

Boulder Community Health

Riverbend Office Park

4801, 4855, 4865 and 4885 Riverbend Road

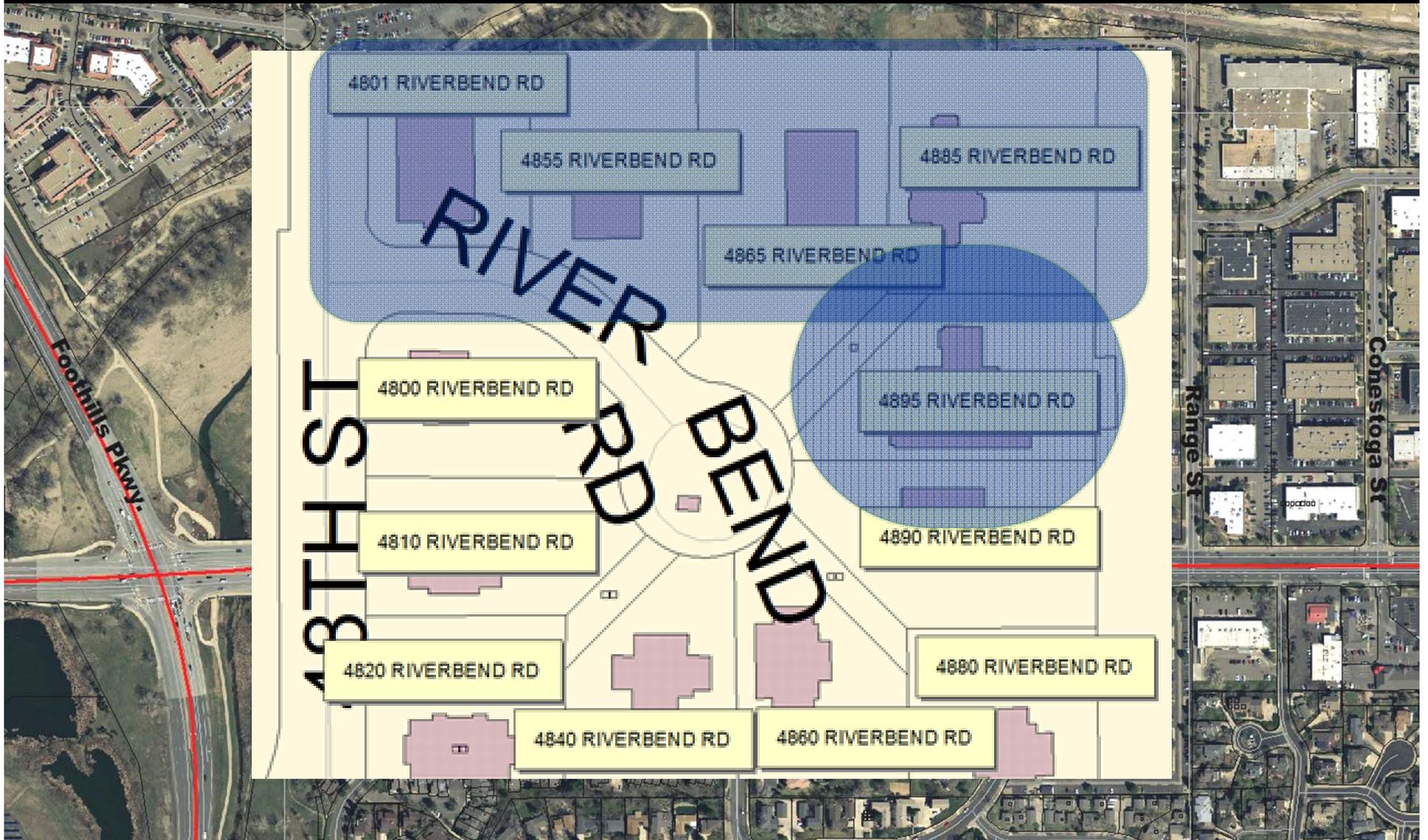


BVCP Land Use Map Change, Rezoning,
& Height Ordinance

Public Hearing @ City Council

November 1, 2016

Site Location



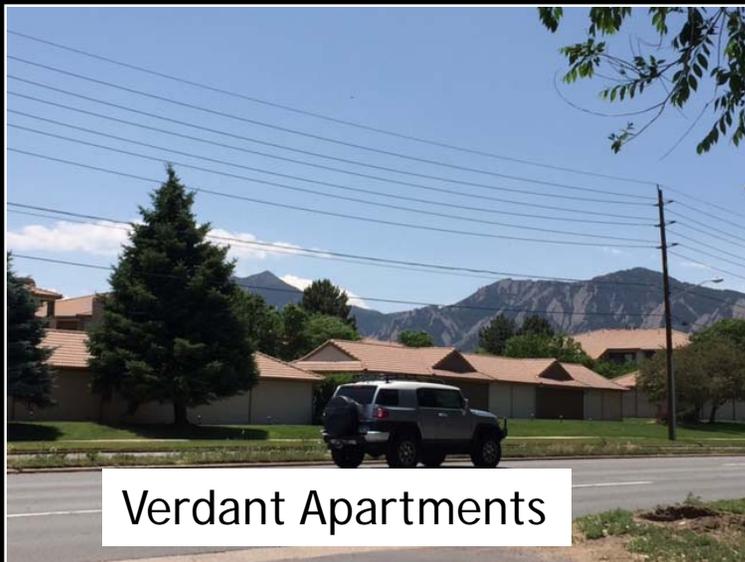
Surrounding Context



Arapahoe Avenue



Ball Aerospace

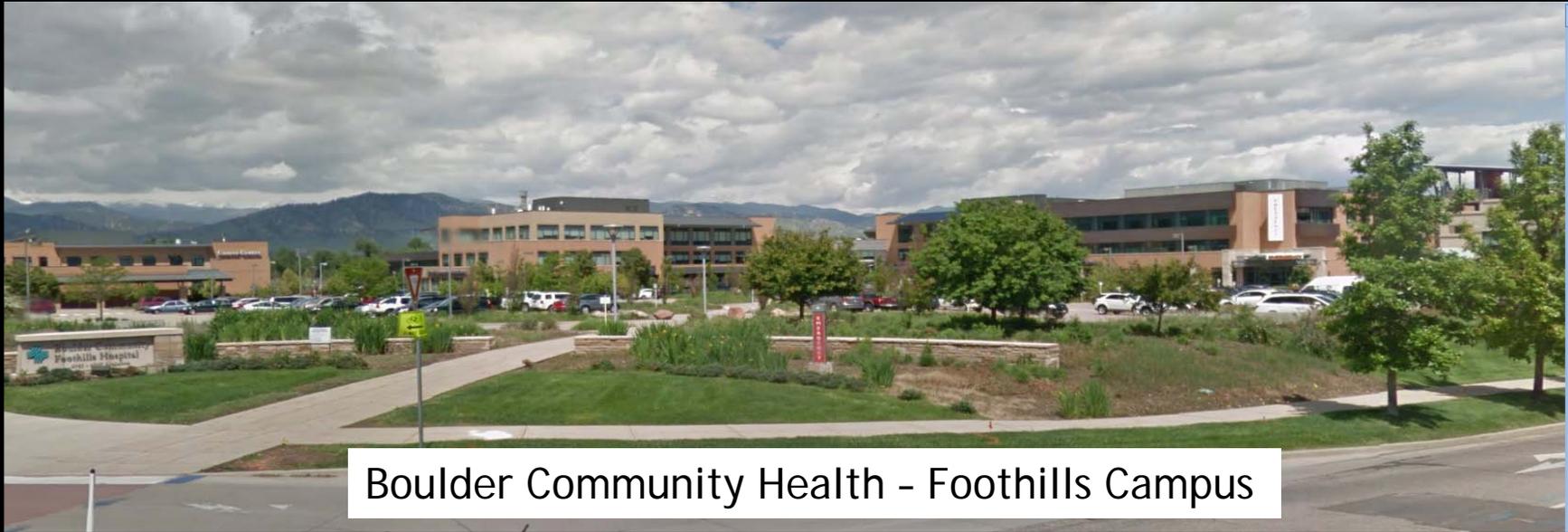


Verdant Apartments



Eastpointe Apartments

Surrounding Context



Boulder Community Health - Foothills Campus



Immediate Context

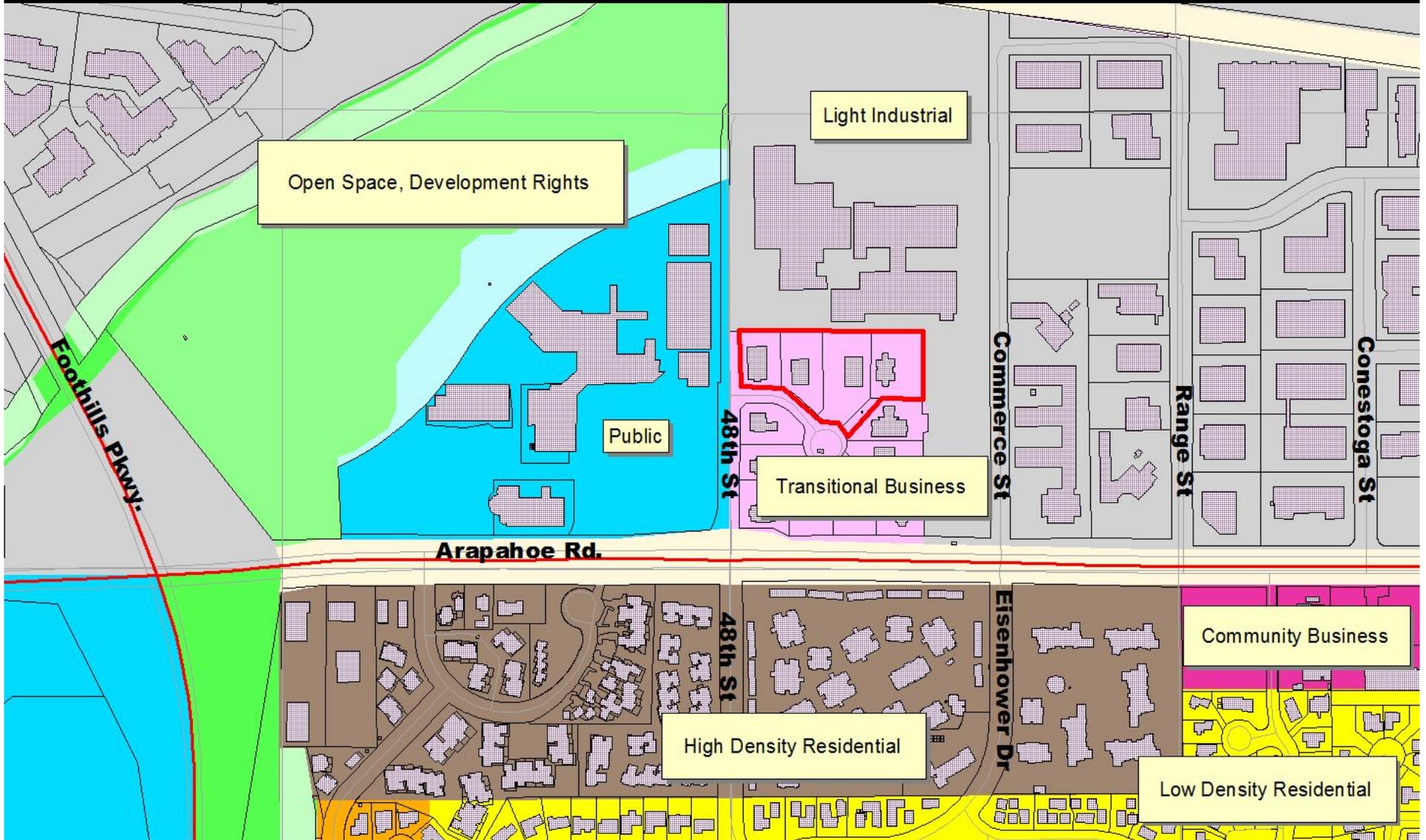


Riverbend Office Park

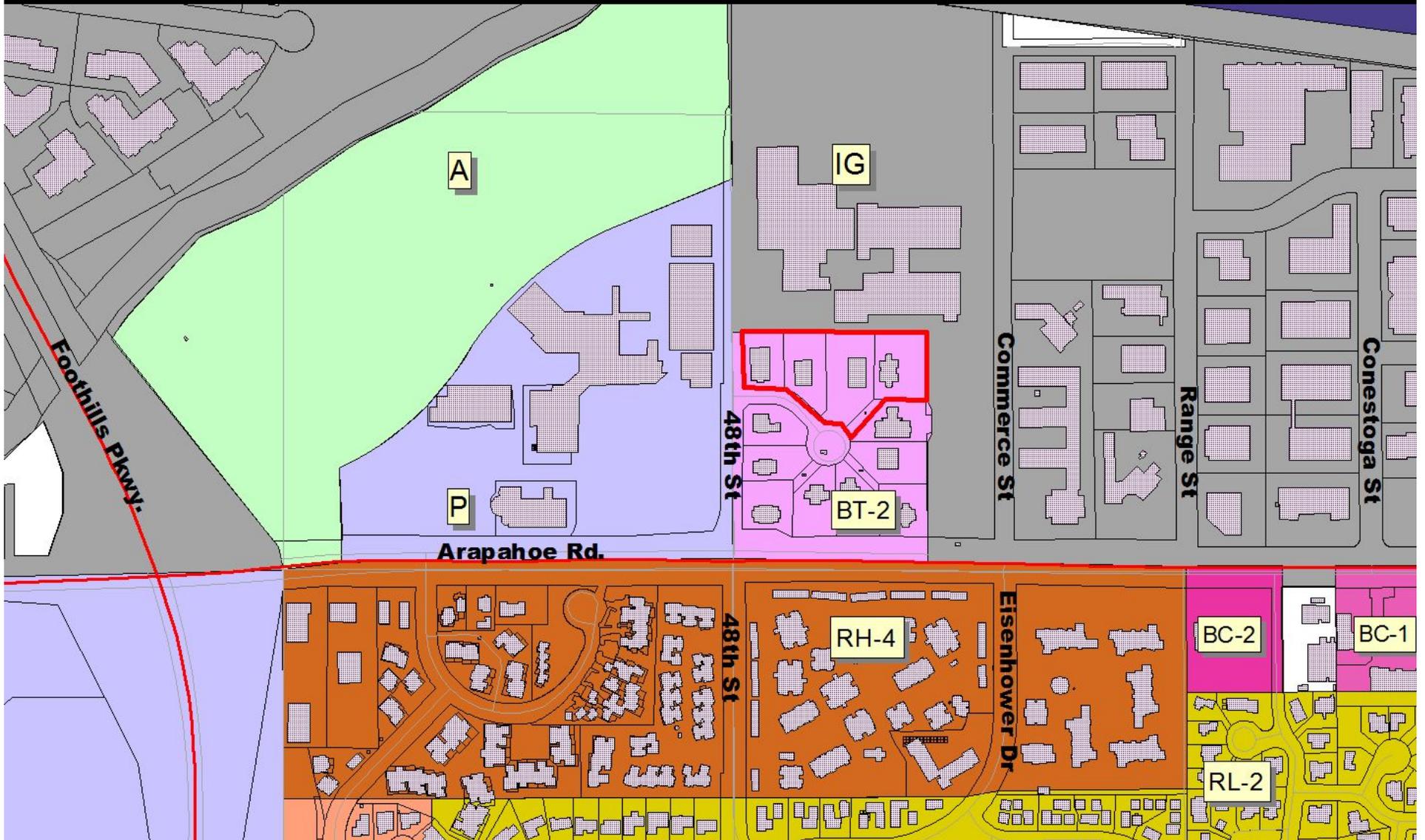


Ball Aerospace

Boulder Valley Comprehensive Plan (BVCP)



Zoning



Site & Use Review



Up for call up consideration by City Council

Application Requests

- Boulder Valley Comprehensive Plan (BVCP) Land Use Map Change- Transitional Business to Public
- Rezoning from BT-2 (Business Transitional – 2) to Public (P)
- Amendment to Ordinance No. 8028 to permit site to be added to 'Areas within the city where height modifications could be considered'

Key Issues

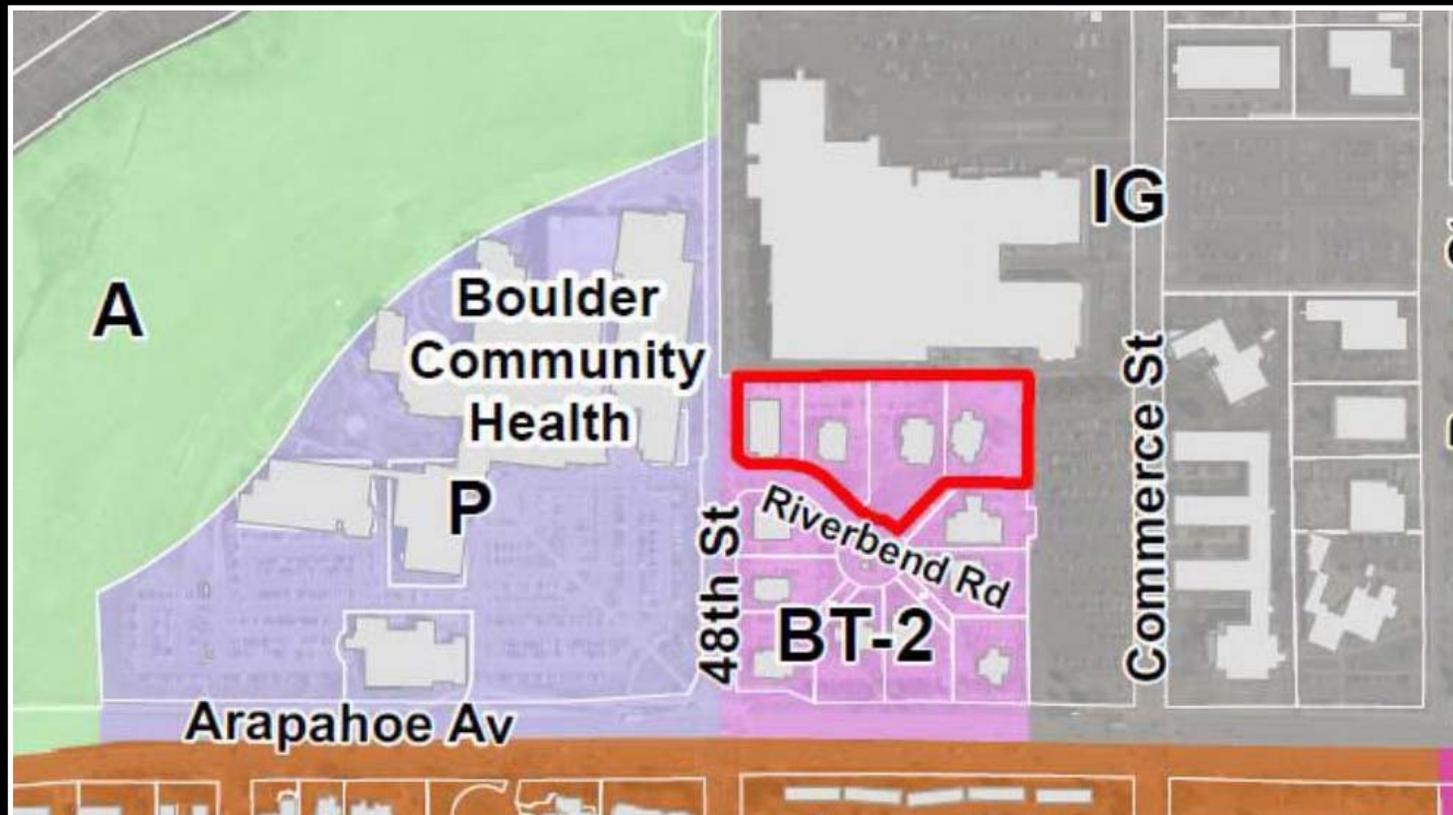
- BVCP Land Use Map Change: Is the proposal to change the BVCP land use map designation from Transitional Business to Public consistent with the applicable criteria?
- Rezoning: Is the proposal to rezone the properties from BT-2 to P consistent with the criteria of Section 9-2-19(e), B.R.C. 1981?
- Height Ordinance: Does Planning Board support the proposed ordinance to enable an exemption from Ordinance No. 8028 to permit a height modification on the site to permit two buildings at 55-feet?

BVCP – *Transitional Business to Public*

- BVCP Policy 1.03, Principals of Economic Sustainability
- BVCP Policy 1.03, Principals of Social Sustainability
- BVCP Policy 2.17, Variety of Activity Centers
- BVCP Policy 8.01, Provide for a Broad Spectrum of Human Needs
- BVCP Policy 8.07, Physical Health
- BVCP Policy 8.10, Support for Community Facilities

Rezoning – *BT-2 to P*

- Is the proposed rezoning consistent with the policies and goals of the BVCP?
- 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



Height - Ordinance



Staff & Planning Board Recommendation

Staff recommends that City Council:

- ➔ Approve the Land Use Map change [LUR2016-00038]
- ➔ Approve the proposed rezoning [LUR2016-00039]
- ➔ Approve the modifications to Ordinance No. 8028

Incorporating the staff memorandum and the attached criteria checklists as findings of fact, and subject to the following recommended conditions of approval

Planning Board unanimously approved (7-0) the Land Use Map change and recommended approval of the rezoning and height ordinance

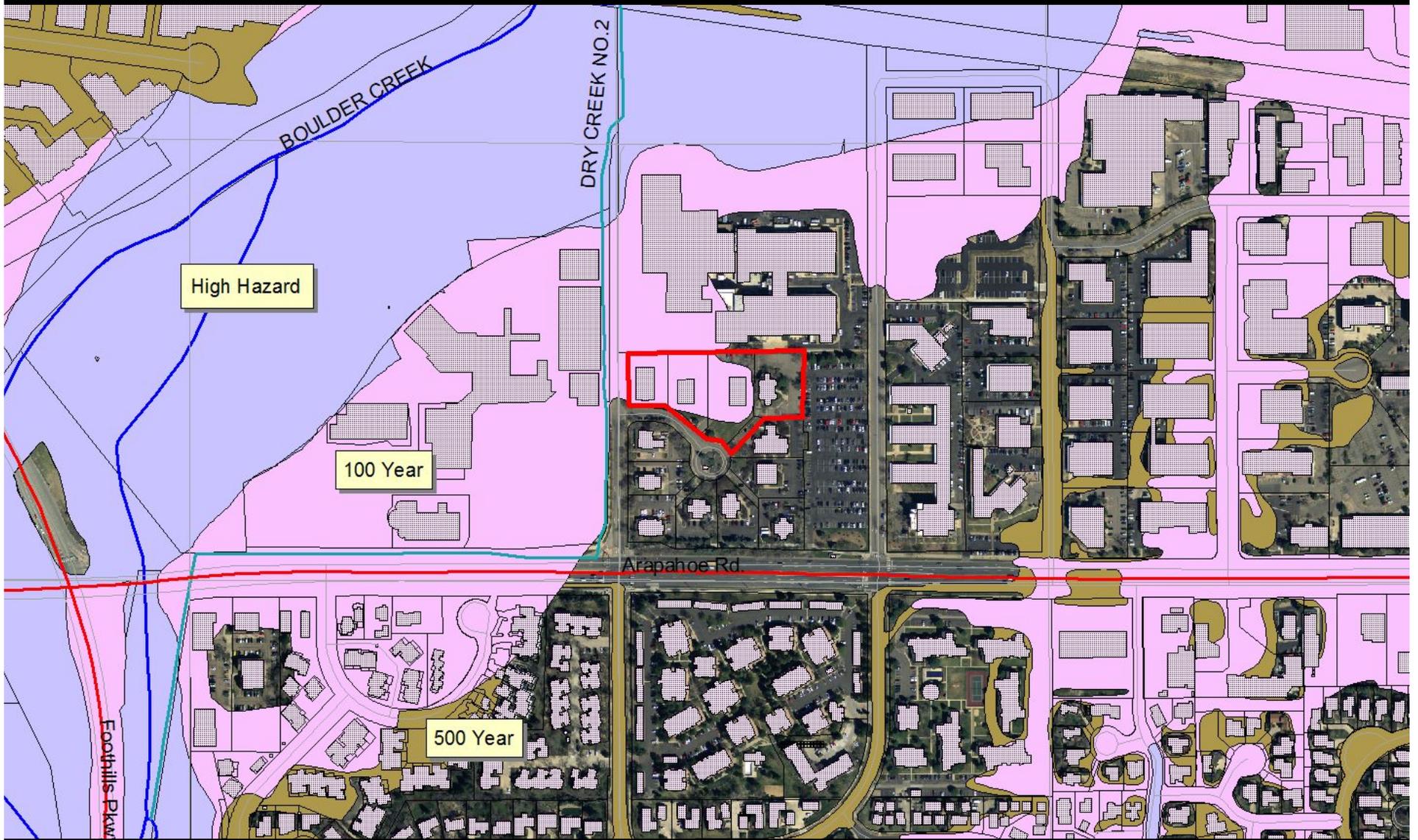
Key Issues

- BVCP Land Use Map Change
- Rezoning
- Height Ordinance

Questions?



Floodplain



Concept Plan



Proposed Plans



Modification Requests

Height modifications to permit 55-feet for new medical building and parking structure. A modification to permit the garage to be greater than three-stories

Setback modifications as follows:

- Min. front yard landscape setback (21 feet) (*west side*)
- Min. rear yard setback (12 feet) (*east side*)
- Min. side yard landscaped setback from a street (9 feet for building & 1 foot for parking spaces) (*south side*)
- Min. side yard landscape setback (11 feet for 4895 Riverbend) (*south side*)

Amendments to Riverbend Office Park PUD

Site Review – *Building Design*



See Page 19 and Attachment G

Use Review – *Overflow parking*



Sec. 9-2-15(e)... “reduces adverse impacts to the surrounding area or neighborhood”

See Page 20 and Attachment G

Proposed Conditions of Approval

- Submission of Technical Documents/Construction Drawings
- Submission of Preliminary Plat and Final Plats for subdivision
- Required easements to serve the development
- Financial guarantees for Eco-Passes
- Requirement for revocable permits/leases for awnings
- Riverbend property users access to relocated trash enclosure
- 160 spaces for overflow / 250 for on-site uses