

**CITY OF BOULDER
PLANNING BOARD ACTION SUMMARY
Thursday, May 5, 2016**

1. CALL TO ORDER AND ROLL CALL : 6:04 p.m.			
Bryan Bowen	Present	Liz Payton	Present
John Gerstle	Present	John Putnam	Present
Crystal Gray	Present	Harmon Zuckerman	Present
Leonard May	Present		
2. APPROVAL OF MINUTES			
A.		April 14, 2016 minutes	Approved
3. PUBLIC PARTICIPATION			
A. Jeffrey Peacock			
B. Michelle Bishop			
4. DISCUSSION OF DISPOSTIONS, PLANNING BOARD CALL-UPS / CONTINUATIONS			
A.		Call-Up Item: NON-CONFORMING USE REVIEW to reduce the number of units on the property at 1627 17 th Street from three dwelling units in two structures to two dwelling units in two structures (case no. LUR2016-00013). The project site is zoned Residential - Mixed 1 (RMX-1). The call-up period expires on May 9, 2016.	No Action
B.		Call Up Item: Site Review Amendment: Redevelopment of a vacant lot, formerly occupied by a Dairy Queen restaurant at 2333 Arapahoe Ave. Proposed is a 7,186 square foot dormitory for Naropa University within the BT-2 (Business Transition – 2) zoning district, with a 0.47 FAR where 0.50 FAR is permitted; and a 22 percent parking reduction.	No Action
5. PUBLIC HEARINGS			
A.		AGENDA TITLE: CONCEPT PLAN & REVIEW – Proposal for a three story, 120-room Holiday Inn Express Hotel. Case no. LUR2016-00012 located at 3365 Diagonal Highway. Applicant: Nathan Anderson Property Owner: Boulder Lodging Group LLC	No Action
		Comments: No action is required on behalf of the Planning Board	
B.		AGENDA TITLE: Public hearing and Planning Board recommendation on a request to annex a 1.37 acre property located at 96 Arapahoe Ave. with initial zoning of Residential – Medium 3 (RM-3), consistent with the Boulder Valley Comprehensive Plan (BVCP) land use designation of Medium Density Residential. The proposal includes a request that the City correct errors in BVCP mapping affecting the property. Reviewed under case no. LUR2014-00068. Applicant: Jonathon Warner Property Owner: 96 Arapahoe LLC	Annex Denied. Corrections to Planning Area II/III Boundary line approved.

		Comments: Recommendation to Council to not entertain annexation without a concurrent Site Review	
6. MATTERS FROM PLANNING BOARD, PLANNING DIRECTOR, CITY ATTORNEY			
A.		INFORMATION ITEM: Draft CEAP for Fourmile Canyon Creek Greenways Improvements from Upland Avenue to West of Broadway	No Action
B.		INFORMATION ITEM: 2017-2022 Greenways Capital Improvement Program	No Action
7. DEBRIEF / CALENDAR CHECK			
8. ADJOURNMENT: 9:15 p.m.			