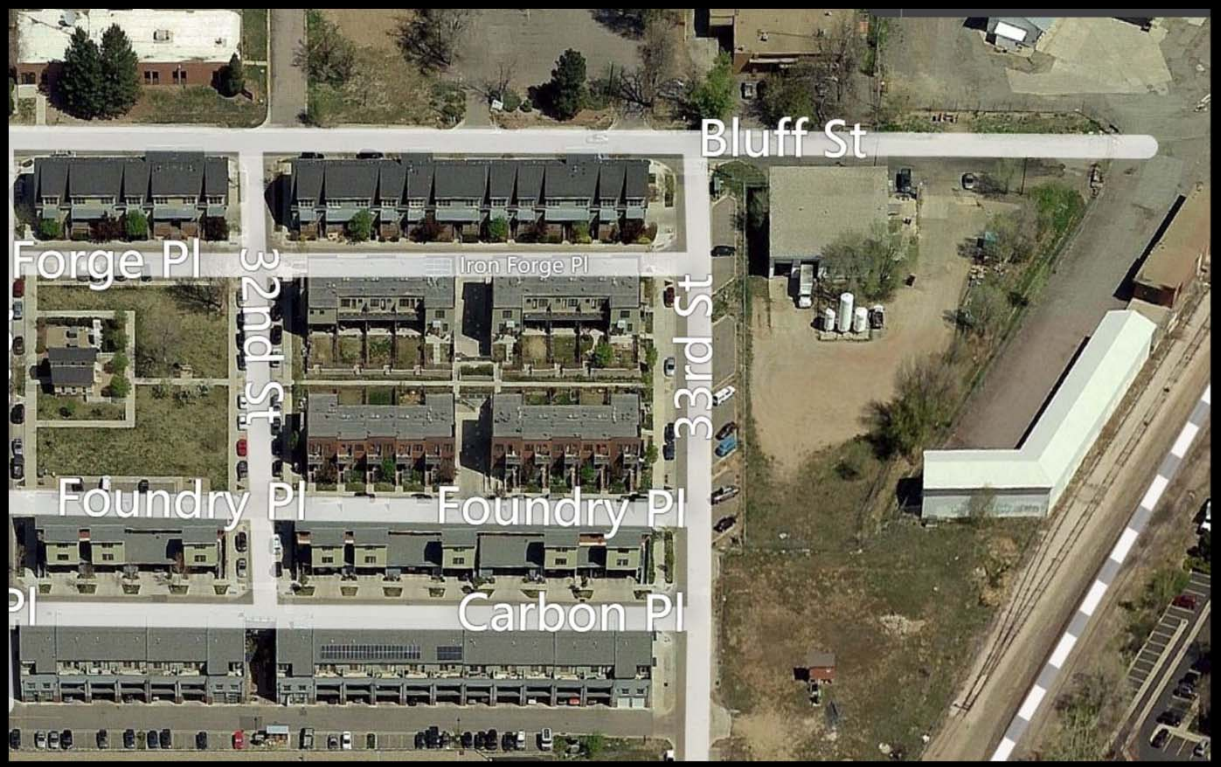



# AirGas site

## 3200 Bluff Street

Rezoning

Public Hearing @ City Council

November 1, 2016

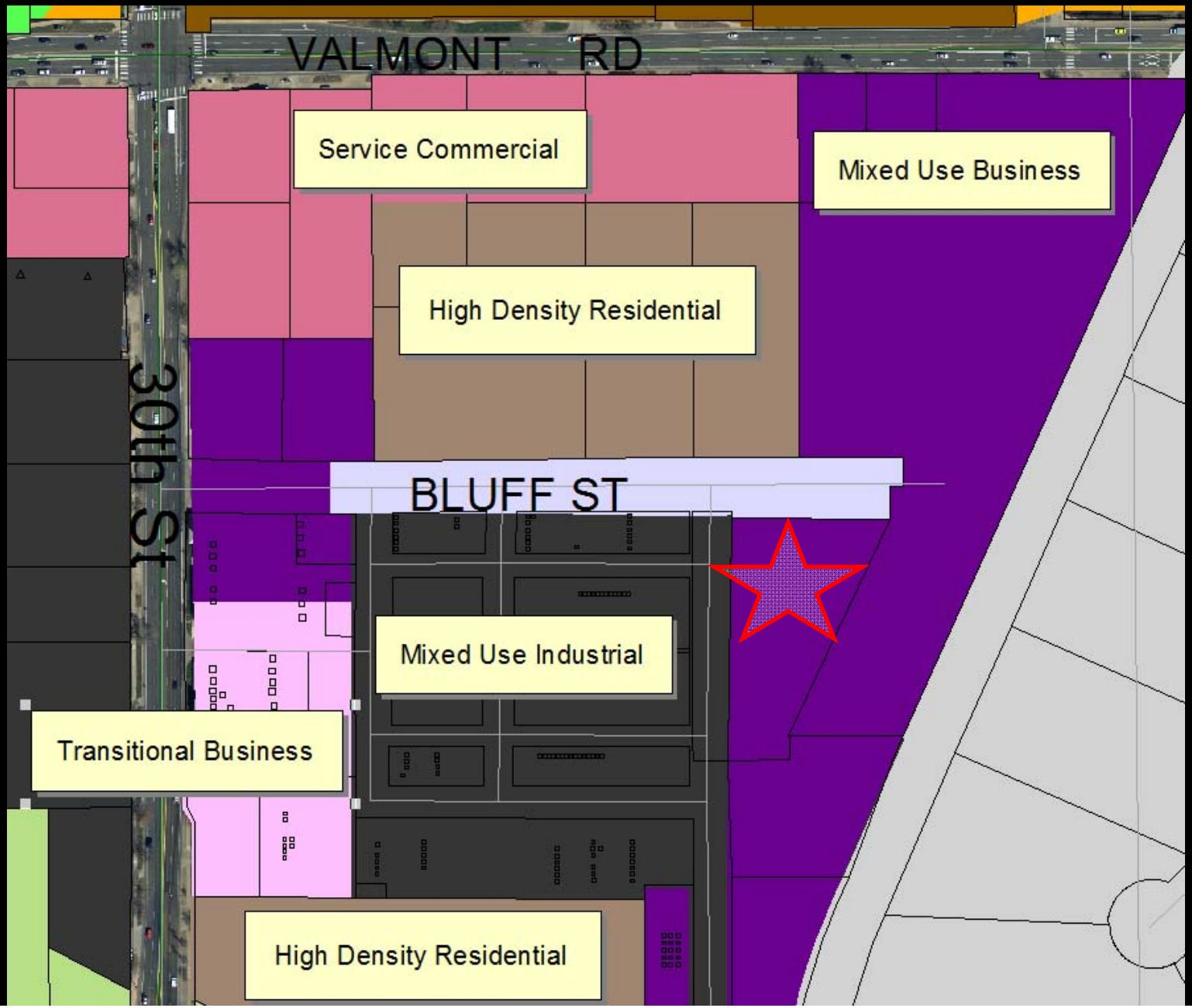
# Site Location

# Immediate Context

# Surrounding Context

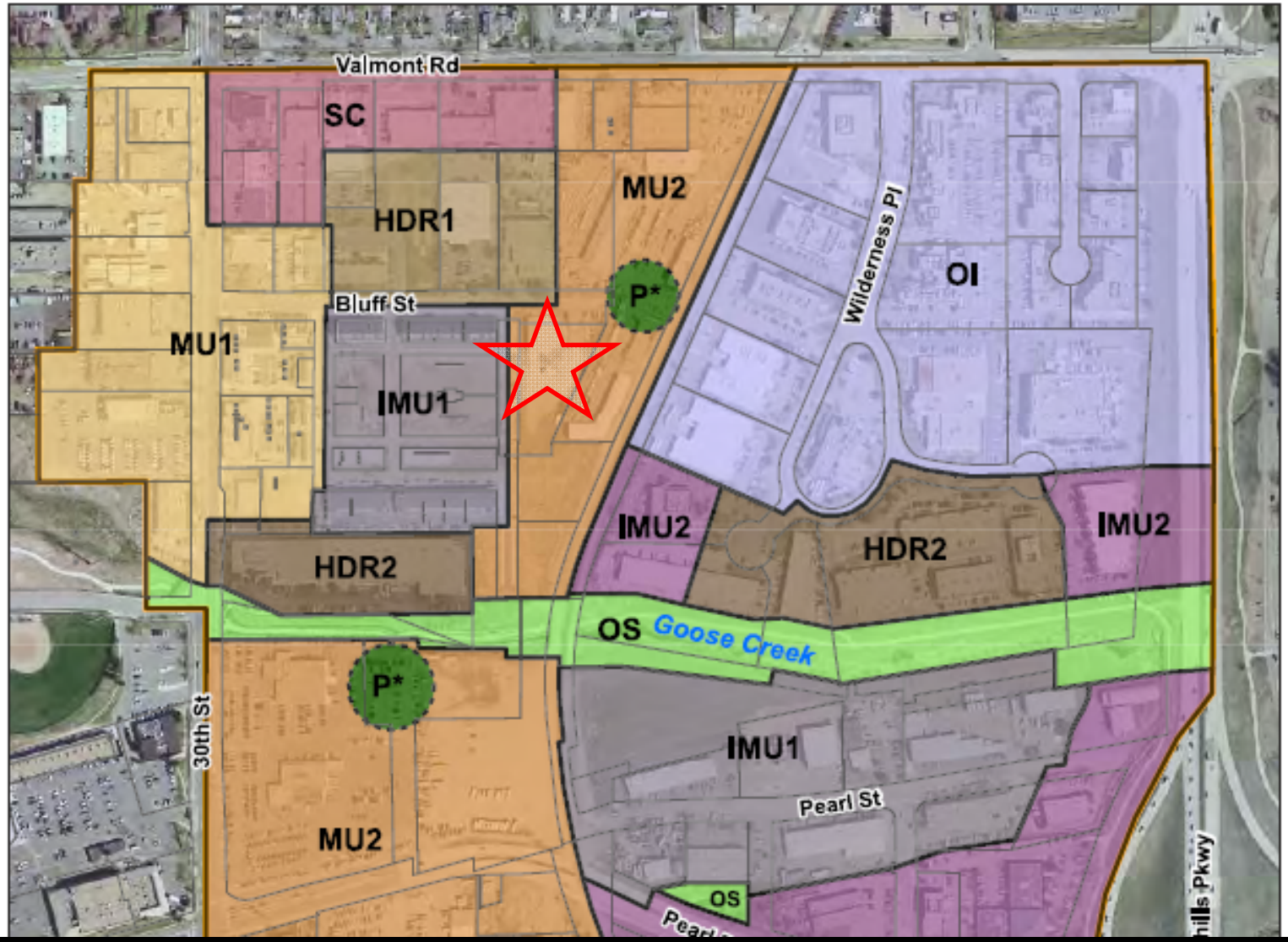
# Recent Approvals

# Boulder Valley Comprehensive Plan (BVCP)

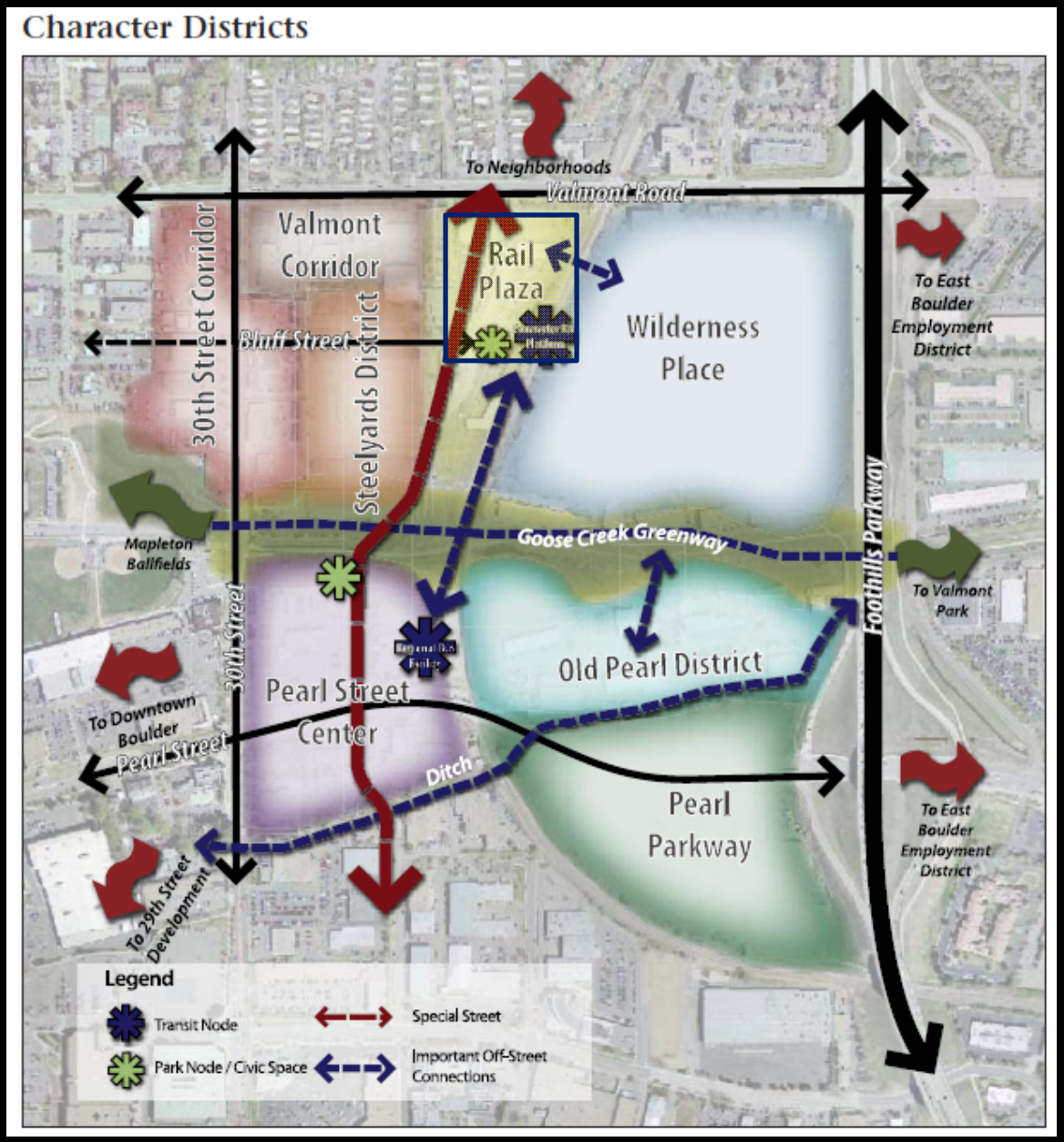


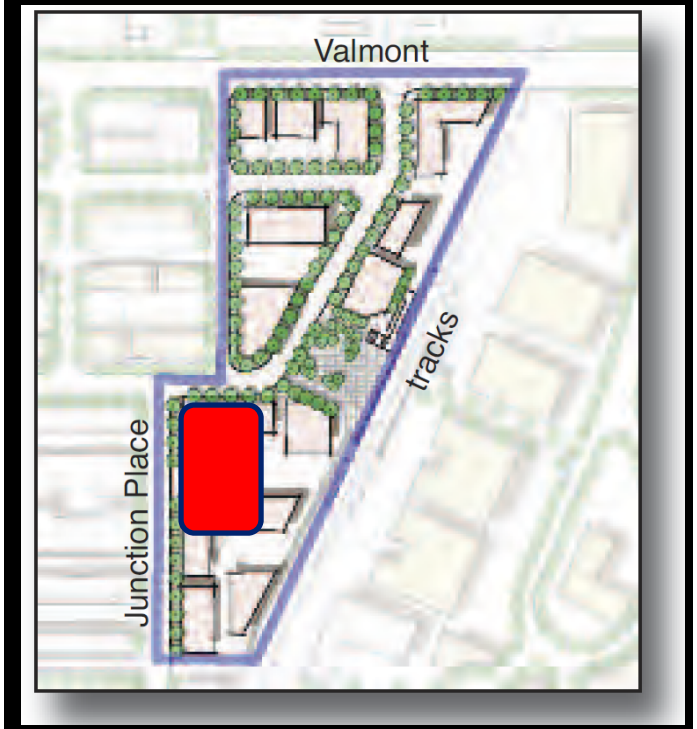
# Transit Village Area Plan (TVAP)

## Land Use Plan

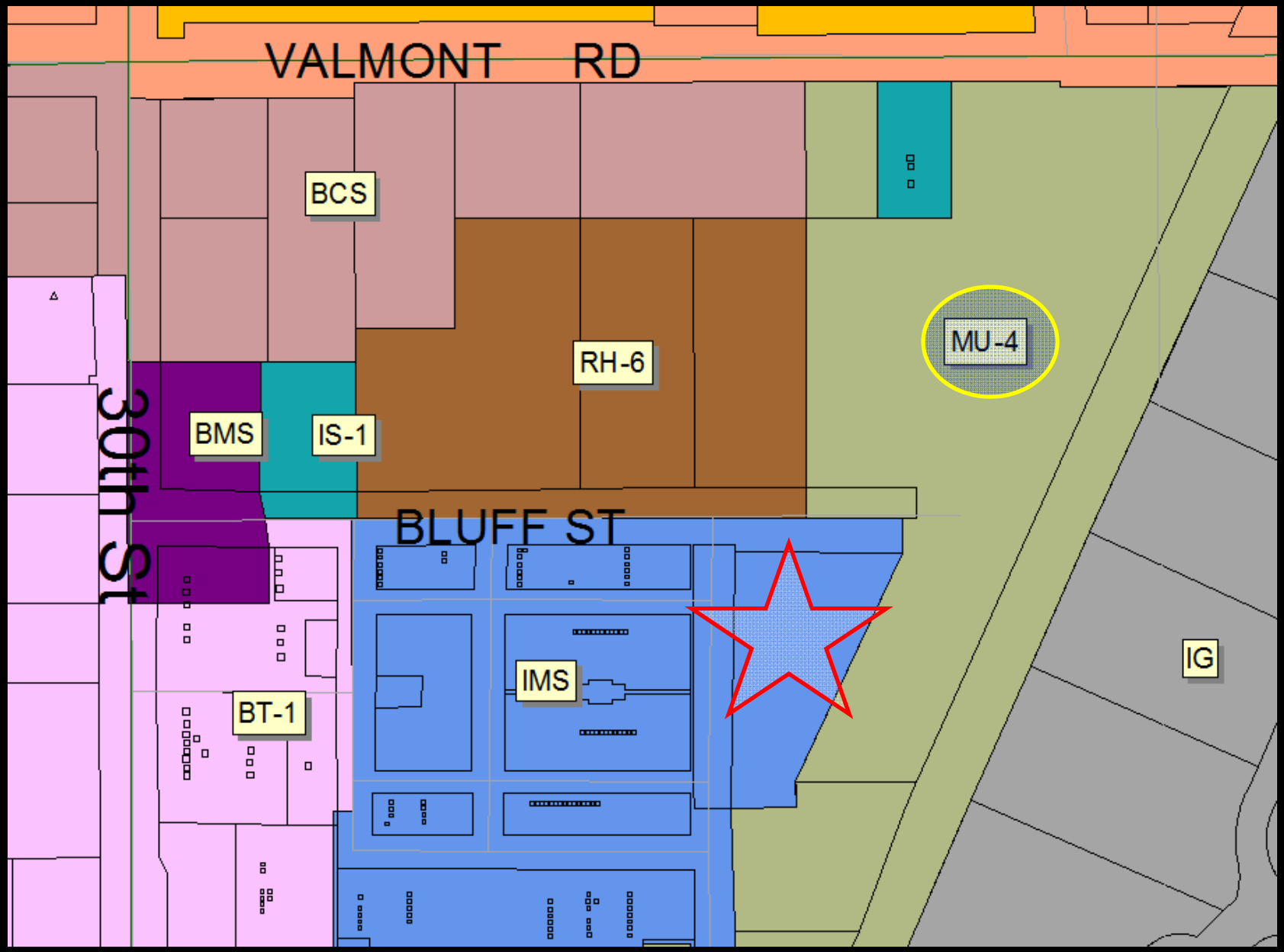


# Transit Village Area Plan (TVAP)

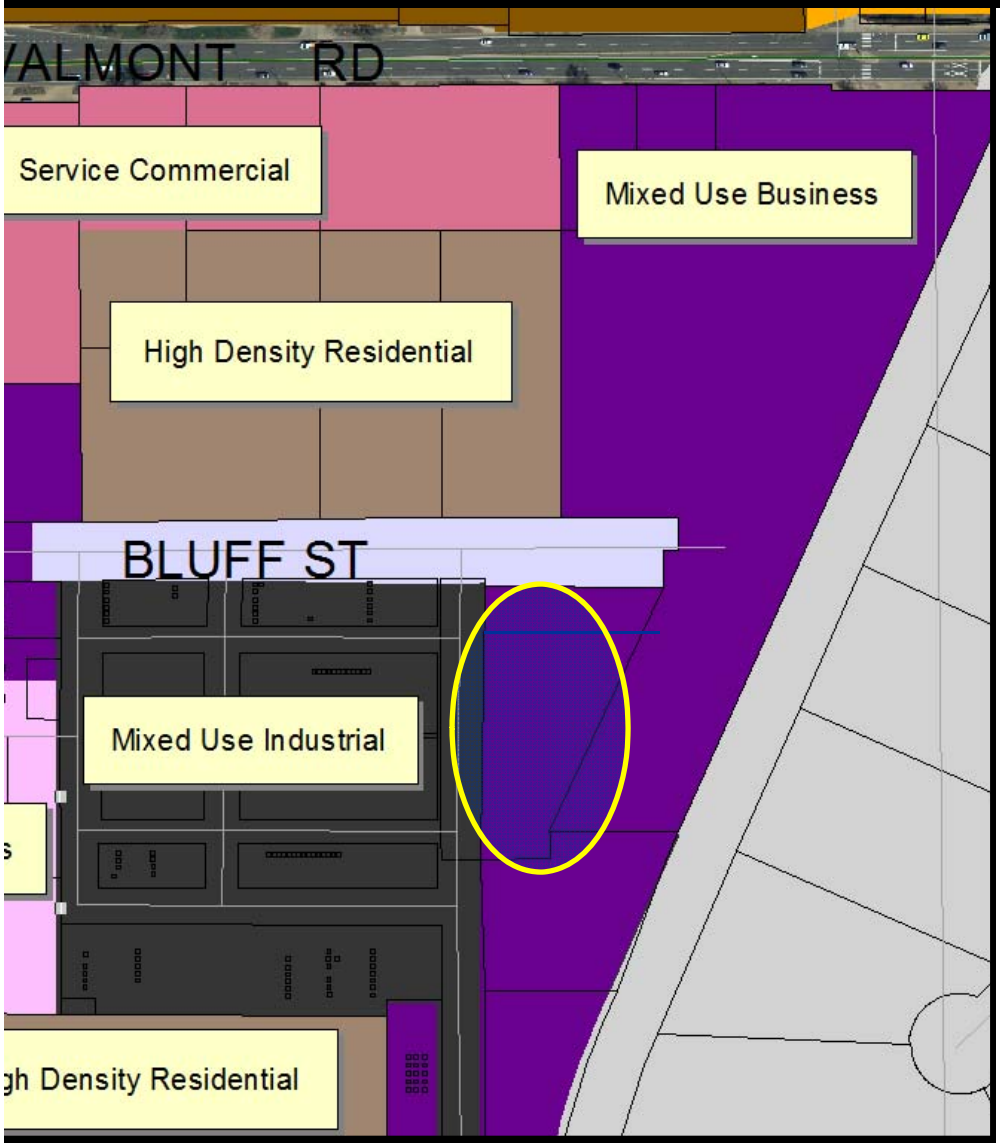


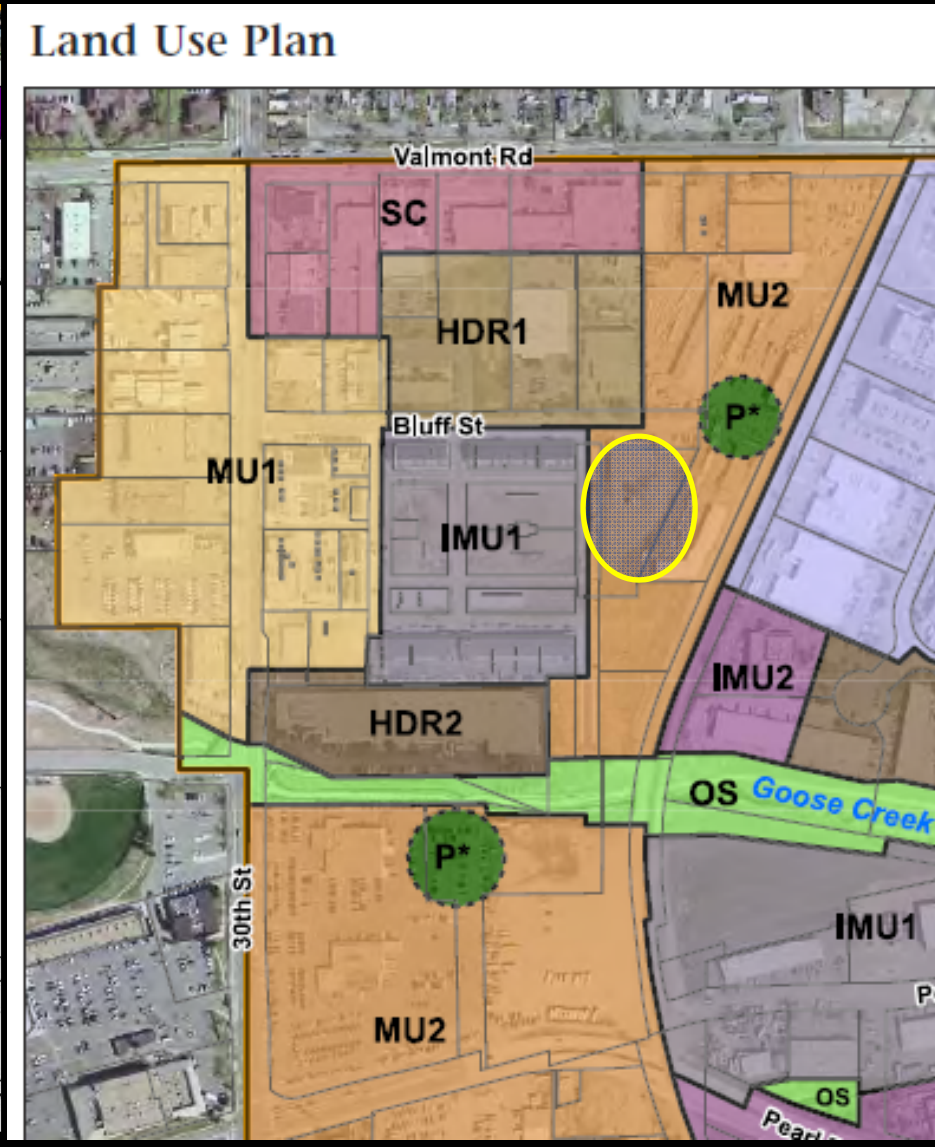



# Zoning / Rezoning Request



# Rezoning


VALMONT RD
Service Commercial
Mixed Use Business
High Density Residential
BLUFF ST
Mixed Use Industrial
gh Density Residential


Land Use Plan
Valmont Rd
SC
HDR1
MU2
P*
Bluff St
MU1
IMU1
IMU2
HDR2
OS
Goose Creek
P*
30th St
IMU1
MU2
OS

# Rezoning criteria (9-2-19)

(e) …..the proposed rezoning is necessary to come into compliance with the Boulder Valley Comprehensive Plan map

(f) ……the property subject to the rezoning is located within an area that has parking and transportation related service provided by a general improvement district or an equivalent organization or otherwise meets the trip generation requirements of section 9-9-22…..

# Staff and Planning Board recommendation

Staff finds that the proposal to rezone the property from IMS to MU-4 meets the criteria of Section 9-2-19 (e) and (f) and recommends that City Council approve the rezoning

Planning Board recommended unanimous approval (7-0)

Attachment A contains the proposed ordinance

Questions?