



City of Lakewood

Planning Department
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NEIGHBORHOOD MEETING FOR REZONING OF 3900 S WADSWORTH BOULEVARD AND 3939 S TELLER STREET

The applicant, Donald Marcotte of West Point, NCP LLC, has expressed an interest in rezoning the property addressed as 3900 S. Wadsworth Boulevard and 3939 S. Teller Street. The map on the back of this notice identifies the location of the subject property.

The subject property, comprised of two subdivided lots and a total land area of approximately 13.5 acres, is currently zoned Planned Development/Mixed-Use-Employment (PD/M-E-S). The applicant is proposing to rezone to the Mixed-Use General Suburban (M-G-S) Zone district to update the development standards that were adopted in the late 1970's as part of the Academy Park Planned Development zoning.

Section 17-2-2 of the Lakewood Zoning Ordinance provides the review criteria for a rezoning application and also requires the applicant to hold a neighborhood meeting prior to submitting a formal application. The purpose of the meeting is to provide neighbors and nearby homeowner's associations with information about the proposed rezoning and an opportunity to ask questions of the applicant and City staff. This notice is going to residents and owners of property within 500 feet of the site, and to neighborhood and homeowners associations that are registered with the City and located within ½ mile of the site. The meeting is scheduled as follows:

Meeting Location:

Office Building
3900 S. Wadsworth Blvd.
Suite 150
Lakewood, CO 80235

Date & Time:

Thursday, January 10, 2019
6 – 7:00 p.m.

Meeting Agenda:

Introduction & Purpose
Explanation of Rezoning process
Presentation by the Applicant
Questions and Discussion with Citizens
Closing Comments and Next Steps

I am the staff member who will be reviewing this application. Please feel free to contact me at the telephone number listed below if you need more information.

Sincerely,

Brea Pafford, Project Planner
303-987-7534

Diana Brown-Evens
Secretary to the Planning Commission

AERIAL PHOTO OF THE SITE
3900 S. Wadsworth Boulevard & 3939 S. Teller Street



Case Type:	Rezoning
Site Address:	3900 S. Wadsworth Boulevard & 3939 S. Teller Street
Neighborhood	
Meeting Location:	Office Building at 3900 S Wadsworth Boulevard, Suite 150
Applicant:	Donald Marcotte, West Point NCP, LLC
Request:	Rezoning to M-G-S
Project Manager:	Brea Pafford, City of Lakewood Planning Department (brepaf@lakewood.org or 303-987-7534)