



CITY OF BOULDER Planning and Development Services

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October 9, 2015

Greetings:

We are writing to notify you that the City of Boulder Planning and Development Services Center has received the following development review application:

LOCATION: 5399 Kewanee Drive & 5697 South Boulder Road
PROJECT NAME: Boulder Creek Commons
DESCRIPTION: ANNEXATION AND INITIAL ZONING: Proposal to annex an existing 22-acre site with an initial zoning of Residential Low -2 (RL-2, Residential Low – 2) low residential zoning. No specific development plan for the site has been submitted at this time. A previous annexation (and Site Review) request was submitted by the applicant in 2006, but was withdrawn.
REVIEW TYPE: Annexation and Initial Zoning
REVIEW NUMBER: LUR2015-00093
APPLICANT: Mike Boyers
ZONING: Boulder County Enclave (RL-2 proposed)

What is allowed on this property?

Currently, the subject property is not a part of the City of Boulder and remains under the jurisdiction of Boulder County. Although not part of the city at this time, the Boulder Valley Comprehensive Plan (BVCP) applies to the site. Development of the property, as proposed, would require Annexation to the City of Boulder. The current BVCP land use designation is Low Density Residential and Environmental Protection and is within Area IIA of the Boulder Valley Planning Area. Properties in Area IIA that have 1/6 of their boundaries contiguous to the city are eligible for annexation. The Low Density Residential designation in the BVCP Land Use Map allows residential densities of 2 to 6 dwelling units per acre.

The applicant intends to apply for an initial zoning of Residential Low -2 (RL-2) pursuant to section 9-5-2(c)(1)(B), B.R.C. 1981. This zoning allows for residential development primarily used for small-lot residential development, including without limitation, duplexes, triplexes, or townhomes, where each unit generally has access at ground level.

Please contact the Boulder County Land Use Department (303-441-3930) for more information regarding land development under current Boulder County zoning regulations. For more information regarding proposed City zoning regulations, please refer to the City's Land Use Regulations at www.bouldercolorado.gov or contact Planning and Development Services at 303-441-1880.

Why is this review required?

To develop the property with the density proposed above, the property must be annexed to the City of Boulder and zoned for low density residential zoning. No development plan has been submitted for the site. Due to the size of the property (over three acres), Site Review, in addition to annexation, would be required for development of the property per Table 2-2 within Section 9-2-14(b), B.R.C. 1981.

What are the criteria for review?

The City's requirements for annexation and initial zoning are found in Sections 9-2-16 and 9-2-17, B.R.C. 1981. The Planning Department will review the application for compliance with these requirements, the Colorado state statutes of 31-12-101, et seq. C.R.S., and for consistency with the Boulder Valley Comprehensive Plan and other ordinances of the city. The property is eligible for annexation because it is contiguous (adjacent) to the city limits and is located in Area IIA of the Boulder Valley Comprehensive Plan (BVCP).

You can review these criteria in the city's land use regulations at www.bouldercolorado.gov (go to A-Z → B → Boulder Revised Code → Title 9) or contact Planning and Development Services at 303-441-1880.

When will a decision be made?

A Planning Board public hearing will be required for this project. Once scheduled, mailed notification will be sent out in the mail and the Hogan-Pancost list serve. You may also contact the case manager (see below) to receive email notification. Staff welcomes inquiries and comments from the public throughout the review process. Public comments received before

Oct. 21, 2015 will be considered in the City's initial response to the applicant.

How can I find out more?

Information related to the Hogan-Pancost project can be viewed on the city website at www.bouldercolorado.gov (go to *City A-Z* → *H* → *Hogan-Pancost Property*).

Staff will send out separate notification regarding public outreach and notification of the Planning Board hearing. In the meantime, for more information or to comment on the application, contact the project's staff case manager Karl Guiler.

By Phone: 303-441-4236

By FAX: 303-441-3241

By Mail: P.O. Box 791, Boulder, CO 80306

By e-mail: guilerk@bouldercolorado.gov

Or review the project file at the Planning and Development Services Center, 1739 Broadway, 3rd floor, during regular office hours.