



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 • www.bouldercolorado.gov/plan-develop

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: 1043 Pearl St.
PROJECT NAME: Oyster Road Restaurant
DESCRIPTION: USE REVIEW: To allow a new restaurant to replace Pastavino with "Oyster Road", to include addition of food and beverage service in the basement which was formerly used as storage. Total proposed restaurant area of 4,197 square feet.
REVIEW TYPE: USE REVIEW
REVIEW NUMBER: LUR2015-00002
APPLICANT: Marc Shen
ZONING: DT-2

What is allowed on this property?

The project site is zoned DT-2, Downtown 2. This zoning district is defined as "A transition area between the downtown and the surrounding residential areas where a wide range of retail, office, residential, and public uses are permitted. A balance of new development with the maintenance and renovation of existing buildings is anticipated, and where development and redevelopment consistent with the established historic and urban design character is encouraged," section 9-5-2(c)(3)(A), B.R.C. 1981. For more information about this 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?

The previous restaurant use (Pastavino) was approved through the Use Review process as a 3,210 square foot restaurant with a 58 square foot patio. The new tenant, Oyster Road, wishes to expand the existing restaurant use by adding food and beverage service in the basement which was formerly used as storage, thereby increasing the total square footage to 4,197 square feet. Pursuant to section 9-2-15, B.R.C. 1981, any proposal to expand or modify any approved use review use requires review and approval of a new Use Review application.

What are the criteria for review?

The review criteria pertaining to this application may be found in Section 9-2-15(e) of the 1981 B.R.C. Land Use Regulations. These criteria can be viewed online at the web link noted above.

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. A decision on this application will not be made before the date below. Public comments will be considered in the city's initial development review comments to the applicant if received before **January 23, 2015**.

A decision on this application (approval, denial, or approval with conditions) will be made by the Planning Department. Within two weeks on the date of decision, it may be called up by the Planning Board or appealed by a citizen. If this occurs, the project will be scheduled for a Planning Board hearing within 60 days. Please note that a citizen appeal must be filed in writing in the Planning Department prior to the end of the two week call up period. *If you wish to receive notice of the decision or of any Planning Board hearings, contact the Planning Department's case manager (see below).*

How can I find out more?

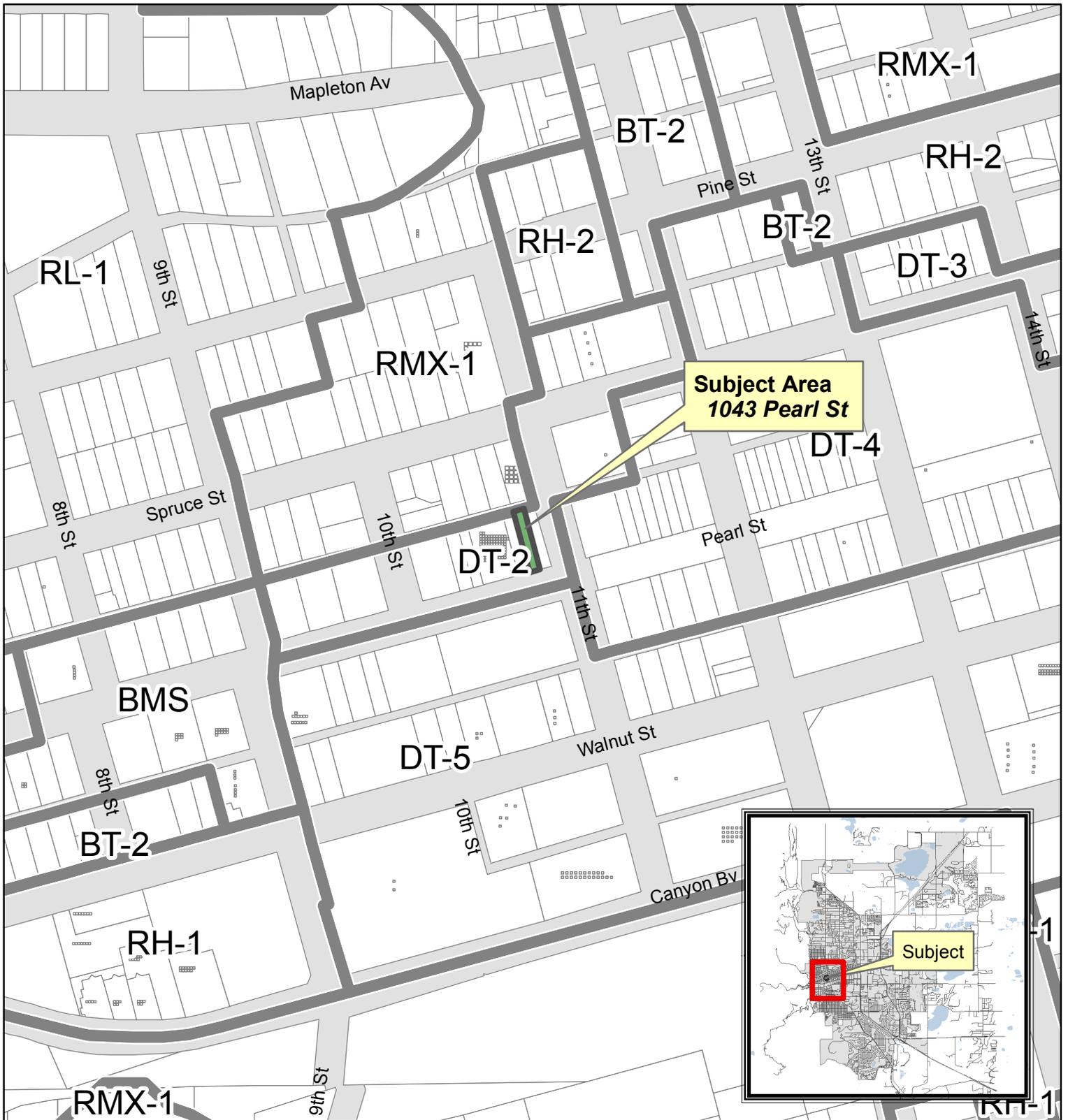
For more information or to comment on the application, contact the project's staff Case Manager, Chandler Van Schaack:

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.

City of Boulder Vicinity Map



Location: 1043 Pearl St
Project Name: Oyster Road Restaurant
Review Type: Use Review
Review Number: LUR2015-00002
Zoning: Downtown 2 (DT-2)
Applicant: Marc Shen



1 inch = 300 feet



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.