

**Public Hearing on Ordinance to Allow  
Medical or Dental Clinic or Office Uses and  
Addiction Recovery Facilities in the IG  
Zoning District near Boulder Community  
Health**

**City Council**

May 28, 2015

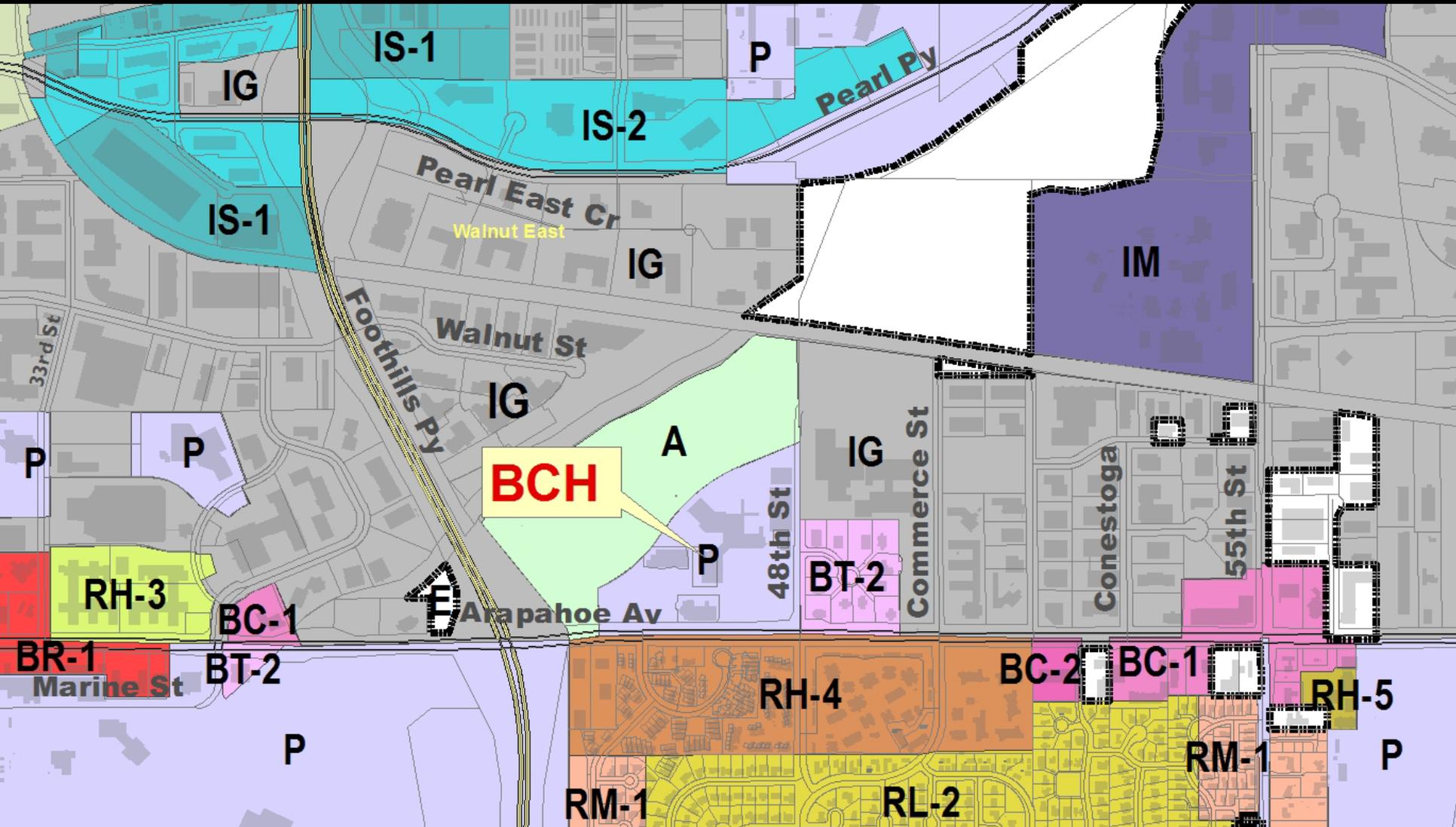
# Overview

- Boulder Community Health (BCH) Transition
- Increased, Unmet Demand for Medical Office
- Support Important Community Institution
- Planning Board, Council, and Health Care Providers



# Overview

- Prohibited in Industrial General (IG)
- Limited Space Available



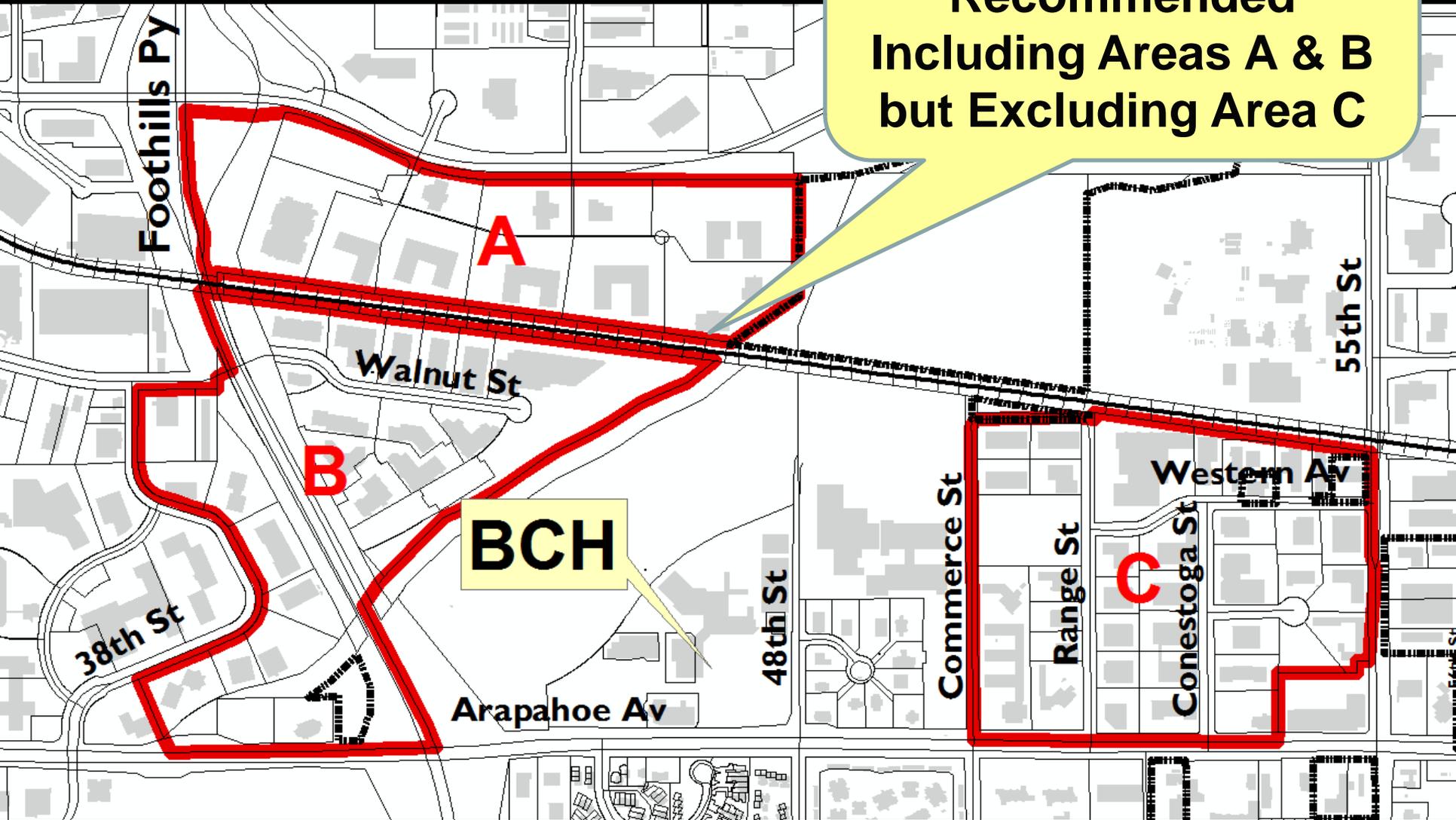
# Overview

- Respond to Urgency w/ Targeted Changes
- Planning Board - Two Phased Approach
- Phase 1
  - Only Address Medical Office Use
  - Minimal Change to Area's Built Form

# Proposed Ordinance

- Amend Table 2-1 (Review Process Summary Chart)
- Update Table 6-1 (Use Table) to add “Medical or dental clinic or office uses and addiction recovery facilities” as conditional use in IG zoning district
- Amend Sec. 9-6-7 (Specific Use Standards) for IG zoning district to:
  - Ensure use is located in designated area (Appendix K)
  - Require use is in existing building as of April 7, 2015
  - Limit changes to existing buildings, not to exceed 10% increase in floor area
- **No other changes to IG zoning district**

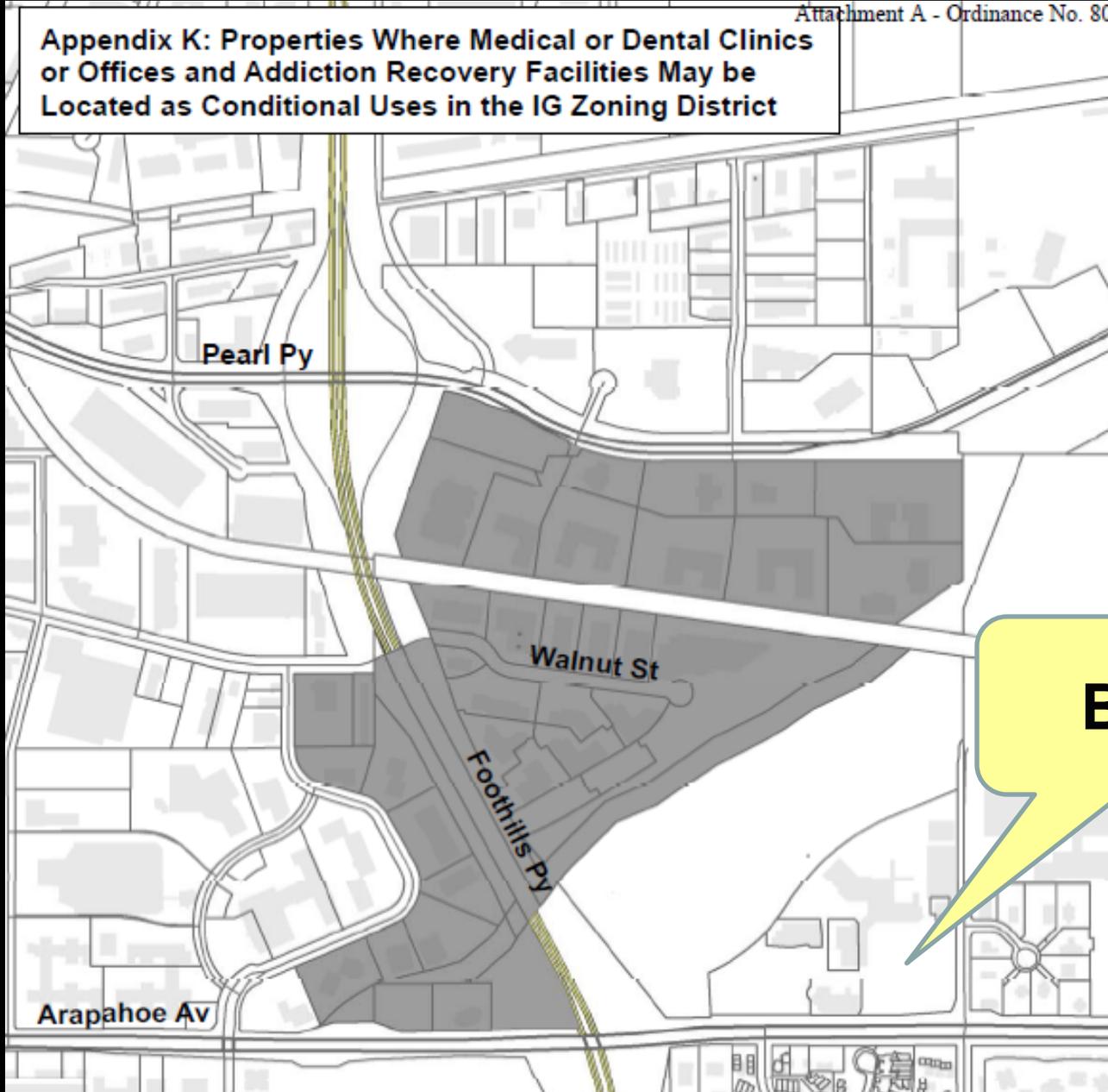
**Planning Board  
Recommended  
Including Areas A & B  
but Excluding Area C**



# Proposed Ordinance

Attachment A - Ordinance No. 80

**Appendix K: Properties Where Medical or Dental Clinics or Offices and Addiction Recovery Facilities May be Located as Conditional Uses in the IG Zoning District**



**BCH**

# Analysis

- Consistent with Community Goals
  - Improved Multimodal Access
  - Compatible Land Uses
  - Supports Community Institution



# Input

- **Planning Board**
  - Include Areas A & B but not C
  - Phase 2
    - Monitor demand and impacts on existing businesses
    - Multimodal connections to BCH
- **Community**
  - Support for code changes
  - Mixed opinions on locations to include

# Next Steps

- Key Considerations
  - Uses, Form, Character, etc.
  - BCH Future Plans
  - BVCP, Form Based Code, Arapahoe Transportation Planning
- July – Planning Board, August 25 - Council



## **Suggested Motion**

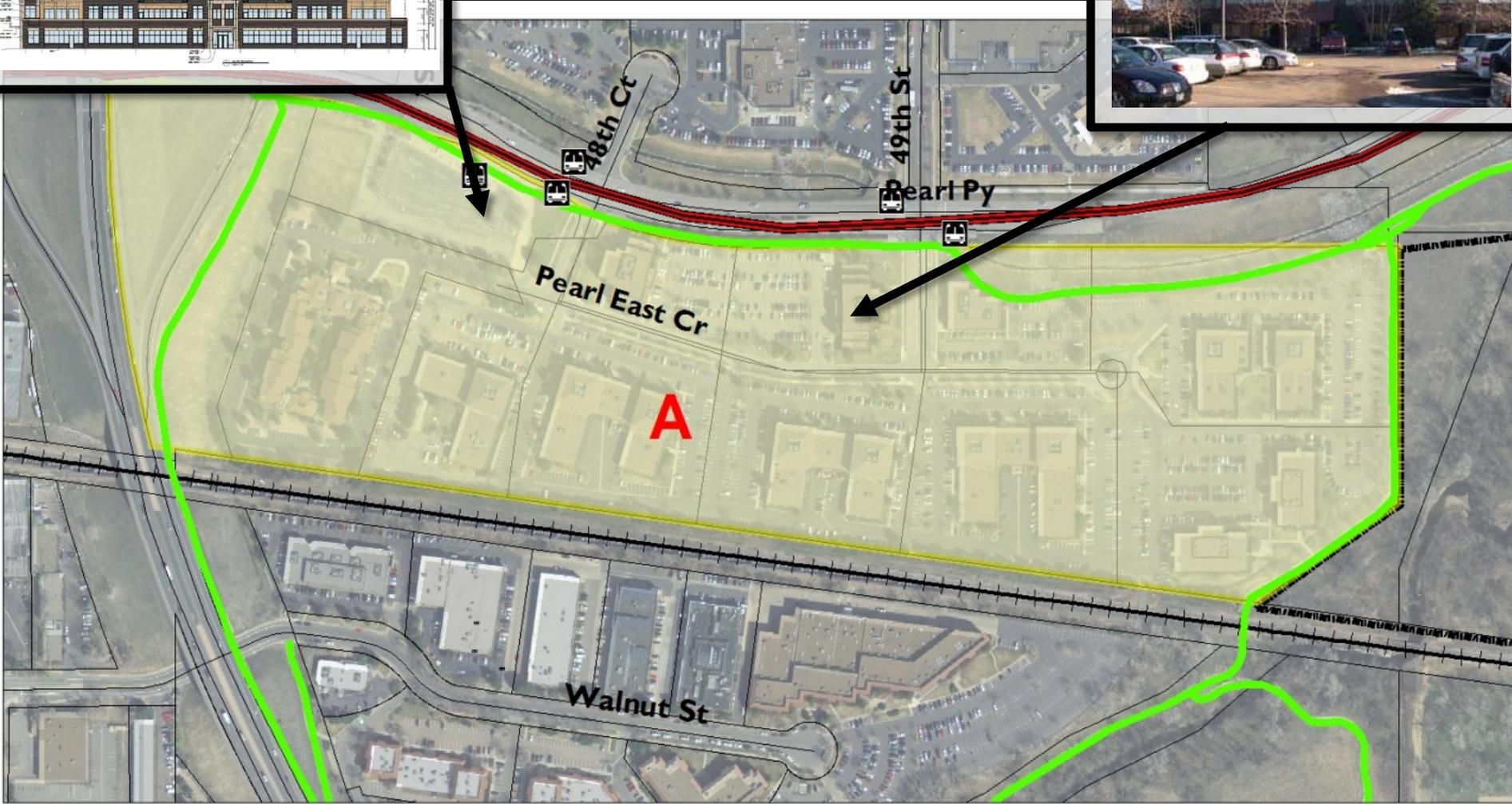
Motion to adopt Ordinance No. 8040 amending Title 9, "Land Use Code," B.R.C. 1981, in particular, to allow medical or dental clinics or offices and addiction recovery facilities as a conditional use in the Industrial General (IG) zoning district near Boulder Community Health, Foothills Campus, on properties where such uses may be located within the IG zoning district as illustrated in Appendix K in Title 9.

Additional Slides



-  Transit Stops
-  JUMP Bus
-  LEAP Bus
-  Multi Use Path
-  208 Bus





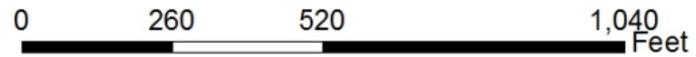
Transit Stops

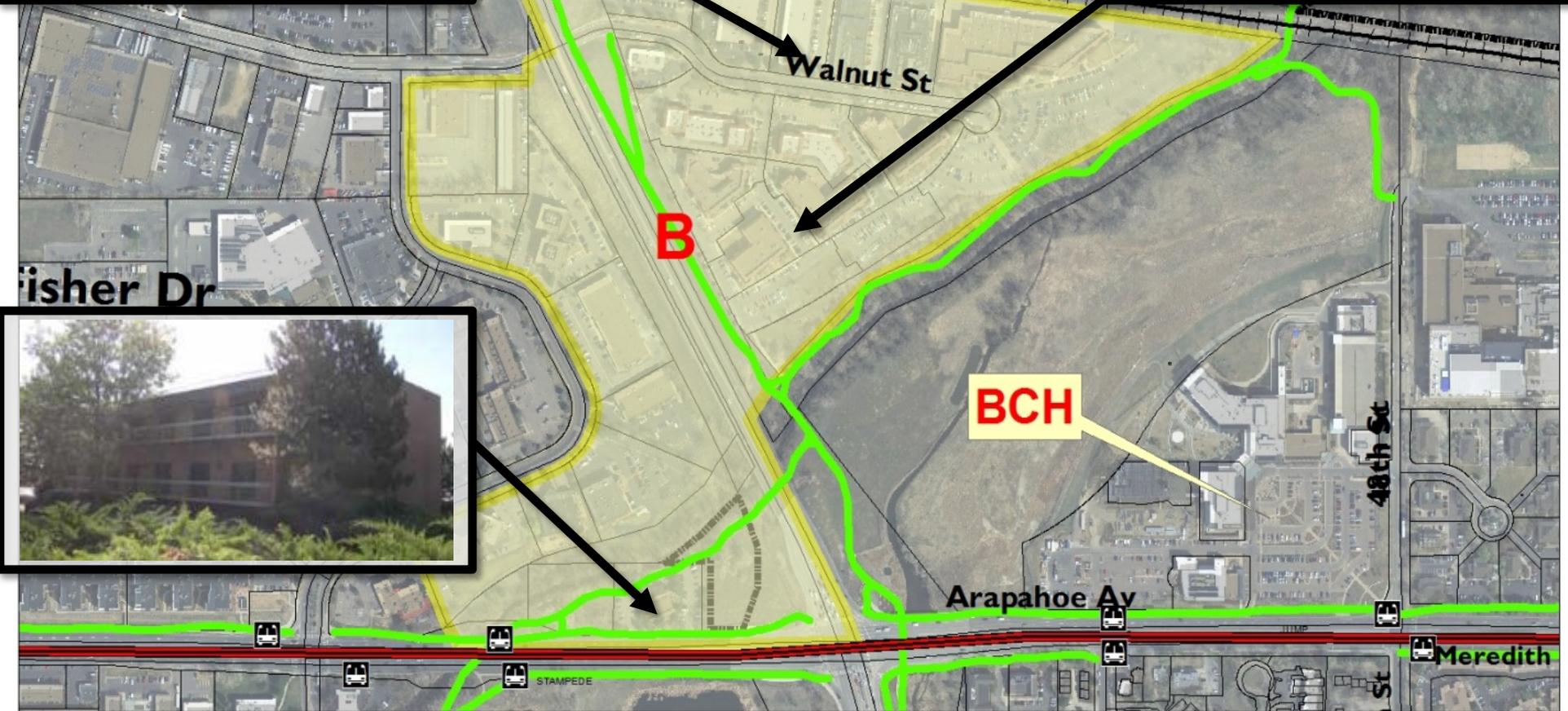


206 Bus



Multi Use Path





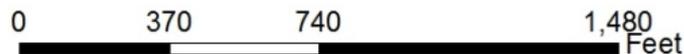
Transit Stops



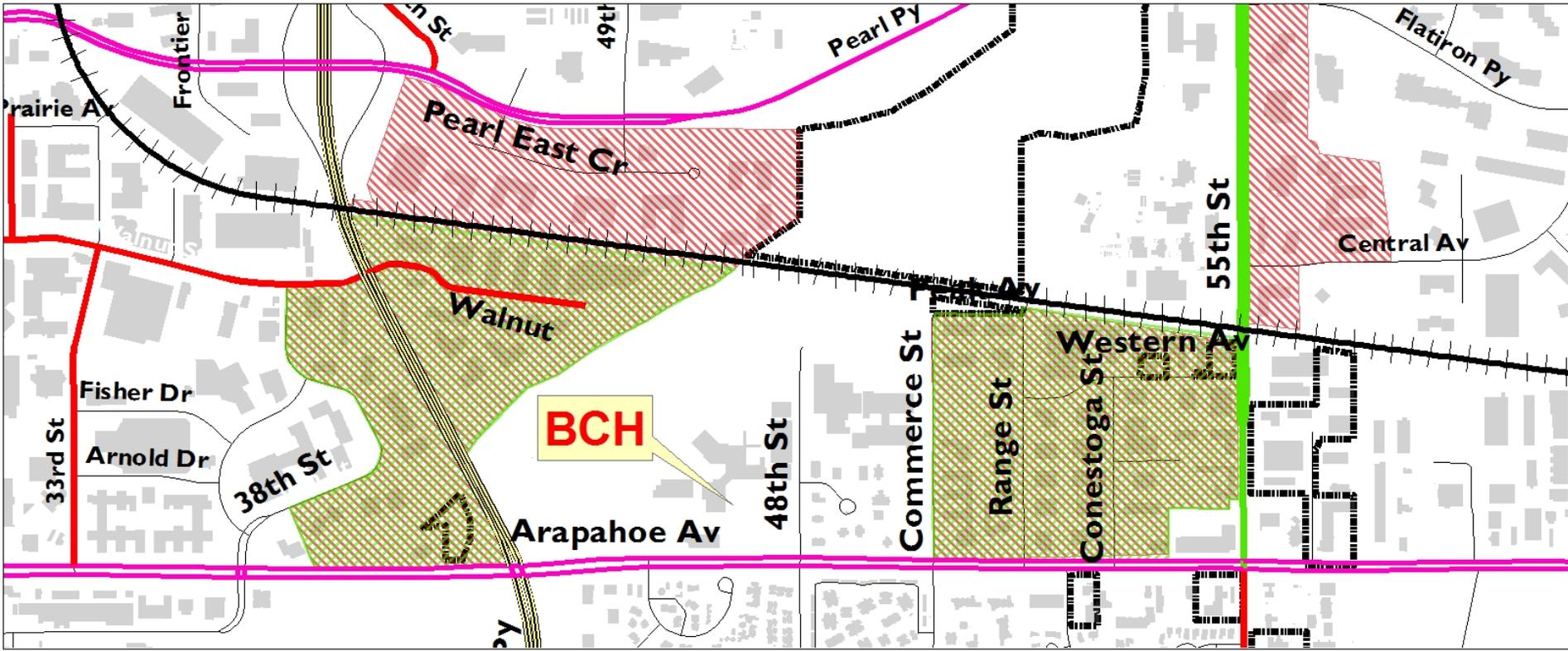
JUMP Bus



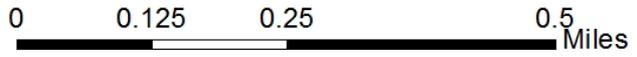
Multi Use Path



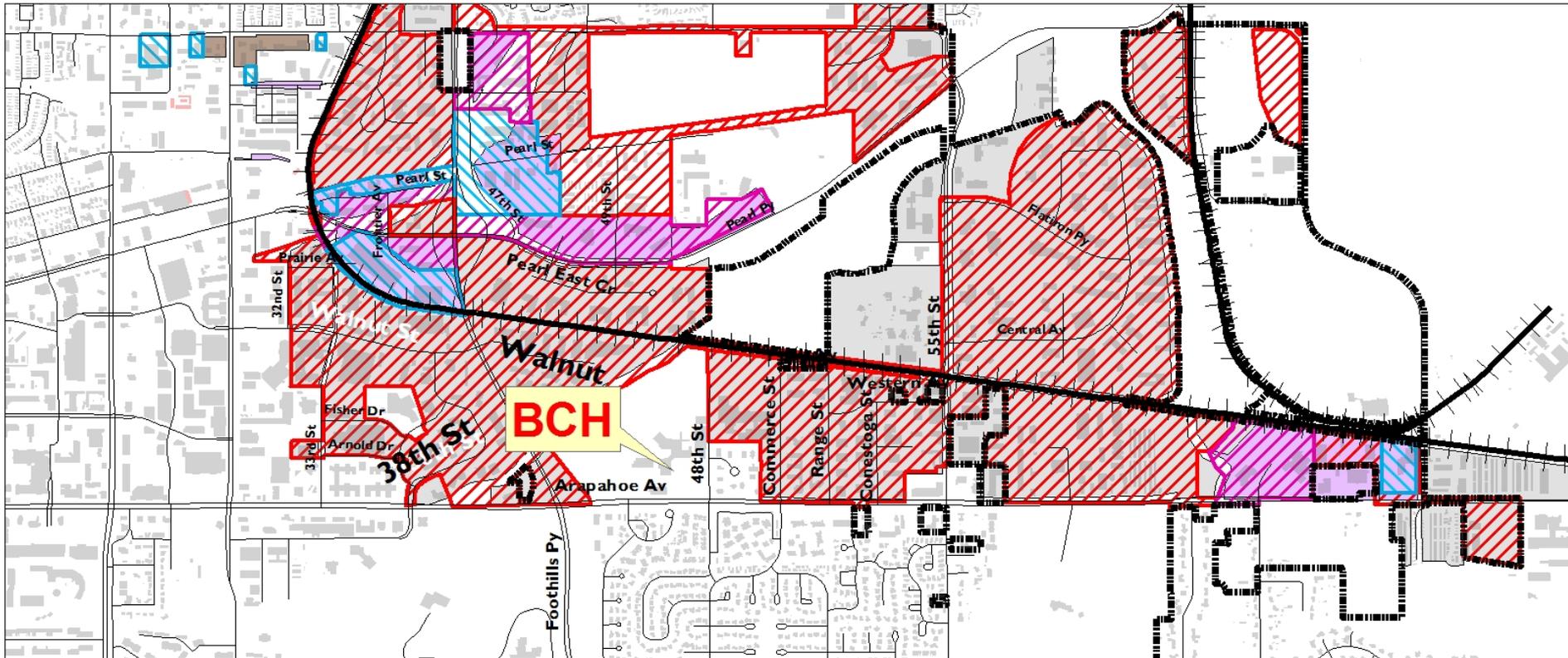
# Road Classifications



-  Option 1 (Smaller)
-  Option 2 (Larger)
-  Expressway
-  Principal Arterial
-  Collector
-  Minor Arterial



## Select Industrial BVCP Land Use Designations and Zoning



**BCH**

### Zoning Districts

-  IG
-  IS-1
-  IS-2

### Land Use

-  Community Industrial
-  Light Industrial
-  Service Commercial



# Proposed Ordinance

Planning Board Recommended Including Areas A and B

Planning Board Recommended Excluding Area C

