

CITY COUNCIL COMMUNICATION



MEETING DATE: September 10, 2024

ITEM NUMBER: 9.D

SECOND READING: September 24, 2024

{{customfields.ResoOrdNumber}}

TYPE OF ITEM: Consent

PRESENTED BY:

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SUBJECT/AGENDA TITLE:

A Bill For An Ordinance Conditionally Approving The Concept Plan Amendment To The Westview Acres Concept Plan, Generally Located West Of Airport Road And South Of Pike Road

EXECUTIVE SUMMARY:

On August 21, 2024, the Planning and Zoning Commission held a public hearing (see attached meeting minutes) considering the Westview Acres Concept Plan Amendment. This amendment seeks to increase the maximum number of single-family detached residential dwelling units allowed on-site within the proposed Westview Acres Subdivision, which is zoned Residential Single-Family (R-SF), from 22 to 24 and is proposing to demolish the two (2) existing homes on this property that were originally proposed to be saved. The Westview property is part of the Westview Annexation, finalized in 2022. This property comprises approximately 6.83 acres. The approved concept plan for this annexation permits a maximum of 22 single-family detached dwelling units. At said Planning and Zoning Commission public hearing, after due consideration, the commission recommended approval of the concept plan amendment (vote 7-0) to allow for 24 single family detached dwelling units with the following conditions:

1. A robust landscape buffer and privacy fencing must be installed along the north, west, and south sides of the property. The fencing must be installed prior to construction.
2. A drainage report must be submitted in accordance with the City of Longmont Design Standards and Construction Specifications.
3. Applicant will provide specific markings, signage, and/or other design elements to encourage pedestrian and bicycle access and use on or alongside the emergency access road.

COUNCIL OPTIONS:

The following options are presented for the Council's consideration when reviewing the Westview Concept Plan Amendment request.

1. Approve the concept plan amendment with the conditions as recommended by the Planning and Zoning Commission.

2. Approve the concept plan amendment with additional conditions that would make the Concept Plan Amendment comply with the Longmont Municipal Code and review criteria.
3. Deny the Westview Acres Concept Plan Amendment finding that the request is not in compliance with the Longmont Municipal Code and review criteria.

RECOMMENDED OPTIONS:

Staff recommends Council consider approval of the concept plan amendment with the conditions as recommended by the Planning and Zoning Commission.

FISCAL IMPACT & FUND SOURCE FOR RECOMMENDED ACTION:

Not applicable.

BACKGROUND AND ISSUE ANALYSIS:

An application for a concept plan amendment for Westview was submitted in November of 2023. The Development Review Committee (DRC) ultimately reviewed three (3) submittals for this project before referring it to the Planning and Zoning Commission. As noted previously, as a concept plan amendment, this application does not contain the same level of detail as subsequent development review applications, so many of the DRC comments relate to future development plan requirements. Key comments and areas of discussion included improvements to Airport Road, fire access, general site access, future roadways, drainage, and other utility and infrastructure-related issues.

The project site has access to all necessary public utilities (water, sanitary, storm, and dry utilities). Water will be provided by an existing water main through Airport Road, but this development will partner with the city to upsize said water main to facilitate future development on the east side of Airport Road and any other potential future development. Sanitary will be taken from an existing main on the North side. Storm will be facilitated through the existing pond on the North.

The Westview Acres development currently proposes 24 single-family dwelling units. According to the traffic report provided by the applicant, the development is expected to generate 226 daily weekday vehicle trips, including 16 trips during the morning peak hour and 22 trips during the evening peak hour. These trip generation estimates are not high enough to warrant a full traffic impact study according to the City of Longmont's Criteria for Traffic Impact Studies. However, the applicant will be required to construct right-of-way improvements on Airport Road adjacent to the site, including extending the existing sidewalk to the north and to its southerly property line. Potential development on the east side of Airport Road would likely warrant a traffic signal at the existing full-movement access shared by Westview Acres. Right-of-way improvements on the west side of Airport Road will be



planned and constructed with the knowledge that a southbound right turn lane may be warranted in the future.

ATTACHMENTS:

Attachment 1 – Ordinance

Attachment 2 – PZR-2024 6B – Planning and Zoning Commission

Attachment 3 – August 21, 2024, meeting minutes.

Attachment 4 – Letter from Applicant

Attachment 5 – Concept Plan Imagery

Attachment 6 – Proposed Architectural Imagery

Attachment 7 – Referral Agency and Public Comments

Attachment 8 – Westview Acres Annexation Concept Plan, Map, and Ordinance