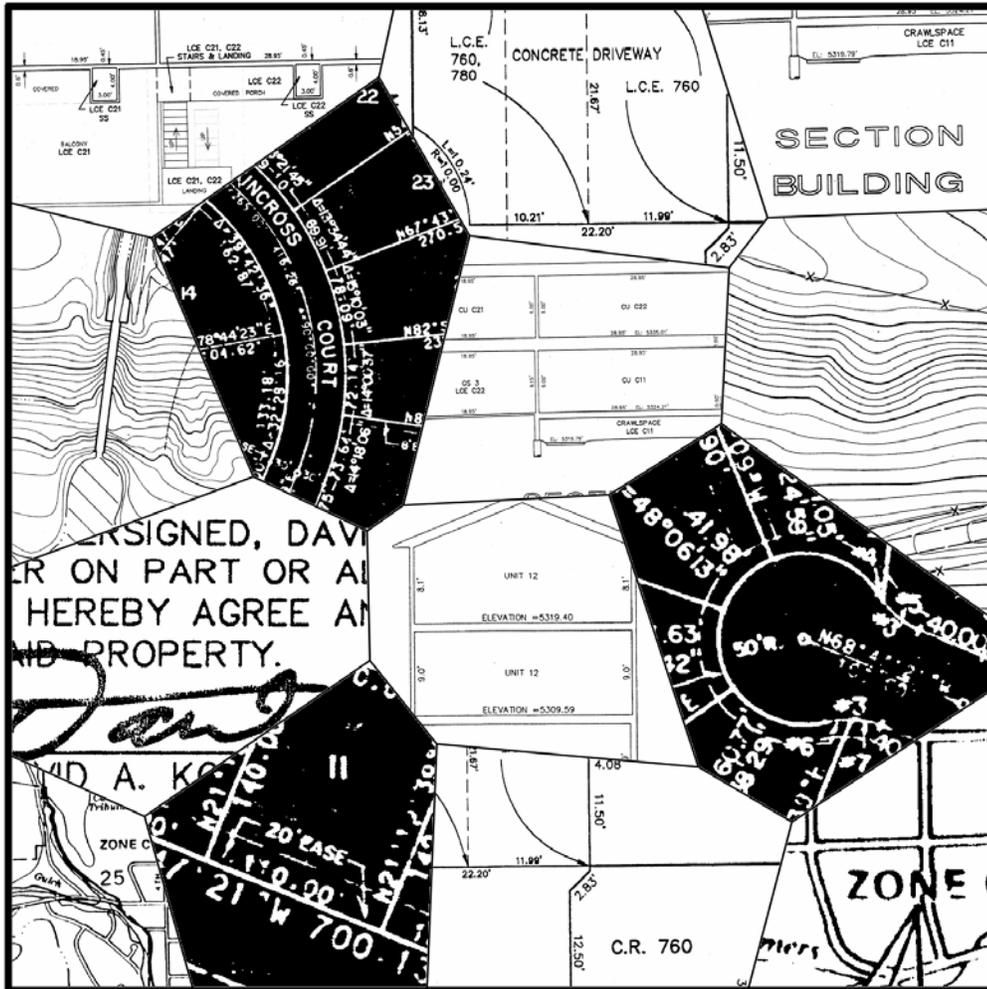


# Changes to Boulder Valley Comprehensive Plan Land Use Designations (that may be considered at any time)

## Attachment to *Land Use Review Application*



**City of Boulder Planning and Development Services Center**  
1739 Broadway, third floor  
Mail: P.O. Box 791 Boulder, CO 80306-0791  
Phone: 303-441-1880, Fax: 303-441-3241  
Web: boulderplandevop.net

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## **Changes to Boulder Valley Comprehensive Plan Land Use Designations (that may be considered at any time)**

### **GENERAL INFORMATION**

#### **Land Use Designation Changes Summary**

This attachment contains a summary of the Boulder Valley Comprehensive Plan (BVCP)'s procedures for applying for land use designation changes outside of a regular BVCP update.

Applications for land use designation changes that are made outside of a mid-term or five-year BVCP update must be related to an annexation or rezoning application and require payment of a fee. In addition to the requirements listed in the "Annexation/Initial Zoning" and/or "Rezoning" attachments, a written statement is required describing how the proposed land use designation change would meet the procedures and criteria of the BVCP.

Land use designation changes requested during a mid-term or five-year update of the BVCP do not require payment of a fee.

## **BOULDER VALLEY COMPREHENSIVE PLAN (BVCP) LAND USE DESIGNATION CHANGE PROCEDURES**

BVCP land use designation changes related to proposed zoning changes or annexations may be considered at any time and require approval by the city Planning Board and City Council. Approved changes will be presented to the four BVCP signatory bodies at the time of the next mid-term or five-year review. The following criteria and procedures will apply:

### **Criteria for land use designation changes that may be considered separately from an annual or five-year review:**

The Comprehensive Plan map is not intended to be a zoning map. It is intended to provide policy direction and definition for future land uses in the Boulder Valley. Thus, a change to the land use designations may be considered at any time if it is related to a proposed change in zoning or proposed annexation and meets all of the following criteria:

- (a) The proposed change is consistent with the policies and overall intent of the Comprehensive Plan.
- (b) The proposed change would not have significant cross-jurisdictional impacts that may affect residents, properties or facilities outside the city.
- (c) The proposed change would not materially affect the land use and growth projections that were the basis of the Comprehensive Plan.
- (d) The proposed change 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) The proposed change would not materially affect the adopted Capital Improvements Program of the city of Boulder.
- (f) The proposed change would not affect the Area II/Area III boundaries in the Comprehensive Plan.

### **Procedures for changes that may be considered at any time:**

- The city will make a referral with preliminary comments to the county Land Use Department for comment based on the criteria set forth above:
  - If, within 30 days after the county receives the city's referral, the county provides written notice to the city that the application does not meet the criteria, then the requested change shall be processed at the time of the next mid-term or five-year review.
- The request will be considered based on the applicable criteria at a public hearing of the city Planning Board:
  - Changes determined to meet the criteria in this section may still be deferred by the city Planning Board or City Council to the mid-term or five-year review upon a finding of good cause.