

MEMO

To: Scott Simkus, Boulder County Housing Authority
From: Phillip Patterson, Director of Planning & Building
Date: October 9, 2006
Subject: Schematic Plan for 13-Acre Parcel in Lafayette

Staff has conducted a very quick review of the schematic plan for the Housing Authority's 13-acre site. Overall we are please with the proposed mixture of residential unit types and density. We do offer the following comments:

- The property abutting the subject property to the northwest has been replatted as the Excelsior Strike Camp Subdivision. This replat relocated the existing street right-of-way to the west to align with Elm Street. A copy of the parcel data indicating the location of the Elm Street realignment is attached. The schematic plan should have the proposed Ryan Street align with the replatted Elm Street, and Elm Street should be the road that is extended into the subject property from the west.
- The City's Comprehensive Land Use Plan's Land Use Map, copy attached, indicates High Density Residential land use for the subject property. The existing zoning for the property includes both R1 (Medium Density Residential) and DR (Developing Resource). As stated in your letter a rezoning request will need to be submitted. A rezoning to R3 (Multi-Family) may be appropriate with the required PUD overlay specifying the locations of the single-family, duplex, triplex, and townhome units.
- The City's residential zoning districts do not include provisions for neighborhood retail, such as the proposed café.
- Code requires that all lots be abutting onto a public street. Through the PUD process staff has modified this requirement for townhome style structures when the structure abuts a public street on the end. Some of the proposed units, specifically those in the northeast corner do not appear to abut a public street.
- Some of the proposed streets appear to be designed to be extended to the north. The property to the north is the City's proposed Great Park property and it is unlikely that these streets will ever be extended. A better overall street design is needed.
- While duplexes are allowed in the abutting OTR and R2 zoning districts, we believe that the majority of the abutting residential structures are probably single-family detached. A plan that includes similar product along the southern edge and increases the density as one moves north might be more acceptable by the abutting property owners.

The above comments are not meant to be a conclusive list. These comments are only those that immediately came to our attention as we quickly reviewed the schematic plan. Thank you for providing us an opportunity to comment.

Excelsior Strike Camp Subdivision
Reception #2645429

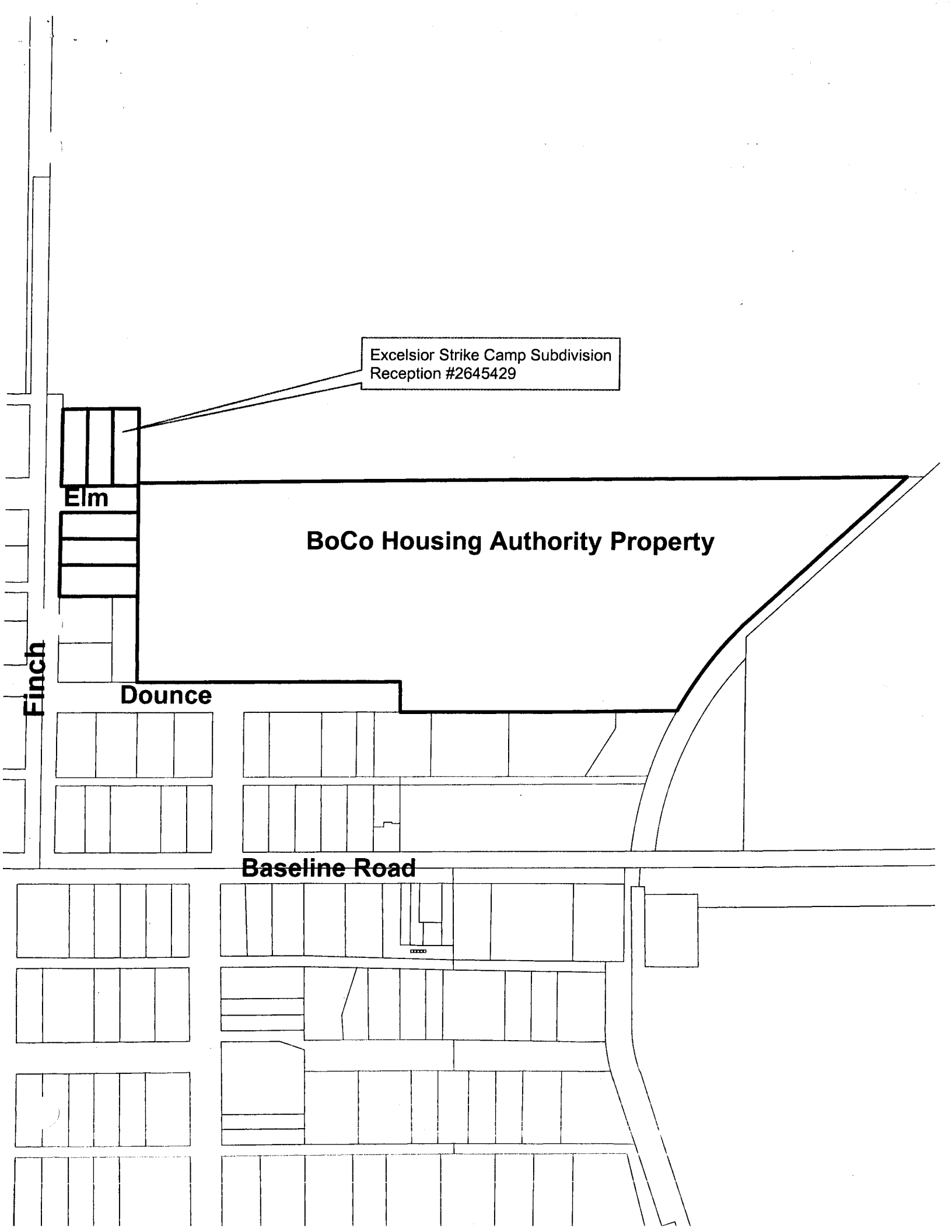
Elm

BoCo Housing Authority Property

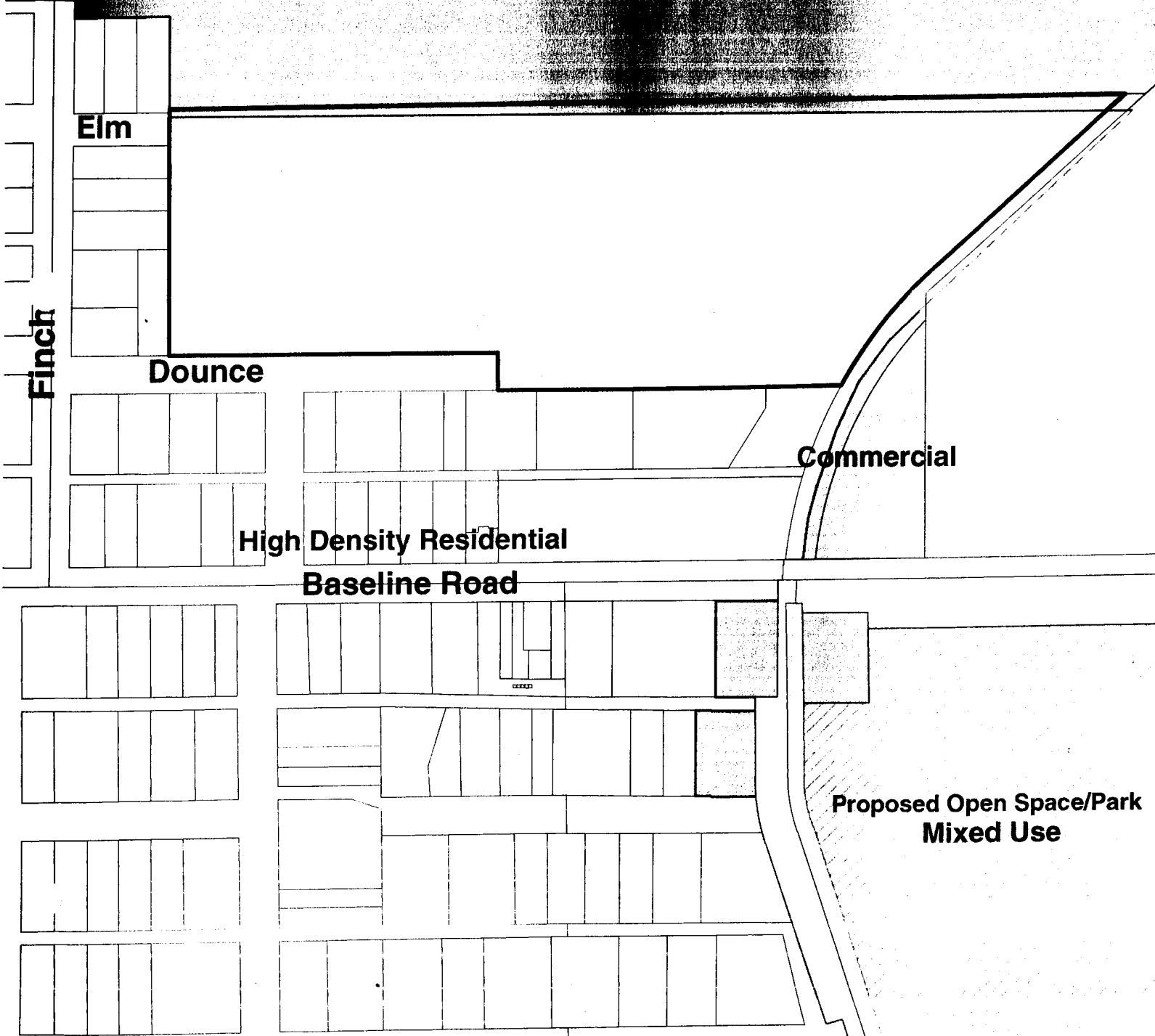
Finch

Dounce

Baseline Road



ing Lafayette Open Space



DR

R1

Elm
OTR

Finch

Dounce

R2

Baseline Road

P

R2

OTR

