

Concept Plan Review Annexation & Initial Zoning

4525 Palo Parkway



City Council • January 5, 2016

Overview of Staff Presentation

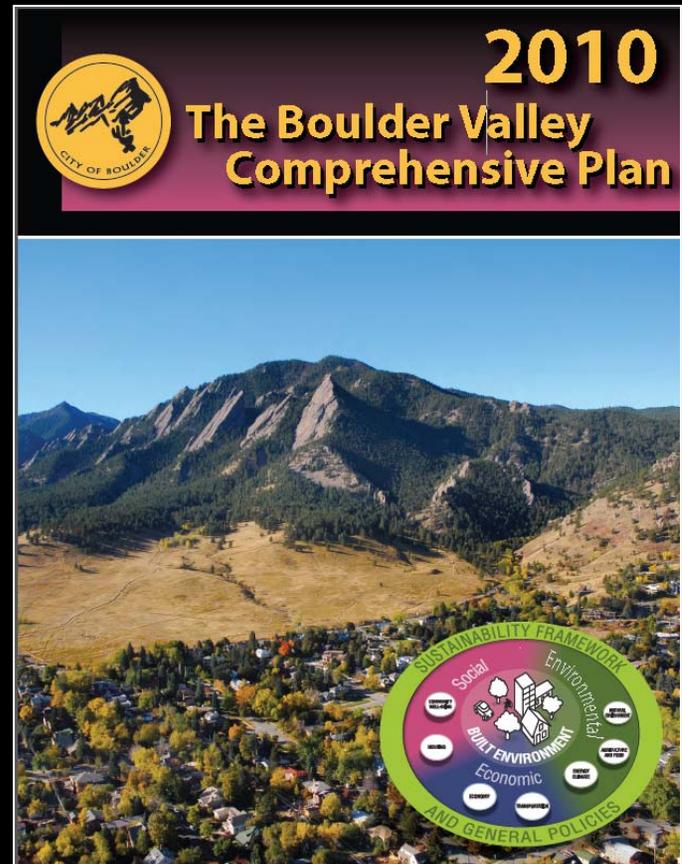
- Review Processes
 - Concept Plan
 - Annexation
- Existing Context
- Proposed Concept
- Discussion of Key Issues
- Recommendation

Concept Plan Review Purpose (§9-2-13 B.R.C. 1981)

- Determine a general development plan, including:
 - ✓ Land uses
 - ✓ Arrangement of uses
 - ✓ General circulation patterns
 - ✓ Methods of encouraging alternative transportation
 - ✓ General architectural characteristics
 - ✓ Environmental opportunities/constraints
- Intended to give the applicant comments from the public, city staff, Planning Board & Council early in the process
- No formal action: meant to be a conversation

Annexation

- Annexation Criteria
- State Statues
- BVCP Policy 1.24
“...special opportunity or benefit to the city.”
- Initial Zoning
- Annexation Agreement



Public Notification

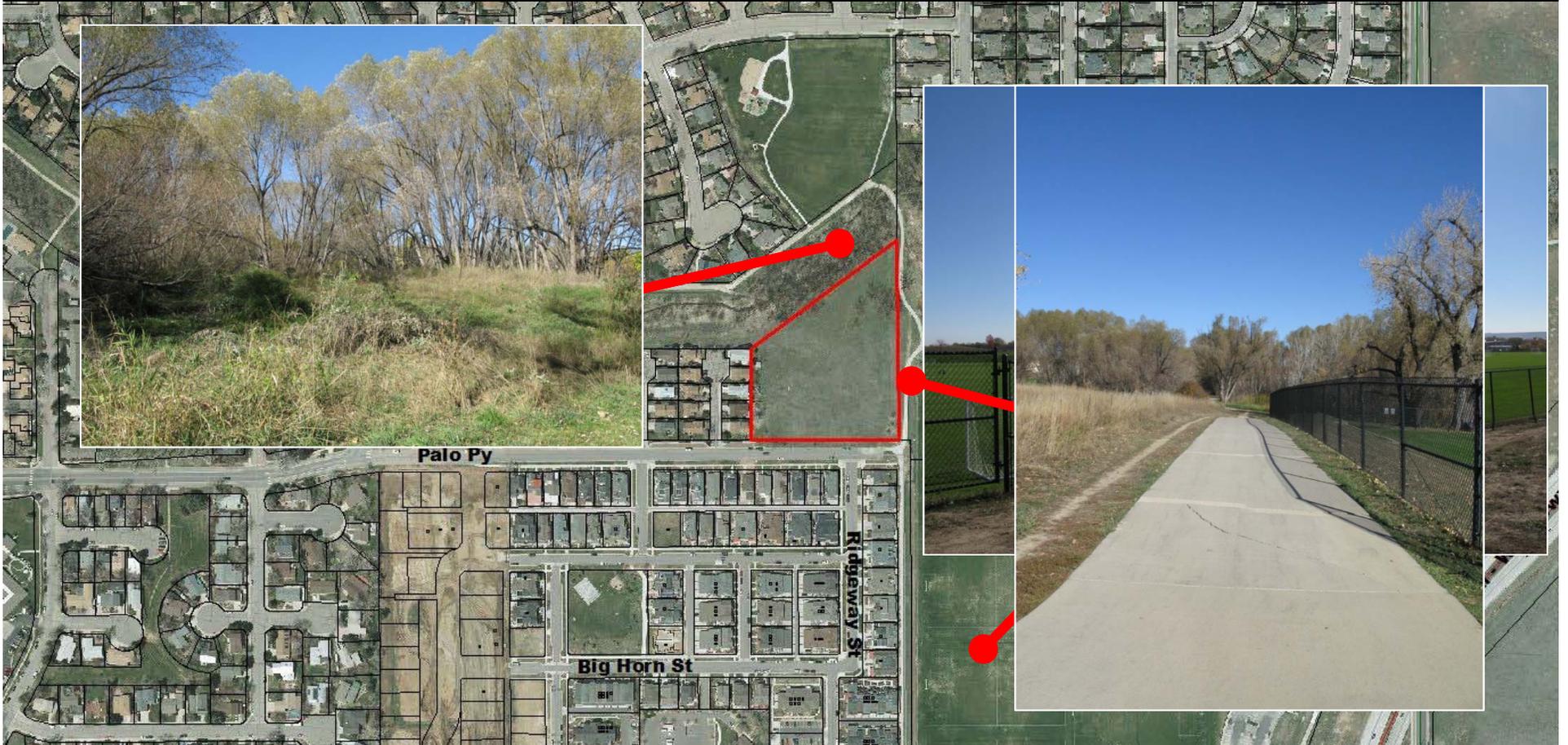
- Written notice sent to property owners within 600 feet
- Notice posted on property
- Public comment received
- BHP Public Outreach

Background

- Owned by BVSD
- City purchased 2006
- Transfer to BHP



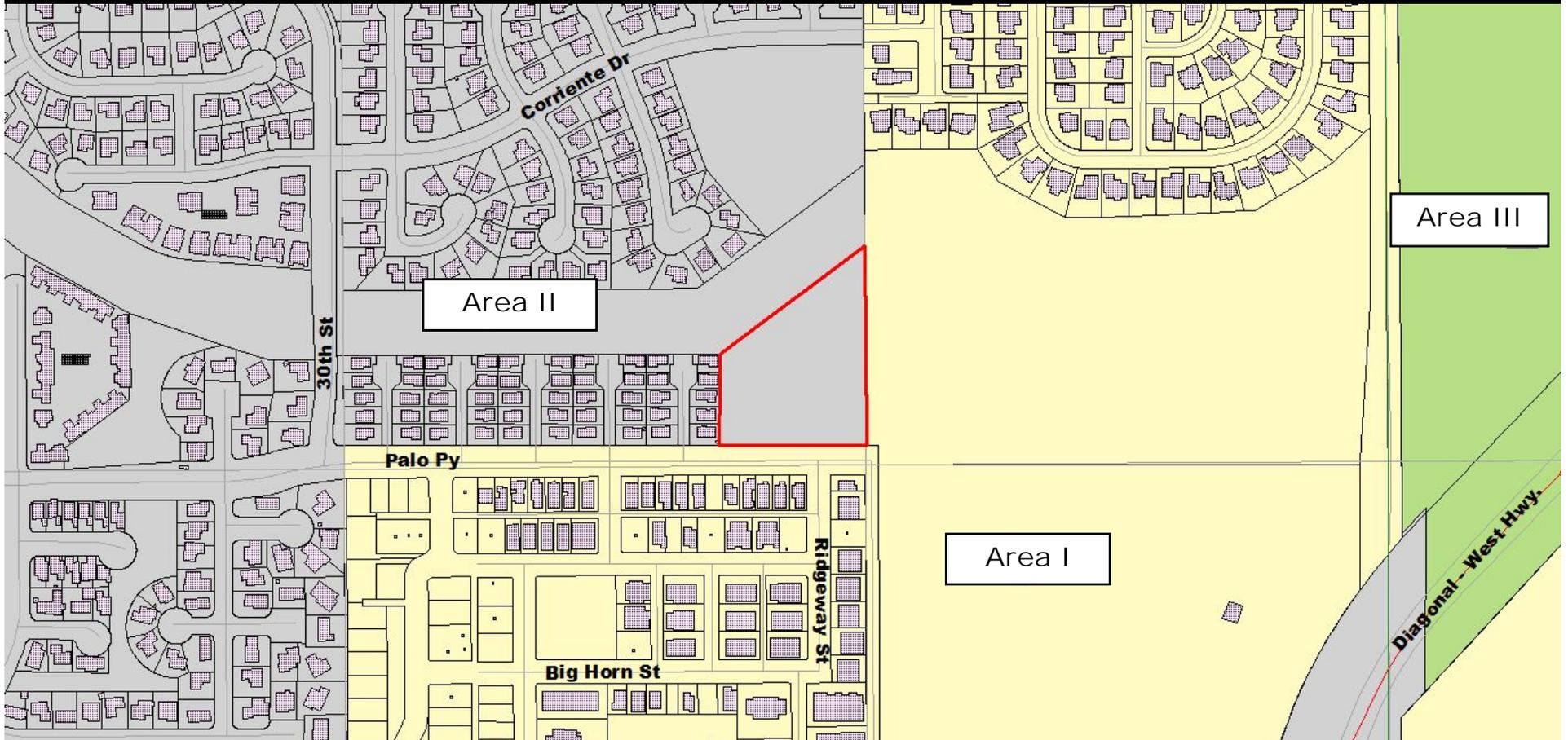
Site Context



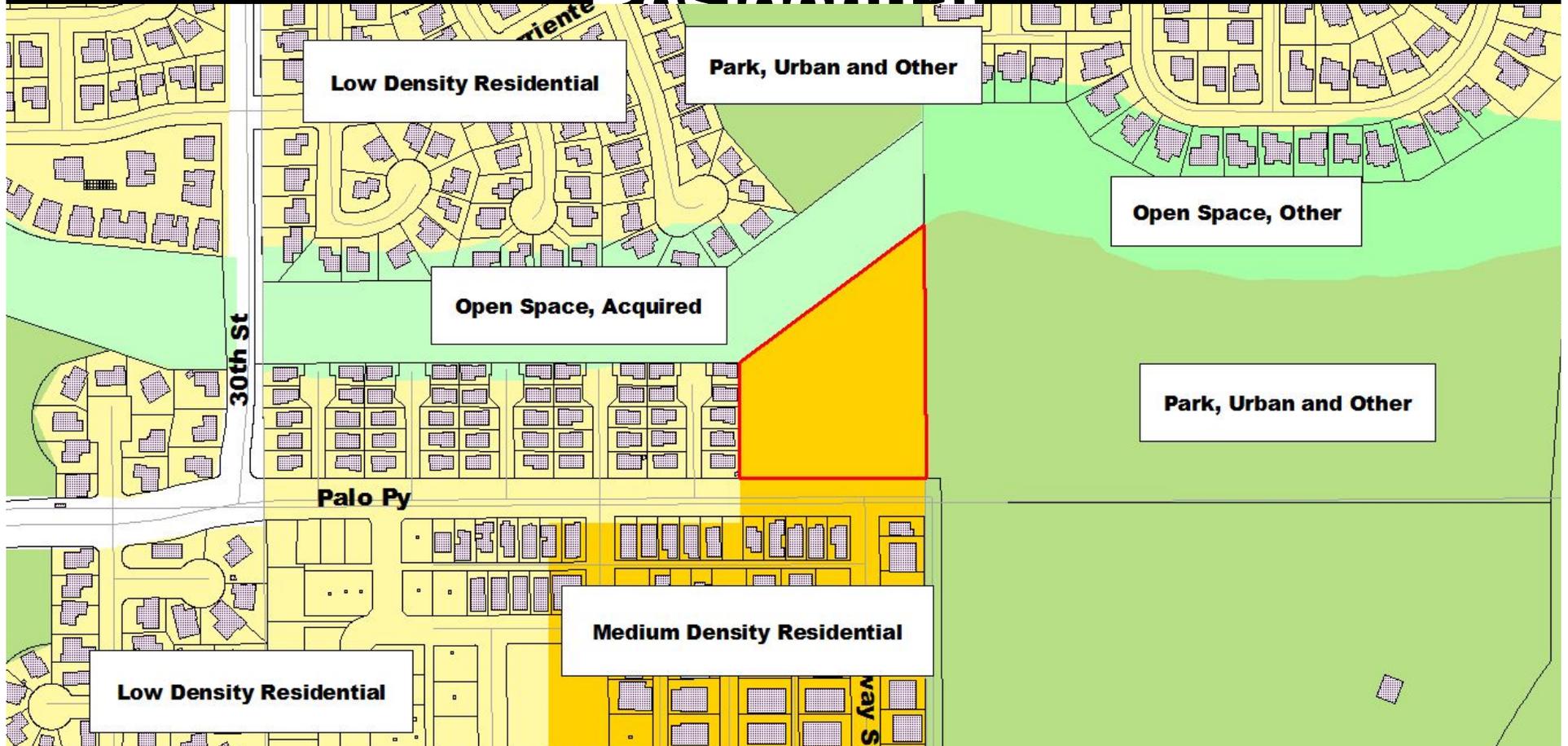
Existing Site Conditions



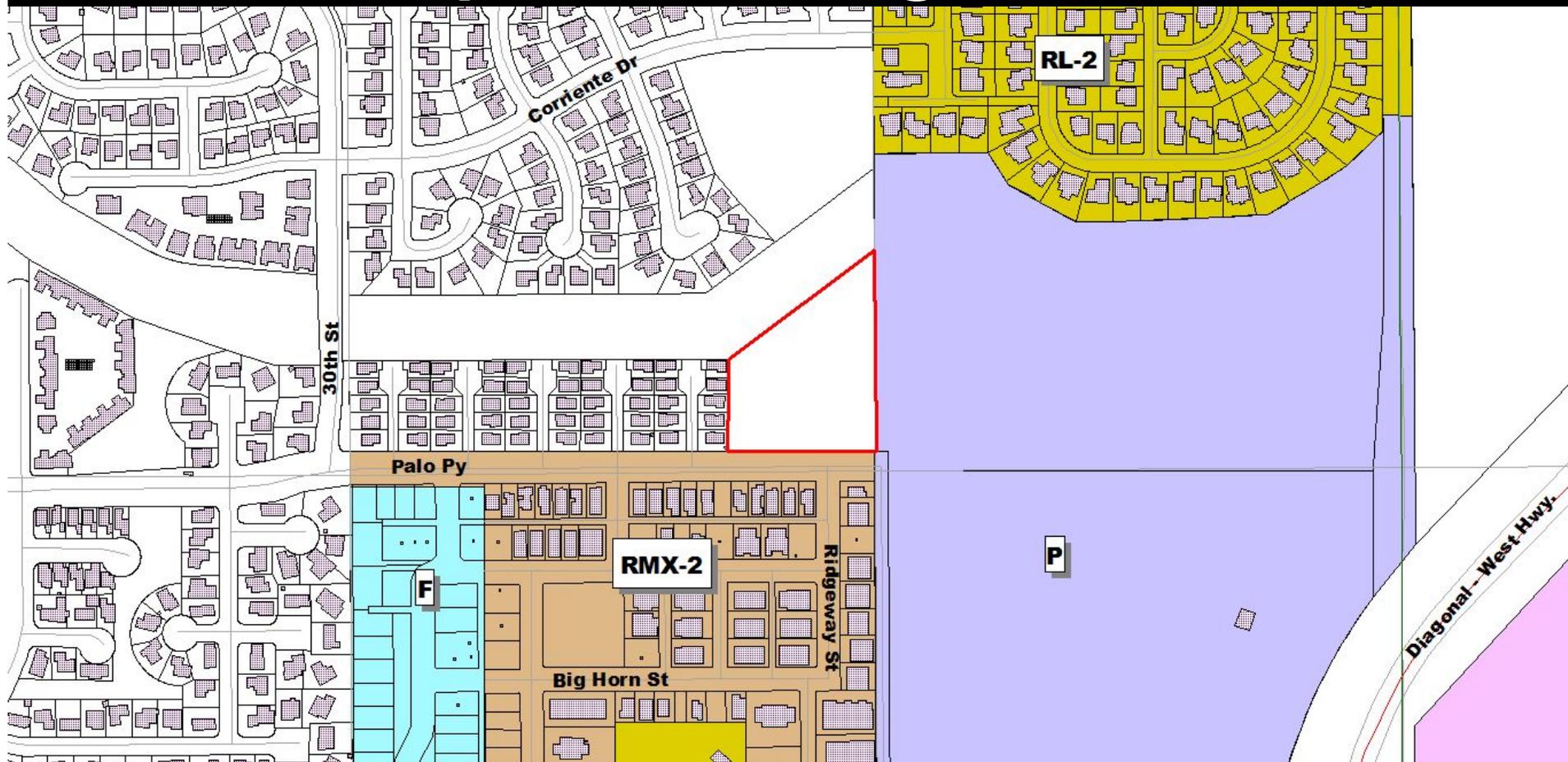
BVCP Planning Area – Area II



BVCP Land Use – Medium Density Residential



Proposed Zoning – RMX-2



Concept Plan: Land Uses

- Residential: 44 units
 - 100% affordable
 - 20 one-, two- and three-bedroom townhomes and triplexes
 - 24 one-, two- and three-bedroom apartments
 - 9 ownership, 35 rental
- Community center



Concept Plan: Site Plan

- Access from Palo Pkwy
- Central park
- One-way loop drive
- Head-in parking



Concept Plan: Architecture & Building Design



Enlarged Elevation



Palo Parkway Elevation

Planning Board Meeting

- **Concept Plan**
 - Compatible with BVCP
 - Support for proposed density
 - Robust TDM plan and traffic study at Site Review
 - Mixed feedback on parking and circulation
- **Annexation**
 - Consistent with city policies & State Annexation Statutes
 - Support for RMX-2 zoning

Key Issues for Discussion

1. Is the proposed concept plan compatible with the goals, objectives and recommendations of the Boulder Valley Comprehensive Plan (BVCP)?
2. Would the project be compatible with the character of the surrounding area? Are the architectural and site design consistent with the Site Review criteria?
3. Consistency with Annexation Policies? Does the proposal meet the level of community benefit outlined in the BVCP?
4. Is the initial zoning of RMX-2 appropriate as the initial zoning for the subject property?

Key Issue: Consistency with the BVCP

1.24 Annexation

2.10 Preservation and Support for Residential Neighborhoods

2.14 Mix of Complimentary Land Uses

7.01 Local Solutions to Affordable Housing

7.02 Permanently Affordable Housing

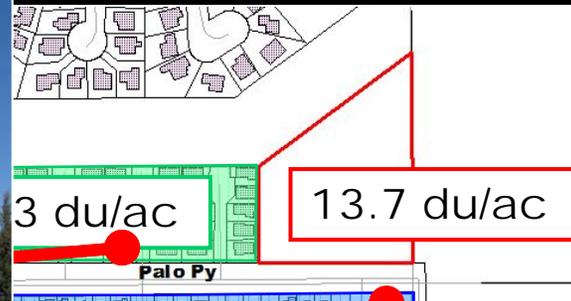
2.31 Design of Newly-Developing Areas

7.06 Mixture of Housing Types

7.09 Housing for Full Range of Households

8.05 Diversity

Key Issue: Compatibility



Key Issue: Site Design



Key Issue: Site Design – Parking & Traffic

- Requirements for Concept Plan & Annexation
- Transit & connectivity
- Parking
 - 52 spaces required, 72 provided (38% excess)
 - Soccer impacts
- Traffic



Key Issue: Consistency with Annexation Policies

- State Statues
- BVCP Annexation Policy 1.24
 - “only if the annexation provides a special opportunity or benefit to the city”
 - 100 % Affordable Housing
 - Path connection

Key Issue: Initial Zoning

	Density	# Units	Open Space
<i>Proposal</i>	13.7 du/ac	44	47,345 sf
RMX-2	10 du/ac (up to 14 du/ac with review)	32 (44 with review)	21,013 sf (15%)

Staff Recommendation – Annexation

Staff recommends the following action:

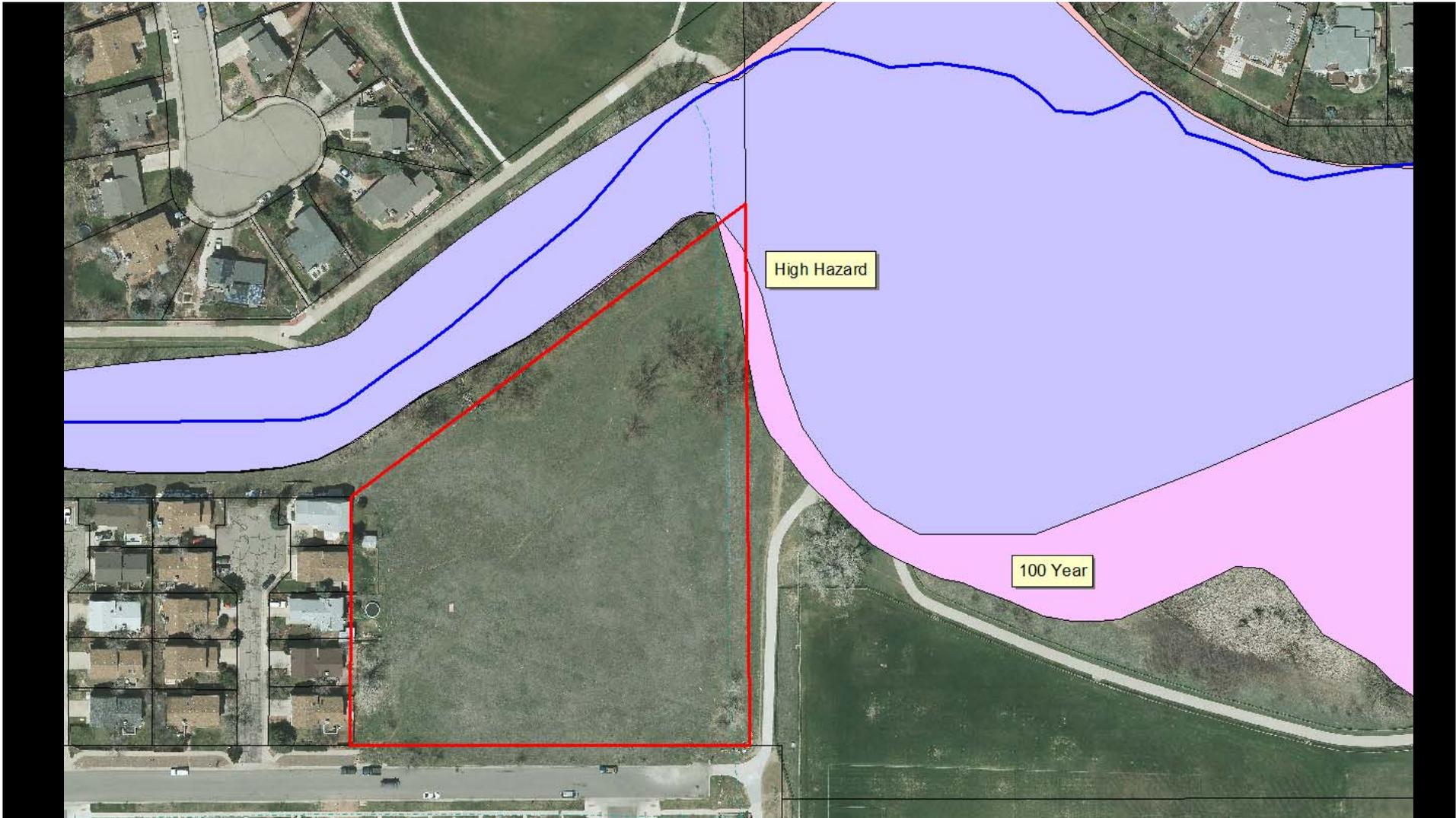
Adopt Ordinance No. 9000 to annex a 3.2-acre property located at 4525 Palo Parkway with an initial zoning designation of Residential - Mixed 2 (RMX-2), per land use code subsection 9-5-2(c)(1)(E), B.R.C. 1981.

Questions for Staff?

Key Issues for Discussion

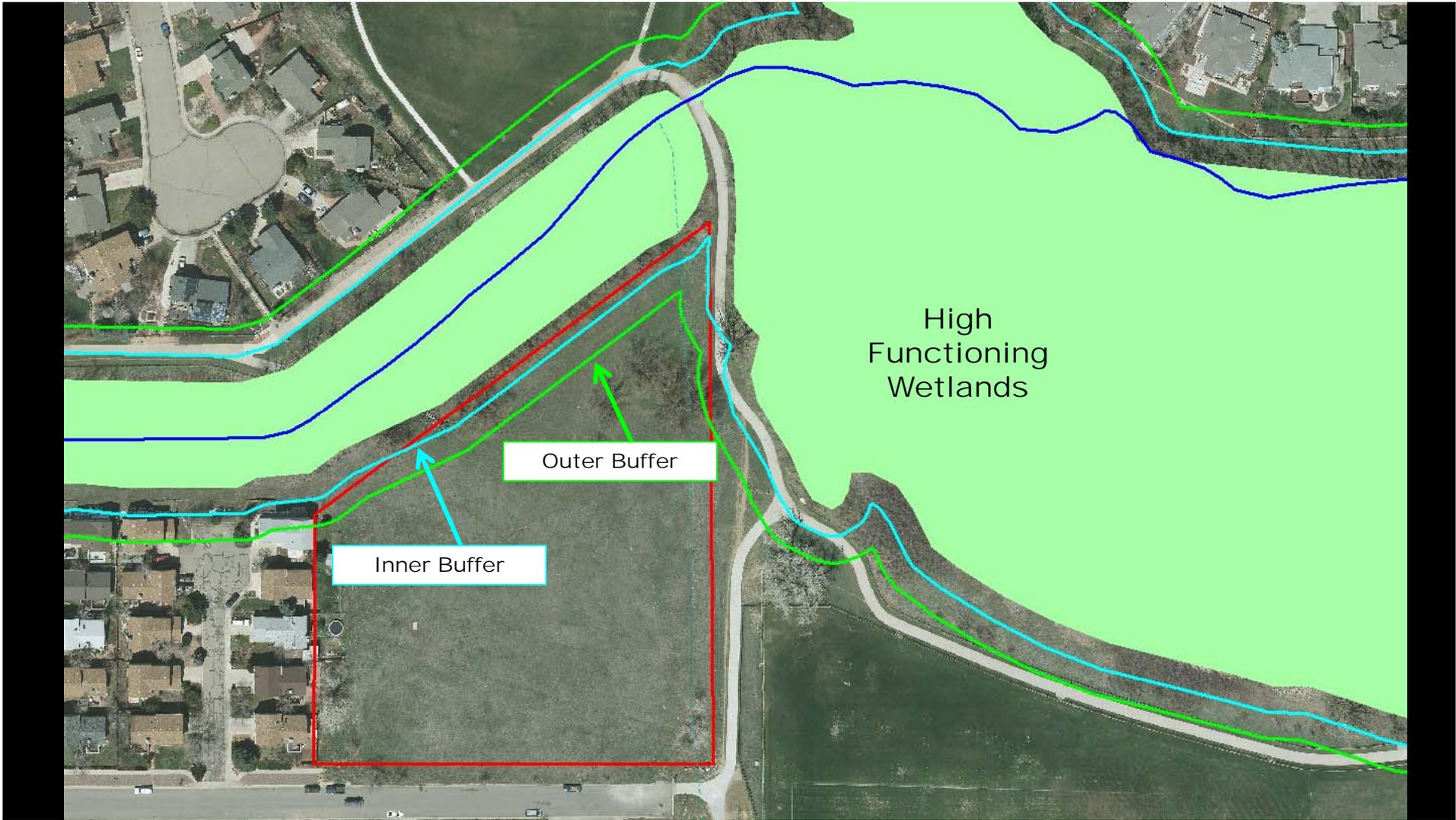
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High Hazard

100 Year

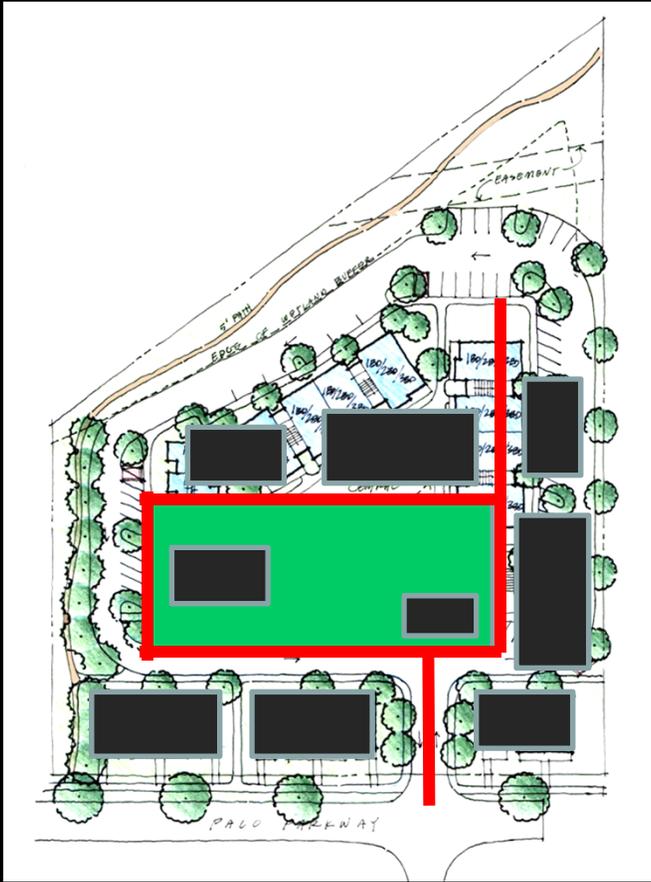


High
Functioning
Wetlands

Outer Buffer

Inner Buffer

Key Issue: Site Design



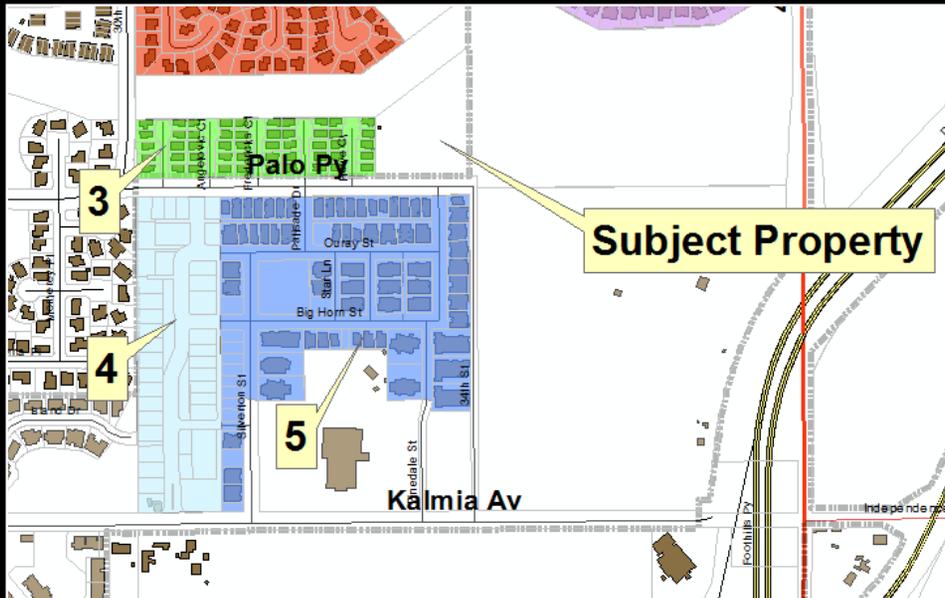
Key Issue: Initial Zoning

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RMX-2	10 du/ac (up to 14 du/ac with review)	32 (44 with review)	21,013 sf (15%)
RM-2/RM-3	12.4 du/ac	39	N/A
RL-2	Determined by open space	Approx. 8	264,000 sf (not possible on the site)
RM-1	Determined by open space	Approx. 16	132,000 sf (not feasible on the site)

Site Context



Key Issue: Compatibility



	Estimated Density (Dwelling Units Per Acre)
Proposal	13.7
Subdivision	
3. Palo Park 4 Replat B	12.3
4. Harper Hollow	4.7
5. Northfield Commons	15.0

Key Issue: Consistency with the BVCP

1.24 Annexation

Core Value: Mobility Grid

2.10 Preservation and Support for Residential Neighborhoods

Core Value: Sustainable Urban Form

2.14 Mix of Complimentary Land Uses

2.19 Urban Open Lands

7.01 Local Solutions to Affordable Housing

2.21 Commitment to a Walkable and Accessible City

7.02 Permanently Affordable Housing

Core Value: Sustainable Urban Form

2.31 Design of Newly-Developing Areas

7.06 Mixture of Housing Types

7.09 Housing for Full Range of Households

8.05 Diversity