



CITY OF BOULDER
Community Planning and Sustainability

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phone 303-441-1880 • fax 303-441-3241 • web www.bouldercolorado.gov

February 3, 2016

Greetings:

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

LOCATION: 4750 Broadway Ave.
PROJECT NAME: The Armory Community
DESCRIPTION: **SITE AND USE REVIEW REVISION #2** - Revised Plans for the redevelopment of the 8.45-acre Armory site located at the southeast corner of Broadway and Lee Hill Dr. The scope of the proposed project has been modified so that the plans conform largely to the existing zoning for the site. Under the current proposal, the project would include a total of 200 dwelling units (182 apartment units plus 18 townhomes) as well as limited restaurant/ convenience retail spaces at the corners of Broadway and Lee Hill and Broadway and Zamia. A total of 22 buildings including the Mess Hall building are shown, all of which are 15,000 sq. ft. or less in size and meet the 35 foot height limit for the zone. The applicant is requesting a 21% parking reduction to allow for 299 parking spaces where 375 are required per city regulations.

REVIEW TYPE: Site Review
REVIEW NUMBER: LUR2015-00012 (Original Submittal: February, 2015)
APPLICANT: Armory Land Investors, LLC c/o Bruce Dierking
ZONING: MU-1 (Mixed Use – 1)
RMX-2 (Residential – Mixed 2)

What is allowed on this property?

The project site is split-zoned, with the western 75% of the site zoned MU-1 (Mixed Use – 1) and the eastern 25% of the site zoned RMX-2 (Residential – Mixed 2). The MU-1 zone is defined in the land use code as: “*Mixed use areas which are primarily intended to have a mix of residential and nonresidential land uses within close proximity to each other and where complementary business uses may be permitted,*” and the RMX-2 zone is defined as: “*Medium density residential areas which have a mix of densities from low density to high density and where complementary uses may be permitted*” (section 9-5-2(c), B.R.C. 1981). For more information about this zoning, refer to the city’s land use regulations at www.bouldercolorado.gov (go to: A to Z → Boulder Revised Code → Title 9) or contact Planning and Development Services staff at 303-441-1880.

Why is this review required?

Per section 9-2-14(b)(1), B.R.C. 1981, Concept Plan and Site Review are required for projects located in the MU-1 zone district that are over 1 acre in size or include over 20 dwelling units. A Concept Plan was submitted and reviewed by the Planning Board on August 21, 2014.

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, including up to and during the public hearing. This decision on this application (approval, denial, or approval with conditions) will be made by the Planning Board. Staff welcomes inquiries and comments from the public throughout the review process. Comments received from you before **February 19, 2016** will be considered in the City’s response to the applicant. Ultimately all written public comments, including comments received after the date noted above, will be forwarded to the Planning Board for review. The public hearing for this application have not been scheduled.

If you wish to receive notice of the hearings, contact the case manager (noted below). If you have any comments or questions, please contact the case manager (as directed 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:

via phone: 303-441-3137
via FAX: 303-441-3241

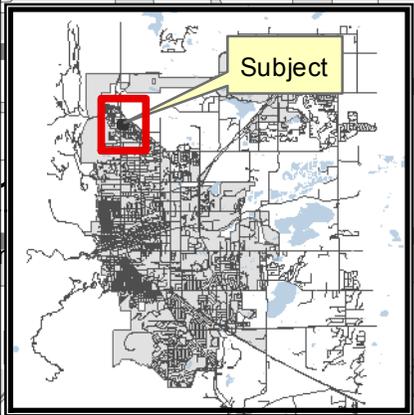
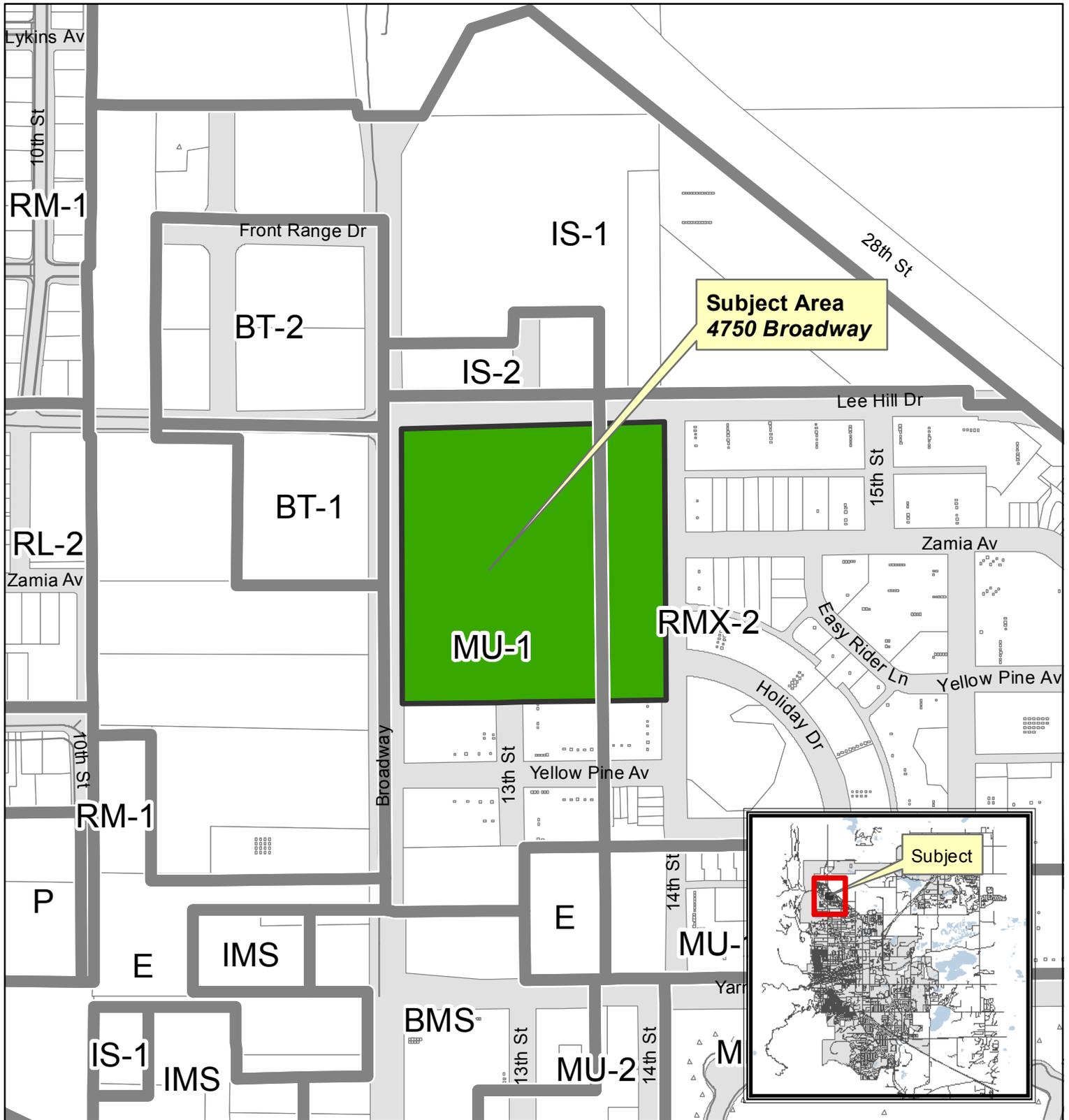
via mail: P.O. Box 791, Boulder, CO 80306
via e-mail: vanschaackc@bouldercolorado.gov

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

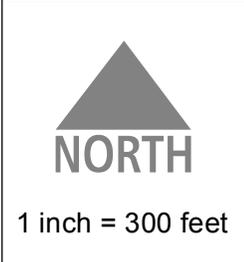
The revised plans can be viewed online at: <http://boulderarmory.com/site-review-plan/>.

The complete revised application package can also be viewed online at: <https://bouldercolorado.gov/plan-develop> (go to *Map of Development Review Projects* è enter '4750 Broadway' in search box and choose address from drop down menu è *Application documents* appear as links on the left)

City of Boulder Vicinity Map



Location: 4750 Broadway
Project Name: The Armory Community
Review Type: Site & Use Review Revision 2
Review Number: LUR2015-00012
Zoning: Mixed Use-1 (MU-1) & Residential-Mixed 2 (RMX-2)
Applicant: Bruce Dierking



City of 
 Boulder

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