

June 16, 2026

Boulder Ranch– 8600 Baseline Rd City of Lafayette Annexation Request

This is to request the annexation and zoning of the property known as Boulder Ranch, located at 8600 Baseline Rd. (the “Boulder Ranch”), from Boulder County into the City of Lafayette. The total area to be annexed is 34.4 acres.

The intent of the Boulder Ranch project is to develop sustainable dwelling units for affordable/attainable, Intellectual and Developmental Disability (IDD), aging-in-place (AIP) and market residents. The need for this housing is a specific public interest of the City of Lafayette; and is consistent with the Comprehensive Plan ‘Housing’ designation on the Boulder Ranch property; Lafayette’s Housing Strategy and the draft Land Use Code goals.

EXISTING SITE CONDITIONS

Use, Zoning & Comprehensive Plan. Boulder Ranch, zoned Rural Residential (RR) in Boulder County, currently has one single-family residence, a barn, pastures and out-buildings. Boulder Ranch is within the Lafayette Urban Growth Boundary and is designated for Housing in the current City of Lafayette Comprehensive Land Use Plan. The Parks Recreation & Open Space (PROS) plan indicates the Lafayette Open Space Advisory Committee (LOSAC) ranked Boulder Ranch and three properties to the east with existing homes as potential open space.



Vicinity Map

Fronting Baseline Road on the north, Boulder Ranch extends south to natural open space owned by the City of Lafayette. The land neighboring Boulder Ranch to the east is zoned RR with three single-family lots with homes border the property on the northeast and open spaced owned by Boulder County along the southeast. A natural open space owned by the City of Lafayette runs along the west boundary. The Nyland subdivision and City of Lafayette water treatment and storage facilities are located beyond the natural open space.

June 16, 2026

Boulder Ranch– 8600 Baseline Rd
City of Lafayette Annexation Request

Contiguity. Boulder Ranch is adjacent the City of Lafayette on three sides and exceeds the one-sixth contiguity threshold requirement based on its existing boundary with the City along Baseline Road on the north, west, and south property lines. Boulder Ranch's compliance with the physical statutory requirements for the property outlined in C.R.S. § 31-12-104 are described in greater detail below.

Site Conditions. The Goodhue and Davidson (Highline Lateral) ditches traverse the property in parallel – flowing to the southeast serving agricultural properties downstream. The drainage on the property flows from the south to the north from elevation 5468' to 5414'; averaging a 3.5% gradient with the exception of an area that flows to the southeast portion of the site from elevation 5460' to 5452' that also averages a 3.5% gradient.



Property View North

Boulder Ranch and parcels to the west have not been surveyed and designated, however, they are indicated as potential open space in the Lafayette Wildlife Plan. The property is adjacent the 'Nyland Open Space' along the west property line – a 100' wide tract owned by the City of Lafayette. Boulder Ranch has low species diversity and is predominately in pasture dominated by

June 16, 2026

Boulder Ranch– 8600 Baseline Rd
City of Lafayette Annexation Request

smooth brome grass – a non-native species; and, lacks significant trees and overstory vegetation with the exception of the area along the Davidson and Goodhue ditches which support riparian vegetation. The incised condition of the ditches limits any potential riparian habitat within the ditch corridors themselves. Based on Davidson and Goodhue ditch company maintenance policies the ditches are likely not to be allowed to remain in their current state and provide the water necessary to support the existing riparian vegetation.

Utilities & Raw-Water Dedication. Sanitary sewer and power utilities are located along Baseline Road on the north side of the property. Water and wastewater services exist immediately adjacent to Boulder Ranch. A water main that can serve the property is located on Nyland Way and connected to a storage tank in the Blue Zone southwest of the property. Pursuant to LMC Chapter 120, Article IV (Sections 120-91 through 120-98), Boulder Ranch will satisfy Lafayette's raw-water dedication requirement through Colorado-Big Thompson ("CBT") shares or an equivalent cash-in-lieu contribution at the rates adopted by City Resolution 2021-56. The dedication will be finalized with Public Works prior to formal annexation approval.

BOULDER RANCH CONCEPT PLAN

Development Intent. The Concept Plan provides a framework for the development of a mixed residential neighborhood of sustainable dwellings designed for intellectually and developmentally disabled (IDD), aging-in-place (AIP), affordable/attainable, and market homes. The plan incorporates open space on the west, south and east boundaries to supplement the existing open space adjacent the property in those areas owned by the City of Lafayette; and will provide active and passive parks within the site. The development is intended to be a walkable and accessible neighborhood with a high degree of connectivity.

A community center will house community administrative (concierge), recreation, health service functions. The community center is intended to be phased in a cluster of buildings drawing from traditional 'ranch central' character and development patterns. The main levels of the community center buildings will include health services, treatment, gathering, food and sundry resources serving both on and offsite clients. Residential units will be located on two floors above the main level with hard and softscape open space integrated with the buildings. Single family detached and attached homes are planned to be located around the community center.

The plan is intended to provide significant accessible pedestrian connectivity with an integrated pathway system consisting of sidewalks and crusher fine paths that will connect to offsite pathways to the south & north along Baseline Road. The Goodhue-Davidson ditch corridor, with its current mature vegetation, will likely be subject to changes requested by the ditch companies to ensure their function is maintained in accordance with ditch company requirements as part of the development of the community. However, the ditch corridor area will be considered as part of the open space to the extent practicable. Other open space amenities are planned as part of the natural and manmade open space system and as standalone facilities to serve the residents. Written concurrence from the Goodhue and Davidson Ditch Companies will be secured during the Sketch Plan process.

As requested by the City at the preapplication review, access to the property will be from Nyland Way and one new access point on Baseline Road. A gated emergency vehicle access (EVA) is planned at the south end of an existing 32' right of way along the west property line to provide a

June 16, 2026

Boulder Ranch– 8600 Baseline Rd
City of Lafayette Annexation Request

secondary connection to Nyland Way to be used only in an emergency. Street section and parking improvement dimensions are may vary from City Engineering standards to foster reduced impervious surface and increased pedestrian safety by way of reduced vehicle speeds. The internal collector street is planned as a 40' right of way with an 8' tree lawn and parking on one side. Local streets and driveways will meet minimum 24' wide easement standards.

The plan will provide a compatible land use relationship with neighboring properties, with new homes located approximately 40' from the east and west property lines. An open space buffer along the east, south and west property lines will add to the open space adjacent Boulder Ranch, creating relief for the existing adjacent homes. Structures and lotting patterns will likely conform to the land use code height and lot standards depending on the final resolution of the LU Code update. Lighting will consist of full-cutoff fixtures to control the potential of off-site light spill and reduce night-light radiance.

The applicant is aware that the City of Lafayette is in the process of adopting a revised Land Use Code that will establish form-based Neighborhood standards (FN) for areas such as Boulder Ranch. The preliminary concept plan has been developed with the goals of the draft code in mind, including compact design, diverse housing types, accessible pedestrian connectivity, and protection of natural open space. Efforts will continue to be made to work collaboratively with the community, City staff, Planning Commission and City Council during the code adoption process to ensure that the project is feasible; and positioned for regulatory review.

Community Outreach. Boulder Ranch will continue receiving public input to better shape the plan to meet current and anticipated future community needs. There is strong interest in IDD, AIP and affordable/attainable housing, and methods to develop and sustain housing in the community.

Boulder Ranch has made efforts to engage neighboring property owners and the broader Lafayette community through outreach efforts, including community meetings and participation in the City's Land Use Code update process. Community feedback has informed the plan in several meaningful ways: natural open space has been considered to attach to existing natural open space and to buffer existing homes on the west, south and east boundaries. This approach, including a 40-foot setback from adjacent residential properties should address concerns about compatibility. Access points are designed to minimize traffic on Nyland Way; and the accessible pathway system responds to community interest in trail connectivity.

Recognizing the Lafayette Open Space Advisory Committee's recommendation that Boulder Ranch be considered for open space – we have expressed interest in working with the Lafayette Open Space Advisory Committee and Parks Recreation & Open Space Board to designate open space of value based on its habitat value. Concern about the number of homes and traffic generation remain active topics of dialogue. Applicant is committed to continued engagement through the annexation and zoning review process and will participate in any neighborhood meeting the City requests.

LAFAYETTE AND COLORADO ANNEXATION REQUIREMENT COMPLIANCE

Annexation & Land Use Compliance. Boulder Ranch is located within the City of Lafayette Municipal Growth Area. Annexation and zoning are requested to conform to the City's comprehensive plan designation of 'Housing' from the RR-Rural Residential in Boulder County.

June 16, 2026

Boulder Ranch– 8600 Baseline Rd
City of Lafayette Annexation Request

This will allow development of a sustainable neighborhood; provide a diversified residential mix of homes with a focus on IDD, AIP, and affordable/attainable housing.

State of Colorado Annexation: Physical Conformance (C.R.S. § 31-12-104). The annexation request conforms with the Colorado Municipal Annexation Act of 1965 under C.R.S. § 31-12-104, meeting the State criteria necessary for a land parcel to be eligible for annexation.

- a. **Not less than one-sixth (16.67%) of the perimeter of the area proposed to be annexed is contiguous with the City of Lafayette.** The area to be annexed has 66.25% contiguity with the current City of Lafayette municipal boundary.

Boulder Ranch Property - City of Lafayette Contiguity		
Boulder Ranch Boundary	Shared Boundary	% of Contiguity
5,230.58'	3,465.10'	66.25%

- b. **A community of interest exists between the proposed parcel and the City of Lafayette.** Boulder Ranch is adjacent to one of the City's water treatment and storage facilities and an existing development, Nyland subdivision, that is served with City services. There are shared economic, infrastructure, land use, transportation, and environmental interests between the City of Lafayette and Boulder Ranch.
- c. **Said area is urban or will be urbanized in the near future.** Boulder Ranch has been considered for annexation and development for approximately 20 years. The land that the City water treatment and storage facility and Nyland subdivision sit on was originally part of one larger parcel that included Boulder Ranch.
- d. **Said area is integrated with or is capable of being integrated with the City of Lafayette.** Boulder Ranch would be efficiently integrated with the City. Water and sanitary sewer mains are adjacent to the property, which is served by two existing roadways, Nyland Way to the west and Baseline Rd. to the north.

State of Colorado Annexation: Policy Conformance (C.R.S. §§ 31-12-102, 31-12-105).

1. **Compliance with C.R.S. § 31-12-102.** The annexation request conforms with the Colorado Municipal Annexation Act of 1965 under C.R.S. § 31-12-102 and aligns with the annexation policies for orderly growth of urban communities in the State of Colorado, as it will:
 - a. **Encourage natural and well-ordered development.** Annexation of Boulder Ranch has been recognized as a possibility for a several years with part of the original ownership parcel having been annexed previously. Boulder Ranch is in the Lafayette Municipal Growth Boundary and designated for housing use on the current Lafayette Comprehensive Land Use Plan.

June 16, 2026

Boulder Ranch– 8600 Baseline Rd
City of Lafayette Annexation Request

- b. **Distribute fairly and equitably the cost of municipal services among those who benefit.** If annexed, the plan has the requisite density and compact development pattern to pay for City services now and in the future; as well as contributing to the economic base of the City in retail sales and property taxes.
 - c. **Extend municipal government, services, and facilities to eligible areas which form a part of a whole community.** Boulder Ranch is a designated Planning Area in the Lafayette Comprehensive Plan and is within the city's Municipal Service Area. These
 - d. factors make Boulder Ranch eligible for extension of the city services, facilities and representation in the government.
 - e. **Simplify governmental structure in urban areas.** Boulder Ranch is a county inholding with the City of Lafayette on the north, west and south. The annexation of this area will allow opportunities to complete infrastructure and provide more efficient governance by a single jurisdiction of contiguous areas.
 - f. **Provide an orderly system for extending municipal regulations to annexed areas.** Upon annexation, the City of Lafayette's regulations will govern the property and allow for the orderly extension of policies and standards currently being applied to adjacent properties.
 - g. **Reduce friction among contiguous or neighboring municipalities.** Development of Boulder Ranch has been previously explored by others. Annexation of the Boulder Ranch into the City of Lafayette will allow the application of consistent regulations and preparation of a compatible plan which will reduce disparate regulations of two jurisdictions and create certainty for adjacent property owners.
 - h. **Increase the ability of municipalities in urban areas to provide services.** Annexation of Boulder Ranch into the City of Lafayette will provide for a more comprehensive capability to plan and administer services; and collect sufficient revenue to offset the provision of services to this area.
2. **Compliance with C.R.S. § 31-12-105 - Limitations.** The proposed annexation satisfies each of the limitations set forth in C.R.S. § 31-12-105(1), as follows:
- a. **No Division of Land Held in Identical Ownership.** Boulder Ranch consists of a single ownership held by the Applicant, and the entirety of that ownership is included within the area to be annexed. No tract or parcel held in identical ownership is divided by the proposed annexation boundary, and the Applicant has executed the Petition for Annexation filed contemporaneously herewith, which constitutes the written consent of the landowner to the inclusion of all parcels comprising Boulder Ranch within the annexation area.
 - b. **Consent of Owners of 20+ Acre Parcels.** Applicant is the sole owner of Boulder Ranch, and the Petition for Annexation constitutes the written consent required by C.R.S. § 31-12-105(1)(b) for inclusion of land held in identical ownership comprising twenty acres or more with an assessed valuation in excess of \$200,000.

June 16, 2026

Boulder Ranch– 8600 Baseline Rd
City of Lafayette Annexation Request

- c. **No Duplicate Annexation Proceedings.** No annexation proceedings affecting any portion of Boulder Ranch have been commenced by any other municipality, and no other petition for annexation of Boulder Ranch is pending before any governing body as of the date of this Petition.
- d. **No Detachment from a School District.** The Property currently lies within the Boulder Valley School District RE-2, and the annexation will not detach Boulder Ranch from that district or attach it to any other school district. Boundaries of the school district remain undisturbed by the proposed annexation.
- e. **Three-Mile Limitation.** Boulder Ranch is immediately adjacent to the existing corporate boundary of the City of Lafayette along its western and northwestern edges, where it abuts the City-owned open space and water treatment parcel. The annexation accordingly does not extend any municipal boundary of the City more than three miles in any direction from any point of the existing municipal boundary within any one-year period, and the City maintains a current plan for the extension of services as contemplated by C.R.S. § 31-12-105(1)(e), on file with the Division of Local Government.

The City, in good faith, anticipates being able to provide municipal services to Boulder Ranch within a reasonable time not to exceed four years from the effective date of annexation. Water and sanitary sewer mains of sufficient capacity are located in Baseline Road immediately adjoining Boulder Ranch, and the City's existing treatment, storage, and conveyance capacity can accommodate the projected demand from the proposed development without extraordinary capital outlay. Police, fire, emergency medical, street maintenance, stormwater management, parks, and general governmental services will be extended from existing City operations already serving adjacent neighborhoods, resulting in incremental rather than foundational service demands.

The incremental cost of service extension is anticipated to be substantially offset by development-generated revenues, including property tax, sales and use tax, system development fees, tap fees, and the raw water dedication required under Lafayette Municipal Code Chapter 120 [as updated by Resolution No. 2021-56], together with such additional dedications and capital recovery obligations as may be set forth in the Annexation Agreement. On balance, and consistent with the policy of the Municipal Annexation Act of 1965 declared at C.R.S. § 31-12-102, municipal services can be provided to Boulder Ranch on a cost-effective basis and without undue burden on the City's existing rate- and tax-paying residents.

- f. **Platted Streets and Alleys Included in Full Width.** No platted street or alley is bisected by the annexation boundary. To the extent any portion of a platted street or alley falls within the area proposed to be annexed, the entire width of such street or alley is included within the annexation area.

3. Compliance with C.R.S. § 31-12-107, Petitions for Annexation.

- a. **100% Landowner Signature.** The Applicant is the sole owner of Boulder Ranch and has executed this Petition. The signers accordingly comprise one hundred percent (100%) of the landowners within the area proposed to be annexed and own one hundred

June 16, 2026

Boulder Ranch– 8600 Baseline Rd
City of Lafayette Annexation Request

percent (100%) of the territory included therein, exclusive of public streets, alleys, and any land owned by the City of Lafayette. An election under C.R.S. § 31-12-107(2) is not required.

- b. **It is desirable and necessary that the above-described unincorporated territory be annexed to the City of Lafayette, Colorado.** The development of Boulder Ranch incorporates goals of the Lafayette community in its plan, including: (1) the provision of
- IDD, AIP and affordable/attainable housing; (2) the creation of additional open space; (3) the expansion of existing transportation and other infrastructure; and (4) the advancement of environmental and economic interests between the City of Lafayette and the Boulder Ranch property owner.
- c. **Mailing Address and Date of Signing.** The mailing address of the Applicant and the date of signing are set forth on the signature page of this Petition.
- d. **Legal Description.** A written legal description of the boundaries of the area proposed to be annexed, prepared and certified by a Colorado-licensed professional land surveyor, is attached hereto as **Exhibit A** and incorporated by reference.
- e. **Annexation Map.** Accompanying this Petition are four (4) prints of an annexation map prepared in accordance with C.R.S. § 31-12-107(1)(d), containing each of the following:
- (i) A written legal description of the boundaries of the area proposed to be annexed, matching the legal description attached as Exhibit A;
 - (ii) A scaled depiction of the boundary of the area proposed to be annexed, tied to identifiable survey monuments;
 - (iii) The location of each ownership tract within the area proposed to be annexed, shown as a single ownership tract held by the Applicant;
 - (iv) The contiguous boundary of the City of Lafayette drawn adjacent to the boundary of the area proposed to be annexed, together with the contiguous boundary of any other municipality abutting the area (none); and
 - (v) The dimensions of the contiguous boundaries, showing a shared boundary of 3,465.10 linear feet out of a total property perimeter of 5,230.58 linear feet, yielding 66.25% contiguity and comfortably exceeding the one-sixth (16.67%) threshold required by C.R.S. § 31-12-104(1)(a).