



**CITY OF BOULDER
PLANNING BOARD MEETING AGENDA**

DATE: May 2, 2013

TIME: 6 p.m.

PLACE: Council Chambers, 1777 Broadway

1. CALL TO ORDER

2. APPROVAL OF MINUTES

The [January 24](#) and [February 21](#) minutes are scheduled for approval.

3. PUBLIC PARTICIPATION

4. DISCUSSION OF DISPOSITIONS, PLANNING BOARD CALL-UPS/CONTINUATIONS

- A. [Floodplain Development Permit \(LUR2013-00016\) Arapahoe Ave.](#) Roadway Improvements, 13th to Folsom This decision may be called up before Planning Board on or before May 3, 2013.

5. PUBLIC HEARING ITEMS

- A. [Public hearing and consideration of a Site Review request, no. LUR2012-00058](#), for the demolition and reconstruction of one unit in an existing fourplex located at 2325 Spruce Street. The proposal includes the addition of a 480 square-foot basement and a 408 square-foot rooftop deck. The site is zoned Residential High-2 (RH-2).

Land Use Code modifications requested through the Site Review process as part of the development proposal include:

- Section 9-9-5, "*Site Access Control*," B.R.C. 1981, one access point is permitted per site, two are existing and proposed;
- Section 9-7, "*Form and Bulk Standards*," B.R.C. 1981, front yard setback, 25 feet required; 12.2 feet proposed;
- Section 9-7, "*Form and Bulk Standards*," B.R.C. 1981, side interior yard (east) setback, 10 feet required; 5 feet proposed;
- Section 9-7, "*Form and Bulk Standards*," B.R.C. 1981, side interior yard (west) setback, 10 feet required; 6 feet proposed;
- Section 9-7, "*Form and Bulk Standards*," B.R.C. 1981, side interior yard combined setback, 20 feet required; 11 feet proposed;
- Section 9-8, "*Intensity Standards*," B.R.C. 1981, minimum lot area per dwelling unit, 3,000 square feet required by-right, may be reduced to 1,600 square feet through a site review approval, 1,750 square feet requested.

Applicant / Property Owner: Daniel D. Brockway

6. MATTERS FROM THE PLANNING BOARD, PLANNING DIRECTOR, AND CITY ATTORNEY

7. DEBRIEF MEETING/CALENDAR CHECK

8. ADJOURNMENT