

**CITY OF BOULDER  
PLANNING BOARD AGENDA ITEM**

**MEETING DATE: November 17, 2016**

**AGENDA TITLE:** City Council request for Planning Board to reconsider a Boulder Valley Comprehensive Plan map change for 0, 693, 695 Broadway (Table Mesa Shopping Center).

**REQUESTING DEPARTMENT:**

David Driskell, Executive Director, Planning, Housing + Sustainability (PH+S)  
Susan Richstone, Deputy Director for Planning (PH+S)  
Lesli Ellis, Comprehensive Planning Manager (PH+S)  
Jay Sugnet, Senior Planner (PH+S)  
Caitlin Zacharias, Planner I (PH+S)

**Suggested Motion Language:**

Staff requests Planning Board consideration of this matter and action in the form of the following motion:

Motion to approve a Boulder Valley Comprehensive Plan Land Use Map change to *Community Business* for 0, 693, 695 Broadway (Request #12) as shown and described in [Attachment A](#).

The purpose of this item is for the Planning Board to reconsider a public request for a change to the Boulder Valley Comprehensive Plan (BVCP) Land Use map. This is part of a series of hearings and meetings scheduled for Aug. 30 through early 2017 that address Area I requested map changes (requires approval by the two city bodies) and Area II requested map changes (requires approval by City Council, Planning Board, Board of County Commissioners and Planning Commission).

On **Oct. 13**, City Council and Planning Board held a public hearing that focused on the four Area I requested map changes (i.e., Naropa, 385 Broadway, Mt. Calvary Church, and Table Mesa Shopping Center). After the public hearing was closed, Planning Board deliberated and voted to approve the staff recommendations on the four Area I requests. On **Nov. 1**, City Council deliberated and voted on the same requests. While Council voted to approve the staff recommendations for Naropa, 385 Broadway and Mt. Calvary Church, Council voted against the staff recommendation for the Table Mesa Shopping Center. Instead, Council voted to approve changing the land use designation for a portion of the shopping center from Medium Density Residential to Community Business.

Procedures approved at the start of the BVCP update process allow one of the approving bodies to request reconsideration of a decision by another approving body. Council is requesting the Planning Board to reconsider their decision from Oct. 13 regarding the Table Mesa Shopping Center. Because the public hearing was closed on Oct. 13, only written testimony will be provided at the hearing on Nov. 17 specific to the Table Mesa Shopping Center.

[Attachment A](#) is the City Council recommended map change for the Table Mesa Shopping Center. The

full staff memo for all the requested land use changes is available [here](#)<sup>1</sup>.

**Summary of Recommended Map Changes:**

0, 693, 695 Broadway (Request #12)	<b>Change to Community Business</b> – City Council voted unanimously to grant the request from the property owner for the portion of the site currently designated Medium Density Residential.
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**City Council Action on Table Mesa Shopping Center**

On Nov. 1, City Council approved the staff and Planning Board recommendations for Naropa, 385 Broadway, and Mt. Calvary Church. However, City Council voted 9-0 to approve the property owner’s request to change the land use designation for a portion of the Table Mesa Shopping Center from Medium Density Residential to Community Business. Planning Board voted 6-2 in favor of keeping the existing Medium Density Residential designation. City Council’s reasons for the vote are summarized below:

- The shopping center has existed since the early 1960s and will likely always exist as a shopping center;
- The land use designation and zoning should reflect the current uses;
- Potential impacts to the single-family homes to the south would be addressed through site planning if any redevelopment were to occur;
- Noise regulations are the same regardless of the zoning at the source of the noise; and
- The city should encourage vibrant commercial centers.

The BVCP, jointly adopted by the city and county and updated at least every five years, guides development and preservation in the Boulder Valley. The BVCP articulates a vision for the future and details policies that represent long-standing community values. The public map change request process is one track within the much larger BVCP update. Each phase entails extensive community dialogue and engagement. The webpage for the project, [www.BoulderValleyCompPlan.net](http://www.BoulderValleyCompPlan.net), includes the full project schedule and a link to the 2010 plan and maps.

**Next Steps**

The schedule for the Area II request for **Twin Lakes** is pending the outcome of the County Planning Commission reconsideration of the Twin Lakes decision. A city hearing is not likely occur until early 2017.

- Dec. 13 – **City Council deliberate and vote** on the Area II request for 3261 3<sup>rd</sup> St.
- Jan. 24 – **Joint Study Session of City Council and Planning Board** to review scenarios, analysis, community engagement results from fall, survey results, and CU South.
- Spring 2017 – **City Council Study Session** to review the Draft Plan and Focus Areas.

Approved By:



David Driskell, Executive Director  
Department of Community Planning and Sustainability

**ATTACHMENTS**

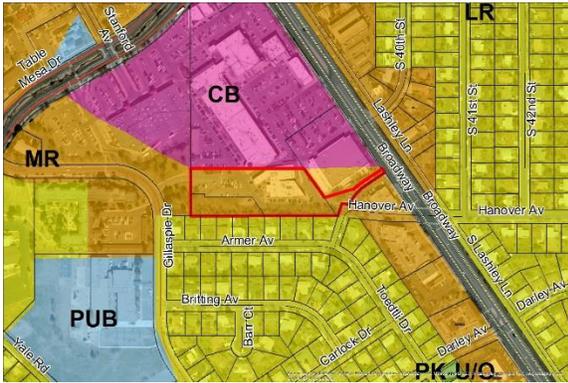
- A. [Table Mesa Shopping Center \(Request #12\) City Council Recommended Map Change](#)

<sup>1</sup> <https://bouldercolorado.gov/bvcp/bvcp-changes>

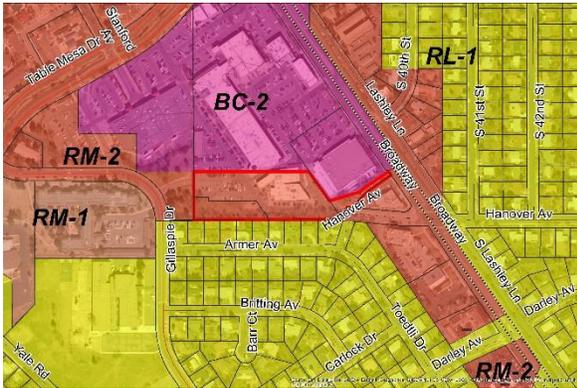
# Request #12

# 0, 693, 695 Broadway Table Mesa Shopping Center

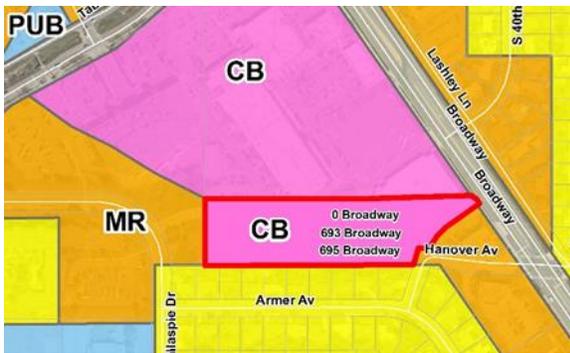
### Existing BVCP Land Use Map



### Existing Zoning Map



### City Council Recommended Land Use Map



### Request Summary

- Requester: Table Mesa Shopping Center LLC, owner
- Type of Request: Land use map change
- Brief Description of Request: Medium Density Residential (MR) to Community Business (CB)
- Approval Required: Two body

### Existing Conditions

- BVCP Designation: Medium Density Residential (MR)
- Zoning: Residential Medium 2 (RM-2)
- Lot Size (BVCP boundaries do not follow parcel boundaries in this case):
  - Total area impacted by request: 3.5 acres
  - Total area of all properties impacted by request: 10.45 acres
- Existing Buildings: 187,940 sq. ft. of leasable area in Table Mesa Shopping Center

### Jobs and Housing Assumptions

- Existing Estimated Dwelling Units: 25-57 with MR designation
- Existing Estimated Jobs: n/a
- Future Estimated Dwelling Units: 36-40 with CB designation
- Future Estimated Jobs: 200-220 with CB



Looking northwest near culinary school