



December 27, 2024

City of Longmont
350 Kimbark Street
Longmont CO, 80501

Re: Annexation Application - 8902 Quail Road (Parcel #: 131517200031) – 0 N 87th Street (Parcel #: 131517200030) – 8800 Quail Road (Parcel #: 131517200022) – 8840 Quail Road (Parcel # 131517200004)

Dear Mayor Peck and City of Longmont Councilmembers,

On behalf of the Applicant and Owners of the properties proposed to be annexed, it is our pleasure to present this annexation request for your review and consideration for the four parcels located at 8902 Quail Road, 0 N 87th Street, 8800 Quail Road, and 8840 Quail Road in unincorporated Boulder County. The four parcels amount to approximately 17.34 acres of contiguous property. The proposal is to annex and zone the properties to Residential Mixed Neighborhood (R-MN), in accordance with the Envision Longmont Comprehensive Plan under the guidance of City Staff, which will permit the future development of a mixed residential neighborhood. The subject property is currently located in an enclave of Boulder County, surrounded by annexed properties in the City of Longmont to the northeast, east, and south. The concept presented as part of these application materials shows a plan for a new, residential community. Proposed is the following:

- Residential Uses – Planned are two- and three-story residential units, with up to 18 du/ac, or approximately 310 dwelling units, which is in conformance with the Envision Longmont Comprehensive Plan and Land Development Code standards.
- Access/Circulation - Access is planned to be taken through two entrances off Clover Basin Drive on the southern border of the project. One entrance will align with Larkspur Drive to the south and the second entrance is located nearer the western boundary of the site.

Additionally, the following considerations were made, and community benefits provided, during the Annexation review process and after hearing from the community:

- No direct vehicular access to Quail Road from this new neighborhood. The exception is allowing secured emergency vehicle-only access.
- Limiting building height to 2-stories on northern boundary along Quail Road, adjacent to existing residential uses in Boulder County.
- Placing park/open/amenity space and detention on the east side of the property, providing additional buffering to existing residential uses.
- Addition of landscaping and walk/trail along Quail Road.
- The widening of Clover Basin Drive to include bike lanes, pedestrian walks, and tree lawns to match existing completed sections of road to the east.
- Addition of roundabout at Clover Basin Drive and Larkspur Drive to assist with traffic movement along Clover Basin Drive.
- Providing shared access to adjacent property to the west.
- Bicycle and pedestrian connection from Quail Road to Clover Basin Road.
- Inclusionary Housing, the Applicant has been working with Habitat for Humanity to provide opportunities for housing units on the property, to be finalized at the time of future site plan application.

This request meets the Comprehensive Plan, compliments the residential nature of the surrounding land uses, and has the recommendation of approval by both City Staff and the City of Longmont Planning Commission. The Applicant and Property Owners are excited to move this project forward to the site planning stage and appreciate your support of this request

Sincerely,

Ryan F. McBreen, Applicant Representative
Norris Design