Updated Aug 2006

PROJECT FACT SHEET

For Land Use Review Applications

Accurate and complete information about a project is integral to a timely and thorough city review. **Please type or print complete answers to the items listed under the boxes that relate to your project.** While some of this information may be included on the project site plans or discussed in the written statement, please also enter it here. If you choose to recreate this document, please only include the items that relate to your project. An electronic version of this document is available on the Web at www.boulderplandevelop.net

ALL PROJECTS

Key Information

Subject property address/location: 5399 Kewanee Road & 5697 S. Boulder Road

Owner name and address: _____

Legal Description (or attach): (attached)

Age of existing structures: 1964

Size of site in square feet and acres. Gross: 967,154 / 22.2
Net (after public dedications): same

Current Zoning Designation: SR - County

For rezoning and annexation applications,
Proposed Zoning Designation: RL-2

Boulder Valley Comprehensive
Plan Land Use Designation: LR & OS

Previous Approvals (specify
project name, review type): _____

Solar Access Area Designation (circle one): Area I ☐ Area II ☑ Area III ☐

Does the project include the demolition of any structures? Yes ☑ No ☐
If yes, what year was the structure built? 1964

Please list any requested variations to the land use regulations (specific variance information is requested later in the project fact sheet):

Parking reduction
Open Space Calculations: Pathway right of way easement included in open space calculation, but maintained privately

Please indicate with a checkmark if your property is affected by any of the following:

Wetland area	X
Airport Influence Zone	
Historic landmark designation/district	
Boulder Valley Regional Center (BVRC)	
100 Year Flood Zone	X
North Boulder Subcommunity Plan	
CAGID parking district	
UHGID parking district	
Other local improvement district	

Land Use

Please describe the proposed use(s) of the property, including activities conducted on site, number of seats, number of guest rooms, number of residents, number of employees, hours of operation and any other unique operating characteristics. Also, please specify which land use category(ies) in the Schedule of Permitted Land Uses (Section 9-6-1) that most closely describes the proposed use:

Residential Uses as follows:
Detached dwelling units
Attached dwelling units
with 17% Market Rate Units, 33% Middle Income and 50% Permanently Affordable Units

Utilities

Are existing buildings hooked-up to city water?	Yes ☐	No ☐
Are existing buildings hooked-up to city sewer?	Yes ☑	No ☐
Are there city water mains adjacent the property?	Yes ☐	No ☐
Are there city sewer mains adjacent the property?	Yes ☐	No ☐

Please name any utility districts that currently serve the property: _____

Parking

Total # off-street parking spaces *existing*	standard size	_____	(dimensions: 9' x 19')
	small car	_____	(dimensions: 7'9" x 15')
	accessible	_____	(dimensions:12'x19'+3')
	bicycle	_____	(type: _____)
	other	_____	(dimensions:_____)
	TOTAL _____		
Total # off-street parking spaces *proposed*	standard size	117	(dimensions: 9' x 19')
	small car	_____	(dimensions: 7'9" x 15')
	accessible	_____	(dimensions:12'x19'+3')
	bicycle	_____	(type: private garage)
	other	in garages	(dimensions:_____)
	TOTAL 212		(95 street parking + 117 private garages)

Specify % of parking reduction requested 52 % 117 spaces where 224 are required
Specify % of parking deferral requested _____ % _____ spaces where _____ are required

Setbacks

Certain streets are categorized in the city code as Major Streets and have more restrictive setback requirements.
Does your property abut a Major Street? Yes ☐ No ☐
What is the setback requirement? _____

Are any setback variations requested? Yes ☐ No ☑
Please specify request: ____feet for the _____ yard setback, where feet is required
____feet for the _____ yard setback, where feet is required
____feet for the _____ yard setback, where feet is required
____feet for the _____ yard setback, where feet is required

Are you requesting any other variations to the Land Use Regulations? Yes ☐ No ☐
If so, please list the specific variation(s) requested:

Projects with residential dwelling units (existing or proposed)

	Existing	Proposed	
Total # of lots	2	1	
Size of lots	11.16, 10.70	22.2	
Total # of buildings		117	
Size of each building		MR-1: 900	PA-1: 701
		MR-2: 1150	PA-2: 1001
		MR-3: 1600	PA-3: 1301
		MR-4: 2000-2500	PA-4: 1601
Total # of dwelling units		117	
Total # of kitchens		117	
Total floor area		184,859	
Number of stories		2	
Maximum building height		35	

	Existing	Proposed	Floor Area/unit
Specify the number of units with each bedroom configuration.	____ ELU*	____ ELU*	____ ELU*
	____ 1 BR	8 1 BR	____ 1 BR
	____ 2 BR	22 2 BR	____ 2 BR
	____ 3 BR	38 3 BR	____ 3 BR
	____ 4 BR	49 4 BR	____ 4 BR
	____ other	____ other	____ other

* *efficiency living unit*

Project density:	Existing	Proposed
Gross units/acre		5
Net units/acre		5
Lot area/unit		8,266 sf
Total useable open space		+702,000 sf
Useable open space/unit		+6,000 sf
Floor area ratio		

Is open space reduction requested**? (If yes, specify %) _____

*** Open space reduction requests may only be made for properties in the RH-1 or RH-2 zoning district.*

Projects with non-residential uses (existing or proposed)

	Existing	Proposed
Total # of lots	2	
Total # buildings	5	
Size of each building	204	
	118	
	1220	
	119, 294	
Total floor area		
Floor area ratio		
Total building coverage		
Number of stories		
Maximum building height		
Ratio of non-residential floor area to number of parking spaces		
Ratio of non-residential floor area to residential floor area		

What type of building code occupancy classification is required? _____

Projects with a mix of non-residential and residential uses

In addition to the information above, please describe the proposed project, and any project characteristics or requested variations of the mixed-use project.