

City Council
January 20, 2015

Annexation and Initial Zoning of:

1950 Riverside Av.
4415 Garnet Ln.
1085 Gapter Rd.
2200 Emerald Av.
2350 Norwood Av.

Format

1. Staff presentation (15 min)
2. Applicant presentation (5 min each)
3. Council questions
4. Public hearing
5. Council discussion and motion
6. Opportunity for applicant to withdraw
7. Council vote

Special Package

Waive some fees and taxes

- Application fee (\$6,580)
- Excise taxes

Financing through the city

Option to connect later

Conditions of Annexation

Flood/Utility easement dedications

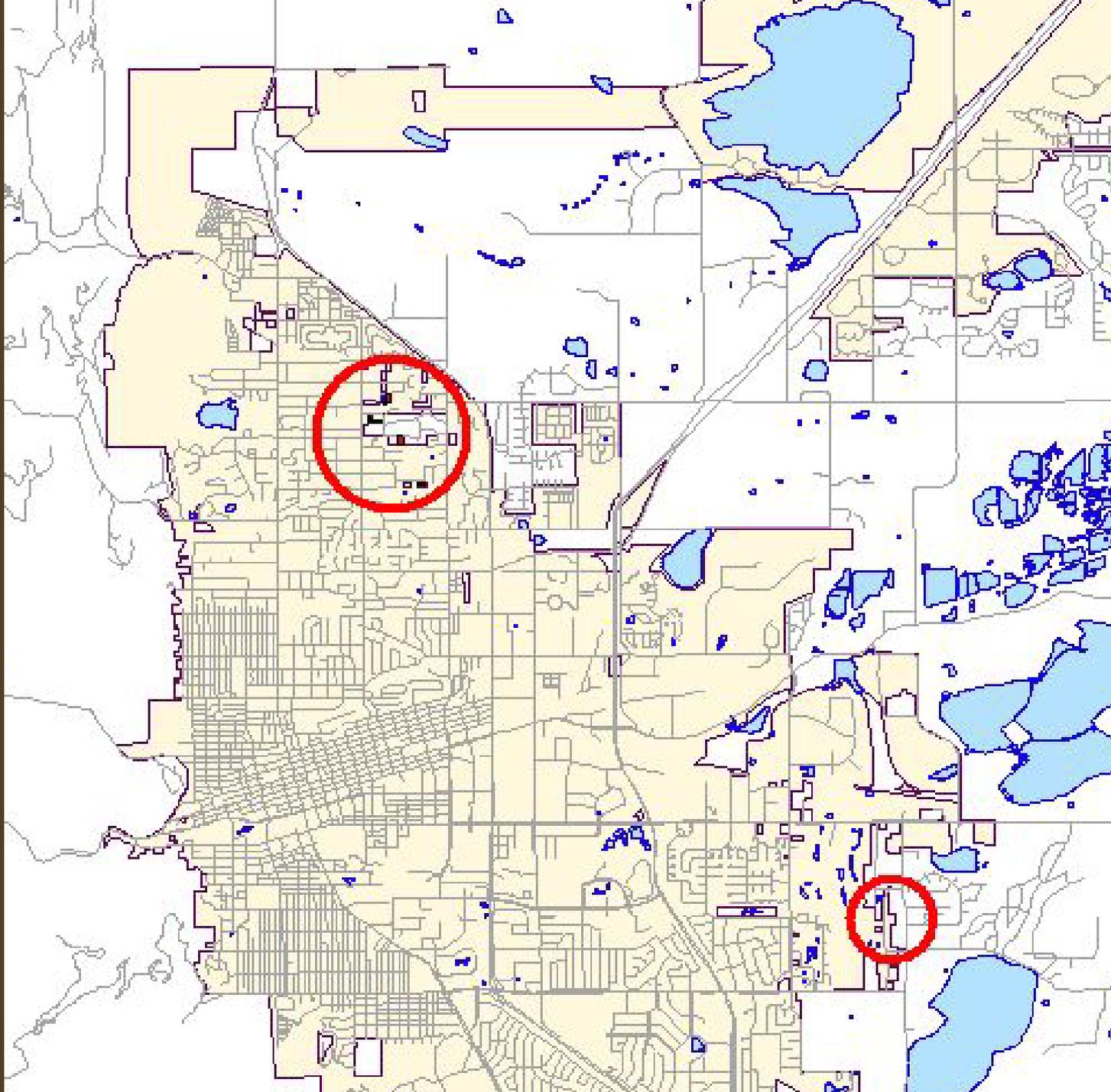
Right-of-Way and easement dedications

Financing Plan

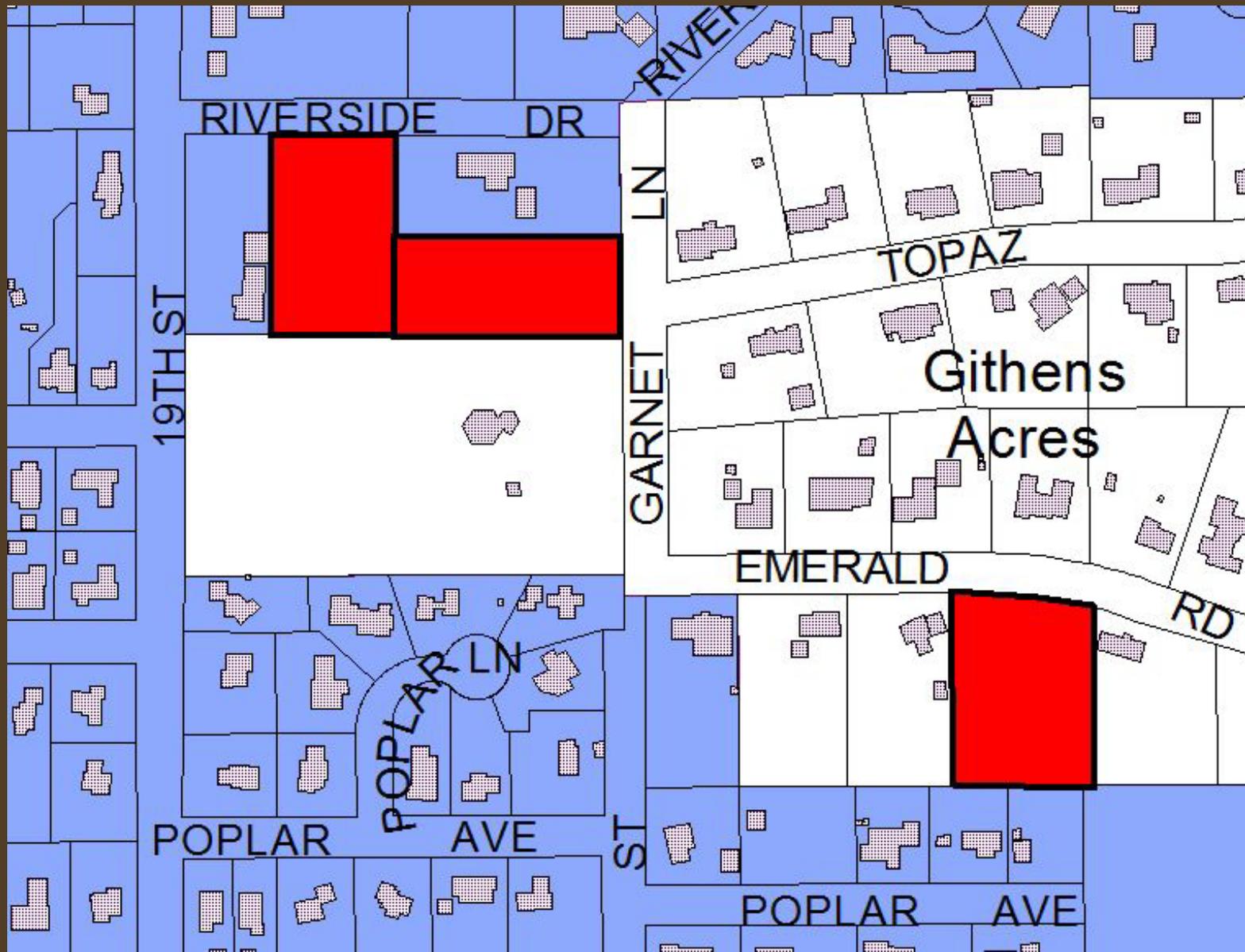
Continue use of wells for irrigation

Ditch rights - Option to purchase

Housing Trust Fund/Cash-in-lieu



Neighborhood Context

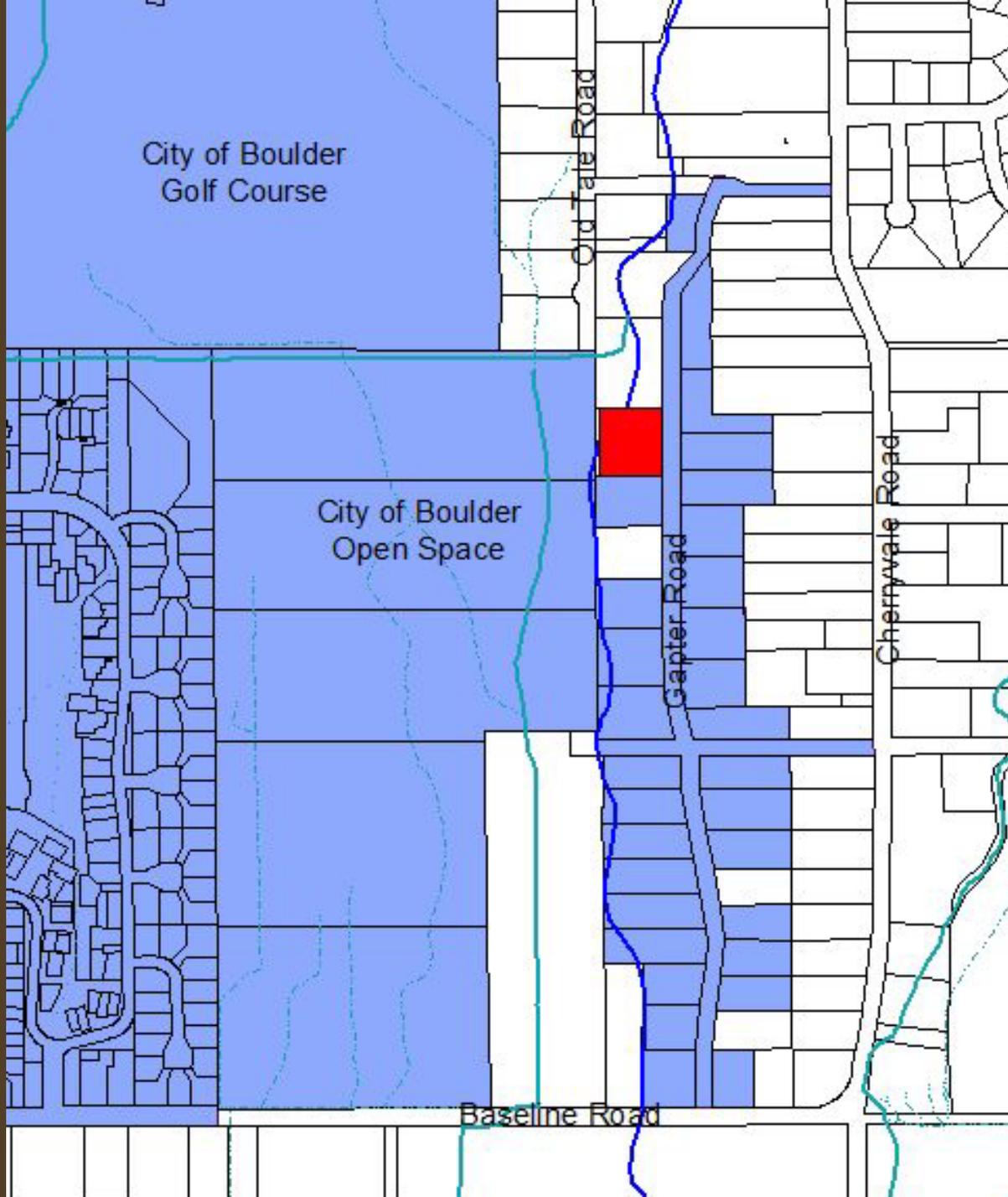


Centennial
Middle School

Norwood Avenue

26th St.





City of Boulder
Golf Course

Old Tale Road

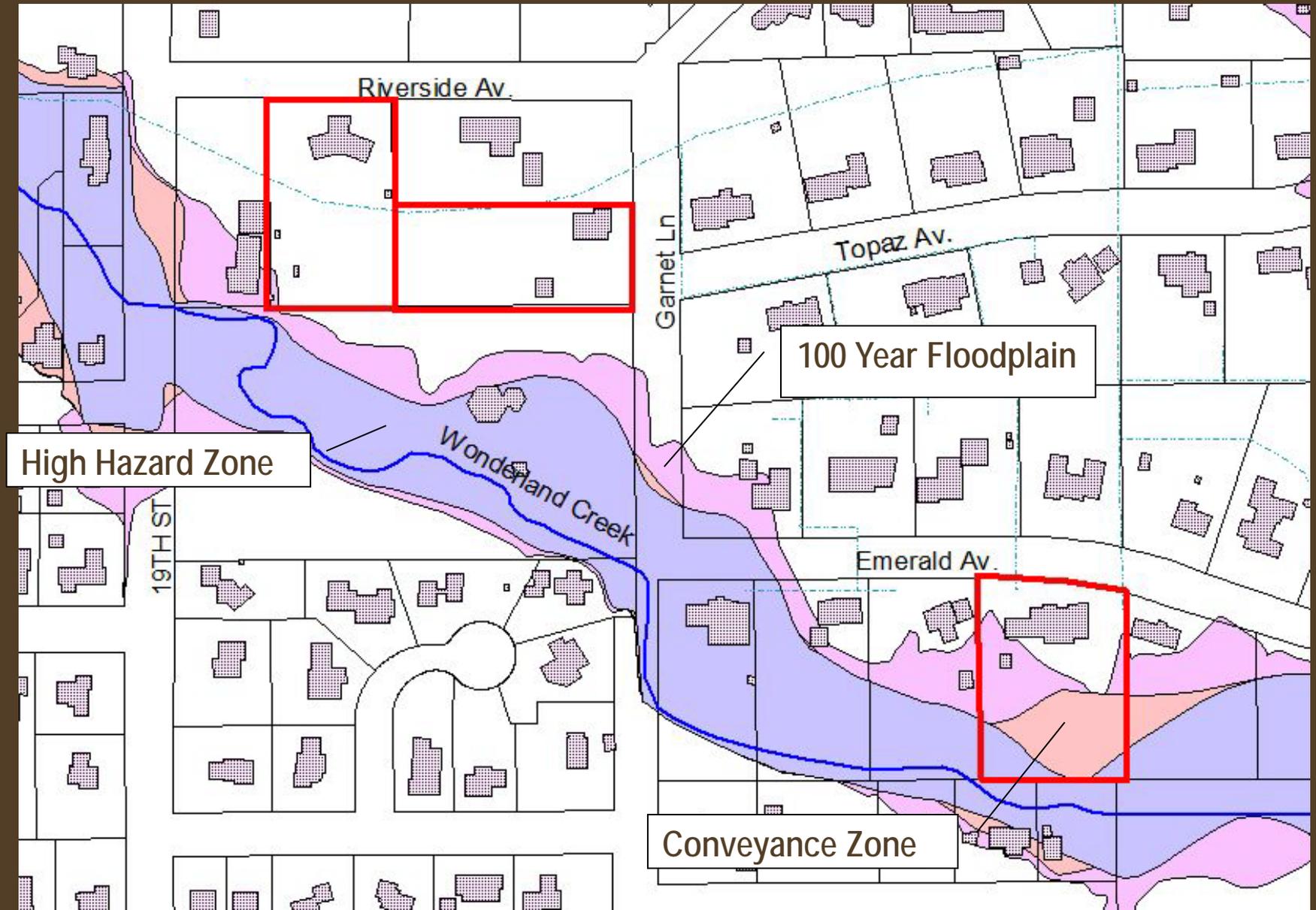
City of Boulder
Open Space

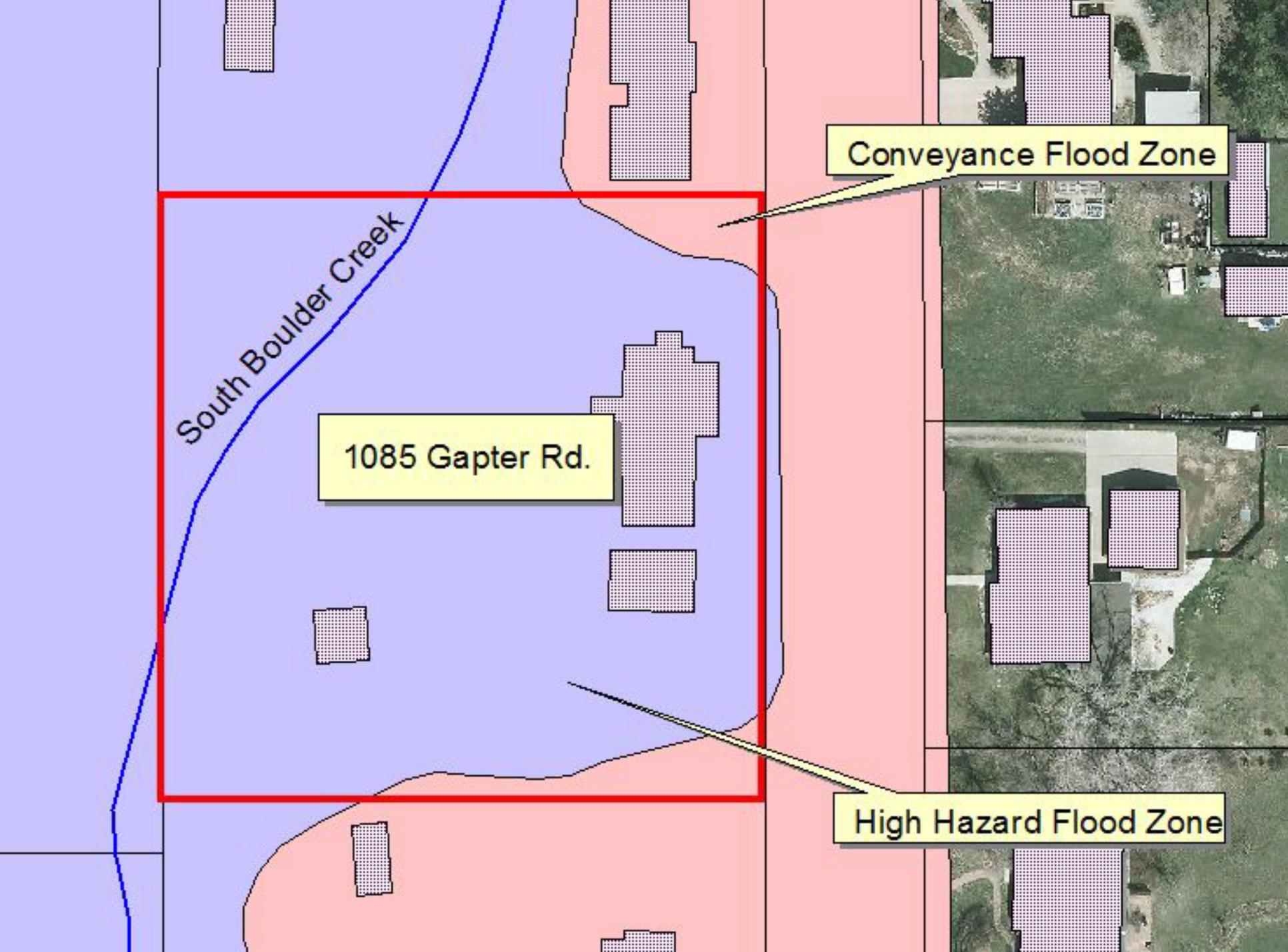
Gapter Road

Chernyvale Road

Baseline Road

Existing Conditions





South Boulder Creek

1085 Gapter Rd.

Conveyance Flood Zone

High Hazard Flood Zone

Development Potential

- 1950 Riverside: 2 additional units
- 4415 Garnet: 2 additional units
- 2350 Norwood: 2 additional units

Community Benefit: 2x cash-in-lieu amount to the Housing Trust Fund for each additional unit.

Key Issues

1. Is the proposed annexation consistent with State of Colorado statutes pertaining to the annexation of a property into the City of Boulder?
2. Is the proposed annexation consistent with the BVCP?

Colorado Revised Statutes (C.R.S.) 31-12-101 et seq.

- Petitions filed with the City Clerk;
- Surrounded by the city for 3 or more years;
- At least 1/6th contiguity with the perimeter of the city;
- Water and sewer services are available (except 2200 Emerald), and;
- Properties would continue to be in same school district.

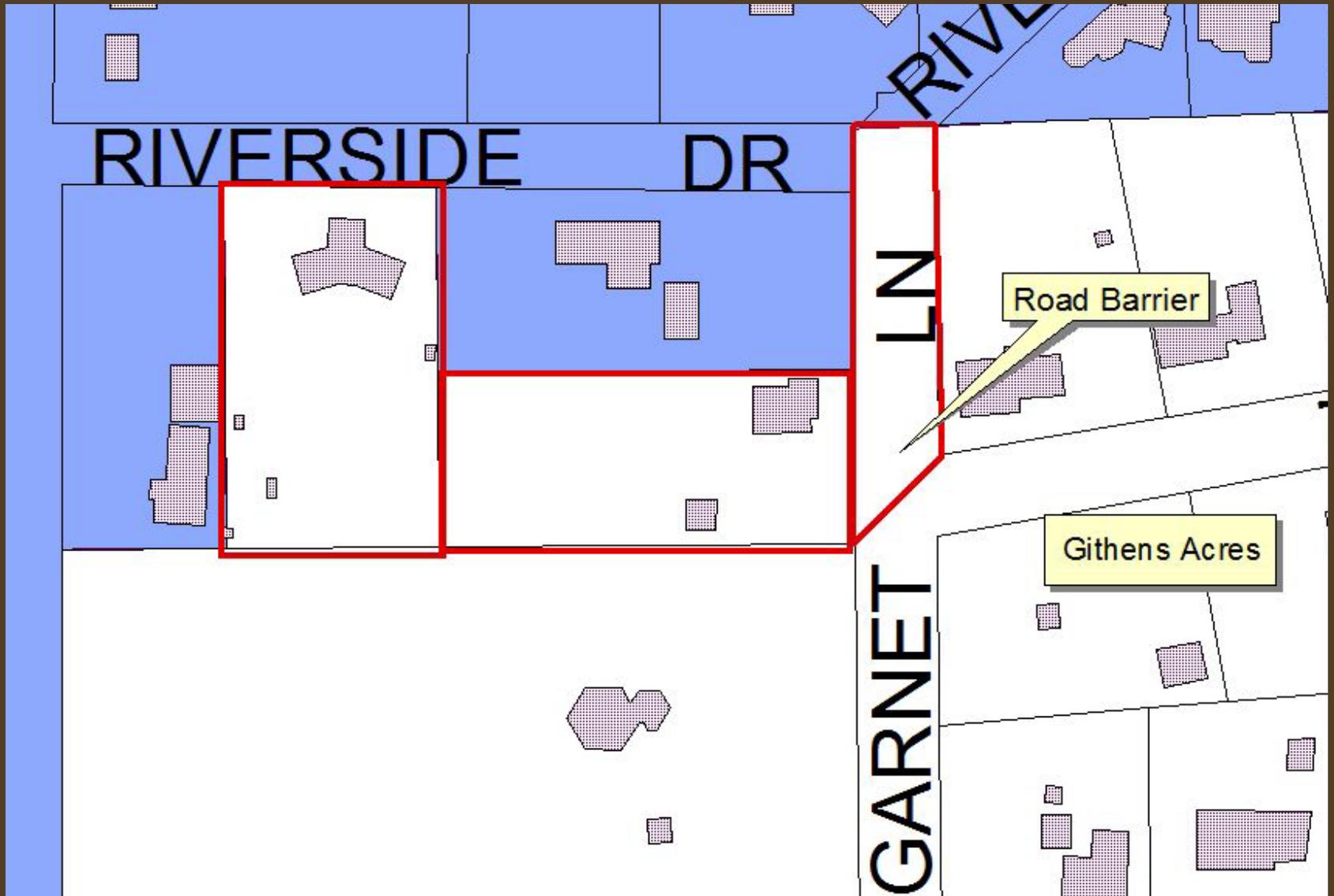
BVCP Compliance

- Will not impact the physical, social or economic assets of the community.
- Would add value to community - Environmental and public health quality will be enhanced.
- Community benefit:
 - Flood and utility easements
 - 2X the cash in-lieu to the Housing Trust Fund
- Proposed zoning consistent with land use designations and North Boulder Subcommunity Plan

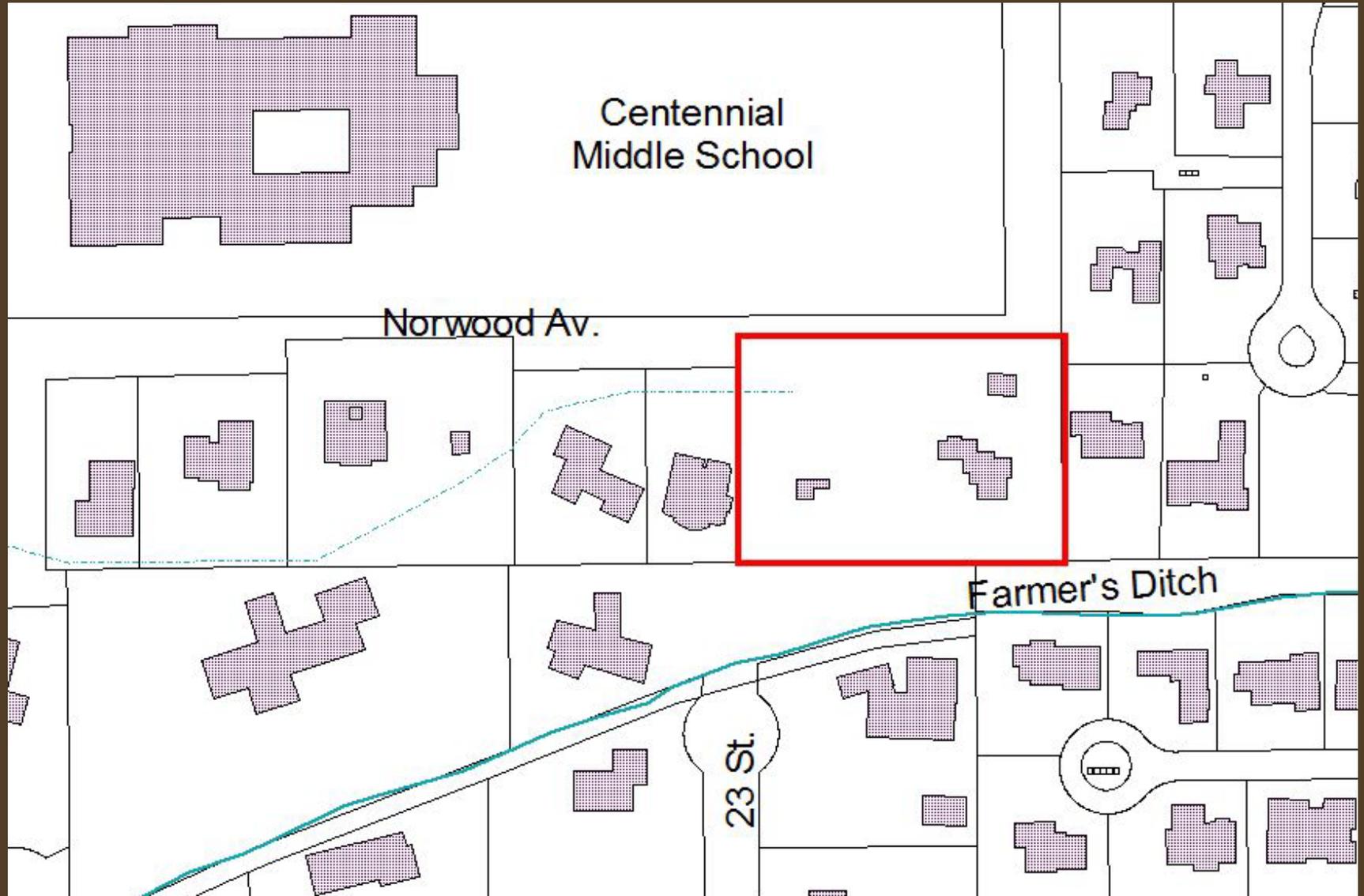
Other Issues

- Garnet Lane annexation
- 2350 Norwood – Multi-use path easement and waiver of LID interest fees
- Ditch rights

Garnet Lane Annexation



2350 Norwood

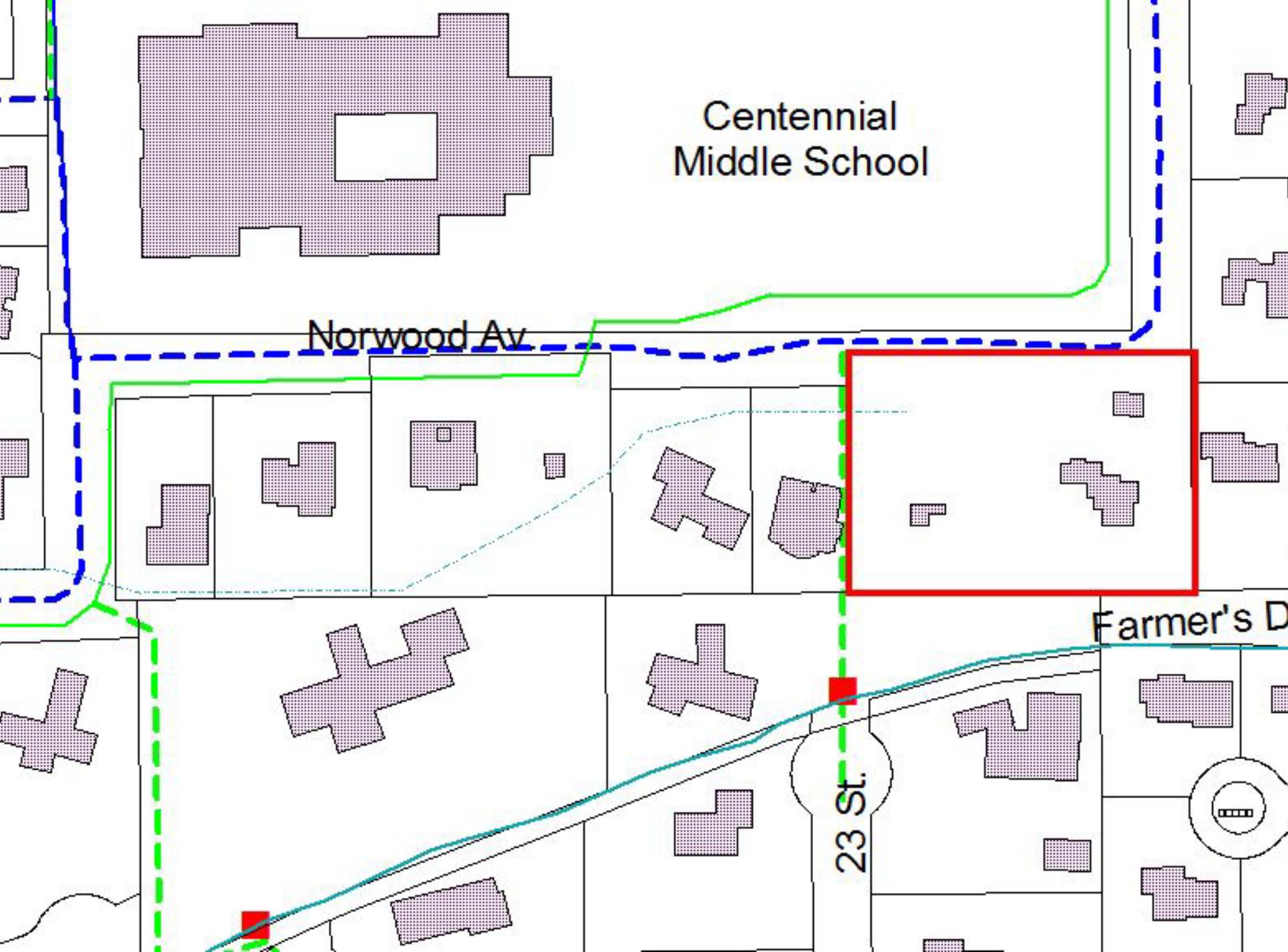


Centennial
Middle School

Norwood Av

Farmer's D

23 St.



2350 Norwood

- Inoperable septic
- Working with landowner since 2010
- Dedication of:
 - Norwood right-of-way
 - 16 ft. multi-use path easement
- Housing Trust Fund contribution
(2 addt'l units on property)
- Waiver of \$10,000 interest assessment for
Norwood Improvement District

Irrigation Ditches/Water Rights

1. What's the connection between irrigation ditches and
 - the community?
 - the city's water supply?
2. How are ditch shares handled during annexations?
3. Is transfer of ditch shares automatic during an annexation?

Proposed Motion

Motion to adopt five ordinances to annex the areas with initial zoning designations pursuant to land use code subsection 9-5-2(c)(1)(A), B.R.C. 1981 generally described below:

- Ordinance No. 8022 pertaining to 1950 Riverside Av. with Residential-Estate zoning;
- Ordinance No. 8023 pertaining to 4415 Garnet Ln. with Residential–Estate zoning;
- Ordinance No. 8024 pertaining to 1085 Gapter Rd. with Residential–Rural 2 zoning;

- Ordinance No. 8025 pertaining to 2200 Emerald Rd. with Residential-Rural 1 zoning; and
- Ordinance No. 8026 pertaining to 2350 Norwood Av. with Residential-Estate zoning.

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