



CITY OF BOULDER
Planning and Development Services

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September 23, 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:

LOCATION: 5399 Kewanee Drive & 5697 South Boulder Road
PROJECT NAME: Boulder Creek Commons

DESCRIPTION: **CONCEPT PLAN REVIEW AND COMMENT:** Request for citizen, Planning Board, and city comment on a proposal to annex an existing 22-acre site with an initial zoning of Residential Low -2 (RL-2, Residential Low – 2) low residential zoning. The applicant's revised site plan is to build 115 attached and detached units (50% as permanently affordable housing) on the site served by new streets and alleys.

A previous Annexation request was submitted by the applicant in 2006, but was withdrawn. The previous Site Review (submitted in 2012) did not proceed to City Council following a recommendation of denial by Planning Board and considering the 2013 flood event in Boulder. A new annexation application, LUR2015-00093, was submitted in 2015 and is still active. Updated materials on wetlands, groundwater and species of concern have been submitted. This information and the new Concept Plan will be posted on the city's Hogan-Pancost website at:

www.bouldercolorado.gov/plan-develop/boulder-creek-commons-project-hogan-pancost-project

REVIEW TYPE: Annexation and Initial Zoning
REVIEW NUMBER: LUR2016-00076
APPLICANT: Adrian Sopher, Sopher Sparr Architects
ZONING: Boulder County Enclave (RL-2 proposed)

What is allowed on this property?

Currently, the subject property is not a part of the City of Boulder and remains under the jurisdiction of Boulder County. Although not part of the city at this time, the Boulder Valley Comprehensive Plan (BVCP) applies to the site. Development of the property, as proposed, would require Annexation to the City of Boulder. The current BVCP land use designation is Low Density Residential and Environmental Protection and is within Area IIA of the Boulder Valley Planning Area. Properties in Area IIA that have 1/6 of their boundaries contiguous to the city are eligible for annexation. The Low Density Residential designation in the BVCP Land Use Map allows residential densities of 2 to 6 dwelling units per acre.

The applicant intends to apply for an initial zoning of Residential Low -2 (RL-2) pursuant to section 9-5-2(c)(1)(B), B.R.C. 1981. This zoning allows for residential development primarily used for small-lot residential development, including without limitation, duplexes, triplexes, or townhomes, where each unit generally has access at ground level.

Please contact the Boulder County Land Use Department (303-441-3930) for more information regarding land development under current Boulder County zoning regulations. For more information regarding proposed City zoning regulations, please refer to the City's Land Use Regulations at www.bouldercolorado.gov or contact Planning and Development Services at 303-441-1880.

Why is this review required?

Per Section 9-2-14, B.R.C. 1981, the project is eligible for Concept Plan Review because the site allows for more than 5 units. In this case, the applicant has elected to undergo the Concept Plan Review process. The Concept Plan process is an opportunity for the applicant to receive comments from the community, city staff and the Planning Board about the proposed plan. Feedback received in the Concept Plan process is meant to inform subsequent phases of the development process. Concept Plan Review requires staff review and a public hearing before the Planning Board.

To develop the property with the density proposed above, the property must be annexed to the City of Boulder and zoned for low density residential zoning. Due to the size of the property (over three acres), Site Review, in addition to annexation, would be required for development of the property per Table 2-2 within Section 9-2-14(b), B.R.C. 1981.

What are the criteria for review?

The Planning Department and Planning Board will review the applicant's Concept Review & Comment plans against the guidelines found in Section 9-2-13(f), B.R.C. 1981. For more information regarding City zoning regulations, please refer to the City's Land Use Regulations at www.bouldercolorado.gov under 'Boulder Revised Code' (Title 9, Land Use Code) found under selection "B" in A-Z or contact Planning and Development Services at 303-441-1880.

When will a decision be made?

There is no approval or denial of a Concept Plan application. Planning Board comments are given at a public hearing, after a staff review. **Staff welcomes inquiries and comments from the public throughout the review process.** The submitted Annexation application will also require future Planning Board and City Council review and may or may not proceed with the proposed Concept Plan. Public notices will be mailed to indicate the applications undergoing review.

How can I find out more?

Information related to the Hogan-Pancost project can be viewed on the city website at www.bouldercolorado.gov (go to *City A-Z → H → Hogan-Pancost Property*).

Staff will send out separate notification regarding public outreach and notification of the Planning Board hearing. Staff is also looking into the possibility of an open house on the project prior to Planning Board review. In the meantime, for more information or to comment on the application, contact the project's staff case manager Karl Guiler.

By Phone: 303-441-4236

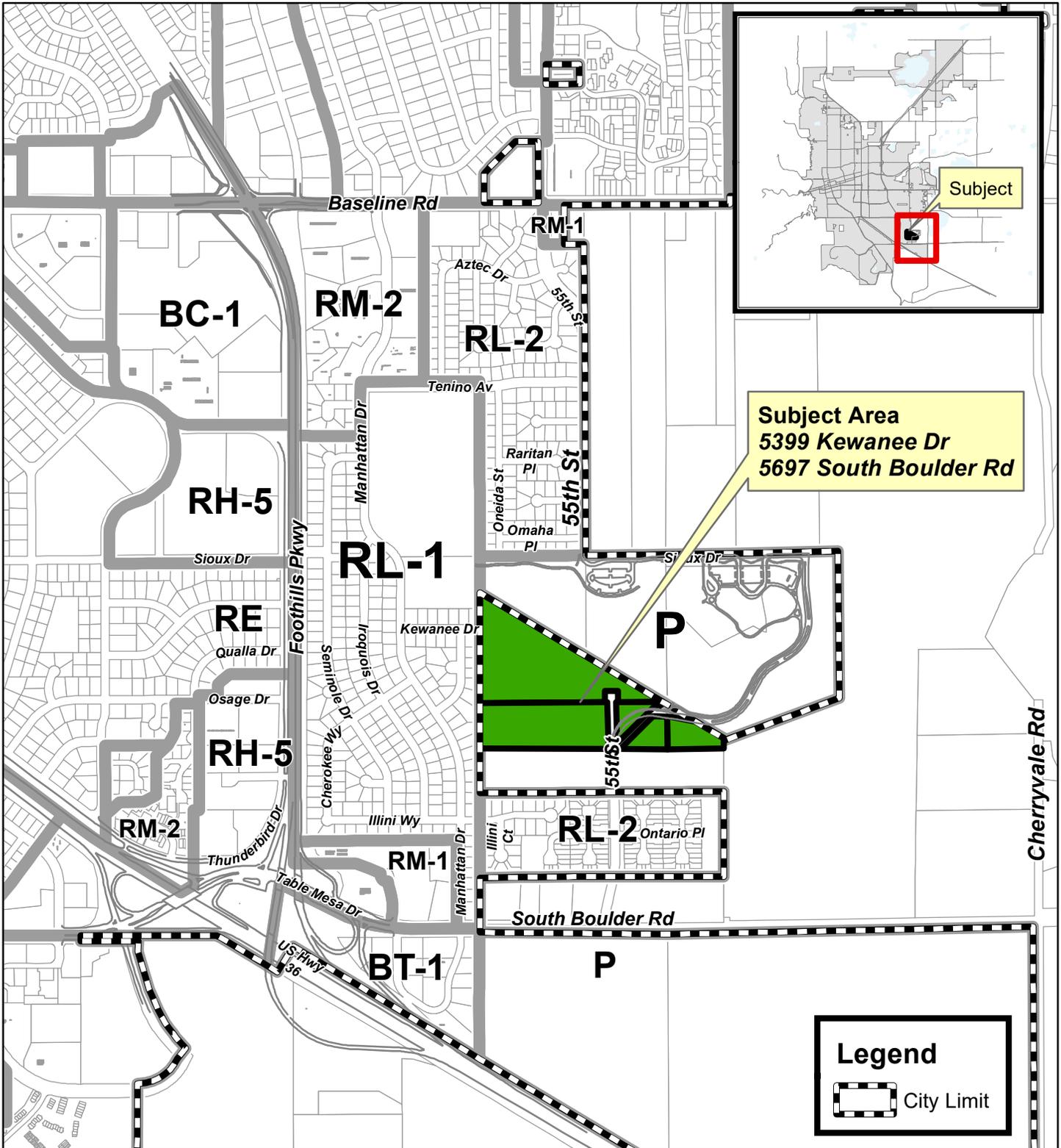
By FAX: 303-441-3241

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

By e-mail: guilerk@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



Subject Area
 5399 Kewanee Dr
 5697 South Boulder Rd

Legend

City Limit

Location: 5399 Kewanee Dr
 5697 South Boulder Rd
Project Name: Boulder Creek Commons
Review Type: Concept Plan Review and Comment
Review Number: LUR2016-00076
Zoning: Boulder County Enclave (RL-2 Proposed)
Applicant: Michael Boyers

NORTH
 1 inch = 998 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.