

Ordinance to Amend Subdivision Regulations

2180 Violet Ave.

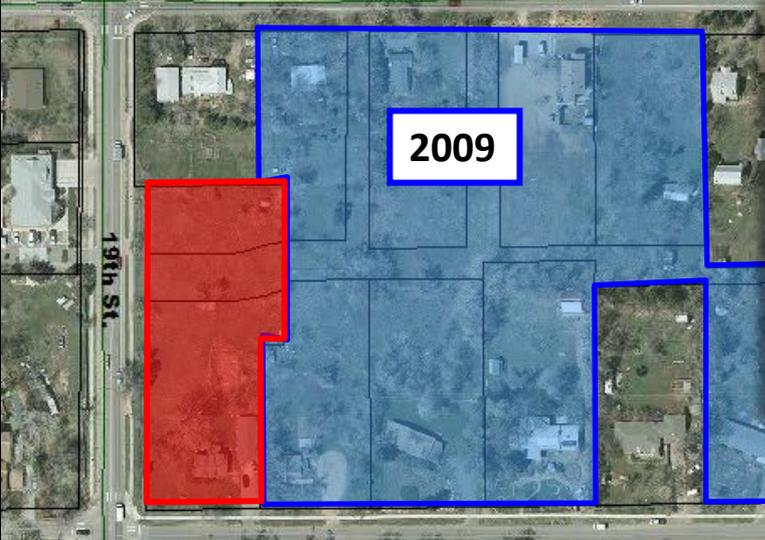


City Council • December 1, 2015

Subdivision Regulations (Chapter 9-12, B.R.C. 1981)

- Ensure logical, orderly development
- Access & utilities
- *“Prohibition of Sale Before Plat Approval: No person shall sell or commence construction upon any portion of a proposed subdivision, or advertise or hold out as a subdivided lot any parcel of land, until a plat thereof is recorded under the requirements of this chapter.”* (§9-12-2(b) B.R.C. 1981)
- Ordinance required to amend this section

Site Context



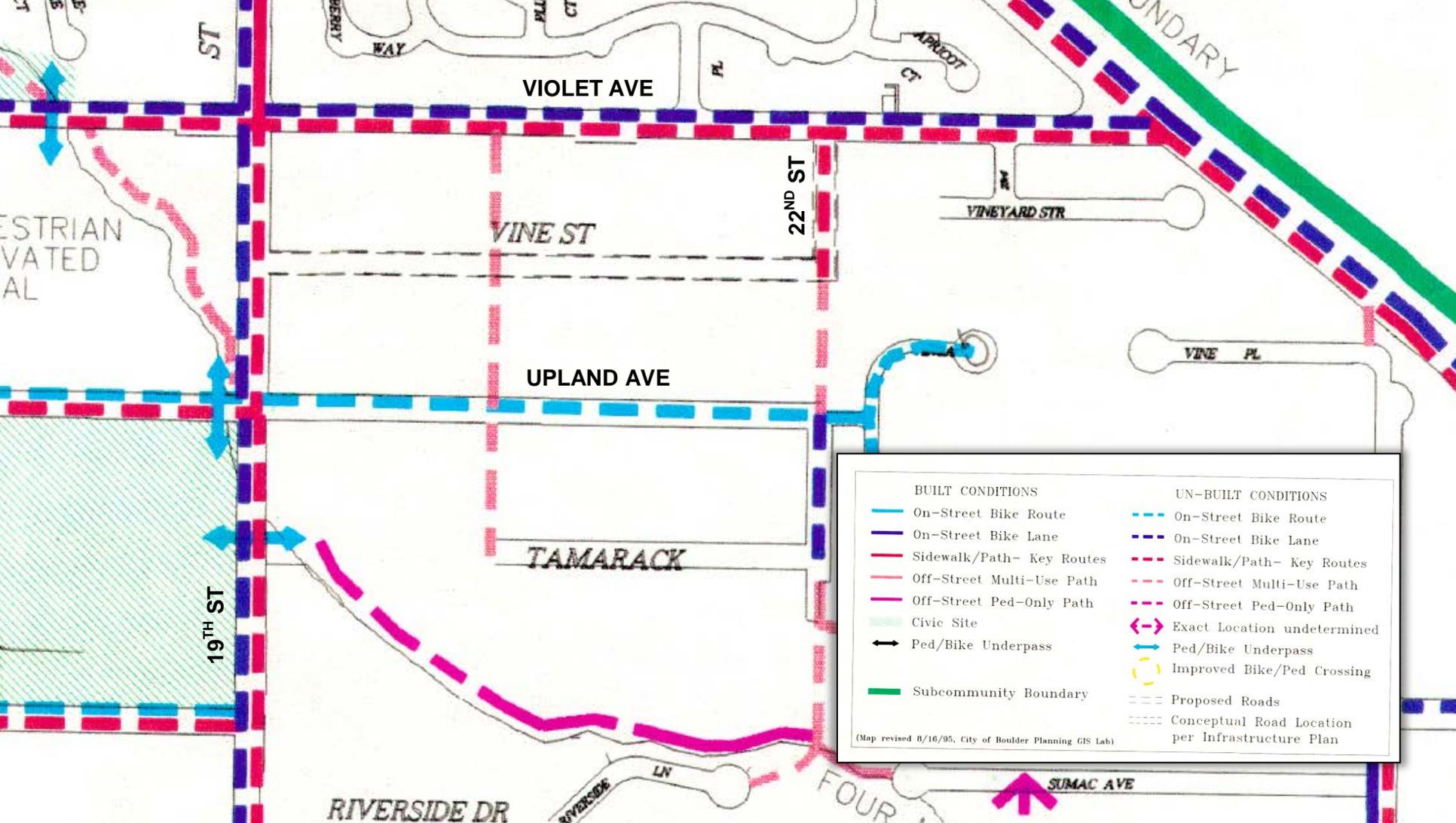
Public Notification

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

Subsequent Review Processes

- Concept Plan Review
- Site Review
- Annexation Amendment
- Subdivision

Questions for Staff?



ST

VIOLET AVE

BOUNDARY

ESTRIAN
VATED
AL

VINE ST

22ND ST

VINEYARD STR

UPLAND AVE

VINE PL

TAMARACK

19TH ST

BUILT CONDITIONS		UN-BUILT CONDITIONS	
	On-Street Bike Route		On-Street Bike Route
	On-Street Bike Lane		On-Street Bike Lane
	Sidewalk/Path- Key Routes		Sidewalk/Path- Key Routes
	Off-Street Multi-Use Path		Off-Street Multi-Use Path
	Off-Street Ped-Only Path		Off-Street Ped-Only Path
	Civic Site		Exact Location undetermined
	Ped/Bike Underpass		Ped/Bike Underpass
	Subcommunity Boundary		Improved Bike/Ped Crossing
			Proposed Roads
			Conceptual Road Location per Infrastructure Plan

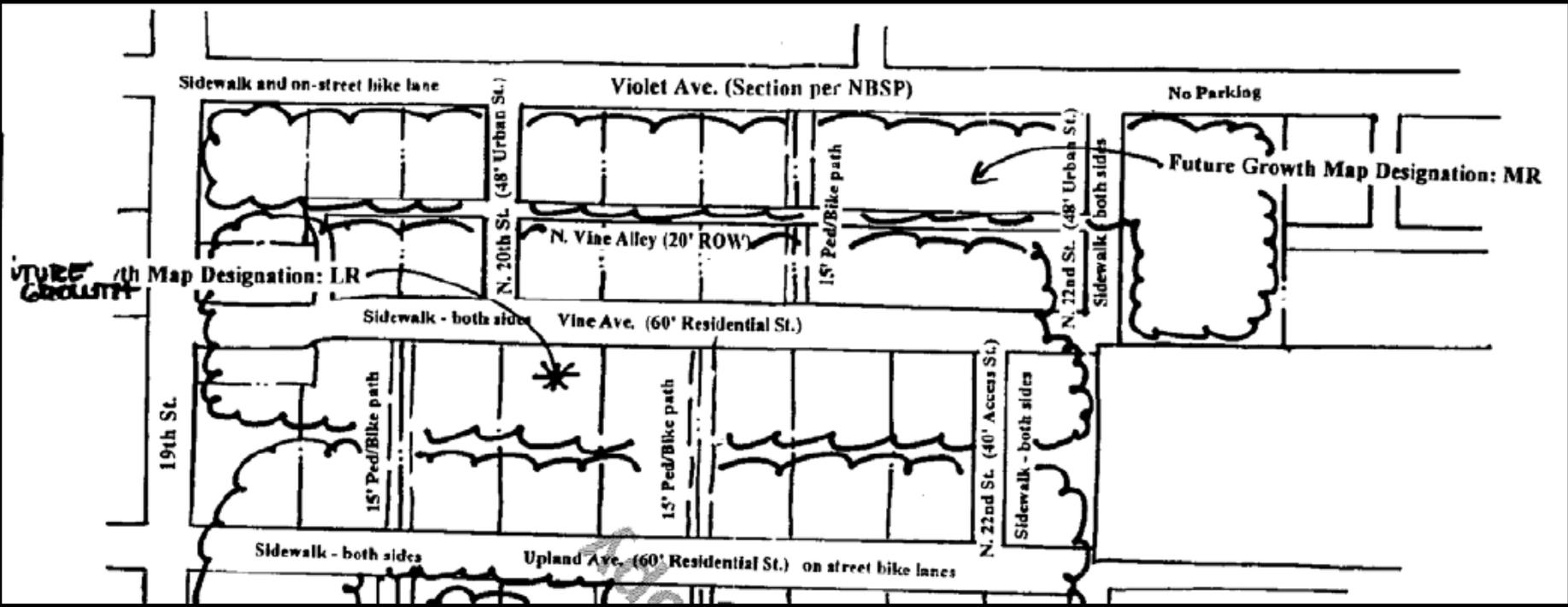
(Map revised 8/16/95, City of Boulder Planning GIS Lab)

RIVERSIDE DR

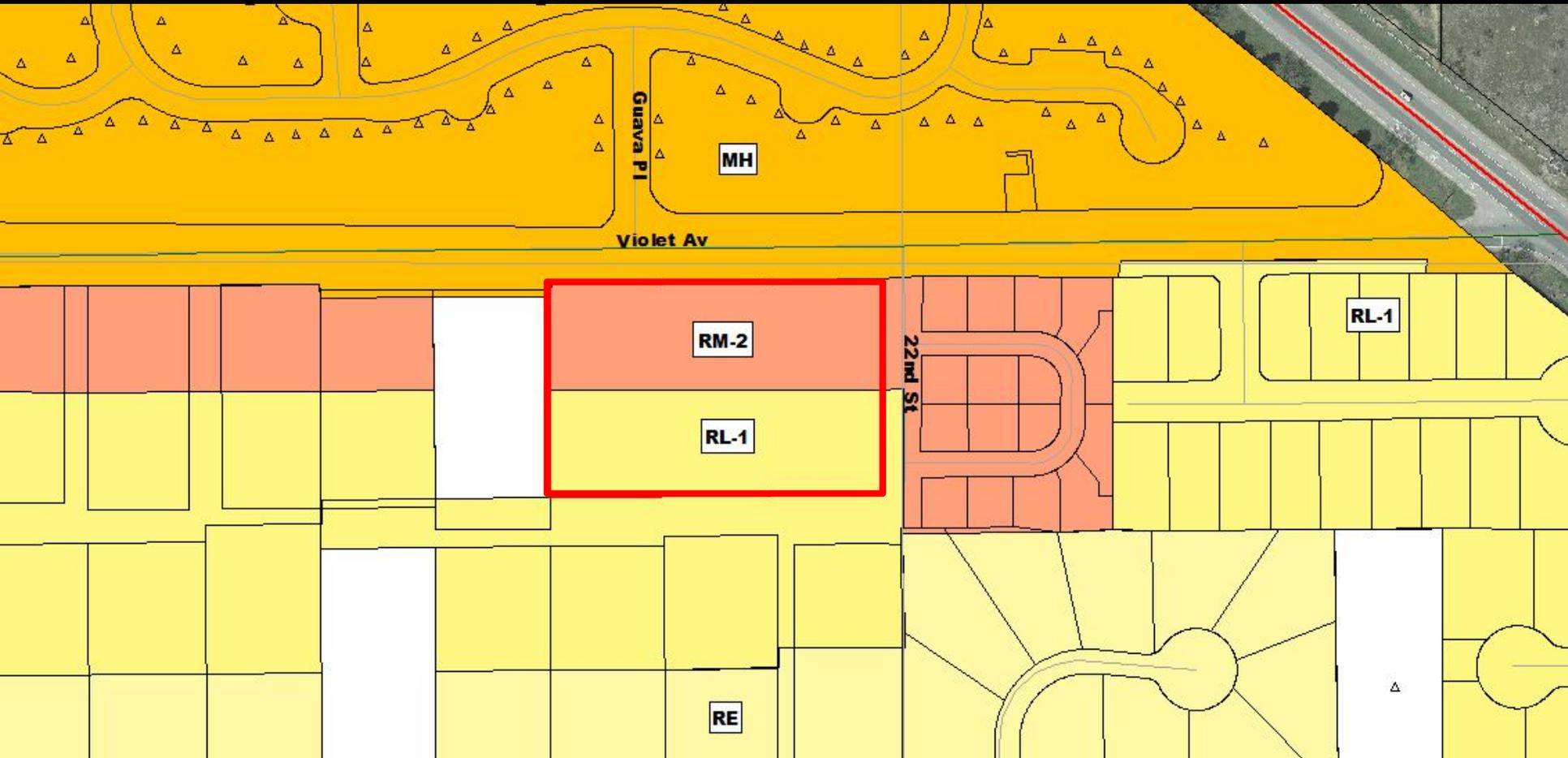
RIVERSIDE LN

FOUR

SUMAC AVE



Zoning – RM-2 & RL-1



Proposal

- 15 permanently affordable units, possibly 17 through annexation amendment
- 40% - 60% of AMI
- Transfer affordable housing requirements of 2145 Upland Ave. & 1917 Upland Ave. to subject property



Estimated Development Potential on Subject Properties

Address	Zoning	Approximate Area	# Residential Units Permitted per Zoning	Current Annexation Housing Requirements		Proposed Affordable Housing
				Permanently Affordable	Size Restricted*	Permanently Affordable
2180 Violet Ave.			22	8		15**
	RM-2	53,764 sf	15		4	
	RL-1	49,118 sf	7		1	
2145 Upland Ave.			3			
	RL-1	16,650 sf	2	1		
	RE	19,050 sf	1			
1917 Upland Ave.			6	2		
	RL-1	37,228 sf	5		1	
	RE	21,450 sf	1			
Total			31	11	6	15