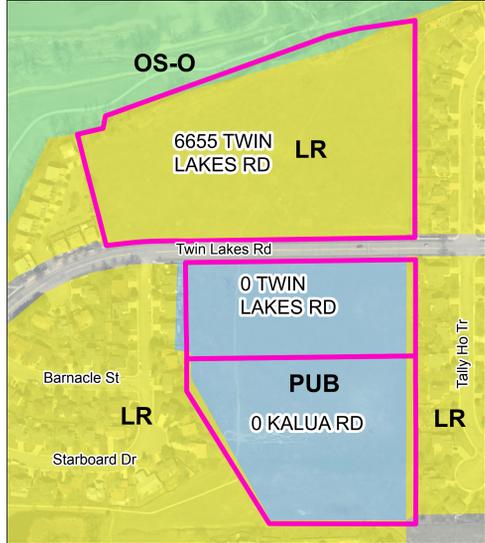


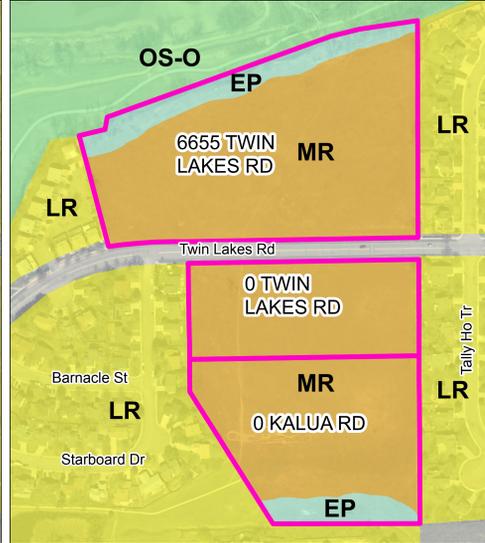
# TWIN LAKES

Land Use- Existing



Existing Future Land Use  
 Residential  
 Low Density Residential  
 Other  
 Public  
 Open Space and Mountain Parks  
 Open Space, Other

Land Use- Staff Recommendation



Future Land Use: Staff Recommendation  
 Residential  
 Low Density Residential  
 Medium Density Residential  
 Other  
 Environmental Preservation  
 Open Space and Mountain Parks  
 Open Space, Other

## Request Summary

### REQUESTER:

#35: Initiated by Boulder Valley School District and Boulder County Housing Authority

#36: Twin Lakes Action Group, community members

**TYPE OF REQUEST:** Land use map change

### BRIEF DESCRIPTION OF REQUEST:

#35: Low Density Residential (LR) and Public (PUB) to **Mixed Density Residential (MXR)**

#36: Low Density Residential (LR) and Public (PUB) to **Open Space (OS)** with Natural Ecosystems or Environmental Preservation designation

**APPROVAL REQUIRED:** Four body

## Existing Conditions

- BVCP Designation: LR and PUB
- Zoning (county): Rural Residential (RR) for all three properties
- Planning Area: II
- Combined Lot Size: 862,000 sq. ft. (19.8 acres)
- Existing Buildings: none

## Jobs and Housing Assumptions

- Current Estimated Dwelling Units: 2-60 with LR
- Future Estimated Dwelling Units:
  - #35: 120-360 with MXR
  - #36: n/a with OS
- Future Estimated Jobs: n/a

## STAFF RECOMMENDATIONS

Staff recommends that the sites' Land Use Designation be changed to **Medium Density Residential (MR)**, with **Environmental Preservation** on the wetland and a 50-foot buffer around the wetland and along the irrigation canal for the following reasons:

- The parcels are in Area II (the area designated for urban services) and have been intended for annexation into the city since the 1970s.
- Urban services (i.e., water, wastewater, stormwater, roads) are readily available near the site.
- Diversity of housing types and costs is a core value of the Comprehensive Plan, recognizing that the availability of housing affordable to both low and moderate income populations is "a growing concern".
- There is a scarcity of sites for housing in Boulder Valley. Allowing Medium Density Residential will allow a diversity of housing types and prices, and a significant portion of the units will be permanently affordable.
- The recommended designations furthers other key BVCP policies, including jobs:housing balance, compatibility of adjacent land uses, sensitive infill and redevelopment, and strengthening community housing partnerships.
- The recommended Environmental Preservation designation protects the drainage way on the northern edge and wetlands on the southern edge from future development. In addition, the Site Review process will require additional areas of the sites to be set aside for a future trail as identified on the 2010 BVCP Trails Map for human and wildlife movement.
- While the sites have clear value to the adjacent neighbors for their scenic quality and other resource values, neither the county nor city has found the sites to meet their respective criteria for open space designation or acquisition for broader community benefit, nor is there a willing seller.
- No county Species of Special Concern or other significant environmental/ecological features were identified on the sites during the 2014 update to the BCCP Environmental Resources Element;
- Mixed Density Residential (MXR) is not recommended because the designation allows up to 18 units per acre (360 units) and is higher than the 6-12 dwelling units per acre discussed in the Twin Lakes Stakeholder Group process.
- The recommended designation allows 6-14 dwelling units per acre (120-280 units total) and best achieves the numerous and diverse interests articulated by the Twin Lakes Stakeholder Group (see section on Community Input).
- The recommendation is consistent with the mix of densities present in the surrounding area and could be compatible with the surrounding developments.
- The combined sites are large enough that, within the recommended designations, design flexibility can address concerns about visual, environmental, infrastructure, and existing neighbor character while still meeting the requesters' objectives of providing a mixture of housing types.



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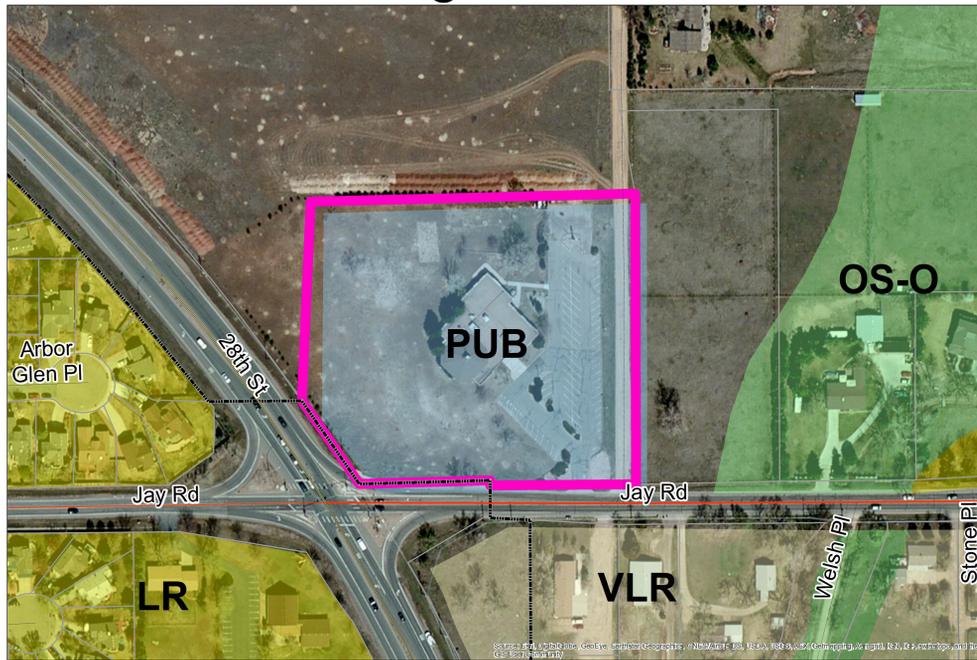
The draft staff recommendations, a map of all change requests, and further info is available online!

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BOULDER VALLEY COMPREHENSIVE PLAN

# 2801 JAY ROAD

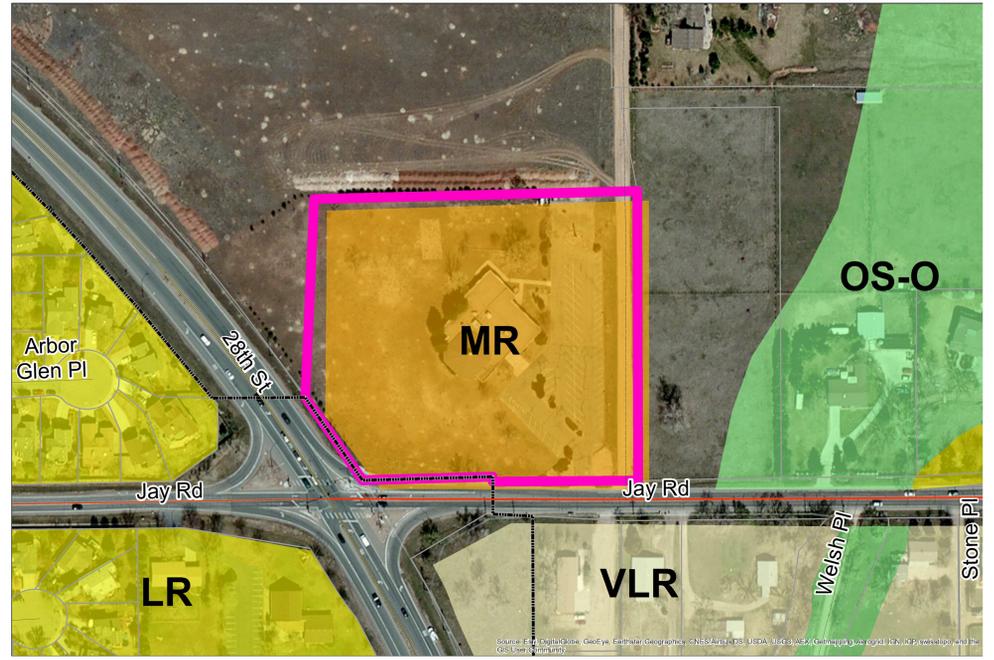
## Land Use- Existing



### Existing Future Land Use

- |   |  |   |
|---|--|---|
| <b>Residential</b>  | <b>Open Space and Mountain Parks</b>   | <b>Other</b>  |
| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffffcc; border: 1px solid black; margin-right: 5px;"></span> Very Low Density Residential</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></span> Low Density Residential</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90ee90; border: 1px solid black; margin-right: 5px;"></span> Open Space, Other</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #add8e6; border: 1px solid black; margin-right: 5px;"></span> Public</li> </ul> |

## Land Use- Staff Recommendation



### Future Land Use: Staff Recommendation

- |  |  |
|--|--|
| <b>Residential</b>   | <b>Open Space and Mountain Parks</b>   |
| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffffcc; border: 1px solid black; margin-right: 5px;"></span> Very Low Density Residential</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></span> Low Density Residential</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffa500; border: 1px solid black; margin-right: 5px;"></span> Medium Density Residential</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90ee90; border: 1px solid black; margin-right: 5px;"></span> Open Space, Other</li> </ul> |

## Request Summary

### REQUESTER:

Margaret Freund, in association with a Concept Plan application (LUR 2015-00074)

**TYPE OF REQUEST:** Land use map change

### BRIEF DESCRIPTION OF REQUEST:

Public (PUB) to **Mixed Density Residential (MXR)**

**APPROVAL REQUIRED:** Four body

## Existing Conditions

- BVCP Designation: Public (PUB)
- Zoning (county): Rural Residential (RR)
- Planning Area: II
- Lot Size: 207,274 sq. ft. (4.76 acres)
- Existing Buildings: Church building (14,000 sq. ft.)

## Jobs and Housing Assumptions

- Current Estimated Dwelling Units : n/a
- Future Estimated Dwelling Units: 29-86 with MXR
- Future Estimated Jobs: n/a

## STAFF RECOMMENDATIONS

Staff recommends that the site's Land Use Designation be changed to **Medium Density Residential (MR)** for the following reasons:

- The parcels are in Area II (the area designated for urban services) and have been intended for annexation into the city since the 1970s.
- Urban services (i.e., water, wastewater, stormwater, roads) are readily available near the site.
- Diversity of housing types and costs is a core value of the Comprehensive Plan, recognizing that the availability of housing affordable to both low and moderate income populations is "a growing concern".
- There is a scarcity of sites for housing in Boulder Valley. Allowing Medium Density Residential will allow a diversity of housing types and prices, and a significant portion of the units will be permanently affordable.
- The recommended Medium Density Residential designation furthers other key BVCP policies, including jobs:housing balance, compatibility of adjacent land uses, and sensitive infill and redevelopment, and strengthening community housing partnerships.
- Mixed Density Residential (MXR) is not recommended because the designation allows up to 18 units per acre (85 units) and constitutes a number of units that the city's planning board indicated was not appropriate for the site (see Site History).
- The recommended MR designation allows 6-14 dwelling units per acre (28-66 units total). This is consistent with the mix of densities in the surrounding area and could be compatible with the surrounding developments.
- There is a scarcity of sites for housing remaining in the city's service area. Allowing medium density residential will allow a diversity of housing types and a significant portion of the units will be permanently affordable.
- The location and characteristics of the site make it suitable for new development with urban services, based on the apparent lack of sensitive environmental areas, hazard areas, and significant agricultural lands.



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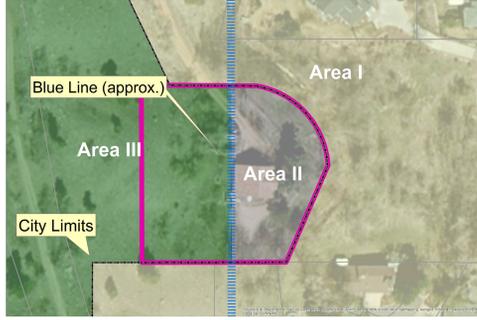
# 3261 THIRD STREET

## Planning Area- Existing



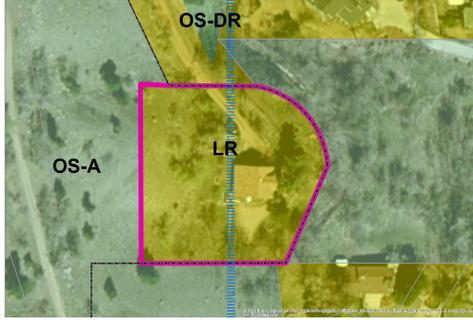
Existing Planning Area  
 Area I  
 Area II  
 Area III

## Planning Area- Staff Recommendation



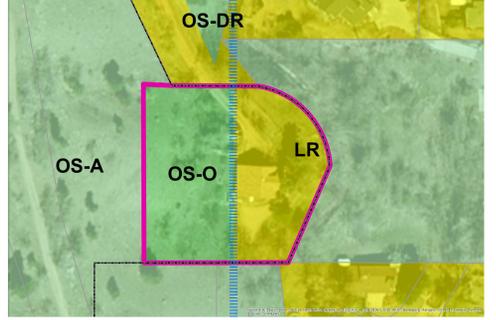
Existing Planning Area: Staff Recommendation  
 Area I  
 Area II  
 Area III

## Land Use- Existing



Existing Future Land Use  
 Residential  
 Low Density Residential  
 Open Space and Mountain Parks  
 Open Space, Acquired  
 Open Space, Development Rights

## Land Use- Staff Recommendation



Future Land Use: Staff Recommendation  
 Residential  
 Low Density Residential  
 Open Space and Mountain Parks  
 Open Space, Acquired  
 Open Space, Development Rights  
 Open Space, Other

## Request Summary

**REQUESTER:** Margaret Wilson et al. (Wilson family)

**TYPE OF REQUEST:** Area II/III boundary change

**BRIEF DESCRIPTION OF REQUEST:**

Area III to Area II (Minor Adjustment to the Service Area Boundary)

**APPROVAL REQUIRED:** Four-body

## STAFF RECOMMENDATIONS

Staff recommends approval of the proposed area change for the parcel from Area III to Area II only for the portion of the property east of the blue line. Staff recommends that the portion of the property west of the blue line remain in Area III and receive an open space designation.

**Staff is recommending 1) approval of the proposed area change from Area III to Area II for the portion of the property east of the blue line and 2) a land use designation change on the western portion of the property to Open Space - Other for the following reasons:**

## Existing Conditions

- BVCP Designation: LR
- Zoning (county): Rural Residential (RR) & Forestry (F)
- Lot Size: 32,278 sq. ft. (0.741 acres)
- Existing Buildings: 1,818 sq. ft. residence; 1,416 sq. ft. agricultural outbuilding

## Jobs and Housing Assumptions

- Current Estimated Dwelling Units: 1-4 with LR
- Future Estimated Dwelling Units: 1-2 with only the portion of property east of blue line designated as LR
- Future Estimated Jobs: 0

- Creation of a more logical service area boundary: an Area III to Area II change for the portion of the property east of the blue line is consistent with other “western edge” properties along 3rd Street.
- Compatibility with the surrounding area: The existing use is a single-family home and the developable area of the property will not be expanded with a change from Area III to Area II under county zoning. The proposed land use designation change for the portion of the property west of the blue line ensures the preservation of open space and neighborhood character along the western edge and is consistent with other western edge properties along 3rd Street.
- Correction of a mapping error: analysis of previous comprehensive plan maps indicates that the Area II/III boundary may have originally bisected the property and was moved in error to the eastern edge of the property during the 1997 digitization of maps.

The current proposed blue line ballot may have implications for this property. Proposed changes to the blue line would require voter approval. Staff recommends an open space land use designation on the portion of the lot currently west of the blue line regardless of any potential shifts in the blue line. Furthermore, the corresponding zoning on the property should not create any additional building lots.



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