

ORDINANCE O-2022-

A BILL FOR AN ORDINANCE CONDITIONALLY APPROVING THE RIVERTOWN ANNEXATION AND CONCEPT PLAN (GENERALLY LOCATED NORTH OF BOSTON AVENUE AND WEST OF SUNSET STREET AT 21 S. SUNSET STREET) AND ZONING THE PROPERTY MU-E (MIXED-USE EMPLOYMENT).

WHEREAS, the City of Longmont has received a petition, signed by the owners of one hundred percent of the area proposed to be annexed, for the Rivertown Annexation, and an application for MU-E (Mixed-Use Employment) zoning, all as described in the attached Exhibit “A;” and

WHEREAS, an accompanying Concept Plan for future development has been put forward in conjunction with this annexation application, as described in the attached Exhibit “B;” and

WHEREAS, the City Council has before it an annexation agreement concerning the conditions for annexing the property; and

WHEREAS, the City Council has approved resolutions regarding this annexation's compliance with State statutes governing annexation procedures.

THE COUNCIL OF THE CITY OF LONGMONT, COLORADO, HEREBY ORDAINS:

Section 1

The City Council finds that the Rivertown Annexation and MU-E zoning satisfies the annexation and zoning criteria of section 15.02.060(A) of the Longmont Municipal Code.

1 Section 2

2 The Rivertown Annexation, MU-E zoning, the concept plan and annexation agreement,
3 are hereby approved, and said property is annexed to the City of Longmont, subject to
4 satisfaction of the following requirements within one (1) year of the date of passage of this
5 ordinance by City Council:

6 1. Satisfaction of the submittal requirements of Title 15 of the Longmont Municipal
7 Code, including transfer of historic water rights, and submittal of two mylars of the signed
8 annexation map, and payment of the recording fees.

9 After satisfaction of the requirements, as certified by the Director of Planning &
10 Development Services of the City of Longmont, the City Clerk shall record this ordinance, the
11 annexation map(s) and annexation agreement with the County Clerk and Recorder.

12 Section 3

13 Pursuant to section 37-45-136(3.6), C.R.S., the City of Longmont consents to the
14 inclusion of the property into the Municipal Subdistrict, Northern Colorado Water Conservancy
15 District, when the annexation becomes effective.

16 Section 4

17 The effective date of this annexation shall be the date this ordinance, the annexation
18 map(s), and the annexation agreement are recorded with the County Clerk and Recorder.

19 Section 5

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

22 Introduced this _____ day of _____, 2021.

23 Passed and adopted this _____ day of _____, 2022.

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MAYOR

ATTEST:

CITY CLERK

NOTICE: THE COUNCIL WILL HOLD A PUBLIC HEARING ON THIS ORDINANCE AT
7:00 P.M ON THE 11th DAY OF JANUARY, 2022, AT THE LONGMONT CITY COUNCIL
MEETING.

APPROVED AS TO FORM:

ASSISTANT CITY ATTORNEY

DATE

PROOFREAD

DATE

APPROVED AS TO FORM AND SUBSTANCE:

ORIGINATING DEPARTMENT

DATE

CA File No. 21-001417

EXHIBIT A
Rivertown Annexation and MU-E (Mixed-Use Employment) Zoning District Legal
Description

ALL THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

BEARINGS CONTAINED HEREIN ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARS NORTH 00°00'00" EAST BETWEEN A FOUND 3-1/4 INCH ALUMINUM CAP MONUMENT IN RANGE BOX STAMPED LS 25614 AT THE SOUTH QUARTER CORNER OF SAID SECTION 4 AND A FOUND 2 INCH ALUMINUM CAP MONUMENT IN RANGE BOX STAMPED LS 24305 AT THE CENTER OF SAID SECTION 4.

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 4;

THENCE SOUTH 89°47'21" EAST A DISTANCE OF 30.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH SUNSET STREET;

THENCE NORTH 00°00'00" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 1246.82 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE (BNSF) RAILROAD;

THENCE NORTH 79°26'16" W ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 61.03 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 00°00'00" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH SUNSET STREET A DISTANCE OF 337.10 FEET;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 00°00'00" WEST A DISTANCE OF 250.23 FEET;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 00°00'00" WEST A DISTANCE OF 161.82 FEET;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE SOUTHERLY AND EASTERLY LIMITS OF THE ROGERS GROVE ANNEXATION, RECORDED NOVEMBER 20, 2015 AS RECEPTION NO. 03486732 THE NEXT TEN COURSES AND DISTANCES;

THENCE NORTH 88°22'16" WEST A DISTANCE OF 142.90 FEET;

THENCE NORTH 78°49'24" WEST A DISTANCE OF 163.48 FEET;

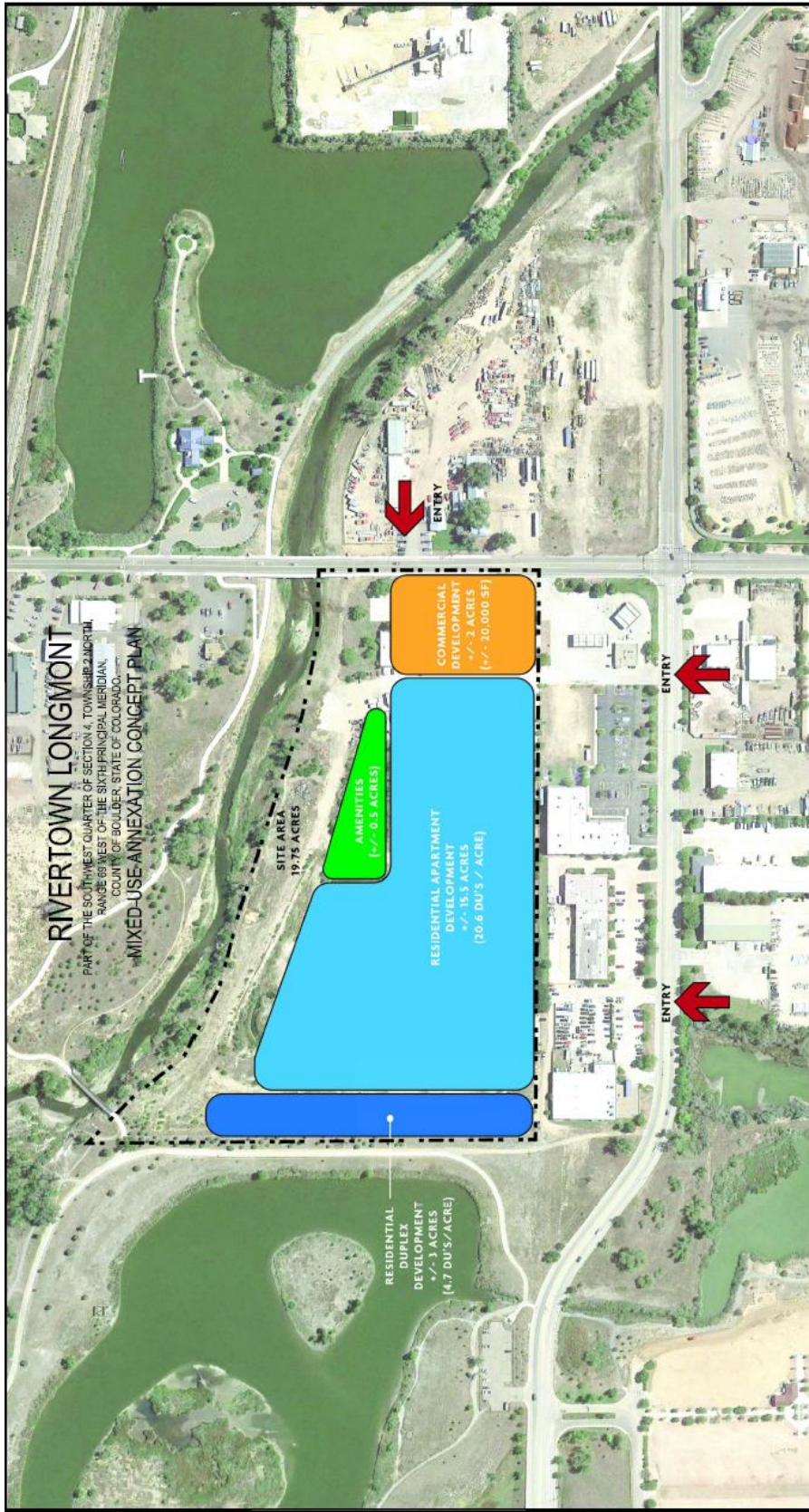
THENCE NORTH 72°32'43" WEST A DISTANCE OF 155.24 FEET;

1 THENCE NORTH 71°47'43" WEST A DISTANCE OF 325.28 FEET;
2 THENCE NORTH 75°16'34" WEST A DISTANCE OF 171.24 FEET;
3 THENCE NORTH 63°55'38" WEST A DISTANCE OF 183.96 FEET;
4 THENCE NORTH 38°35'45" WEST A DISTANCE OF 155.87 FEET;
5 THENCE NORTH 46°00'09" WEST, 113.66 FEET;
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7 THENCE NORTH 48°20'24" WEST, 25.57 FEET TO A POINT ON THE WEST LINE OF
8 THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 4;
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10 THENCE SOUTH 00°32'31" EAST ALONG SAID WEST LINE A DISTANCE OF 1025.39
11 FEET;
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13 THENCE SOUTH 89°35'06" EAST ALONG THE SOUTH LINE OF SAID SECTION 4 A
14 DISTANCE OF 1309.61 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 4, THE
15 POINT OF BEGINNING.
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17 ANNEXATION CONTAINS: 935,658.1 SQUARE FEET OR 21.48 ACRES
18
19 STATE OF COLORADO, COUNTY OF BOULDER.

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- NOTES & STANDARDS:**
1. THE CITY ENGINEER SHALL REVIEW ALL INFORMATION PROVIDED BY ROCK CREEK SURVEYING, LLC AND THE ASSOCIATED SURVEYOR FOR ACCURACY AND COMPLETENESS.
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PROPERTY SUMMARY	
TOTAL ACRES	19.75 ACRES
TOTAL SQUARE FEET	1,350,000 SQ. FT.
RESIDENTIAL DENSITY	20.6 DU'S / ACRE

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TOTAL ACRES	19.75 ACRES
TOTAL SQUARE FEET	1,350,000 SQ. FT.
RESIDENTIAL DENSITY	20.6 DU'S / ACRE

CIVIL ENGINEER:
HKS
HARRIS
KOCHEK
SMITH

ARCHITECT:
TRANE ARCHITECTURE

SURVEYOR:
ROCK CREEK SURVEYING, LLC

DEVELOPER:
CONFLUENCE