

City of Lakewood
Comprehensive Planning and
Research Division
Community Planning & Development

MEMORANDUM

TO: Lakewood City Council
Lakewood Planning Commission

THRU: Rebecca Clark, Community Planning and Development Director

FROM: Roger Wadnal, Manager, Comprehensive Planning and Research Division

DATE: September 13, 2006
Station Area Planning and Transit Mixed-Use Zoning

SUBJECT: September 18 City Council Study Session

At the September 18th Study Session, City Council, Planning Commission will be discussing the West Corridor light rail Station Area Plans and Transit Mixed-Use (TMU) Zoning. This meeting is a *Joint Study Session with City Council and Planning Commission*. The Study Session will be at 7:00 p.m. in the second floor Cabinet Room above the Council Chambers.

There are four separate actions to be recommended at future public hearings:

1. *Adopt Station Area Plans.* The Station Area Plans set the framework for development around the major light rail stations and provide the basis for the Transit Mixed-Use (TMU) Zone District. Planning Commission adopts and City Council approves these Plans as amendments to the Lakewood Comprehensive Plan.
2. *Adopt the Transit-Mixed (TMU) Use Zone District.* The Transit Mixed-Use (TMU) Zone District is designed to be a strong tool to implement the Station Area Plans. This action would be adopted by City Council as Article 22 of the Lakewood Zoning Ordinance.
3. *Amend the Zoning Ordinance.* The Lakewood Zoning Ordinance currently allows for the initial legislative rezoning of properties. A Citywide legislative rezoning occurred in a Citywide re-mapping in 1980. The Ordinance Amendment would set forth criteria for initiating legislative rezoning and more clearly delineate how this process can be used and tie the process to the Comprehensive Plan. This action would be

adopted by Council as an ordinance. An Emergency Clause is included in the action, making it effective immediately upon adoption and signature.

4. Re-map Properties in Station Areas. All of the properties within each of the Station Planning Areas are to be remapped to the TMU Zone District. The TMU Zone District with associated Sub-Area would replace existing zone designations for these properties. This would be accomplished by a legislative action by City Council

Public Involvement Process

An extensive public involvement process was undertaken beginning November 2005. The series of fourteen, twice monthly, Station Area Planning workshops for the RTD West Corridor were completed. These meetings were held at the Clements Community Center from December 2005 through June 2006. A public open house presentation was conducted in August 2006. Over 430 different individuals, including residents, business owners, developers and property owners attended at least one meeting. Many individuals attended several meetings. The meetings addressed the lands near each of the light rail stations where Station Area Plans are to be developed. Three to four meetings were devoted exclusively to each station area. Participants discussed land uses they preferred, would like to discourage and would like to see prohibited in these areas. Lakewood City staff facilitated discussions on appropriate future development. Summaries of these meetings are on the City of Lakewood website. Considerations included of types of land uses, intensity of uses as well as, connections and separations to neighborhoods.

Public Notification

The re-mapping of properties is considered a legislative action. Required notification is publication in the paper of record. However, the city intends to significantly exceed these notification requirements and will notify, by mail, all affected property owners. In addition, notification signs will be posted in a total of 125 locations in the four station areas where the re-mapping will occur.

City Council and Planning Commission Meetings

Earlier in the year, staff met with Planning Commission and City on these issues at Study Sessions on February 1, 2006 with Planning Commission and March 6, 2006 with City Council. Following is the schedule of upcoming meetings with Planning Commission and City council. Recent meetings are included for informational purposes. The basis for the compressed schedule is:

- To have the tools in place as soon as possible, as development pressure increases in these areas. RTD has moved up the project completion date to 2012.
- Station Area Plans are quite specific. If plans and zoning are not adopted together, there would be a clear conflict between the Lakewood Comprehensive Plan and the Lakewood Zoning Ordinance. This may cause confusion, give a mixed message to the development community and citizens and may make it difficult to apply current regulations in the Ordinance in these areas.

These activities support RTD in their New Starts application to the Federal Transit Authority (FTA) for full funding for the West Corridor project. "Transit Supportive Plans and Policies" is one of the Project Justification Criteria. Lakewood's actions including public outreach, station plans, zoning, parking requirements, and several others directly support this Criteria. It is anticipated that this application will be submitted in early, 2007.

August 30, 2006

- Planning Commission Study Session; discuss items 1-4

September 6, 2006

- Planning Commission Study Session; discuss items 1-4

September 18, 2006

- City Council Study Session; discuss items 1-4

September 25, 2006

- City Council Hearing; first reading to Amend the Zoning Ordinance (Item 3)

October 9, 2006

- City Council Hearing; second reading to Amend the Zoning Ordinance (Item 3)

October 18, 2006

- Planning Commission Study Session; discuss items 1,2 &4

October 25, 2006

- Planning Commission Hearing
 - Adopt Station Area Plans as a Comprehensive Plan Amendment.
 - Recommend Adoption of the Transit-Mixed (TMU) Use Zone District
 - Recommend Re-map Properties in Station Areas

November 13, 2006

- City Council Hearing; first reading to:
 - Adopt the Transit-Mixed (TMU) Use Zone District
 - Re-map Properties in Station Areas

November 27, 2006

- City Council Hearing; second reading to:
 - Approve the Transit-Mixed (TMU) Use Zone District
 - Re-map Properties in Station Areas
- City Council Hearing:
 - Adopt Station Area Plans as a Comprehensive Plan Amendment.