



Sustainability & Community Development Department

Civic Center North
470 South Allison Parkway
Lakewood, Colorado 80226-3127
303.987.7505
303.987.7057 TTY/TDD
Lakewood.org/Planning

October 23, 2024

Eric Burtzlaff
Raptor Civil Engineering
8620 Wolff Court, Suite 105B
Westminster, CO 80031

RE: Case # SP22-0020 – 1650 Kipling Street - Major Site Plan for a mixed-use development - FOURTH REVIEW

Dear Mr. Burtzlaff:

Staff has completed the review of the fourth submittal of the Formal Land Development Application to consider a Major Site Plan for a mixed-use project at 1650 Kipling Street - see comments below.

General Comments

1. This project is subject to the Residential Growth Limitations Ordinance (RGLO). As such, twenty three (23) residential allocations shall be obtained before building permits are issued. You may apply for building permits and allocations from the surplus pool at this time.
2. Any physical changes made to the engineering plans must be reflected in the site plan set and those changes made to the site plan set must be reflected in the engineering plans.

Engineering Comments

3. **Redlines:** Please see comment on Sheet 11 and Sheet 9 of the Civil Set.
4. **CDOT Permit:** Please provide a signs and markings sheet to fulfill CDOT access permit requirements for right in/right out only.
5. **Signed & Stamped Civil Set:** Please provide signed and stamped civil set for approval.
6. If you have specific questions regarding the engineering plan review comments, please contact Erica Keyser, City Review Engineer, at erikkey@lakewood.org.

Site Plan Comments

7. **Redlines:** Please refer and respond to the redlines provided on the site plan for correction.
8. **Address Exhibit:** Provide an address exhibit (floorplans) showing every unit on each level with unit addresses labeled.
9. **Property Management:**
 - **Reminder/Update:** Additional ROW & SEVA need to be conveyed to the City by separate documents. Exhibits for these have been received and processed. The PUTCD will now no longer be needed. The City will provide these documents for applicant signature via eTRAKiT once a contract number is provided by administration. Jeffco recording fees have been added (3-page warranty deed = \$23 and 7-page SEVA = \$43, for a total of \$66) to eTRAKiT. These documents then need to be signed and hard-copies returned to the City. Once these documents are returned to the City and eventually recorded, reception

numbers for these 2 conveyances will need to be placed on the site plan prior to site plan approval.

10. **School Dedication:** In lieu of dedicating land for schools, Jefferson County Schools has asked for fees in-lieu. Currently, the fees are \$800 per multifamily residential unit. With the proposed 23 units, the total will be \$18,400. Please be aware that City Council is reviewing these fees and the fee-in-lieu will likely increase in the future. School land fees shall be paid prior to issue of any building permits.
11. **Park Land Dedication:** A parkland fee in lieu of land dedication will be required at the time of Building permit. 23 new units x 1.5 persons per unit x 5.5 acres of parkland per 1000 persons = .07 acres of parkland to be dedicated x \$254,545 value per acre = \$48,300 fee (\$2,100 per Unit).

Next Steps:

The redlines are enclosed with this letter. Please revise the plans to address the comments. The site and civil plans shall be resubmitted at the same time. Once revised, please submit:

1. A response letter summarizing how each comment has been addressed.
2. Correspondence from XCEL.
3. Revised submittal.

If you wish to arrange a meeting to discuss further, please reach out at 303.987.7946 or laumck@lakewood.org.

Sincerely,



Laura McKibbin
Project Planner

Encl: Redlines (4)

cc: Case File # SP22-0020
Paul Rice, Planning Manager – Development Assistance
Shawn DeJong, Engineering Coordinator – Development Assistance
Erica Keyser, Project Engineer – Development Assistance
Kathryn Johansen, Sustainability Planner – Development Assistance