



MEETING DATE: September 28, 2021

ITEM NUMBER: 9.A

SECOND READING:

{{customfields.ResoOrdNumber}}

TYPE OF ITEM: Consent

PRESENTED BY:

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SUBJECT/AGENDA TITLE:

A Bill For An Ordinance Approving The Concept Plan Amendment For The Barrett/Utility Sales & Service, Inc./Clark Annexation, Located At The Northeast Corner Of State Highway 66 & Erfert Street

EXECUTIVE SUMMARY:

In 2006, City Council approved the Barrett Et al. Annexation and accompanying Concept Plan for a 39-acre parcel at the northeast corner of State Highway 66 and Erfert Street. The property was zoned PUD-C (Planned Unit Development - Commercial) and the accompanying concept plan proposed a 175,000 square-foot retail building on the north half of the property and several retail/restaurant pad sites on the south half of the property (see Attachment 3).

In 2018, City Council approved a citywide rezoning to align with the 2016 adopted Envision Longmont comprehensive plan, and this property was rezoned to MU-R (Mixed-Use Regional Center). The applicant proposes to amend the annexation concept plan to develop the site, instead, with an apartment complex on the north half of the property, and three separate commercial pad buildings, including a gas station, on the south side of the property adjacent to Highway 66. The applicant proposes no particular development for the southeastern side of the property.

Planning & Zoning Commission held a public hearing on the Concept Plan Amendment at their July 21, 2021 meeting and voted on a 6-1 vote (see Attachment 5) to recommend approval to Council of the Concept Plan Amendment, finding that the application met the review criteria for approval. This request was customer-driven, however, the objective of the request aligns with Council Work Plan Goal B1 to have a diverse housing stock with higher densities.

COUNCIL OPTIONS:

The following options are presented for Council's consideration when reviewing the ordinance to amend the concept plan:

1. Approve the ordinance, finding the concept plan amendment in compliance with the Longmont Municipal Code review criteria.
2. Approve the ordinance with conditions that would make the concept plan amendment in compliance with the Longmont Municipal Code review criteria.

3. Deny the ordinance, finding the concept plan amendment not in compliance with the Longmont Municipal Code review criteria.

RECOMMENDED OPTIONS:

Planning & Zoning Commission recommended approval of the Concept Plan Amendment by a 6-1 vote at their July 21, 2021 meeting, finding the Concept Plan Amendment in compliance with the Longmont Municipal Code review criteria.

FISCAL IMPACT & FUND SOURCE FOR RECOMMENDED ACTION:

There would be no fiscal impact to the City as a result of approving this concept plan amendment.

BACKGROUND AND ISSUE ANALYSIS:

In 2006, City Council approved the Barrett/Utility Sales & Service, Inc./Clark Annexation and accompanying Concept Plan for a 39-acre parcel at the northeast corner of State Highway 66 and Erfert Street. A vicinity map is provided in Attachment 2 with greater detail of the neighborhood. The property was zoned PUD-C (Planned Unit Development - Commercial) and the accompanying concept plan proposed a 175,000 square-foot retail building on the north half of the property and several retail/restaurant pad sites on the south half of the property (see Attachment 3). In 2018, City Council approved a citywide rezoning to align with the 2016 adopted Envision Longmont comprehensive plan, and this property was rezoned to MU-R (Mixed-Use Regional Center). Multifamily residential development is a permitted secondary use in the MU-R zoning district. The applicant submitted a Site Plan in 2020 for review which proposed a 336-unit apartment complex on the north half of the property, and staff noted that the proposed site plan did not align with the previously approved annexation concept plan, which is one of the review criteria for approval of a site plan. The applicant was advised to seek an annexation concept plan amendment. The proposed concept plan, located in Attachment 4, proposes the apartment complex on the north half of the property and an 8,000 square-foot retail building, a 5,000 square foot restaurant, and a gas station on the south side of the property adjacent to Highway 66. The applicant proposes no particular development for the southeastern side of the property. Planning & Zoning Commission held a public hearing on the Concept Plan Amendment at their July 21, 2021 meeting and voted on a 6-1 vote (see Attachment 5) to recommend approval to Council of the Concept Plan Amendment, finding that the application met the review criteria for approval. Minutes from that public hearing are provided in Attachment 6 and the staff report to the Commission, along with other packet materials are provided in Attachment 7 for your reference.

ATTACHMENTS:

- Att 1 - Ordinance
- Att 2 - Vicinity Map
- Att 3 - Previously Approved Annexation Concept Plan

CITY COUNCIL COMMUNICATION



Att 4 - Proposed Concept Plan Amendment

Att 5 - Planning & Zoning Commission Resolution 2021-6A

Att 6 - Minutes from July 21, 2021 Planning & Zoning Commission Meeting

Att 7 - Staff Report and Attachments from 7-21-2021 P & Z Meeting