



Site Description

This property is at the northeast corner of Valmont Rd. and Foothills Pkwy. From the original annexation in 1979, this parcel was intended for industrial use, but the land use for all of the annexation was Medium Density Residential (MR).

The current office buildings were approved and built between 1986 and 1993. In 1997, there was a comprehensive rezoning of areas in the city and this piece of land was assigned Industrial General based on historical zoning. The existing uses on the site include including dental, administrative and professional offices.

Request Summary for 1345 S. Broadway

- Requester: Property Owner
- Type of Request: Land use map change
- Brief Description of Request:
- Medium Density Residential (MR) to a business or mixed use land use designation
- Approval Required: Two body

Existing Conditions

- BVCP Designation: Medium Density Residential (MR)
- Zoning: General Industrial (IG)
- Lot Size: ~31,900 sq. ft.
- Existing Buildings: ~12,000 sq. ft.

Jobs and Housing Assumptions

- *Housing*: No existing or projected units
- *Jobs*: Current jobs estimates are unavailable
- *Projections*: The 2015 BVCP Update projections were based on the current IG zoning and estimated up to an additional 40 jobs and no housing units.

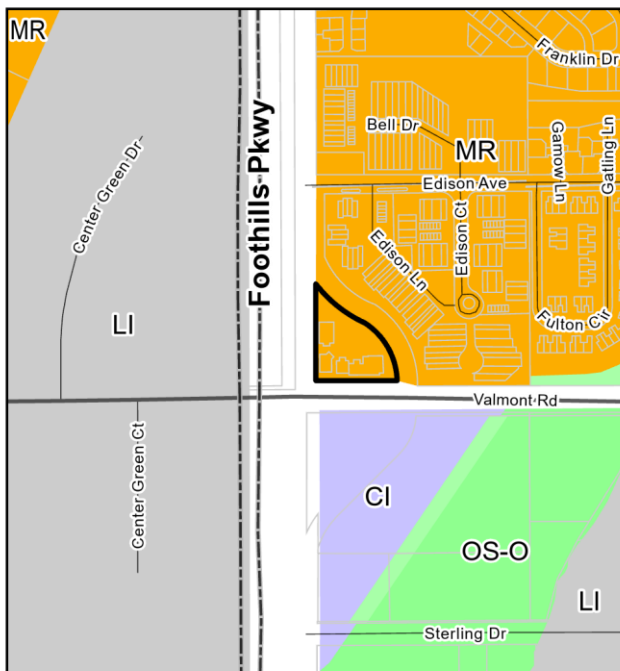


STAFF RECOMMENDATION

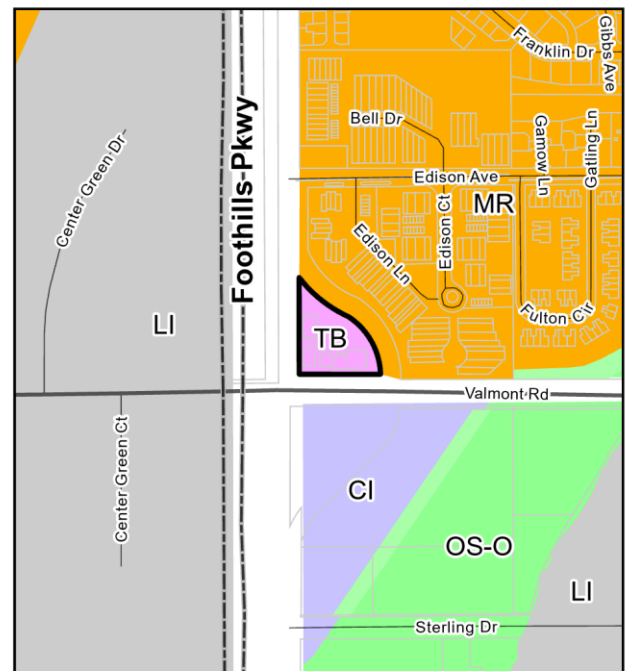
Staff is recommending a land use change to Transitional Business (TB) for the following reasons:

1. Transitional Business Land Use purposefully is shown at the intersection of and along certain major streets and areas that provide a transition to residential areas. The current development provides a buffer between the residential area to the east and Foothills Parkway.
2. Transitional Business in this location aligns with the existing character and current uses on the site. It would also allow for housing in the future.

Current BVCP Land Use



Proposed BVCP Land Use Change



Area of Change

Land Use

Residential

Medium Density Residential

Business

Transitional Business

Industrial

Community Industrial

Light Industrial

Open Space and Mountain Parks

Open Space, Development Rights

Open Space, Other

COMMUNITY INPUT

Written notice of the proposed change and update process was sent to property owners in the area. Staff received questions from several nearby property owners. No additional feedback was received.

Feedback on BeHeardBoulder:

I don't know why we don't just zone it medium density multi-use to allow it to be anything? I'm worried it will have large setbacks (ugly, encourages speeding) or large parking lots/ parking

minimums (ugly, encourages driving). This minute lot by lot euclidean zoning is stupid. please switch to form based zoning. This lot should not be allowed to be industrial. that's the end of my requirements.

ANALYSIS

Criteria for Land Use Map Changes

To be eligible for a Land Use Map change, the proposed change:

- a) On balance, is consistent with the policies and overall intent of the comprehensive plan;
- b) Would not have significant cross-jurisdictional impacts that may affect residents, properties or facilities outside the city;
- c) Would not materially affect the land use and growth projections that were the basis of the comprehensive plan;
- d) Does not materially affect the adequacy or availability of urban facilities and services to the immediate area or to the overall service area of the City of Boulder;
- e) Would not materially affect the adopted Capital Improvements Program of the City of Boulder; and
- f) Would not affect the Area II/Area III boundaries in the comprehensive plan.

Evaluation:

- a). On balance, is consistent with the policies and overall intent of the comprehensive plan;

Transitional Business Land Use purposefully is shown at the intersection of and along certain major streets and areas that provide a transition to residential areas. The current development provides a buffer between the residential area to the east and Foothills Parkway. The existing uses on the site, including dental, administrative and professional offices, are inconsistent with the current Medium Density Residential land use designation.

- b) Would not have significant cross-jurisdictional impacts that may affect residents, properties or facilities outside the city;

No cross-jurisdictional impacts are anticipated from this change.

- c) Would not materially affect the land use and growth projections that were the basis of the comprehensive plan;

No effect on growth projections is anticipated from this change.

- d) Does not materially affect the adequacy or availability of urban facilities and services to the immediate area or to the overall service area of the City of Boulder;

No effect on urban facilities and services is anticipated from this change.

- e) Would not materially affect the adopted Capital Improvements Program of the City of Boulder;

No impact to the CIP is anticipated resulting from this change.

Would not affect the Area II/Area III boundaries in the comprehensive plan.

The change would not affect the Area II/III boundaries.

Rezoning

Staff will initiate rezoning to implement land use changes in the BVCP Mid-term update in 2021. Analysis to determine the appropriate Transitional Business zoning would occur at that time.