



CITY OF BOULDER
Community Planning & Sustainability

1739 Broadway, Third Floor • P.O. Box 791, Boulder, CO 80306-0791
phone 303-441-1880 • fax 303-441-3241 • web www.bouldercolorado.gov

January 7, 2015

Greetings:

We are writing to notify you that the City of Boulder Planning and Development Services Center has received the following development review application:

LOCATION: 4401 Broadway
PROJECT NAME: 4403 Broadway
DESCRIPTION: SITE AND USE REVIEW REVISION SUBMITTAL: Revisions to Site & Use Review proposal to construct a mixed-use development including 6 residential duplexes (12 units total), and 3 mixed-use buildings with 16 attached residential units above 9,359 sq. ft. of office and restaurant space. Requested modifications to development standards include: 11% parking reduction to allow for 56 parking spaces where 62 are required per the MU-2 zone district standards, modification of maximum number of stories from 2 to 3 for buildings in MU-2 zone, and height modification to allow mixed-use building to reach 45' in height and residential duplexes to reach 39'6" in height where 35' is the maximum height permitted by the zoning.
REVIEW NUMBER: LUR2011-00071
APPLICANT: Emerald Investment 1, LLC
ZONING: RM-1 (Residential – Medium 1) & MU-2 (Mixed Use – 2)

What is allowed on this property?

The project site is split zoned between RM-1 (Residential – Medium 1) on the western portion of the site and MU-2 (Mixed Use-2) on the eastern portion of the site. The MU-2 zone district is defined as: *Mixed use residential areas adjacent to a redeveloping main street area, which are intended to provide a transition between a main street commercial area and established residential districts. Residential areas are intended to develop in a pedestrian-oriented pattern, with buildings built up to the street; with residential, office, and limited retail uses; and where complementary uses may be allowed* (section 9-5-2(c)(2)(B), B.R.C. 1981).

The RM-1 zone district is defined as: *Medium density residential areas which have been or are to be primarily used for attached residential development, where each unit generally has direct access to ground level, and where complementary uses may be permitted under certain conditions* (section 9-5-2(c)(1)(C), B.R.C. 1981).

For more information about the project zoning, refer to the city's land use regulations at www.bouldercolorado.gov (go to City A to Z → B → Boulder Revised Code → Title 9) or contact Planning and Development Services Staff at 303-441-1880.

Why is this review required?

This project is eligible for Site Review because the portion of the site zoned MU-2 exceeds the minimum size threshold (0 acres) and the portion of the site zoned RM-1 is large enough that 5 or more units are permitted. Per section 9-2-14, B.R.C. 1981, Site Review is required for the requested modifications to the height standards to allow buildings to exceed the 35' maximum height limit and for the requested modification to the maximum number of stories to allow for 3 stories where 2 is the maximum number permitted in the MU-2 zone. Additionally, the Applicant is requesting an 11% parking reduction for the portion of the site in the MU-2 zone to allow for 56 spaces where 62 are required. Per section 9-6-1, Table 6-1, B.R.C. 1981, a Use Review is required to permit a restaurant over 1,000 square feet in floor area, which closes after 11:00 p.m., with an outdoor seating area of 300 square feet or more.

What are the criteria for review?

The criteria for Site Review are found in Section 9-2-14(h), B.R.C. 1981 and the criteria for Use Review are found in Section 9-2-15(e), B.R.C. 1981. You can review these criteria in the city's land use regulations at the [web link noted above](#) or contact Planning and Development Services Staff at 303-441-1880.

When will a decision be made?

The timing of the development review process depends on several factors, including the complexity of the project and the number of times the proposal is revised. Staff welcomes inquiries and comments from the public throughout the

review process. Public comments will be included in planning staff's initial development review comments to the applicant if received before **Friday, January 23, 2015**. Ultimately all written public comments, including comments received after the date noted above, will be forwarded to the Planning Board for review.

A decision on this application (an approval, denial, or approval with conditions) will be made by the Planning Board at a public hearing, which is not yet scheduled. *If you wish to receive notice of the exact Planning Board hearing date and time, contact the Planning Department's Case Manager (see below)*. Any decision by the Planning Board is subject to call-up by a majority vote of the City Council within 30 days.

How can I find out more?

For more information or to comment on the application, contact the project's staff case manager Chandler Van Schaack:

By Phone: 303-441-3137

By FAX: 303-441-3241

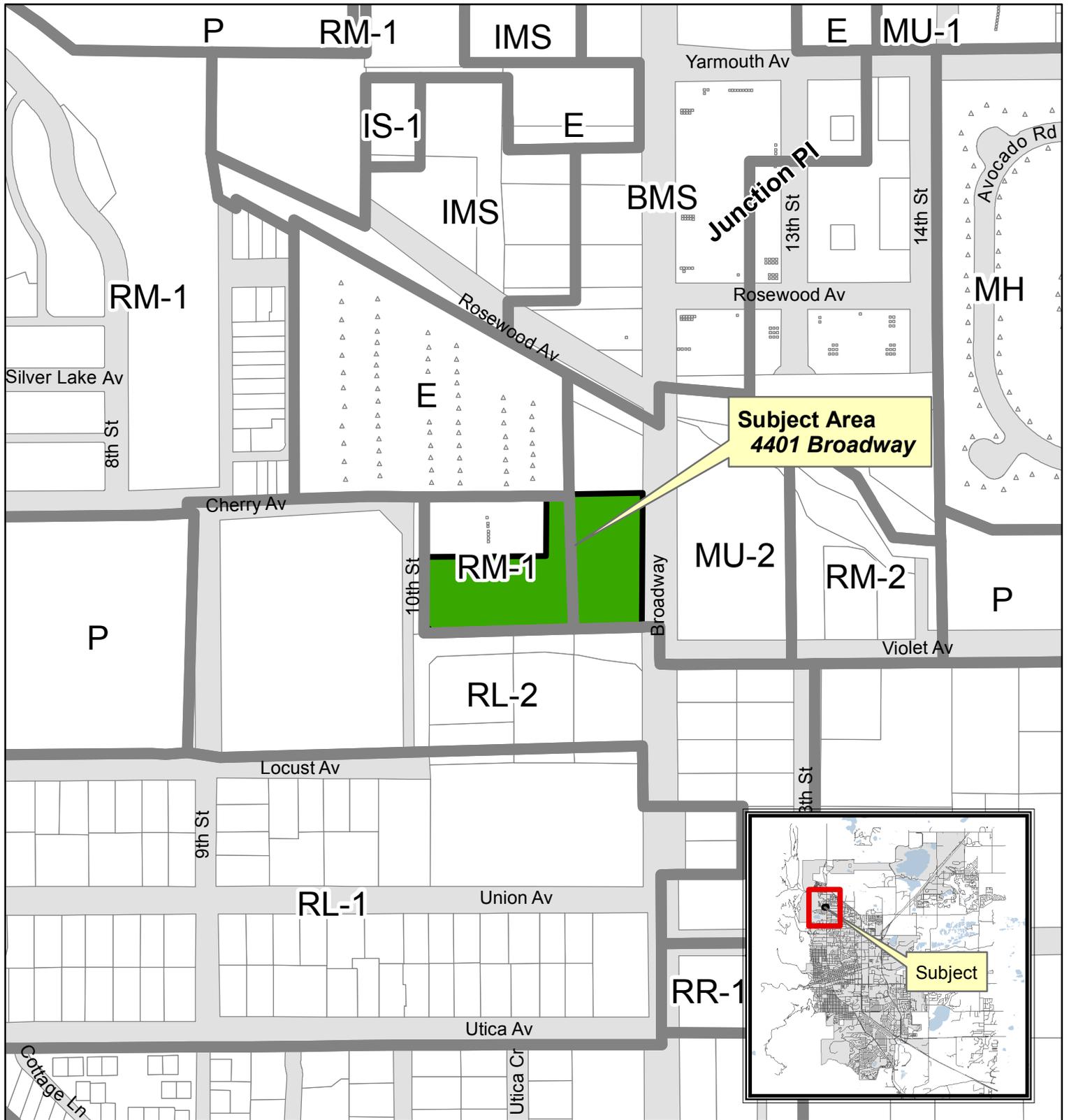
By Mail: P.O. Box 791, Boulder, CO 80306

By e-mail: vanschaackc@bouldercolorado.gov

Or review the project file at the Planning and Development Services Center, 1739 Broadway, 3rd floor during regular office hours.

Electronic copies of the Development Review Project Documents for this application are available online at: <https://bouldercolorado.gov/plan-develop> (go to *Development Review Projects* → *Development Review Project Documents* → click on 'Address' to sort → *4401 Broadway* → click 'View' under *Application Documents*)

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 hereon.