

1 and satisfaction of the submittal requirements of the Longmont Municipal Code within one year
2 of the date of passage of this ordinance by City Council, as determined by the Director of Planning
3 and Development Services or designee.

4 Section 3

5 The effective date of this ordinance shall be the date this ordinance is recorded with the
6 County Clerk and Recorder.

7 Section 4

8 To the extent only that they conflict with this ordinance, the Council repeals any conflicting
9 ordinances or parts of ordinances.

10 Introduced this _____ day of _____, 2024.

11 Passed and adopted this _____ day of _____, 2024.

12
13
14
15
16
17

MAYOR

18 ATTEST:

19
20
21

CITY CLERK

22
23
24

25 NOTICE: THE COUNCIL WILL HOLD A PUBLIC HEARING ON THIS ORDINANCE AT
26 7:00 P.M. ON THE _____ DAY OF _____, 2024, AT THE
27 LONGMONT CITY COUNCIL MEETING.

28
29

30 APPROVED AS TO FORM:

31
32
33

ASSISTANT CITY ATTORNEY

DATE

34

1
2
3
4
5
6
7
8
9
10
11
12
13

PROOFREAD

DATE

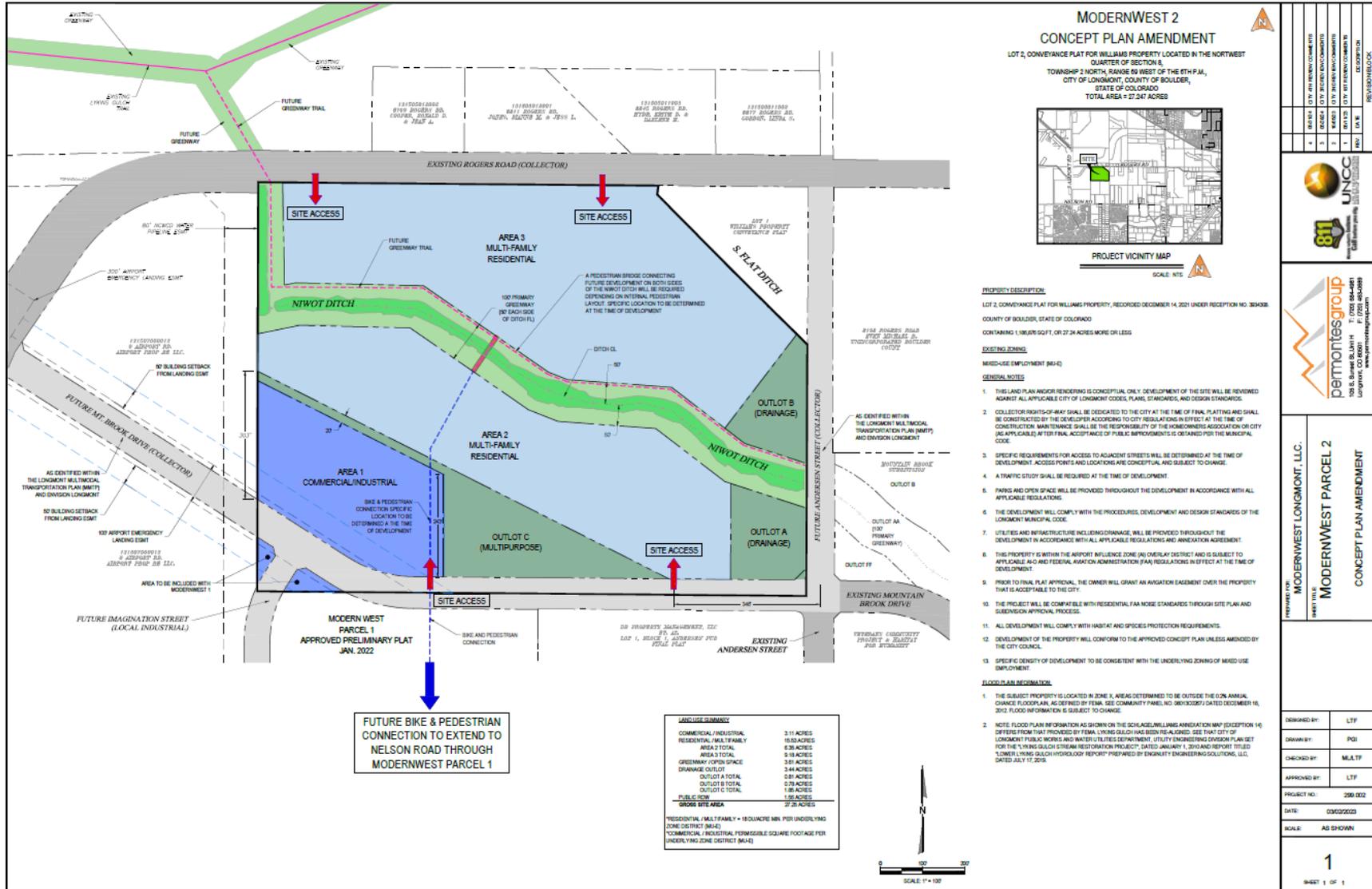
APPROVED AS TO FORM AND SUBSTANCE:

ORIGINATING DEPARTMENT

DATE

CA File: 24-002998

EXHIBIT A MODERNWEST 2 CONCEPT PLAN AMENDMENT



MODERNWEST 2 CONCEPT PLAN AMENDMENT

LOT 2, CONVEYANCE PLAT FOR WILLIAMS PROPERTY LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 60 WEST OF THE 8TH P.M., CITY OF LONGMONT, COUNTY OF BOULDER, STATE OF COLORADO
TOTAL AREA = 27.247 ACRES

PROJECT VICINITY MAP
SCALE: NTS

- PROPERTY DESCRIPTION:**
LOT 2, CONVEYANCE PLAT FOR WILLIAMS PROPERTY, (RECORDED DECEMBER 14, 2021 UNDER RECEPTION NO. 38340), COUNTY OF BOULDER, STATE OF COLORADO
CONTAINING 1.9683 SQ.FT. OR 27.24 ACRES MORE OR LESS
- EXISTING ZONING:**
MIXED-USE EMPLOYMENT (M-4)
- GENERAL NOTES:**
- THIS LAND PLAN AND/OR RENDERING IS CONCEPTUAL ONLY. DEVELOPMENT OF THE SITE WILL BE REVIEWED AGAINST ALL APPLICABLE CITY OF LONGMONT CODES, PLANS, STANDARDS, AND DESIGN STANDARDS.
 - COLLECTION RIGHTS-OF-WAY SHALL BE DEDICATED TO THE CITY AT THE TIME OF FINAL PLAT AND SHALL BE CONSTRUCTED BY THE DEVELOPER ACCORDING TO CITY REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR CITY (AS APPLICABLE) AFTER FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS IS OBTAINED FOR THE MUNICIPAL CODE.
 - SPECIFIC REQUIREMENTS FOR ACCESS TO ADJACENT STREETS WILL BE DETERMINED AT THE TIME OF DEVELOPMENT. ACCESS POINTS AND LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE.
 - A TRAFFIC STUDY SHALL BE REQUIRED AT THE TIME OF DEVELOPMENT.
 - PARKS AND OPEN SPACE WILL BE PROVIDED THROUGHOUT THE DEVELOPMENT IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
 - THE DEVELOPMENT WILL COMPLY WITH THE PROCEDURES, DEVELOPMENT AND DESIGN STANDARDS OF THE LONGMONT MUNICIPAL CODE.
 - UTILITIES AND INFRASTRUCTURE INCLUDING DRAINAGE, WILL BE PROVIDED THROUGHOUT THE DEVELOPMENT IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ANNEXATION AGREEMENT.
 - THIS PROPERTY IS WITHIN THE AIRPORT INFLUENCE ZONE (AI) OVERLAY DISTRICT AND IS SUBJECT TO APPLICABLE AND FEDERAL AVIATION ADMINISTRATION (FAA) REGULATIONS IN EFFECT AT THE TIME OF DEVELOPMENT.
 - PRIOR TO FINAL PLAT APPROVAL, THE OWNER WILL GRANT AN AVIGATION EASEMENT OVER THE PROPERTY THAT IS ACCEPTABLE TO THE CITY.
 - THE PROJECT WILL BE COMPATIBLE WITH RESIDENTIAL FAA NOISE STANDARDS THROUGH SITE PLAN AND SUBSEQUENT APPROVAL PROCESS.
 - ALL DEVELOPMENT WILL COMPLY WITH HABITAT AND SPECIES PROTECTION REQUIREMENTS.
 - DEVELOPMENT OF THE PROPERTY WILL CONFORM TO THE APPROVED CONCEPT PLAN UNLESS AMENDED BY THE CITY COUNCIL.
 - SPECIFIC DENSITY OF DEVELOPMENT TO BE CONSISTENT WITH THE UNDERLYING ZONING OF MIXED USE EMPLOYMENT.

- FLOODPLAIN INFORMATION:**
- THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY FEMA 822 COMMUNITY PANEL NO. 806302025 DATED DECEMBER 18, 2012. FLOOD INFORMATION IS SUBJECT TO CHANGE.
 - NOTE: FLOOD PLAN INFORMATION AS SHOWN ON THE SCHLAGEL/WILLIAMS ANNEXATION MAP (EXCEPTION 14) DIFFERS FROM THAT PROVIDED BY FEMA. LYNN GLENN HAS BEEN RE-ALIGNING. SEE THAT CITY OF LONGMONT PUBLIC WORKS AND WATER UTILITIES DEPARTMENT, UTILITY ENGINEERING DESIGN PLAN SET FOR THE LYNN GLENN STREAM RESTORATION PROJECT, DATED JANUARY 1, 2010 AND REPORT TITLED "LOW FLOW GLENN HYDROLOGY REPORT" PREPARED BY ENGINEERING SOLUTIONS, LLC, DATED JULY 17, 2019.

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">REVISION</td> <td style="width: 25%;">DATE</td> <td style="width: 25%;">BY</td> <td style="width: 25%;">DESCRIPTION</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	REVISION	DATE	BY	DESCRIPTION					<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">REVISION</td> <td style="width: 25%;">DATE</td> <td style="width: 25%;">BY</td> <td style="width: 25%;">DESCRIPTION</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	REVISION	DATE	BY	DESCRIPTION					<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">REVISION</td> <td style="width: 25%;">DATE</td> <td style="width: 25%;">BY</td> <td style="width: 25%;">DESCRIPTION</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	REVISION	DATE	BY	DESCRIPTION					<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">REVISION</td> <td style="width: 25%;">DATE</td> <td style="width: 25%;">BY</td> <td style="width: 25%;">DESCRIPTION</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	REVISION	DATE	BY	DESCRIPTION				
REVISION	DATE	BY	DESCRIPTION																																
REVISION	DATE	BY	DESCRIPTION																																
REVISION	DATE	BY	DESCRIPTION																																
REVISION	DATE	BY	DESCRIPTION																																
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"> PREPARED FOR: MODERNWEST LONGMONT, LLC. </td> <td style="width: 50%;"> SHEET NO.: MODERNWEST PARCEL 2 </td> </tr> <tr> <td colspan="2" style="text-align: center;"> CONCEPT PLAN AMENDMENT </td> </tr> </table>	PREPARED FOR: MODERNWEST LONGMONT, LLC.	SHEET NO.: MODERNWEST PARCEL 2	CONCEPT PLAN AMENDMENT		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"> DRAWN BY: LTF </td> <td style="width: 50%;"> PROJECT NO.: 200-002 </td> </tr> <tr> <td style="width: 50%;"> CHECKED BY: M.L.T.F. </td> <td style="width: 50%;"> DATE: 03/02/2023 </td> </tr> <tr> <td style="width: 50%;"> APPROVED BY: LTF </td> <td style="width: 50%;"> SCALE: AS SHOWN </td> </tr> </table>	DRAWN BY: LTF	PROJECT NO.: 200-002	CHECKED BY: M.L.T.F.	DATE: 03/02/2023	APPROVED BY: LTF	SCALE: AS SHOWN																								
PREPARED FOR: MODERNWEST LONGMONT, LLC.	SHEET NO.: MODERNWEST PARCEL 2																																		
CONCEPT PLAN AMENDMENT																																			
DRAWN BY: LTF	PROJECT NO.: 200-002																																		
CHECKED BY: M.L.T.F.	DATE: 03/02/2023																																		
APPROVED BY: LTF	SCALE: AS SHOWN																																		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;"> 1 </td> <td style="width: 50%; text-align: center;"> SHEET 1 OF 1 </td> </tr> </table>	1	SHEET 1 OF 1	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;"> 1 </td> <td style="width: 50%; text-align: center;"> SHEET 1 OF 1 </td> </tr> </table>	1	SHEET 1 OF 1																														
1	SHEET 1 OF 1																																		
1	SHEET 1 OF 1																																		