

# CITY COUNCIL COMMUNICATION



**MEETING DATE:** October 08, 2024

**ITEM NUMBER:** 12.A

**SECOND READING:**

{{customfields.ResoOrdNumber}}

**TYPE OF ITEM:** General Business

**PRESENTED BY:**

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**SUBJECT/AGENDA TITLE:**

Request For City Council To Refer The Longmont Gateway North - West Annexation Into The Annexation Review Process

**EXECUTIVE SUMMARY:**

The City has received petitions for annexation referral for a property located northwest of the intersection of US 287 and Park Ridge Avenue (Attachment 1). This 26.13-acre property is comprised of two parcels fronting US 287. The property is zoned Agricultural in Unincorporated Boulder County on the far north side of the Longmont Planning Area, west of the Walmart shopping center on North Main Street. Colorado Revised Statutes 31-12-104 requires that one-sixth of a property's perimeter be contiguous to the municipality to be eligible for annexation. Approximately 29% of the subject property is contiguous to the City of Longmont. The requested zoning is Residential - Mixed Neighborhood (R-MN), which would require a comprehensive plan amendment to Mixed Neighborhood since R-MN is not permitted with the existing Single-Family Neighborhood Envision Longmont designation. The proposed development would include higher density residential uses closest to US 287, with lower density, small lot single family uses on the western portion of the property. The applicant has submitted a preliminary Concept Plan (Attachment 3) for a residential development that complies with the R-MN zoning district. The parcels proposed for annexation are part of a larger development plan that includes approximately 22.3 acres on the west side of US 287 that has been annexed into the City of Longmont and would have a mix of uses including higher density residential, commercial, and RTD station parking.

**COUNCIL OPTIONS:**

1. Refer the annexation for formal application.
2. Decline to refer the annexation.

**RECOMMENDED OPTIONS:**

Annexation is discretionary and annexation referrals are a Council policy decision. Staff recommends that the City Council approve this annexation referral and direct staff and the applicant to proceed with the application for annexation.

**FISCAL IMPACT & FUND SOURCE FOR RECOMMENDED ACTION:**

An economic analysis is not generally conducted as part of an application for annexation. The proposed annexation and resulting development will add housing units that would be subject to the City's Inclusionary Housing Requirements. Additionally, the developer will be responsible for any required utility extensions.

**BACKGROUND AND ISSUE ANALYSIS:**

The City has received petitions for annexation referral for a property located northwest of the intersection of US 287 and Park Ridge Avenue (Attachment 1). This 26.13-acre property is comprised of two parcels fronting US 287. The property currently has five (5) buildings, including one (1) single-family home and 4 agricultural buildings. The property is zoned Agricultural in Unincorporated Boulder County on the far north side of the Longmont Planning Area, west of the Walmart shopping center on North Main Street. Colorado Revised Statutes 31-12-104 requires that one-sixth of a property's perimeter be contiguous to the municipality in order to be eligible for annexation. Approximately 29% of the subject property is contiguous to the City of Longmont.

The requested zoning is Residential - Mixed Neighborhood (R-MN), which would require a comprehensive plan amendment to Mixed Neighborhood since R-MN is not permitted with the existing Single-Family Neighborhood Envision Longmont designation. Attached residential units at densities ranging from six (6) to eighteen (18) units per acre are permitted by right in the R-MN zone. The applicant has submitted a preliminary Concept Plan (Attachment 3) for a residential development that complies with the R-MN zoning district. The parcels proposed for annexation are part of a larger development plan that includes approximately 22.3 acres on the west side of US 287 that would have a mix of uses including higher density residential, commercial, and RTD station parking.

The Longmont City Council previously referred this property to the annexation application process on May 25, 2021. A single-family development was contemplated at that time. City Council members expressed at that meeting that they would prefer to see a higher density development at that location. An application for annexation of the subject property was not made following that referral, and a different, higher density development plan is now under consideration.

The portion of the Longmont Planning Area north of Ute Highway/SH 66 has begun to develop in recent years and includes a regional commercial center and multifamily uses. This part of the Longmont Planning Area includes significant areas designated as Parks, Greenways and Open Space in Envision Longmont, which limits the amount of development that is possible in this area. The subject properties are within an "Area of Change" as identified in Envision Longmont. These are areas that have been determined to be appropriate for new development and redevelopment. The annexation map and concept

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plan have not been reviewed against the Land Development Code for conformance with development standards. If the annexation is referred by Council, the annexation, zoning and concept plan would be reviewed through the Development Review Committee process, including a neighborhood meeting, input from appropriate advisory boards, and a public hearing with the Planning & Zoning Commission prior to review and consideration by City Council.

This property is within the Longmont Planning Area, as noted previously. The Longmont Planning Area is comprised of approximately 32.68 square miles within Boulder and Weld Counties. The current incorporated area is 31.37 miles, which leaves approximately 1.31 square miles throughout the planning area available for annexation. The proposed 26.13-acre annexation translates into 0.036 square miles and would leave 1.274 square miles available for annexation in the Longmont Planning Area, not including other properties currently proposed for annexation.

## **ATTACHMENTS:**

Att 1 – Vicinity Map

Att 2 – Annexation Map

Att 3 – Concept Plan

Att 4 – Applicant Project Description and Narrative