



**CITY OF BOULDER**  
**Community Planning & Sustainability**

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1739 Broadway, Third Floor • P.O. Box 791, Boulder, CO 80306-0791  
phone 303-441-1880 • fax 303-441-3241 • web [www.bouldercolorado.gov](http://www.bouldercolorado.gov)

February 18, 2016

**NOTICE OF UPCOMING PLANNING BOARD MEETING**  
**Site and Use Review for Mixed Use Development at 4403 Broadway**

**MEETING LOCATION:** City Council Chambers, 1777 Broadway.

**MEETING TIME:** Thursday, March 3, 2016, at 6:00 p.m.

**MEETING PURPOSE:** Public hearing and consideration of a Site and Use Review (LUR2011-00071) to redevelop the site located at 4403 Broadway Ave. with a new mixed use development. The meeting will consist of the following steps:

1. Hear Applicant and Staff presentations
2. Hold Quasi-Judicial Public Hearing
3. Planning Board discussion
4. Planning Board action to approve, approve with conditions or deny the Site Review
5. Planning Board action to approve, approve with conditions or deny the Use Review

**AGENDA TITLE:** Public hearing and consideration of a **Site and Use Review (LUR2011-00071)** to redevelop the site located at 4403 Broadway Ave. with a new mixed use development. The western portion of the site, zoned RM-1 (Residential – Medium 1) would include twelve 3-story townhome units divided between two buildings. The eastern portion of the site, zoned MU-2 (Mixed Use – 2), would include three new mixed use buildings containing an additional 16 attached residential units above 9,207 sq. ft. of commercial and restaurant space. The proposal includes a request for a height modification to allow for both townhome buildings and two of the mixed use buildings to exceed the 35 foot height limit for the zone (requested heights range from 36’3” to 43’6” based on the surrounding grade of the property) as well as a request for a 5% parking reduction to allow for 57 parking spaces where 60 are required. The proposal also includes a Use Review request to allow for three restaurants which close after 11:00 p.m., two of which are over 1,000 sq. ft. in floor area. The applicant is seeking to create vested property rights as provided for in section 9-2-19, B.R.C. 1981.

**REVIEW TYPE:** Site and Use Review

**REVIEW NUMBER:** LUR2011-00071

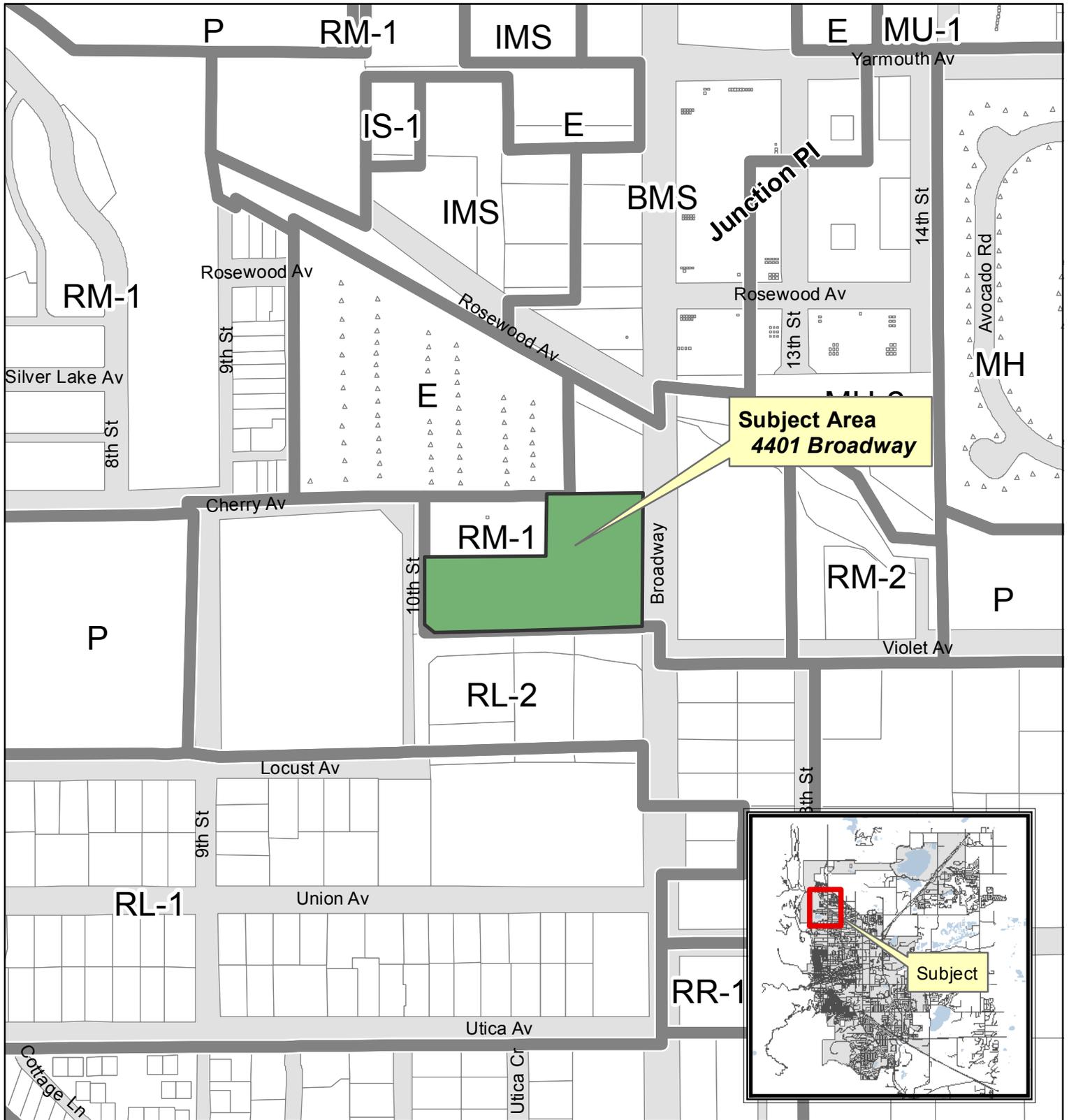
**PROJECT CONTACT:** Chandler Van Schaack, Case Manager

**ZONING:** RM–1 (Residential – Medium 1) and MU–2 (Mixed Use – 2)

For questions or comments related to the city review process you may contact Chandler Van Schaack at 303-441-3137 or [vanschaack@bouldercolorado.gov](mailto:vanschaack@bouldercolorado.gov).

The Agenda Packet for the March 3 meeting including staff’s memorandum and recommendation to the Planning Board can be viewed online at: <https://bouldercolorado.gov/boards-commissions/planning-board-agenda>

# City of Boulder Vicinity Map



**Location:** 4401 Broadway  
**Project Name:** 4403 Broadway  
**Review Type:** Site and Use Review  
**Review Number:** LUR2011-00071  
**Zoning:** Residential-Medium 1 (RM-1) & Mixed-Use 2 (MU-2)  
**Applicant:** Emerald Investment 1, LLC

  
**NORTH**  
 1 inch = 300 feet

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