

**ANNEXATION IMPACT REPORT - *DRAFT***

For

**BOULDER CREEK COMMONS**

**ANNEXATION**

5399 Kewanee Drive &  
5697 S. Boulder Road  
County of Boulder, Colorado

November 2012

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**BOULDER CREEK COMMONS**  
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5399 Kewanee Drive and 5697 S. Boulder Road  
Unincorporated Boulder County, Colorado

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**ATTACHMENTS**

<i>"Annexation Map" [SHT V1]</i> .....	11" x 17"
<i>"Preliminary Utility Plan – West Parcel" [SHT C1]</i> .....	11" x 17"
<i>"Preliminary Utility Plan – East Parcel" [SHT C2]</i> .....	11" x 17"

## 1.0 APPLICANT AND LOCATION

Applicant: Boulder Creek Commons, LLC

Project: Boulder Creek Commons Annexation

Location: 5399 Kewanee Drive and 5697 South Boulder Road  
Boulder, CO 80303

City of Boulder Reference Numbers: LUR2006-00099  
LUR2012-00048

Boulder Creek Commons, LLC requests that the 23.60-acre tract of land shown on the attached “*Annexation Map*” be annexed to the City of Boulder.

## 2.0 OVERVIEW

The proposed **Boulder Creek Commons Annexation** site is located in the a Southeast quarter of Section 4, Township 1 South, Range 70 West of the 6th P.M., County of Boulder, State of Colorado. The annexation includes the 22.17-acre Boulder Creek Commons property and the 1.43-acre of existing public right-of-way for 55<sup>th</sup> Street.

Of the 22.17-acre property, 19.44-acres are located west of 55<sup>th</sup> Street and are commonly referred to as the West Parcel. The East Parcel is the remaining 2.73-acres that are located east of 55<sup>th</sup> Street. The Property is in agricultural use and supports livestock grazing for primarily horses. The West Parcel is improved with a gravel access drive from 55<sup>th</sup> Street, out buildings, corral fencing and light poles. The East Parcel is unimproved and designated for environmental preservation.

The proposed **Boulder Creek Commons Subdivision** includes the development of 65 single-family homes, 3 duplexes and 50-unit senior housing building on the West Parcel. The East Parcel will remain undeveloped.

## 3.0 ANNEXATION ELIGIBILITY REQUIREMENTS

As set forth in 31-123-104, C.R.S., below are responses to the Annexation Eligibility Requirements.

**Not less than one-sixth of the perimeter of the areas proposed to be annexed is contiguous with the City of Boulder**

More than one-sixth of each site is contiguous with the City of Boulder boundary, per the attached "*Annexation Map*".

**A community of interest exists between the area proposed to be annexed and the City of Boulder.**

The majority of the site will be used for residential housing and congregate care senior affordable housing, while the remainder will be set aside for environmental preservation. The development will serve the residents of the City of Boulder with much-needed housing and affordable senior living facilities. The project will further the City of Boulder adopted Affordable Housing and Environmental goals.

**The site is urban or will be urban in the near future.**

The site will become urban residential housing consistent with neighboring development and the Boulder Valley Comprehensive Plan.

**The site is integrated or is capable of being integrated with the City of Boulder.**

The site creates a 'logical edge', as defined in the Boulder Valley Comprehensive Plan, adjoining Keewaydin Meadows neighborhood to the west, Greenbelt Meadows to the south, and the East Boulder Senior Center and Recreation Center and Manhattan Middle School to the north. The site access is provided by City of Boulder public right-of-way: 55<sup>th</sup> Street crosses the site and Kewanee Drive, at the western lot line. Kewanee Drive was required to be 'stubbed-out' as part of the Keewaydin Meadows subdivision plan in order to connect to future development to insure a connected residential street pattern. The recently completed East Boulder Community Park, including soccer fields, Dog Park and paved parking lot, abuts the north lot line of the property.

In addition, there are multiple bus routes served by RTD within a short walk of the site including the 203, 206, Dash and 209. Residents of the seniors congregate care facility will take advantage of the on-demand Special Transit services. The RTD Table Mesa Park and Ride which provides connections to the entire RTD network is

a short bike or bus ride away. A major shopping center is nearby and local shops are within ½ mile.

#### 4.0 LIMITATIONS OF ANNEXATION

As set forth in 31-12-105, C.R.S., below are responses to the Limitation of Annexation:

**In establishing the boundaries of the territory to be annexed, no land held in identical ownership, whether consisting of one tract of parcel of real estate or two or more contiguous tracts or parcels of real estate, has been divided into separate parts or parcels without the written consent of the landowners.**

Existing right of way and property lines are being used as the boundaries for annexation.

**In establishing the boundaries of the areas proposed to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, comprising twenty acres or more (which, together with the buildings and improvements situated thereon has a valuation for assessment in excess of two hundred thousand dollars for ad valorem tax purposes for the year next preceding the annexation) has been included without written consent of the landowners.**

All land included within the annexation boundary is either City of Boulder public right-of-way or is included with the written consent of the landowners.

**That no annexation proceedings have been commenced for the annexation of part or all of the subject property to another municipality.**

The site has not been petitioned for annexation to another municipality.

**The proposed annexation would not have the effect of extending a municipal boundary more than three miles in any direction from any point of such municipal boundary in one year.**

The annexation application would not extend the City of Boulder by more than three miles in any direction from the current boundaries.

**If a portion of a platted street or alley is to annex, the entire width of said street or alley is included within the area proposed to be annexed.**

The entire width of 55th Street public right-of-way is included within the annexation boundary.

## 5.0 IMPACT REPORT REQUIREMENTS

As set forth in 31-12-108.5, C.R.S., below are the responses to the Annexation Impact Requirements:

a) **Maps of city and adjacent territory to show the following information:**

I) *The present and proposed boundaries of the municipality in the vicinity of the proposed annexation.*

Refer to “Annexation Map” provided in the back pocket of this report.

II) *The present streets, major trunk water mains, sewer interceptors and outfalls, other utility lines and ditches, and the proposed extension of such streets and utility lines in the vicinity of the proposed annexation.*

Refer to the “Preliminary Utility Plan – West Parcel” and “Preliminary Utility Plan – East Parcel” provided in the back pocket of this report. Kewanee Drive public right-of-way abuts the annexation boundary on the west. This road will be extended through the proposed subdivision to provide connectivity through the site to 55<sup>th</sup> Street public-right-of way which is also included within the annexation boundary. Existing City of Boulder utility infrastructure is currently available to the property.

III) *The existing and proposed land use pattern in the areas to be annexed.*

The existing land use pattern is residential and will remain unchanged with annexation.

b) **A copy of any draft of final pre-annexation agreement, if available.**

The draft Annexation Agreement

c) **A statement setting forth the plans of the municipality for extending to or otherwise providing for, within the area to be annexed, municipal services performed by or on behalf of the municipality at the time of annexation.**

City of Boulder’s existing utility infrastructure is currently available to the property and has the available capacity to support the proposed improvements without adversely impacting the surrounding service area.

**d) A statement setting forth the method under which the municipality plans to finance the extension of the municipal services into the area to be annexed.**

No extensions of municipal services are required. Therefore, there are no financial commitments necessary from the City for this purpose.

**e) Provide a statement identifying existing districts within the area to be annexed.**

The subject property is located within the Boulder Valley School District and the Urban Drainage & Flood Control District.

**f) Statement on the effect of annexation upon local-public school district systems, including the estimated number of students generated and the capital construction required to educate such students.**

The subject property lies within the Boulder Valley School District. This item is to be determined by the City of Boulder in cooperation with Boulder Valley School District.