

Request #12

5552 Baseline

Proposal:

Change from Area III-Rural Preservation Area to Area III-Planning Reserve for approximately 19 acres; Service Area Expansion; land use designation of Low Density Residential (LR)

Staff Recommendation:

This proposal should not be considered further as part of the major update.

ANALYSIS

1. Was the proposed change requested or considered as part of a recent update to the Comp Plan or other planning process?

This parcel was part of a larger area that was moved from Area II to Area III-Rural Preserve in the Year 2000 Major Update to the Comp Plan. Staff conducted an extensive land use suitability study for vacant Area II properties to determine the suitability of each site for urban land uses. As a result, this site and the private sites to the east were moved from Area II to Area III. The conclusions in the study were that this area is unsuitable for extensive urban development. The general area has some of the most sensitive habitat among Area II sites. Of major concern for this area is the impact of residential uses on several species of concern and two species listed on the Federal Endangered Species List in this area. Domestic cats have been found to have one of the most significant impacts on native bird and mouse populations. Further residential land use in this area could impact protection of the Preble's meadow jumping mouse as well as several grassland bird species using this area.

The wetlands to the east of the site are largely dependent on the high groundwater levels in the area. Further alteration of the local hydrology could impact the habitat on these properties as well as the adjacent Open Space. In addition, the ground water level of the site is high and site drainage would be a problem. Underdraining residential units for basements would seriously impact the wetlands throughout the area.



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- 2. Is there any change in circumstances, community needs, or new information that would warrant the proposal be considered as part of this update?**

No. New hydrology information from the South Boulder Creek flood study shows that the 100-year floodplain extends over approximately the upper 1/4 of the site (most of which is in Area II). This would not affect the conclusions of the previous study on land use suitability.