



COUNCIL AGENDA ITEM ERRATA SHEET  
MEETING DATE: **December 15, 2015**

TO: City Council

FROM: Department of Planning, Housing + Sustainability

DATE: Dec. 15, 2015

AGENDA  
ITEM: 5A

Attached please find an amended memo for Agenda Item 5A: Update and direction on the following items related to the 2015 Major Update to the Boulder Valley Comprehensive Plan (BVCP):

1. Project Update including BVCP Survey Results and Phase 3 Areas of Focus
2. Initial Screening of Public Requests for Map Changes in Area I and Area II Enclaves and Requests from the Public for Policy and Text Changes- (Public Hearing)

The amendment regards *Attachment E - Staff Analysis for the Initial Screening Change Requests*, which appears in the *Dec. 15 Agenda Packet parts 2 to 4*. We apologize for any inconvenience from this late submittal. The following changes are provided:

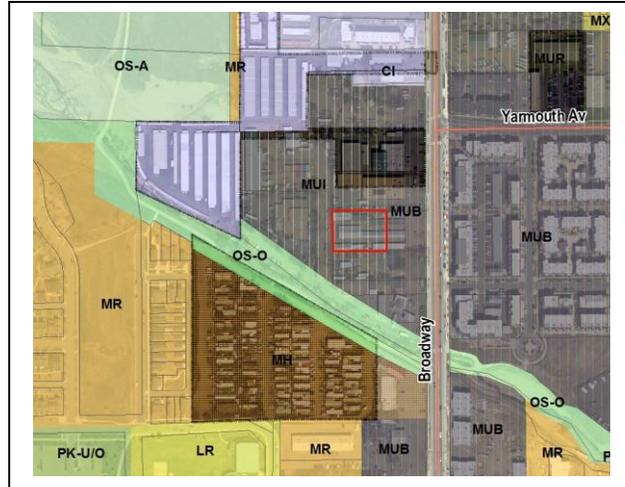
- 1) Packet Page 769 (Agenda Item 5A Page 766, *Dec. 15 Agenda Packet, part 2*)  
The correction is with respect to the bold and underlined text following "Staff Recommendation," which previously read "Yes," but should read "No."

**Request #6****4545 Broadway**

Initiated by owner

**Request:**

Change the BVCP land use designation of the western 200 feet of 4545 Broadway from Mixed Use Industrial (MUI) to Light Industrial (LI) to better enable continued use of the property for self service storage facilities, with the remaining eastern portion of the property to remain Mixed Use Business (MUB). The request would also require an amendment to the North Boulder Subcommunity Plan.

**Staff Recommendation: No**

Staff recommends that this request not be considered further as part of the 2015 BVCP major update for the following reason:

The 2013 flood heavily impacted the subject property and the previously existing self storage facility's ability to reopen and continue operating. While this represents a changed condition, the BVCP amendment process is not the forum to address this issue, as the city's regulations allow an existing non-conforming use to rebuild following a flood.

**ANALYSIS:****1.) Consistent with the purposes of the major update?**

Yes. This is a land use designation change request, which is consistent with the purposes of the BVCP major update.

**2.) Consistent with current policies in the BVCP or relevant subcommunity or area plans?**

The request would require an amendment to the North Boulder Subcommunity Plan and the BVCP land use map. The property owner has other options outside of the BVCP process to address the land use issues articulated in the request.

**3.) Compatible with adjacent land uses and neighborhood context?**

Continued use of the property as self storage is consistent with the land use in existence prior to the 2013 floods.

**4.) Was the proposed change requested or considered as part of a recent update to the Comp Plan or other planning process?**

The proposed change has not been part of a recent Comp Plan update, nor was it part of the 2013-2014 re-evaluation of the North Boulder Subcommunity Plan.

**5.) Is there any change in circumstances, community needs, or new information that would warrant the proposal be considered as part of this update?**

Yes, the 2013 flood heavily impacted the subject property and have created new challenges. The city is currently working with the property owner for options to repair or reconstruct some or all of the damaged self-storage facilities without the need for a BVCP or North Boulder Subcommunity Plan update. The