


Figure 2 | East and West Side Rezoning Areas

## II. PROCESS – REQUIRED CITY APPROVALS

**Annexation/Initial Zoning:** The process to annex unincorporated land into a municipal boundary is outlined in Title 31 of the Colorado Revised State Statutes (C.R.S). The Lakewood City Charter also requires the Planning Commission to review and make recommendations to the City Council on land use matters, including but not limited to annexation and zoning. The initial zoning process for newly annexed land is defined in Article 2 of the Lakewood Zoning Ordinance. State statutes require any land that is annexed into a municipality to be zoned within 90 days of the adoption of the annexation ordinance.

An annexation petition was filed with the City Clerk on March 31, 2023. The petition was then referred to the City Council on April 10, 2023, where the City Council adopted the Intent to Annex Resolution to initiate the formal annexation process, set a public hearing date, and proceed with the notice requirements outlined in C.R.S. § 31-12-108. The public process for annexation and zoning includes five (5) meeting dates between the City Council and the Planning Commission. The annexation public hearing was held on May 22, 2023, where the City Council adopted the findings of fact resolution. Pursuant to the City Charter, the Planning Commission must hold a public hearing and provide a recommendation to City Council on the proposed annexation and initial zoning of the Stevinson Annexations No. 22 and 23.

**Rezoning:** The rezoning process for all parcels of land currently in the City includes a neighborhood meeting, formal application, public hearing with the Lakewood Planning Commission and a public hearing with the Lakewood City Council. The Planning Commission reviews the rezoning request at a public hearing and then provides a recommendation to City Council. The City Council will review the Planning Commission recommendation, meeting minutes, staff report, and then hold a second public hearing, after which they will make a final decision on the rezoning application. If the rezoning application is approved, a 45-day referendum period is required.

**Official Development Plans:** The applicant is proposing two separate Planned Development (PD) zone districts that will continue to implement the long-term vision for the Stevinson Denver West Center Development. The proposed zoning is suitable in location and character for the land uses that are proposed. Conceptual Land Use Plans accompany each Official Development Plan (ODP) provided to show planning areas, primary access points, preliminary internal circulation and required buffers for adjacent residential land uses. Through the proposed Official Development Plans, the new PD zone districts define a development review and approval process that is consistent with the well-established review process for new development and redevelopment in Denver West.

There are eight (8) existing Stevinson Denver West PD zone districts that accommodate the existing residential, office and commercial developments within Denver West. The Stevinson Denver West Center Automotive Campus Official Development Plan (ODP) and the Stevinson Denver West Center ODP No. 5 will also require the Denver West Architectural Control Committee’s (DWACC) review and approval of all site plans and architectural drawings prior to city reviews/approvals that are required to issue permits and proceed with development activities. The DWACC was originally established in 1994 under the Stevinson Denver West Center Official Development Plan and has been actively involved in guiding the development of Denver West over the past three decades.

**Site Development:** Major site plan and final plat applications (which are separate from the annexation or rezoning process) are also required for the applicant to achieve the phased development proposal. The major site plan determines the proposed layout of new buildings, site circulation, open space configuration, building architecture, landscape design and other site elements. A site plan or subdivision plat is reviewed for compliance with the Zoning Ordinance, Subdivision Ordinance, Engineering Regulations, and the approved Official Development Plan. Site plan and plat applications are administrative approvals, provided the proposal complies with the applicable development standards.

**III. ZONING AND LAND USE**

East Side – Stevinson Denver West Center Automotive Campus ODP				
	North	South	East	West
<b>Adjacent Zoning Designation</b>	Planned Development in Lakewood (A-1, R-1 & R-2 in Jefferson County)	PD in Jefferson County (south of W. 6 <sup>th</sup> Ave)	PD in Jefferson County	Planned Development in Lakewood (C-1 in Jefferson County)
<b>Adjacent Land Uses</b>	Vacant, Auto Sales, Duplex & Single-Family	N/A (W. 6 <sup>th</sup> Ave)	Single-Family	Vacant

See Attachment G for adjacent land uses and Attachment H for adjacent zoning

West Side – Stevinson Denver West Center ODP No. 5				
	North	South	East	West
<b>Adjacent Zoning Designation</b>	Planned Development in Lakewood (PD in Jefferson County)	Planned Development (R-2 in Jefferson County)	Planned Development in Lakewood	R-2 & C-1 in Jefferson County
<b>Adjacent Land Uses</b>	Hotel, Motel, Vacant & Fueling Station	Single-Family & Duplex	Auto Sales, Retail & Restaurant	Vacant, Single Family & Duplex

See Attachment I for adjacent land uses and Attachment J for adjacent zoning

**Development History / Existing Conditions:** In 1994, the City of Lakewood approved a series of Denver West annexations for land located to the south of W. Colfax Ave, including the 22.1 acres that is part of the East Side proposal and currently zoned PD / M-E-S per the Stevinson Denver West Center ODP Mod. No. 1. The undeveloped land located to the south of the Lexus site was annexed into Lakewood in 2000, the same year that the Stevinson Denver West Center ODP No. 4 was approved.

The southwest corner of W. Colfax Ave and DWCM Blvd (formally Indiana St.) has been anchored by the Stevinson Chevy and Lexus dealerships since the mid to late 1980’s, preceding the 1996 Annexation into

the City of Lakewood and approval of the Stevinson Denver West Center Annexation Addition No. 1. ODP.

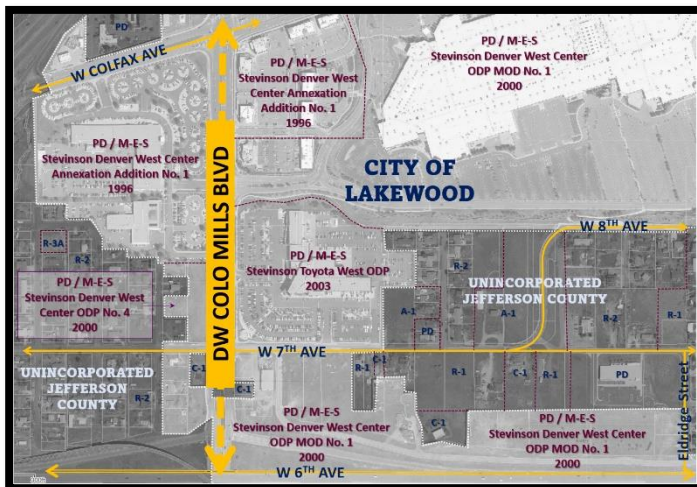


Figure 3 | Vicinity Map - Existing Zoning

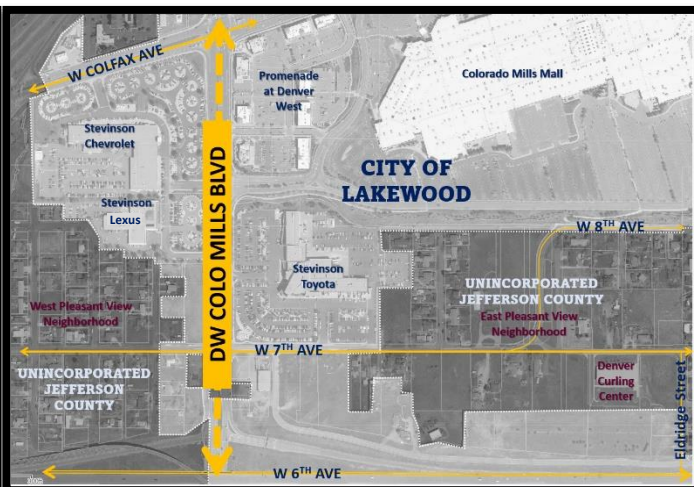


Figure 4 | Vicinity Map - Stevinson Denver West Center

Significant development and redevelopment of Denver West Center between W. Colfax Ave and W. 6th Ave included the construction of Colorado Mills Mall in 2002, the Stevinson Toyota dealership in 2003 and the Promenade at Denver West in 2012. These prior development activities and the required public improvements have resulted in a well-developed street network designed to accommodate the existing and proposed commercial land uses. W. Colfax Ave and DWCM Blvd are classified as arterial streets with direct access to Interstate 70 and W. 6th Ave. W. 7th Ave is classified as a collector street to the east of DWCM Blvd. Sections of W. 7th Avenue and the transition to W. 8th Avenue have been improved through adjacent development activities; however, large roadway segments have yet to be improved, leaving significant gaps where sidewalks have not been constructed.

The 37.6-acre redevelopment site for the automotive campus is in an urban area with existing commercial uses near Denver West Colorado Mills Blvd and south of W. 7th Ave and single-family residential development to the north of W 7th Ave and east of Eldridge St. Several of the existing commercial and residential buildings that were located on the subject site have been demolished in preparation for the proposed redevelopment. Directly south of the proposed automotive campus is W. 6th Avenue and the existing frontage road.

The 26.7-acre redevelopment site on the West Side includes the existing Stevinson Chevy and Lexus dealership facilities along with a few vacant plated parcels on the north side of W. 7th Avenue. The site is bound by two arterial streets (W. Colfax Ave and DWCM Blvd) on the north and east sides. To the south is the existing West Pleasant View neighborhood which includes single-family and duplex dwelling units. The site is bound on the west side by undeveloped platted lots, the Fairgrounds Gulch Floodplain and Interstate 70.

#### IV. AGENCY REVIEW AND NOTIFICATION

Notice of the Planning Commission public hearing for the annexation and rezoning request was mailed to 279 tenants and owners of property within 500 feet and 4 registered neighborhood organizations within a 1/2 mile of the subject property, as required by the Lakewood Zoning Ordinance. The annexation and rezoning applications were also sent to 12 outside referral agencies for review, as indicated in the table below.

Agency	Notification for Neighborhood Meeting	Notification for PC Hearing	Referral Sent	Comments Received
West Metro Fire Protection District			X	X
Pleasant View Fire District			X	X
Consolidated Mutual Water			X	X
Xcel Energy			X	X
Century Link / Lumen			X	X
Comcast Cable			X	
Lakewood Police Department			X	X
Pleasant View Water & Sanitation District			X	X
Regional Transportation District			X	X
Colorado Department of Transportation			X	X
Jefferson County School District			X	X
Jefferson County Planning & Zoning			X	X
City of Golden Planning Department			X	X
Property Owners within 500 feet	X	X		
Daniels-Welchster Neighborhood Association	X	X		
Union Corridor Professionals Group	X	X		
Applewood Business Association	X	X		
West Pleasant View Neighborhood Association	X			
North Lakewood Advocates	X	X		

**Referral Agencies' Comments:** The City received responses from most of the referral agencies and service districts; none with any objections to the annexation or rezoning proposals. Several service districts communicated that services would be provided, and that new development will need to comply with their adopted codes and district standards. Jefferson County Planning and Zoning also reviewed both zoning proposals and provided comments related to compatibility with the adjacent residential land uses, relationship to base zone district standards, and a request to receive future referrals for subdivision and site development.

**Neighborhood Comments:** A neighborhood meeting for the proposed East Side Annexation and Zoning was held on June 22, 2021, to introduce the proposal and gather feedback. The meeting was well attended by neighborhood stakeholders who had questions about increased traffic on W. 7<sup>th</sup> Ave, site design, site lighting, development character and the construction timeline for the new dealerships. A neighborhood meeting for the proposed West Side rezoning was held on February 22, 2022, to introduce the redevelopment proposal and gather feedback. Attendees' questions were primarily focused on the land uses intended with redevelopment and the relationship with the existing residential neighborhood.

A summary of both neighborhood meetings is included in Attachments K and L.

**V. EVIDENCE AND CONCLUSIONS – ANNEXATION**

The applicant is proposing to annex and initially zone two land areas depicted on the annexation maps in Attachment D. The Planning Commission is being asked to review the annexation request and initial zoning proposal of Planned Development with a Commercial Regional (PD/C-R) and make a recommendation on each to the City Council. The Stevinson Annexation proposal was evaluated based upon the requirements per Colorado Revised Statutes, guidance from the City of Lakewood Comprehensive Plan and the Lakewood Three-mile Plan.

**Colorado Revised Statutes**

All annexations in the state of Colorado must comply with Title 31, Article 12 of the Colorado Revised



Statutes (The Municipal Annexation Act of 1965). The statute regulates eligibility of property for annexation and specifies criteria to be used in evaluating and approving proposed annexations. Staff has provided a detailed analysis of the applicable statutory regulations in the Annexation Petition Request for Council Action (RFCA) memo (Attachment B) and Annexation Eligibility RFCA memo (Attachment C). Pursuant to the adopted Petition Acceptance Resolution (2023-16) and Annexation Eligibility Resolution (2023 -33), the City Council has found the annexation request to be in compliance with state regulations.

### **Lakewood Comprehensive Plan**

Annexation is a discretionary action on the part of the City and the City's Comprehensive Plan does not provide specific guidance regarding annexation near the Denver West Growth Area, but it does refer to the City of Lakewood Urban Growth Boundary for locations where future growth and annexation may occur. The Lakewood Urban Growth Boundary Map in the Comprehensive Plan is included as Attachment E for reference. As depicted on the UGB map, the proposed 15.5-acre annexation is within the Lakewood Growth Boundary. This boundary was coordinated with Jefferson County and adjacent jurisdictions as part of the DRCOG Mile High Compact.

### **Lakewood Three Mile Plan**

Section 31-12-105(1)(e) of the Colorado Revised Statutes places limits on municipalities which annex land by mandating that "*no annexation may take place that would have the effect of extending a municipal boundary more than three miles in any direction from any point of such municipal boundary in any one year.*" The proposed annexation would not extend the City's boundary more than three miles, a boundary that is depicted in Attachment F, the Three Mile Plan Map.

The City's current Three Mile Plan consists of an introduction and description of the Three Mile Plan, various independent and applicable land use plans including the City of Lakewood Comprehensive Plan and various area plans within the Jefferson County Comprehensive Master Plan. The County Plan indicates that the unincorporated areas near Denver West are within the Central Plans Area Plan, a transition area with commercial, mixed-use, and higher density residential uses near DWCM Blvd, transitioning to the lower density residential east of Fig Street. The Three Mile Plan also contains an explanation of how the plan addresses state requirements for an annexation area map (§ 31-12-105(1)(e) C.R.S.

## **VI. EVIDENCE AND CONCLUSIONS - ZONING**

### **Zoning Analysis**

The applicant is requesting approval of two separate zoning applications. The 37.6-acre East Side application includes the initial zoning of 15.5 acres and rezoning of 22.1 acres to a Planned Development with a Commercial Regional base zone district (PD/C-R) under the Stevinson Denver West Center Automotive Campus. The ODP establishes three planning areas. Planning Area 1 is the largest of the three planning areas where development for the automotive campus is proposed. Planning Area 2 will serve as a buffer between the automotive campus and the adjacent residential neighborhood and will accommodate stormwater drainage facilities including water quality and site detention. Planning Area 3 is the only site located to the north of W. 7<sup>th</sup> Avenue and is contiguous to the existing Toyota Dealership along the north and west property lines. The applicant has not identified a specific development proposal for this planning area.

On the West Side, the applicant is requesting approval to rezone 26.7 acres from PD / M-E-S to Planned Development with a Commercial Limited base zone district (PD / C-L). The proposed Stevinson Denver West Center Official Development Plan No. 5 will establish two Planning Areas for commercial development.

**Conformance with Standards for Rezoning Criteria §17.2.3.3.A:**

**1. The proposed rezoning promotes the purposes of the Zoning Ordinance as stated in Section 17.1.2.**

The proposed initial zoning and rezoning request will support the purpose and intent of the Zoning Ordinance as follows:

- Implementing the vision, goals and recommendations of the Comprehensive Plan through maintenance and reinvestment of underutilized commercial properties.
- Promoting orderly development through a public process.
- Accommodating the effective integration of a mixture of uses and redevelopment with surrounding land uses.
- Ensuring the economic vitality of the City of Lakewood by supporting existing businesses and industries that expand the primary employment base and contribute to the City's sales tax revenue.

**2. The proposed rezoning is compatible with existing surrounding land uses or the land uses envisioned in the Comprehensive Plan.**

The proposed rezoning is consistent with the surrounding land development pattern where commercial uses have existed adjacent to single-family residential uses for decades. The location of the East and West Side properties supports commercial development given the proximity and accessibility to Interstate 70, 6th Avenue Freeway, W. Colfax Avenue and DWCM Blvd.

The proposed rezoning is also compatible with the land uses envisioned in the Comprehensive Plan. The West Side ODP is located within the Denver West Growth Area with a land use designation of Mixed-Use Commercial. The East Side ODP is directly adjacent to the Denver West Growth Area and a logical location to expand commercial development, given that it is bounded by a freeway on the south side and an arterial street on the west.

**3. The proposed rezoning meets at least one of the following:**

**a. The proposed rezoning promotes implementation of the Comprehensive Plan.**

The proposed rezoning will promote the implementation of the Lakewood Comprehensive Plan and support the community's guiding principles, goals, and actions steps by:

- Encouraging investment that creates new employment opportunities and advances the City's economic goals by supporting growth of an existing and established Lakewood Business (Goal I-CS1-f).
- Enhance commercial and mixed-use district to create quality working, living, shopping and dining experiences (Goal I-CS3-b & c).
  - Working with owners of older commercial properties to accommodate reinvestment and redevelopment.
  - Promoting commercial and mixed-use investment and reinvestment in designated Growth Areas.
- Continue to diversify Lakewood's economy to strengthen and stabilize the tax base and maintain viability through fluctuating economic cycles by supporting business retention efforts for industries that are important to Lakewood (Goal I-CS7-a).
- Maintain the Denver West area as a primary regional retail and office location and attract new employers to the business park through new development on vacant parcels and through infill of parking lots (Goal I-GA12-c).

- Work with West Metro Fire Protection District during the development review process to ensure development adequately addresses fire and rescue access (Goal L-PS4-a).
- Ensure adequate utilities are available for Lakewood's current and future residents and businesses by ensuring coordination of services with applicable utility and service providers is occurring early in the development process. (Goal L-PS6-a).

**b. There has been a material change in the character of the neighborhood or in the City generally, such that the proposed rezoning would be in the public interest and consistent with the change.**

The character of the Denver West / Pleasant View Neighborhoods between W. Colfax Ave and W. 6<sup>th</sup> Ave have not changed much in the past 10 years. It continues to be an edge environment with commercial uses along the major street corridors that feather out into lower density residential neighborhoods with asphalt edged streets lacking curb, gutter, and sidewalk improvements. While little has changed in the area since the 2012 redevelopment for the Promenade at Denver West on the southeast corner of DWCM Blvd and W. Colfax Ave, looking back over the last three decades the changes to the I-70 / W. Colfax Ave and Pleasant View are more significant. The location and proximity of the proposed phased development to I-70, W. 6<sup>th</sup> Ave, W. Colfax Ave and the Denver West Growth Area supports the proposed commercial development patterns along the major street corridors and redevelopment in an area where commercial land uses have existed near residential neighborhoods for 35+ years.

**c. The property was rezoned in error.**

Not applicable.

**Engineering Analysis**

Preliminary Drainage Reports and Traffic Studies were required and reviewed for both rezoning applications. The east and west side properties are currently impacted by floodplain, which will need to be addressed with future redevelopment.

Preliminary Construction Plans associated with the East Side public street improvements were also reviewed by Engineering Development Assistance Staff in the Public Works department. Street improvements for the east side generally include widening of streets to match City standards and installation of sidewalks. Additional public improvements may be required upon review and approval of a Major Site Plan.

The Traffic Impact Analysis for the West Side dated February 13, 2023 was approved. The study included general retail trip generation numbers and indicated that the roadway system in the area can accommodate the proposed trips. With future site plans that show specific uses, the study will need to be revised to analyze the access points and the potential for roadway improvements such as additional turn bay storage, access location and additional language for deceleration lanes.

Additional site and public improvements may also be required with the future redevelopment of the West Side and final construction plans and drainage reports will be required for review and approval with future Major Site Plan applications.

**VII. FINDINGS OF FACT - ANNEXATION**

Based upon the information and materials provided in the staff report and testimony presented during the public hearing, staff supports the annexation request. Therefore, the City of Lakewood staff recommends that the Planning Commission find that:

- A. The City of Lakewood initiated annexation proceedings for the property known as the Stevinson Annexations No. 22 & 23;
- B. Notice of the Public Hearing was posted on the subject property as required by 17.2.2.3(B)(1) of the Lakewood Zoning Ordinance;
- C. Notice of the Public Hearing was published in a newspaper of general circulation and on the City's website as required by 17.2.2.3(B)(2) of the Lakewood Zoning Ordinance;
- D. Notice of the Public Hearing was mailed to property owners and tenants within five hundred (500) feet of the subject property and registered neighborhood organizations within a half mile as required by 17.2.2.3(B)(3)(a) of the Lakewood Zoning Ordinance;
- E. All other notification and posting requirements have been satisfied;
- F. The request was reviewed by the appropriate referral agencies;
- G. The proposal is consistent with the goals of the Comprehensive Plan and Three Mile Plan; and
- H. The proposal complies with the Municipal Annexation Act of 1965, C.R.S. § 31-12-101 *et seq.*

AND

The Planning Commission adopts the findings of fact and order, A through H, as presented in this staff report and recommends that the City Council **APPROVE** Annexation Case No. AX-21-001.

#### **VIII. FINDINGS OF FACT – ZONING**

Based upon the information and materials provided by the applicant, the neighborhood, and this staff report, staff supports the zoning request. Therefore, the City of Lakewood staff recommends that the Planning Commission find that:

- A. Notice of the Public Hearing was posted on the subject properties as required by 17.2.2.3(B)(1) of the Lakewood Zoning Ordinance;
- B. Notice of the Public Hearing was published in a newspaper of general circulation as required by 17.2.2.3(B)(2) of the Lakewood Zoning Ordinance;
- C. Notice of the Public Hearing was provided in a timely manner to the property owners and tenants within five hundred (500) feet of the property and registered neighborhood organizations within a half mile as required by 17.2.2.3(B)(3)(a) of the Lakewood Zoning Ordinance;
- D. Notice of the Public Hearing was published on the official City website;
- E. The process for initial zoning and rezoning occurred after the City Council approved a Resolution of Intent to Annex and after a Petition for Annexation was submitted as required by 17.2.3.2(A)(2) & 17.2.3.2(B)(1);
- F. The process for initial zoning and rezoning occurred after the owner of the real property submitted a formal application for initial zoning and rezoning as required by 17.2.3.2(A)(3) & 17.2.3.2(B)(2);
- G. The proposed initial zoning and rezoning promotes the purposes of the Zoning Ordinance as required by 17.2.3.3(A)(1) in that it ensures the economic vitality of the City and the effective integration of development and redevelopment with surrounding land uses;

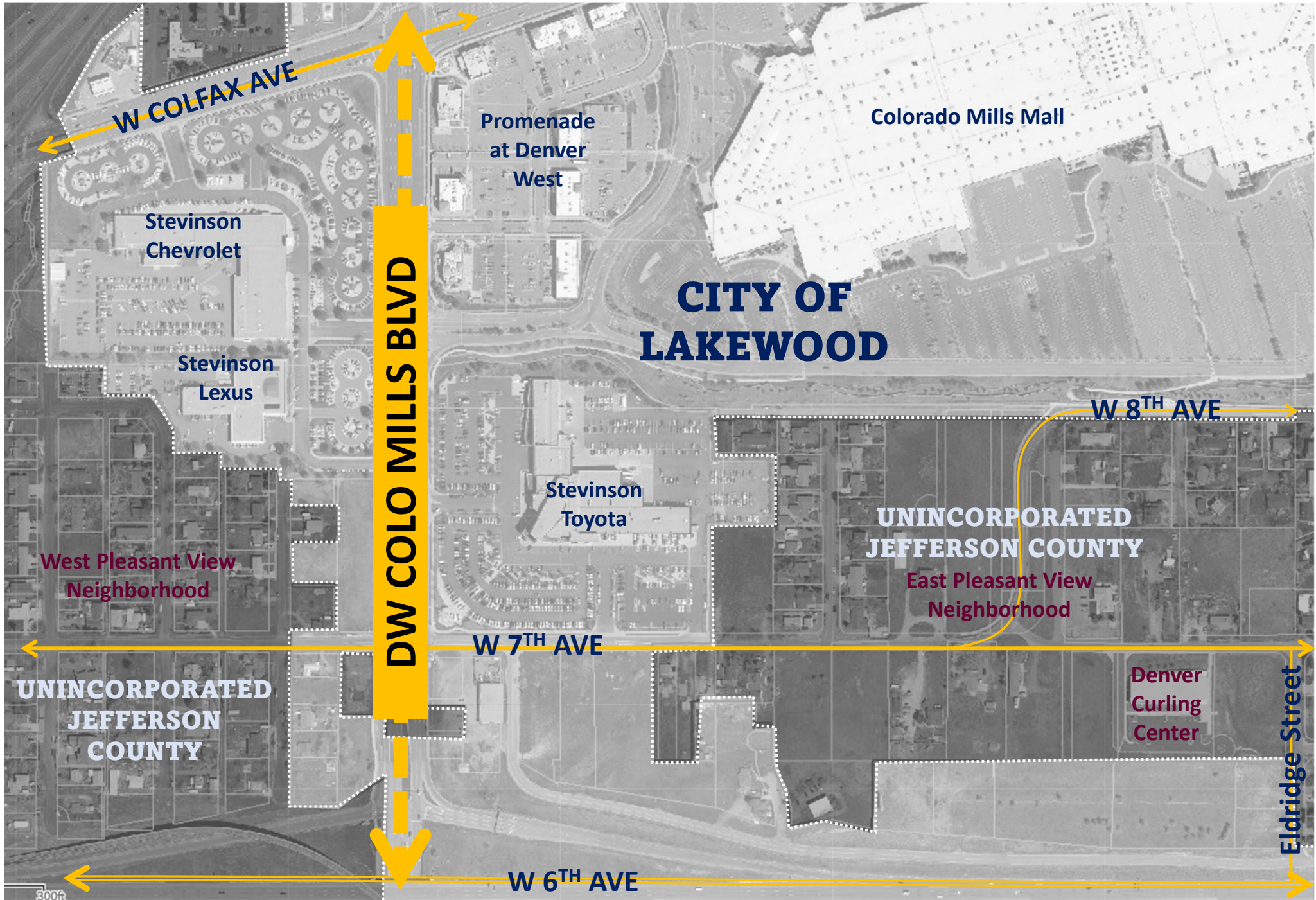
- H. The proposed initial zoning and rezoning is compatible with existing surrounding land uses and the land uses envisioned in the Comprehensive Plan as required by 17.2.3.3(A)(2); and
- I. The proposed initial zoning and rezoning promotes the implementation of the Comprehensive Plan by establishing a district of commercial regional land uses that will continue to diversify Lakewood's economy and strengthen the tax base and by promoting investment and reinvestment in a designated Growth Area.

AND

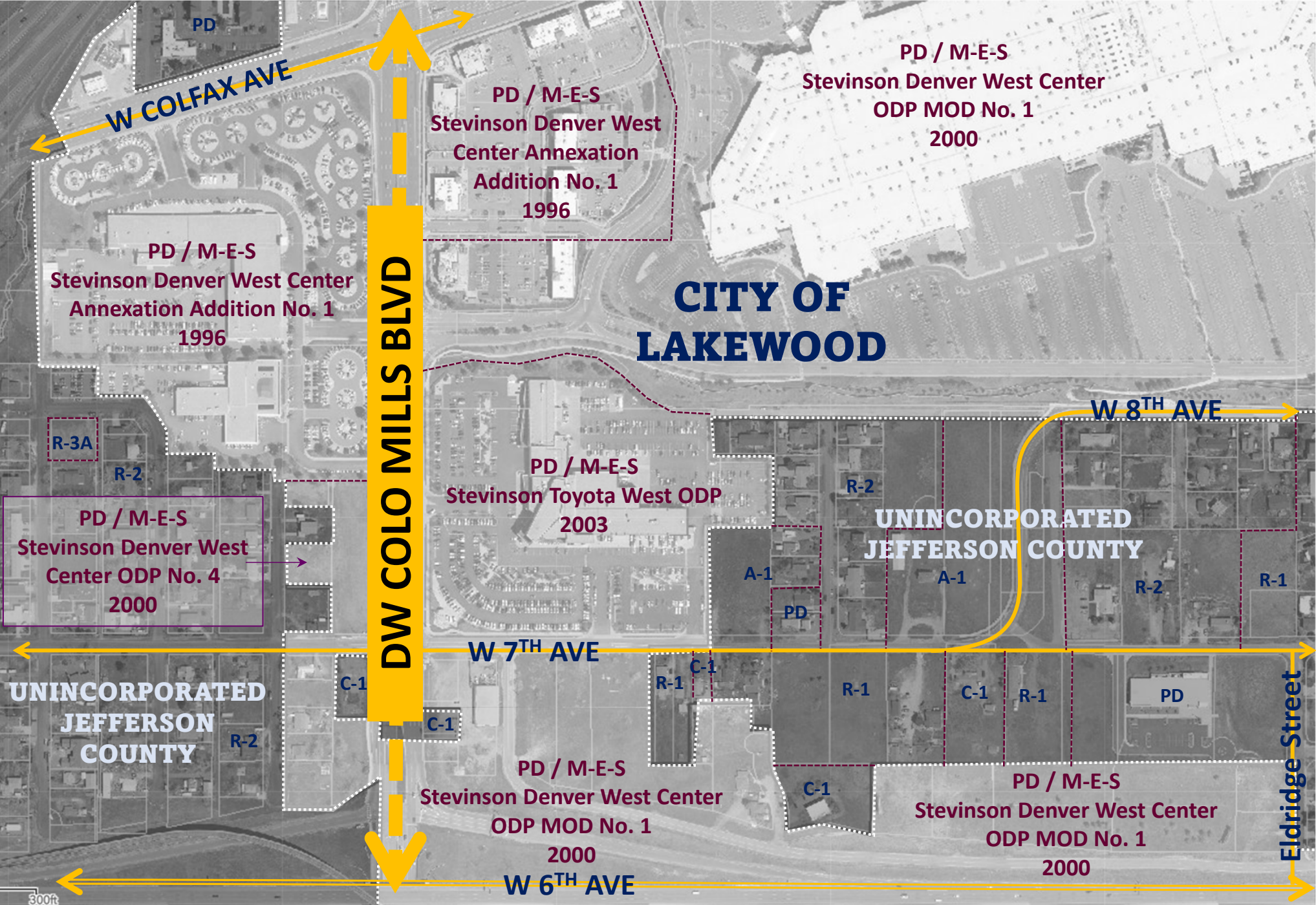
The Planning Commission adopts the findings of fact and order, A through I, as presented in this staff report and recommends that the City Council **APPROVE** Rezoning Case No. RZ-21-001 & RZ22-0002.

cc: Case File- RZ-21-001 & RZ22-0002  
Kent Stevinson, Applicant

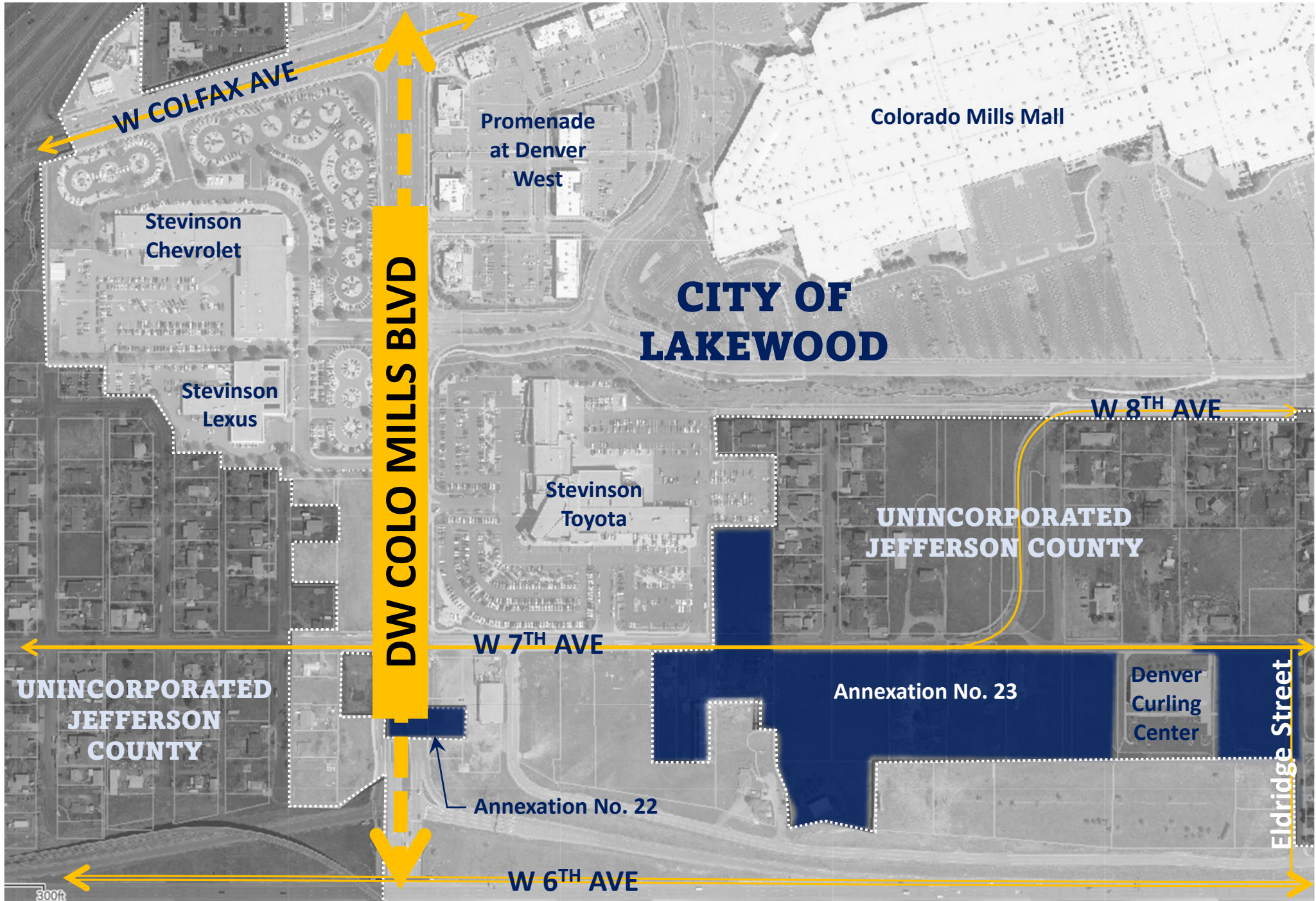
# Vicinity Map – Stevinson Denver West Center



# Vicinity Map - Existing Zoning

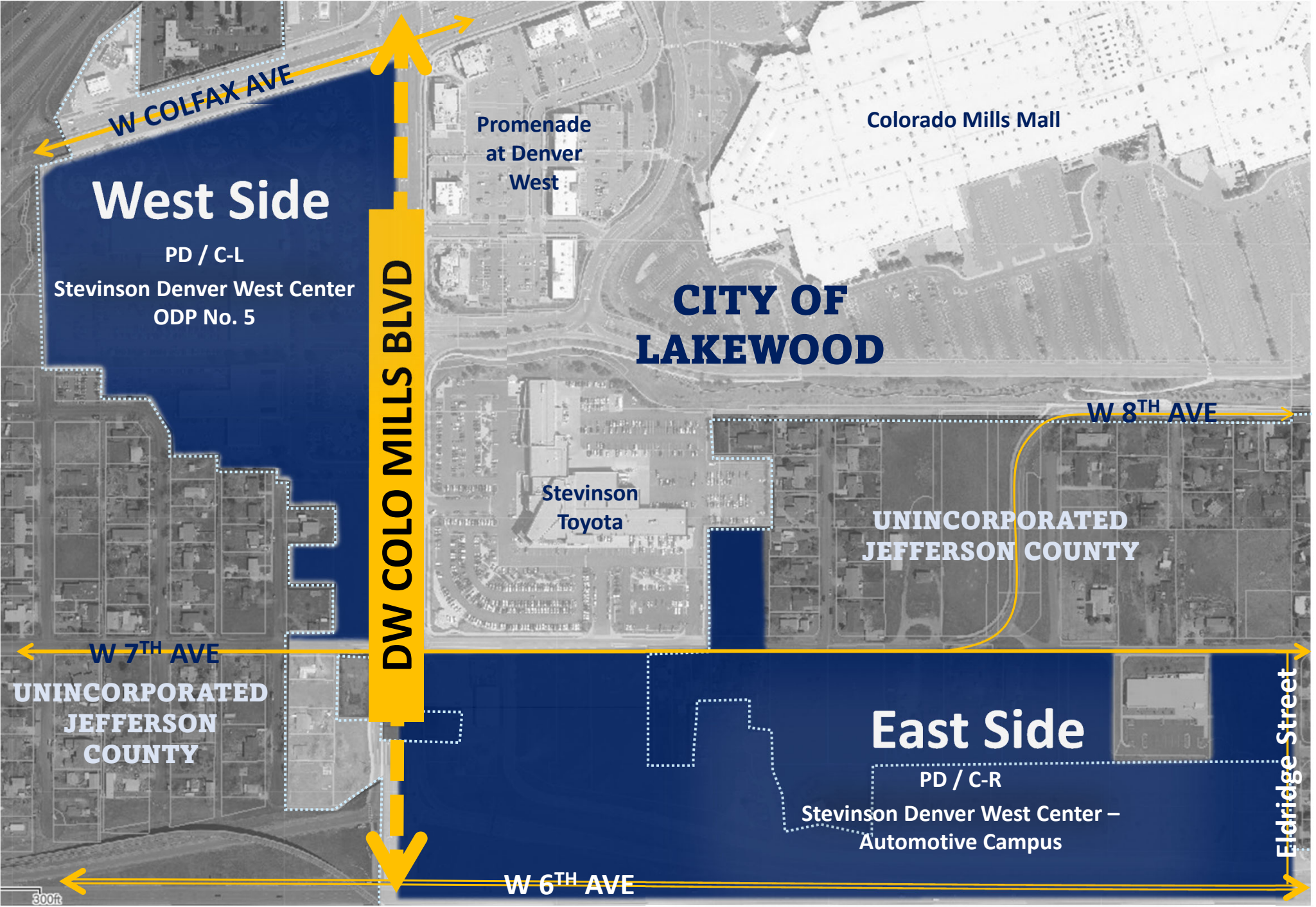


# Vicinity Map – Annexation Areas





# Vicinity Map – Proposed Zoning





## STAFF MEMO

**DATE OF MEETING: APRIL 10, 2023 / AGENDA ITEM NO. 8**

To: Mayor and City Council

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

Subject: **STEVINSON ANNEXATIONS NO 22 & 23 – PETITION ACCEPTANCE / INTENT TO ANNEX (CASE AX-21-001 - 14700 W 7<sup>TH</sup> AVE)**

**SUMMARY STATEMENT:** The applicant, Kent P. Stevinson, as President of Automotive Services Inc., has submitted a petition to annex approximately 15.5 acres of land located in unincorporated Jefferson County. The request includes 16 unplatted parcels of land owned by Automotive Services Inc. and located north of W. 6<sup>th</sup> Ave and east of Denver West Colorado Mills (DWCM) Blvd.

Consideration of whether to extend the Lakewood Municipal Boundary through annexation requires many steps that are controlled by state statutes. The Petition Acceptance Resolution is the first step required of City Council to initiate consideration of the annexation request. This step does not determine the final question of whether to annex the property. Passage of this resolution would:

- Formally initiate procedures necessary to consider annexation; and
- Establish May 22, 2023, as the date for a public hearing before City Council and formal consideration of the proposed annexation.

The proposed annexation is shown on the attached vicinity map. The annexation, if approved, will be known as Stevinson Annexations No. 22 & 23.

**BACKGROUND INFORMATION:** The formal annexation application is one (1) of six (6) formal land development applications associated with the phased Denver West Development proposal located along the DWCM BLVD corridor between W. Colfax Ave. and W. 6<sup>th</sup> Ave. and depicted on the inset map. This includes the request for a 15.5-acre annexation, 37.6-acre initial zoning/rezoning (PD/C-R), vesting, and a ROW vacation of Gardenia Ct on the east side of DWCM BLVD for the new Stevinson Denver West Center Automotive Campus. It also includes the 26.6-acre rezoning and vesting request on the west side of DWCM BLVD for the future redevelopment of the existing Lexus and Chevy Dealership sites, after the two businesses have relocated to the proposed automotive campus.



Following the annexation hearing, but prior to the adoption of the Annexation Ordinance, the Lakewood Planning Commission will conduct a Public Hearing to review the applicant’s initial zoning and rezoning applications (RZ-21-001 & RZ22-0002). The Colorado Revised Statutes require land that is annexed to be zoned by the municipality within a 90-day timeframe. City staff has identified a public meeting schedule that will include a total of 5 meeting dates (starting with the Petition Acceptance) that will allow City Council to take final action on each of the formal land development cases at the last meeting on August 14, 2023. This schedule also accounts for all notification requirements and timeframes required by state statutes and the Lakewood Zoning Ordinance.

Public Meeting Dates

Date	CC/PC	Actions
4-10-23	CC	Petition Acceptance / Adoption of Intent to Annex Resolution
5-22-23	CC	Public Hearing – Annexation / Adoption of Findings of Fact Resolution
6-7-23	PC	Public Hearing – Initial Zoning / Rezoning - Zoning Recommendation Resolutions RZ-21-001 & RZ22-0002
7-24-23	CC	1 <sup>st</sup> Reading for: <ul style="list-style-type: none"> <li>- Annexation Ordinance - AX-21-001</li> <li>- Initial Zoning / Rezoning Ordinances (2) RZ-21-001 &amp; RZ22-0002</li> <li>- ROW Vacation Public Hearing / Ordinance - VA-21-002</li> <li>- Resolutions (as needed) for Vesting (2) and the Development Agreement VS-21-001 &amp; VS23-0001</li> </ul>
8-28-23	CC	Public Hearing for Initial Zoning, Rezoning and ROW Vacation requests Action on all applicable ordinances and resolutions

**BUDGETARY IMPACTS:** N/A

**STAFF RECOMMENDATIONS:** Approval of Resolution 2023-16

**ALTERNATIVES:** City Council may accept the applicant’s petition and initiate the formal annexation process by adopting the resolution that sets a public hearing date.

Or, because a municipality is under no legal obligation to annex territory, City Council may reject the petition through a no vote on a motion to adopt the resolution. If City Council does not adopt the Intent to Annex Resolution, no further public hearings related to annexation or initial zoning of the 15.5 acres would proceed forward.

**PUBLIC OUTREACH:** As required by the Zoning Ordinance prior to a formal zoning application, an initial neighborhood meeting was held on June 22, 2021 to present the annexation and initial zoning for the Stevenson Automotive Campus project. A second neighborhood meeting was held on February 22, 2022 to present the rezoning proposal for the land west of DWCM Blvd. Interested parties were able to attend virtually via zoom or in person and were well attended.

**NEXT STEPS:** Annexation Public Hearing is scheduled for May 22, 2023, followed by the Planning Commission Hearing for the Initial Zoning and Rezoning applications.

**ATTACHMENTS:** Resolution / Notice  
Vicinity Maps (Annexation & Denver West Development Proposal Map)  
Annexation Petition  
Annexation Map No. 22  
Annexation Map No. 23  
Parcel Ownership Exhibit

**REVIEWED BY:** Kathleen E. Hodgson, City Manager  
Benjamin B. Goldstein, Deputy City Manager  
Alison McKenney Brown, City Attorney

2023-16

A RESOLUTION

INITIATING ANNEXATION PROCEEDINGS FOR CERTAIN PROPERTY TO BE KNOWN AS THE STEVINSON ANNEXATIONS NO. 22 & 23, LOCATED IN THE COUNTY OF JEFFERSON, STATE OF COLORADO

WHEREAS, a Petition for Annexation of certain parcels of land, as described in Exhibit A attached hereto, has been filed with the City Clerk of the City of Lakewood, Colorado (the "Petition");

WHEREAS, the Lakewood City Council finds that Automotive Services, Inc. comprises more than fifty percent of the landowners and owns more than fifty percent of the area identified in Exhibit A, excluding public streets and alleys;

WHEREAS, the Petition has been referred to the City Council for a determination of substantial compliance with the requirements of Colorado Revised Statute § 31-12-107(1); and

WHEREAS, the City Council has received testimony and evidence and has taken official notice of all maps, records and information and other material on file with the City of Lakewood regarding said Petition.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lakewood, that:

Section 1. The City Council received a petition for annexation of, and is initiating annexation proceedings for, certain properties situated in the County of Jefferson, State of Colorado, and legally described in Exhibit A to be known as the Stevinson Annexations No. 22 & 23

Section 2. The Petition is hereby determined to be in substantial compliance with Colorado Revised Statute § 31-12-107(1). Specifically, the City Council finds that the Automotive Services, Inc. comprises more than fifty percent of the landowners in the area and owns more than fifty percent of that area, excluding public streets and alleys.

Section 3. The Notice attached hereto as Exhibit B is adopted as part of this Resolution. Said Notice establishes the date, time and place of a public hearing to be held regarding consideration of an annexation ordinance pertaining to the above-described property. The City Clerk is directed to publish a copy of this Resolution and such Notice, as provided in Colorado Revised Statute § 31-12-108(2).

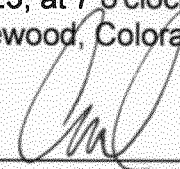
Section 4. The date, time and place of the public hearing on the proposed annexation ordinance shall be Monday, May 22, 2023, at 7:00 P.M. in the City Council Chambers, 480 S. Allison Parkway, Lakewood, Colorado 80226.

Section 6. The City Clerk shall send a copy of the published notice, this Resolution, and the Petition to the Jefferson County Board of County Commissioners, the Jefferson County Attorney, and any special district or school district within the area to be

annexed twenty-five (25) days prior to the date of the hearing, as provided in Colorado Revised Statute § 31-12-108(2).

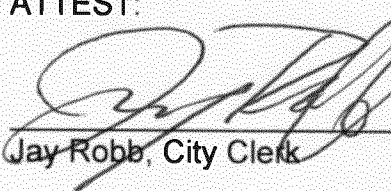
Section 7. An annexation impact report shall be filed with the Jefferson County Board of County Commissioners because the property is larger than ten (10) acres in size as provided in Colorado Revised Statute § 31-12-108.5.

INTRODUCED, READ AND ADOPTED by a vote of 11 for and 0 against at a hybrid regular meeting of the City Council on April 10, 2023, at 7 o'clock p.m. at the Lakewood Civic Center, 480 South Allison Parkway, Lakewood, Colorado.

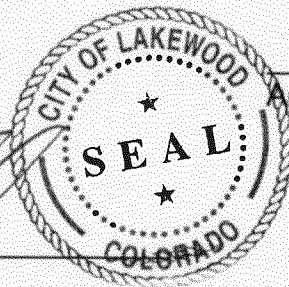


Adam Paul, Mayor

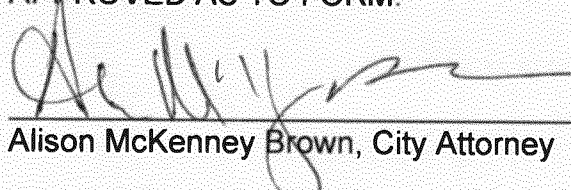
ATTEST:



Jay Robb, City Clerk



APPROVED AS TO FORM:



Alison McKenney Brown, City Attorney



## STAFF MEMO

**DATE OF COUNCIL MEETING: MAY 22, 2023 / AGENDA ITEM NO. 13**

To: Mayor and City Council

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

Subject: **STEVINSON ANNEXATIONS NO 22 & 23 – ANNEXATION ELIGIBILITY HEARING  
CASE AX-21-001 - 14700 W 7<sup>TH</sup> AVE**

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**SUMMARY STATEMENT:** The applicant and sole petitioner, Kent Stevinson, as President of Automotive Services Inc., is requesting annexation into the City of Lakewood Municipal Boundary for two areas of land totaling 15.5 acres in size. The request includes sixteen (16) unplatted parcels of land owned by Automotive Services Inc. that is located north of W. 6<sup>th</sup> Avenue and east of Denver West Colorado Mills (DWCM) Blvd. The proposed annexation area is shown on the attached vicinity map. If approved, this annexation will be known as Stevinson Annexations No. 22 & 23.

Colorado Revised Statutes (C.R.S.) requires the Lakewood City Council to hold a public hearing within a thirty (30) to sixty (60) day timeframe from adoption of the Intent to Annex Resolution (2023-16). Following the public hearing, City Council shall set forth its findings of fact to determine if the proposed annexation complies with C.R.S. § 31-12-104 & § 31-12-105, through the adoption of a resolution.

Passage of this resolution would result in the following Findings:

1. The area to be annexed into the City meets the eligibility requirements in C.R.S. § 31-12-104.
2. The annexation complies with the applicable limitations on annexed land in C.R.S. § 31-12-105.
3. The petition for annexation is in substantial compliance with C.R.S. § 31-12-107.

**BACKGROUND INFORMATION:** An annexation petition was filed with the City Clerk on March 31, 2023. The petition was then referred to the City Council on April 10, 2023, where the City Council adopted the Intent to Annex Resolution to initiate the formal annexation process, set a public hearing date, and proceed with the notice requirements outlined in C.R.S. § 31-12-108. The public process for annexation and zoning includes five (5) meeting dates between the City Council and the Planning Commission. The annexation public hearing and adoption of the findings of fact resolution are the second actions to be considered by City Council and are required steps for the annexation to proceed.

### **Annexation Eligibility and Limitation Requirements**

1. The area to be annexed into the City shall satisfy the eligibility requirements in C.R.S. § 31-12-104.
  - The perimeter boundary satisfies the one-sixth (1/6) minimum contiguity dimensional requirement to the Lakewood Municipal Boundary
  - A community of interest exists between the area proposed to be annexed and the City;
  - The area is urban or will be urbanized in the near future; and
  - The area is integrated with, or capable of being integrated within the City.

**Staff Response:** Converting the minimum dimensional boundary requirement into a percentage of the total boundary, one-sixth (1/6) is equivalent to 16.7% of the perimeter boundary. The perimeter boundary for the 0.5-acre area depicted on Annexation Map No. 22 is contiguous with the City's boundary for 598 linear feet, resulting in a 96% contiguity. The perimeter boundary for the fifteen (15) acre area depicted on Annexation Map No. 23 is contiguous with the City's boundary for 3,491 linear feet, resulting in a 50% contiguity.

Because the area proposed to be annexed exceeds the minimum required one-sixth contiguity with the City's boundary and it is within the Urban Growth Boundary per the City's Comprehensive Plan, it satisfies the requirement for community interest. The annexation area is adjacent to existing residential and commercial development that is urbanized, is located within existing utility and service district boundaries, and contains an extensive street network for access. The area is capable of being integrated into the City with minimal to no impact on City resources and services.

2. The area to be annexed into the City is subject to the limitation requirements in C.R.S. § 31-12-105.
  - Land cannot be divided into separate tracts without the consent of the landowner.
  - Annexation cannot result in the detachment from or attachment to another school district.
  - Annexation cannot proceed if another municipality has already commenced annexation proceedings.
  - The annexation cannot extend the municipal boundary more than three miles in any direction.
  - Where streets are being annexed, the entire width of the street is included in the annexed area.
  - Reasonable access shall not be denied to unincorporated land adjacent to a street that is annexed into the city.

**Staff Response:** The annexation boundary follows existing parcel boundaries and will not result in the division of any existing parcel of land. The annexation area will remain within the existing Jefferson County School District boundary. No other incorporated municipality has commenced annexation proceedings related to this annexation petition.

The existing streets and public right-of-way adjacent to the annexation area will be incorporated into the City as part of this annexation. This includes the remainder of W. 7<sup>th</sup> Avenue from the City boundary to Eldridge Street, a small segment of DWCM Blvd., and the 600 Block of Eldridge Street. Any remaining unincorporated property that is currently taking access from any of the streets within the annexation area will continue to have access. Future access requests will need to comply with the City's adopted Transportation Engineering Design Standards.

### **Impact Report**

Municipalities considering annexation of land exceeding ten (10) acres in size are required to prepare an impact report concerning the proposed annexation and shall file a copy of the report with the Jefferson County Board of County Commissioners (JCBC). A copy of the Impact Report was provided to the JCBC with the annexation notification and is attached for reference.

The impact report identifies service districts, existing and proposed streets, utility main lines and facilities, ditches and land use patterns. Statements to address the impact of existing services and plans for providing or extending services; the method to finance the extension of municipal services; and effect upon the local public school district systems are also provided in the report.

Most of the parcels included in the annexation area have been previously developed with a mix of commercial and residential land uses. As such, the land is already receiving services from utility districts, metro districts, and service districts, which will not change with annexation into the City. No new municipal services are proposed with the annexation.



The annexation will incorporate adjacent public rights-of-way including DWCM Blvd., W. 7<sup>th</sup> Avenue, and the 600 Block of Eldridge Street. The City will expand police and law enforcement services and street maintenance services to the property; however, these services are already provided within the immediate area and any increase in service demands can be readily accommodated with existing personnel, equipment, and facilities.

### **Phased Development Proposal**

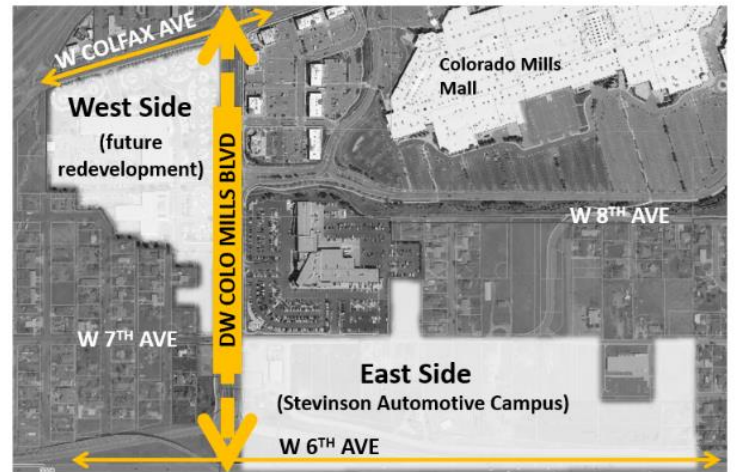
The formal annexation application is one (1) of six (6) formal land development applications associated with the phased Denver West Development proposal located along the DWCM BLVD. corridor between W. Colfax Ave. and W. 6<sup>th</sup> Ave. and depicted on the inset map.

#### **East Side – Automotive Campus**

- 15.5-acre Annexation
- 37.6-acre Initial Zoning/Rezoning (PD/C-R)
- Vesting (20 years)
- Gardenia Ct Right-of-Way Vacation.

#### **West Side – Future Redevelopment**

- 26.6-acre Rezoning
- Vesting (20 years)



### **BUDGETARY IMPACTS: N/A**

### **STAFF RECOMMENDATIONS: Approval of Resolution 2023-33**

**ALTERNATIVES:** The City Council may adopt the resolution finding that the annexation request satisfies the requirements of the Municipal Annexation Act of 1965, specifically, C.R.S. § 31-12-104 & 31-12-105. Or, because a municipality is under no legal obligation to annex territory, the City Council may find that the area proposed for annexation does not comply with the applicable statutory provisions, which will terminate the annexation proceedings.

**PUBLIC OUTREACH:** As required by the Zoning Ordinance, prior to a formal zoning application, an initial neighborhood meeting was held on June 22, 2021, to present the annexation and initial zoning for the Stevinson Automotive Campus project. Notices for the neighborhood meeting were mailed to property owners within five hundred (500) feet of the subject property and registered neighborhood organizations within half (½) a mile of the subject property.

### **Annexation Hearing Notice**

Per statute, the public hearing notice must be published once a week for four (4) consecutive weeks in a newspaper of general circulation. The required notice was published in the Denver Post /Your Hub on the following dates:

- Week 1 - 4/20/23
- Week 2 - 4/27/23
- Week 3 - 5/4/23
- Week 4 - 5/11/23

Additionally, the annexation petition, legal description, resolution, and public hearing notice were sent via certified mail to the Jefferson Board of County Commissioners, Jefferson County Attorney, Jefferson County Sheriff's Office and Special Districts or School Districts having territory within the annexation area. All

notification letters and enclosures were mailed on 4/27/23, a minimum of twenty-five (25) days prior to the public hearing.

**NEXT STEPS:** The Planning Commission will hold a public hearing on June 7, 2023, for the annexation and initial zoning/rezoning applications.

**Public Meeting Dates**

Date	CC/PC	Actions
4-10-23 ✓	CC	Petition Acceptance / Adoption of Intent to Annex Resolution
5-22-23	CC	Public Hearing – Annexation / Adoption of Findings of Fact Resolution
6-7-23	PC	Public Hearing – Annexation / Initial Zoning & Rezoning Recommendation Resolutions (3) AX-21-001, RZ-21-001 & RZ22-0002
7-24-23	CC	1 <sup>st</sup> Reading for: 1. Annexation Ordinance - AX-21-001 2. Initial Zoning / Rezoning Ordinances (2) RZ-21-001 & RZ22-0002 3. ROW Vacation Public Hearing / Ordinance - VA-21-002 4. Resolutions/Ordinances (as needed) for Vesting (2) and the Development Agreement VS-21-001 & VS23-0001
8-24-23	CC	Public Hearing for Initial Zoning, Rezoning and ROW Vacation requests Action on all applicable ordinances and resolutions

**ATTACHMENTS:** Resolution 2023-33  
Annexation Vicinity Map  
Three Mile Plan Map  
Lakewood Urban Growth Boundary Map  
Annexation Map No. 22  
Annexation Map No. 23  
Parcel Ownership Exhibit  
Notification Letters  
Annexation Petition  
Published Notice  
Annexation Impact Report

**REVIEWED BY:** Kathleen E. Hodgson, City Manager  
Benjamin B. Goldstein, Deputy City Manager  
Alison McKenney Brown, City Attorney

A RESOLUTION

MAKING CERTAIN FINDINGS OF FACT REGARDING THE PROPOSED ANNEXATION OF CERTAIN PROPERTY TO BE KNOWN AS THE STEVINSON ANNEXATIONS NO. 22 & 23, LOCATED IN THE COUNTY OF JEFFERSON, STATE OF COLORADO

WHEREAS, the City Council of the City of Lakewood found a Petition for the Annexation of the hereinafter described parcels of land to be in substantial compliance with the requirements of Section 31-12-107(1), C.R.S.;

WHEREAS, the City Clerk provided notice of public hearing on the proposed annexation by publication once a week for four (4) successive weeks with the first notice published at least thirty (30) days prior to the hearing;

WHEREAS, the City Clerk provided copies of the published notice, resolution, and petition by registered mail to the Jefferson County Board of County Commissioners, the Jefferson County Attorney, and to any special district or school district having territory in the area to be annexed at least twenty-five (25) days prior to the hearing;

WHEREAS, the City Clerk provided an impact report to the Jefferson County Board of County Commissioners at least twenty (20) days prior to the hearing; and

WHEREAS, the City Council completed a public hearing on May 22, 2023 and determined that the proposed annexation complies with Sections 31-12-104 and 31-12-105, C.R.S. establishing eligibility for annexation.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lakewood, that:

SECTION 1. The City Council of the City of Lakewood hereby finds and determines with regard to the annexation of the territory described in Attachment A attached hereto and incorporated herein, that the area sought to be annexed to the City of Lakewood meets the requirements of the Municipal Annexation Act of 1965, Sections 31-12-104 and 31-12-105, in that:

- A. Not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the City of Lakewood.
- B. A community of interest exists between the area proposed to be annexed and the City of Lakewood.
- C. The area proposed to be annexed is urban or will be urbanized in the near future.

- D. The area proposed to be annexed is integrated with, or is capable of being integrated within, the City of Lakewood.

SECTION 2. The City Council further finds and determines that:

- A. No land within the area proposed to be annexed and held in identical ownership is divided into separate tracts or parcels without the written consent of the landowner or landowners thereof, unless such tracts or parcels are separated by a dedicated street, road, or other public way.
- B. The annexation of the area proposed to be annexed will not result in the detachment of area from any school district and the attachment of such area to another school district.
- C. No annexation proceedings have been commenced for the annexation to another municipality of any part or all of the area proposed to be annexed to the City hereunder nor is any part of said area presently a part of any incorporated city, town, or city and county.
- D. The annexation of the area proposed to be annexed will not have the effect of extending the boundary of the City of Lakewood more than three miles in any direction from any point of the City's boundary in any one year.
- E. In establishing the boundaries of the area proposed to be annexed, where a portion of a platted street or alley is annexed, the entire width of said street or alley is included within the area annexed.
- F. Reasonable access shall not be denied to landowners, owners of easements, or the owners of franchises adjoining a platted street or alley to be annexed by the City that is not bounded on both sides by the City.
- G. Due to the fact that the total land proposed to be annexed is more than ten (10) acres in total area, an Annexation Impact Report was prepared and timely filed with the Jefferson County Board of County Commissioners.

Section 3. The City Council further finds and determines that the Petitioners comprise more than fifty percent (50%) of the landowners of more than fifty percent (50%) of the area proposed to be annexed, exclusive of streets and alleys; an election is not required, and no additional terms or conditions are to be imposed upon the area to be annexed.

Section 4. This Resolution shall become effective immediately upon its adoption.

INTRODUCED, READ AND ADOPTED by a vote of \_\_\_ for and \_\_\_ against at a hybrid regular meeting of the City Council on May 22, 2023, at 7 o'clock p.m. at Lakewood City Hall, 480 South Allison Parkway, Lakewood, Colorado.

\_\_\_\_\_  
Adam Paul, Mayor

ATTEST:

\_\_\_\_\_  
Jay Robb, City Clerk

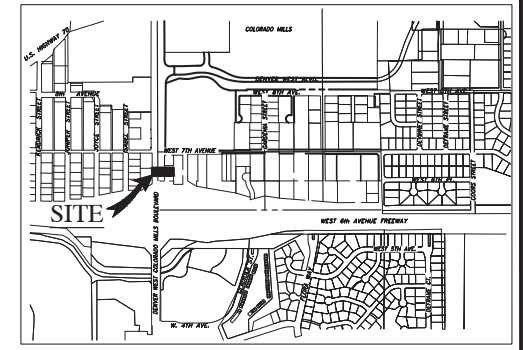
APPROVED AS TO FORM:

\_\_\_\_\_  
Alison McKenney Brown, City Attorney

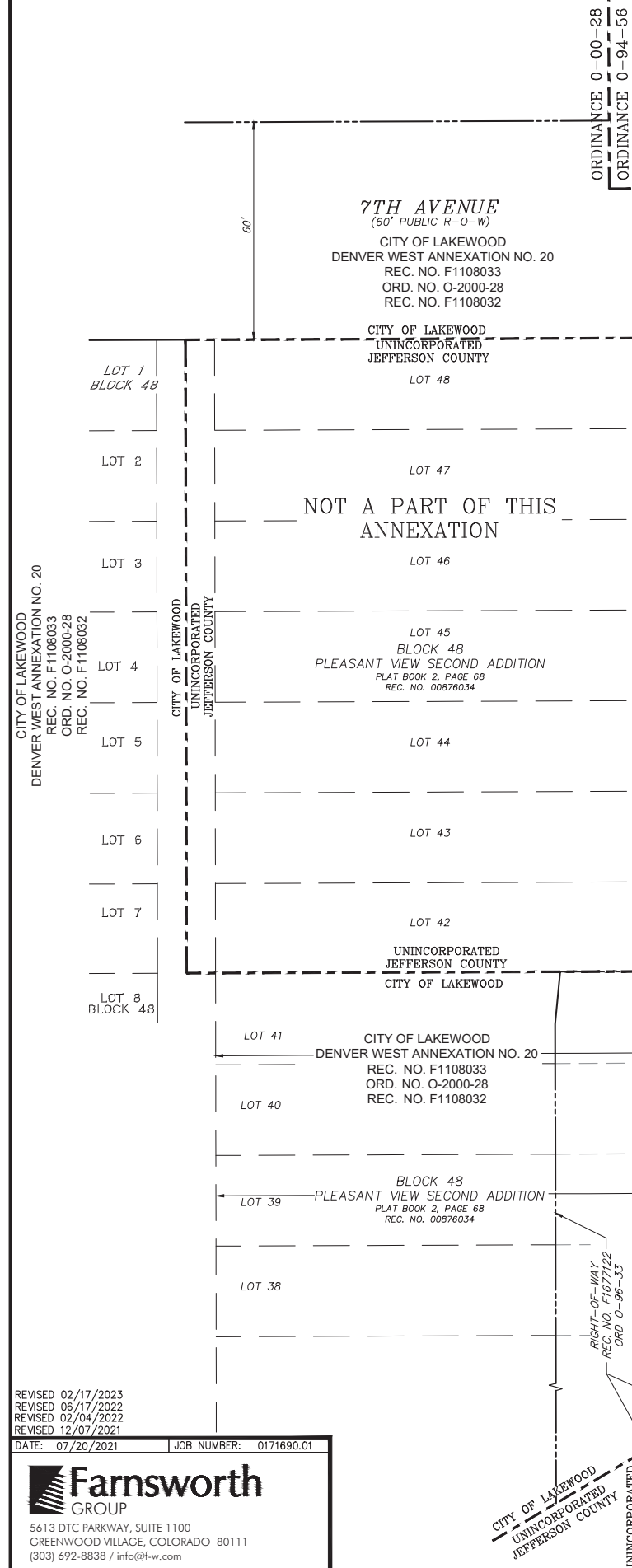
# ANNEXATION MAP

TO THE CITY OF LAKEWOOD, STATE OF COLORADO  
 A PORTION OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN TOGETHER WITH A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 70 WEST, OF THE SIXTH PRINCIPAL MERIDIAN;  
 COUNTY OF JEFFERSON, STATE OF COLORADO.

SHEET 1 OF 1



VICINITY MAP  
NOT TO SCALE



CONTIGUITY TABLE	
TOTAL BOUNDARY =	624.66'
CONTIGUOUS BOUNDARY =	597.88'
PERCENT CONTIGUOUS =	96 %
ANNEXATION AREA =	20,011 S.F.±

AREA TABLE	
TOTAL AREA	20,011 S.F.± / 0.459 Ac.±
AUTOMOTIVE SERVICES, INC. AREA	9,277 S.F.± / 0.213 Ac.±
RIGHT-OF-WAY AREA	10,734 S.F.± / 0.246 Ac.±

**OWNERS:**  
 1 AUTOMOTIVE SERVICES, INC.

**LEGEND:**

- CONTIGUOUS BOUNDARY
- PROPERTY LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- PRIOR ANNEXATION BOUNDARY
- PROPERTY TIE LINE
- RIGHT-OF-WAY

**ANNEXATION DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 69 WEST AND A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF SAID SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 6, BEING IN COMMON WITH THE SOUTHEAST CORNER OF SAID SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 1;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 1, S89°51'11"W, A DISTANCE OF 42.50 FEET, MORE OR LESS, TO THE WESTERLY CORPORATE BOUNDARY LINE OF THE CITY OF LAKEWOOD, AS DEFINED BY ANNEXATION MAP OF STEVINSON ANNEXATION NO. 5, RECORDED IN PLAT BOOK 119, PAGE 56, AT RECEPTION NO. 94164854 IN THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER, APPROVED BY ORDINANCE O-1994-56, RECORDED AT RECEPTION NO. 94164853 IN THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER;

THENCE ALONG SAID WESTERLY LINE AND ALONG A PORTION OF THE EASTERLY CORPORATE BOUNDARY LINE OF THE CITY OF LAKEWOOD AS DEFINED BY THE ANNEXATION MAP OF DENVER WEST ANNEXATION NO. 20, RECORDED IN PLAT BOOK 156, PAGE 37, AT RECEPTION NO. F1108033 IN THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER, APPROVED BY ORDINANCE O-2000-28, RECORDED AT RECEPTION NO. F1108032 IN THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER, N00°06'53"W, A DISTANCE OF 390.50 FEET TO AN ANGLE POINT OF SAID STEVINSON ANNEXATION NO. 5, AND THE POINT OF BEGINNING;

THENCE DEPARTING THE WESTERLY LINE OF SAID STEVINSON ANNEXATION NO. 5 AND CONTINUING ALONG THE EASTERLY LINE OF SAID DENVER WEST ANNEXATION NO. 20, N00°06'53"W, A DISTANCE OF 63.22 FEET TO AN ANGLE POINT OF SAID DENVER WEST ANNEXATION NO. 20;

THENCE DEPARTING THE EASTERLY LINE OF SAID DENVER WEST ANNEXATION NO. 20 AND PROCEEDING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF DENVER WEST COLORADO MILLS BOULEVARD, N00°06'53"W, A DISTANCE OF 26.78 FEET TO AN ANGLE POINT IN THE WESTERLY LINE OF SAID STEVINSON ANNEXATION NO. 5;

THENCE ALONG THE SOUTHERLY, WESTERLY, AND NORTHERLY BOUNDARY LINES OF SAID STEVINSON ANNEXATION NO. 5, THE FOLLOWING THREE (3) COURSES:

- 1) ALONG SAID SOUTHERLY BOUNDARY LINE, N89°57'49"E, A DISTANCE OF 222.33 FEET;
- 2) ALONG SAID WESTERLY BOUNDARY LINE, S00°08'27"E, A DISTANCE OF 90.00 FEET;
- 3) ALONG SAID NORTHERLY BOUNDARY LINE, S89°57'49"W, A DISTANCE OF 222.37 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 20,011 SQUARE FEET OR 0.459 ACRE, MORE OR LESS.

**GENERAL NOTES:**

1. **BASIS OF BEARING:** THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 6, (BEING COMMON WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 1) IS ASSUMED TO BEAR N 00°08'27" W AND MONUMENTED AS SHOWN HEREON. STEVINSON ANNEXATION NO. 5 CALLS THIS LINE TO BE S 00°04'00" W WHICH INDICATES A ROTATION OF 00°12'27" CLOCKWISE. DENVER WEST ANNEXATION NO. 20 CALLS THIS LINE TO BE S 00°08'06" E WHICH INDICATES A ROTATION OF 00°02'21" CLOCKWISE.

**CITY PLAT ACCEPTANCE:**

THE FOREGOING IS APPROVED FOR FILING AND ACCEPTED BY THE CITY OF LAKEWOOD, COLORADO ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 BY THE PLANNING DIRECTOR.

TRAVIS PARKER  
PLANNING DIRECTOR

JAY ROBB, CITY CLERK:

**SURVEYOR'S CERTIFICATE:**

I, ALAN WARNER, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE HEREON ANNEXATION MAP TO THE CITY OF LAKEWOOD, COLORADO WAS PREPARED UNDER MY SUPERVISION AND ACCURATELY AND PROPERLY SHOWS SAID ANNEXATION.

ALAN WARNER  
FOR AND ON BEHALF OF  
FARNSWORTH GROUP, INC. P.L.S. NO. 28668

**CITY CLERK'S CERTIFICATE:**

I, JAY ROBB, CITY CLERK OF THE CITY OF LAKEWOOD, COLORADO, HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE COPY OF THE ANNEXATION MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF LAKEWOOD, COLORADO, CONTAINING THE DESCRIBED LANDS ANNEXED BY THE CITY BY ORDINANCE NO. O-2023-\_\_\_\_\_. A CERTIFIED COPY OF WHICH IS HEREIN FILED, WHICH ORDINANCE BECAME EFFECTIVE ON \_\_\_\_\_, 2023 AND IS RECORDED AT RECEPTION NUMBER \_\_\_\_\_, ON \_\_\_\_\_, 2023.

JAY ROBB, CITY CLERK

**RECORDER'S CERTIFICATE:**

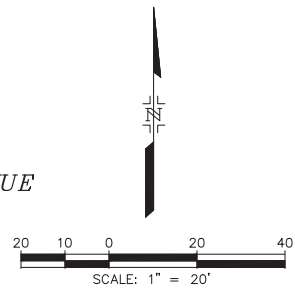
THIS ANNEXATION MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_.

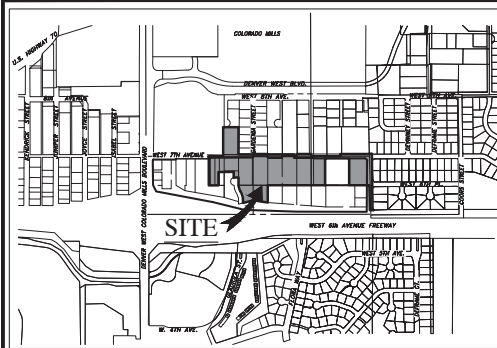
JEFFERSON COUNTY CLERK AND RECORDER BY: \_\_\_\_\_ DEPUTY

REVISED 02/17/2023  
 REVISED 06/17/2022  
 REVISED 02/04/2022  
 REVISED 12/07/2021

DATE: 07/20/2021 JOB NUMBER: 0171690.01

5613 DTC PARKWAY, SUITE 1100  
 GREENWOOD VILLAGE, COLORADO 80111  
 (303) 692-8838 / info@f-w.com  
 www.f-w.com





VICINITY MAP  
NOT TO SCALE

# ANNEXATION MAP

TO THE CITY OF LAKEWOOD, STATE OF COLORADO  
A PORTION OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 6,  
TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
COUNTY OF JEFFERSON, STATE OF COLORADO.  
SHEET 1 OF 2

## ANNEXATION DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER AND THE SOUTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 6;

THENCE N 00°13'46" W, A DISTANCE OF 92.00 FEET TO AN ANGLE POINT IN THE CORPORATE BOUNDARY LINE OF THE CITY OF LAKEWOOD AS DEFINED BY THE ANNEXATION MAP OF STEVINSON ANNEXATION NO. 1, RECORDED IN PLAT BOOK 119, PAGE 52, AT RECEPTION NO. 94164846 OF THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER, APPROVED BY ORDINANCE, O-1994-52, RECORDED AT RECEPTION NO. 94164845 OF THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER, SAID ANGLE POINT BEING THE POINT OF BEGINNING;

THENCE ALONG THE CORPORATE BOUNDARY THE FOLLOWING COURSES:

- A) ALONG THE EASTERLY AND NORTHERLY BOUNDARY LINES OF SAID STEVINSON ANNEXATION NO. 1 THE FOLLOWING TWO (2) COURSES:
  - 1) ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, N 00°13'46" W (N 00°01'30" W (R)), A DISTANCE OF 238.05 FEET TO THE CALLED NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6;
  - 2) ALONG THE CALLED NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 AND THE CALLED NORTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, S 89°57'53" W (N 89°49'53" W (R)), A DISTANCE OF 349.31 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF STEVINSON ANNEXATION NO. 2, RECORDED IN PLAT BOOK 119, PAGE 53, AT RECEPTION NO. 94164848 OF THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER, APPROVED BY ORDINANCE, O-1994-53, RECORDED AT RECEPTION NO. 94164847 OF THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER;
- B) ALONG THE NORTHERLY AND WESTERLY BOUNDARY LINES OF SAID STEVINSON ANNEXATION NO. 2 THE FOLLOWING TWO (2) COURSES:
  - 1) ALONG THE CALLED NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 AND ALONG THE CALLED NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, S 89°57'53" W (N 89°49'53" W (R)), A DISTANCE OF 803.80 FEET (850.75 FEET (R)) TO THE CALLED NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6;
  - 2) ALONG THE CALLED WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, S 00°13'35" E, (S 00°31'26" W (R)), A DISTANCE OF 195.83 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF STEVINSON ANNEXATION NO. 3, RECORDED IN PLAT BOOK 119, PAGE 54, AT RECEPTION NO. 94164850 OF THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER, APPROVED BY ORDINANCE, O-1994-54, RECORDED AT RECEPTION NO. 94164849 OF THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER;
- C) ALONG THE NORTHERLY, EASTERLY, NORTHERLY AND WESTERLY BOUNDARY LINE OF SAID STEVINSON ANNEXATION NO. 3 THE FOLLOWING ELEVEN (11) COURSES:
  - 1) N 81°17'33" W (N 81°19'07" W (R)), A DISTANCE OF 165.50 FEET (173.42 FEET (R));
  - 2) S 75°32'41" W (S 75°32'51" W (R)), A DISTANCE OF 121.95 FEET (65.44 FEET (R));
  - 3) N 00°16'57" W (N 00°04'00" W (R)), A DISTANCE OF 35.80 FEET (35.04 FEET (R)) TO A POINT OF CURVATURE;
  - 4) 101.77 FEET (102.47 FEET (R)) ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 33°19'14" (33°33'00" (R)), THE LONG CHORD OF WHICH BEARS N 16°56'34" W, A LENGTH OF 100.34 FEET TO POINT OF REVERSE CURVATURE;
  - 5) 73.29 FEET (73.19 FEET (R)) ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET AND A CENTRAL ANGLE OF 33°33'33" (33°33'00" (R)), THE LONG CHORD OF WHICH BEARS N 16°48'25" W, A LENGTH OF 72.24 FEET TO POINT OF TANGENCY;
  - 6) N 00°00'38" W (N 00°04'00" W (R)), A DISTANCE OF 89.48 FEET (89.36 FEET (R));
  - 7) S 89°57'20" W (N 89°50'24" W (R)), A DISTANCE OF 50.00 FEET TO POINT OF CURVATURE;
  - 8) 5.51 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET AND A CENTRAL ANGLE OF 07°01'12", THE LONG CHORD OF WHICH BEARS S 86°26'51" W, A LENGTH OF 5.51 FEET;
  - 9) ALONG THE CALLED WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, N 00°28'34" E (N 00°40'50" E (R)), A DISTANCE OF 62.77 FEET TO THE CALLED NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6;
  - 10) S 89°57'55" W (N 89°49'36" W (R)), A DISTANCE OF 173.67 FEET (171.21 FEET (R)) TO THE CALLED NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6;
  - 11) ALONG THE CALLED NORTH-SOUTH CENTERLINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, S 00°33'15" W (S 00°45'31" W (R)), A DISTANCE OF 151.81 FEET TO AN ANGLE POINT IN THE NORTHERLY LINE OF STEVINSON ANNEXATION NO. 4, RECORDED IN PLAT BOOK 119, PAGE 55, AT RECEPTION NO. 94164852 OF THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER, APPROVED BY ORDINANCE O-1994-55, RECORDED AT RECEPTION NO. 94164851 OF THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER;
- D) ALONG THE NORTHERLY AND EASTERLY BOUNDARY LINES OF SAID STEVINSON ANNEXATION NO. 4, THE FOLLOWING TWO (2) COURSES:
  - 1) S 89°57'59" W (N 89°49'45" W (R)), A DISTANCE OF 110.40 FEET;
  - 2) N 00°04'50" W (N 00°07'26" E (R)), A DISTANCE OF 330.30 FEET TO THE SOUTHERLY LINE OF STEVINSON ANNEXATION NO. 21, RECORDED IN PLAT BOOK 170, PAGE 29, AT RECEPTION NO. F1694460 OF THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER, APPROVED BY ORDINANCE, O-2003-2, RECORDED AT RECEPTION NO. F1694459 OF THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER;
- E) ALONG THE SOUTHERLY, EASTERLY AND SOUTHERLY BOUNDARY LINES OF SAID STEVINSON ANNEXATION NO. 21, THE FOLLOWING THREE (3) COURSES:
  - 1) N 89°58'26" E (N 89°58'03" E (R)), A DISTANCE OF 164.70 FEET;
  - 2) N 00°08'27" W, A DISTANCE OF 330.36 FEET;
  - 3) N 89°58'47" E, A DISTANCE OF 176.01 FEET;

THENCE DEPARTING THE CORPORATE BOUNDARY OF THE CITY OF LAKEWOOD, S 00°02'18" W, A DISTANCE OF 305.34 FEET TO THE NORTHERLY RIGHT-OF-WAY OF WEST 7TH AVENUE BEING 25.00 FEET NORTHERLY OF THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 6;  
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY OF WEST 7TH AVENUE N 89°58'26" E, A DISTANCE OF 715.43 FEET TO A POINT ON A CURVE;  
THENCE 108.40 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 142.00 FEET, A CENTRAL ANGLE OF 43°44'26", THE LONG CHORD OF WHICH BEARS N 47°56'12" E, A LENGTH OF 105.79 FEET;  
THENCE NOT TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, N 89°58'26" E, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF FIG STREET;  
THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF FIG STREET, S 00°13'35" E, A DISTANCE OF 95.84 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 6;  
THENCE ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 6, N 89°58'26" E, A DISTANCE OF 310.00 FEET TO THE SOUTHWEST CORNER OF THAT RIGHT-OF-WAY DESCRIBED IN RECEPTION NO. 90031503 OF THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER;

THENCE ALONG THE WESTERLY AND NORTHERLY LINES OF SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

- 1) N 00°13'46" W, A DISTANCE OF 25.00 FEET;
  - 2) N 89°58'26" E, A DISTANCE OF 330.00 FEET TO THE SOUTHWEST CORNER OF LOT 49, BROWNE'S SUBDIVISION, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 13, PAGE 3, AT RECEPTION NO. 54578496 OF THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER;
- THENCE N 89°54'24" E ALONG THE SOUTH LINE OF SAID LOT 49 AND THE NORTH LINE OF WEST 7TH AVENUE, AS SHOWN AND DEDICATED ON SAID BROWNE'S SUBDIVISION, A DISTANCE OF 30.00 FEET, MORE OR LESS, TO THE NORTHERLY EXTENDED EAST RIGHT-OF-WAY LINE OF ELDRIDGE STREET AS SHOWN AND PLATTED ON SAID BROWNE'S SUBDIVISION;  
THENCE S 00°13'36" E ALONG SAID EAST RIGHT OF WAY LINE OF SAID ELDRIDGE STREET AND VARIOUS EXTENSIONS THEREOF, A DISTANCE OF 578.13 FEET TO A POINT OF CURVATURE;  
THENCE 23.53 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89°52'00", THE LONG CHORD OF WHICH BEARS S 45°09'36" E, A LENGTH OF 21.19 FEET, MORE OR LESS, TO THE NORTHERLY BOUNDARY LINE OF SAID STEVINSON ANNEXATION NO. 1;  
THENCE S 89°54'19" W ALONG THE NORTHERLY LINE OF SAID STEVINSON ANNEXATION NO. 1, A DISTANCE OF 44.97 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

EXCEPTING LOT 2, CURLING CLUB SUBDIVISION THE PLAT OF WHICH IS RECORDED AT RECEPTION NO. 2014006194 OF THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER;

CONTAINING AN AREA OF 654,155 SQUARE FEET OR 15.017 ACRES, MORE OR LESS.

## SURVEYOR'S CERTIFICATE

I, ALAN WARNER, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE HEREON ANNEXATION MAP TO THE CITY OF LAKEWOOD, COLORADO WAS PREPARED UNDER MY SUPERVISION AND ACCURATELY AND PROPERLY SHOWS SAID ANNEXATION.

ALAN WARNER  
FOR AND ON BEHALF OF  
FARNSWORTH GROUP, INC.

P.L.S. NO. 28668

## GENERAL NOTES:

**BASIS OF BEARING:** THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 6, IS ASSUMED TO BEAR N 89°57'20" E AND MONUMENTED AS SHOWN HEREON. STEVINSON ANNEXATIONS NO. 1, NO. 2, NO. 3 AND NO. 4 CALL THIS LINE TO BE S 89°50'24" E WHICH INDICATES A ROTATION OF 00°12'16" COUNTER-CLOCKWISE.

## CITY PLAT ACCEPTANCE:

THE FOREGOING IS APPROVED FOR FILING AND ACCEPTED BY THE CITY OF LAKEWOOD, COLORADO ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 BY THE PLANNING DIRECTOR.

TRAVIS PARKER  
PLANNING DIRECTOR

ATTEST:

JAY ROBB, CITY CLERK

## CITY CLERK'S CERTIFICATE

I, JAY ROBB, CITY CLERK OF THE CITY OF LAKEWOOD, COLORADO, HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE COPY OF THE ANNEXATION MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF LAKEWOOD, COLORADO, CONTAINING THE DESCRIBED LANDS ANNEXED TO THE CITY BY ORDINANCE NO. 2023-\_\_\_\_\_, A CERTIFIED COPY OF WHICH IS HEREIN FILED, WHICH ORDINANCE BECAME EFFECTIVE ON \_\_\_\_\_, 2023 AND IS RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_, ON \_\_\_\_\_, 2023.

JAY ROBB, CITY CLERK

## RECORDER'S CERTIFICATE

THIS ANNEXATION MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 AT \_\_\_\_\_ O'CLOCK.

BY: \_\_\_\_\_  
JEFFERSON COUNTY CLERK AND RECORDER  
BY: \_\_\_\_\_  
DEPUTY CLERK

REVISED 02/17/2023  
REVISED 01/29/2023  
REVISED 06/17/2022  
REVISED 02/04/2022  
REVISED 12/07/2021

DATE: 08/12/2021 JOB NUMBER: 0171690.01

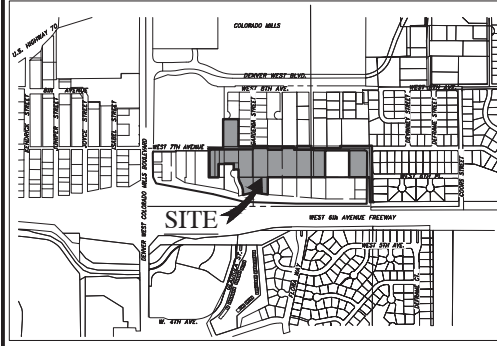


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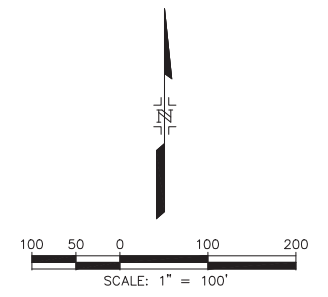
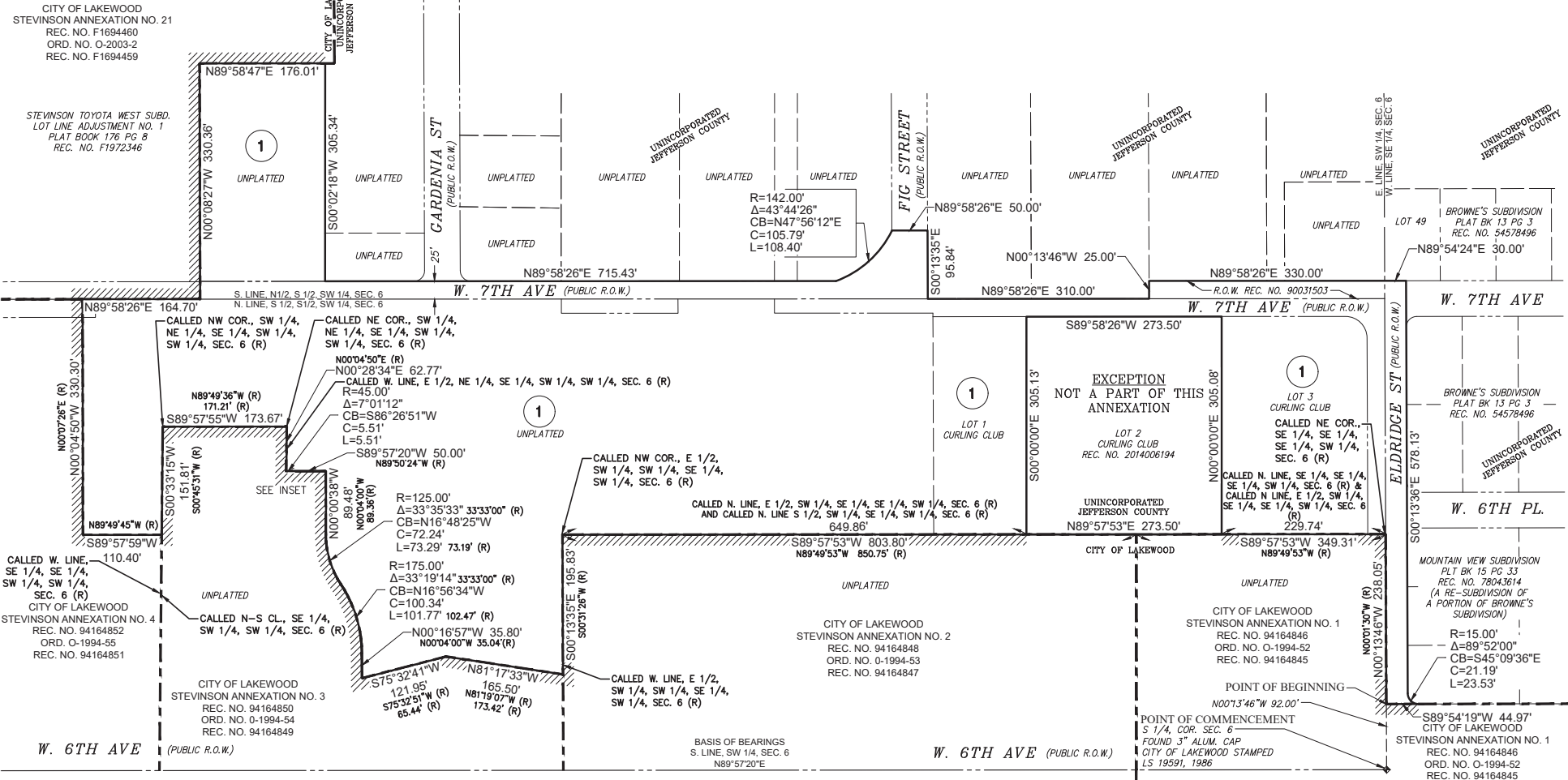
www.f-w.com

# ANNEXATION MAP

TO THE CITY OF LAKEWOOD, STATE OF COLORADO  
 A PORTION OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 6,  
 TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
 COUNTY OF JEFFERSON, STATE OF COLORADO.  
 SHEET 2 OF 2



VICINITY MAP  
 NOT TO SCALE



CITY OF LAKEWOOD  
 STEVINSON ANNEXATION NO. 21  
 REC. NO. F1694460  
 ORD. NO. O-2003-2  
 REC. NO. F1694459

STEVINSON TOYOTA WEST SUBD.  
 LOT LINE ADJUSTMENT NO. 1  
 PLAT BOOK 176 PG 8  
 REC. NO. F1972346

CALL NW COR., SW 1/4,  
 NE 1/4, SE 1/4, SW 1/4,  
 SW 1/4, SEC. 6 (R)

CALL W. LINE, E 1/2,  
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 SW 1/4, SEC. 6 (R)

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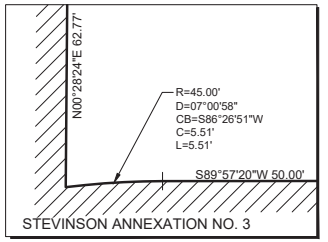
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INSET  
 T=5"

CONTIGUITY TABLE	
TOTAL BOUNDARY =	6,947'
CONTIGUOUS BOUNDARY =	3,491
PERCENT CONTIGUOUS =	50%
ANNEXATION AREA =	15.017 ACRES.±

AREA TABLE	
TOTAL AREA	654,155 S.F.± / 15.017 Ac.±
AUTOMOTIVE SERVICES, INC. AREA	557,950 S.F.± / 12.809 Ac.±
RIGHT-OF-WAY AREA	96,205 S.F.± / 2.209 Ac.±

**OWNERS:**  
 1 AUTOMOTIVE SERVICES, INC.

**LEGEND:**

	CONTIGUOUS BOUNDARY
	PROPERTY LINE
	SECTION LINE
	RIGHT-OF-WAY LINE
	PRIOR ANNEXATION BOUNDARY
	PROPERTY TIE LINE
	RIGHT-OF-WAY
	RECORD DIMENSION FROM PRIOR ANNEXATION

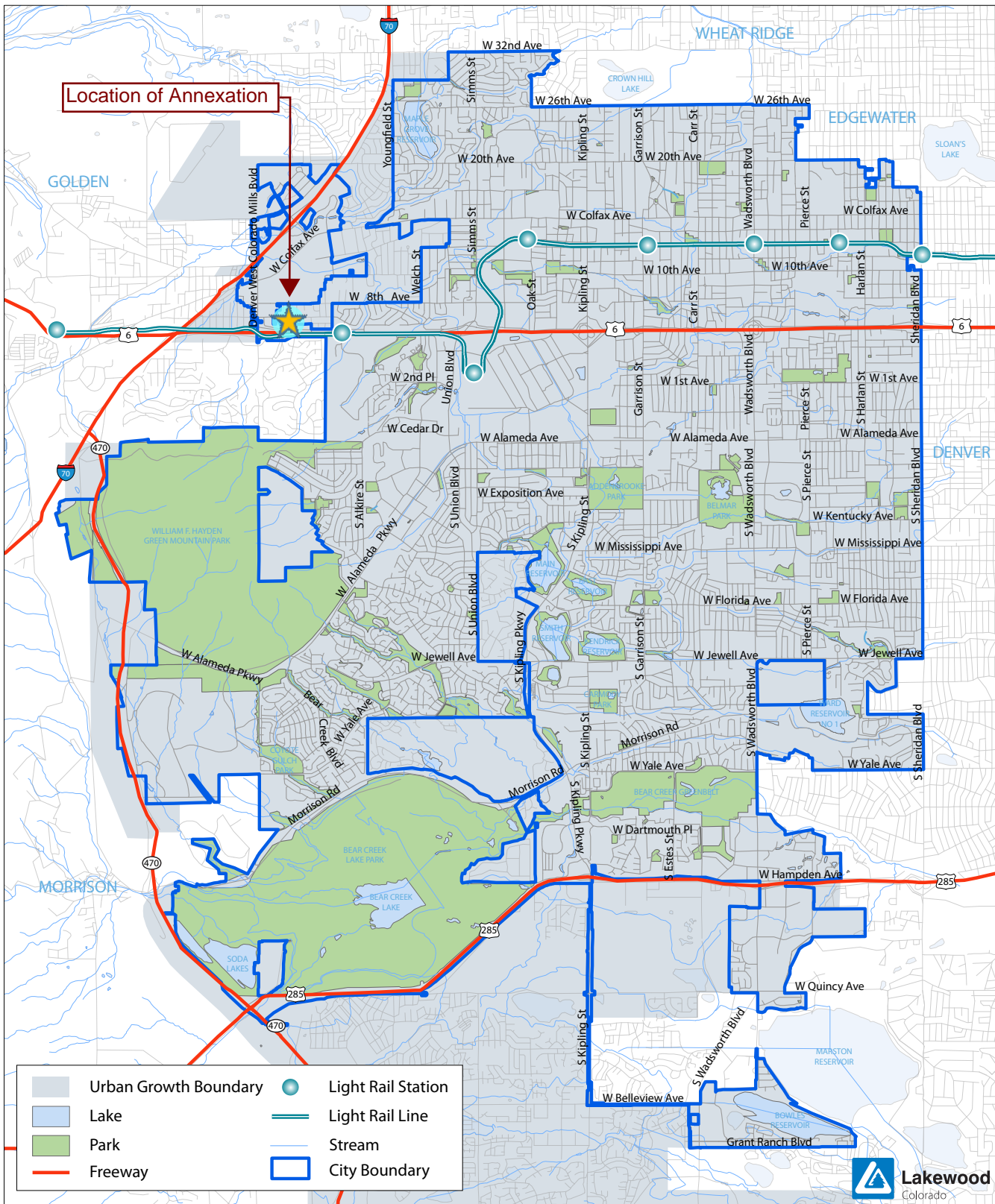
**NOTE:**  
 MANY ALIQUOT CORNERS AND LINES CALLED IN RECORDED PRIOR ANNEXATIONS 1, 2, 3 AND 4 WERE BASED ON A SECTION BREAKDOWN THAT DID NOT SEEM TO CONSIDER EVIDENCE OF ANTECEDENT SURVEYS OR LONG-STANDING OCCUPATION. THESE CORNERS AND LINES ARE SHOWN ON THIS MAP AS "CALLED" FOR HISTORICAL CONTINUITY ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER REASON OR USED TO RETRACE THIS ANNEXATION.

REVISED 01/29/2023  
 REVISED 06/17/2022  
 REVISED 02/04/2022  
 REVISED 12/07/2021

DATE: 08/12/2021 JOB NUMBER: 0171690.01

**Farnsworth GROUP**  
 5613 DTC PARKWAY, SUITE 1100  
 GREENWOOD VILLAGE, COLORADO 80111  
 (303) 692-8838 / info@f-w.com  
 www.f-w.com



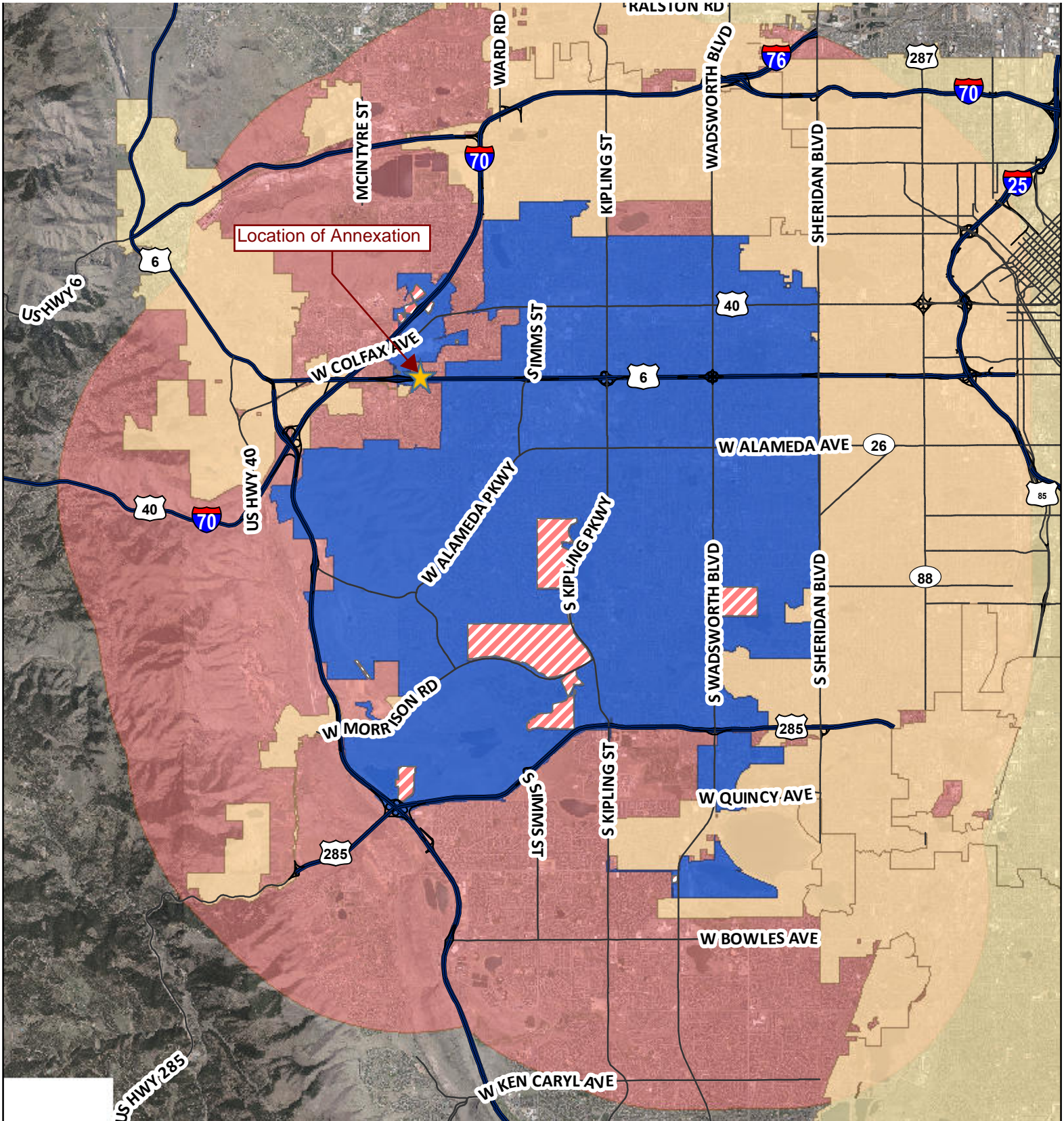


Map 3-a

Urban Growth Boundary

0 0.5 1 2 3 Miles

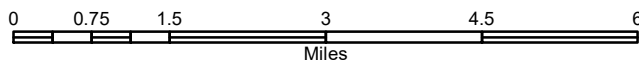




### City of Lakewood - 2022 - Three-Mile Plan



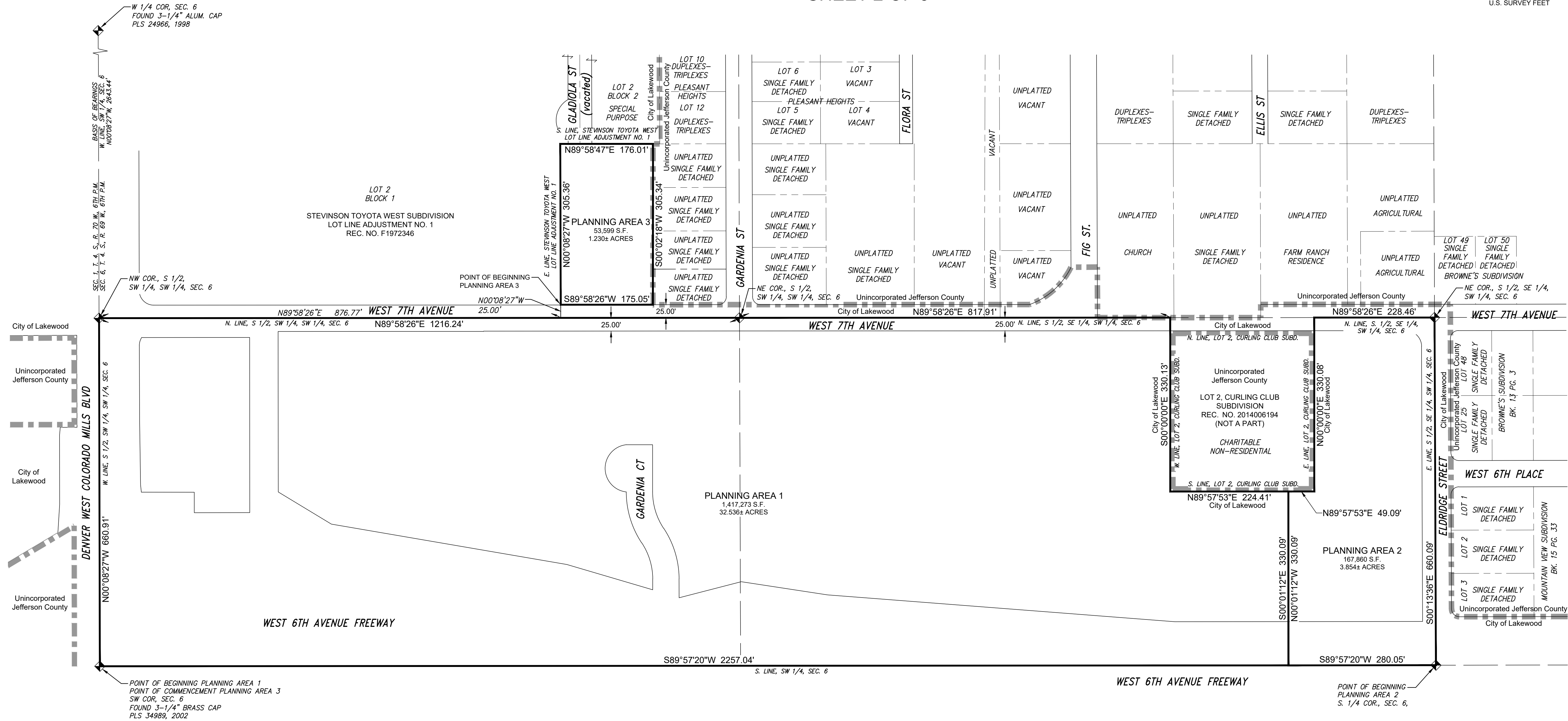
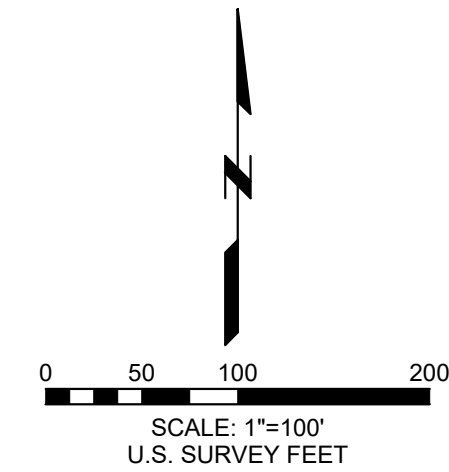
- City of Lakewood
- Regional City Boundaries
- Three Mile Annexable Area
- Annexable Enclaves





# STEVINSON DENVER WEST CENTER - AUTOMOTIVE CAMPUS OFFICIAL DEVELOPMENT PLAN

LYING IN THE SOUTHWEST ONE-QUARTER OF SECTION 6,  
TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO  
OFFICIAL DEVELOPMENT PLAN  
SHEET 2 OF 5



**LEGEND**

- SECTION CORNER
- SECTION LINE
- O.D.P. BOUNDARY LINE
- CITY LIMITS
- RIGHT-OF-WAY LINE
- PROPERTY LINE

# STEVINSON DENVER WEST CENTER - AUTOMOTIVE CAMPUS OFFICIAL DEVELOPMENT PLAN

LYING IN THE SOUTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH,  
RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO  
OFFICIAL DEVELOPMENT PLAN

## STEVINSON DENVER WEST CENTER - AUTOMOTIVE CAMPUS OFFICIAL DEVELOPMENT PLAN NO. 5

### SECTION I. GENERAL PROVISIONS

#### A. INTENT

This Official Development Plan provides land use regulations, standards, and review process for the design and development of a high-quality, mixed-use project consistent with the land planning standards and design quality of the surrounding Denver West Development.

#### B. PROVISIONS

This Official Development Plan includes the following provisions:

1. Section I. General provisions
2. Section II. Administration, review, approval, amendment, and appeal process and authority.
3. Section III. Development regulations

#### C. APPLICABILITY

The Official Development Plan shall apply to all real property described by the legal description contained in this ODP and all such additional real property as may be added hereto pursuant to Section II Article F below (the "Property"), to be known as the Stevinson Automotive Campus. The Property is generally bounded by Denver West Colorado Mills Boulevard to the west, West 7<sup>th</sup> Avenue to the north, US highway 6 (6th Avenue) to the south, and Eldridge Street to the east.

#### D. RELATIONSHIP TO OTHER REGULATIONS

The development of the Property will be subject to this Official Development Plan and such other applicable City regulations in effect on the recording date of this ODP but only to the extent that such applicable City regulations do not conflict with this Official Development Plan, or any other standard, plat or plan established pursuant to this Official Development Plan or other related agreements between the City and the Developer. If a conflict exists between (i) the City's regulations and ordinances and (ii) this Official Development Plan and any other standard, plat or plan and related (collectively, the "ODP and Related Agreements"), the ODP and Related Agreements govern. The vested property rights created by this ODP run with the land and remain in effect throughout the term set forth in the Related Agreements.

#### E. DEFINITIONS

1. City - "City" shall mean the City of Lakewood.
2. Developer - "Developer" means, collectively the signatory entities who are owners of portions of the Property on the date hereof, or any entity or person designated as Developer by the signatory entities as a Developer. A conveyance of all or substantially all of the Property shall automatically cause the transferee to become the Developer hereunder. Any such designation of transfer shall be filed with the City, shall constitute an amendment of this Official Development Plan and shall be reflected in any amendment hereto filed subsequent to such designation or transfer.
3. Design Documents - The Design Guidelines, the Integrated Landscape Plan and the Comprehensive Signage Program are referred to in this ODP collectively as the "Design Documents".
  - a. "Design Guidelines" means the DWACC Design Guidelines and Standards for the Denver West Development, as amended from time to time.
  - b. "Integrated Landscape Plan" means the DWACC Integrated Landscape Plan and Standards, as amended from time to time.
  - c. "Comprehensive Sign Program" means the DWACC Comprehensive Signage Program, as amended from time to time.

4. Denver West Architectural Control Committee or DWACC - "Denver West Architectural Control Committee" or "DWACC" means the Denver West Architectural Control Committee initially established by the Stevinson Denver West Center Official Development Plan, recorded on October 14, 1994 at Reception Number 94164868, in the real property records of Jefferson County, Colorado ("Regional ODP"), as amended, and incorporated as a non-profit corporation with the State of Colorado on March 21, 2002..

5. Official Development Plan - the "Official Development Plan" or "ODP" means this document and the maps attached hereto, as the same may be amended as provided in this ODP.

6. Owner - "Owner" means any person or entity who from time to time owns any portion of the Property or such Owner's designated agent, which may be a tenant, ground lessee, builder or other entity designated in writing by Owner to act on behalf of Owner for compliance with this ODP. A copy of such written designation shall be delivered by Owner to the DWACC and will include the term of such designation. Owner shall not include by way of example and not of limitation (1) holders of mortgages, deeds of trust, and other instruments pursuant to which the Property or portions of the Property secure indebtedness, (2) beneficiaries of easements, rights-of-way or licenses that pertain to or affect the Property or portions of the Property, (3) owners of water, mineral, air, or subsurface rights, that, as appropriate, are located in, on, under, over, or are or were appurtenant to, the Property or portions of the Property, (4) leasehold interests unless designated in writing by Owner to be an agent of Owner as set forth above, or (5) other equitable title interests such as the vendee's interest under on installment land contract.

7. Planning Areas – a "Planning Area" means the parcels of the Property which are labeled Planning Areas 1, 2, and 3 of this Official Development Plan.

8. Term – the initial term of this ODP shall be a period of twenty (20) years ("Term"). The Term will automatically be renewed for additional ten (10) year periods, until the Term of this ODP is modified or terminated.

# STEVINSON DENVER WEST CENTER - AUTOMOTIVE CAMPUS OFFICIAL DEVELOPMENT PLAN

LYING IN THE SOUTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH,  
RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO  
OFFICIAL DEVELOPMENT PLAN

## SECTION II. ADMINISTRATION, REVIEW APPROVAL, AMENDMENT AND APPEAL PROCESS

### A. GENERAL DESCRIPTION OF REVIEW PROCESS

This Official Development Plan establishes the standards and review process for development and/or redevelopment of the Property.

1. Preplanning Submittal: When an Owner desires to initiate development on any portion of the Property, the Owner will submit a Preplanning Application to the City for review.
2. DWACC Submittal: After submitting the Preplanning Application to the City, the Owner shall submit to the Denver West Architectural Control Committee (the "DWACC") a site plan and building elevations for review by the DWACC.
3. DWACC Review: The DWACC shall review each site plan and plat (and accompanying building elevations) to be submitted hereunder to determine if the building plans and exterior site improvements are in conformance with the DWACC Design Documents. DWACC will provide comments to the Owner regarding submittals that are not, in the opinion and judgement of the DWACC, in conformance with the Design Documents and will notify the Owner once it accepts a proposed site plan and plat.
4. Formal Land Development Application (*Consists of any required site plan and plat application to the City*): Any additional site plan and plat revisions Owner submits to the City during the City's review process shall also be submitted by Owner to the DWACC for review. Such revisions shall require DWACC review and approval (as outlined in II.A.4. above), regardless of previous DWACC approval of prior site plans, plats, and/or building elevations.
5. Permit Applications: Building, grading, sign or other development permits may only be obtained following:
  - a. DWACC approval of the site plan and plat;
  - b. City approval of the site plan, plat and building permit plans; and
  - c. Receipt of payment for all fees and collateral due.

### B. DENVER WEST ARCHITECTURAL CONTROL COMMITTEE

1. Oversight by Denver West Architectural Control Committee

The Denver West Architectural Control Committee (DWACC) is responsible for review and approval of any and all proposed development and/or redevelopment within the boundaries of the Property. Notwithstanding any provision of this Official Development Plan to the contrary, the Property shall in all respects be and remain subject to the effect and application of the authority of the DWACC and its bylaws.

- a. For purposes of this Official Development Plan only, the process for submittal to the DWACC for review and approval of the Property subject to this ODP is governed by this ODP.
2. Notice

All communications and submittals shall be addressed to the DWACC (submittal contact information located at [www.dwacc.org](http://www.dwacc.org)).
  3. Required Site Plan

No building construction or improvement work in any Planning Area may be commenced until the site plan for such work has been approved by the DWACC and the City as set forth in this ODP.
  4. Guidelines and Plans

The DWACC shall have the right to establish and detail requirements and standards for approval, for development of the Property under this Official Development Plan and related agreements, including but not limited to the Design Documents.

### 5. General Development Standards

The DWACC shall establish qualitative standards to serve as general guidelines in the review of site plans and building elevations and which the DWACC will administer to improve those development proposals as necessary, in the opinion of the DWACC. These general standards are outlined in Section III.G.1 of this ODP.

### 6. Required Submittals/Records of Determination

The following materials and information shall be submitted to the DWACC in connection with the required approval for each site plan as set forth below. A DWACC letter of submittal shall be submitted with copies of the following:

- a. Architectural drawings (preliminaries and all subsequent drawings) for the proposed building or buildings that include:
  - (1) samples and specifications of exterior materials and colors;
  - (2) the location of all exterior mechanical, electrical, and structural systems applicable to the building and site.
- b. A preliminary grading plan and a preliminary planting plan including proposed screen walls and fences, drainage, and landscape architectural design;
- c. A plan for all signs to be erected, including details of signs, materials, location, design, size, color and lighting;
- d. Any other information as may be required by the DWACC to assist in review of the submittals;
- e. Application form and review fee;
- f. Letter of authorization where the Owner is represented by an agent;
- g. Legal description;
- h. Property ownership;
- i. Proposed use or uses;
- j. Existing and proposed structures, maximum gross floor area;
- k. Landscaping plan showing the sizes, location, and types of landscaping materials;
- l. Types of surfacing, hardscape, paving, or concrete;
- m. Setbacks and location of all buildings and structures;
- n. Tabulation of total number of square feet shown on specific site plan and total square footage by Planning Area to date;
- o. Phasing plan, as applicable;
- p. Location of all common areas with all structures and improvements;

### 7. Review with Owner

Upon receipt of a complete set of the materials and information described above, the DWACC may meet with the Owner to discuss such materials and information and any necessary changes which the DWACC requires for acceptance of a site plan.

### 8. Referrals

The DWACC shall review submitted materials and information with such agencies or governments as the DWACC and City may deem appropriate.

### 9. Decisions

The DWACC shall review all submittals to determine that, in the DWACC's opinion, all improvements for each Planning Area conform and harmonize with existing structures and site development as to exterior design, materials, color, and siting.

After review with the Owner, receipt of referral comments, and review of all materials and information, the DWACC shall provide its approval, conditional approval, or rejection of the proposed site plan(s) based upon this Official Development Plan, the general development guidelines set forth herein, and the Design Documents. Any such decisions of the DWACC shall be conclusive and binding on all interested parties except the City.

### 10. Reply Commitment

The DWACC shall endeavor to reply to all complete application packets with submittals of drawings, made in accordance herewith, in writing within thirty (30) days of receipt thereof.

### 11. Amendments to Site Plan

- a. Amendments to an approved site plan shall be subject to the same application and review process applicable to the original site plan, except that minor amendments may be considered pursuant to 11.b. below. Except for minor amendments, Owner shall submit to the City for approval a revised site plan that incorporates the amendment, provided that such amendment is approved by the DWACC.
- b. The minor amendment procedure is intended to provide a method whereby modification of up to twenty percent of measurable site plan design elements may be made, as long as they do not create any additional adverse impact or any expansion of a non-conforming use or structure, following the process below:
  - (1) an application for minor amendment to a site plan shall be filed with the DWACC. A minor amendment of a site plan shall not occur without the written approval of the DWACC, who may establish additional conditions to further the intent of the site plan and Official Development Plan.
  - (2) the DWACC may grant a minor amendment to site plan with modifications up to a maximum of twenty percent for measurable site plan design standards. Design standards shall include but not be limited to the following:
    - (a) distance between and location of structures;
    - (b) landscaping amount, size, and location;
    - (c) building area, mass, height, design and materials;
    - (d) number of parking spaces, provided the site plan remains in conformance with parking standards contained herein.
- c. The granting of prior minor amendments shall not be used in calculation of a new minor amendment except that minor amendments shall be considered cumulative in determining whether the twenty percent limit has been exceeded.
- d. Subsequent to DWACC approval of a minor amendment, Owner shall submit notice of the minor amendment to the City for its records and its issuance of building permits.
- e. Recognizing that the modification shall not materially conflict with City regulations nor the with the guidelines and standards outlined in this Official Development Plan, no building permit shall be issued by the City which implements the modification required by the minor amendment until, and unless, such minor amendment has been approved in writing by the DWACC and approved in writing by the City.

### 12. Non-Liability

Neither the DWACC, nor any member, employee, or agent thereof shall be liable to any Owner, the City, or to any tenant or anyone submitting plans for approval, or to any other party by reason of mistake in judgment, negligence, or nonfeasance arising out of or in connection with the acceptance, approval, disapproval, or failure to approve any such plans or for any other action in connection with it or their duties hereunder or for any other reason. Likewise, anyone submitting plans to the DWACC for approval, by submitting such plans, or any person or entity when they become an Owner, agrees that they will not bring any action or suit to recover damages against the DWACC, or any of its members, employees, agents, or against the Developer or any agents of the Developer for any reason. The DWACC has no liability for any plans it has reviewed and approved and is not responsible for any issue related to any changes or improvements on the Property, whether structural or otherwise, or for conformance with applicable laws or compliance with any other standards or regulations. The DWACC is not responsible for any matter related to safety.

### C. CITY REVIEW

#### 1. Submittal of Site Plans

In addition to Owner's required submittals, the Owner shall submit the site plan approved by the DWACC to the City, along with any other City requirements.

#### 2. Effective Date

A site plan shall become effective as of the date approved by the City or the date a decision in favor of the Owner is rendered on an appeal.

### D. SUBDIVISION

Prior to any subdivision of the Property, the Owner or Owner's agent shall submit to the DWACC a preliminary subdivision map of the entire Planning Area affected by the plat and a plat for the specific portion of the Planning Area affected by the subdivision. Any subdivision of the Property shall comply with the City's subdivision ordinance, unless the Owner obtains a variance.

### E. PLAT NOTES

Each plat shall include appropriate plat notes to ensure the continued functioning and maintenance of the Planning Area affected by the plat. Such notes include but are not limited to cross-lot access and parking easements to be maintained by the Owner, Owner's agent, or any Owner's association.

### F. INCLUSION OF ADDITIONAL PROPERTY

Owner may in the future make application to add real property to the Property subject to this Official Development Plan, and such addition shall be subject to this Official Development Plan.

# STEVINSON DENVER WEST CENTER - AUTOMOTIVE CAMPUS OFFICIAL DEVELOPMENT PLAN

LYING IN THE SOUTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH,  
RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO  
OFFICIAL DEVELOPMENT PLAN

## SECTION III. DEVELOPMENT REGULATIONS

### A. PERMITTED LAND USES WITHIN THIS PLANNED DEVELOPMENT ZONE DISTRICT

- Pursuant to Section 17.3.6.4 of the Lakewood Zoning Ordinance, the base zone district for the Property within this ODP is Commercial – Regional (C-R). All land uses in the C-R base zone are permitted. If a new base zone district exists after the effective date of this ODP, the Developer may apply for rezoning of the Property into a new base zone district.
- Planning Area 1 is intended by Developer for use as an automotive campus, with a focus on automobile and recreation vehicle sales and service with parking as an accessory use only.
- Planning Area 2 is intended by Developer as a buffer to adjacent residential development as well as for water quality and detention.
- At the time of this Official Development Plan, Developer does not have a specific development proposal identified for Planning Area 3.

### B. OPEN SPACE & HEIGHT STANDARDS

#### 1. Open Space Requirements

Pursuant to Section 17 Article 5 of the Lakewood Zoning Ordinance, the following standards for the base C-R zoning will apply:

- The minimum Open Space for Planning Areas 1 and 2 shall be twenty (20) percent combined across planning areas (Section 17.5.4.1). The minimum Open Space for Planning Area 3 shall be twenty (20) percent (Section 17.5.4.1).

#### 2. Height Standards

The maximum building height for each Planning Area shall be forty-five (45) feet, and height transition requirements for buildings adjacent to residential zone districts will be determined in accordance with the Article 5 requirements for base C-R zoning (Section 17.5.4.2).

### C. BUILD-TO ZONE REQUIREMENTS

- Build-to zone requirements are not applicable within this zone district.

### D. BICYCLE PARKING STANDARDS AND REQUIREMENTS

- This Planned Development Zone District will contain an integrated parking and access system between the individual sites contained therein. As such, all required long- and short-term bicycle parking counts for individual motor vehicle sales and service sites can be calculated and shared cumulatively across the Planned Development Zone District. Arrangements to meet these requirements can also be calculated and shared cumulatively among motor vehicle sales and service sites across the Planned Development Zone District and may be met in any location(s)—including any Planning Area—within the Planned Development Zone District.
- Long-Term Bicycle Parking Requirements  
Long-Term Bicycle Parking will not be required for motor vehicle sales and service uses and Section 17.8.4.2 of the Lakewood Zoning Ordinance “Long Term Bicycle Parking” will not apply to the development of motor vehicle sales and service uses within this Planned Development Zone District Boundary.
- Short-Term Bicycle Parking Requirements  
The minimum short-term bicycle parking requirements for motor vehicle sales and service uses within the Planned Development Zone District will be 0.5 spaces per 5,000 sf.

### E. PARKING REQUIREMENTS

- This Planned Development Zone District will contain an integrated parking and access system between the individual sites contained therein, and arrangements to meet parking counts can be shared cumulatively among motor vehicle sales and service sites across the Planned Development Zone District.
- Maximum allowable parking counts as calculated in Section 17 Article 8 of the Lakewood Zoning Ordinance shall not apply to motor vehicle sales inventory (new and used) or motor vehicle service inventory.

### F. SETBACK AND SEPARATION STANDARDS

#### 1. Setback Standards

Pursuant to Section 17 Article 5 of the Lakewood Zoning Ordinance, the following setback requirements for the base C-R zoning will apply:

- The minimum front setback will be fifteen (15) feet, with no maximum front setback. The minimum side and rear setbacks will be five (5) feet (Section 17.5.4.1). Setbacks shall be measured according to Section 17.5.1.3.C.
- Exceptions to setback requirements, including minor architectural and/or site elements, shall conform to those provided in Article 5 (Section 17.5.1.2.E).
  - EV equipment and pedestals shall also be exempted from setback requirements.
- Parking Setbacks: Pursuant to Article 5, parking is exempted from minimum required setbacks, and all parking locations shall conform to the C-R zoning standards as provided in the Lakewood Zoning Ordinance.

#### 2. Retaining Walls

Retaining walls are exempted from minimum required setbacks pursuant to Article 5, and their locations and design shall conform to the C-R zoning standards as provided in Article 7 of the Lakewood Zoning Ordinance (Section 17.7.8), with the following additional details:

- Retaining walls may be allowed to exceed eight (8) feet by up to an additional six (6) feet.
- Retaining walls shall be spaced at a 1:1 ratio as measured from face of wall to face of wall if multiple walls are needed. In such instances, the walls shall have a minimum separation width of five (5) feet to accommodate landscaping and irrigation as needed between wall terraces.
- Wall colors and materials to be approved by the DWACC prior to approval.

#### 3. Snow Removal

Snow removal storage areas will be permitted to be located within or adjacent to parking lots and will not require a curb or barrier around the perimeter.

#### 4. Landscape Transition Buffers

A landscape buffer pursuant to Section 17.7.7.3.D shall be required along all property lines adjacent to lots with single-family or duplex land use.

### G. DESIGN GUIDELINES

All site-specific development proposals shall comply with the Design Guidelines. Prior to any formal City Site Plan or Subdivision Application and prior to the issuance of any building, grading or sign permit, Developer or Owner, as applicable, shall coordinate with the DWACC to ensure that the portion of the Property with a pending application complies with the Design Guidelines.

#### 1. DWACC General Development Standards

It is the intent of this section that the following qualitative standards serve as general guidelines in the review of site plans and building elevations. It is not expected that every portion of the development will meet all of the following qualitative guidelines, but that, in the opinion of the DWACC and on a site-by-site basis, principles of good design will be applied in the best combination determined by the use, nature of the site, and location of the development. It is further the intent that the design criteria set forth in this ODP be administered to improve those development proposals which appear to be, in the opinion of the DWACC, incompatible, marginal, or weak in design character, building materials, etc.

##### a. On-site circulation system and parking:

- the circulation system, including parking lots, should contribute to the order and aesthetic quality of the site and adjacent properties.

##### b. Building scale and design:

- scale should be appropriate to the site and function of the project;
- should promote harmonious transitions in scale and character in areas between different land uses;
- quality and overall design should be compatible with the site location and proposed use as demonstrated by building elevations;
- diverse architectural treatments should be integrated to avoid a cluttered appearance.

##### c. Open space considerations:

- consideration should be given toward the preservation of natural site features, including trees and drainage areas;
- the overall landscape treatment of exterior spaces should enhance the quality of the project;
- landscape design should incorporate consideration of the function and use of outdoor spaces.

##### d. Vicinity considerations:

- logical on-site/off-site pedestrian, auto, and bike linkages should be implemented where practical;
- landscaping on or near the border of the site should consider appropriate buffering to mitigate impacts to adjacent properties, recognizing that “appropriate buffering” may vary depending upon the current and future usage, size, zoning, and density (as well as other factors) of the adjacent property(s).

##### e. Exterior lighting standards:

- exterior lighting standards should be of a scale, style, and material appropriate to the development;
- for the Property governed by this ODP, such standards should remain consistent with exterior lighting of existing automotive dealership uses adjacent to but outside of this Planned Development Zone District Boundary and its component Planning Areas.

### H. INTEGRATED LANDSCAPE PLAN AND STANDARDS

Developer shall coordinate with the DWACC to provide the Integrated Landscape Plan to ensure that the overall standards, character, planting, and design requirements for perimeter landscape areas, sight triangles, parking lots, drainage and buffer areas, walkways and bike pedestrian paths, and the handling of trash enclosures, service lines, and mechanical equipment are in conformance with the Design Guidelines. Integrated Landscape Plans demonstrating conformance with Design Guidelines shall be submitted to the DWACC prior to any site plan or plat application to the City. DWACC approval is required prior to the issue of permits for final grading, building construction, or sign installations. Owner is responsible for conformance with the Integrated Landscape Plan.

#### 1. Maintenance of Landscaping

Landscaping shall be continuously maintained, including necessary irrigation, watering, weeding, pruning, pest control, and replacement of dead or diseased plant material by each Owner. Dead or diseased plant material, including but not limited to trees, shrubs, and grasses, shall be replaced by the Owner and shall be of the same or a substitute (subject to DWACC approval) type of plant material as set forth in the Integrated Landscape Plan for each Planning Area. Replacement shall occur in the next planting season, but in any event, such replacement time shall not exceed one year, unless Owner has DWACC prior written approval to extend this timeline. Any replacement landscaping materials which conform to the requirements of this section shall not be considered an amendment to the site plan.

### I. COMPREHENSIVE SIGNAGE PROGRAM

A Comprehensive Sign Program for each Planning Area, or for the entire Property, shall comply with the Design Documents. A comprehensive sign package demonstrating conformance with Design Guidelines shall be submitted to the DWACC before any site plan, plat, or sign permit application is submitted to the City. DWACC approval is required prior to the issue of permits for grading, building construction, or sign installations.

### J. IMPLEMENTATION

The standards set forth in the Design Documents shall be administered and interpreted by the DWACC, as outlined in the Regional ODP and Section II of this ODP.

### K. MAINTENANCE

Each Owner shall be responsible for the proper maintenance of their Property, as determined by and subject to the discretion of the DWACC.

### L. VESTED DEVELOPMENT RIGHTS

The vested property rights created by this ODP run with the land and remain in effect throughout the Term of this ODP.

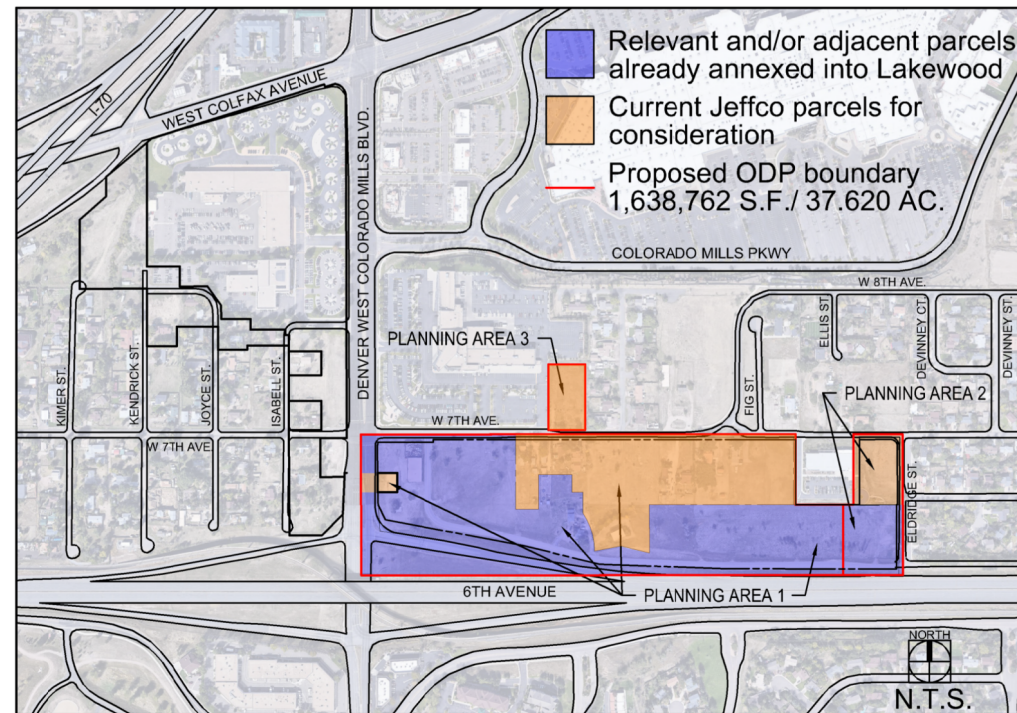
# STEVINSON AUTOMOTIVE CAMPUS CONCEPTUAL LAND USE PLAN

## STATEMENT OF INTENT

The Stevinson Automotive Campus is bounded by Denver West Colorado Mills Blvd. on the west, W. 7<sup>th</sup> Avenue on the North, Eldridge on the east, and 6<sup>th</sup> Avenue on the south. The site is immediately adjacent to the Stevinson Toyota West Campus on the north side of W. 7<sup>th</sup> Avenue.

The proposed annexation 15.892 of acres into the City of Lakewood, will create positive impacts to the tax-based business for the city. The annexation of these additional properties to the east of Denver West Colorado Mills Blvd. will revitalize bringing forth commercial uses that Lakewood needs. At this time, Automotive Services, Inc. is looking to expand their campus site an additional 28.706 acres south of W. 7<sup>th</sup> Avenue, north of 6<sup>th</sup> Avenue, east of Denver West Colorado Mills Parkway and west of Eldridge. The proposed motor vehicle sales site will revitalize this underused site while fitting contextually with adjacent development to the west and north side of the proposed site. As part of this proposed development the applicant intends to annex 15.892 acres from unincorporated Jefferson County.

Zoning for the proposed site is Planned Development (PD) with a base zoning of C-R (Commercial-Regional). The proposed development which is intended to permit the planning and development of substantial parcels of land which are suitable in location and character for the uses proposed and are suitable to be developed as a unified and integrated project. The Commercial-Regional (C-R) district is intended to for regional commercial development along major street corridors and near highway interchanges. The district is intended to accommodate the highest level of motor vehicle activity, although pedestrian activity will still be an important element of design. The district reflects a more suburban character, with parking allowed in front of buildings and commercial buildings separated from residential uses.

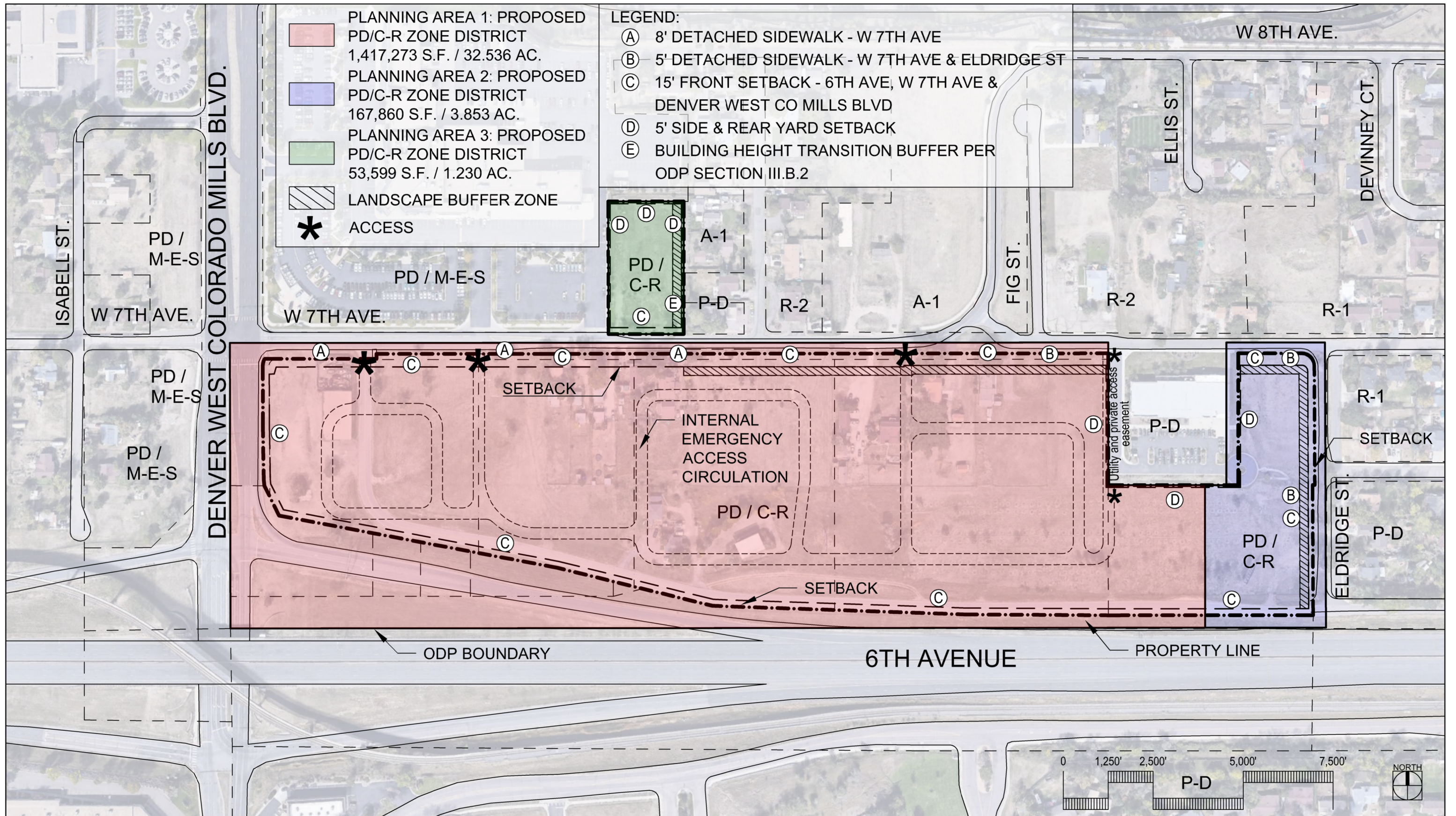


## C-R ZONE DISTRICT STANDARDS

Zoning Standard	Existing Lakewood C-R Base Zone District Standards	Proposed PD Zone District Standards
Permitted Uses	Group Residential Facility, Animal Care, Bar, Club/Lodge or Service Organization, Contractor Shop, Day Care Facility, Emergency Medical Facility, Entertainment Facility, Fitness or Athletic Facility, Gallery or Studio, Hotel, Light Manufacturing, Mortuary, Motel, Motor Vehicle Rental, Motor Vehicle Sales, Car Wash, Office, Stand Alone Structured Parking, Personal Services, Plant Nursery, Restaurant, Retail, Rental, Service, or Repair of Large items, Vehicle Dispatch Facility, School (Public, Private, Vocational or Trade), Transportation Facility, University or College, Minor Utility Facility, Horticulture, Wireless Communications Facility (Stealth, New Freestanding Structure ≤ 60 ft in height)	Same as base Zone District
Special Land Uses (Permitted with Special Use Permit)	Shelter, Crematory, Outdoor Storage, Correctional Institution, Major Utility Facility, Fueling Station, Wind-Powered Electric Generator (Freestanding), Wireless Communications Facility (> 60 ft in height)	Same as base Zone District
Limited Land Uses	Adult Business, Medical Marijuana Business, Mini-Warehouse or Storage, Major & Minor Motor Vehicle Service, Stand Alone Surface Parking, Pawnbroker, Apiaries, Community Garden, Solar Garden	Same as base Zone District
Front Setback	Min: 15' Max: None	Same as base Zone District
Rear/Side Setback	Min: 5'	Same as base Zone District
Build-to-Zone	N/A for this zone district	Same as base Zone District
Height Requirement	Min: None Max: 90'	Min: None Max: 45'
Open Space	Min: 20%	Same as base Zone District
Non-Residential Building Footprint	N/A for this zone district	Same as base Zone District
Parking	<p>Motor vehicle sales and service uses:</p> <p><u>Bicycle Parking:</u> Min: Long term - 1 per 2,500 sf Short term - 1 per 5,000 sf Max: N/A</p> <p><u>Vehicle Parking:</u> Min: 0.25 per 1,000 sf Max: 3 spaces per 1,000 sf</p>	<p>Motor vehicle sales and service uses:</p> <p><u>Bicycle Parking:</u> Min: Long term - not required Short term - 0.5 spaces per 5,000 sf Max: N/A</p> <p><u>Vehicle Parking:</u> Min: 0.25 per 1,000 sf Max: 3 spaces per 1,000 sf; motor vehicle sales inventory and motor vehicle service inventory excluded from maximum count.</p>
Residential Density	N/A for this zone district	Same as base Zone District



# STEVINSON AUTOMOTIVE CAMPUS CONCEPTUAL LAND USE PLAN



# STEVINSON DENVER WEST CENTER OFFICIAL DEVELOPMENT PLAN NO. 5

PARCELS OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH  
RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN

COUNTY OF JEFFERSON  
STATE OF COLORADO  
OFFICIAL DEVELOPMENT PLAN

SHEET 1 OF 4 SHEETS

**LEGAL DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF STEVINSON AUTOMOBILE AGENCY LOT 1, BLOCK 1, EXEMPTION SURVEY NO.1, THE PLAT OF WHICH WAS RECORDED IN PLAT BOOK 86, AT PAGE 34, UNDER RECEPTION NUMBER 85112019, OF THE RECORDS OF THE JEFFERSON COUNTY CLERK & RECORDER, TOGETHER WITH A PORTION OF VACATED JUNIPER STREET AS RECORDED AT RECEPTION NUMBER 85097108 LOCATED WITHIN SAID PLAT, TOGETHER WITH STEVINSON AUTOMOBILE AGENCY FILING NO. 2 - EXEMPTION SURVEY NO. 1, THE PLAT OF WHICH WAS RECORDED IN PLAT BOOK 103 AT PAGE 11, UNDER RECEPTION NUMBER 90041454 OF SAID RECORDS, A PORTION OF BLOCK 44 OF PLEASANT VIEW SECOND ADDITION, THE PLAT OF WHICH WAS RECORDED IN PLAT BOOK 2 AT PAGE 68, UNDER RECEPTION NUMBER 00876034 OF SAID RECORDS, A PORTION OF THE WEST COLFAX AVENUE, DENVER WEST COLORADO MILLS BOULEVARD, AND INDIANA STREET RIGHT-OF-WAYS, AND WEST 7<sup>TH</sup> AVENUE RIGHT-OF-WAYS, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 1; THENCE ALONG THE EASTERLY LINE OF SAID SOUTHEAST QUARTER OF SECTION 1, S00°08'11" E A DISTANCE OF 261.42 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY LINE, S00°08'11" E A DISTANCE OF 1723.79 FEET; THENCE ALONG THE CENTERLINE OF WEST 7<sup>TH</sup> AVENUE AS SHOWN AND PLATTED ON SAID PLEASANT VIEW SECOND ADDITION, S89°47'49" W A DISTANCE OF 312.38 FEET; THENCE ALONG THE WESTERLY LINE EXTENDED SOUTHERLY OF BLOCK 44, SAID PLEASANT VIEW SECOND ADDITION, N00°07'30" W, A DISTANCE OF 30.00 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 44; THENCE ALONG THE SOUTHERLY LINE OF SAID BLOCK 44, N89°47'49" E A DISTANCE OF 135.07 FEET TO THE INTERSECTION OF SAID LAST SOUTHERLY LINE WITH THE CENTERLINE OF THE VACATED ALLEY IN SAID, BLOCK 44 OF SAID PLEASANT VIEW SECOND ADDITION; THENCE ALONG SAID CENTERLINE, N00°07'11" W, A DISTANCE OF 125.34 FEET TO THE INTERSECTION OF SAID CENTERLINE WITH THE SOUTHERLY LINE OF LOT 19, SAID BLOCK 44 EXTEND EASTERLY; THENCE ALONG SAID SOUTHERLY LINE OF SAID LOT 19 EXTENDED EASTERLY, S89°46'39" W A DISTANCE OF 135.08 FEET TO THE SOUTHWEST CORNER OF SAID LOT 19; THENCE ALONG THE WESTERLY LINE OF LOT 19, 18, 17, 16 AND 15, SAID BLOCK 44, N00°07'30" W A DISTANCE OF 125.29 FEET TO THE NORTHWEST CORNER OF SAID LOT 15; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 15 EXTEND EASTERLY, N89°45'28" E A DISTANCE OF 135.09 FEET TO INTERSECTION OF SAID NORTHERLY LINE OF LOT 15 EXTENDED EASTERLY AND THE CENTERLINE OF SAID ALLEY; THENCE ALONG SAID CENTERLINE OF SAID ALLEY, N00°07'11" W A DISTANCE OF 100.27 FEET TO THE INTERSECTION OF SAID CENTERLINE WITH THE NORTHERLY LINE OF LOT 11, SAID BLOCK 44 EXTEND EASTERLY; THENCE ALONG SAID NORTHERLY LINE OF SAID LOT 11 EXTEND EASTERLY, S89°44'32" W A DISTANCE OF 135.10 FEET TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE ALONG THE WESTERLY LINE OF LOTS 10, 9 AND 8 SAID BLOCK 44 OF SAID PLEASANT VIEW SECOND ADDITION EXTENDED TO THE SOUTHERLY LINE OF SAID STEVINSON AUTOMOBILE AGENCY FILING NO. 2 EXEMPTION SURVEY NO. 1 AS MEASURED IN THE FIELD, N00°07'30" W A DISTANCE OF 84.98 FEET TO A POINT ON SAID SOUTHERLY LINE OF SAID STEVINSON AUTOMOBILE AGENCY FILING NO. 2 EXEMPTION SURVEY NO. 1; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING NINE (9) CONSECUTIVE COURSES:

- 1) S89°38'55" W A DISTANCE OF 30.00 FEET, MORE OR LESS, TO THE CENTERLINE OF ISABELL STREET AS SHOWN AND PLATTED SAID PLEASANT VIEW SECOND ADDITION;
- 2) THENCE ALONG SAID CENTERLINE, N00°07'30" W A DISTANCE OF 25.33 FEET MORE OR LESS, TO THE EASTERLY EXTENDED NORTHERLY LINE OF LOT 42, BLOCK 43, SAID PLEASANT VIEW SECOND ADDITION;
- 3) THENCE ALONG SAID LAST EXTENDED AND SOUTHERLY AND WESTERLY EXTENDED LINE OF SAID LOT 42, S89°38'40" W, A DISTANCE OF 165.11 FEET, MORE OR LESS, TO THE CENTERLINE OF THE ALLEY IN SAID BLOCK 43;
- 4) THENCE ALONG SAID CENTERLINE, N00°07'48" W A DISTANCE OF 50.61 FEET MORE OR LESS, TO THE EASTERLY EXTENDED NORTHERLY LINE OF LOT 5, BLOCK 43;
- 5) THENCE ALONG SAID EASTERLY EXTENDED LINE AND NORTHERLY LINE OF SAID LOT 5, S89°37'54" W A DISTANCE OF 135.12 FEET TO A POINT ON THE WESTERLY LINE OF SAID BLOCK 43 MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 5;
- 6) THENCE ALONG SAID WESTERLY LINE OF BLOCK 43, N00°08'07" W A DISTANCE OF 63.38 FEET;
- 7) THENCE N31° 33'15" W, A DISTANCE OF 115.10 FEET, TO A POINT ON THE EASTERLY LINE OF BLOCK 38, SAID PLEASANT VIEW SECOND ADDITION;
- 8) THENCE ALONG THE SOUTHERLY LINE OF SAID BLOCK 38, S89°35'48" W, A DISTANCE OF 135.13 FEET, MORE OR LESS, TO THE CENTERLINE OF THE ALLEY IN SAID BLOCK 38;
- 9) THENCE ALONG SAID CENTERLINE, N00°08'26" W A DISTANCE OF 99.62 FEET TO A POINT ON THE SOUTH LINE OF SAID STEVINSON AUTOMOBILE AGENCY LOT 1, BLOCK 1 EXEMPTION SURVEY NO. 1 SAID SOUTH LINE BEING IN COMMON WITH THE EASTERLY EXTENDED NORTHERLY LINE OF LOT 21 SAID BLOCK 38;

THENCE ALONG SAID SOUTHERLY LINE, S89°35'48" W, A DISTANCE OF 165.14 FEET TO THE SOUTHWEST CORNER OF SAID LAST EXEMPTION SURVEY; SAID CORNER ALSO BEING THE CENTERLINE OF JUNIPER STREET AS SHOWN AND PLATTED ON SAID PLEASANT VIEW SECOND ADDITION;

THENCE ALONG THE WESTERLY LINE OF SAID STEVINSON AUTOMOBILE AGENCY LOT 1, BLOCK 1 EXEMPTION SURVEY NO. 1 AND NORTHL Y EXTENSION THEREOF, N00°08'44" W A DISTANCE OF 536.27 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST COLFAX AVENUE AS RECORDED IN BOOK 359 AT PAGE 470, OF SAID RECORDS;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) CONSECUTIVE COURSES:

- 1) N00°15'03" W A DISTANCE OF 16.54 FEET;
- 2) THENCE N44°42'42" E A DISTANCE OF 34.26 FEET;
- 3) THENCE N73°59'44" E A DISTANCE OF 37.41 FEET;

THENCE N16°00'16" W A DISTANCE OF 110.01 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST COLFAX AVENUE AS RECORDED IN IN BOOK 359 AT PAGE 470 OF SAID RECORDS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, N72°44'19" E A DISTANCE OF 839.37 FEET TO THE SOUTHEASTERLY CORNER OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED AT RECEPTION NUMBER 91063700 OF SAID RECORDS;

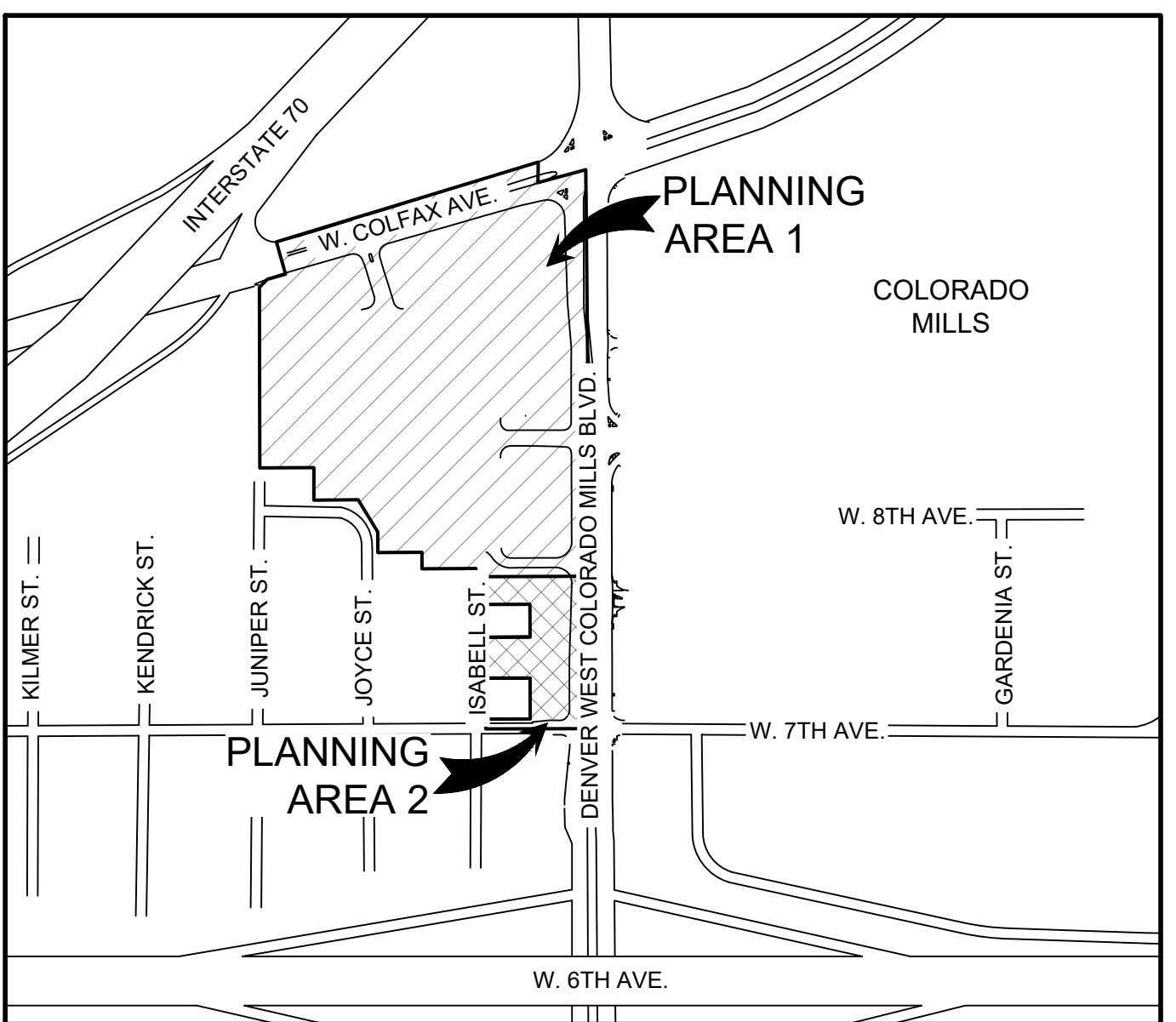
THENCE S00°33'09" W A DISTANCE OF 67.21 FEET TO A POINT ON THE CENTERLINE OF WEST COLFAX AVENUE; THENCE ALONG SAID CENTERLINE, N73°22'01" E A DISTANCE OF 178.85 FEET TO THE POINT OF BEGINNING

SAID PARCEL CONTAINS 26.6646 ACRES MORE OR LESS

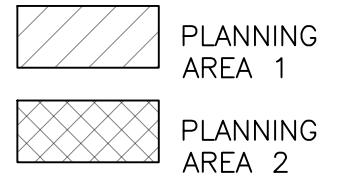
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.

**BASIS OF BEARINGS**

BEARINGS ARE BASED ON EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO ASSUMED TO BEAR S00°808'11"E BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX PLS #24966 AT THE EAST QUARTER CORNER AND A FOUND 3-1/4" BRASS CAP PLS #34989 AT THE SOUTHEAST CORNER.



VICINITY MAP  
SCALE: 1" = 500'



Sheet List Table	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	BOUNDARY EXHIBIT
3	O.D.P. LANGUAGE
4	O.D.P. LANGUAGE

**CONSULTANTS:**

ENGINEER:  
MARTIN/MARTIN INC.  
12499 W. COLFAX AVE.  
LAKEWOOD, COLORADO 80215  
ATT: CHELSY CLARK-SUPINSKI, P.E.  
303-431-6100

**OWNER'S CERTIFICATE:**  
AUTOMOTIVE SERVICES, INC., A COLOADO CORPORATION

BY: \_\_\_\_\_  
KENT P. STEVINSON, AS PRESIDENT

**NOTARY CERTIFICATE**  
STATE OF COLORADO  
COUNTY OF JEFFERSON  
THE ABOVE AND FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE MY THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2023, BY KENT P. STEVINSON, AS PRESIDENT OF AUTOMOTIVE SERVICES, INC., A COLORADO CORPORATION, OWNER.

MY COMMISSION EXPIRES: \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL

(SEAL)

\_\_\_\_\_  
NOTARY PUBLIC

**APPROVALS:**  
**PLANNING COMMISSION:**  
REVIEWED BY THE CITY OF LAKEWOOD PLANNING COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2023.

\_\_\_\_\_  
CHAIR: JENNY O'NEILL

\_\_\_\_\_  
SECRETARY: CATHY KENTNER

**CITY COUNCIL:**  
APPROVED BY THE LAKEWOOD CITY COUNCIL THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2023.

\_\_\_\_\_  
MAYOR: ADAM PAUL

\_\_\_\_\_  
CITY CLERK: JAY ROBB

**RECORDER'S CERTIFICATE:**  
ACCEPTED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDER, COLORADO, ON THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2023 AT \_\_\_\_ O'CLOCK \_\_\_\_ M.

AMANDA GONZALEZ, JEFFERSON COUNTY CLERK AND RECORDER BY: \_\_\_\_\_  
DEPUTY CLERK

# STEVINSON DENVER WEST CENTER

## OFFICIAL DEVELOPMENT PLAN NO. 5

PARCELS OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH  
RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN

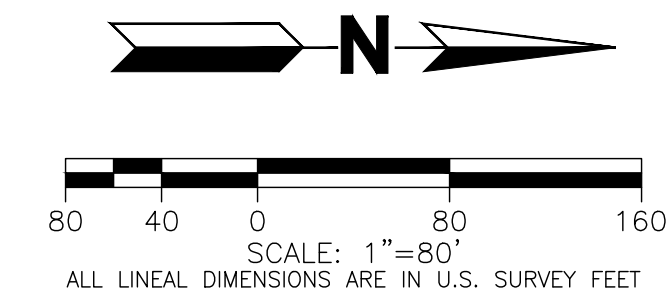
COUNTY OF JEFFERSON

STATE OF COLORADO

OFFICIAL DEVELOPMENT PLAN

SHEET 2 OF 4 SHEETS

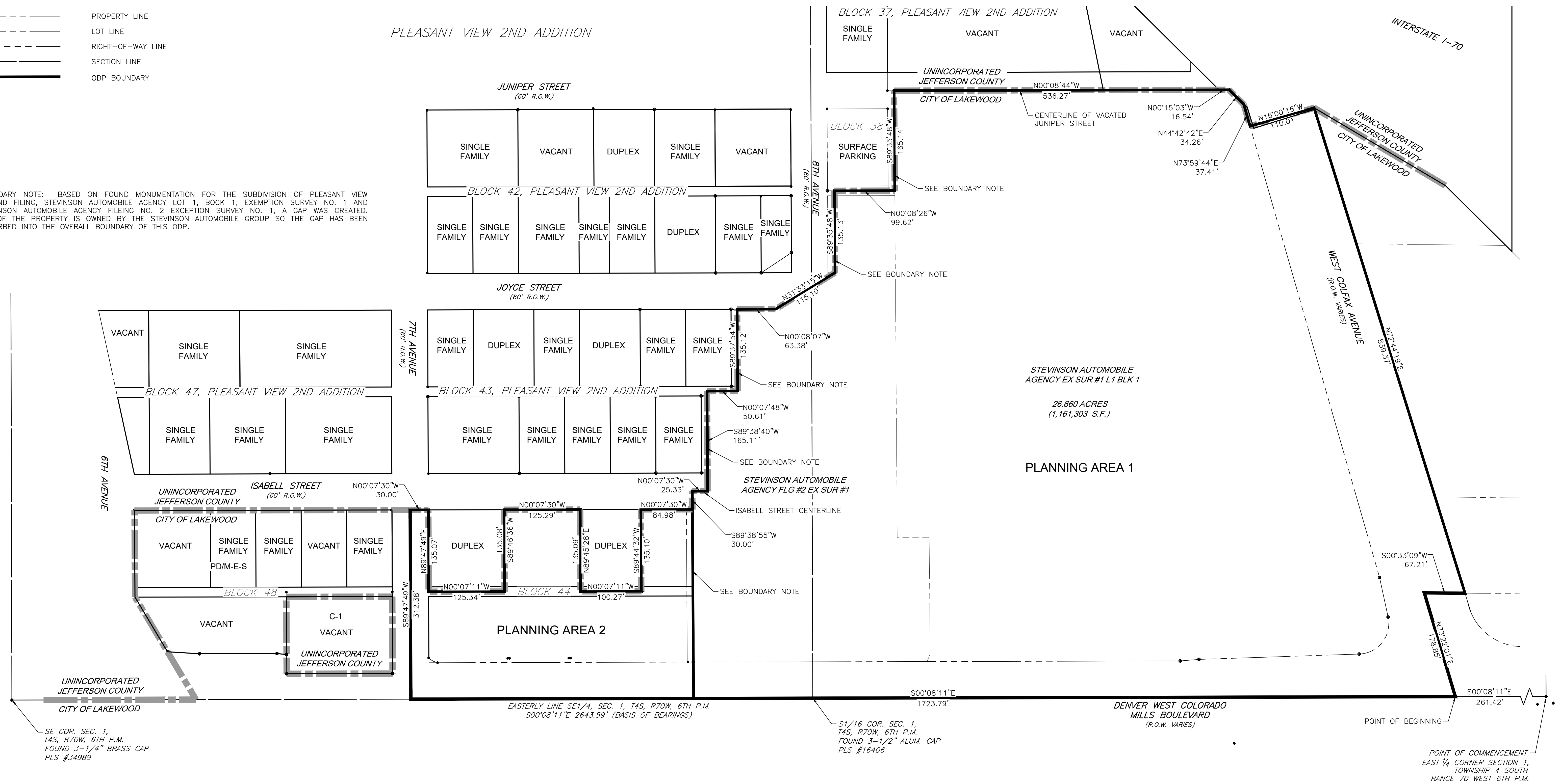
THIS EXHIBIT IS NOT A MONUMENTED LAND SURVEY AND IS INTENDED ONLY TO DEPICT THE ATTACHED O.D.P. BOUNDARY DESCRIPTION.



### LEGEND

- PROPERTY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- ODP BOUNDARY

BOUNDARY NOTE: BASED ON FOUND MONUMENTATION FOR THE SUBDIVISION OF PLEASANT VIEW SECOND FILING, STEVINSON AUTOMOBILE AGENCY LOT 1, BLOCK 1, EXEMPTION SURVEY NO. 1 AND STEVINSON AUTOMOBILE AGENCY FILING NO. 2 EXCEPTION SURVEY NO. 1, A GAP WAS CREATED. ALL OF THE PROPERTY IS OWNED BY THE STEVINSON AUTOMOBILE GROUP SO THE GAP HAS BEEN ABSORBED INTO THE OVERALL BOUNDARY OF THIS ODP.



SE COR. SEC. 1,  
T4S, R70W, 6TH P.M.  
FOUND 3-1/4" BRASS CAP  
PLS #34989

S1/16 COR. SEC. 1,  
T4S, R70W, 6TH P.M.  
FOUND 3-1/2" ALUM. CAP  
PLS #16406

POINT OF COMMENCEMENT  
EAST 1/4 CORNER SECTION 1,  
TOWNSHIP 4 SOUTH  
RANGE 70 WEST 6TH P.M.

# STEVINSON DENVER WEST CENTER OFFICIAL DEVELOPMENT PLAN NO. 5

PARCELS OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH  
RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN

COUNTY OF JEFFERSON  
STATE OF COLORADO  
OFFICIAL DEVELOPMENT PLAN  
SHEET 3 OF 4 SHEETS

## STEVINSON DENVER WEST CENTER OFFICIAL DEVELOPMENT PLAN NO. 5

### SECTION I. GENERAL PROVISIONS

#### A. INTENT

THIS OFFICIAL DEVELOPMENT PLAN PROVIDES LAND USE REGULATIONS, STANDARDS, AND REVIEW PROCESS FOR THE DESIGN AND DEVELOPMENT OF A HIGH-QUALITY, MIXED-USE, RETAIL-FOCUSED PROJECT CONSISTENT WITH THE LAND PLANNING STANDARDS AND DESIGN QUALITY OF THE SURROUNDING DENVER WEST DEVELOPMENT.

#### B. PROVISIONS

THIS OFFICIAL DEVELOPMENT PLAN INCLUDES THE FOLLOWING PROVISIONS:

- SECTION I. GENERAL PROVISIONS
- SECTION II. ADMINISTRATION, REVIEW, APPROVAL, AMENDMENT, AND APPEAL PROCESS AND AUTHORITY.
- SECTION III. DEVELOPMENT REGULATIONS

#### C. APPLICABILITY

THE OFFICIAL DEVELOPMENT PLAN SHALL APPLY TO ALL REAL PROPERTY DESCRIBED BY THE LEGAL DESCRIPTION CONTAINED IN THIS ODP AND ALL SUCH ADDITIONAL REAL PROPERTY AS MAY BE ADDED HERETO PURSUANT TO SECTION II ARTICLE F BELOW (THE "PROPERTY"), TO BE KNOWN AS THE DENVER WEST CENTER OFFICIAL DEVELOPMENT PLAN NO. 5. THE PROPERTY IS GENERALLY BOUNDED BY DENVER WEST COLORADO MILLS BOULEVARD TO THE EAST, US HIGHWAY 40 (COLFAX AVE.) TO THE NORTH, US HIGHWAY 6 (6TH AVENUE) TO THE SOUTH, AND ISABEL STREET TO THE WEST (ALONG THE SOUTHERN SECTION OF THE PROPERTY).

#### D. RELATIONSHIP TO OTHER REGULATIONS

THE DEVELOPMENT OF THE PROPERTY WILL BE SUBJECT TO THIS OFFICIAL DEVELOPMENT PLAN AND SUCH OTHER APPLICABLE CITY REGULATIONS IN EFFECT ON THE RECORDING DATE OF THIS ODP BUT ONLY TO THE EXTENT THAT SUCH APPLICABLE CITY REGULATIONS DO NOT CONFLICT WITH THIS OFFICIAL DEVELOPMENT PLAN, OR ANY OTHER STANDARD, PLAT OR PLAN ESTABLISHED PURSUANT TO THIS OFFICIAL DEVELOPMENT PLAN OR OTHER RELATED AGREEMENTS BETWEEN THE CITY AND THE DEVELOPER. IF A CONFLICT EXISTS BETWEEN (I) THE CITY'S REGULATIONS AND ORDINANCES AND (II) THIS OFFICIAL DEVELOPMENT PLAN AND ANY OTHER STANDARD, PLAT OR PLAN AND RELATED (COLLECTIVELY, THE "ODP AND RELATED AGREEMENTS"), THE ODP AND RELATED AGREEMENTS GOVERN. THE VESTED PROPERTY RIGHTS CREATED BY THIS ODP RUN WITH THE LAND AND REMAIN IN EFFECT THROUGHOUT THE TERM SET FORTH IN THIS ODP AND RELATED AGREEMENTS.

#### E. DEFINITIONS

- CITY – "CITY" SHALL MEAN THE CITY OF LAKEWOOD.
- DEVELOPER – "DEVELOPER" MEANS, COLLECTIVELY THE SIGNATORY ENTITIES WHO ARE OWNERS OF PORTIONS OF THE PROPERTY ON THE DATE HEREOF, OR ANY ENTITY OR PERSON DESIGNATED AS DEVELOPER BY THE SIGNATORY ENTITIES AS A DEVELOPER. A CONVEYANCE OF ALL OR SUBSTANTIALLY ALL OF THE PROPERTY SHALL AUTOMATICALLY CAUSE THE TRANSFEREE TO BECOME THE DEVELOPER HEREUNDER. ANY SUCH DESIGNATION OF TRANSFER SHALL BE FILED WITH THE CITY, SHALL CONSTITUTE AN AMENDMENT OF THIS OFFICIAL DEVELOPMENT PLAN AND SHALL BE REFLECTED IN ANY AMENDMENT HERETO FILED SUBSEQUENT TO SUCH DESIGNATION OR TRANSFER.
- DESIGN DOCUMENTS – THE DESIGN GUIDELINES, THE INTEGRATED LANDSCAPE PLAN AND THE COMPREHENSIVE SIGNAGE PROGRAM ARE REFERRED TO IN THIS ODP COLLECTIVELY AS THE "DESIGN DOCUMENTS".
  - "DESIGN GUIDELINES" MEANS THE DWACC DESIGN GUIDELINES AND STANDARDS FOR THE DENVER WEST DEVELOPMENT, AS AMENDED FROM TIME TO TIME.
  - "INTEGRATED LANDSCAPE PLAN" MEANS THE DWACC INTEGRATED LANDSCAPE PLAN AND STANDARDS, AS AMENDED FROM TIME TO TIME.
  - "COMPREHENSIVE SIGN PROGRAM" MEANS THE DWACC COMPREHENSIVE SIGNAGE PROGRAM, AS AMENDED FROM TIME TO TIME.
- DENVER WEST ARCHITECTURAL CONTROL COMMITTEE OR DWACC – "DENVER WEST ARCHITECTURAL CONTROL COMMITTEE" OR "DWACC" MEANS THE DENVER WEST ARCHITECTURAL CONTROL COMMITTEE INITIALLY ESTABLISHED BY THE STEVINSON DENVER WEST CENTER OFFICIAL DEVELOPMENT PLAN, RECORDED ON OCTOBER 14, 1994 AT RECEPTION NUMBER 94164868, IN THE REAL PROPERTY RECORDS OF JEFFERSON COUNTY, COLORADO ("REGIONAL ODP"), AS AMENDED, AND INCORPORATED AS A NON-PROFIT CORPORATION WITH THE STATE OF COLORADO ON MARCH 21, 2002.
- OFFICIAL DEVELOPMENT PLAN – THE "OFFICIAL DEVELOPMENT PLAN" OR "ODP" MEANS THIS DOCUMENT AND THE MAPS ATTACHED HERETO, AS THE SAME MAY BE AMENDED AS PROVIDED IN THIS ODP.
- OWNER – "OWNER" MEANS ANY PERSON OR ENTITY WHO FROM TIME TO TIME OWNS ANY PORTION OF THE PROPERTY OR SUCH OWNER'S DESIGNATED AGENT, WHICH MAY BE A TENANT, GROUND LESSEE, BUILDER OR OTHER ENTITY DESIGNATED IN WRITING BY OWNER TO ACT ON BEHALF OF OWNER FOR COMPLIANCE WITH THIS ODP. A COPY OF SUCH WRITTEN DESIGNATION SHALL BE DELIVERED BY OWNER TO THE DWACC AND WILL INCLUDE THE TERM OF SUCH DESIGNATION. OWNER SHALL NOT INCLUDE BY WAY OF EXAMPLE AND NOT OF LIMITATION (1) HOLDERS OF MORTGAGES, DEEDS OF TRUST, AND OTHER INSTRUMENTS PURSUANT TO WHICH THE PROPERTY OR PORTIONS OF THE PROPERTY SECURE INDEBTEDNESS, (2) BENEFICIARIES OF EASEMENTS, RIGHTS-OF WAY OR LICENSES THAT PERTAIN TO OR AFFECT THE PROPERTY OR PORTIONS OF THE PROPERTY, (3) OWNERS OF WATER, MINERAL, AIR, OR SUBSURFACE RIGHTS, THAT, AS APPROPRIATE, ARE LOCATED IN, ON, UNDER, OVER, OR ARE OR WERE APPURTENANT TO, THE PROPERTY OR PORTIONS OF THE PROPERTY, (4) LEASEHOLD INTERESTS UNLESS DESIGNATED IN WRITING BY OWNER TO BE AN AGENT OF OWNER AS SET FORTH ABOVE, OR (5) OTHER EQUITABLE TITLE INTERESTS SUCH AS THE VENDEE'S INTEREST UNDER AN INSTALLMENT LAND CONTRACT.
- PLANNING AREAS – A "PLANNING AREA" MEANS THE PARCELS OF THE PROPERTY WHICH ARE LABELED PLANNING AREAS 1 AND 2 OF THIS OFFICIAL DEVELOPMENT PLAN.
- TERM – THE INITIAL TERM OF THIS ODP SHALL BE A PERIOD OF TWENTY (20) YEARS ("TERM"). THE TERM WILL AUTOMATICALLY BE RENEWED FOR ADDITIONAL TEN (10) YEAR PERIODS, UNTIL THE TERM OF THIS ODP IS MODIFIED OR TERMINATED.

### SECTION II. ADMINISTRATION, REVIEW APPROVAL, AMENDMENT AND APPEAL PROCESS

#### A. GENERAL DESCRIPTION OF REVIEW PROCESS

THIS OFFICIAL DEVELOPMENT PLAN ESTABLISHES THE STANDARDS AND REVIEW PROCESS FOR DEVELOPMENT AND/OR REDEVELOPMENT OF THE PROPERTY.

- PREPLANNING SUBMITAL: WHEN AN OWNER DESIRES TO INITIATE DEVELOPMENT ON ANY PORTION OF THE PROPERTY, THE OWNER WILL SUBMIT A PREPLANNING APPLICATION TO THE CITY FOR REVIEW.
- DWACC SUBMITAL: AFTER SUBMITTING THE PREPLANNING APPLICATION TO THE CITY, THE OWNER SHALL SUBMIT TO THE DENVER WEST ARCHITECTURAL CONTROL COMMITTEE (THE "DWACC") A SITE PLAN AND BUILDING ELEVATIONS FOR REVIEW BY THE DWACC.
- DWACC REVIEW: THE DWACC SHALL REVIEW EACH SITE PLAN AND PLAT (AND ACCOMPANYING BUILDING ELEVATIONS) TO BE SUBMITTED HEREUNDER TO DETERMINE IF THE BUILDING PLANS AND EXTERIOR SITE IMPROVEMENTS ARE IN CONFORMANCE WITH THE DWACC DESIGN DOCUMENTS. DWACC WILL PROVIDE COMMENTS TO THE OWNER REGARDING SUBMITTALS THAT ARE NOT, IN THE OPINION AND JUDGEMENT OF THE DWACC, IN CONFORMANCE WITH THE DESIGN DOCUMENTS AND WILL NOTIFY THE OWNER ONCE IT ACCEPTS A PROPOSED SITE PLAN AND PLAT.

4. FORMAL LAND DEVELOPMENT APPLICATION (CONSISTS OF ANY REQUIRED SITE PLAN AND PLAT APPLICATION TO THE CITY): ANY ADDITIONAL SITE PLAN AND PLAT REVISIONS OWNER SUBMITS TO THE CITY DURING THE CITY'S REVIEW PROCESS SHALL ALSO BE SUBMITTED BY OWNER TO THE DWACC FOR REVIEW. SUCH REVISIONS SHALL REQUIRE DWACC REVIEW AND APPROVAL (AS OUTLINED IN I.I.A.4. ABOVE), REGARDLESS OF PREVIOUS DWACC APPROVAL OF PRIOR SITE PLANS, PLATS, AND/OR BUILDING ELEVATIONS.

5. PERMIT APPLICATIONS: BUILDING, GRADING, SIGN OR OTHER DEVELOPMENT PERMITS MAY ONLY BE OBTAINED FOLLOWING:

- DWACC APPROVAL OF THE SITE PLAN AND PLAT;
- CITY APPROVAL OF THE SITE PLAN, PLAT AND BUILDING PERMIT PLANS; AND
- RECEIPT OF PAYMENT FOR ALL FEES AND COLLATERAL DUE.

#### B. DENVER WEST ARCHITECTURAL CONTROL COMMITTEE

1. OVERSIGHT BY DENVER WEST ARCHITECTURAL CONTROL COMMITTEE

THE DENVER WEST ARCHITECTURAL CONTROL COMMITTEE (DWACC) IS RESPONSIBLE FOR REVIEW AND APPROVAL OF ANY AND ALL PROPOSED DEVELOPMENT AND/OR REDEVELOPMENT WITHIN THE BOUNDARIES OF THE PROPERTY. NOTWITHSTANDING ANY PROVISION OF THIS OFFICIAL DEVELOPMENT PLAN TO THE CONTRARY, THE PROPERTY SHALL IN ALL RESPECTS BE AND REMAIN SUBJECT TO THE EFFECT AND APPLICATION OF THE AUTHORITY OF THE DWACC AND ITS BYLAWS.

a. FOR PURPOSES OF THIS OFFICIAL DEVELOPMENT PLAN ONLY, THE PROCESS FOR SUBMITTAL TO THE DWACC FOR REVIEW AND APPROVAL OF THE PROPERTY SUBJECT TO THIS ODP IS GOVERNED BY THIS ODP.

2. NOTICE

ALL COMMUNICATIONS AND SUBMITTALS SHALL BE ADDRESSED TO THE DWACC (SUBMITTAL CONTACT INFORMATION LOCATED AT WWW.DWACC.ORG).

3. REQUIRED SITE PLAN

NO BUILDING CONSTRUCTION OR IMPROVEMENT WORK IN ANY PLANNING AREA MAY BE COMMENCED UNTIL THE SITE PLAN FOR SUCH WORK HAS BEEN APPROVED BY THE DWACC AND THE CITY AS SET FORTH IN THIS ODP.

4. GUIDELINES AND PLANS

THE DWACC SHALL HAVE THE RIGHT TO ESTABLISH AND DETAIL REQUIREMENTS AND STANDARDS FOR APPROVAL, FOR DEVELOPMENT OF THE PROPERTY UNDER THIS OFFICIAL DEVELOPMENT PLAN AND RELATED AGREEMENTS, INCLUDING BUT NOT LIMITED TO THE DESIGN DOCUMENTS.

5. GENERAL DEVELOPMENT STANDARDS

THE DWACC SHALL ESTABLISH QUALITATIVE STANDARDS TO SERVE AS GENERAL GUIDELINES IN THE REVIEW OF SITE PLANS AND BUILDING ELEVATIONS AND WHICH THE DWACC WILL ADMINISTER TO IMPROVE THOSE DEVELOPMENT PROPOSALS AS NECESSARY, IN THE OPINION OF THE DWACC. THESE GENERAL STANDARDS ARE OUTLINED IN SECTION III.E.1 OF THIS ODP.

6. REQUIRED SUBMITTALS/RECORDS OF DETERMINATION

THE FOLLOWING MATERIALS AND INFORMATION SHALL BE SUBMITTED TO THE DWACC IN CONNECTION WITH THE REQUIRED APPROVAL FOR EACH SITE PLAN AS SET FORTH BELOW. A DWACC LETTER OF SUBMITTAL SHALL BE SUBMITTED WITH COPIES OF THE FOLLOWING:

a. ARCHITECTURAL DRAWINGS (PRELIMINARIES AND ALL SUBSEQUENT DRAWINGS) FOR THE PROPOSED BUILDING OR BUILDINGS THAT INCLUDE:

- SAMPLES AND SPECIFICATIONS OF EXTERIOR MATERIALS AND COLORS;
- THE LOCATION OF ALL EXTERIOR MECHANICAL, ELECTRICAL, AND STRUCTURAL SYSTEMS APPLICABLE TO THE BUILDING AND SITE.

b. A PRELIMINARY GRADING PLAN AND A PRELIMINARY PLANTING PLAN INCLUDING PROPOSED SCREEN WALLS AND FENCES, DRAINAGE, AND LANDSCAPE ARCHITECTURAL DESIGN;

c. A PLAN FOR ALL SIGNS TO BE ERECTED, INCLUDING DETAILS OF SIGNS, MATERIALS, LOCATION, DESIGN, SIZE, COLOR AND LIGHTING;

d. ANY OTHER INFORMATION AS MAY BE REQUIRED BY THE DWACC TO ASSIST IN REVIEW OF THE SUBMITTALS;

e. APPLICATION FORM AND REVIEW FEE;

f. LETTER OF AUTHORIZATION WHERE THE OWNER IS REPRESENTED BY AN AGENT;

g. LEGAL DESCRIPTION;

h. PROPERTY OWNERSHIP;

i. PROPOSED USE OR USES;

j. EXISTING AND PROPOSED STRUCTURES, MAXIMUM GROSS FLOOR AREA (TOTAL AND BY INTENDED USE TYPE);

k. LANDSCAPING PLAN SHOWING THE SIZES, LOCATION, AND TYPES OF LANDSCAPING MATERIALS;

l. TYPES OF SURFACING, HARDSCAPE, PAVING, OR CONCRETE;

m. SETBACKS, HEIGHTS, AND LOCATION OF ALL BUILDINGS AND STRUCTURES;

n. TABULATION OF TOTAL NUMBER OF SQUARE FEET SHOWN ON SPECIFIC SITE PLAN AND TOTAL SQUARE FOOTAGE BY PLANNING AREA TO DATE;

o. PHASING PLAN, AS APPLICABLE;

p. LOCATION OF ALL COMMON AREAS WITH ALL STRUCTURES AND IMPROVEMENTS;

7. REVIEW WITH OWNER

UPON RECEIPT OF A COMPLETE SET OF THE MATERIALS AND INFORMATION DESCRIBED ABOVE, THE DWACC MAY MEET WITH THE OWNER TO DISCUSS SUCH MATERIALS AND INFORMATION AND ANY NECESSARY CHANGES WHICH THE DWACC REQUIRES FOR ACCEPTANCE OF A SITE PLAN.

8. REFERRALS

THE DWACC SHALL REVIEW SUBMITTED MATERIALS AND INFORMATION WITH SUCH AGENCIES OR GOVERNMENTS AS THE DWACC AND CITY MAY DEEM APPROPRIATE.

9. DECISIONS

THE DWACC SHALL REVIEW ALL SUBMITTALS TO DETERMINE THAT, IN THE DWACC'S OPINION, ALL IMPROVEMENTS FOR EACH PLANNING AREA CONFORM AND HARMONIZE WITH EXISTING STRUCTURES AND SITE DEVELOPMENT AS TO EXTERIOR DESIGN, MATERIALS, COLOR, AND SITING.

AFTER REVIEW WITH THE OWNER, RECEIPT OF REFERRAL COMMENTS, AND REVIEW OF ALL MATERIALS AND INFORMATION, THE DWACC SHALL PROVIDE ITS APPROVAL, CONDITIONAL APPROVAL, OR REJECTION OF THE PROPOSED SITE PLAN(S) BASED UPON THIS OFFICIAL DEVELOPMENT PLAN, THE GENERAL DEVELOPMENT GUIDELINES SET FORTH HEREIN, AND THE DESIGN DOCUMENTS. ANY SUCH DECISIONS OF THE DWACC SHALL BE CONCLUSIVE AND BINDING ON ALL INTERESTED PARTIES EXCEPT THE CITY.

10. REPLY COMMITMENT

THE DWACC SHALL ENDEAVOR TO REPLY TO ALL COMPLETE APPLICATION PACKETS WITH SUBMITTALS OF DRAWINGS, MADE IN ACCORDANCE HEREWITH, IN WRITING WITHIN THIRTY (30) DAYS OF RECEIPT THEREOF.

11. AMENDMENTS TO SITE PLAN

a. AMENDMENTS TO AN APPROVED SITE PLAN SHALL BE SUBJECT TO THE SAME APPLICATION AND REVIEW PROCESS APPLICABLE TO THE ORIGINAL SITE PLAN, EXCEPT THAT MINOR AMENDMENTS MAY BE CONSIDERED PURSUANT TO 11.B. BELOW. EXCEPT FOR MINOR AMENDMENTS, OWNER SHALL SUBMIT TO THE CITY FOR APPROVAL A REVISED SITE PLAN THAT INCORPORATES THE AMENDMENT, PROVIDED THAT SUCH AMENDMENT IS APPROVED BY THE DWACC.

b. THE MINOR AMENDMENT PROCEDURE IS INTENDED TO PROVIDE A METHOD WHEREBY MODIFICATION OF UP TO TWENTY PERCENT OF MEASURABLE SITE PLAN DESIGN ELEMENTS MAY BE MADE, AS LONG AS THEY DO NOT CREATE ANY ADDITIONAL ADVERSE IMPACT OR ANY EXPANSION OF A NON-CONFORMING USE OR STRUCTURE, FOLLOWING THE PROCESS BELOW:

(1) AN APPLICATION FOR MINOR AMENDMENT TO A SITE PLAN SHALL BE FILED WITH THE DWACC. A MINOR AMENDMENT OF A SITE PLAN SHALL NOT OCCUR WITHOUT THE WRITTEN APPROVAL OF THE DWACC, WHO MAY ESTABLISH ADDITIONAL CONDITIONS TO FURTHER THE INTENT OF THE SITE PLAN AND OFFICIAL DEVELOPMENT PLAN.

(2) THE DWACC MAY GRANT A MINOR AMENDMENT TO SITE PLAN WITH MODIFICATIONS UP TO A MAXIMUM OF TWENTY PERCENT FOR MEASURABLE SITE PLAN DESIGN STANDARDS. DESIGN STANDARDS SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:

(a) DISTANCE BETWEEN AND LOCATION OF STRUCTURES;

(b) LANDSCAPING AMOUNT, SIZE, AND LOCATION;

(c) BUILDING AREA, MASS, HEIGHT, DESIGN AND MATERIALS;

(d) GROSS FLOOR AREA ALLOWANCES;

(e) HEIGHT;

(f) NUMBER OF PARKING SPACES, PROVIDED THE SITE PLAN REMAINS IN CONFORMANCE WITH PARKING STANDARDS CONTAINED HEREIN.

c. THE GRANTING OF PRIOR MINOR AMENDMENTS SHALL NOT BE USED IN CALCULATION OF A NEW MINOR AMENDMENT EXCEPT THAT MINOR AMENDMENTS SHALL BE CONSIDERED CUMULATIVE IN DETERMINING WHETHER THE TWENTY PERCENT LIMIT HAS BEEN EXCEEDED.

d. SUBSEQUENT TO DWACC APPROVAL OF A MINOR AMENDMENT, OWNER SHALL SUBMIT NOTICE OF THE MINOR AMENDMENT TO THE CITY FOR ITS RECORDS AND ITS ISSUANCE OF BUILDING PERMITS.

e. RECOGNIZING THAT THE MODIFICATION SHALL NOT MATERIALLY CONFLICT WITH CITY REGULATIONS NOR THE WITH THE GUIDELINES AND STANDARDS OUTLINED IN THIS OFFICIAL DEVELOPMENT PLAN, NO BUILDING PERMIT SHALL BE ISSUED BY THE CITY WHICH IMPLEMENTS THE MODIFICATION REQUIRED BY THE MINOR AMENDMENT UNTIL, AND UNLESS, SUCH MINOR AMENDMENT HAS BEEN APPROVED IN WRITING BY THE DWACC AND APPROVED IN WRITING BY THE CITY.

12. NON-LIABILITY

NEITHER THE DWACC, NOR ANY MEMBER, EMPLOYEE, OR AGENT THEREOF SHALL BE LIABLE TO ANY OWNER, THE CITY, OR TO ANY TENANT OR ANYONE SUBMITTING PLANS FOR APPROVAL, OR TO ANY OTHER PARTY BY REASON OF MISTAKE IN JUDGMENT, NEGLIGENCE, OR NONFEASANCE ARISING OUT OF OR IN CONNECTION WITH THE ACCEPTANCE, APPROVAL, DISAPPROVAL, OR FAILURE TO APPROVE ANY SUCH PLANS OR FOR ANY OTHER ACTION IN CONNECTION WITH IT OR THEIR DUTIES HEREUNDER OR FOR ANY OTHER REASON. LIKEWISE, ANYONE SUBMITTING PLANS TO THE DWACC FOR APPROVAL, BY SUBMITTING SUCH PLANS, OR ANY PERSON OR ENTITY WHEN THEY BECOME AN OWNER, AGREES THAT THEY WILL NOT BRING ANY ACTION OR SUIT TO RECOVER DAMAGES AGAINST THE DWACC, OR ANY OF ITS MEMBERS, EMPLOYEES, AGENTS, OR AGAINST THE DEVELOPER OR ANY AGENTS OF THE DEVELOPER FOR ANY REASON. THE DWACC HAS NO LIABILITY FOR ANY PLANS IT HAS REVIEWED AND APPROVED AND IS NOT RESPONSIBLE FOR ANY ISSUE RELATED TO ANY CHANGES OR IMPROVEMENTS ON THE PROPERTY, WHETHER STRUCTURAL OR OTHERWISE, OR FOR CONFORMANCE WITH APPLICABLE LAWS OR COMPLIANCE WITH ANY OTHER STANDARDS OR REGULATIONS. THE DWACC IS NOT RESPONSIBLE FOR ANY MATTER RELATED TO SAFETY.

#### C. CITY REVIEW

1. SUBMITTAL OF SITE PLANS

IN ADDITION TO OWNER'S REQUIRED SUBMITTALS, THE OWNER SHALL SUBMIT THE SITE PLAN APPROVED BY THE DWACC TO THE CITY, ALONG WITH ANY OTHER CITY REQUIREMENTS.

2. EFFECTIVE DATE

A SITE PLAN SHALL BECOME EFFECTIVE AS OF THE DATE APPROVED BY THE CITY OR THE DATE A DECISION IN FAVOR OF THE OWNER IS RENDERED ON AN APPEAL.

#### D. SUBDIVISION

PRIOR TO ANY SUBDIVISION OF THE PROPERTY, THE OWNER OR OWNER'S AGENT SHALL SUBMIT TO THE DWACC A PRELIMINARY SUBDIVISION MAP OF THE ENTIRE PLANNING AREA AFFECTED BY THE PLAT AND A PLAT FOR THE SPECIFIC PORTION OF THE PLANNING AREA AFFECTED BY THE SUBDIVISION. ANY SUBDIVISION OF THE PROPERTY SHALL COMPLY WITH THE CITY'S SUBDIVISION ORDINANCE, UNLESS THE OWNER OBTAINS A VARIANCE.

#### E. PLAT NOTES

EACH PLAT SHALL INCLUDE APPROPRIATE PLAT NOTES TO ENSURE THE CONTINUED FUNCTIONING AND MAINTENANCE OF THE PLANNING AREA AFFECTED BY THE PLAT. SUCH NOTES INCLUDE BUT ARE NOT LIMITED TO CROSS-LOT ACCESS AND PARKING EASEMENTS TO BE MAINTAINED BY THE OWNER, OWNER'S AGENT, OR ANY OWNER'S ASSOCIATION.

#### F. INCLUSION OF ADDITIONAL PROPERTY

OWNER MAY IN THE FUTURE MAKE APPLICATION TO ADD REAL PROPERTY TO THE PROPERTY SUBJECT TO THIS OFFICIAL DEVELOPMENT PLAN, AND SUCH ADDITION SHALL BE SUBJECT TO THIS OFFICIAL DEVELOPMENT PLAN.

# STEVINSON DENVER WEST CENTER

## OFFICIAL DEVELOPMENT PLAN NO. 5

PARCELS OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH  
RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN

COUNTY OF JEFFERSON

STATE OF COLORADO

### OFFICIAL DEVELOPMENT PLAN

SHEET 4 OF 4 SHEETS

#### SECTION III. DEVELOPMENT REGULATIONS

##### A. PERMITTED LAND USES WITHIN THIS PLANNED DEVELOPMENT ZONE DISTRICT

- PURSUANT TO SECTION 17.3.6.4 OF THE LAKEWOOD ZONING ORDINANCE, THE BASE ZONE DISTRICT FOR THE PROPERTY WITHIN THIS ODP IS COMMERCIAL – LIMITED (C-L). ALL LAND USES IN THE CL BASE ZONE ARE PERMITTED SUBJECT TO THE REGULATIONS AND LIMITATIONS IN ARTICLE 4 OF THE LAKEWOOD ZONING ORDINANCE AND SUBJECT TO THE LIMITATIONS IN SECTION III.A OF THIS ODP.
- LIMITATIONS AND PERMISSIONS ON PERMITTED USES – THE FOLLOWING PERMITTED USES WITHIN THIS PROPERTY INCLUDE THE ADDITIONAL LIMITATIONS AND PERMISSIONS OUTLINED IN THIS SECTION III.A.2.
  - ANIMAL CARE – ANY BOARDING, GROOMING, OR VETERINARY PROCEDURES FALLING WITHIN THIS USE MUST BE ANCILLARY AND IN SUPPORT OF PET-RELATED RETAIL.
    - NO BOARDING OF ANIMALS OUTDOORS IS PERMITTED
    - BOARDING IS ONLY PERMITTED FOR THE DURATION NECESSARY FOR ANY PROCEDURES AND/OR SERVICES.
    - LONG-TERM BOARDING AND CARE (BEYOND THE DURATION REQUIRED TO COMPLETE THESE ANCILLARY SERVICES) IS NOT PERMITTED. LONG-TERM IS DEFINED AS LONGER THAN 24 HOURS, UNLESS REQUIRED FOR THE AFOREMENTIONED ANCILLARY PROCEDURES AND SERVICES.
  - OFFICE
    - OFFICE WITHIN THIS PROPERTY IS INTENDED AS AN ANCILLARY USE LIMITED TO RETAIL-SUPPORTING OFFICE, INCLUDING, WITHOUT LIMITATION, STOREFRONT OFFICE, BANKING, SMALL MEDICAL AND DENTAL, INVESTMENT SERVICES, INSURANCE, AND FINANCIAL SUPPORT SERVICES.
    - DRIVE-THRU IS A PERMITTED USE FOR ALL OFFICE USES (E.G. DRIVE-THRU BANK TELLER).
  - MOTOR VEHICLE SERVICE, FUELING STATION – FUELING STATIONS ARE A PERMITTED USE WITHIN THE PROPERTY SUBJECT TO THE LIMITATIONS AND STANDARDS OF SECTION 17.4.3.1.M.1 AND 17.4.3.1.M.2 OF THE LAKEWOOD ZONING ORDINANCE.
  - RESTAURANT – DRIVE-THRU IS A PERMITTED USE FOR ALL RESTAURANT USES.
  - RETAIL – DRIVE-THRU IS A PERMITTED USE FOR ALL RETAIL USES.
- ALL LAND USES WITHIN THIS PROPERTY ARE SUBJECT TO DWACC BUILDING DESIGN, GROUND FLOOR DESIGN, GROSS FLOOR AREA AND HEIGHT ALLOWANCES, AND OTHER DESIGN STANDARDS AND LIMITATIONS BY LAND USE TYPE, AS GENERALLY OUTLINED IN SECTION III.E AND FURTHER DEFINED IN THE DWACC DESIGN DOCUMENTS, AS THE SAME MAY BE AMENDED FROM TIME TO TIME.

##### B. OPEN SPACE, HEIGHT & LANDSCAPE BUFFERING STANDARDS

###### 1. OPEN SPACE REQUIREMENTS

PURSUANT TO SECTION 17 ARTICLE 5 OF THE LAKEWOOD ZONING ORDINANCE, THE FOLLOWING STANDARDS FOR THE BASE C-L ZONING WILL APPLY:

- THE MINIMUM OPEN SPACE FOR THE PROPERTY SHALL BE TWENTY (20) PERCENT COMBINED ACROSS PLANNING AREAS (SECTION 17.5.4.1).

###### 2. HEIGHT STANDARDS

THE MAXIMUM BUILDING HEIGHT SHALL BE SIXTY (60) FEET WITHIN PLANNING AREA 1, AND FORTY-FIVE (45) FEET WITHIN PLANNING AREA 2. HEIGHT TRANSITION REQUIREMENTS FOR BUILDINGS ADJACENT TO RESIDENTIAL ZONE DISTRICTS WILL BE DETERMINED IN ACCORDANCE WITH THE ARTICLE 5 REQUIREMENTS FOR BASE C-L ZONING (SECTION 17.5.4.2).

###### 3. LANDSCAPE TRANSITION BUFFERS

A LANDSCAPE BUFFER PURSUANT TO SECTION 17.7.7.3.D SHALL BE REQUIRED ALONG ALL PROPERTY LINES ADJACENT TO LOTS WITH A SINGLE-FAMILY OR DUPLEX LAND USE.

##### C. BUILD-TO ZONE REQUIREMENTS

- BUILD-TO ZONE REQUIREMENTS ARE NOT APPLICABLE WITHIN THIS ZONE DISTRICT.

##### D. PARKING REQUIREMENTS

- THIS PLANNED DEVELOPMENT ZONE DISTRICT SHALL CONTAIN AN INTEGRATED PARKING AND ACCESS SYSTEM BETWEEN THE INDIVIDUAL SITES CONTAINED THEREIN, AND ARRANGEMENTS TO MEET PARKING COUNTS CAN BE SHARED CUMULATIVELY SITES ACROSS THE PLANNED DEVELOPMENT ZONE DISTRICT.
- MAXIMUM ALLOWABLE PARKING COUNTS AS CALCULATED IN SECTION 17 ARTICLE 8 OF THE LAKEWOOD ZONING ORDINANCE SHALL NOT APPLY TO LAND USES PERMITTED WITHIN THIS DEVELOPMENT.
- SNOW REMOVAL STORAGE AREAS WILL BE PERMITTED TO BE LOCATED WITHIN OR ADJACENT TO PARKING LOTS AND WILL NOT REQUIRE A CURB OR BARRIER AROUND THE PERIMETER OF SAID STORAGE AREAS.

##### E. DESIGN GUIDELINES

ALL SITE SPECIFIC DEVELOPMENT PROPOSALS SHALL COMPLY WITH THE DESIGN GUIDELINES. PRIOR TO ANY FORMAL CITY SITE PLAN OR SUBDIVISION APPLICATION AND PRIOR TO THE ISSUANCE OF ANY BUILDING, GRADING OR SIGN PERMIT, DEVELOPER OR OWNER, AS APPLICABLE, SHALL COORDINATE WITH THE DWACC TO ENSURE THAT THE PORTION OF THE PROPERTY WITH A PENDING APPLICATION COMPLIES WITH THE DESIGN GUIDELINES.

###### 1. DWACC GENERAL DEVELOPMENT STANDARDS

IT IS THE INTENT OF THIS SECTION THAT THE FOLLOWING QUALITATIVE STANDARDS SERVE AS GENERAL GUIDELINES IN THE REVIEW OF SITE PLANS AND BUILDING ELEVATIONS. IT IS NOT EXPECTED THAT EVERY PORTION OF THE DEVELOPMENT WILL MEET ALL OF THE FOLLOWING QUALITATIVE GUIDELINES, BUT THAT, IN THE OPINION OF THE DWACC AND ON A SITE-BY-SITE BASIS, PRINCIPLES OF GOOD DESIGN WILL BE APPLIED IN THE BEST COMBINATION DETERMINED BY THE USE, NATURE OF THE SITE, AND LOCATION OF THE DEVELOPMENT. IT IS FURTHER THE INTENT THAT THE DESIGN CRITERIA SET FORTH IN THIS ODP BE ADMINISTERED TO IMPROVE THOSE DEVELOPMENT PROPOSALS WHICH APPEAR TO BE, IN THE OPINION OF THE DWACC, INCOMPATIBLE, MARGINAL, OR WEAK IN DESIGN CHARACTER, BUILDING MATERIALS, ETC.

- ON-SITE CIRCULATION SYSTEM AND PARKING:

- THE CIRCULATION SYSTEM, INCLUDING PARKING LOTS, SHOULD CONTRIBUTE TO THE ORDER AND AESTHETIC QUALITY OF THE SITE AND ADJACENT PROPERTIES.

- BUILDING SCALE AND DESIGN:

- SCALE SHOULD BE APPROPRIATE TO THE SITE AND FUNCTION OF THE PROJECT;

- SHOULD PROMOTE HARMONIOUS TRANSITIONS IN SCALE AND CHARACTER IN AREAS BETWEEN DIFFERENT LAND USES;

- QUALITY AND OVERALL DESIGN SHOULD BE COMPATIBLE WITH THE SITE LOCATION AND PROPOSED USE AS DEMONSTRATED BY BUILDING ELEVATIONS;

- DIVERSE ARCHITECTURAL TREATMENTS SHOULD BE INTEGRATED TO AVOID A CLUTTERED APPEARANCE.

- OPEN SPACE CONSIDERATIONS:

- CONSIDERATION SHOULD BE GIVEN TOWARD THE PRESERVATION OF NATURAL SITE FEATURES, INCLUDING TREES AND DRAINAGE AREAS;

- THE OVERALL LANDSCAPE TREATMENT OF EXTERIOR SPACES SHOULD ENHANCE THE QUALITY OF THE PROJECT;

- LANDSCAPE DESIGN SHOULD INCORPORATE CONSIDERATION OF THE FUNCTION AND USE OF OUTDOOR SPACES.

###### d. VICINITY CONSIDERATIONS:

- LOGICAL ON-SITE/OFF-SITE PEDESTRIAN, AUTO, AND BIKE LINKAGES SHOULD BE IMPLEMENTED WHERE PRACTICAL;

- LANDSCAPING ON OR NEAR THE BORDER OF THE SITE SHOULD CONSIDER APPROPRIATE BUFFERING TO MITIGATE IMPACTS TO ADJACENT PROPERTIES, RECOGNIZING THAT "APPROPRIATE BUFFERING" MAY VARY DEPENDING UPON THE CURRENT AND FUTURE USAGE, SIZE, ZONING, AND DENSITY (AS WELL AS OTHER FACTORS) OF THE ADJACENT PROPERTY(S).

###### e. EXTERIOR LIGHTING STANDARDS:

- EXTERIOR LIGHTING STANDARDS SHOULD BE OF A SCALE, STYLE, AND MATERIAL APPROPRIATE TO THE DEVELOPMENT;

###### f. LAND USE AND DEVELOPMENT CONSIDERATIONS:

- SHOULD SUPPORT THE DEVELOPMENT OF A HIGH-QUALITY, RETAIL-FOCUSED PROJECT CONSISTENT WITH THE DENVER WEST MASTER PLANNED DEVELOPMENT;

- SECONDARY, NON-RETAIL LAND USES SHOULD PROMOTE THE VIBRANCY OF AND BE COMPLEMENTARY TO A RETAIL-FOCUSED PROJECT.

- THE GROSS FLOOR AREAS AND BUILDING DESIGNS (E.G. HEIGHT LIMITATIONS, GROUND FLOOR DESIGN STANDARDS, ETC.) OF SUPPORTING NON-RETAIL USES SHOULD BE COMPLEMENTARY TO A RETAIL-FOCUSED PROJECT.

##### F. INTEGRATED LANDSCAPE PLAN AND STANDARDS

DEVELOPER SHALL COORDINATE WITH THE DWACC TO PROVIDE THE INTEGRATED LANDSCAPE PLAN TO ENSURE THAT THE OVERALL STANDARDS, CHARACTER, PLANTING, AND DESIGN REQUIREMENTS FOR PERIMETER LANDSCAPE AREAS, SIGHT TRIANGLES, PARKING LOTS, DRAINAGE AND BUFFER AREAS, WALKWAYS AND BIKE PEDESTRIAN PATHS, AND THE HANDLING OF TRASH ENCLOSURES, SERVICE LINES, AND MECHANICAL EQUIPMENT ARE IN CONFORMANCE WITH THE DESIGN GUIDELINES. INTEGRATED LANDSCAPE PLANS DEMONSTRATING CONFORMANCE WITH DESIGN GUIDELINES SHALL BE SUBMITTED TO THE DWACC PRIOR TO ANY SITE PLAN OR PLAT APPLICATION TO THE CITY. DWACC APPROVAL IS REQUIRED PRIOR TO THE ISSUE OF PERMITS FOR FINAL GRADING, BUILDING CONSTRUCTION, OR SIGN INSTALLATIONS. OWNER IS RESPONSIBLE FOR CONFORMANCE WITH THE INTEGRATED LANDSCAPE PLAN.

###### 1. MAINTENANCE OF LANDSCAPING

LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED, INCLUDING NECESSARY IRRIGATION, WATERING, WEEDING, PRUNING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL BY EACH OWNER. DEAD OR DISEASED PLANT MATERIAL, INCLUDING BUT NOT LIMITED TO TREES, SHRUBS, AND GRASSES, SHALL BE REPLACED BY THE OWNER AND SHALL BE OF THE SAME OR A SUBSTITUTE (SUBJECT TO DWACC APPROVAL) TYPE OF PLANT MATERIAL AS SET FORTH IN THE INTEGRATED LANDSCAPE PLAN FOR EACH PLANNING AREA. REPLACEMENT SHALL OCCUR IN THE NEXT PLANTING SEASON, BUT IN ANY EVENT, SUCH REPLACEMENT TIME SHALL NOT EXCEED ONE YEAR, UNLESS OWNER HAS DWACC PRIOR WRITTEN APPROVAL TO EXTEND THIS TIMELINE. ANY REPLACEMENT LANDSCAPING MATERIALS WHICH CONFORM TO THE REQUIREMENTS OF THIS SECTION SHALL NOT BE CONSIDERED AN AMENDMENT TO THE SITE PLAN.

##### G. COMPREHENSIVE SIGNAGE PROGRAM

A COMPREHENSIVE SIGN PROGRAM FOR EACH PLANNING AREA, OR FOR THE ENTIRE PROPERTY, SHALL COMPLY WITH THE DESIGN DOCUMENTS. A COMPREHENSIVE SIGN PACKAGE DEMONSTRATING CONFORMANCE WITH DESIGN GUIDELINES SHALL BE SUBMITTED TO THE DWACC BEFORE ANY SITE PLAN, PLAT, OR SIGN PERMIT APPLICATION IS SUBMITTED TO THE CITY. DWACC APPROVAL IS REQUIRED PRIOR TO THE ISSUE OF PERMITS FOR GRADING, BUILDING CONSTRUCTION, OR SIGN INSTALLATIONS.

##### H. IMPLEMENTATION

THE STANDARDS SET FORTH IN THE DESIGN DOCUMENTS SHALL BE ADMINISTERED AND INTERPRETED BY THE DWACC, AS OUTLINED IN THE REGIONAL ODP AND SECTION II OF THIS ODP.

##### I. MAINTENANCE

EACH OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THEIR PROPERTY, AS DETERMINED BY AND SUBJECT TO THE DISCRETION OF THE DWACC.

##### J. VESTED DEVELOPMENT RIGHTS

THE VESTED DEVELOPMENT RIGHTS CREATED BY THIS ODP RUN WITH THE LAND AND REMAIN IN EFFECT THROUGHOUT THE TERM OF THIS ODP.

**STEVINSON DENVER WEST CENTER  
CONCEPTUAL LAND USE PLAN  
SHEET 1**

**STATEMENT OF INTENT**

THE INTENT OF THIS REZONING REQUEST IS TO REVISE THE PROPERTY FROM ITS CURRENT ZONING (PD/M-E-S) TO A PLANNED DEVELOPMENT WITH UNDERLYING COMMERCIAL LIMITED (PD/C-L) ZONING IN ORDER TO CREATE ONE SINGLE, UNIFIED ZONING FOR THE ENTIRETY OF THE PROPERTY (CURRENTLY THERE ARE TWO SEPARATE PLANNED DEVELOPMENT OVERLAYS GOVERNING DIFFERENT PORTIONS OF THE PROPERTY); AND TO REMOVE A VARIETY OF CURRENTLY PERMITTED AND SPECIAL USES WHILE REDUCING ALLOWED BUILDING HEIGHTS. THIS WILL BRING THE ZONING INTO ACCORDANCE WITH THE DENVER WEST MASTER PLAN'S LONG TERM VISION FOR THE PROPERTY AS PART OF THE BROADER DENVER WEST DEVELOPMENT. THAT PLAN, WHICH IS SUPPORTED BY THE LAKEWOOD COMPREHENSIVE PLAN'S VISION FOR THE DENVER WEST GROWTH AREA, WOULD CONSTITUTE THE SOUTHWESTERN ENTRY TO THE CITY AND DENVER WEST, AND SERVE AS THE FINAL LINKAGE OF THE EXISTING DENVER WEST RETAIL AND COMMERCIAL DEVELOPMENT TO US HIGHWAY 6.

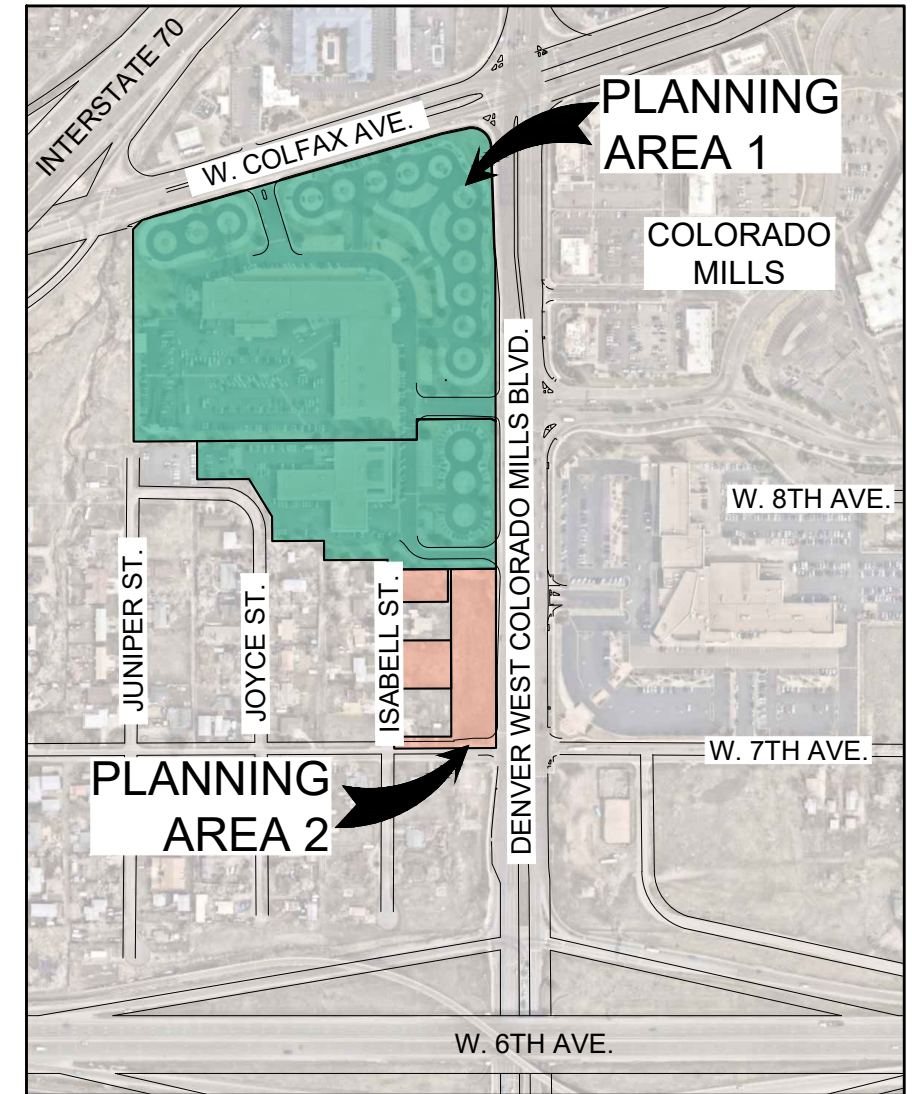
THE REZONING WOULD PROMOTE APPROPRIATE REDEVELOPMENT WITHIN THE LAKEWOOD COMPREHENSIVE PLAN'S DENVER WEST GROWTH AREA WHILE ENSURING A SET OF TAILORED PLANNED DEVELOPMENT PERMITTED AND SPECIAL USES AND BUILDING STANDARDS THAT ARE LIMITED AND CONSISTENT WITH THE HIGH QUALITY DEVELOPMENT THAT IS FOUND THROUGHOUT THE DENVER WEST MASTER PLANNED DEVELOPMENT. THE C-L DISTRICT IS APPROPRIATE FOR THESE GOALS, AS IT IS INTENDED FOR LOWER-INTENSITY COMMERCIAL USES ALONG MAJOR STREET CORRIDORS AND NEAR HIGHWAY INTERCHANGES.

**OWNER'S CERTIFICATE**

THIS WILL LIST AUTOMOTIVE SERVICES, INC. WITH KENT P. STEVINSON AS THE PRESIDENT. THE ASI ADDRESS IS: 1726 COLE BLVD SUITE 300, LAKEWOOD, CO 80401

**PLANNING AREAS**

THERE WILL BE TWO PLANNING AREAS, A NORTH PORTION AND A SOUTH PORTION. THE POINT OF SEPARATION IS THE EXISTING CURB CUT/ENTRYWAY ON THE SOUTH SIDE OF THE LEXUS PROPERTY. THE SOUTHERN PORTION ENCOMPASSES THE NARROW RECTANGULAR FINGER RUNNING SOUTH ALONG COLORADO MILLS BLVD. THE NORTHERN PORTION ENCOMPASSES THE REMAINDER. PLEASE NOTE THAT THIS IS A ROUGH APPROXIMATION OF THE SHAPE OF THE OVERALL AREAS.



**VICINITY MAP**

SCALE: 1" = 500'

- PLANNING AREA 1
- PLANNING AREA 2

**MARTIN/MARTIN**  
CONSULTING ENGINEERS

12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215  
303.431.6100 MARTINMARTIN.COM

**STEVINSON DENVER WEST CENTER  
CONCEPTUAL LAND USE PLAN  
SHEET 2**

ZONE DISTRICT STANDARDS			
ZONING STANDARD	PD / M-E-S-ZONING	C-L ZONE DISTRICT (PROPOSED UNDERLYING ZONING)	PD ZONE DISTRICT (PROPOSED)
PERMITTED USES	COMMERCIAL, INCLUDING RETAIL, WHOLESALE, SALES, SUPPORT AND SERVICE BUSINESSES, PROCESSING AND ASSEMBLY, RESEARCH AND DEVELOPMENT, LABORATORIES, COMMUNICATIONS, RENTAL AND REPAIR FACILITIES, RESTAURANTS, AND AUTOMOBILE SALES AND SERVICE; ENTERTAINMENT AND CULTURAL FACILITIES, INCLUDING MUSEUMS, THEATERS AND RECREATIONAL FACILITIES, NIGHT CLUBS; OFFICE, INCLUDING BUSINESS, PROFESSIONAL, MEDICAL, AND DENTAL; HOTELS, INCLUDING CONFERENCE FACILITIES; INSTITUTIONAL, INCLUDING SCHOOLS, LIBRARIES, MEDICAL FACILITIES, GOVERNMENTAL, COMMUNITY, AND PUBLIC FACILITIES; PARKS AND OPEN SPACE, INCLUDING PARKS, COMMUNITY AND RECREATIONAL FACILITIES; PARKING AND TRANSIT FACILITIES, INCLUDING SURFACE PARKING, PARKING STRUCTURES, AND PUBLIC TRANSPORTATION FACILITIES. PARKING USE SHALL BE ACCESSORY ONLY; GROUP HOME (1-8 CLIENT RESIDENTS); CLUB/LODGE OR SERVICE ORGANIZATION; DAY CARE FACILITY; PRIVATE FITNESS OR ATHLETIC FACILITY; GALLERY OR STUDIO; LIGHT MANUFACTURING; RELIGIOUS INSTITUTION; UNIVERSITY OR COLLEGE; MINOR UTILITY FACILITY; HORTICULTURE; MAJOR HOME BUSINESS; WIRELESS COMMUNICATIONS FACILITY (STEALTH, NEW FREESTANDING STRUCTURES ≤60 FT IN HEIGHT)	GROUP RESIDENTIAL FACILITY; BAR; CLUB/LODGE, OR SERVICE ORGANIZATION; DAY CARE FACILITY; EMERGENCY MEDICAL FACILITY; INDOOR ENTERTAINMENT FACILITY; GALLERY OR STUDIO; HOTEL; CAR WASH; STAND ALONE STRUCTURED PARKING; PERSONAL SERVICES; PLANT NURSERY; RESTAURANT; RETAIL; COMMUNITY BUILDING; PARK; RELIGIOUS INSTITUTION; SCHOOL (PUBLIC OR PRIVATE); TRANSPORTATION FACILITY; UNIVERSITY OR COLLEGE; MINOR UTILITY FACILITY; HORTICULTURE; WIRELESS COMMUNICATIONS FACILITY (STEALTH, NEW FREESTANDING STRUCTURES ≤60 FT IN HEIGHT)	ADDITIONAL LIMITATIONS PER ODP: <ul style="list-style-type: none"> <li>• ANIMAL CARE</li> <li>• MOTOR VEHICLE SERVICE - FUELING STATION</li> </ul>
SPECIAL LAND USES (PERMITTED WITH SPECIAL USE PERMIT)	BAR; INDOOR ENTERTAINMENT FACILITY; VEHICLE DISPATCH FACILITY; HOSPITAL; SOLAR GARDEN; MAJOR UTILITY FACILITY; LONG-TERM TEMPORARY USE; FREESTANDING WIND-POWERED ELECTRIC GENERATOR; WIRELESS COMMUNICATIONS FACILITY (>60 FT IN HEIGHT)	SHELTER; FUELING STATION; MAJOR UTILITY FACILITY; LONG TERM TEMPORARY USE; FREESTANDING WIND-POWERED ELECTRIC GENERATOR; WIRELESS COMMUNICATIONS FACILITY (>60 FT IN HEIGHT)	SHELTER; MAJOR UTILITY FACILITY; LONG TERM TEMPORARY USE; FREESTANDING WIND-POWERED ELECTRIC GENERATOR; WIRELESS COMMUNICATIONS FACILITY (>60 FT IN HEIGHT)

**STEVINSON DENVER WEST CENTER  
CONCEPTUAL LAND USE PLAN  
SHEET 3**

ZONE DISTRICT STANDARDS			
ZONING STANDARD	PD / M-E-S-ZONING	C-L ZONE DISTRICT (PROPOSED UNDERLYING ZONING)	PD ZONE DISTRICT (PROPOSED)
LIMITED LAND USES	ACCESSORY DWELLING UNIT; ATTACHED DWELLING UNIT; MULTIFAMILY DWELLING UNIT; GROUP RESIDENTIAL FACILITY; ANIMAL CARE; CONTRACTOR SHOP; MOTOR VEHICLE RENTAL; STAND ALONE SURFACE PARKING; SMALL ANIMAL AGRICULTURE; APIARIES; COMMUNITY GARDEN; SHORT-TERM TEMPORARY USE	PRIVATE FITNESS OR ATHLETIC FACILITY; MOTOR VEHICLE RENTAL; MINOR MOTOR VEHICLE SERVICE; OFFICE; STAND ALONE SURFACE PARKING; SOLAR GARDEN; APIARIES; COMMUNITY GARDEN; SHORT-TERM TEMPORARY USE	SAME AS BASE ZONE DISTRICT
FRONT SETBACK	<p>M-E-S: MIN: TEN (10) FEET MAX: EIGHT-FIVE (85) FEET</p> <p>PD:  <ul style="list-style-type: none"> <li>• FROM I-70 AND W 6<sup>TH</sup> AVE: 50'</li> <li>• FROM INDIANA ST (COLO MILLS BLVD), WEST COLFAX AVE, AND ALL OTHER LOCAL ROW: 30'</li> <li>• OTHER PROPERTY LINES: MIN OF 15'</li> </ul> </p>	<p>MIN: TEN (10) FEET MAX: NONE</p>	SAME AS BASE ZONE DISTRICT



**STEVINSON DENVER WEST CENTER  
CONCEPTUAL LAND USE PLAN  
SHEET 4**

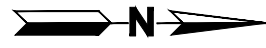
ZONE DISTRICT STANDARDS			
ZONING STANDARD	PD / M-E-S-ZONING	C-L ZONE DISTRICT (PROPOSED UNDERLYING ZONING)	PD ZONE DISTRICT (PROPOSED)
REAR/SIDE SETBACK	<p>M-E-S: MIN (SIDE): FIVE (5) FEET MIN (REAR): TEN (10) FEET</p> <p>PD: ADJACENT USE: • LOW AND MEDIUM DENSITY RESIDENTIAL: 30’** • HIGH DENSITY RESIDENTIAL: 10’** • NON-RESIDENTIAL: 0’ * SUBJECT TO BUFFERING REQUIREMENTS ** FOR PROPOSED BUILDINGS 30 FEET IN HEIGHT, THE BUILDING SEPARATION FROM EXISTING RESIDENTIAL USES OR ZONE DISTRICT BOUNDARIES SHALL BE 45 FEET PLUS ½ FOOT FOR EACH FOOT OF PROPOSED BUILDING HEIGHT OVER 30 FEET. THE STRUCTURE MAY BE REQUIRED TO BE STEPPED BACK AT A 45 DEGREE ANGLE ABOVE THE SECOND STORY (28 FEET) TO MITIGATE IMPACTS OF HEIGHT ON SURROUNDING STRUCTURES.</p>	<p>MIN (SIDE): FIVE (5) FEET MIN (REAR): FIVE (5) FEET</p>	SAME AS BASE ZONE DISTRICT
BUILD-TO-ZONE	<p>M-E-S: FORTY (40) PERCENT</p> <p>PD: N/A</p>	N/A	N/A
HEIGHT REQUIREMENT	<p>MIN: NONE MAX: SIXTY (60) FEET</p>	<p>MIN: NONE MAX: SIXTY (60) FEET</p>	<p>MIN: NONE MAX: PLANNING AREA 1 - SIXTY (60) FEET PLANNING AREA 2 - FORTY-FIVE (45) FEET</p>
OPEN SPACE	<p>MIN: TWENTY (20) PERCENT</p>	<p>MIN: TWENTY (20) PERCENT</p>	SAME AS BASE ZONE DISTRICT
NON-RESIDENTIAL BUILDING FOOTPRINT	<p>NONE</p>	N/A	N/A
PARKING	<p>LAKWOOD ZONING ORDINANCE SECTION 17.8 (SEE TABLE 17.8.1 FOR REQUIREMENTS FOR EACH USE TYPE)</p>	<p>LAKWOOD ZONING ORDINANCE SECTION 17.8 (SEE TABLE 17.8.1 FOR REQUIREMENTS FOR EACH USE TYPE)</p>	<p>MIN: SAME AS BASE ZONE DISTRICT MAX: NO MAXIMUMS FOR PERMITTED LAND USES</p>
RESIDENTIAL DENSITY	<p>NONE</p>	N/A	N/A



# STEVINSON DENVER WEST CENTER CONCEPTUAL LAND USE PLAN

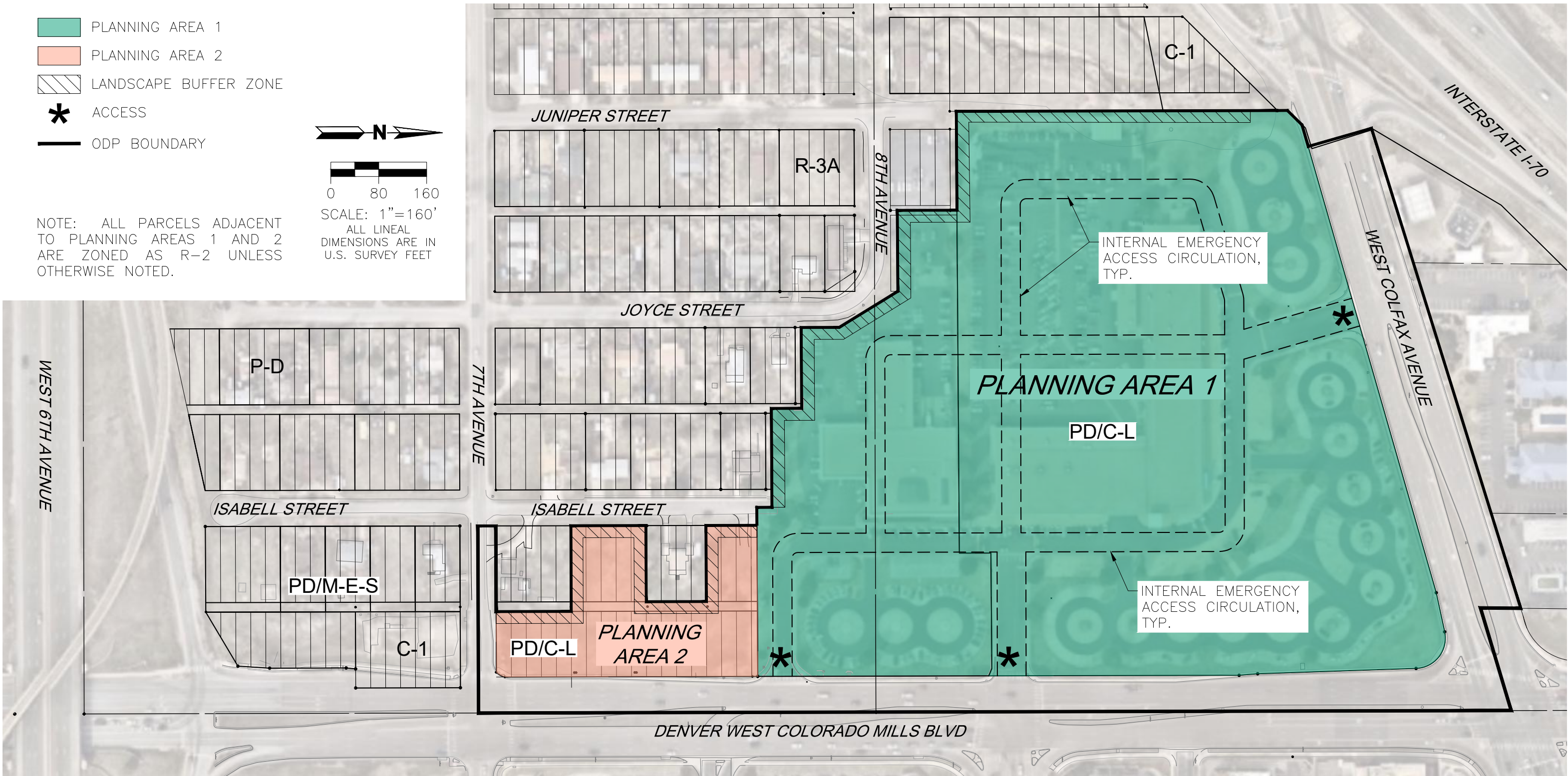
SHEET 5

- PLANNING AREA 1
- PLANNING AREA 2
- LANDSCAPE BUFFER ZONE
- \* ACCESS
- ODP BOUNDARY



SCALE: 1"=160'  
ALL LINEAL  
DIMENSIONS ARE IN  
U.S. SURVEY FEET

NOTE: ALL PARCELS ADJACENT  
TO PLANNING AREAS 1 AND 2  
ARE ZONED AS R-2 UNLESS  
OTHERWISE NOTED.





**Planning Department**

Civic Center North  
470 South Allison Parkway  
Lakewood, Colorado 80226-3127  
303.987.7505  
303.987.7057 TTY/TDD  
Lakewood.org/Planning

**NEIGHBORHOOD MEETING NOTES**

**CASE NUMBER:** ZP-20-069 – Preplanning application for a proposed rezoning  
**Project Manager:** Brea Pafford  
**Applicant:** Bonnie Niziolek, Norris Design  
**Owners:** Stevinson Colorado Mills Holdings, LLC, Stevinson Automotive Campus, Denver West Properties, LLC, Golden Pottery Company & Golden Nursery  
**Case Address:** 14700 W. 7th Ave.  
**Request:** The applicant has expressed an interest in annexation and zoning/rezoning multiple parcels of land with a Planned Development (PD/M-E-S) zoning designation.  
**Date:** June 22, 2021  
**Time:** 6:00PM – 7:00PM  
**Location:** 780 Denver West Colorado Mills Blvd.  
Lakewood, CO 80401

**Neighborhood Groups Notified:** Daniels-Welchster Neighborhood Association, Union Corridor Professionals Group, Applewood Business Association, West Pleasant View Neighborhood Association, North Lakewood Advocates

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

**In Attendance:** 31+ in person, 25 virtually via Zoom, 12 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 & Meeting Info
- Purpose of Meeting
- Explanation of Annexation & Zoning Process
- Presentation by the Applicant
- Questions and Discussion
- Closing Comments and Next Steps

At 6:00 PM the applicant opened the meeting with an explanation of the dual in-person/virtual meeting format and a quick introduction of the developer and consultant team.

Following introductions, staff provided information about the purpose, notice requirements, and an overview of the annexation and zoning review process before turning the meeting over to Greg Stevinson to present information about the development proposal.

Mr. Stevinson explained that the proposed annexation is being done with the permission of all property owners and that the current proposal is to create an automotive campus that will include the relocation of the existing Lexus and Chevy Dealerships to the east side of Denver West Colorado Mills Blvd. and the north of W. 6<sup>th</sup> Ave. Once the dealerships are relocated, the intent is to rezone and redevelop the vacated sites to the south of W. Colfax Ave. and west of Denver West Colorado Mills Blvd.

Kent Stevinson provided more specific information on the Stevinson Automotive Campus development. A total of three new automotive dealerships are proposed to the south of W. 7<sup>th</sup> Ave. & east of Denver West Colorado Mills Blvd. Stormwater detention facilities and landscape buffer is proposed for the land that is east of the existing curling center. The existing frontage road north of W. 6<sup>th</sup> Ave. will be demolished directly adjacent to the development site. Each new dealership will take access off W. 7<sup>th</sup> Ave. Illustrative images and elevation views of the three new dealership buildings were also provided for reference.

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

Question (Q): Why are you looking to annex land that is in the floodplain and Kendrick Street?

Answer(A): Desire control of the existing gulch area to manage the runoff that ends up downstream in the Denver West Ponds.

Q: What will happen to the old Chevy and Lexus dealerships?

A: Proposal is to rezone to remove the automotive sales land use. It will likely be redeveloped with neighborhood scale retail, medical office, community center and restaurant land uses.

Q: How do you intent to ensure that property owner permission will be required for all future annexations into the City?

A: Will request a provision to be included within the annexation agreement that is a contractual obligation.

Q: Will existing local streets (west of Colorado Mills Denver West Blvd.) be used to access the future development of the old Chevy & Lexus sites?

A: No – access to any redevelopment will not connect directly to the residential neighborhood streets.

Q: What about the residential lot on Juniper St.?

A: Not sure, but it will probably not make sense as a commercial development site.

Q: What will the new development look like? Will it mimic the existing country setting?

A: Applicant will work to buffer site lighting. Building architecture is dictated by the manufacturer. New dealerships have minimal sales areas and small show rooms because of online shopping options.

Q: What is going to prevent property values from going up due to the redevelopment?

A: Involves influences outside of the developers control that are causing the current increase in property values. Cannot stop the laws of economics but will try to build projects that respect the adjacent neighborhood. Additionally, an increase in property values helps fund the Pleasant View Fire and Metro District.

Q: How is vehicle traffic through the residential neighborhood going to be addressed?

A: A traffic study is required and will be provided. There will be street improvements on W. 7<sup>th</sup> Ave. Applicant will propose to have signs to restrict right turns out of the automotive campus.

Q: 7<sup>th</sup> Avenue is narrow. How will you mitigate the additional traffic from the three dealerships?

A: City will require improvements if warranted by the traffic study. Employees at the dealership will not be permitted to turn left/drive through the neighborhood. Most test drives will be conducted on W 6<sup>th</sup> Ave.

Comment: Concerned that the church on Coors St and the Frontage Road will increase neighborhood traffic with the closure of the W. 6<sup>th</sup> Ave Frontage Rd.

Q: Are there development plans for the vacant lot to the north of W. 7<sup>th</sup> Ave?

A: No plans at this time.

Q: Timeframe to construct everything?

A: Construction will start in late 2022. All three dealerships will be constructed at one time.

Q: How long is construction?

A: 18-20 months

Q: Will there be bright lights on all night?

A: Yes. A lighting study will be completed and will work with the City's requirements. Site lighting is better than it was 5-10 years ago. It can be controlled so there is no light bleeding off the site.

Q: Has City Council weighed in?

A: No – the neighborhood meeting is required before a formal application/request to City Council is made.

Q: What happens after annexation and zoning? Will neighbors still receive notice of development.

A: No – annexation and zoning are a public process. Site development is typically an administrative review and the City does not send notices out for administrative reviews.

Q: What direction will the dealership face?

A: W. 6<sup>th</sup> Ave

Q: Is there not an option to provide a fence and keep the frontage road?

A: No – service road splits the site and causes grade issues.

Comment: Concern with more traffic, more crime from the additional development.

Q: Can you explain why is this land so important to the Stevinson family?

A: This is land that is under private ownership and this is the desired and intended use when it was purchased. Intend to be respectful to the neighborhood and look forward to continued communication with the residents. This will generate taxes that fund Pleasant View services.

The meeting ended at 7:09PM. Staff provided a summary of the applicant's 'next steps':

- Submit formal application
- Notification
- Public Hearing

CC: Case File ZP-20-069  
Case File RZ-21-001



**Planning Department**

Civic Center North  
470 South Allison Parkway  
Lakewood, Colorado 80226-3127  
303.987.7505  
303.987.7057 TTY/TDD  
Lakewood.org/Planning

**NEIGHBORHOOD MEETING NOTES**

**CASE NUMBER:** ZP21-0010 – Preplanning application for a proposed rezoning

**Project Manager:** Brea Pafford

**Applicant:** John Wolforth

**Owners:** Stevinson Colorado Mills Holdings LLC, Stevinson Chevrolet INC, Denver West Properties LLC, Automotive Services INC, Golden Nursery Company .

**Case Address:** 15000 W Colfax Ave

**Request:** The applicant has expressed a desire to rezone multiple parcels of land with an existing Planned Development (PD/M-E-S) zoning designation.

**Date:** February 22, 2022

**Time:** 6:00PM – 7:00PM

**Location:** 1717 Denver West Marriott Blvd  
Golden, CO 80401

**Neighborhood Groups Notified:** Daniels-Welchster Neighborhood Association, Union Corridor Professionals Group, Applewood Business Association, North Lakewood Advocates

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

**In Attendance:** 6 in person, 5 virtually via Zoom, 4 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 & Meeting Info
- Purpose of Meeting
- Explanation of Annexation & Zoning Process
- Presentation by the Applicant
- Questions and Discussion
- Closing Comments and Next Steps

At 6:03 PM the applicant opened the meeting with an explanation of the dual in-person/virtual meeting format and a quick introduction of the developer and consultant team.

Following introductions, staff provided information about the purpose, notice requirements, and an overview of the annexation and zoning review process before turning the meeting over to the applicant to present information about the development proposal.

Mr. Wolforth explained that the rezoning proposal includes the 23-acre property where the existing

Chevy and Lexis Dealerships are located, plus 9 other parcels located between Denver West Colorado Mills Blvd (DWCM) and Isabell St. The intent of the new Planned Development zone district is to remove land uses including Motor Vehicle and Recreational Vehicle sales from the Stevinson owned properties located west of DWCM Blvd. The ODP standards would also include additional limitations to the size and scale of future commercial land uses, but that there is not a specific redevelopment proposal for any of these properties at this time.

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

Question (Q): Why do you want to remove the automotive sales land use?

Answer(A): There has been interest from several of the existing dealerships along the W. Colfax Avenue corridor to move out to Denver West. There is concern for the vitality of W. Colfax Avenue and the impact that vacant dealership buildings would have on the other existing business along the corridor.

Q: Why now?

A: The existing Chevy & Lexis dealerships will be relocated across DWCM Blvd to the proposed Stevinson Automotive Campus development located south of W. 7<sup>th</sup> Avenue, which will then allow for redevelopment of the existing dealership properties in the future. Removing automotive related land uses will ensure business diversity by consolidating the automotive land uses on the east side of DWCM Blvd.

Q: What do you intend to put on these properties?

A: Unsure – COVID has changed things.

Q: Will there be a liquor store or dispensary?

A: Both would fall under a retail land use, which would be allowed under the proposed zoning. A dispensary with an existing Lakewood license could potentially relocate here but would already need to exist elsewhere within Lakewood and would need to close the existing location to relocate.

Q: What is happening with the prior annexation & zoning proposal for land to the south and west of this rezoning proposal (per the neighborhood meeting held on June 22, 2021)?

A: That proposal has been withdrawn.

Comment (C): Concerned because we are surrounded by rental properties.

Response (R): The Stevinson family acknowledges these concerns and are trying to be thoughtful about what makes sense.

C: Grateful for Stevinson's commitment to W. Colfax Ave redevelopment & desire to limit attrition of existing Colfax Ave Corridor businesses.

Q: Unclear why there is a proposal to remove the automotive land use prior to the dealerships moving to the east. Why not just keep the existing dealerships in the current location.

A: The existing Chevy & Lexis building are reaching their lifespan and cannot be retrofitted to satisfy requirements of the vehicle manufacturers. The proposal to move these to the new campus allows for new buildings with smaller footprints that are more energy efficient with less impact. This will facilitate a desire to consolidate all Stevinson dealerships located in Denver West on the east side of DWCM Blvd and adjacent to the W. 6<sup>th</sup> Avenue Highway.

Q: Are there plans to demolish any of the existing houses?

A: Some of the houses on Indiana [CMDW Blvd] and on the east side will probably be removed; however, that is also a possibility with any redevelopment under the existing zoning anyway.

C: Concerned that the church on Coors St and the Frontage Road will increase neighborhood traffic

with the closure of the W. 6<sup>th</sup> Ave Frontage Rd.

Q: What land uses will be allowed?

A: Existing zoning already includes a lot of commercial land uses and most of these will continue to be allowed under the new zoning. Really just looking to remove the automotive sales. If the rezoning request is successful, we will need to evaluate what type of development makes sense in the post COVID environment.

C: Glad you are doing this; don't want another Auto sales group to move in. Appreciate that future redevelopment will not consist of additional dealerships in this area.

R: Our intent is to find businesses and uses that are not currently out at Denver West, and/or those that complement existing businesses and land uses.

C: Just don't sell the property.

R: Truth is that the Stevinson family might not own the land in the next 20-50 years. Housing, retail and office dynamics have changed and will continue to change.

Q: What will happen to the existing Chevy & Lexis buildings?

A: Eventually they will be demolished. No desire to leave vacant/derelict buildings.

Q: With the sale of the other dealerships, is the intent to sell the property and retire in the next 5-10 years?

A: No plans to retire.

The meeting ended at 6:50PM after staff provided a summary of the applicant's 'next steps':

- Submit formal application
- Notification
- Public Hearing

CC: Case File ZP21-0010  
Case File RZ22-0002



**RESOLUTION OF CITY OF LAKEWOOD PLANNING COMMISSION**

On June 7, 2023, the Lakewood Planning Commission reviewed Case No. RZ22-0002, a request to rezone 26.7 acres of property to Planned Development with an underlying to Commercial Limited (PD/C-L) Zone District known as the Stevinson Denver West Official Development Plan No. 5.

Motion was made by COMMISSIONER \_\_\_\_\_ and seconded by COMMISSIONER \_\_\_\_\_ to recommend approval by City Council. The motion passed with a vote of \_\_\_ to \_\_\_. The roll having been called, the vote of the Lakewood Planning Commission was as follows:

Steven Buckley	_____
William (Bill) Furman	_____
Eric Grebliunas	_____
Cathy Kentner	_____
Jenny O’Neill	_____
Rhonda Peters	_____

**FINDINGS OF FACT**

- A. Notice of the Public Hearing was posted on the subject properties at least fourteen (14) days prior to the hearing date as required by 17.2.2.3(B)(1) of the Lakewood Zoning Ordinance;
- B. Notice of the Public Hearing was published in a newspaper of general circulation at least ten (10) days prior to the hearing as required by 17.2.2.3(B)(2) of the Lakewood Zoning Ordinance;
- C. Notice of the Public Hearing was provided in a timely manner to the property owners and tenants within five hundred (500) feet of the property and registered neighborhood organizations within a half mile as required by 17.2.2.3(B)(3)(a) of the Lakewood Zoning Ordinance;
- D. Notice of the Public Hearing was published on the official City website;
- E. The process for rezoning applied when a change to the zoning classification was proposed as required by 17.2.3.2(B)(1);
- F. The process for rezoning occurred after the owner of the real property submitted a formal application for rezoning as required by 17.2.3.2(B)(2);
- G. The proposed rezoning promotes the purposes of the Zoning Ordinance as required by 17.2.3.3(A)(1) in that it ensures the economic vitality of the City and the effective integration of development and redevelopment with surrounding land uses;
- H. The proposed rezoning is compatible with existing surrounding land uses and the land uses envisioned in the Comprehensive Plan as required by 17.2.3.3(A)(2); and
- I. The proposed rezoning promotes the implementation of the Comprehensive Plan by promoting investment and reinvestment in a designated Growth Area

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission of the City of Lakewood recommends as follows:

1. The findings of fact, A – I, as set forth in the recitals above are hereby approved; and
2. Planning Commission Case No. RZ22-0002 is hereby recommended for approval by the City Council.

---

Jenny O'Neill, Chair

---

Cathy Kentner, Secretary

### **CERTIFICATION**

I, Kayla Redd, Lakewood Planning Commission Clerk, do hereby certify that the foregoing is a true copy of a resolution duly adopted by the Lakewood Planning Commission at a Public Hearing held in Lakewood, Colorado, on the 6<sup>th</sup> day of June, 2023 as the same appears in the minutes of said meeting.

---

Date approved

---

Kayla Redd  
Clerk to the Planning Commission

**RESOLUTION OF CITY OF LAKEWOOD PLANNING COMMISSION**

On June 7, 2023, the Lakewood Planning Commission reviewed Case No. RZ-21-001, a request to initially zone and rezone approximately 37.6 acres of property to Planned Development with an underlying Commercial Regional (PD/C-R) Zone District known as the Stevinson Denver West Center Automotive Campus Official Development Plan.

Motion was made by COMMISSIONER \_\_\_\_\_ and seconded by COMMISSIONER \_\_\_\_\_ to recommend approval by City Council. The motion passed with a vote of \_\_\_ to \_\_\_. The roll having been called, the vote of the Lakewood Planning Commission was as follows:

Jenny O’Neill	_____
Cathy Kentner	_____
Rhonda Peters	_____
Steven Buckley	_____
William (Bill) Furman	_____
Eric Grebliunas	_____

**FINDINGS OF FACT**

- A. Notice of the Public Hearing was posted on the subject properties at least fourteen (14) days prior to the hearing date as required by 17.2.2.3(B)(1) of the Lakewood Zoning Ordinance;
- B. Notice of the Public Hearing was published in a newspaper of general circulation at least ten (10) days prior to the hearing as required by 17.2.2.3(B)(2) of the Lakewood Zoning Ordinance;
- C. Notice of the Public Hearing was provided in a timely manner to the property owners and tenants within five hundred (500) feet of the property and registered neighborhood organizations within a half mile as required by 17.2.2.3(B)(3)(a) of the Lakewood Zoning Ordinance;
- D. Notice of the Public Hearing was published on the official City website;
- E. The process for initial zoning and rezoning occurred after the City Council approved a Resolution of Intent to Annex and after a Petition for Annexation was submitted as required by 17.2.3.2(A)(2) & 17.2.3.2(B)(1);
- F. The process for initial zoning and rezoning occurred after the owner of the real property submitted a formal application for initial zoning and rezoning as required by 17.2.3.2(A)(3) & 17.2.3.2(B)(2);
- G. The proposed initial zoning and rezoning promotes the purposes of the Zoning Ordinance as required by 17.2.3.3(A)(1) in that it ensures the economic vitality of the City and the effective integration of development and redevelopment with surrounding land uses;
- H. The proposed initial zoning and rezoning is compatible with existing surrounding land uses and the land uses envisioned in the Comprehensive Plan as required by 17.2.3.3(A)(2); and

- I. The proposed initial zoning and rezoning promotes the implementation of the Comprehensive Plan by establishing a district of commercial regional land uses that will continue to diversify Lakewood’s economy and strengthen the tax base.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission of the City of Lakewood recommends as follows:

1. The findings of fact, A – I, as set forth in the recitals above are hereby approved; and
2. Planning Commission Case No. RZ-21-001 is hereby recommended for approval by the City Council.

\_\_\_\_\_  
Jenny O’Neill, Chair

\_\_\_\_\_  
Cathy Kentner, Secretary

**CERTIFICATION**

I, Kayla Redd, Lakewood Planning Commission Clerk, do hereby certify that the foregoing is a true copy of a resolution duly adopted by the Lakewood Planning Commission at a Public Hearing held in Lakewood, Colorado, on the 6<sup>th</sup> day of June, 2023 as the same appears in the minutes of said meeting.

\_\_\_\_\_  
Date approved

\_\_\_\_\_  
Kayla Redd  
Clerk to the Planning Commission

**RESOLUTION OF CITY OF LAKEWOOD PLANNING COMMISSION**

On June 7, 2023, the Lakewood Planning Commission reviewed Case No. AX-21-001, a request to annex 15.5 acres of property known as the Stevinson Annexations No. 22 & 23, into the City of Lakewood.

Motion was made by COMMISSIONER \_\_\_\_\_ and seconded by COMMISSIONER \_\_\_\_\_ to recommend approval by City Council. The motion passed with a vote of \_\_\_ to \_\_\_. The roll having been called, the vote of the Lakewood Planning Commission was as follows:

Steven Buckley	_____
William (Bill) Furman	_____
Eric Grebliunas	_____
Cathy Kentner	_____
Jenny O’Neill	_____
Rhonda Peters	_____

**FINDINGS OF FACT**

The Planning Commission finds that:

- A. The City of Lakewood initiated annexation proceedings for that property known as the Stevinson Annexations No. 22 & 23;
- B. Notice of the Public Hearing was posted on the subject property as required by 17.2.2.3(B)(1) of the Lakewood Zoning Ordinance;
- C. Notice of the Public Hearing was published in a newspaper of general circulation and on the City’s website as required by 17.2.2.3(B)(2) of the Lakewood Zoning Ordinance;
- D. Notice of the Public Hearing was mailed to property owners and tenants within five hundred (500) feet of the subject property and registered neighborhood organizations within a half mile as required by 17.2.2.3(B)(3)(a) of the Lakewood Zoning Ordinance;
- E. All other notification and posting requirements have been satisfied;
- F. The request was reviewed by the appropriate referral agencies;
- G. The proposal is consistent with the goals of the Comprehensive Plan and Three Mile Plan; and
- H. The proposal complies with the Municipal Annexation Act of 1965, C.R.S.§ 31-12-101 *et seq.*

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission of the City of Lakewood recommends as follows:

- 1. The findings of fact, A – H, as set forth in the recitals above are hereby approved; and

2. The Planning Commission hereby recommends approval of Case No. AX-21-001 by the City Council.

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Jenny O'Neill, Chair

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Cathy Kentner, Secretary

## **CERTIFICATION**

I, Kayla Redd, Lakewood Planning Commission Clerk, do hereby certify that the foregoing is a true copy of a resolution duly adopted by the Lakewood Planning Commission at a Public Hearing held in Lakewood, Colorado, on the 6<sup>th</sup> day of June 2023 as the same appears in the minutes of said meeting.

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Date approved

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Kayla Redd  
Clerk to the Planning Commission