



MEETING DATE: October 25, 2022

ITEM NUMBER: 12.B

SECOND READING:

{{customfields.ResoOrdNumber}}

TYPE OF ITEM: General Business

PRESENTED BY:

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SUBJECT/AGENDA TITLE:

11386 Rogers Road Annexation Referral – Request for City Council to Refer the 11386 Rogers Road Annexation into the Annexation Review Process

EXECUTIVE SUMMARY:

The City has received petitions for annexation referral for a property located at 11386 E. Rogers Road (Attachment 1). This 9.24-acre property is located on the south side of Rogers Road southeast of the intersection of Lashley Street and Rogers Road. The property currently has four (4) buildings, including a warehouse and three (3) buildings originally built as single-family houses. The property is currently used as an auto salvage yard with associated offices. The property is zoned General Industrial in Boulder County jurisdiction. The applicant has submitted a Concept Plan (Attachment 3) for a multifamily residential development with 355 units and associated amenity spaces, which translates to 38.4 units per acre. The requested zoning is Mixed-Use – Employment (MU-E), which is consistent with the Envision Longmont's land use designation for this property as Mixed Employment. Multifamily dwellings at high densities are a permitted secondary use in the MU-E zone.

This item was initiated by the customer but meets Council Work Plan objective B1.1: Provide a full spectrum of attainable housing for all incomes and stages of life.

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:

In August 2022, the City received a petition for annexation referral for a property located at 11386 Rogers Road. The 9.24-acre property is located in central Longmont on the south side of Rogers Road, southeast of the intersection with Lashley Street and north of right-of-way owned by BNSF Railway. The property currently has four (4) buildings, including a warehouse and three (3) buildings originally built as single-family houses. The property is currently used as an auto salvage yard with associated offices. It has Boulder County Zoning of General Industrial. The property is eligible for annexation into the City of Longmont according to State Statutes and could be annexed should the Council decide it is in the best interest of the City. The property is within the City of Longmont's Planning Area and are designated on the Envision Longmont Comprehensive Plan as Mixed Use Employment.

The applicant has submitted a Concept Plan (Attachment 3) for a multifamily residential development with 355 units and associated amenity spaces, which translates to 38.4 units per acre. The requested zoning is Mixed-Use – Employment (MU-E), which is consistent with the Envision Longmont's land use designation for this property. Multifamily dwellings at high densities are a permitted secondary use in the MU-E zone. The site can only be accessed by Rogers Road due to the railroad right-of-way on the southern boundary which land-locks the parcel. Staff has discussed the possibility of extending the section of 2nd Avenue that dead ends to the west of the property into the site as a way to improve traffic circulation in the area. The applicant is exploring this possibility.

This particular part of Longmont, while historically industrial in nature, is experiencing a shift to more mixed-use development, which includes high density multifamily residential uses. Additionally, the subject property is north of the STEAM + Sugar Factory Planning Area. This plan contemplates a mix of uses for the area, including higher density residential uses, and the proposed project could be an appropriate transitional use. The annexation map and concept 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 part of the urban area for the City according to the Metro Vision 2040 tracking system. Metro Vision is the regional comprehensive planning document through Denver Regional Council of Governments (DRCOG). As of September 19, 2022, the City is within its suggested land use allocation target (33.30 square miles) for the Metro Vision 2040 plan and currently has 22.87 square miles of urban area in Boulder County. The Longmont city limits include 30.75 square miles with 24.96 square miles within Boulder County. If City Council approves the annexation, the acreage of any approved site specific development plan or recorded final plat within the annexation would be added to the amount of urban area that the City is tracking.

ATTACHMENTS:

Att 1 - Vicinity Map

Att 2 - Annexation Map

Att 3 - Concept Plan