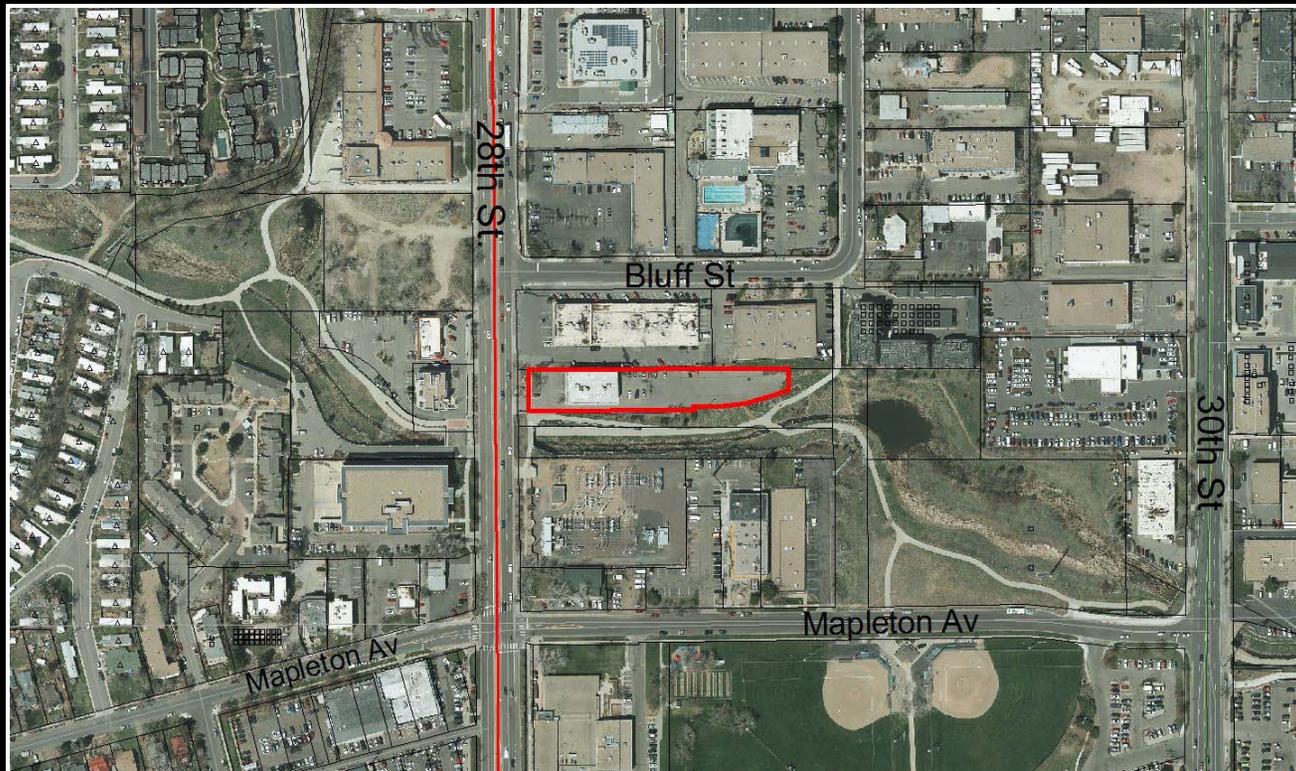


2560 28th St. - Rezoning

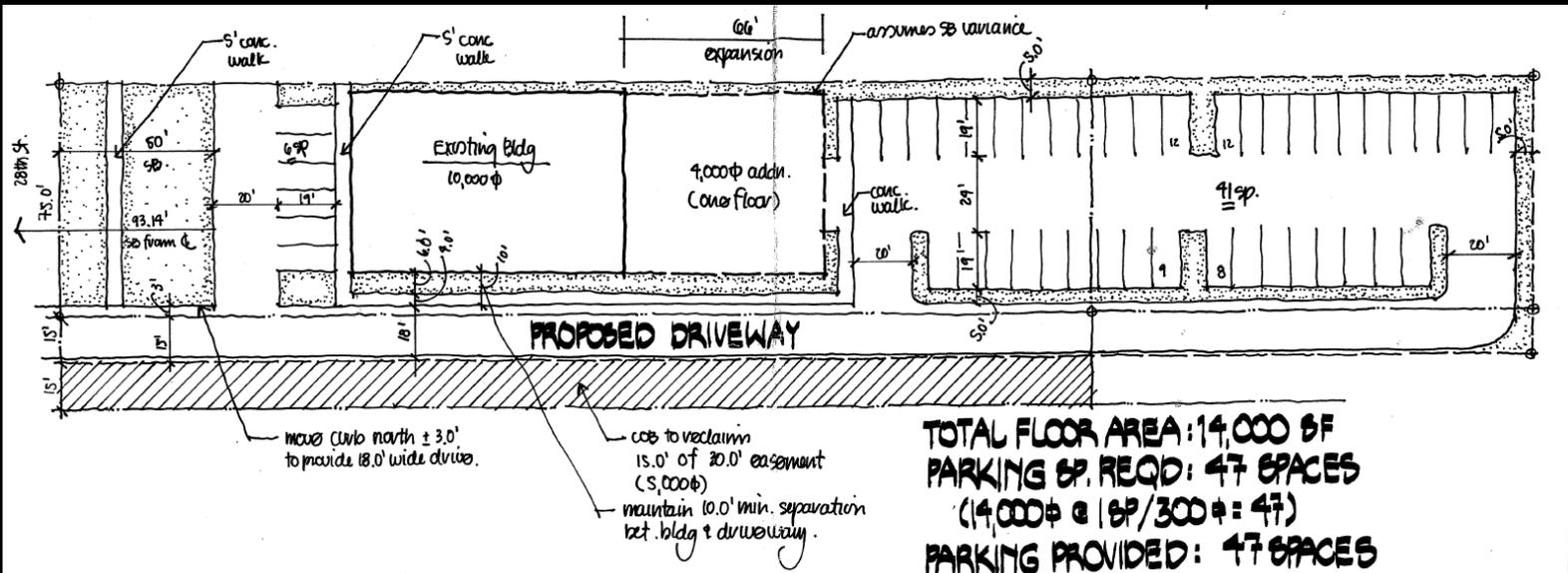


City Council – May 3, 2016

Summary

- Consideration of a BVCP land use map change for a portion of the property from **Park, Urban and Other** to **Mixed Use Business** related to the proposed rezoning;
- Second reading and consideration of a motion to adopt Ordinance No. 8115 rezoning a 0.25-acre portion of the property at 2560 28th Street, from **Public** to **Business - Community 2**, consistent with the Boulder Valley Comprehensive Plan land use designation of Mixed Use Business (LUR2015-00072)

Background



TOTAL FLOOR AREA: 14,000 SF
 PARKING SP. REQD: 47 SPACES
 (14,000 SF @ 1 SF/300 SF = 47)
 PARKING PROVIDED: 47 SPACES

DEVELOPMENT SCENARIO 1
 CITY ELECTRIC SITE STUDIES
 BOULDER, COLORADO

4,000 sq ft single story addn.

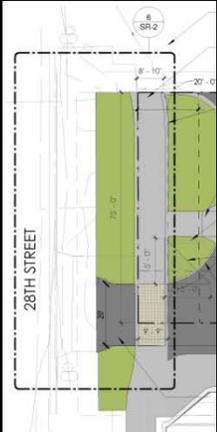


1" = 30.0'

30 JUNE 1995

BLACKWOOD & Company
 URBAN DESIGN AND PLANNING

Site Review



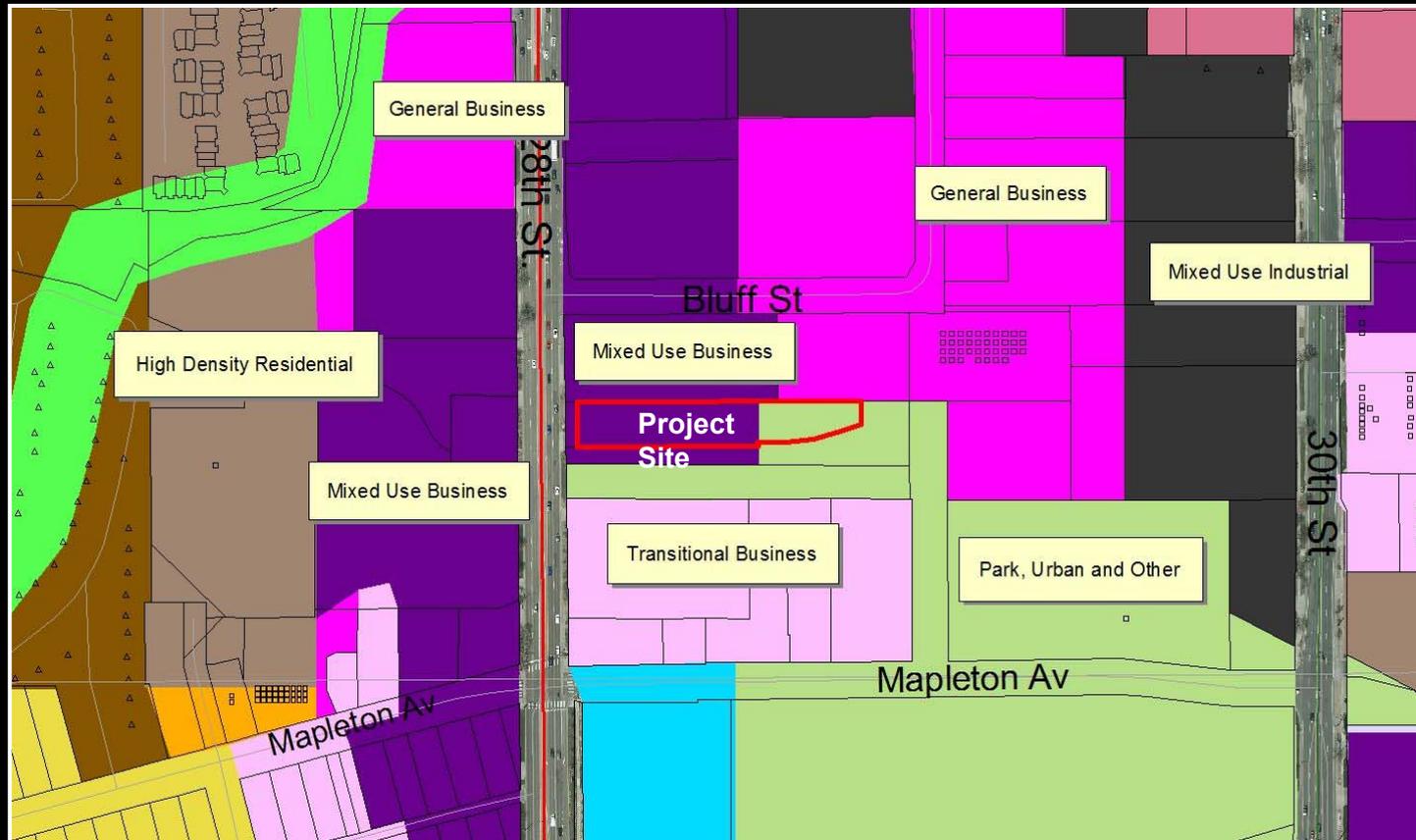
1 SOUTH WEST PERSPECTIVE
1/2" = 1'-0"



- New townhome development
- Existing site conditions
- No change in lot lines
- Site & context
- 25% parking reduction w/ 57% smaller car spaces

ction

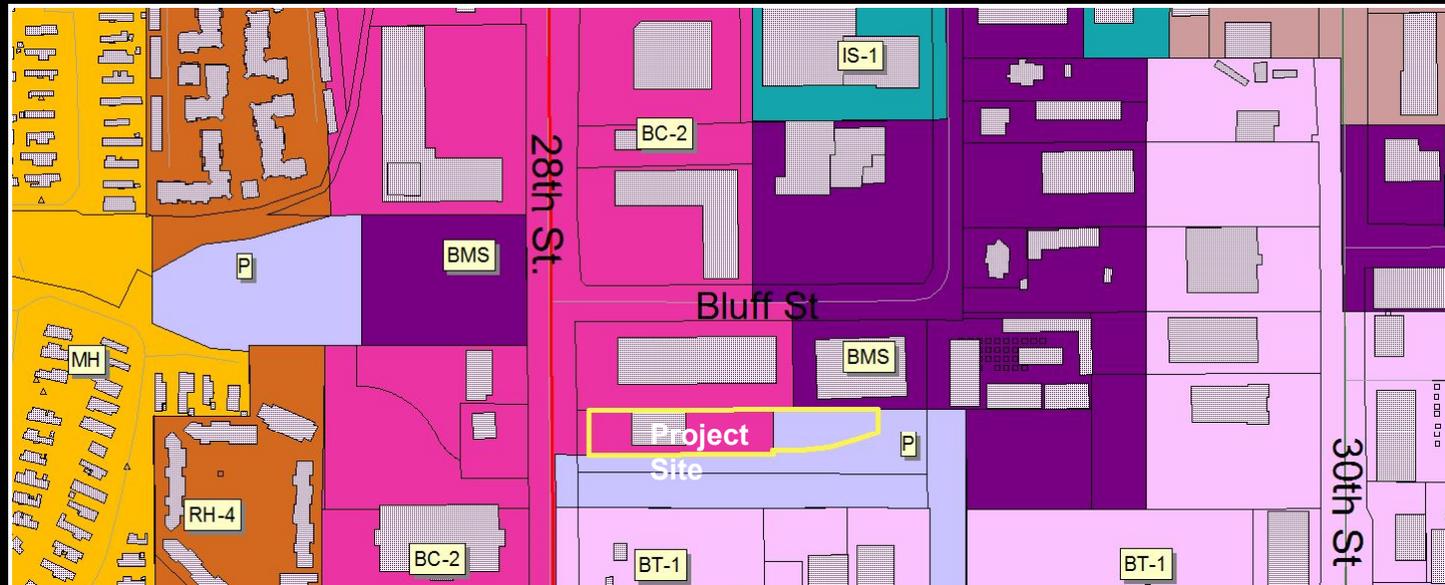
BVCP Land Use Designation



BVCP Land Use Designation

Mixed Use Business: *Mixed Use-Business development may be deemed appropriate and will be encouraged in some business areas. These areas may be designated Mixed Use-Business where **business or residential character will predominate**. Housing and public uses supporting housing will be encouraged and may be required. **Specific zoning and other regulations will be adopted which define the desired intensity, mix, location and design characteristics of these uses** **recreational facilities**, including city recreation centers, a golf course, swimming pools, ballfields, and the Eldorado Canyon State Park **are also included in this category.***

Existing Zoning



“Public areas in which public and semi-public facilities and uses are located, including without limitation, governmental and educational uses.”

Proposed Zoning

The Applicant is requesting to rezone the property from **P to BC-2** (Business – Community 2), which is defined in section 9-5-2(c)(2)(G), B.R.C. 1981 as:

“Business areas containing retail centers serving a number of neighborhoods, where retail-type stores predominate.”

Land Use Change Criteria

- 2. The proposed change does not have significant cross-jurisdictional impacts that may affect residents, properties or facilities outside the city.*
- 3. The proposed change does not materially affect the land use and growth projections that were the basis of the comprehensive plan.*
- 4. The proposed change does not materially affect the adequacy of availability of urban facilities and services to the immediate area or to the overall service area of the City of Boulder,*
- 5. The proposed change would not materially affect the adopted Capital Improvements Program of the City of Boulder;*
- 6. The proposed change would not affect the Area II/Area III*

Rezoning Criteria

Proposed rezoning must be:

Consistent with the policies and goals of the Boulder Valley Comprehensive Plan and meet one of six criteria.

(1) [✓]___ *The applicant demonstrates by clear and convincing evidence that the proposed rezoning is necessary to come into compliance with the Boulder Valley Comprehensive Plan map;*

Analysis

Therefore, given:

1. That the P zone district is not compliant with the Mixed Use Business land use; and
2. The historic precedent of applying BC-2 zoning to properties in the surrounding area with a Mixed Use Business land use designation

In this instance, the proposed zoning change from P to BC-2 would bring the site into better alignment with the underlying land use designation.

Business land use designation throughout