



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

MEMORANDUM

TO: Mayor and City Council
Lakewood Planning Commission

THRU: Rebecca P. Clark, Director of Community Planning and Development
Roger Wadnal, Manager, Comprehensive Planning and Research

FROM: Rob Smetana, Principal Planner *RS*
Comprehensive Planning and Research

DATE: March 27, 2009
City Council Study Session Date: April 6, 2009

SUBJECT: Colfax Mixed Use Legislative Rezoning

RPC
RW

RECOMMENDATION

The action requested at the Joint Study Session will be to move this item forward to a future Planning Commission Public Hearing for a recommendation and a City Council Public Hearing for rezoning of the Colfax Avenue corridor.

BACKGROUND

The Colfax Mixed Use (CMU) Zone District is a key implementation step of the West Colfax Avenue Action Plan, adopted by the City in 2005.

The West Colfax Avenue Land Use Regulations Focus Group first began developing the CMU Zone District ordinance in July of 2007. Since that time, the Focus Group met 14 times to first evaluate the current land use and development patterns along Colfax, and then to develop a set of regulations to implement key steps from the West Colfax Avenue Action Plan.

The Focus Group consists of City Council, Planning Commission and Board of

Adjustment members, West Colfax Community Association (WCCA) board members, Colfax business owners, representatives from neighborhoods adjacent to Colfax, and City staff.

On November 19, 2008, the Planning Commission recommended approval of the Colfax Mixed Use Zone District language to the City Council. On January 26, 2009, the City Council adopted the CMU language as Article 19 of the Lakewood Zoning Ordinance. The CMU language replaces the previous Article 19, which was the West Colfax Avenue Overlay District.

STATUS OF ACTIONS TAKEN AND PROPOSED

Staff has outlined three steps that would need to be taken in order to fully implement the City's vision for the Colfax Avenue corridor. Two of those actions have already been undertaken:

1. *Adopt the West Colfax Avenue Action Plan.* The West Colfax Avenue Action Plan set the framework for redevelopment efforts along the corridor and provided the basis for the Colfax Mixed-Use (CMU) Zone District via several action steps. The City Council adopted the Action Plan as amendments to the Lakewood Comprehensive Plan on December 12, 2005.
2. *Adopt the Colfax Mixed (CMU) Use Zone District.* The Colfax Mixed-Use (CMU) Zone District is designed to be a strong tool to help implement the West Colfax Avenue Action Plan. This action repealed the existing Article 19 of the Zoning Ordinance (West Colfax Avenue Overlay District) and replaced it with new Article 19, the Colfax Mixed Use Zone District. As mentioned above, this step was completed in January of 2009.

There is one additional action to be taken to fully implement the CMU district:

1. *Re-map Properties within the LRA Boundaries.* All of the properties along Colfax Avenue and within the Lakewood Reinvestment Authority (LRA) boundaries, except for those already zoned Transit Mixed Use (TMU), are to be remapped to the CMU Zone District. The CMU Zone District, with the associated Sub-Districts, would replace existing zone designations for these properties. This would be accomplished by a legislative action by City Council after a recommendation by the Planning Commission.

PUBLIC OUTREACH

Public input was an important part of the language development process. Over a 14-month period, the focus group hosted two public open houses to present and discuss the proposed CMU district. The first open house was held in January 2008 and was attended by approximately 60 people. A second open house was held in

May 2008 and was attended by approximately 70 people. Additionally, two property owner meetings were held in June, with 15 people attending.

Staff has also made presentations to the West Colfax Community Association, as well as to neighborhood associations located adjacent to the Colfax Avenue corridor.

The City website has also been updated to include a final version of the CMU Zone District, as well as the approved Action Plan.

On February 24, 2009 an open house was held for property owners within the proposed rezoning area. Approximately 35 people attended the open house. Only a few concerns were raised, all of which were addressed during discussions following the open house presentation.

Since the open house, one letter of concern has been received. The letter from James Ramsey is attached for your review (Attachment A). Mr. Ramsey did speak during the City Council public hearing regarding the adoption of the Colfax Mixed Use Zone District language.

COLFAX MIXED-USE LEGISLATIVE REZONING

Attached, you will find four pages of maps identifying the parcels to be rezoned to the CMU district, and the sub-districts as they are proposed to be implemented. There are two maps with the district boundaries overlaid on an aerial, as well as two indicating the surrounding zoning.

Section 17-19-2 of the CMU Zone District language requires that the Planning Commission review and approve a map identifying the specific parcels proposed for inclusion in the zone district prior to any rezoning. Therefore, the Planning Commission will be asked to approve the map, as well as recommend the rezoning at a future Planning Commission public hearing.