

Change Request Process Summary

AREA	LOCATION	TOTAL	REQUEST TYPE	CURRENT	PROPOSED	ACRES	BRIEF REASON OR JUSTIFICATION
LAND USE	USE CHANGES:						
I	2775 Valmont Road	2	(*Not Specified)	HR	Less noise & activity, no outdoor food business	1.91	Maintain the peace and quiet of the neighborhood. Make it more visually attractive
I	350 Broadway	1	Land Use Map Amendment	LR	TB	2.28	The property has been a medical/dental professional office since 1960.
I	3485 Stanford Court	1	Land Use Map Amendment	LR	(Request is for RM-2 zoning; aka ~MR)	4.92	During the past annual meeting of the congregation, consideration was given to the need for relocating our church to a smaller facility and possibly addressing the growing need for Senior housing in South Boulder within our property.
II	6655 Twin Lakes Road	11	Land Use Map Amendment, Service Area Contraction	LR	MXR, OS, maintain LR, natural ecosystems or envir. pres. designation, Area II to III	10.08	(numerous)
II	6500 Twin Lakes Road	6	Land Use Map Amendment	PUB	OS, maintain LR, natural ecosystems designation, MUR	3.93	(numerous)
II	0 Kalua Road	5	Land Use Map Amendment	PUB	OS, maintain LR, natural ecosystems designation, MUR	5.81	(numerous)
I	385 Broadway	1	Land Use Map Amendment	TB	LR	1.12	The 2008 Land Use Map Amendment for this property was an anomaly. The change was made without careful consideration of the long term impacts of the TB development potential. LR is consistent with the BVCP goals and policies for this neighborhood.
III	3000 N. 63rd Street, 6650 Valmont Road*	2	Land Use Map Amendment, Minor Changes to Service Area Boundary	OS-O, OS-A	1: (*Staff-initiated): PUB; 2: (Public request): Change part of the Valmont Butte property from Area III to Area II or Area I; appropriate land use category for construction of a campus for the studio arts, and remove the site from the Natural Ecosystem Overlay Map.	1:102.22 acres; 2: 10 acres	(see requests)
I	3303 Broadway	1	Land Use Map Amendment	PUB	(Request is for RH-3 zoning; AKA ~HR)	1.33	Amending the land use from public to RH-3 would allow for the development of workforce housing in a amenity-rich location with direct access to multi-modal transportation in a neighborhood that has a lack of housing options.

Change Request Process Summary

I	3550 Frontier Avenue, 3850 Frontier Avenue	1	Land Use Map Amendment	CI	Mixed Use Business (MUB)	10.68	Mixed Use Business is the land use designation most consistent with the uses and intensity described in the Transportation Village Area Plan
I	2130 Arapahoe Avenue	1	Land Use Map Amendment	HR	Consider each of five properties from Naropa relative to future planning needs	3.58	Changes to facilitate city's policies regarding educational institutions and Naropa's operations in their current locations
I	6287 Arapahoe Avenue	1	Land Use Map Amendment	CI	Consider each of five properties from Naropa relative to future planning needs	5.1	Changes to facilitate city's policies regarding educational institutions and Naropa's operations in their current locations
I	4295 Broadway, 1179 Union Avenue, 999 Violet Avenue	1	Land Use Map Amendment	LR	MUB	2.6	The current BVCP designation of low density residential prevents the development of mixed use transitional development along Broadway, a major transit corridor, in a manner that creates a buffer for the residential neighborhood west of Broadway
I	4545 Broadway	1	Land Use Map Amendment	MUI (W. portion); MUB (E. portion)	LI (western portion)	0.57 (W portion)	The western 200 feet of 4545 Broadway lie within the 100-year high hazard flood zone. No structures intended for human occupancy are permitted in this area (BRC 9-3-5). Self-Service storage facilities are prohibited in the IMS zone.
II	2473 Sumac Avenue, 2455 Topaz Drive	1	Land Use Map Amendment	VLR	LR	1.69	1) Provide building sites for middle income housing, 2) Be consistent with neighborhood & NBSCP & BVCP 3) Consistent with current flood mitigation efforts
II	1468 Cherryvale Road	1	Land Use Map Amendment	VLR	LR	1.37	With the impact of the JCC and looking at natural road boundaries, we believe Cherryvale and Wonderview would be more natural boundaries.
I	4801, 4855, 4865, 4885, 4895 Riverbend Road	1	Land Use Map Amendment	TB	PUB	2.59	(Excerpt) Under the City's Land Use Regulations the only Zoning District that allows hospitals is the P (Public) zone.
I	693 S Broadway	1	Land Use Map Amendment	CB, MR	CB	2.9 (portion of parcel)	Refer to staff analysis of Use Review for the subject property, approved by Planning Board on Aug.7, 2014
II	4525 Palo Parkway	1	Land Use Map Amendment	MR	Low Density Residential (LR)	3.2	(Excerpt) It appears that this location should not have been zoned as medium density, and that this is an error in the BVCP, as it is inconsistent with all other medium density properties in Northeast Boulder given its location and poor access.

Change Request Process Summary

I	4395 Snowberry Court	1	Land Use Map Amendment	LR	(Request is for MU-3 zoning, ~ MUB); change use to new use category "neighborhood gathering place"	0.21	(Excerpt) The current PUD zoning restrictions have blocked efforts by the applicants to make a conforming RL-2 addition to our house . . .
I	2326, 2350/2364, 2372 Norwood Avenue	1	Land Use Map Amendment	VLR	(Excerpt) Allowing rezoning or zoning flexibility to accommodate configuration of building on a property can improve the possibility of best solar access, best drainage, and best environmental use.	1.47	Present zoning requires building footprints with enormous setbacks interfering with solar access, drainage, and available land for gardens.
I	4705 Broadway	1	Land Use Map Amendment	CI	Mixed Use Business (MUB) (change east portion only)	2.34 (entire parcel); .99 (area of interest)	As North Broadway develops, and residential neighborhoods form around it, the need for retail and restaurants would be fulfilled. The west portion will remain under its current zoning and use (light industrial).
II/III	7097 Jay Road	1	Land Use Map Amendment	OS-O	(Request is for low density residential zoning, ~ LR)	14.32	The property was bought by Edward and Mary Pancost in 1977 for the sole purpose of building low density residential housing. The City of Boulder Sewer main is located on the property. City of Boulder water is located just north of the property. Left Hand water is located along the property.
II	2801 Jay Road	5	Land Use Map Amendment, Service Area Contraction	PUB	1: (Request is for RMX-2 zoning; ~MXR); Annex from Area II; 2-5: change from Area II to III	4.86	(see requests)
MINOR	CHANGES TO SERVICE	AREA					(incl. 3000 N. 63rd St, 6650 Valmont Rd.- see above)
III; (part in II)	2975 3rd Street	1	Area III to II	LR, OS-O	Change from Area III to II	0.51	(Excerpt) ... sits immediately west of the existing city limits of Boulder. The City has recognized the importance of having properties located along its w. boundary annex. There will be no increase in density.
III	3261 3rd Street	1	Area III to II	LR	Change from Area III to II	0.74	(Excerpt) ... sits immediately west of the existing city limits of Boulder. The City has recognized the importance of having properties located along its w. boundary annex. There will be no increase in density.
SVC.	AREA CONTRACTION:						(incl. 2801 Jay, 6655 Twin Lakes - see above)
II	5399 Kewanee Drive, 5697 South Boulder Road	2	1: Area II to III; 2: Rebuttal	LR	1: Change from Area II to Area III; 2: Rebuttal	22.37	Change the land use designation to Area III, Rebuttal
SVC.	AREA	EXPANSION					
III	0, 2300, & 2321 Yarmouth Avenue, 4756 28th St, 4815 N 26th St	1	Service Area Expansion (Change from Area III to II)	Planning Reserve	Change from Area III to II	80.42	This change will create opportunities to meet Boulder's critical unmet need for permanently affordable housing. See attached justification & maps

POLICY AMENDMENT	Brief Description	Brief Justification
Amendment to Section 2, p. 33	Review and further identify areas and individual sites that are strategically located and could be used effectively to balance housing and commercial development projects with extraordinary community benefit, particularly lots that are not yet developed. Work with property owners and existing businesses to provide value to them; enhance the public benefit in as many of the subsections of this chapter as possible; and use available tools, such as landmarking and use/zoning changes, where appropriate.	Many of the objectives of the BVCP, which are intended to balance development of the built environment are not being adequately developed, funded, or supported by the City. We need to identify and protect strategic sites and fund and implement the social and environmental goals of the BVCP.
Amendment to Section 4, p. 40	This section should be expanded to reflect current public interest in renewable energy and reduction of carbon footprint. The city should identify appropriate sites and establish funding mechanisms for renewable energy projects on existing properties, to promote innovation, increase reliability/storage, and move toward the city's climate change goals.	Owning and operating an electric utility is not enough to meet the city's climate change goals. We need to develop renewable energy sources and implement new technologies. This will require physical sites and infrastructure investments that are not considered in the current BVCP.
Amendment to Section 5, p. 42	(Excerpt) As part of revitalizing commercial and industrial areas, especially those that are being surrounded by new housing development, the city should provide for more flexibility in the use/zoning table to allow existing sites and facilities to develop community-oriented uses such as urban gardens/permaculture sites, gathering spaces, expanded retail, maker space, indoor and outdoor art and culture venues, children's education and activities, etc.	Many of the objectives of the BVCP, which are intended to balance development of the built environment are not being adequately developed, funded, or supported by the City. We need to identify and protect strategic sites and fund and implement the social and environmental goals of the BVCP.
Transit Village Area Plan	Implement Phase II	(see land use request for 3550 - 3850 Frontier Ave.)
Policy 2.20 (p. 29), 2.29 (p. 31), 2.37b (p. 32), and 9.01 (p. 56)	This general comment also applies to "ditch" references in Policy Nos. 2.20 on page 29 (remove the phrase "and irrigation ditches"); 2.29 on page 31 (open ditches should be protected - no conflict here other than the means by which this has occurred in the past); 2.37(b) on page 32 ("relate positively" - the context depends on the audience - "positive" to developers/planners is generally different than "positive" to ditch owners/operators); and 9.01 on page 56 (need more emphasis on engaging ditch owners/operators to agree on what actions "protect" historic and existing ditch systems).	(see request)

TEXT AMENDMENT	Brief Description	Brief Justification
Amendment to Intro, p.7	Action Plans - Prior to the yearly Action Plan meetings, develop a process for public input to identify projects with significant public benefit and strong alignment with BVCP goals. Invite and evaluate new proposals for public-private partnerships, identify funding needs and strategies, and consider zoning/regulatory changes, that would support projects with extraordinary community benefit.	Many of the objectives of the BVCP, which would serve to balance development are not being adequately developed, funded, or supported by the City. We need to open up the process, prioritize social and environmental goals, and address these issues in a meaningful way.
Amendment to Section 1, p.11	Evaluation Criteria and Funding for Sustainability Framework - Develop holistic, triple-bottom-line-based evaluation criteria for new development that includes all of the components of the Sustainability Framework and others as identified in the 5-year BVCP updates. Establish strong funding mechanisms for projects that show extraordinary community benefit. These could include public-private partnerships, development fees that go beyond affordable housing, appropriate State and Federal grant programs, philanthropic sources, etc.	Many of the objectives of the BVCP, which are intended to balance development of the built environment are not being adequately developed, funded, or supported by the City. We need to improve the process, prioritizing social and environmental goals, and fund the pieces that won't get funded by private developers.
Amendment to Section 2, p. 24; Urban Service Criteria and Standards, p. 92	1) Remove the word "ditches" from the first narrative sentence in Paragraph 5 (entitled "The Public Realm") on page 24 which begins "The public realm includes...." 2) Finally, under the Urban Service Criteria and Standards section (Roman Numeral VI, under Stormwater and Flood Management (3)(d)(v) ["Operational Effectiveness"] on page 92 - change "or the appropriate irrigation ditch company" to "and the appropriate irrigation ditch owner".	(see request)
(Amendment to Land Use code)	I am requesting to either (1) add a new (Conditional) Use category for Community Gatherings, or (2) include Outdoor Entertainment as a Conditional Use in the IS-1 zoning particularly, and in any other zones that would be appropriate, to promote beneficial community use of existing commercial and industrial spaces located adjacent residential zones.	Many of the objectives of the BVCP, which are intended to balance development of the built environment are not being adequately developed, funded, or supported by the City. We need to identify and protect strategic sites and fund and implement the social and environmental goals of the BVCP.