



**Statement of Vision**

*Lafayette's panoramic view of the Rocky Mountains inspires our view into the future.  
We value our heritage, our unique neighborhoods, a vibrant economy and active life-styles.  
We envision a future that mixes small town livability with balanced growth and superior City services.*

**Planning Commission  
Workshop Agenda  
Tuesday, January 22, 2013  
Council Chambers  
1290 S. Public Rd.  
Lafayette, Colorado 80026**

- I. Comprehensive Plan Update Discussion**
  - Opportunity Parcels
  
- II. Adjourn**

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COMMUNITY DEVELOPMENT DEPARTMENT

**MEMO**

To: Planning Commission  
From: Karen Westover, Planning Manager   
Date: January 17, 2013  
Subject: Comprehensive Plan Update – Opportunity Parcels

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Attached is a draft of the revisions to the Mixed-Use parcels described in the 2003 Comprehensive Plan. Staff has incorporated the changes as part of Goal C.2 and Policy C.2.1. For lack of a better term at this time, staff refers to these parcels as Opportunity Parcels and has labeled them A through F. This draft is a result of staff's review of each parcel and comments from the Planning Commission after the field trip in August. One condition that has changed since the field trip in August is that the plans by-pass anticipated for the intersection of Baseline Road and 120<sup>th</sup>/119<sup>th</sup> Street has been abandoned. Efforts instead will be concentrated on intersection improvements to help facilitate reducing traffic congestion and to direct traffic north and south. Some of the discussions that the Planning Commission had regarding the properties at this intersection were conditioned on the outcome of a by-pass plan. Staff has prepared the development considerations based on improvements to the existing intersection rather than an anticipated relocation of Highway 7.

Staff is looking for feed back on the draft and to gain a comfort level that we are moving in the right direction. Staff anticipates bringing a draft of the revised Goals and Policies to the Planning Commission for review in the next few months. The Goals and Policies and the Opportunity Parcels are the big components of the Comprehensive Plan Update.

Attachments:

- Comprehensive Plan Update Goal C. 2. and Policy C. 2.1
- Opportunity Parcels - Land Use Map showing Parcels A-F

**Goal C.2: Use mixed-use development to create a more balanced, sustainable system of land uses throughout Lafayette while meeting the daily needs of residents within individual neighborhoods.**

Image 1: Use mixed-use to create a balanced system of land uses.

*Discussion: Traditional land use and zoning patterns typically indicate a single use for a parcel of property. Although development codes list permitted uses, those uses reflect a primary use such as commercial or residential development. Transportation issues such as congested roads and the desire for walkable, pedestrian-friendly neighborhoods have resulted in the desire to encourage mixed-use development. The term "mixed-use" can be applied to a development that offers a variety of different land uses scattered throughout the parcel (horizontal mixed-use), or it can be applied to a building that contains multiple uses such as residential units atop commercial or office space (vertical mixed-use). This type of hybrid use also encourages shared parking and generates commercial activity as local employees frequent adjacent businesses. Although mixed-use projects are not desirable or even feasible everywhere, specific parcels within the city have been identified as suitable for this type of use.*

Policy C.2.1: Support vertical and/or horizontal mixed-use development to occur in those areas identified as Opportunity Parcels on the 2013 Land Use Plan. Encourage a mix of uses as outlined in the description of each Opportunity Parcel below.

Opportunity Parcel A (previously MU Parcel #4)

Background: This approximately 49-acre parcel is located in unincorporated Boulder County, on the west side of 95<sup>th</sup> Street, north of Baseline Road and south of Arapahoe Road. Surrounding land uses are as follows:

North: Atlas Valley Commercial Shopping Center and the YMCA facility

East: Highway 42 (95<sup>th</sup> Street) and Indian Peaks medium density residential subdivision

South: Indian Peaks medium density residential subdivision, Indian Peaks Golf Course and the golf course maintenance facility

West: Shannon Estates, a large lot (1+ acre lots) unincorporated Boulder County subdivision

This parcel is composed of three separate properties. A 2.5-acre parcel contains a barn and residence known as the Shannon Farm and is recognized on the National Register of Historic Places and the Boulder County Historic Register. An 11.5-acre parcel that borders the

commercial property to the north contains a farmhouse, caretaker's house and associated out-buildings and silos. This property is eligible for the National Register of Historic Places. The third parcel is 35-acres and is currently being used for agricultural purposes. A right-of-way has been dedicated to the City through the 35-acre parcel to extend Indian Peaks Trail West to Highway 42. The proximity to the Indian Peaks Golf Course may attract other recreational uses. Transit options should be explored for the Highway 42 corridor.

In development of this property, consideration should be given to:

- Residential uses of various densities that are compatible with and complementary to the surrounding land uses with a mix of commercial, recreational and/or institutional uses.
- Expansion of the golf course maintenance facility.
- Transitioning to the surrounding low and medium density residential subdivisions and historic properties.
- Buffering from more intensive uses such as Highway 42 and the Atlas Valley commercial center.
- Pedestrian access to the Atlas Valley shopping center.
- Possible vehicular access to the Atlas Valley shopping center.
- Possible expansion of the YMCA.
- Extension of Indian Peaks Trail West to Highway 42.
- Preservation of the grove of large cottonwood trees.
- Preservation of riparian corridor along the South Boulder Creek irrigation ditch.
- Proximity to the golf course.
- Transit Options.

#### Opportunity Parcel B (previously MU Parcel #5)

Background: This parcel consists of approximately 70 acres and is located on the northwest corner of Dillon Road / Northwest Parkway and Highway 287. The parcel includes a 32-acre vacant parcel and nine large residential lots ranging in size from one to five acres which are located in the southern half of the Maple Grove Subdivision.

Maple Grove Subdivision is located within unincorporated Boulder County. Surrounding land uses are as follows:

North: The northern half of the Maple Grove Subdivision, a five to one acre lot residential subdivision.

East: Highway 287 and vacant property

South: Dillon Road and Northwest Parkway interchange and Boulder County Open Space (Pumpkin Farm)

West: Boulder County Open Space

The southern two-thirds of the parcel is currently vacant and located within the city limits. The northern one-third of the parcel containing the large lot single-family residences is in unincorporated Boulder County. This property's location at the intersection of two (2) major

highways means that it enjoys high visibility, has access to major transportation corridors and also functions as a gateway to the City. Although it enjoys high visibility, vehicular access to the site is challenging. Currently the only access to the vacant property is from Dillon Road at the southwest corner of the property and no access to Highway 287. The southern part of the Maple Grove Subdivision has access to Highway 287 at a planned signalized intersection with Maple Street. Coordination with the Maple Grove Subdivision is essential to provide Highway 287 access to the development of this entire parcel. Transitional uses would be appropriate for those properties south of Maple Street to act as a buffer between the lower density residential uses to the north and any commercial/office development to the south near the highway interchange.

Views of the front range are uninhibited and should be capitalized as much as possible with building and site orientation. The protected view may attract office and employment uses. Additionally the completion of the Northwest Parkway (a.k.a. Jefferson Parkway) will help attract retail, office and employment users. Proximity to the Exempla Healthcare Campus may attract other health provider uses. Development of this parcel should include important gateway attributes as an entrance to the City and should capitalize on its proximity to the Highway 287 and Northwest Parkway transit corridors.

In development of this property, consideration should be given to:

- Inclusion of gateway features that should reinforce this area as a primary entryway to the City.
- High density residential and employment development to capitalize on its proximity to transit routes and two major highways.
- Unobstructed views of the front range.
- Providing links to existing or planned trail corridors as identified in the PROST Master Plan.
- Existing gas/oil facility.
- Extension of utilities.
- Proximity to Exempla Healthcare Campus.
- Good southern exposure that may help support solar developments and/or businesses.

Opportunity Parcel C (previously MU Parcel #10)

Background: This one parcel, located at the northwest corner of 119<sup>th</sup> Street and Baseline Road (Highway 7) consists of approximately 26 acres with a single residence and is in unincorporated Boulder County. Surrounding uses are as follows:

North: City owned future Regional Park and existing dog park.

- East: Opportunity Parcel E, unincorporated Boulder County with a church and large lot residential development along Baseline Road and 119<sup>th</sup> Street.
- South: Opportunity Parcel D, unincorporated Boulder County vacant agricultural property.
- West: Automotive Repair Business, Mobile Home Park and 70-unit senior apartment complex (Josephine Commons).

This property has over 1,200 lineal feet of frontage on both Baseline Road and 119<sup>th</sup> Street providing for good access from both streets. The property is highly visible at the intersection of Baseline Road and 119<sup>th</sup> Street. With high traffic volumes, the high density residential to the west and the potential customers from the City's regional park, this property has strong retail potential at the southeast corner. A transition should be provided between the commercial uses at the corner and the existing residential uses to the west. Office and residential developments may be attracted to the unobstructed views from the northwest side of the property. Transit options should continue to be explored for the Baseline Road corridor.

In development of this property, consideration should be given to:

- Visibility from high traffic intersections that supports potential for commercial development.
- Transition between commercial uses on the corner and the existing residential to the west.
- Improvement to the intersection to accommodate high traffic volumes.
- Access available from both Baseline Road and 119<sup>th</sup> Street.
- Unobstructed views of the front range.
- Inclusion of gateway features that should reinforce this area as a primary entryway to the City.
- Incorporate common theme with other corners of Baseline Road intersection.
- Extension of transit service options.
- Extension of utilities.

#### Opportunity Parcel D (previously MU Parcel #11)

Background: This one property consists of approximately 70 acres and is located at the southwest corner of 120<sup>th</sup> Street and Baseline Road (Highway 7) and is in unincorporated Boulder County.

Surrounding land uses are as follows:

- North: Baseline Road, Opportunity Parcel C, single residence on large agricultural parcel.
- East: Twenty acre vacant commercial property included in Opportunity Parcel F.

- South: One residence on oversized lot north side of Emma Street with common ownership, two residences with oversized lots south side of Emma Street, and vacant industrial zoned property.
- West: Old Town residential, Feed & Grain Store, single residence on a third acre parcel along Baseline Road and the “Rails to Trails” regional trail.

This property has over 1,200 lineal feet of frontage along Baseline Road and over 1,600 lineal feet of frontage along 120<sup>th</sup> Street which provides good access for commercial development. A large pond situated near the west property line and the natural habitat surrounding it has been identified as a feature that should be preserved. Trail connections, from the “Rails to Trails” regional trail located along the west edge of the property, east to 120<sup>th</sup> Street should be established. Residential development similar to the Old Town residential neighborhood may be appropriate along the west side of the property creating a transition to more intensive uses towards Baseline Road and 120<sup>th</sup> Street. Transit options should continue to be explored for the Baseline Road corridor.

In development of this property, consideration should be given to:

- Visibility from high traffic intersection that support commercial development.
- Improvement to the intersection to accommodate high traffic volumes.
- Preservation of existing pond and natural habitat.
- Access to “Rails to Trail” regional trail and trail connections to the east and west.
- Residential uses that are compatible with and complementary to the surrounding land uses.
- Connectivity to Burlington Avenue.
- Inclusion of gateway features that should reinforce this area as a primary entryway to the City.
- Incorporate common theme with other corners of Baseline Road intersection.
- Existing gas/oil facilities.
- Extension of transit service options.
- Extension of utilities.

Opportunity Parcel E (previously MU Parcel #12)

Background: This parcel, located at the northeast corner of Baseline Road (Highway 7) and 119<sup>th</sup> Street, contains 11 separate residential properties ranging in size from two to five acres and a two acre church site at the northeast corner of the intersection, all of which are located

in unincorporated Boulder County. Surrounding land uses are as follows:

- North: Unincorporated Boulder County, agricultural use.
- East: Unincorporated Boulder County, agricultural use.
- South: Baseline Road (Highway 7), Opportunity Parcel F.
- West: 119<sup>th</sup> Street, Opportunity Parcel C.

Collectively this parcel has over 2,500 lineal feet of frontage on Baseline Road and near 1,200 lineal feet of frontage on 119<sup>th</sup> Street which provides good access for commercial development.

Redevelopment of this parcel will involve a consolidation of existing properties into a larger development project. A wetlands area known as Powers Marsh is located east of this parcel. This marsh has been identified as an important feature that should be buffered and preserved. Residential development is appropriate as a buffer from more intensive uses at the corner of Baseline and 119<sup>th</sup> Street to the low intensity uses to the north and east. Residential development may benefit from the transportation corridors along Baseline and 119<sup>th</sup> and the Powers Marsh as a protected wildlife area. Transit options should continue to be explored for the Baseline Road corridor. Given the collective large size of the parcel and the existing transportation corridors serving this area, a transit facility may be supported on this parcel.

In the development of this parcel, consideration should be given to the following:

- Consolidation of multiple properties.
- Visibility from high traffic volume intersection that support commercial development.
- Improvement to the intersection to accommodate high traffic volumes.
- Incorporate common theme with other corners of Baseline Road intersection.
- Protection of the Powers Marsh near the east side of the parcel.
- Residential development to capitalize on its proximity to transportation corridors.
- Inclusion of gateway features that should reinforce this area as a primary entryway to the City.
- Extension of transit service options.
- Transit facility.
- Extension of utilities.

#### Opportunity Parcel F (previously MU Parcel #13)

Background: This parcel located at the southeast corner of Baseline Road (Highway 7) and 120<sup>th</sup> Street consists of approximately 22 acres of the Lowes – Waneka Subdivision located at the corner of Baseline

Road and 120<sup>th</sup> Street, and an approximately 137-acre agricultural parcel fronting on Baseline Road to the east. Surrounding uses are as follows:

- North: Baseline Road, Opportunity Parcel E, consisting of 11 separate residential properties of various sizes and one church site.
- East: Irvington Replat residential subdivision with two acre (+/-) lots fronting onto Flagg Drive.
- South: Capital Hill Townsite residential subdivision with one to two acre lots fronting onto Flagg Drive.
- West: 120<sup>th</sup> Street, Opportunity Parcel D.

A portion of this parcel includes the Lowes- Waneka Subdivision at the southeast corner of Baseline and 120<sup>th</sup> Street. This subdivision has approximately 500 lineal feet of frontage on Baseline Road and over 2,000 lineal feet of frontage on 120<sup>th</sup> Street. The 137-acre agricultural parcel has over 2,000 lineal feet of frontage on Baseline Road and access to 120<sup>th</sup> with an east/west connecting street platted as part of the Lowes – Waneka Subdivision. This agricultural property contains a residence, large barn and several out buildings and is recognized as a Centennial Farm because the farm was operated by the same family for over 100 years. Dating back to 1883, the Waneka Farm is eligible for the National Register of Historic Places. A variety of institutional/educational uses may benefit from these resources. East of the property is a wetlands area referred to as Powers Marsh. This marsh has been identified as an important feature that should be buffered and preserved. Residential development could benefit from Baseline Road and 120<sup>th</sup> Street as major transportation corridors and the views of the front range and Powers Marsh. Trails should be established in accordance with the PROST Master Plan. Transit options should continue to be explored for the Baseline Road corridor. Given the large size of the parcel and the transportation corridors serving this area, a transit facility may be supported on this parcel.

In development of this property, considerations should be given to:

- Visibility from high traffic volume intersection that helps support commercial development.
- Improvement to the intersection to accommodate high traffic volumes.
- Access to both 120<sup>th</sup> Street and Baseline Road.
- Inclusion of gateway features that should reinforce this area as a primary entryway to the City.
- Incorporate common theme with other corners of Baseline Road intersection.
- Buffer and protect Powers Marsh
- Establish trail system in accordance with the PROST Master Plan

- Recognize the Waneka Centennial Farm as a historic and cultural resource.
- Residential uses that are compatible with and complementary to the surrounding land uses that can capitalize on the transportation corridors.
- Extension of transit service options
- Transit facility.
- Extension of utilities

# Opportunity Parcels

