



CITY OF BOULDER Planning and Development Services

1739 Broadway, Third Floor • P.O. Box 791, Boulder, CO 80306-0791
phone 303-441-1880 • fax 303-441-3241 • web boulderplandevlop.net

October 21, 2011

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: CONCEPT PLAN REVIEW AND COMMENT: Request for citizen, Planning Board, and city comment on a proposal to annex and develop an existing 22-acre Boulder County parcel with 50 congregate care units, six affordable duplex units, two affordable single-family units, and 63 market rate single-family units for a total of 121 dwelling units. New public rights-of-way are proposed between Kewanee Drive and 55th Street. A Concept Plan is a preliminary step in the city's regulatory review process. **Concept plans are not approved or denied, but rather are an opportunity for the city and residents to comment on the general aspects of the proposal before a Site Review application is submitted.**

REVIEW TYPE: Concept Plan Review & Comment
REVIEW NUMBER: LUR2011-00069
APPLICANT: Boulder Creek Commons, LLC
ZONING: County Enclave

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 Flex District (F) pursuant to section 9-5-2(c)(7), B.R.C. 1981 as part of any future Annexation application. Flexible zoning districts may be initiated by Planning Board or City Council as part of an Annexation if the proposed Flexible zone would implement the goals of the BVCP. Therefore, in order for the applicant to pursue a Flexible zoning designation, the applicant must demonstrate that Flexible zoning would implement the goals of the BVCP and that the proposed combination of use, form, and intensity standards are appropriate for the property.

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 303-441-4012.

Why is this review required?

Due to the size of the property (over three acres), a Concept Plan is required per Table 2-2 within Section 9-2-14(b), B.R.C. 1981. The Concept Plan is also an opportunity for the applicant to get comments from the community about the proposed plan before moving forward. "Concept Plan Review and Comment" requires staff review and a public hearing before the Planning Board. Planning Board, staff and neighborhood comments made at public hearings are intended to be advisory comments for the applicant to consider prior to submitting any detailed "Site Review" plan documents and moving forward with the proposed Annexation and Initial Zoning.

What are the criteria for review?

The Planning Department and Planning Board will review the applicant's Concept Review & Comment plans against the guidelines found in Section 9-2-13(f), B.R.C. 1981.

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

When will a decision be made?

There is no approval or denial of a Concept Plan application. Planning Board comments are given at a public hearing, after a staff review. The timing of the development review process depends on several factors, including the complexity of the project and the number of times the proposal is revised. **Staff welcomes inquiries and comments from the public throughout the review process.**

A Planning Board hearing date has been tentatively scheduled for Jan. 5, 2012. Mailed notification will be sent regarding the scheduled Planning Board hearing once the date is finalized. You may also contact the case manager (see below) to receive email notification. Staff will send out separate written notice of any proposed neighborhood outreach meetings. Planning Board, staff and neighborhood comments made at the required public hearing are intended to be advisory in nature for the applicant's consideration prior to submitting an application for Site Review and moving forward with the proposed Annexation. Public comments received before **Nov. 2, 2011** 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*). The Concept Plan will be posted on the website as soon as practical.

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.