



# Lakewood Citizens' Planning Academy Comprehensive Plan Activity

## SITE PLAN

WEST 13TH AVE

DEVELOPER	PRO PLANNED DEVELOPMENT
SITE AREA	242,776 SQ FT (5.5 ACRES)
DEVELOPMENT DENSITY	175 UNITS PER ACRE
PROPOSED DENSITY	175 UNITS PER ACRE
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Please consider the following questions as you review the attached development proposal:

- 1) Are the proposed uses consistent with the existing Zoning?
- 2) What zoning would be required to implement the desired land uses?
- 3) Would the proposed uses be consistent with the Comprehensive Plan?
  - a) What policies in the Comprehensive Plan apply to this location and use?
  - b) Is the proposed use consistent with these policies?
  - c) What goals, objectives and actions would this rezoning and development help achieve?
  - d) What goals, objectives and actions would this rezoning and development NOT achieve?
- 4) If not, which should be adjusted: the proposed uses? the proposed zoning? The Comprehensive Plan? Other plan designations?
- 5) What are the implications of a rezoning on surrounding land uses?
- 6) Does the comprehensive Plan provide any guidance as to how the new zoning and/or the use of the property should be allocated?
- 7) Are there any exactions and/or public investments that may be required with a rezoning and/or development?



August 13, 2015

Lakewood Planning Department  
430 South Allison Parkway  
Lakewood, CO 80226

Re: Development Proposal

Dear Planner,

We accept the following project description and conceptual site plan as required for the Planning Application. Community Development, Inc. proposes the first of a multiple phase 10 story residential building and associated site improvements. The first phase of the development will include approximately 175 units. As shown in the attached proposed site plan, the building will be oriented east-west along and adjacent to 13th Avenue. Of the 110 units, the west end of the building.

We are committed to building a high quality project which will incorporate a high level of design features including energy capturing and shading technology. The building is located on a local, state, federal, or ASTM E1903-97 qualified brownfield site. The building is currently in the process of cleaning the site. Transportation instead of a light rail station encouraging residents to use energy sensitive behavior. Individual or sub-meters will be installed to encourage energy sensitive behavior. Individual or sub-meters will be installed to encourage energy sensitive behavior. Individual or sub-meters will be installed to encourage energy sensitive behavior.

The building will be oriented off of a large community courtyard, which will encourage use of the site and connect to the dry gulch to the south. The building will be oriented off of a large community courtyard, which will encourage use of the site and connect to the dry gulch to the south. The building will be oriented off of a large community courtyard, which will encourage use of the site and connect to the dry gulch to the south.

City of Lakewood on this great project. Please provide us with the following information: City of Lakewood on this great project. Please provide us with the following information: City of Lakewood on this great project. Please provide us with the following information:

Community Development, Inc.  
100 Main St.  
Lakewood, CO 80226

## Lakewood 2025: Moving Forward Together



Comprehensive Plan



Lakewood  
Full of Possibilities

Lakewood Zoning Ordinance - Adopted January 26, 2015  
**ARTICLE 4: USE AND SUPPLEMENTAL STANDARDS**  
**17.4.1: General**  
**17.4.1.1: Purpose**  
This Article...

of their relationship to zone districts to uses within the City of Lakewood. This category, require a special use permit, or specific standards that apply to particular properties.

ated in Table 17.4.1 together fees are classified into land use in Article 13. Uses are standard associated with a use

are permitted as a use in applicable standards of this

permitted as a use in the standards identified in the Zoning Ordinance.

ed if reviewed and Article 2. Special ed in the final

ed in the ordinance with all other





W 13TH AVE

6150

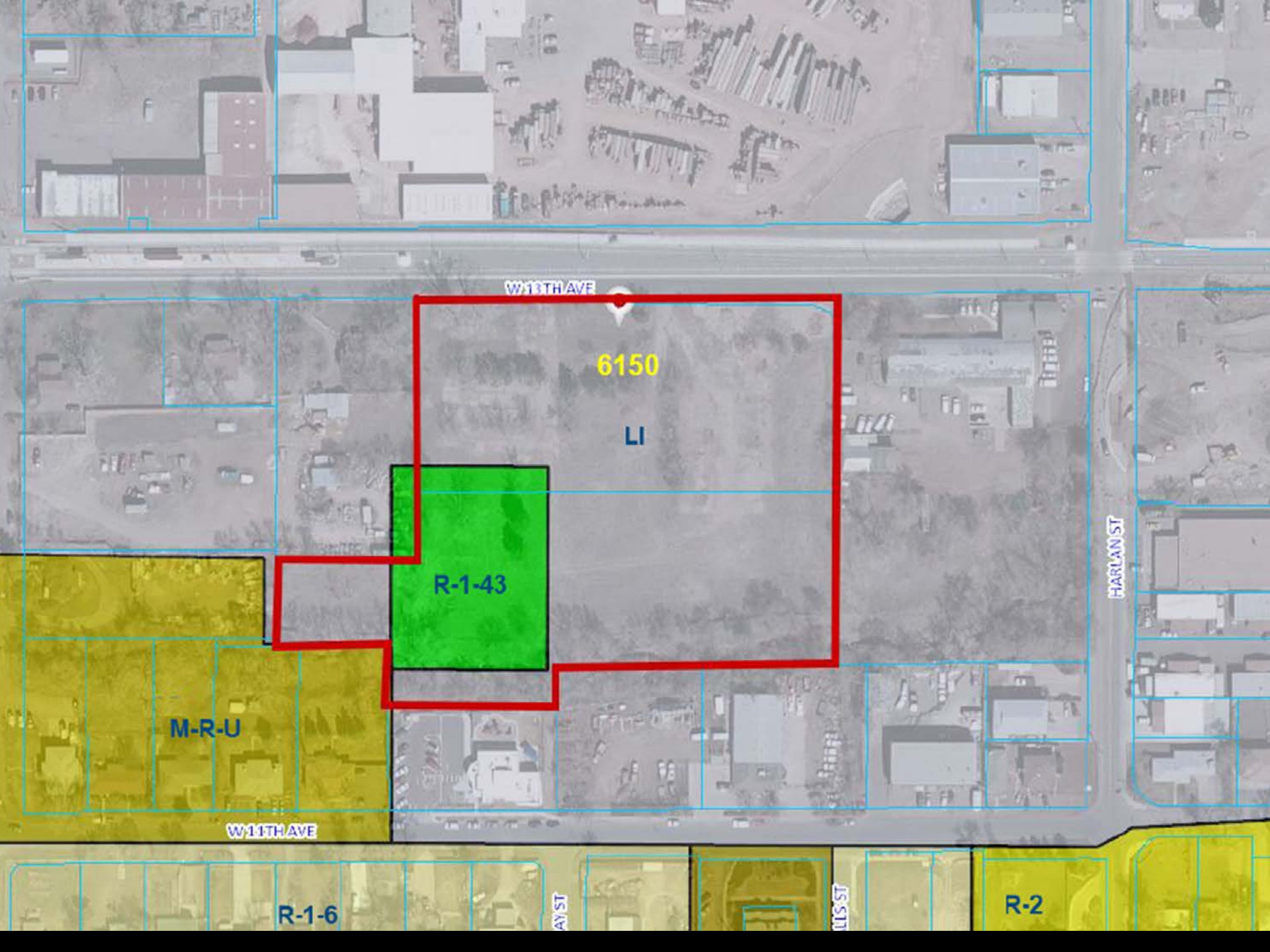
HARLAN ST

W 11TH AVE

JAY ST

W 10TH AVE





W-13TH AVE

6150

LI

R-1-43

M-R-U

W-11TH AVE

R-1-6

AY ST

US ST

R-2

HARLAN ST



Z

Have Fun!





# Lakewood Citizens' Planning Academy

## ***Comprehensive Plan Activity***



- Are the proposed uses consistent with the existing Zoning?
- What zoning would be required to implement the desired land uses?



# Lakewood Citizens' Planning Academy

## ***Comprehensive Plan Activity***



- Would the *proposed* uses be consistent with the Comprehensive Plan?
  - a) What policies in the Comprehensive Plan apply to this location and use?
  - b) Is the proposed use consistent with these policies?
  - c) What goals, objectives and actions would this rezoning and development help achieve?
  - d) What goals, objectives and actions would this rezoning and development NOT achieve?
- If not, which should be adjusted: the proposed uses? the proposed zoning? The Comprehensive Plan? other plan designations?



# Lakewood Citizens' Planning Academy

## ***Comprehensive Plan Activity***



- What are the implications of a rezoning on surrounding land uses?
- Does the comprehensive Plan provide any guidance as to how the new zoning and/or the use of the property should be allocated?
- Are there any exactions and/or public investments that may be required with a rezone and/or development?





W 13TH AVE

6150

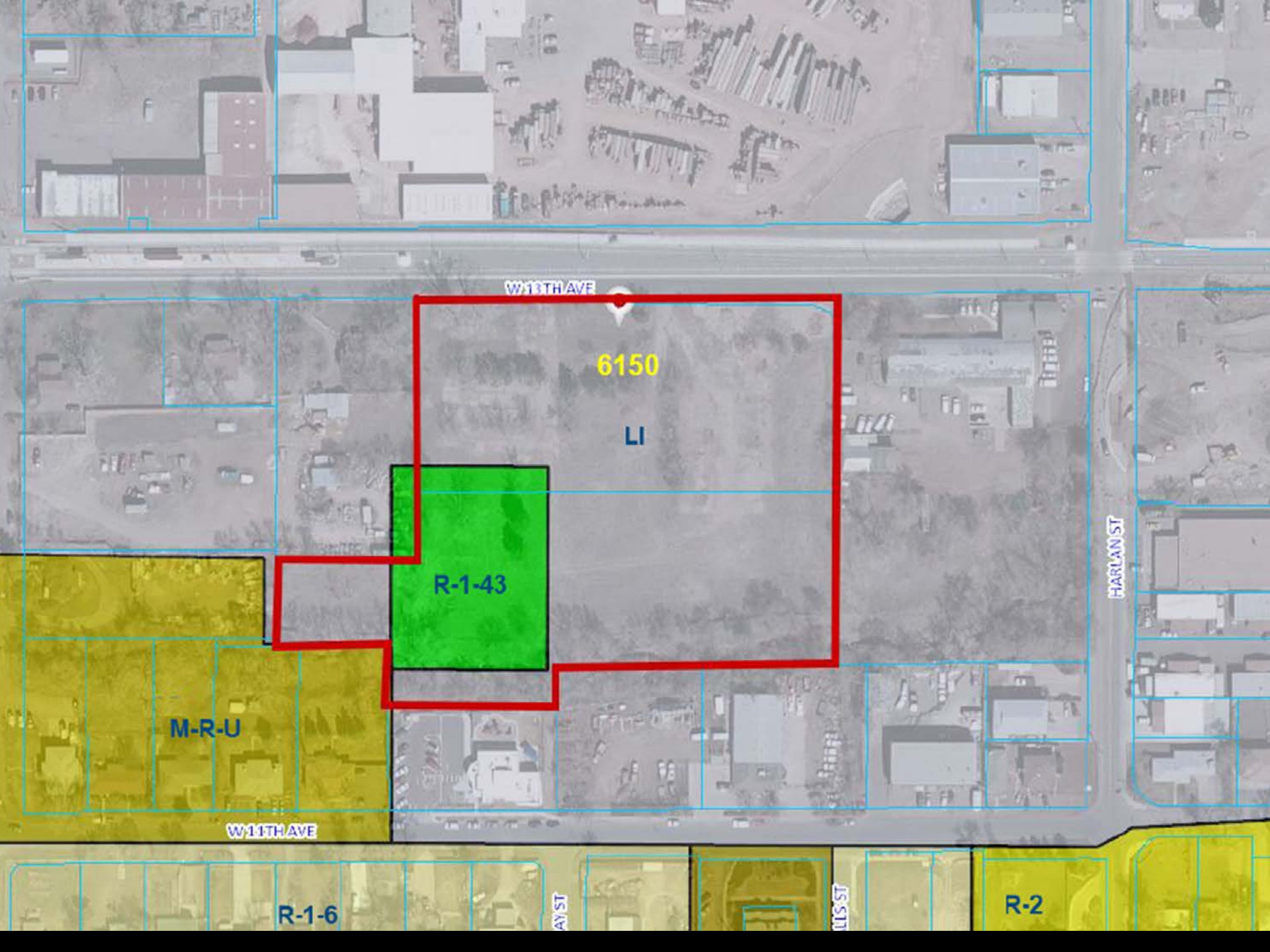
W 11TH AVE

JAY ST

HARLAN ST

HARLAN ST





W-13TH AVE

6150

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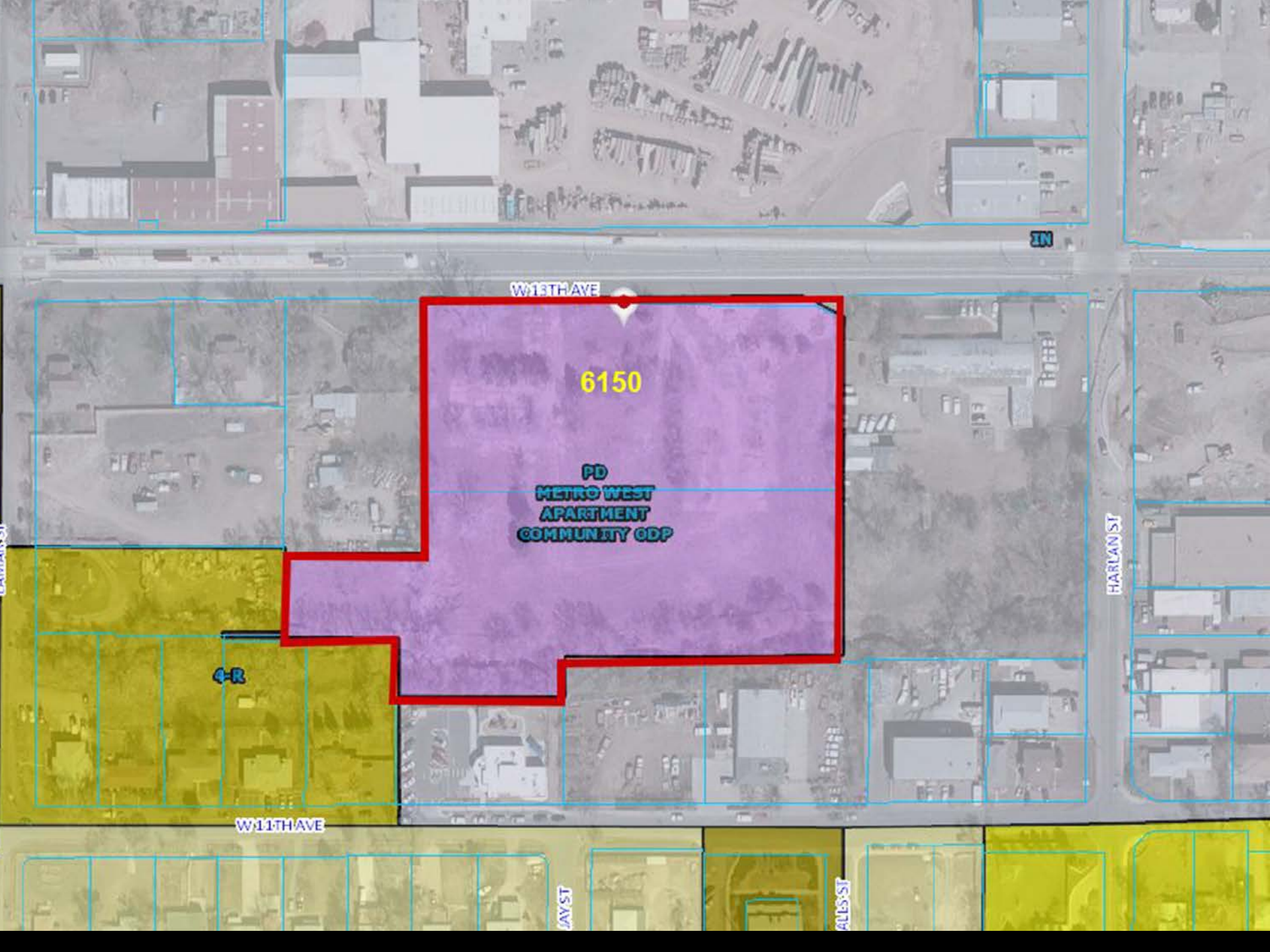
R-1-6

AY ST

US ST

R-2

HARLAN ST



6150

PD  
METRO WEST  
APARTMENT  
COMMUNITY GDP

W 13TH AVE

IN

HARLAN ST

4-R

W 11TH AVE

JAY ST

ALUS ST





W 13TH AVE

M-N-T

6150

HARLAN ST

M-R-U

W 11TH AVE

R-1-6

JAY ST

ALIST ST

R-1-6

R-2





Lamar Station

Lamar Station

W 13th Ave

Lakewood  
Bindery Services

Harlan St

W 11th Ave

Harlan St

Google

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