

**PLANNING AND ZONING COMMISSION COMMUNICATION**  
**City of Longmont, Colorado**

**PROJECT TITLE** Union Annexation, Concept Plan, Zoning (PZR 2007-4) and LACP Amendment (PZR 2007-5), Union Preliminary Subdivision Plat, Preliminary PUD Development Plan with exceptions to the Subdivision Regulations and a Height Exception (PZR 2007-6) and Union PUD Filing 1 (Pro Action Event Center) Preliminary Development Plan (PZR 2007-7) (File # 3444, 3444-1, 3444-1a, 3444-2a and 1042-29)

**DATE OF MEETING** February 21, 2007

**STAFF PLANNER** Don Burchett, 303-651-8828  
[don.burchett@ci.longmont.co.us](mailto:don.burchett@ci.longmont.co.us)

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**GENERAL INFORMATION**

**Location** Generally located north of State Highway 119, east of Weld County Road 3 ½, south of Weld County Road 26 and west of Meadow Vale Farms and the Elms at Meadow Vale (see the [attached vicinity map](#))

- Proposals**
1. A request for annexation of 348 acres with a proposed zoning of Planned Unit Development – Mixed Use (PUD-MU) with a concept plan that designates 94 acres for 175 single family dwelling units, 20 acres for 67 single family attached homes, 28 acres for 75 dwelling units for mixed use residential, 57 acres for civic and religious uses, 40 acres for mixed use, 43 acres for open space and setbacks, State Highway 119 designated with a Scenic Entry Overlay District;
  2. An amendment to the Longmont Area Comprehensive Plan to include the property into the Longmont Planning Area (LPA); designate WCR 26 (Reservoir Drive) as an arterial; designate WCR 3½ as an arterial; designate WCR 5 as an arterial; designate a collector street (Union Parkway through the mixed use commercial area; designate the Great Western Railroad as a Primary Greenway, designate State Highway 119 as a Scenic Entryway, designate the property south of the Great Western Railroad Primary Greenway as a mixed use commercial corridor, and designate the area north of the Great Western Railroad Primary Greenway as low density residential;
  3. A preliminary subdivision plat and preliminary PUD development plan for the entire 313 acre Union development. The application proposes 175 single family dwelling units on 93.7 acres; 67 single family and attached residential

dwelling units on 20 acres; 75 mixed use residential dwelling units (to include single family homes, attached homes, town homes and apartments) on 28.1 acres; 57.4 acres for future Civic and Religious Uses; 39.6 acres for future Mixed Use (to include commercial on the ground floor and commercial, residential and religious uses on second and third floors); 43 acres of open space; and 31.3 acres of right-of-way. The preliminary plat requires the following exceptions to the City of Longmont Land Development Code:

- Allow 13 lots without street frontage (2 commercial lots and 11 residential lots) in the Mixed Use area of the PUD.
- Grant 6 height exceptions in the following 3 areas, civic/religious, mixed use; and residential areas
- Request approval of the specific bulk standards for all districts in the PUD

4. A preliminary PUD development plan for the ProAction Event Center on Block 5a and 6a totaling 150,950 square feet.

<b>Area</b>	348 acres for the annexation (includes road right-of-ways), 313 acres for the preliminary subdivision plat and PUD of the entire site; and 12.4 acres for the preliminary PUD for the ProAction Event Center.
<b>Existing Use</b>	Weld County agricultural property
<b>Existing Zoning</b>	Weld County E (estate), R-1 (low density residential), R-2 (duplex residential), R-3 (medium density residential), R-4 (high density residential), C-1 (neighborhood commercial) and C-2 (general commercial).

## **SURROUNDING LAND USES AND ZONING**

<b>North</b>	City of Longmont Open Space and Agricultural uses
<b>South</b>	Weld County Commercial (Vista Commercial)
<b>East</b>	Weld County Rural Residential (Meadow Vale Farms and the Elms at Meadow Vale)
<b>West</b>	Weld County Medium Density Residential (Longview)

## **COMPREHENSIVE PLAN DESIGNATIONS**

The Longmont Area Comprehensive Plan does not currently designate this property's land use. The property is within the City of Longmont's Coordinated Planning Area and portions of the property are shown as the City of Longmont's Eastern Buffer with the area adjacent to State Highway 119 designated as parks, greenway and open space. State Highway 119 is designated as an existing Expressway.

<b>PROPERTY OWNERS</b>	Life Bridge Christian Church
<b>APPLICANT</b>	4C Corporation
<b>APPLICANT CONTACT</b>	Barb Brunk, Resource Conservation Partners, 303-532-2262

**APPLICATION DESCRIPTION**

The applicants have proposed annexation of 348 acres with a proposed zoning of Planned Unit Development – Mixed Use (PUD-MU) with a concept plan that designates 94 acres for 175 single family dwelling units, 20 acres for 67 single family attached homes, 28 acres for 75 dwelling units for mixed use residential, 57 acres for civic and religious uses, 40 acres for mixed use, 43 acres for open space and setbacks, State Highway 119 designated with a Scenic Entry Overlay District;

The application also includes an amendment to the Longmont Area Comprehensive Plan to Designate WCR 26 (Reservoir Drive) as an arterial; designate WCR 3 ½ as an arterial; designate WCR 5 as an arterial; designate a collector street (Union Parkway) through the mixed use commercial area; designate the Great Western Railroad as a Primary Greenway, designate State Highway 119 as a Scenic Entryway, designate the property south of the Great Western Railroad Primary Greenway as a mixed use commercial corridor, and designate the area north of the Great Western Railroad Primary Greenway as low density residential;

Concurrently being reviewed is a preliminary subdivision plat and preliminary PUD development plan for the entire 313 acre Union development. The application proposes 175 single family dwelling units on 93.7 acres; 67 single family and attached residential dwelling units on 20 acres; 75 mixed use residential dwelling units (to include single family homes, attached homes, town homes and apartments) on 28.1 acres; 57.4 acres for future Civic and Religious Uses; 39.6 acres for future Mixed Use (to include commercial on the ground floor and commercial, residential and religious uses on second and third floors); 43 acres of open space; and 31.3 acres of right-of-way.

The preliminary subdivision plat and PUD development plan would require the following exceptions to the City of Longmont Land Development Code:

- Allow 13 lots without street frontage (2 commercial lots and 11 residential lots) in the Mixed Use area of the PUD.
- Grant 6 height exceptions in the following 3 areas, civic/religious, mixed use and residential areas;

	Height Requested	City of Longmont Height Limits	Variance Requested
Civic/Religious Campus	60 feet*	45 feet	15 feet
Civic/Religious Architectural Features (maximum 20% of a building)	75 feet*	45 feet	30 feet
Mixed Use Commercial	55 feet*	45 feet	10 feet
Mixed Use Commercial	60 feet*	45 feet	15 feet
Mixed Use Residential (north)	45 feet*	30 feet	15 feet
North Residential Area	35 feet*	30 feet	5 feet

\* Per Bulk Height Standards map (Sheet LU-15) found in Union Preliminary PUD Plan set

- Request approval of the specific bulk standards for all districts in the PUD

The final application being reviewed by the Planning and Zoning Commission is a preliminary PUD development plan for the ProAction Event Center. The proposed center is located on Blocks 5a and 6a of the preliminary plat and the structure would total 150,950 square feet. The center would allow for sporting events and other large gatherings to occur and the Life Bridge Christian Church plans to use a portion of the building for their temporary home after the sale of their property on State Highway 66 until a new church could be built on the Union parcel in the Civic/Religious area.

### **DEVELOPMENT REVIEW COMMITTEE PROCESS**

In May 2006, the City Council directed staff to process an annexation request by the Corporation for Community Christian Connection (4C Corporation) through the City of Longmont review process. The applicant approached the City for annexation after receiving approvals for a sketch plan, change of zone, height exception and approvals of their bulk and development standards in Weld County for a similar request.

The Development Review Committee (DRC) identified the following issues during our review of this project. Compatibility with adjacent land uses, transportation links and design, drainage, emergency response, multi-modal transportation connections, building architecture and PUD design guidelines, landscape buffers, lighting, noise and habitat and species protection. Below you will find a brief summary of how each item was addressed through the DRC process;

#### Compatibility with adjacent land uses

During the review of this project, staff reviewed the impacts of this development on the existing land uses that surround the Union parcel. To the south of the project is the existing Vista Commercial development that is being developed in Weld County. The southern portion of the Union property is proposed for mixed use development that would include the ProAction Event Center with future mixed use development that would include first floor commercial and commercial, residential and religious uses on second and third floors. Compatibility with this commercial area is not considered a problem. The area adjacent to State Highway 119 is to be identified as a Scenic Entry on the LACP and will meet our scenic entry and scenic entry overlay district requirements.

To the east of the parcel are two existing Weld County subdivisions, the Elm's at Meadow Vale and Meadow Vale Farms. These residential subdivisions would be adjacent to three types of development on this property. Starting at the south, the homes in the Meadow Vale Farms subdivision would be adjacent to the mixed use area of the PUD and portions of the single family and single family attached senior housing area. As we proceed north from Meadow Vale Farms to the Elms at Meadow Vale the land use changes to single family detached homes.

The applicant has tried to address a number of compatibility concerns with their design. First they have matched or exceeded all existing buffer widths of the adjacent developments. The

smallest perimeter buffer (30 feet) is located at the north end of the development along the Elm's at Meadow Vale subdivision. The applicant has attempted to match or exceed the residential lot sizes of the adjacent subdivisions and position single family homes adjacent to other single family homes. The applicant has agreed not to connect to the two existing streets that are along the eastern property line of the Union property so as to eliminate potential traffic impacts on this neighborhood. The concern expressed was that people would use the local streets in the residential neighborhoods to access or leave this development during events.

As the uses change along the eastern border of the property the buffer and setbacks increase in the areas adjacent to the ProAction Event Center, the buffer to the parking lot is increased to a minimum of 150 feet to the access roads and parking areas and 575 feet to the ProAction Building. The applicants have worked to reduce lighting levels on site to address the neighbors concerns and have provided a photometric plan that meets the City of Longmont's requirements for maximum lighting levels.

To the north of the proposed development is City of Longmont Open Space, Union Reservoir and some rural residential homes. The applicants have designated this northern portion of their property as Low Density Residential and are proposing to relocate Weld County Road (WCR) 26 (Reservoir Drive) and provide landscape buffers and large lots ranging from 10,000 square feet to 30,000 square feet in this area. The applicant has worked with the Parks and Open Space Division to incorporate some improvements to the City property adjacent to Reservoir Drive and allowed for the Lawson property to be integrated into the development in the future.

To the west of the property is the Longview residential development. The applicant has proposed to widen WCR 3 ½ and will do so completely on their property to reduce the impacts on the residents adjacent to the street. The applicant has also proposed to landscape the area between the residents and road when they improve this area with the development of their site.

#### Transportation Links and Design

The applicant has designed their project to implement the recommendations of the Neighborhood Traffic Mitigation Task Force and agreed to incorporate all standards in their development. The relocation of WCR 26 and WCR 3½ have been reviewed and are recommended as ways to make the transportation system function properly in this area.

#### Drainage

The City of Longmont identified a drainage issue during our review of the site that currently affects this property and property to the south and west of this development. The City and applicant have identified solutions to the problems and know that they can be fixed through site design and layout. Drainage easements are shown on the preliminary plats and PUD documents that protect this area until future improvements are installed.

#### Fire Protection and Emergency Response

Through the review process, access through the site was modified to accommodate the Fire Departments needs for access. The applicant adjusted the site layout which provides adequate

access to the building and then adjusted the location of the fire hydrants to meet the required spacing criteria. The City of Longmont also determined that the emergency response benchmark would not be met by this project unless the applicant agreed to certain improvements and restrictions based on our Development Code. The applicant has worked with the Fire Department and a resolution has been agreed to that meets the City's Code requirements. The buildings on this site will be sprinkled and the applicants will pay for an additional ambulance unit to be stationed near the site within the appropriate response time as well as dedicate a one acre site near Sandstone Ranch Park for a future Fire Station.

#### Multi-Modal Transportation

In reviewing the LACP amendment for this area City Staff also reviewed the proposed bicycle and pedestrian connections through the site. A multi-modal transportation plan is included in the plan set and the major connections through and around the site are identified. Additional connections are provided to these major routes as the development proceeds to the individual lot detail.

#### Landscape Buffers

Landscape buffers have been provided around the perimeter of the property and increased in many areas to address the concerns of the neighboring property owners. Multiple berms and additional landscaping above the City requirement are proposed for the area.

#### Site Lighting

Site lighting and its impacts on the neighborhood have been reviewed in accordance with the Land Development Code. The site lighting varies in height from 12 foot high to 25 foot high depending on the activities that are going to occur in an area. The average foot candles by area do not exceed the maximums for intensity and glare that are required by the City of Longmont Land Development Code. The reduction in heights proposed will allow for more uniform lighting levels across the site with fewer "hot spots" and glare. These requirements are designed to help provide a transition area between the urban and suburban areas adjacent to this site and help minimize off-site lighting impacts.

#### Habitat and Species Protection

A habitat and species protection plan has been prepared for the applicant by ERO Resources Corporation (ERO) of Denver. The report surveyed the site for all plants and animals that are threatened or endangered. Based on the review of the site no threatened or endangered species were found. Both the Colorado Division of Wildlife and the U.S. Fish and Wildlife have reviewed these reports and found them to meet their requirements.

### **NEIGHBORHOOD INPUT**

A neighborhood meeting was held for this project on August 22, 2006 ([see attached minutes](#)). Notices of the neighborhood meeting were sent out to the property owners within 1000 feet of the property as well as to residents in the mailing area around the property through a mass mailing. Approximately 42 people attended the meeting. The meeting provided a summary of the

proposed project to the attendees and then a question and answer period followed. Items discussed at the meeting were generally focused on the impacts to the surrounding neighborhoods (Meadow Vale Farms and the Elms at Meadow Vale to the east and Longview to the West) and how the applicant would mitigate these concerns. Specific questions dealt with site lighting, noise, road improvements, cut-through traffic on stub roads through the neighborhoods, traffic congestion, buffers and building heights.

Notice of the application submittals were mailed to the property owners within 1000 feet of the property on October 24, 2006 and November 28, 2006. Notices of the public hearing were also given to the property owners within 1000 feet of the property on February 6, 2007. Legal notice was published in the Times Call and the property was posted on February 6, 2007. Prior to scheduling this application for a public hearing the City of Longmont received letters and phone calls from neighbors and other citizens expressing comments similar to those noted at the neighborhood meeting. The City has also received phone calls and letters in support of the project. [Copies of all written correspondence that the City has received as of February 13, 2007 are attached](#) to this communication.

### **CRITERIA EVALUATION**

The following review criteria apply to the Annexation, Longmont Area Comprehensive Plan Amendment, Preliminary Subdivision Plat and Preliminary PUD Development Plans.

#### **Annexation 15.02.060.L.3**

Review Criteria. All annexations shall be reviewed for compliance with the following criteria. However, annexation is a discretionary, legislative act. The City shall never be compelled to annex, unless otherwise required by State law, even if all these review criteria have been satisfied.

- a. The annexation is in compliance with the Municipal Annexation Act of 1965 (CRS §31-12-101, et seq., as amended).**

The proposed annexation is in compliance with the Municipal Annexation Act of 1965 as amended and meets all requirements for contiguity to the existing city limits.

- b. The annexation is consistent with the LACP and complies with all applicable criteria governing annexations stated in the LACP.**

The LACP shows this property in the Coordinated Planning Area of the City of Longmont. The land uses for this property are not identified, however a portion of the Eastern Buffer is on the northwest corner of the property and the area adjacent to the State Highway 119 right-of-way is shown for parks, greenway and open space. The LACP amendment proposed for this property would designate the future land uses for this property. The proposal also meets all criteria for annexation as stated in the LACP as well as the following goals, policies, and strategies:

Goal G-1: Plan, guide, and accommodate growth that promotes the most efficient use of scarce resources, and maintains and enhances the quality of life for present and future residents of Longmont.

Policy G-1.5: Annex and grow in a manner consistent with goals, policies, and strategies of the Longmont Area Comprehensive Plan and with adopted intergovernmental agreements.

Strategy G-1.5(a): Consider annexation of land contiguous to the City limits in accordance with the Longmont Area Comprehensive Plan and applicable state and local law when residents and property owners express interest in annexing to Longmont, and strongly discourage flagpole annexations.

Strategy G-1.5(c): Consider annexation petitions for land only within the Municipal Service Area and Longmont Planning Area or in the limited situations where land in the St. Vrain Valley Planning Area is eligible for the concurrent processing of a Longmont Planning Area amendment and an annexation petition.

- c. The property is within the Municipal Service Area (MSA) or the Longmont Planning Area (LPA) as stated in the LACP. No property outside of the MSA or LPA shall be considered for annexation unless the City Council finds that, consistent with the LACP, the best interests of the City would be served by annexation of such property and provided a land use plan for the area proposed to be annexed is submitted together with the annexation application.**

The annexation is located within the Coordinated Planning Area of the City of Longmont and the applicant has submitted a land use plan for the area that is being reviewed concurrently with the annexation request.

- d. The property is capable of being integrated into the City in compliance with all applicable provisions of the Longmont Municipal Code.**

The property is capable of being integrated into the City in compliance with all applicable provisions of the Longmont Municipal Code. The applicant will build all required improvements to the City's infrastructure in order to provide the site with adequate water, electricity, storm water management, fire protection and transportation networks as required by the Longmont Municipal Code and the Annexation Agreement.

- e. At the time any development of the area proposed to be annexed is completed, there is a reasonable likelihood that capacity will exist to adequately serve residents or users of such area with all necessary utilities and facilities and appropriate urban level services.**

Through the review of the proposed development for this site it has been determine that capacity will exist to serve this property with all necessary utilities and facilities appropriate for urban development.

- f. The proposed zoning is appropriate, based upon consideration of the following factors:**
- i. The proposed zoning is consistent with the LACP designation of the property;**
  - ii. The proposed land uses are consistent with the purpose and intent of the proposed zoning district; and**
  - iii. The proposed zoning is not improper spot zoning, such as a relatively small island of land that is afforded privileges not afforded surrounding properties.**

The LACP does not currently designate this property's land use. The applicant has proposed a Land Use Amendment to include the property into the Longmont Planning Area (LPA); designate WCR 26 (Reservoir Drive) as an arterial; designate WCR 3½ as an arterial; designate WCR 5 as an arterial; designate a collector street through the mixed use commercial area; designate the Great Western Railroad as a Primary Greenway, designate State Highway 119 as a Scenic Entryway, designate the property south of the Great Western Railroad Primary Greenway as a mixed use commercial corridor, and designate the area north of the Great Western Railroad Primary Greenway as low density residential;

The zoning request of PUD-MU is appropriate for the proposed land uses. The purpose of the proposed PUD-MU zoning is to establish areas that facilitate the integration of residential, commercial, and light industrial development, incorporating high-quality architectural design, on parcels of sufficient size to support a self-sustaining project. This proposal encompasses 313 acres and is designed in such a way as to meet the intent of the PUD-MU zoning district. The proposal would not be considered spot zoning as the property is over 300 acres in size.

- g. The concept plan shows the following:**
  - i. Appropriate land use, utility, and transportation design, including multi-modal transportation access, given the existing and planned capacities of those systems; and**
  - ii. Mitigation of potential adverse impacts on surrounding properties and neighborhoods.**
  - iii. Mitigation of potential adverse impacts on the environment.**

The concept plan shows the proposed land uses for the parcels and necessary improvements to the utility systems and transportation systems in the areas necessary for the development of this property. The plan also shows and notes additional mitigation being provided in order to mitigate the potential impacts on the adjacent neighborhoods. For example increased buffers are shown along the east property line as well as incorporation of lighting standards into the plans that will reduce the impact to the existing neighborhood and rural properties. Additionally requests to remove vehicular connections and provide bike and pedestrian connections have been incorporated into the design. No adverse impacts on the environment are anticipated based on the Wildlife plans submitted to the City and reviewed by the USFWS and the CDOW.

- h. The annexation boundaries are configured such that:**
  - i. The property can be efficiently served by utilities, facilities, and services; and**
  - ii. The annexation will not limit the ability to integrate surrounding land into the City or cause variances or exceptions to be granted if the adjacent land is annexed or developed.**

The proposed annexation can be efficiently served by utilities, facilities and service of the City of Longmont. The annexation is proposed in such a way that the ability of the City to annex other property's in the future will not be affected or cause a need for variances or exceptions to be granted.

### **Longmont Area Comprehensive Plan Amendments 15.02.060.A.3.b**

Review Bodies and the Decision-Making Body shall evaluate the proposed amendment's compliance with the following criteria and may approve the amendment if the proposed land use designation satisfies the following criteria better than the current land use designation under the Plan:

- i. The proposed land use designation implements one or more of the goals, policies, and strategies stated in the LACP. The Decision- Making Body shall weigh competing LACP goals, policies, and strategies and may approve an amendment**

**that provides a public benefit even if the amendment is contrary to some of the goals, policies or strategies in the LACP.**

The proposed land use amendment will designate WCR 26 (Reservoir Drive) as an arterial; designate WCR 3 ½ as an arterial; designate WCR 5 as an arterial; designate the Great Western Railroad as a Primary Greenway, designate State Highway 119 as a Scenic Entryway, designate the property south of the Great Western Railroad Primary Greenway as a mixed use commercial corridor, and designate the area north of the Great Western Railroad Primary Greenway as low density residential. The following LACP Goals and Strategies are applicable to this request.

**GOAL G-1:** Plan, guide, and accommodate growth that promotes the most efficient use of scarce resources, and maintains and enhances the quality of life for present and future residents of Longmont.

**POLICY G-1.1:** New development should provide a positive contribution to Longmont and enhance the overall quality of life for new and existing residents.

**Strategy G-1.1(b):** Promote a land use balance which generates sufficient revenues from new development to pay for the costs of public services needed as a result of the development.

**Strategy G-1.1(d):** Coordinate with other service providers during the development review process so that necessary services not provided by the City are available for new development.

**Strategy G-1.1(e):** Continue to work with the St. Vrain Valley School District to coordinate procedures for school site dedications or cash-in-lieu of school site dedications.

**POLICY G-1.2:** Strive for balanced growth where a variety of land uses will provide a high quality of life for the residents of Longmont, including the public facilities necessary to serve diversity of housing and commercial, industrial, educational, and recreational activities.

**Strategy G-1.2(c):** Plan areas in advance of development so that the City can identify the levels of services that both the City and other entities need to provide to accommodate the development.

**Strategy G-1.2(d):** Maintain a relative and appropriate balance of residential to industrial and commercial land use in the Longmont Planning Area and monitor land use balance in other communities to assure that the land use balance in the Longmont Planning Area is appropriate.

**POLICY G-1.4:** Ensure that urban-level development within the St. Vrain Valley Planning Area is directed toward the City of Longmont in accordance with the goals and policies of the Longmont Area Comprehensive Plan or with adopted intergovernmental agreements.

**Strategy G-1.4(b):** Develop and maintain with Weld County a joint land use plan for the Union Reservoir area.

**POLICY G-1.5:** Annex and grow in a manner consistent with goals, policies, and strategies of the Longmont Area Comprehensive Plan and with adopted intergovernmental agreements.

**Strategy G-1.5(a):** Consider annexation of land contiguous to the City limits in accordance with the Longmont Area Comprehensive Plan and applicable state and local law when residents and property owners express interest in annexing to Longmont, and strongly discourage flagpole annexations.

**Strategy G-1.5(c):** Consider annexation petitions for land only within the Municipal Service Area and Longmont Planning Area or in the limited situations where land in the St. Vrain Valley Planning Area is eligible for the concurrent processing of a Longmont Planning Area amendment and an annexation petition.

- ii. **The amendment shall not adversely affect existing or planned City facilities or services, or the Applicant will substantially mitigate any such impacts.**

The amendment will not affect the existing or planned services of the City of Longmont. The City of Longmont can provide services to this property and meet the City of Longmont's adopted benchmarks.

- iii. **The amendment shall not adversely affect existing or planned City transportation facilities, or the Applicant will substantially mitigate any such impacts.**

The proposed transportation network will improve the current transportation situation in the area. The provision of additional options for traffic flows can reduce the potential impacts to other intersections by providing alternative transportation routes and will reduce the amount of traffic required to go through the intersection of WCR 3 ½ and State Highway 119 thereby making this intersection function better. Additional improvements will also be required with each development phase that will implement the proposed transportation system as the improvements are warranted.

- iv. **The amendment shall not adversely affect the existing or planned use of adjacent properties, or the Applicant will substantially mitigate any such impacts.**

The land use amendments will bring change to two Weld County neighborhoods that currently enjoy agricultural uses around their subdivisions. The applicant has held neighborhood meetings and met with property owners to discuss changes to their plans that would help to reduce the impact on the property owners. Lighting levels have been reduced, large buffers have been proposed and public improvements have been designed to reduce the impact on the effected developments.

### **Preliminary Subdivision Plat 15.02.060.E.3**

Review Criteria. All applications for preliminary plat approval shall demonstrate compliance with the following criteria:

- a. **The subdivision is generally consistent with the LACP, as amended. The Decision-Making Body shall weigh competing LACP goals, policies, and strategies and may approve a subdivision that provides a public benefit even if the subdivision is contrary to some of the goals, policies or strategies in the LACP.;**

The proposed subdivision is generally consistent with the LACP. The proposed subdivision for mixed use development and low density residential will comply with the proposed Mixed Use Commercial Corridor and Low Density Residential land use designations proposed for the property.

- b. **The subdivision is consistent with any precedent approved rezoning concept plan or PUD development plan.**

The subdivision is consistent with the proposed concept plan and the PUD plans for the property.

- c. **The subdivision is consistent with and implements the intent of the specific zoning district in which it is located.**

The subdivision is consistent with and will implement the intent of the PUD-MU zoning district. The intent of the proposed PUD-MU zoning is to establish areas that facilitate the integration of residential, commercial, and light industrial development, incorporating high-quality architectural design, on parcels of sufficient size to support a self-sustaining project.

- d. **The general layout of lots, roads, driveways, utilities, drainage facilities, and other services within the proposed subdivision shall be designed in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, protects important wildlife habitat, and otherwise accomplishes the purposes and intent of this Development Code. Applicants shall refer to the development standards stated in Chapter 15.05 of this Development Code and shall consider them in the layout of the subdivision in order to avoid creating lots or patterns of lots that will make compliance with such development standards difficult or infeasible.**

The proposed layout of the property is designed in such a way as to minimize the amount of land disturbance and maximize the amount of open space in the development. The applicant is proposing to protect many of the existing trees along the eastern property boundary. The City forester has identified a few that will need to be removed in the future as they are dead or dying.

- e. **The subdivision complies with all other applicable development regulations, standards, requirements, and plans. For residential developments, the subdivision shall not exceed the density limit of the zoning district, including any subsequent resubdivisions.**

The proposed subdivision will comply with all of the development regulations, standards and requirements of the City of Longmont as long as the exception for lots without street frontage is granted.

- f. **The subdivision shall be integrated and connected, where appropriate, with adjacent development through street connections, sidewalks, trails, and similar features, including the multi-modal transportation access;**

The proposed development has shown additional pedestrian connections to the neighborhoods to the east and west of this site. The applicant has provided the required on site pedestrian connections which include arterial bike paths and internal pedestrian connections required by City Code. The development of the north-south arterial (WCR 3 ½) and east west arterial (WCR 26) will improve the transportation network and help meet the future demands of the area. Road connections to the existing development were not completed by the applicant at the Weld County resident's request.

- g. **The subdivision's general layout and design are compatible with surrounding residential neighborhoods and existing or planned land uses, or conditions or other measures will be imposed to substantially mitigate any incompatibility or potential adverse impact.**

The site design and its potential impacts to the surrounding properties have been reviewed and considered through the review of this project. Additional buffering and setbacks have been proposed and site design has considered the impacts to the adjacent residents. These design elements have provided a transition between the urban areas of the City and the suburban areas of the county.

- h. **The subdivision will not result in significant adverse impacts on the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated.**

The proposed subdivision will not result in significant adverse impact on the natural environment. The applicant is providing all required storm water detention for water quality prior to it leaving the site, and the noise standards can be met. The applicant has completed all required studies of the existing habitat and species that are required by the City and Fish and Wildlife Service. The project will implement all requirements of the Fish and Wildlife Service and the City of Longmont in the design and development of the site.

- i. **The City and other service providers will be able to provide adequate public facilities and services, including schools, police and fire protection, transportation, recreational facilities and parks, to the subdivision when development is complete, while maintaining adequate levels of service to existing development (see also §15.05.150, “Adequate Public Facilities”);**

The development of this property will not impact the ability of the City to provide adequate public facilities and services to the citizens of Longmont. The project can meet the standards for fire and emergency response, the transportation benchmark and other quality of life benchmarks as required in Section 15.05.150 of the Longmont Land Development Code.

- j. **The subdivision shall have access to adequate and available utility services.**

The subdivision will have access to adequate public utilities and services. The utility departments for the City of Longmont have reviewed this request and can provide services to this site. Additionally public safety has been considered and can be provided as well.

- k. **When the subdivision generates a need for public improvements, including public school sites, the Applicant shall make fair contribution to the cost, construction, or provision of such improvements that is acceptable to the service provider, including fair contribution for public school sites acceptable to the school district. (See §15.02.150.D, “Intergovernmental Agreement Concerning Fair Contributions for Public School Sites between the City of Longmont and the St. Vrain Valley School District RE-1J.”)**

The applicant has met with the St. Vrain Valley School District and has agreed to pay all required fees per City of Longmont requirements

### **Preliminary PUD Development Plan (Entire Site) 15.02.060.G3 and 4**

Review Criteria. All requests for the establishment of a permitted PUD zoning district, including those incorporating bonus density under §15.03.060.E, “Standards of General Applicability,” shall evidence compliance with the following general criteria:

- a. **The PUD is generally consistent with the LACP, as amended. The Decision-Making Body shall weigh competing LACP goals, policies, and strategies and may approve a PUD that provides a public benefit even if the PUD is contrary to some of the goals, policies or strategies in the LACP.;**

The proposed PUD is generally consistent with the proposed LACP amendment. The proposed PUD-MU zoning district is consistent with the proposed Mixed Use Commercial Corridor and Low Density Residential land use designation of the LACP and the Scenic Entry Overlay District designation along Highway 119.

- b. **The PUD complies with all applicable district-specific standards and PUD development/design standards stated in §15.03.060, "Planned Unit Development Districts";**

The PUD complies with all applicable district specific regulations for a PUD.

- c. **Except as provided in §15.03.060, "Planned Unit Development Districts," the PUD shall comply with all standards, requirements, and specifications for provision of the following services: water; sewer; electricity; gas; public transit; trash collection and recycling; storm drainage; floodplain; telecommunications; streets/pedestrian system; fire protection; and cable television;**

The PUD will comply with all standards, requirements, and specifications for the provision of water, electricity, gas, public transit, trash collection and recycling, storm drainage, floodplain, telecommunications, streets/pedestrian systems, fire protection and cable television.

- d. **The PUD shall be integrated and connected, where appropriate, with adjacent development through street connections, sidewalks, trails, and similar features, including multi-modal transportation access;**

The proposed development has shown additional pedestrian connections to the neighborhoods to the east and west of this site. The applicant has provided the required on site pedestrian connections which include arterial bike paths and internal pedestrian connections required by City Code. The improvements to the north-south arterial WCR 3 ½ will help to meet existing and future demands of the area.

- e. **The PUD will not limit the ability to integrate surrounding land into the City or cause variances or exceptions to be granted if the adjacent land is annexed or developed;**

The proposed development will not affect the ability of the surrounding land to be integrated into the City or cause a need for a variance or exception to be granted.

- f. The PUD avoids or substantially mitigates impacts from development in known areas of natural or geologic hazard, including unstable slopes, flood, high groundwater, or soil conditions unfavorable to urban development;**

The proposed development parcel does not have any hazards that are known.

- g. The PUD is compatible with surrounding properties, neighborhoods and land uses and/or will substantially mitigate adverse impacts;**

The site design and its potential impacts to the surrounding properties have been reviewed and considered through the review of this project. Additional buffering and setbacks have been proposed and site design has considered the impacts to the adjacent residents. All of these things have provided for a transition between the urban areas of the City and the suburban areas of the county.

- h. The PUD shall be consistent with and implement the intent of the specific PUD zoning district and the proposed uses in the PUD are appropriate and compatible with the proposed design and location;**

The PUD will be consistent with and will implement the intent of the PUD-MU zoning district. The purpose of the proposed PUD-MU zoning is to establish areas facilitating the integration of residential, commercial, and light industrial development, incorporating high-quality architectural design, on parcels of sufficient size to support a self-sustaining project.

- i. As allowed in §15.03.060.E.19, certain standards, requirements, and specifications may be modified if the Decision-Making Body finds that the proposed PUD incorporates creative site design such that it meets the purpose and intent of the standard being modified and represents an improvement in quality over what could have been accomplished through strict application of the standards, without detriment to surrounding properties or neighborhoods, existing or planned land uses, the environment or to the City's ability to provide services and maintain public facilities. Examples include, but are not limited to, enhancements in open space and pedestrian access; environmental protection; landscape design and tree/vegetation preservation; efficient provision of streets, multi-modal transportation facilities, and other utilities and services; or enhanced alternative living and housing opportunities;**

**1. An exception for 13 lots that do not have required street frontage**

The Union PUD requests approval for 13 lots without street frontage. Two (2) commercial lots are located in the mixed use commercial area of the PUD and will be a part of the core area that is meant to serve as an area of activity for residents, and visitors of the site. A required street in this area could be provided but would require greater separation of buildings than is proposed for this area. The 11 residential lots all front on

common open space within the PUD. Streets could be provided but would reduce the amount of open space.

**2. Request approval of the specific bulk standards for all districts in the PUD**

The approval would grant exceptions for the following setbacks;

- Side yard setbacks, adjacent to streets within the PUD would be 15' for the Single Family and Attached Residential Districts and 0' for the Mixed Use Residential District.
- Side yards setbacks for primary residential structures in the Single Family District are 5', Attached Single Family District - 5' or 0' with 10' between structures and Mixed Use Residential District - 0'.
- Rear yard setbacks for residential uses that back onto one another would be 15 feet.

- j. Except where modifications are allowed under subsection 2.h above, the PUD complies with all applicable standards stated in Chapters 15.03 (Zoning Districts), 15.04 (Use Regulations), 15.05 (Development Standards), 15.06 (Signs), and 15.07 (Subdivision & Improvements Standards);**

With exceptions to the modifications noted above, the PUD will comply with all applicable standards stated in Chapters 15.04, 15.05 and 15.07 of the Land Development Code.

- k. The proposed phasing plan for development of the PUD is rational in terms of available infrastructure capacity and adequate public facility standards; and**

The phasing of the development is rational in terms of available infrastructure capacity and adequate public facility standards. The utility departments and the public works department have reviewed the proposed phasing and believe it is acceptable for a preliminary plan.

- l. Height exceptions granted as part of an application for PUD approval shall comply with the review criteria stated in §15.02.060.J, "Height Exceptions," below.**

The applicant has requested height exceptions and will be evaluated below.

**In addition to the general review criteria stated above, all PUD-MU Districts shall comply with the following criteria:**

- a. The Applicant shall establish that the addition of residential units to the planned commercial or industrial development benefits both the employers and residents of the PUD;**

The intent of the Mixed Use Commercial Corridor is to encourage a mix of uses that work together to create a sustainable community. The number of residential units is appropriate for such a community.

- b. The design and operations of the non-residential land uses in the PUD will not result in adverse impacts on the residential uses in the PUD;**

The project has been designed as one development and not as individual pieces. The uses as they are proposed would not appear to adversely affect the residential uses proposed in the development.

- c. While the absolute number of residential units built is flexible, there should be enough residential units to create a self-supporting neighborhood, and the design of the PUD-MU District will integrate the residential uses and provide adequate amenities for the residents, and will not result in the creation of isolated pockets of residential uses; and**

The number of residential units proposed appears to be adequate for the size of the development. The entire parcel is integrated and allows for connections to the existing residential neighborhoods.

- d. Retail uses proposed for mixed-use PUDs will be consistent with the land use designation on the LACP or otherwise be consistent with the criteria for "Neighborhood Commercial Centers" or "Multi-Neighborhood Commercial Centers" as stated in the LACP.**

The proposed retail uses are consistent with the proposed land use designation of a Mixed Use Commercial Corridor.

### **Height Exception 15.02.060.J.3**

Review Criteria. All applications for height exceptions shall comply with the following criteria:

- a. The development is generally consistent with the LACP, as amended. The Decision-Making Body shall weigh competing LACP goals, policies, and strategies and may approve a height exception that provides a public benefit even if the exception is contrary to some of the goals, policies or strategies in the LACP;**

The development of a mixed use development is consistent with the proposed Civic and Religious, Mixed Use Commercial Corridor and Scenic Entryway land use proposed for this site. The LACP Policy CD-2.1 Provide the opportunity for mixed use commercial areas at limited locations, primarily along the major gateway corridors that serve the City. The low density residential area would also be consistent with the proposed low density residential land use proposed for this site.

**b. There would be demonstrated benefits to the City or neighborhood if the exception is granted;**

The benefit of the exceptions to the City would be the addition of another neighborhood to the City that is proposing to create an area that is similar to a downtown with a gathering area and “Main Street” appearance. The 50 foot height limit in the mixed use commercial area will allow for development of 4 story buildings with the ability to vertically provide a mix of uses. The Civic and Religious areas would allow for the development of auditorium and religious spaces that would provide additional civic and cultural buildings to our community.

**c. The development complies with all other applicable zoning and development regulations, including parking, screening, setbacks, bulk, and landscaping;**

The applicants have asked for modifications as part of the PUD and if those modifications are approved the remainder of the site will comply with the standards and requirements of the City of Longmont.

**d. The proposed structure has minimal effect upon surrounding properties and neighborhoods with respect to compatibility of use and design, solar access, visual access and rights of privacy, light and air;**

The applicant has provided a shadow analysis of the proposed buildings mass and its effects on the adjacent properties. The analysis shows that in a worst case condition, the shadow will not leave the property and will not block any access to solar, light, air visual access or privacy.

**e. The exception would not interfere with delivery of public services to the site at existing levels of service, or at adequate levels required by City policies and regulations;**

The proposed exception will not interfere with the delivery of public services to the property.

**f. The project complies with all fire and building code regulations and standards;**

The project can comply with the current building and fire codes.

**g. The architecture and character of the proposed structure is compatible with existing development on surrounding properties and neighborhoods.**

The applicants have not provided architectural elevations for the proposed buildings that will need the exceptions, but have proposed design guidelines that will allow the future structures to fit into the neighborhood and be compatible with the surrounding properties and the Union neighborhood.

**Preliminary PUD Development Plan (1<sup>st</sup> Filing-ProAction) 15.02.060.G3 and 4**

Review Criteria. All requests for the establishment of a permitted PUD zoning district, including those incorporating bonus density under §15.03.060.E, "Standards of General Applicability," shall evidence compliance with the following general criteria:

**a. The PUD is generally consistent with the LACP, as amended. The Decision-Making Body shall weigh competing LACP goals, policies, and strategies and may approve a PUD that provides a public benefit even if the PUD is contrary to some of the goals, policies or strategies in the LACP.**

The ProAction PUD is generally consistent with the proposed LACP amendment. The proposed PUD-MU zoning district is consistent with the proposed Mixed Use Commercial Corridor and the Scenic Entryway designation of the LACP.

**b. The PUD complies with all applicable district-specific standards and PUD development/design standards stated in §15.03.060, "Planned Unit Development Districts";**

The ProAction PUD complies with all applicable district specific regulations for a PUD and as required in the Union preliminary PUD development plan.

**c. Except as provided in §15.03.060, "Planned Unit Development Districts," the PUD shall comply with all standards, requirements, and specifications for provision of the following services: water; sewer; electricity; gas; public transit; trash collection and recycling; storm drainage; floodplain; telecommunications; streets/pedestrian system; fire protection; and cable television;**

The ProAction PUD will comply with all standards, requirements, and specifications for the provision of water, electricity, gas, public transit, trash collection and recycling, storm drainage, floodplain, telecommunications, streets/pedestrian systems, fire protection and cable television.

**d. The PUD shall be integrated and connected, where appropriate, with adjacent development through street connections, sidewalks, trails, and similar features, including multi-modal transportation access;**

The ProAction development has shown pedestrian connections to the future mixed use commercial neighborhood to the north and west of this parcel. The applicant has provided the required on site pedestrian connections which include arterial bike paths and internal pedestrian connections required by City Code. The improvements to the north-south arterial WCR 3 ½ will help to meet existing and future demands of the area.

- e. The PUD will not limit the ability to integrate surrounding land into the City or cause variances or exceptions to be granted if the adjacent land is annexed or developed;**

The ProAction development will not affect the ability of the surrounding land to be integrated into the City or cause a need for a variance or exception to be granted.

- f. The PUD avoids or substantially mitigates impacts from development in known areas of natural or geologic hazard, including unstable slopes, flood, high groundwater, or soil conditions unfavorable to urban development;**

The ProAction development parcel does not have any hazards that are known.

- g. The PUD is compatible with surrounding properties, neighborhoods and land uses and/or will substantially mitigate adverse impacts;**

The site design for ProAction is consistent with the Union preliminary PUD and its potential impacts to the surrounding properties have been reviewed and considered through the review of this project. Additional buffering and setbacks have been proposed and site design has considered the impacts to the adjacent residents. All of these things have provided for a transition between the urban areas of the City and the suburban areas of the county.

- h. The PUD shall be consistent with and implement the intent of the specific PUD zoning district and the proposed uses in the PUD are appropriate and compatible with the proposed design and location;**

The ProAction PUD will be consistent with and will implement the intent of the PUD-MU zoning district. The purpose of the proposed PUD-MU zoning is to establish areas facilitating the integration of residential, commercial, and light industrial development, incorporating high-quality architectural design, on parcels of sufficient size to support a self-sustaining project.

- i. As allowed in §15.03.060.E.19, certain standards, requirements, and specifications may be modified if the Decision-Making Body finds that the proposed PUD incorporates creative site design such that it meets the purpose and intent of the standard being modified and represents an improvement in quality over what could have been accomplished through strict application of the standards, without detriment to surrounding properties or neighborhoods, existing or planned land uses, the environment or to the City's ability to provide services and maintain public facilities. Examples include, but are not limited to, enhancements in open space and pedestrian access; environmental protection; landscape design and tree/vegetation preservation; efficient provision of streets, multi-modal transportation facilities, and other utilities and services; or enhanced alternative living and housing opportunities;**

The ProAction PUD does not require any exceptions or variances to the City of Longmont standards.

**j. Except where modifications are allowed under subsection 2.h above, the PUD complies with all applicable standards stated in Chapters 15.03 (Zoning Districts), 15.04 (Use Regulations), 15.05 (Development Standards), 15.06 (Signs), and 15.07 (Subdivision & Improvements Standards);**

The ProAction PUD will comply with all applicable standards stated in Chapters 15.04, 15.05 and 15.07 of the Land Development Code.

**k. The proposed phasing plan for development of the PUD is rational in terms of available infrastructure capacity and adequate public facility standards; and**

The Union PUD proposes development in one phase and is rational in terms of available infrastructure capacity and adequate public facility standards.

**l. Height exceptions granted as part of an application for PUD approval shall comply with the review criteria stated in §15.02.060.J, "Height Exceptions," below.**

The applicant has not requested any height exceptions for this project.

**In addition to the general review criteria stated above, all PUD-MU Districts shall comply with the following criteria:**

**a. The Applicant shall establish that the addition of residential units to the planned commercial or industrial development benefits both the employers and residents of the PUD;**

A residential component is not included in the ProAction PUD. Future buildings adjacent to the project will incorporate a mix of commercial and residential uses.

**b. The design and operations of the non-residential land uses in the PUD will not result in adverse impacts on the residential uses in the PUD;**

The ProAction PUD has been developed to fit into the framework of the overall Union PUD. The west side of the building will be wrapped by future mixed use commercial and residential development and will be an integrated element of the Union PUD.

**c. While the absolute number of residential units built is flexible, there should be enough residential units to create a self-supporting neighborhood, and the design of the PUD-MU District will integrate the residential uses and provide adequate amenities for the residents, and will not result in the creation of isolated pockets of residential uses; and**

The ProAction Event Center will become an amenity to the future residents of this development.

**d. Retail uses proposed for mixed-use PUDs will be consistent with the land use designation on the LACP or otherwise be consistent with the criteria for "Neighborhood Commercial Centers" or "Multi-Neighborhood Commercial Centers" as stated in the LACP.**

The ProAction Event Center is consistent with the proposed land use designations for the site.

## **PLANNING AND ZONING COMMISSION OPTIONS**

### **Longmont Area Comprehensive Plan (LACP) Amendment**

The Planning and Zoning Commission may consider the following options when reviewing the Union LACP Amendment that proposes the following; An amendment to the Longmont Area Comprehensive Plan to include the property into the Longmont Planning Area; designate WCR 26 (Reservoir Drive) as an arterial; designate WCR 3 ½ as an arterial; designate WCR 5 as an arterial; designate Union Parkway as a collector; designate the Great Western Railroad as a Primary Greenway, designate State Highway 119 as a Scenic Entryway, designate the property south of the Great Western Railroad Primary Greenway as a mixed use commercial corridor, and designate the area north of the Great Western Railroad Primary Greenway as low density residential;

1. Recommend approval of the LACP Amendment to the City Council finding that the review criteria have been met as reflected in PZR 2007-5A.
2. Recommend approval of the LACP Amendment to the City Council with conditions finding that the review criteria have been met as reflected in PZR 2007-5B.
3. Recommend denial of the LACP Amendment to the City Council finding that the review criteria have not been met as reflected in PZR 2007-5C.

### **Annexation, Zoning and Concept Plan**

The Planning and Zoning Commission may consider the following options when reviewing the Union Annexation, Zoning and Concept Plan that proposes the following; A request for annexation of 348 acres with a proposed zoning of Planned Unit Development – Mixed Use (PUD-MU) with a concept plan that designates 94 acres for 175 single family dwelling units, 20 acres for 67 single family attached homes, 28 acres for 75 dwelling units for mixed use residential, 57 acres for civic and religious uses, 40 acres for mixed use, 43 acres for open space and setbacks, designating a scenic entry overlay on areas adjacent to State Highway 119;

1. Recommend approval of the annexation, concept plan and zoning to the City Council finding that the review criteria have been met as reflected in PZR 2007-4A.

2. Recommend approval of the annexation, concept plan and zoning to the City Council with conditions finding that the review criteria have been met as reflected in PZR 2007-4B.
3. Recommend denial of the annexation, concept plan and zoning to the City Council finding that the review criteria have not been met as reflected in PZR 2007-4C.

**Union Preliminary Subdivision Plat, Preliminary PUD Development Plan with Exceptions to the Subdivision Regulations and Height Exceptions**

The Planning and Zoning Commission may consider the following options when reviewing the Union Preliminary Subdivision Plat, Preliminary PUD Development Plan with Exceptions to the Subdivision Regulations and Height Exceptions. The request proposes the following; A preliminary plat and preliminary PUD development plan for the entire 313 acre Union development. The application proposes 175 single family dwelling units on 93.7 acres; 67 single family and attached residential dwelling units on 20 acres; 75 mixed use residential dwelling units (to include single family homes, attached homes, town homes and apartments) on 28.1 acres; 57.4 acres for future Civic and Religious Uses; 39.6 acres for future Mixed Use (to include commercial on the ground floor and commercial, residential and religious uses on second and third floors); 43 acres of open space; and 31.3 acres of right-of-way. The preliminary plat and PUD require the following exceptions to the City of Longmont Land Development Code:

- Allow 13 lots without street frontage (2 commercial lots and 11 residential lots) in the Mixed Use area of the PUD.
- Grant 6 height exceptions in the following 3 areas, civic/religious, mixed use and residential areas;
- Request approval of the specific bulk standards for all districts in the PUD

1. Conditionally approve the Union preliminary subdivision plat, preliminary PUD development plan with exceptions to the subdivision regulations and height exceptions finding that the review criteria have been met as reflected in PZR 2007-6A.
2. Conditionally approve the Union preliminary subdivision plat, preliminary PUD development plan with exceptions to the subdivision regulations and height exceptions with conditions that bring the proposal into compliance with the review criteria as reflected in PZR 2007-6B.
3. Deny the Union preliminary subdivision plat, preliminary PUD development plan with exceptions to the subdivision regulations and height exceptions finding that the review criteria have not been met as reflected in PZR 2007-6C.

**Union Filing One (ProAction Event Center) Preliminary PUD Development Plan**

The Planning and Zoning Commission may consider the following options when reviewing the Union Filing One (ProAction Event Center) Preliminary PUD Development Plan. The request

proposes the following; A preliminary PUD development plan for the ProAction Event Center on Block 5a and 6a totaling 150,950 square feet.

1. Conditionally approve the Union 1<sup>st</sup> Filing preliminary PUD development plan finding that the review criteria have been met as reflected in PZR 2007-7A.
2. Conditionally approve the Union 1<sup>st</sup> Filing preliminary PUD development plan with conditions that bring the proposal into compliance with the review criteria as reflected in PZR 2007-7B.
3. Deny the Union 1<sup>st</sup> Filing preliminary PUD development plan finding that the review criteria have not been met as reflected in PZR 2007-7C.

### **RECOMMENDATION**

The Planning Division makes the following recommendations to the Planning Commission;

#### Union LACP Amendment

The Planning Division recommends approval of the Union LACP Amendment. This recommendation is reflected in PZR 2007-5A

#### Union Annexation, Concept Plan and Zoning

The Planning Division recommends conditional approval of the Union Annexation, Concept Plan and Zoning. The condition(s) of approval are as follows;

- A. Add a note to the Sheet 3 that states the following. "Access to State Highway 119 is subject to review and approval by CDOT and the City of Longmont."
- B. Change the following street names. WCR 3 ½ to Union Parkway; WCR 26 to East 9<sup>th</sup> Avenue.
- C. State Highway 119 shall be designated as a Scenic Entry Overlay (SE-O) district

This recommendation is reflected in PZR 2007-4B

#### Union Preliminary Subdivision Plat and Preliminary PUD Development Plan with Exceptions to the Subdivision Regulations and Height Exceptions

The Planning Division recommends conditional approval of the Union preliminary subdivision plat, preliminary PUD development plan, exceptions to the subdivision regulations and height exceptions. The condition(s) of approval are as follows;

- A. Add the following notes to the preliminary subdivision plat and preliminary PUD development plan
  - "Access to State Highway 119 is subject to review and approval by CDOT and the City of Longmont."

- “All proposed signage is conceptual and is not approved with this submittal. Future signage will meet the requirements of the City of Longmont Land Development Code and receive approval of a Master Sign Plan.”
- “All lighting fixtures will be full cut off fixtures and meet the requirements of the City of Longmont Land Development Code.”
- “All oil and gas wells existing on the property prior to annexation will be capped at time of development of the lot or block identified on the preliminary plat and or development plan.”
- “Additional easements will be required to provide water service to this development. The easements and their configuration shall be reviewed and approved by the Public Works and Water Utilities Department of the City of Longmont at the time of final plat. Additional easement will be provided to the City of Longmont at no cost.”

B. Permit the following height exceptions in the following areas.

<b>Land Use</b>	<b>Permitted Height</b>	<b>Recommended Height</b>	<b>Exception Required</b>
All Residential Lots	30 feet	30 feet	None
Mixed Use Residential Block 3A	45 feet	45 feet	None
Mixed Use Commercial Blocks 4A, 5A and 6A	45 feet	50 feet (Core Area)	5 feet
	45 feet	45 feet on perimeter	None
Civic and Religious	45 feet	75 feet in two areas not to exceed 150,000 total square feet	30 feet
	45 feet	60 feet in two area not to exceed 100,000 total square feet	15 feet
	45 feet	45 feet for remainder of parcel	None
Architectural features in mixed use and civic and religious areas	45 feet	60 feet	15 feet

C. Approval is subject to City Council approval of the LPA Amendment and Annexation.

This recommendation is reflected in PZR 2007-6B.

Union PUD Filing 1 Preliminary Development Plan

The Planning Division recommends conditional approval of the Union PUD Filing 1 Preliminary Development Plan. The condition(s) of approval are as follows;

- A. Add the following notes to the Union PUD Filing 1 preliminary development plan
- “All proposed signage is conceptual and is not approved with this submittal. Future signage will meet the requirements of the City of Longmont Land Development Code and receive approval of a Master Sign Plan.”
  - “All lighting fixtures will be full cut off fixtures and meet the requirements of the City of Longmont Land Development Code.”
  - “All oil and gas wells existing on the property prior to annexation will be capped at time of development of the lot or block identified on the preliminary plat and or development plan.”
  - “Additional easements will be required to provide water service to this development. The easements and their configuration shall be reviewed and approved by the Public Works and Water Utilities Department of the City of Longmont at the time of final plat. Additional easement will be provided to the City of Longmont at no cost.”

This recommendation is reflected in PZR 2007-7B.

**ATTACHMENTS**

1. PZR-2007-4A Union Annexation, Zoning and Concept Plan
2. PZR-2007-4B Union Annexation, Zoning and Concept Plan
3. PZR-2007-4C Union Annexation, Zoning and Concept Plan
4. PZR-2007-5A Union LACP Amendment
5. PZR-2007-5B Union LACP Amendment
6. PZR-2007-5C Union LACP Amendment
7. PZR-2007-6A Union Pre Plat and Development Plan with exceptions
8. PZR-2007-6B Union Pre Plat and Development Plan with exceptions
9. PZR-2007-6C Union Pre Plat and Development Plan with exceptions
10. PZR-2007-7A ProAction Preliminary PUD
11. PZR-2007-7B ProAction Preliminary PUD
12. PZR-2007-7C ProAction Preliminary PUD
13. Minutes of the neighborhood meeting
14. Letters and correspondence concerning the proposal
15. Letter from the applicant
16. Color Maps
17. LACP Amendment Map
18. Annexation Map
19. Preliminary Plat
20. Preliminary Development Plan (entire site)
21. Preliminary Development Plan (Filing 1)