



CITY OF BOULDER

September 11, 2017

THIS UPDATED NOTICE IS SENT TO INFORM NEIGHBORS OF THE CITY COUNCIL VOTE TO HOLD THE PUBLIC HEARING OF THE HOGAN PANCOST ANNEXATION REQUEST AND CONCEPT PLAN ON TUESDAY, OCTOBER 10TH. SEE DETAILS BELOW:

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 an existing 22-acre site with an initial zoning of Residential Low -2 (RL-2, Residential Low – 2) low residential zoning. The applicant's revised site plan is to build 117 attached and detached units (50% as permanently affordable housing) on the site served by new streets and alleys in a modified configuration. The plan includes the preservation of additional wetlands on the site and a modified central open space. The proposal also includes preliminary consideration for a 52 percent parking reduction (proposal is to accommodate parking through on-street parking) and an adjustment to the housing types to include more attached units.

A previous Annexation request was submitted by the applicant in 2006, but was withdrawn. The previous Site Review (submitted in 2012) did not proceed to City Council following a recommendation of denial by Planning Board and considering the 2013 flood event in Boulder. A new annexation application, LUR2015-00093, was submitted in 2015 and is still active. Information on the project, including the updated Concept Plan, will be posted on the city's Hogan-Pancost website at:

www.bouldercolorado.gov/plan-develop/boulder-creek-commons-project-hogan-pancost-project

REVIEW TYPE: Concept Plan Review and Comment
REVIEW NUMBER: LUR2015-00093 & LUR2016-00076
APPLICANT: Adrian Sopher, Sopher Sparn Architects
ZONING: Boulder County Enclave (RL-2 proposed)

MEETING LOCATION: City Council Chambers, Municipal Building
1777 Broadway, Boulder, CO 80306

UPCOMING MEETINGS:

- **Tuesday, October 10, 2017 at 6 p.m.: City Council public hearing on the Annexation and Initial Zoning application and the Concept Plan application. The public will be invited to address the City Council as a part of the hearing. City Council may render a final decision on whether the property should be annexed at this meeting, but PLEASE NOTE THAT ON OCTOBER 10TH FOLLOWING THE PUBLIC HEARING THE CITY COUNCIL MAY CONTINUE THE MEETING TO TUESDAY, OCTOBER 17TH, WHICH IS CURRENTLY RESERVED FOR THEIR DELIBERATION. THIS WILL BE DECIDED AT THE OCT. 10TH PUBLIC HEARING.**

If I cannot attend the meetings, how can I forward comments and concerns on the project to city review bodies?

City Council can be contacted at council@bouldercolorado.gov.

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?

Per Section 9-2-14, B.R.C. 1981, the project is eligible for Concept Plan Review because the site allows for more than 5 units. In this case, the applicant has elected to undergo the Concept Plan Review process. Feedback received in the Concept Plan process is meant to inform subsequent phases of the development process. Concept Plan Review requires staff review and a public hearing before the Planning Board (which has already occurred). The annexation agreement requires that the Concept Plan be reviewed by the City Council.

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. 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. ***Any annexation request requires City Council review and action following a recommendation by Planning Board. On Aug. 18th, Planning Board recommended that City Council deny the annexation on a 6 to 1 vote.***

What are the criteria for review?

City Council will review the applicant's Concept Review & Comment plans against the guidelines found in Section 9-2-13(f), B.R.C. 1981. For more information regarding city zoning regulations, please refer to the city's Land Use Regulations at www.bouldercolorado.gov under 'Boulder Revised Code' (Title 9, Land Use Code) found under selection "B" in A-Z or contact Planning and Development Services at 303-441-1880. The decision to annex the property is based on compliance with State annexation rules and city policies as outlined in the Boulder Valley Comprehensive Plan.

How can I find out more?

Information related to the Hogan-Pancost project can be viewed on the city website at: www.bouldercolorado.gov/plan-develop/boulder-creek-commons-project-hogan-pancost-project

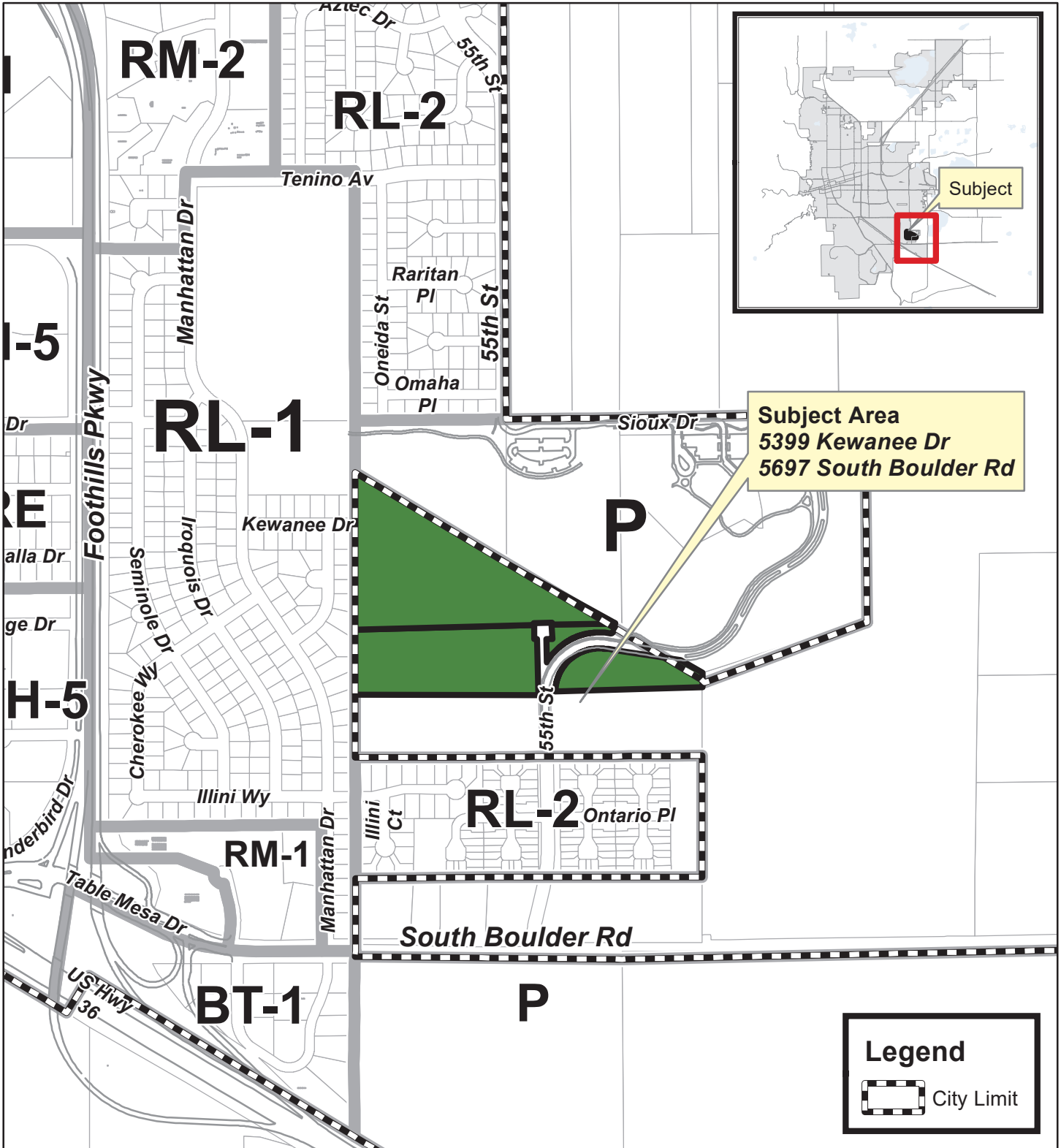
For more information or to comment on the application, contact the project's staff case manager Karl Guiler. Comment emails can also be directly sent to the Planning Board and City Council at the email addresses provided above.

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.

City of Boulder Vicinity Map



Hogan-Pancost Annexation Update & Public Meeting Notice

Meeting Location: 1777 Broadway, Boulder CO 80306
City Council Chambers, Municipal Building

Upcoming Meetings: Tuesday, October 10 at 6:00pm

Review Number: LUR2015-00093 & LUR2016-00076

Zoning: Boulder County Enclave (RL-2 Proposed)



1 inch = 700 feet



The information depicted on this map is provided as a graphical representation only. The City of Boulder provides no warranty, expressed or implied, as to the accuracy and/or completeness of the information contained hereon.