

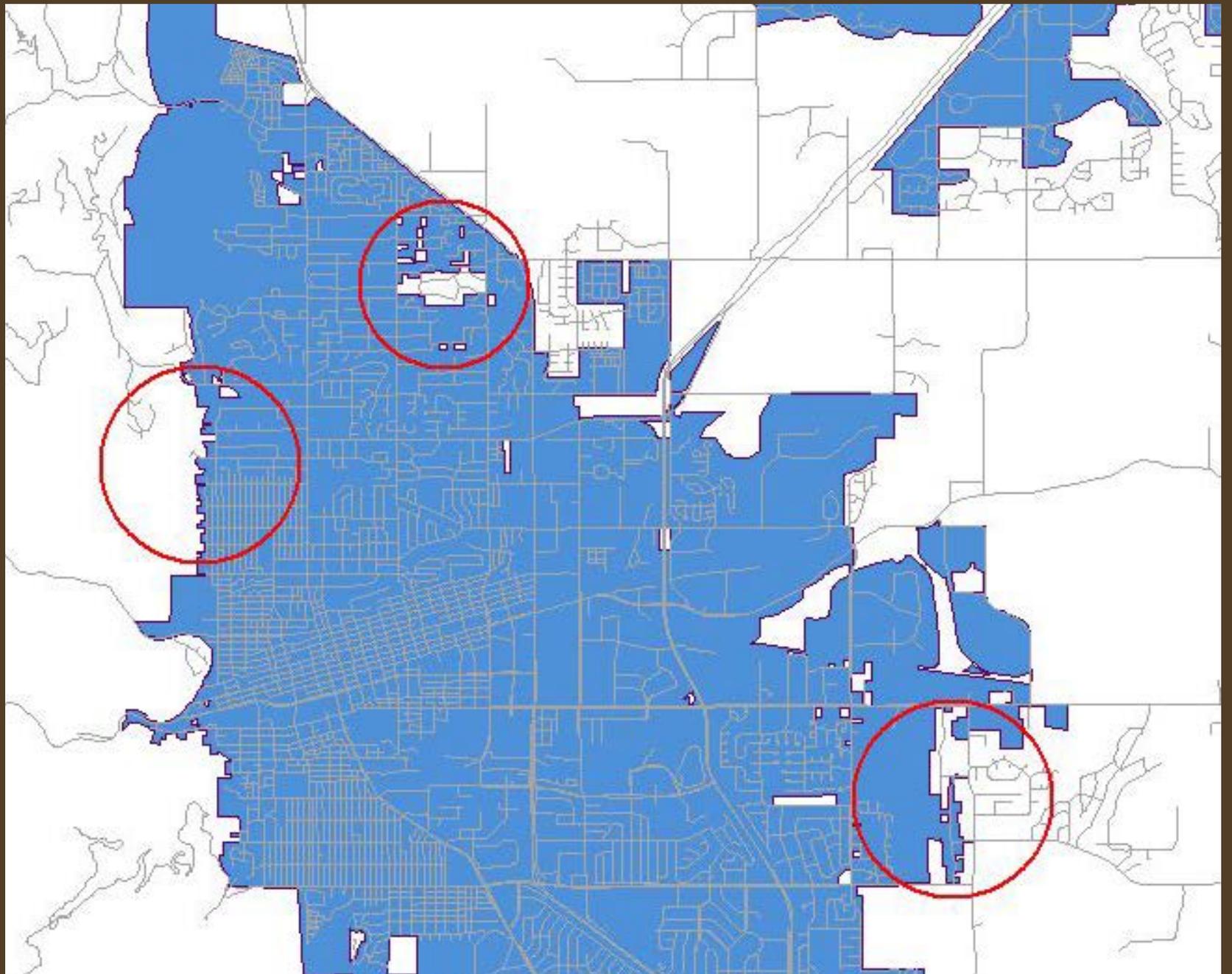
City Council
August 5, 2014

Annexation and Initial Zoning of:

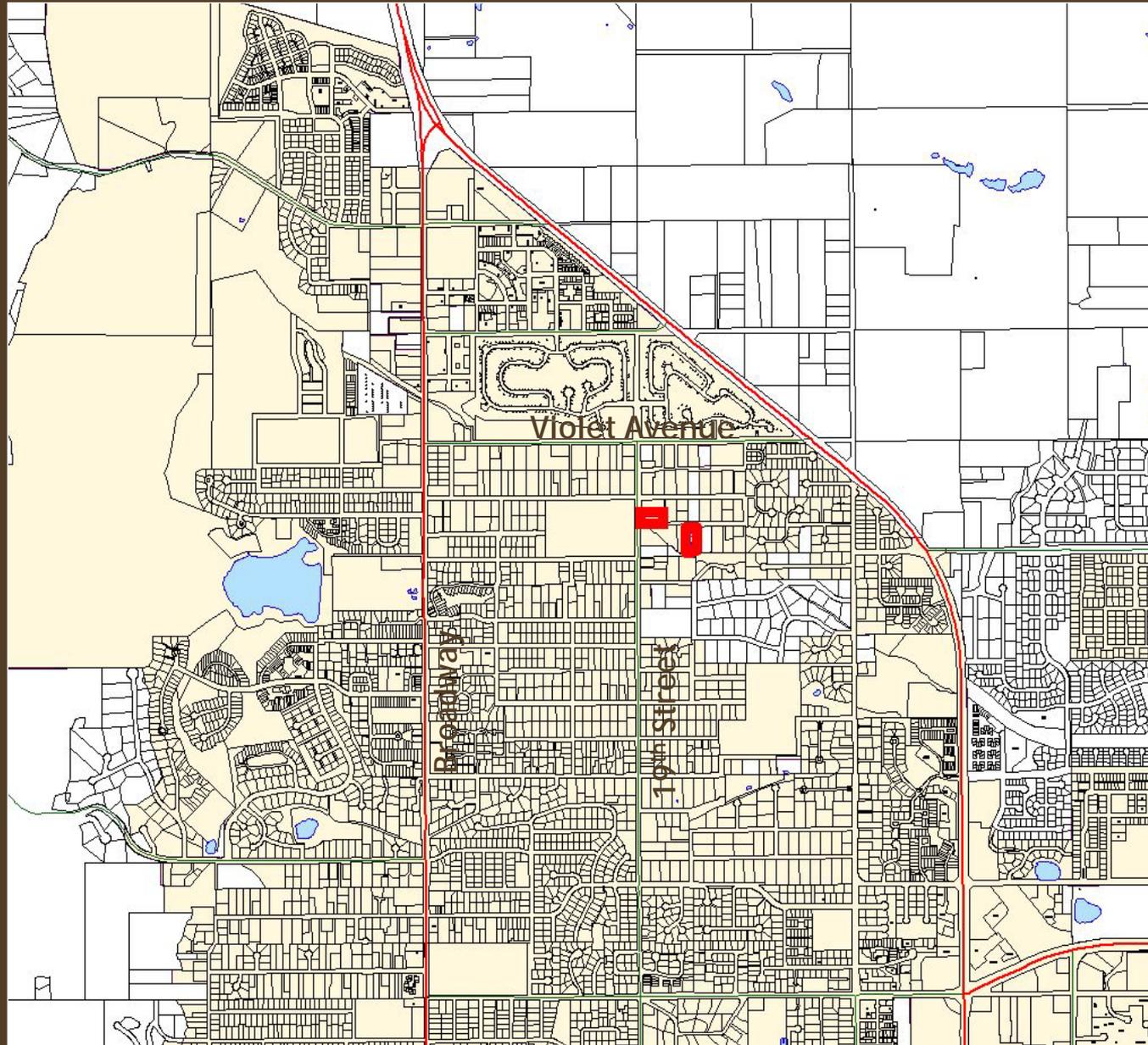
4270 19th St.
and
2130 Tamarack Av.

Purpose

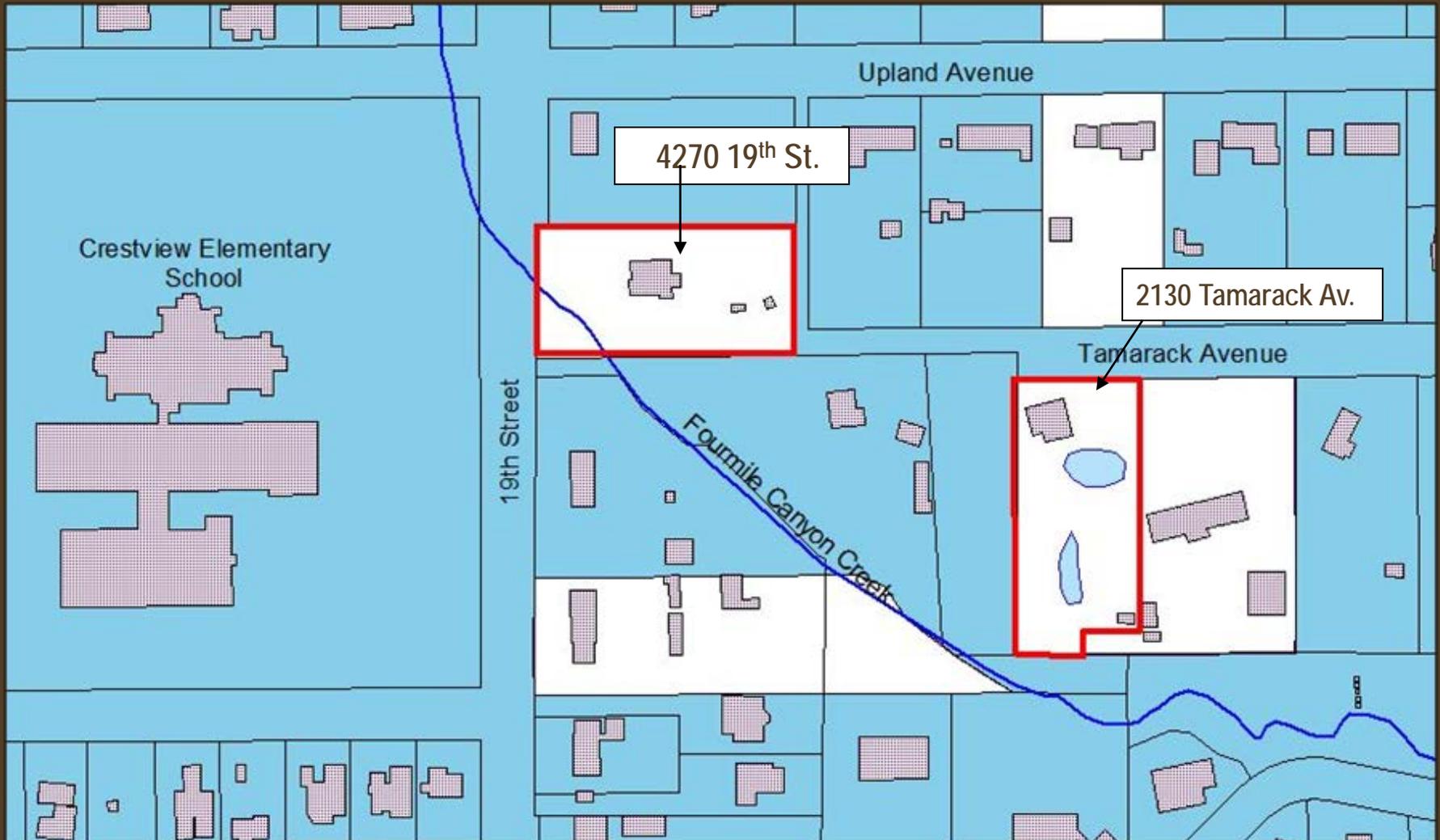
- Consider emergency annexation of two flood impacted properties for connection to city utilities
- Adoption of Resolutions 1136 and 1137
- Adoption of Emergency Ordinances 7984 and 7985 annexing subject properties with an initial zoning of RE



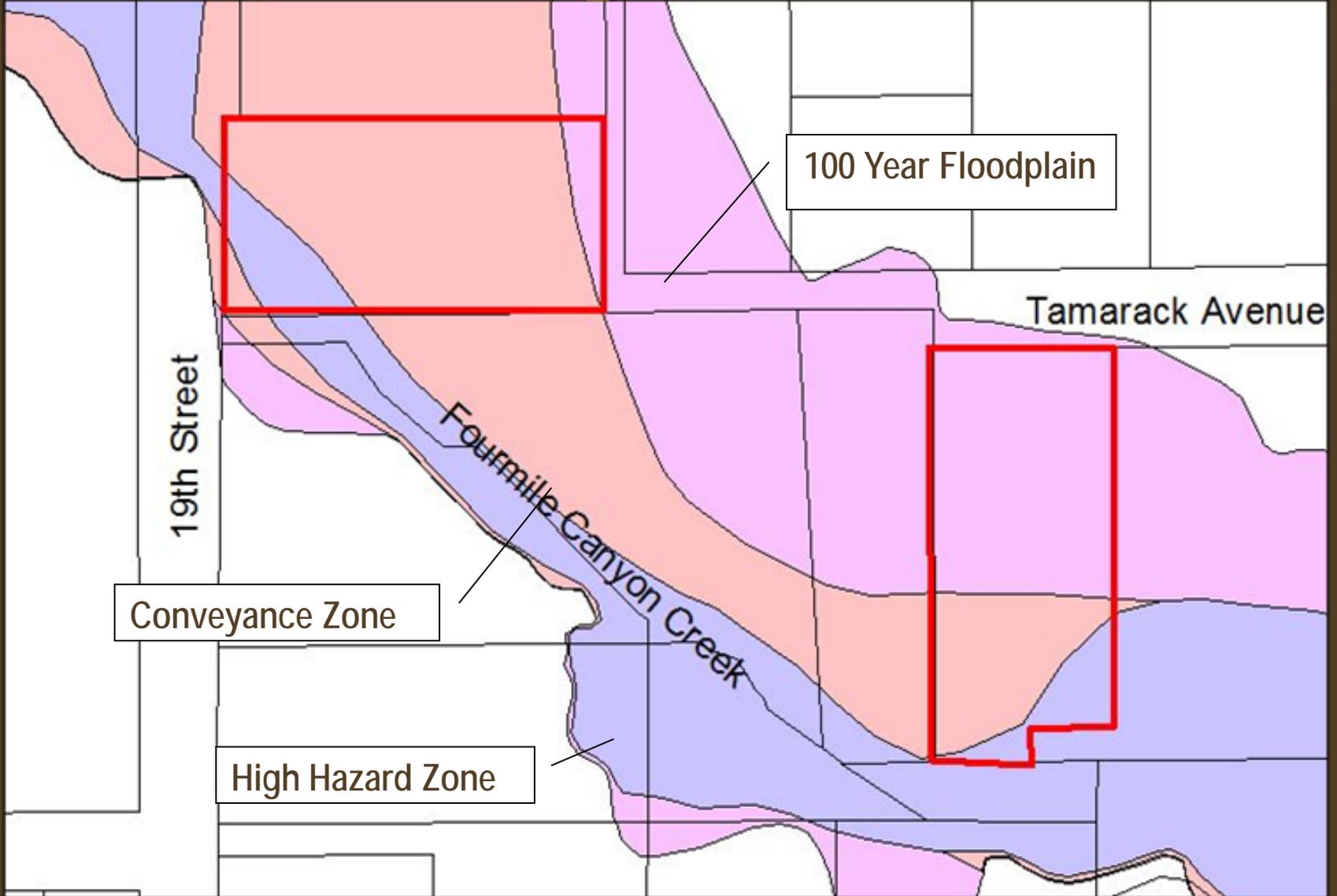
Vicinity Map



Neighborhood Context



Existing Conditions



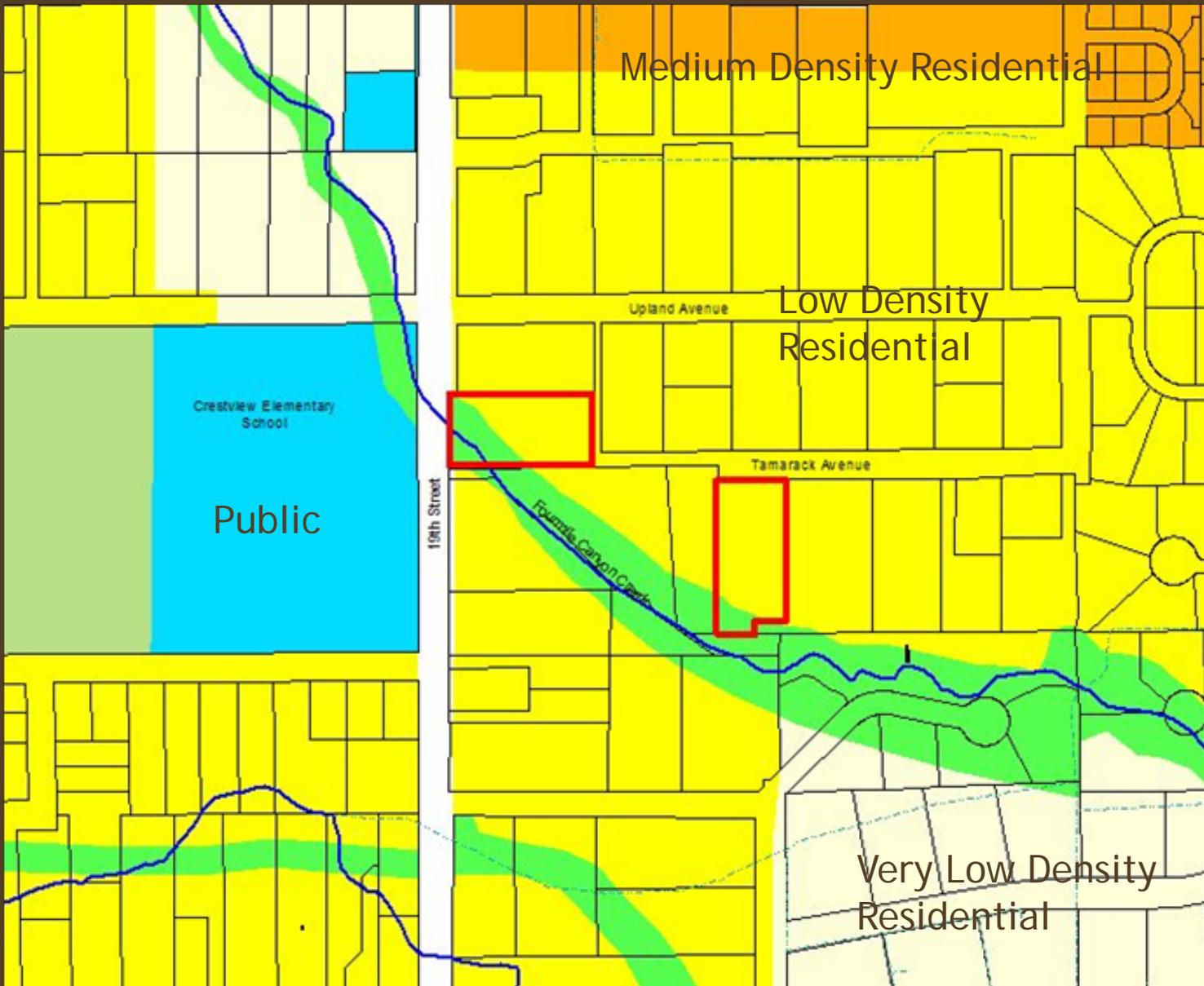
Colorado Revised Statutes (C.R.S.) 31-12-101 et seq.

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

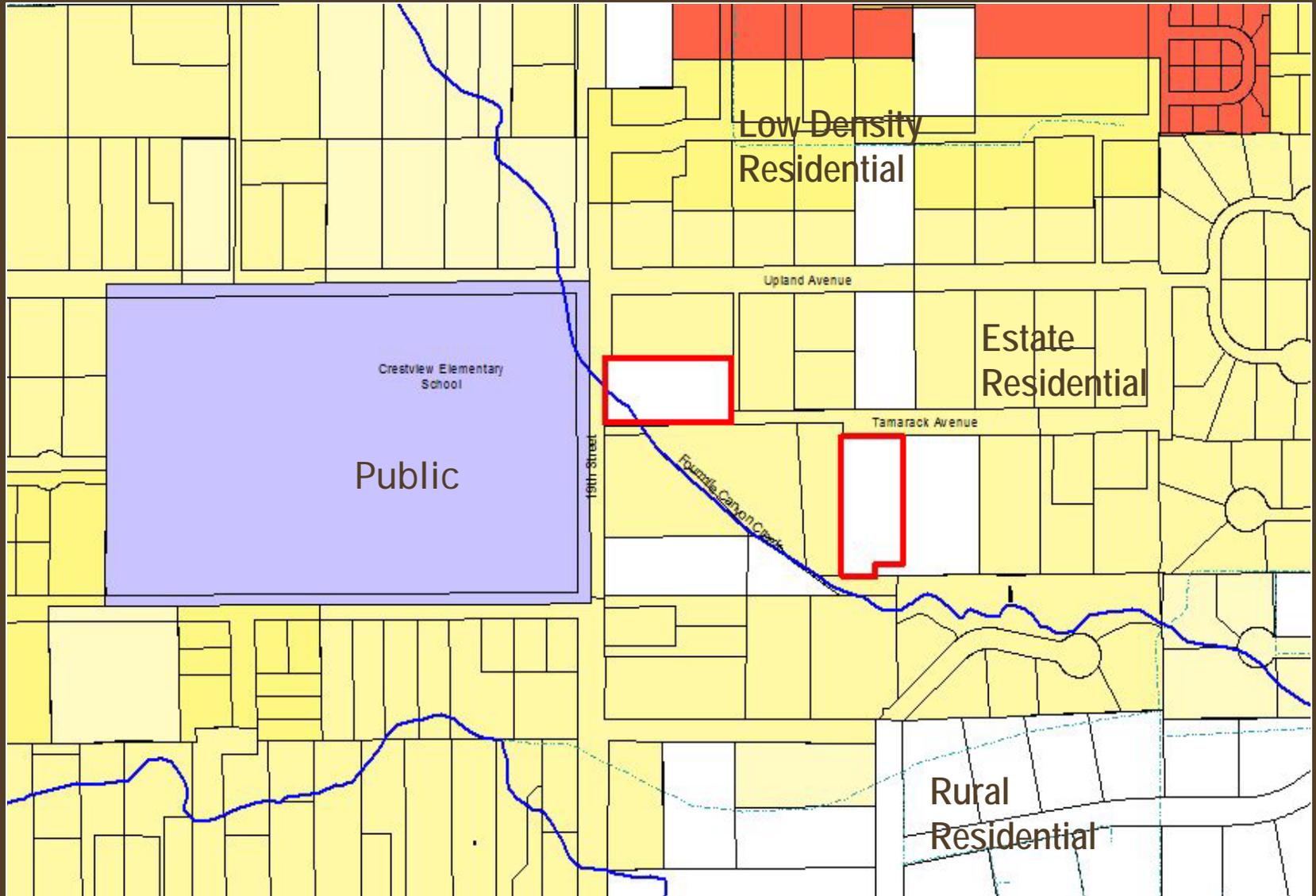
BVCP Compliance

- *Will not result in an expansion of exterior city boundaries or 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 of 2X the cash in-lieu to the Housing Trust Fund.*

Land Use Designation



Zoning



North Boulder Subcommunity Plan Compliance

- *Proposed zoning of RE will reflect the existing development pattern in the area of 2 du's per acre.*
- *4270 19th St.: Dedications consistent with transportation plan and development guidelines*

Upland Avenue

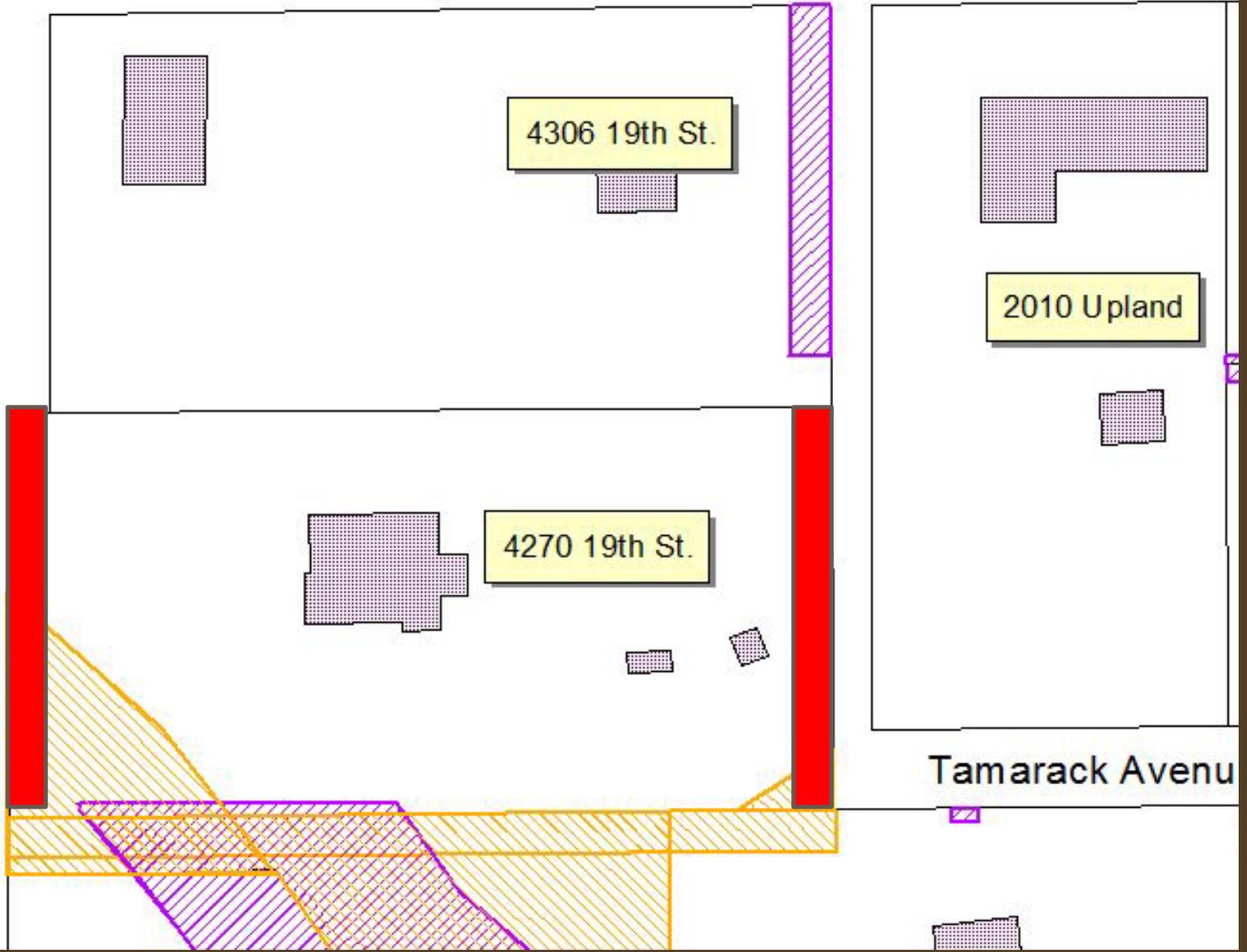
4306 19th St.

2010 Upland

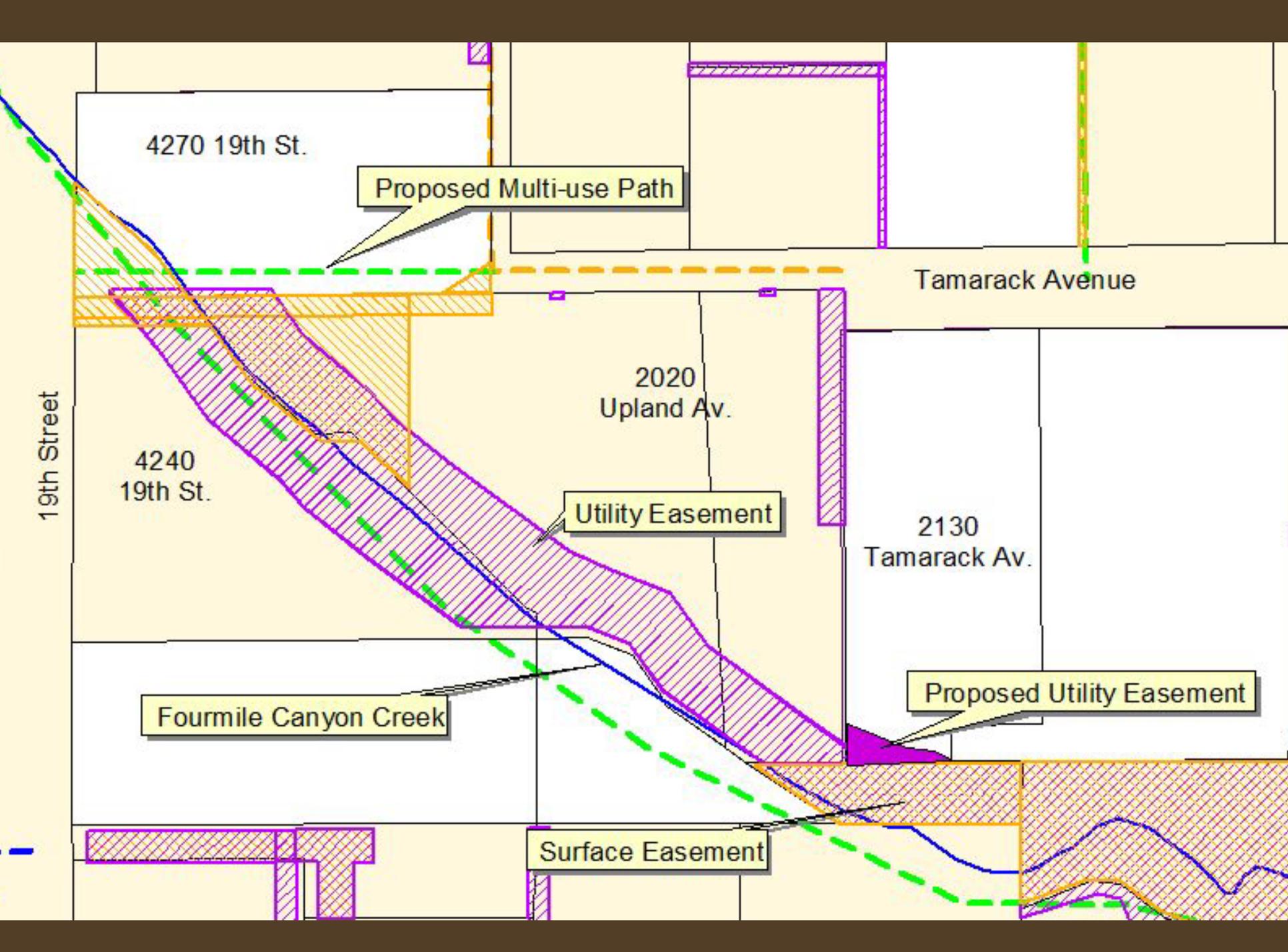
19th Street

4270 19th St.

Tamarack Avenue







4270 19th St.

Proposed Multi-use Path

Tamarack Avenue

19th Street

2020 Upland Av.

4240 19th St.

Utility Easement

2130 Tamarack Av.

Fourmile Canyon Creek

Proposed Utility Easement

Surface Easement

Proposed Conditions for Annexation

Easement dedications:

2130 Tamarack: a flood control easement from 60 feet on either side of the centerline of Fourmile Canyon Creek.

Right-of-way dedications:

4270 19th St: for 19th Street and 20th Street improvements.

Proposed Conditions for Annexation

Payment Plan:

Finance plan - begin payment at time of connection

Use of existing wells for irrigation

Community Benefit:

2X cash-in-lieu amount as required per each new dwelling unit prior to building permit.

Suggested Motion Language:

1. Motion to adopt Resolutions 1136 and 1137 finding the properties to be enclaves, finding compliance with statutory requirements applicable to these annexations, and establishing Aug. 5, 2014 as the date for council action.

2. Motion to adopt Emergency Ordinances 7984 and 7985 annexing the properties, with an initial zoning classification of Residential - Estate (RE).