

A RESOLUTION

AUTHORIZING THE SITE-SPECIFIC ANNEXATION, ZONING, DEVELOPMENT, AND VESTING AGREEMENT (THE "AGREEMENT") FOR APPROXIMATELY 64.3 ACRES OF LAND LOCATED WITHIN THE STEVINSON DENVER WEST CENTER AUTOMOTIVE CAMPUS ODP AND STEVINSON DENVER WEST CENTER ODP NO. 5

WHEREAS, AUTOMOTIVE SERVICES INC., a Colorado corporation, (the "Owner"), owns the properties located within the Stevinson Denver West Center Automotive Campus Official Development Plan and Stevinson Denver West Center Official Development Plan NO. 5; and the Owner is seeking to annex, develop, and redevelop all or a portion of those properties totaling approximately 64.3 acres in size (the "Property" or "Properties");

WHEREAS, the Owner and the City wish to enter into this Agreement, attached hereto as Exhibit A, to ensure the Properties are developed and redeveloped as proposed and agreed upon;

WHEREAS, this is a large development and redevelopment project that will be phased over a number of years;

WHEREAS, the Agreement has been prepared providing for the City to annex certain property known as the Stevinson Annexations No. 22 & 23;

WHEREAS, the Agreement has been prepared providing for the Property located at 14700 W. 14th Ave. to reflect a change to the underlying zone district to a Planned Development with a base Commercial Regional (PD/C-R) Zone District;

WHEREAS, the Agreement, has been prepared providing for the Property located at 15000 W. Colfax Ave. to reflect a change to the underlying zone district from a Planned Development with a base Mixed-Use Employment Suburban (PD/M-E-S) Zone District to a Planned Development with a base Commercial-Limited (PD/C-L) Zone District;

WHEREAS, the Agreement has been prepared providing for the establishment of a twenty (20) year vested property right for both Properties; and

WHEREAS, the Owner and the City agree that the rights and obligations of the parties to this Agreement will be binding on each of the parties' successors, assigns, and heirs.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lakewood, that:

SECTION 1. The site-specific Agreement for approximately 64.3 acres of land located within the Stevinson Denver West Center Automotive Campus Official


Development Plan and Stevinson Denver West Center Official Development Plan NO. 5, is hereby approved.

SECTION 2. The fully executed Agreement shall be recorded by the City.

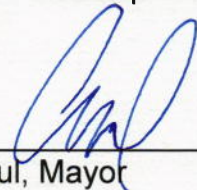
SECTION 3. This Resolution shall become effective immediately upon adoption.

INTRODUCED, READ AND ADOPTED by a vote of 11 for and 0 against at a hybrid regular meeting of the City Council on August 14, 2023, at 7 o'clock p.m. at Lakewood City Hall, 480 South Allison Parkway, Lakewood, Colorado.


ATTEST:


Jay Robb, City Clerk




Adam Paul, Mayor

APPROVED AS TO FORM:


Alison McKenney Brown, City Attorney