PLANNING COMMISSION REPORT

REZONING CASE NO. RZ-14-002
REPORT DATE: February 10, 2015
CASE NAME: 9990 W. Alameda Ave. Rezoning
PLANNING COMMISSION DATE: February 18, 2015

ADDRESS OF REZONING PROPOSAL:
9990 W. Alameda Ave.
Lakewood, CO 80226

APPLICANT:
Milestone Apartment Developers - Lakewood, LLLP
3471 N. Federal Hwy, Suite 309
Fort Lauderdale, Florida 33306

APPLICANT’S CONSULTANTS:
Kephart Architects
Paul Campbell
2555 Walnut Street
Denver, CO 80205

REQUEST:
To rezone the property located at 9990 W. Alameda Ave. from Mixed-Use Employment Urban (M-E-U), Two-Family and Small Lot Residential (R-2) and Large Lot Residential (R-1-12) to Mixed-Use Neighborhood Urban (M-N-U).

CITY STAFF:
Planning – Development Assistance
Kara Mueller, Associate Planner
Ben Mehmen, Civil Engineer III
John Padon, Traffic Engineering Manager
Spencer Curtis, Senior Right-of-Way Agent
Ross Williams, Parks Planner
Neil Marciniak, Economic Development Specialist

STAFF RECOMMENDATION:
That the Planning Commission recommends that the City Council approve Case No. RZ-14-002.

Kara Mueller, Associate Planner
Paul Rice, Manager
Planning – Development Assistance
Planning – Development Assistance

ATTACHMENTS TO THE REPORT:
Attachment A – Vicinity Map/Aerial Map
Attachment B – Zoning Map
Attachment C – Applicant’s description of the request
Attachment D – Conceptual Land Use Plan
Attachment E – Milestone Subdivision
Attachment F – Neighborhood meeting summaries April 10, 2014 & December 11, 2014
Attachment G – Public Correspondence
I. SUMMARY OF REQUEST

The applicant has applied to the City to rezone the property located at 9990 W. Alameda Avenue. The site is approximately 15.5 acres in size and is zoned from Mixed-Use Employment Urban (M-E-U), Two-Family and Small Lot Residential (R-2) and Large Lot Residential (R-1-12). The applicant would like to rezone the property to Mixed-Use Neighborhood Urban (M-N-U).

The zoning ordinance was comprehensively amended in December of 2012 and became effective on April 1, 2013. Section 17.1.5.8 of the Lakewood Zoning Ordinance specifically applies to the property located at 9990 W Alameda Avenue. The Section states that, “The adoption of this Zoning ordinance shall not grant any property owner the right to engage in, or develop, any use that was proposed but denied by City Council in a rezoning decision between April 1, 2003 and April 1, 2013. This section does not preclude property owners from submitting future rezoning applications for these properties.”

A rezoning request for this property was taken to public hearing in 2006. The request was to rezone to multi-family residential. This proposal was denied by City Council. Therefore, for multi-family or higher density residential to be allowed on the site, the site must be rezoned to a zone district that allows for this use.

The applicant is requesting to rezone the site to Mixed-Use Neighborhood Urban (M-N-U). The applicant believes that the M-N-U zone district will create compatibility with the existing zone districts along the West Alameda Avenue corridor. Currently the properties directly to the east, west and north are zoned for mixed-use.

II. PROCESS – REQUIRED CITY APPROVALS

The current request is to rezone the property to Mixed-Use Neighborhood Urban (M-N-U). The Planning Commission will review the rezoning request at a public hearing and will make a recommendation to City Council. The City Council will then review the Planning Commission public hearing minutes, the Planning Commission recommendation, and the staff report, and will hold a public hearing, after which they will make a final decision on the rezoning application.

The applicant will need to process a final site plan, final plat and right-of-way vacation (if platted lot configuration and rights-of-way are proposed to change), and final engineering documents for approval prior to applying for building permits.

Rezoning Request
Zoning defines allowable land uses, development and density standards, on-site parking, landscape and design requirements, and sign and lighting regulations. While zoning is used to regulate fundamental land use and development standards – including a range of permitted uses, building heights and setbacks, for example – there are many elements that are not regulated by zoning. Zoning does not, for example, regulate property ownership. Zoning seeks to define land use and development standards that are appropriate for different contexts.
throughout the community (for example, along commercial corridors and within residential neighborhoods).

Conceptual Land Use Plan and Final Site Plan
All rezoning applications are required to include a conceptual land use plan. The conceptual land use plan for this case is included as an attachment to this staff report (Attachment D). The conceptual land use plan is intended to supply enough information about the zoning request for the Planning Commission to make a recommendation to City Council. The conceptual land use plan will outline specific elements that are unique to the site.

The final site plan will determine final layout of buildings, parking lots, open space, building architecture, and landscape design. The final site plan will be reviewed against the standards of the zoning ordinance and conceptual land use plan. Final site plan approval is an administrative process.

III. NEIGHBORHOOD AND SITE CONTEXT

<table>
<thead>
<tr>
<th>Adjacent Zoning Designation</th>
<th>North</th>
<th>South</th>
<th>East</th>
<th>West</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mixed-Use General Urban (M-G-U) and Mixed-Use Residential Suburban (M-R-S)</td>
<td>Two-Family and Small Lot Residential (R-2) and Small Lot Residential (R-1-6)</td>
<td>Mixed-Use Neighborhood Urban (M-N-U) and Small Lot Residential (R-1-6)</td>
<td>Mixed-Use Employment Suburban (M-E-S)</td>
<td></td>
</tr>
<tr>
<td>Office building and apartments</td>
<td>Single-Family homes</td>
<td>Everitt Farm and Single-Family homes</td>
<td>Commercial building</td>
<td></td>
</tr>
</tbody>
</table>

See Attachment A – Vicinity Map/Aerial Map and Attachment B - Zoning Map.

The property owned by the applicant is approximately 12.88 acres in size and is located at the southeast corner of West Alameda Avenue and South Kipling Street. The property is predominantly flat with an irrigation ditch running north to south along the western portion of the property. There is an existing bus stop along West Alameda Avenue.

The neighborhood to the south is the Alameda Homes neighborhood. The large M-N-U zoned property to the east is currently the home of Everitt Farm. The Federal Center is located at the northwest corner of West Alameda Avenue and South Kipling Street. Office and vacant land are to the north and commercial land uses are to the west.

The property was subdivided in 2008 and the final plat is known as the Milestone Subdivision. The property proposed to be rezoned is bisected by several rights-of-ways that were dedicated with the Milestone Subdivision plat. If the rezoning request is approved the rights-of-ways within the Milestone Subdivision will be rezoned to M-N-U, as zoning extends to the centerline of adjacent streets. The Milestone Subdivision plat is comprised of an approximately 4 acre lot
zoned M-E-U, 48 single-family lots, tracts and rights-of-way and is approximately 15.50 acres in size including the dedicated rights-of-ways.

Applicable Neighborhood and Corridor Plans
The Lakewood Comprehensive Plan does not specifically identify this site as an Area of Interest. There are two amendments to the Lakewood Comprehensive Plan that apply to this property, The Addenbrooke Belmar Park Neighborhood Plan and the Alameda Cornerstone Plan. These plans have been adopted by Planning Commission and approved by the City Council as amendments to the Comprehensive Plan, and provide guidance for the future development of this area.

The Comprehensive Plan and its amendments support rezoning of single-family properties located adjacent to major roadways and corridors to zone districts with a greater range of residential uses and/or neighborhood retail and office uses. These properties will act as transition zones between the major roadways and existing lower density single-family neighborhoods. The project analysis section, VI.A.2 of this report will provide additional information on how this proposal is consistent with these amendments to the Lakewood Comprehensive Plan.
IV. PROJECT DETAILS

M-N – “Mixed-Use Neighborhood district is intended to accommodate a mix of lower-intensity neighborhood-scale commercial uses and a range of residential uses generally along collector streets and adjacent to light rail stations with walk-up access. Typical non-residential uses include those that provide goods and services to the residents of the surrounding neighborhoods. The district is intended to accommodate a high level of pedestrian activity and scale. Mixed-use buildings and projects are encouraged, which will allow for neighborhood scale office and retail uses that are integrated into residential projects. Minimum residential densities are established as part of the district to maximize the potential number of transit riders and business users within adjacent urban development areas, while limiting the impact on existing surrounding neighborhoods.”

The subject property is best suited for a neighborhood mixed-use zone district. The property is generally accessible to pedestrians and bicyclists, as well as motor vehicles. The mixed-use neighborhood zone district can provide for the convenience and service needs of the surrounding neighborhoods, including a mix of residential and small scale office and retail uses.

All mixed-use zone districts incorporate height and design transition areas when adjacent to residentially zoned districts, such as the property to the south and east of the site. Specifically the mixed-use neighborhood zone district allows for the greatest range of residential uses and unit types, including single-family, duplex, attached single-family and multi-family units. The current single-family and two-family zoning is not an appropriate land use adjacent to the arterial roadway, West Alameda Avenue. Single-family and two-family zoning is appropriate along local streets. The M-N-U zone district was created to provide for a transition between collector/arterial roadways and lower density residential neighborhoods.

“The urban context reflects a more pedestrian-oriented environment, where the existing surrounding street pattern and access to adjacent residential neighborhoods is more conducive to pedestrian and bicycle access. The context requires that buildings be located within a short distance to adjacent public streets, with parking located behind or to the side of buildings. Auto-oriented design elements, such as drive-through facilities, generally have specific design requirements.”

The subject property is located at the intersection of two arterial roadways and the intersection of an arterial and local street. The urban context is the most suited context for the site given the adjacency to West Alameda Avenue to the north and the lower density residential neighborhood to the south and east. The M-N-U zone district will provide transition from the arterial roadways to the neighborhood.

A summary of the differences between the existing and proposed zoning is provided below. For a complete list of permitted uses and standards see the chart on the Conceptual Land Use Plan, Attachment C and the Lakewood Zoning Ordinance Articles 4 and 5.
<table>
<thead>
<tr>
<th>Zoning</th>
<th>Existing Mixed-Use Employment Urban (M-E-U)</th>
<th>Existing Two-Family and Small Lot Residential (R-2)</th>
<th>Existing Large Lot Residential (R-1-12)</th>
<th>Proposed Mixed-Use Neighborhood Urban (M-N-U)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted Land Uses</td>
<td>Club, Community Building, Convention Center, Day Care, Emergency Medical Facility, Fitness Facility, Gallery, Group Home, Group Residential Facility, Hotel, Light Manufacturing, Attached Dwelling Unit, Multi-family, Office, Park, Structured Stand Alone Parking, personal Service, Religious Institution, Restaurant, Retail, Home Business Major, School, Public Transportation Facility, University, Minor Utility Facility, Freestanding Wireless Communications Facility, Stealth Wireless Facility</td>
<td>Community Building, Group Home, Park, Religious Institution, School, Single Family Dwelling Unit, Two-Family Dwelling Unit, Duplex, Public Transportation Facility, Stealth Wireless Facility, Minor Utility Facility</td>
<td>Group Home, Park, School, Single-Family Dwelling Unit, Stealth Wireless Facility, Minor Utility Facility</td>
<td>Bar, Indoor Entertainment Facility, Single-Family Dwelling Unit, Two-Family Dwelling Unit</td>
</tr>
<tr>
<td>Front Setback</td>
<td>0-20 Feet from the edge of the required public improvements or as determined by Planning Director.</td>
<td>25 foot primary 20 foot non-primary (measured from back of curb)</td>
<td>25 foot primary 20 foot non-primary (measured from back of curb)</td>
<td>0-20 feet from the edge of the required public improvements or as determined by Planning Director. 50% build-to-zone</td>
</tr>
<tr>
<td>Zoning</td>
<td>Existing Mixed-Use Employment Urban (M-E-U)</td>
<td>Existing Two-Family and Small Lot Residential (R-2)</td>
<td>Existing Large Lot Residential (R-1-12)</td>
<td>Proposed Mixed-Use Neighborhood Urban (M-N-U)</td>
</tr>
<tr>
<td>------------------------------</td>
<td>--------------------------------------------</td>
<td>--------------------------------------------------</td>
<td>----------------------------------------</td>
<td>-----------------------------------------------</td>
</tr>
<tr>
<td>Rear Setback</td>
<td>0/5 feet</td>
<td>15 feet min. from property line</td>
<td>15 feet min. from the property line</td>
<td>10 feet min. from property line</td>
</tr>
<tr>
<td>Side Setback</td>
<td>0/5 feet</td>
<td>0/5 feet min. from property line</td>
<td>10 feet min. from property line</td>
<td>5 feet min. from property line</td>
</tr>
<tr>
<td>Height</td>
<td>60 feet, except within height transition zone.</td>
<td>35 feet max.</td>
<td>35 feet max.</td>
<td>45 feet, except within height transition zone.</td>
</tr>
<tr>
<td>Building Coverage</td>
<td>N/A</td>
<td>50%</td>
<td>40%</td>
<td>N/A</td>
</tr>
<tr>
<td>Open Space</td>
<td>15% open space, of which 45% must be plaza space per Section 17.7.5.2</td>
<td>50%</td>
<td>60%</td>
<td>15% open space, of which 45% must be plaza space per Section 17.7.5.2</td>
</tr>
<tr>
<td>Minimum Residential Density</td>
<td>None</td>
<td>N/A</td>
<td>N/A</td>
<td>10-12 DU/acre</td>
</tr>
<tr>
<td>Retail – Maximum</td>
<td>40,000 square feet</td>
<td>N/A</td>
<td>N/A</td>
<td>20,000 square feet</td>
</tr>
<tr>
<td>Zoning allowed per business square footage of gross floor area</td>
<td>Existing Mixed-Use Employment Urban (M-E-U)</td>
<td>Existing Two-Family and Small Lot Residential (R-2)</td>
<td>Existing Large Lot Residential (R-1-12)</td>
<td>Proposed Mixed-Use Neighborhood Urban (M-N-U)</td>
</tr>
<tr>
<td>---------------------------------------------------------------</td>
<td>--------------------------------------------</td>
<td>-----------------------------------------------</td>
<td>----------------------------------------</td>
<td>---------------------------------------------</td>
</tr>
<tr>
<td>Minimum Non-Residential Building Footprint</td>
<td>40,000 square feet</td>
<td>N/A</td>
<td>N/A</td>
<td>15,000 square feet</td>
</tr>
</tbody>
</table>

**Conceptual Land Use Plan**

The Conceptual Land Use Plan is provided in Attachment D. The Conceptual Land Use Plan outlines specific elements that are unique to the site, and a summary of these items is provided below.

The property is currently vacant and is platted with rights-of-ways and easements that will need to be vacated in order to develop a majority of the property as anything other than single-family or duplex residences. The Agricultural Ditch runs from north to south along the western edge of the property, which may increase the front setback from South Kipling Street. The existing topography generally slopes from west to east with steeper grades existing near the ditch. Any proposed development must work with the Agricultural Ditch Company. Any alteration to the existing Milestone Subdivision will require a replat and the potential vacation of existing rights-of-ways and easements.

Three access points provide vehicular access to the property. One access point from the South Kipling Street Frontage Road, one from West Alameda Avenue, and the last from West Alameda Place. The existing access from West Alameda Place to South Kipling Street Frontage Road will provide the existing neighborhood and this site access to a signalized intersection at West Exposition Avenue and South Kipling Street. This access will allow the neighborhood to the Kipling/Alameda intersection. These access points will provide adequate access for a mix of residential and/or neighborhood serving retail and office uses.

The existing zoning for the property to the east is M-N-U, which is the same zoning that is being requested for the subject property. The M-N-U zone district was created to address the street and provide transition to lower density residential neighborhoods through height and design transitions.
V. PUBLIC NOTIFICATION, AGENCY REVIEW AND NEIGHBORHOOD COMMENTS

Notice of the Planning Commission public hearing for the rezoning request was mailed to 204 tenants and owners of property within 500 feet and to 9 registered neighborhood organizations within a 1/2 mile of the subject property, as required by the Lakewood Zoning Ordinance. The project material was also sent to 8 outside referral agencies for review, as indicated in the table below.

<table>
<thead>
<tr>
<th>Agency</th>
<th>Notification for Neighborhood Meetings Sent</th>
<th>Notification for Planning Commission Hearing</th>
<th>Referral Sent</th>
<th>Comments Received</th>
</tr>
</thead>
<tbody>
<tr>
<td>West Metro Fire Protection District</td>
<td></td>
<td></td>
<td></td>
<td>X X</td>
</tr>
<tr>
<td>Green Mountain Water and Sanitation District</td>
<td></td>
<td></td>
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<td>X</td>
</tr>
<tr>
<td>Xcel Energy</td>
<td></td>
<td></td>
<td>X X</td>
<td></td>
</tr>
<tr>
<td>Century Link</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
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<tr>
<td>Comcast Cable</td>
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<tr>
<td>Lakewood Police Department</td>
<td></td>
<td></td>
<td>X X</td>
<td></td>
</tr>
<tr>
<td>Jefferson County Schools</td>
<td></td>
<td></td>
<td>X X</td>
<td></td>
</tr>
<tr>
<td>Agricultural Ditch Company</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Property Owners within 500 feet</td>
<td>X</td>
<td></td>
<td>X X</td>
<td></td>
</tr>
<tr>
<td>Alameda Gateway Community Association</td>
<td>X</td>
<td></td>
<td></td>
<td>X</td>
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<tr>
<td>Alameda Homes HOA</td>
<td>X</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Belmar Civic Association</td>
<td>X</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Bonvue Neighborhood Association</td>
<td>X</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Enclave at Fairfield Park</td>
<td>X</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Glennon Heights HOA</td>
<td>X</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Mid-Lakewood Civic Association</td>
<td>X</td>
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<td>X</td>
</tr>
<tr>
<td>Sun Valley Neighborhood Association</td>
<td>X</td>
<td></td>
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<td>X</td>
</tr>
<tr>
<td>Ward 4 Coalition</td>
<td>X</td>
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<td>X</td>
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</tbody>
</table>

**Agency Review**

The City received no objections in response to the case referrals. The following is a summary of the comments received in response to the agency referral documented in the chart above.

1. The West Metro Fire Protection District has no concern with the rezoning request. Fire access, water plans, and fire hydrant placement will be addressed as development of the property occurs.

2. Xcel Energy has no objection to the proposed rezoning, contingent upon their ability to maintain all existing rights. If the property is replatted Xcel Energy requests that 15-foot utility easements be granted on private property adjacent to West Alameda Avenue and to
South Kipling Street and that 10-foot wide dry utility easements be granted on private property around the perimeter of each lot in the subdivision.

3. Crime Prevention Through Environmental Design (CPTED) recommendations will be provided with a site specific development.

4. Jefferson County Public Schools reviewed the information and had no comment. If residential is proposed with a future site specific development the Jefferson County Public Schools will review the application and submit comments to the City of Lakewood regarding the effect on the district’s facilities.

5. The Agricultural Ditch Company has no objection to the proposed rezoning.

Neighborhood Comments
Neighborhood meetings were held on April 10, 2014 and December 11, 2014 to introduce the proposal and solicit comments. Neighborhood stakeholders asked questions and voiced concern regarding the following issues:

1. Lack of a site specific plan
2. Existing and proposed uses
3. Traffic generation
4. Rezoning and approval process

See Attachment F for a full summary of the April 10, 2014 and December 11, 2014 neighborhood meetings. See Attachment G for public correspondence.

VI. PROJECT ANALYSIS – ZONING CODE REQUIREMENTS

The review criteria for rezoning requests are outlined in Section 17.2.3.3.A of the Lakewood Zoning Ordinance. Staff’s analysis of the project against these standards is provided below in Section A. Finally, there are specific engineering standards that must be met, which are summarized in Section B below.

A. Conformance with Standards for Rezoning Criteria §17.2.2.3.A.

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

The proposed rezoning will promote the public health, safety and welfare of the citizens of the City of Lakewood. This site is surrounded by lower density residentially zoned property to the south and Mixed-Use zoning to the east, west and north. The existing zoning on the site is predominantly R-2 and allows for single-family and duplex units. The R-2 zone district is not an appropriate zone district for a property adjacent to an arterial roadway. The proposed M-N-U zone district will allow for lower-intensity neighborhood-scale commercial uses and a range of residential uses from single-family to multi-family.
A site specific plan or conceptual site plan is not required at the time of rezoning. Any conceptual site plan is conceptual and is just one of many possible uses and layouts for the site. The conceptual land use plan provided with this report depicts zoning standards such as transitions and setbacks, which are discussed below in the following paragraphs.

The M-N-U zone district has densities that are comparable with the properties to the east, west and north. All Mixed-Use zone districts have height and design transition zones along zone district boundaries when a mixed-use zone district directly abuts a lower density residential zone district with single-family or two-family uses. A building located in a mixed-use zone district and within 125 feet of a lower density residential zone district boundary must demonstrate compatibility with any adjacent residential property though an analysis of building bulk and plane, potential buffering through the use of landscaping or decorative walls, building and parking orientation, and other similar site specific conditions. Further, no portion of a building in the mixed-use zone district within 75 feet of the lower density residential zone district with single-family or two-family uses shall have a maximum height greater than the maximum height within the adjacent lower density residential zone district, which is 35 feet. This height and design limitation will respect the immediately adjacent single-family properties in regards to height, scale and design.

The build-to-zone requirement for the M-N-U zone district requires that 50% of the lineal frontage of the site that abuts a street will need to have buildings built within the minimum and maximum front setback of 0-20 feet as measured from the existing or future required public improvements. This will require a majority of buildings to be oriented toward Alameda and Kipling with parking to the side and rear of the buildings. Once the build-to-zone requirement for the site is met buildings may be located interior to the site. Buildings proposed adjacent to the existing single-family homes to the south and east will need to abide by the height and design transition zones, as well as provide adequate landscaping materials and/or fencing/walls.

The existing public bike path along West Alameda Avenue will remain and provide a walkable and bikeable path to service the site. Additional sidewalk connections will be implemented through and adjacent to the site as determined with a site specific development.

The Agricultural Ditch Company has a 40-foot right-of-way for the irrigation ditch and agreed to the crossing of the roadway shown in the Milestone Subdivision at the time of the final plat. The applicant will need to work with the Agricultural Ditch Company for any alterations to the existing agreements with the proposal of a site specific development.

Any development on the site will be reviewed so that it respects the surrounding neighborhood. A quality site plan and building designs will need to be provided that meet the intent of the zoning code and demonstrate that the height and design transition zones and setbacks depicted on the conceptual land use plan can be met.
2. The proposed rezoning is compatible with existing surrounding land uses or the land uses envisioned in the Comprehensive Plan.

The Alameda Cornerstone Plan, adopted in 2003, is an amendment to the Lakewood Comprehensive Plan. The Alameda Cornerstone Plan is a community based plan created to realize the long-standing vision of West Alameda Avenue as the Grand parkway from Denver to the Mountains.

The Alameda Cornerstone Plan provides a vision for the Alameda corridor through “Seven Guiding Principles” that promote an urban streetscape in which the buildings are oriented and located adjacent to the street to promote pedestrian and bicycle activity.

Seven Guiding Principles

1. Think Green – Unify the corridor with landscape and urban design to create a “Grand Parkway to the Mountains.” This can be done through an enhanced parkway or traditional parkway theme.
   - The traditional parkway theme of the Alameda Cornerstone Plan will provide for visual continuity between Kipling and Alameda. This will include a wide urban street with center travel lanes, landscaped medians, landscaping along the sides of the roadway, and limited vehicular access along the road.

   - The connection between West Alameda Place to the South Kipling Street Frontage Road will remain to provide the existing neighborhood and site access to a signalized intersection at West Exposition Avenue and Kipling Street for direct and safe access to the Kipling and Alameda intersection. An existing bus stop and bike path along Alameda promote additional multi-modal transportation options.

3. Make It Walkable – Enhance and continue to provide a distinctive, continuous pedestrian, bicycle, and equestrian path along West Alameda Avenue.
   - A bike path exists along West Alameda Avenue for pedestrians and bicyclists and further connectivity opportunities will be evaluated with any development proposal.

4. Think Big and Small – Create a distinct downtown and small neighborhood serving centers.
   - Although not a specific node within the Alameda Cornerstone Plan, this site may provide small neighborhood retail and office uses.

5. Create Character – Transform the major intersections with smart design and civic art.
   - This property lies at a prominent intersection of the Alameda corridor. Connectivity through bike paths as well as plaza areas is encouraged in mixed-use zone districts. The M-N-U zone district requires that 50% of the street frontages of the site have buildings and/or plazas located within the build-to-zone of 0-20 feet. The plaza areas
must include at least three of the following elements: seating space, shade structures, additional trees, water features or public art, and/or activity areas including, but not limited to outdoor cafes, retail spaces, and/or programed spaces, pedestrian-scale information kiosk.

6. **Face Front** – Develop buildings that relate to streets, with doors and windows facing the street.
   - Buildings in the urban context are required to be oriented toward the street and have transparency requirements for the first floor to promote pedestrian interest.

7. **Catalyze** – Keep working with investors. Actively encourage and participate in the development and redevelopment process.
   - The applicant through this rezoning request is proposing to invest in the City to provide a mixed-use neighborhood urban zoning that will promote the vision of the Alameda Cornerstone Plan.

The Addenbrooke Belmar Park Neighborhood Plan, adopted in 2008, is an amendment to the Lakewood Comprehensive Plan. The purpose of the Addenbrooke Belmar Park Neighborhood Plan is to develop a vision for this neighborhood area, which boundaries are West Alameda Avenue to the north, South Kipling Street to the west, West Mississippi Avenue to the south and South Wadsworth Boulevard to the east. The Addenbrooke Belmar Park Neighborhood Plan envisions conservation of large lot residential properties within the neighborhood, safe pedestrian and vehicular connections, revitalization and reinvestment in the commercial corridors, continued maintenance of property, and strong neighborhood groups and communication. In 2008 residents of Addenbrooke Belmar Park Neighborhood articulated the importance of protecting the character of the neighborhood and the need to respect existing single-family areas in regards to developments along West Alameda Avenue and South Garrison Street.

It is important to note that future development along these rights-of-ways should respect both the goals and action steps presented in the Addenbrooke Belmar Park Neighborhood Plan as well as the principles and guidelines contained within the Alameda Cornerstone Plan. The Addenbrooke Belmar Park Neighborhood Plan specifically emphasizes the importance of compatible and complementary uses, as well as the value of appropriate landscape buffers, transitions and building designs.

Mixed-Use zone districts were formed to provide uniform standards to provide for these transitions in regards to height and design. Further the size and orientation of buildings within the M-N-U zone district are designed to limit the size of potential businesses and services to a neighborhood scale.

The proposed M-N-U zoning will enhance the property and surrounding area by providing a set of uses that are compatible with the adjacent zone districts to the east, west and north adjacent to West Alameda Avenue. Building height within 75 feet of the southern and a portion of the eastern property lines will be limited to a maximum of 35 feet where the property abuts
the adjacent R-2 and R-1-6 zone districts. This will provide height compatibility with the adjacent single-family homes to the south and east.

Further any building within 125 feet of the southern and eastern property line that abuts the adjacent R-2 and R-1-6 zone district will need to demonstrate compatibility with any adjacent residential property through an analysis of building bulk and plane, potential buffering though the use of landscaping or decorative walls, building and parking orientation, and other similar site specific conditions.

3. **The proposed rezoning meets at least one of the following:**
The zoning ordinance requires that one of the following three factors must exist.

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

   **Lakewood Comprehensive Plan**
The proposed rezoning request meets the goals of the Lakewood Comprehensive Plan in that low impact neighborhood commercial and residential uses will interact well with the context of the area, utilize existing infrastructure and public services, encourage aesthetic considerations, and is compatible with the zoning adjacent to the West Alameda Avenue corridor and transitions to the existing residential neighborhood to the south and east.

   The proposed rezoning also supports Lakewood Comprehensive Plan goals relating to General Land use, Residential, Neighborhoods, Urban Centers, Economic Development and Transportation. The proposal advances the goals of the Comprehensive Plan in that it will:

   - Promote high quality design in new development and redevelopment.
   - Encourage citizen participation throughout the development review process.
   - Promote infill development that interacts well with the character of adjoining neighborhoods.
   - Concentrate activities that serve several multiple neighborhoods in community mixed-use centers.
   - Promote uses that interact well with the character of adjoining neighborhoods.
   - Create and implement revitalization strategies.
   - Promote an integrated land use and transportation system while seeking to balance the impacts to the surrounding community when altering the transportation system.
   - Plan, build and maintain Lakewood streets, bikeways and pedestrian pathways as attractive, accessible, safe public spaces and encourage connections with and usage of public mass transit systems.

ii. **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.**

   Not applicable.
iii. The property was rezoned in error.

Not applicable.

B. Engineering Analysis. With this rezoning application, the applicant was required to submit a Preliminary Drainage Report, Preliminary Street Construction Plans (for the arterial roadways) and Traffic Study. These plans have been reviewed by the City’s Engineering Division and are approvable.

There is an existing Public Improvement Agreement (PIA) for the Milestone Subdivision. Any proposed development will require a site specific traffic study to determine whether the PIA may need to be amended.

VII. FINDINGS OF FACT AND ORDER

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

A. Paul Campbell of Kephart Architects, representing the property owner, is proposing to rezone from Mixed-Use Employment Urban (M-E-U), Two-Family and Small Lot Residential (R-2), and Large Lot Residential (R-1-12) to Mixed-Use Neighborhood Urban (M-N-U); and

B. This site conforms to the proposed M-N-U zone district development standards, as evidenced within this staff report; and

C. Notice of the Public Hearing was provided to the fee owners of property and residents within 500 feet and registered neighborhood organizations within a 1/2 mile as required by the Lakewood Zoning Ordinance; and

D. Notice was published in full in the official City newspaper at least six days prior to the hearing; and

E. The request was reviewed by the appropriate referral agencies; and

As required by Section 17.2.2.3 REVIEW CRITERIA FOR INITIAL ZONING AND REZONING the Planning Commission finds that:

F. The proposed rezoning promotes the purposes of this Zoning Ordinance as stated in Section 17.1.2.; and

G. The proposed rezoning is compatible with existing surrounding land uses or the land uses envisioned in the Comprehensive Plan; and

H. The proposed rezoning promotes implementation of the Comprehensive Plan; and

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 Rezoning Case No. RZ-14-002.

cc: Case File- RZ-14-002; Paul Campbell, Applicant; Carolynne White, Applicant