



CITY OF BOULDER Community Planning + Sustainability

1739 Broadway, Third Floor • P.O. Box 791, Boulder, CO 80306-0791
phone 303-441-1880 • fax 303-441-3241 • web boulderplandevlop.net

March 25, 2011

Greetings:

We are writing to notify you that the City of Boulder Planning and Development Services Center has received the following development review applications:

LOCATION: 6400 Arapahoe Road
PROJECT NAME: 6400 Arapahoe: Tenants: EcoCycle, CHaRM and ReSource

DESCRIPTION: **1) ANNEXATION/INITIAL ZONING:** Request to annex a roughly 9.561 acre property into the City of Boulder with Industrial - General (IG) zoning.

2) SITE REVIEW: Request to permit the development and operation of an EcoCycle, CHaRM and ReSource facility including offices, a community room, recycled building material donations and sales, vehicular, container and materials outdoor storage, recycled collection facilities, and indoor recycling processing facilities. Renovation of existing buildings, the construction of a new building and site work are proposed, as well as a parking reduction greater than 25%.

3) PRELIMINARY PLAT: Request to subdivide 9.561 acre property into two lots and one outlot. Proposed Lot 1 would be 6.681 acres, Lot 2 would be 2.15 acres, and the outlot would be 0.73 acres.

4) VESTED RIGHTS: Request for vested rights pursuant to section 9-2-19, "Creation of Vested Rights," B.R.C. 1981.

REVIEW TYPE: Annexation/Initial Zoning, Site Review and Preliminary Plat
REVIEW NUMBERS: LUR2011-00021 and LUR2011-00023
APPLICANT: City of Boulder
ZONING: County Enclave

What is allowed on this property?

Currently, the subject property is not a part of the City of Boulder and remains under the jurisdiction of Boulder County and the Boulder Valley Comprehensive Plan (BVCP). The current BVCP land use designation is Performance Industrial and is within Area IIB of the Boulder Valley Planning Area. The applicant is requesting an initial zoning of IG, which permits general industrial areas where a wide range of light industrial uses, including research and manufacturing operations and service industrial uses are located. Residential uses and other complementary uses may be allowed in appropriate locations. For more information about IG zoning, refer to the city's land use regulations at www.bouldercolorado.gov (go to Resident → Codes & Regulations → Boulder Revised Code → Title 9) or contact Planning and Development Services Staff at 303-441-1880. Please contact the Boulder County Land Use Department (303-441-3930) for currently allowed uses in the County, and for more information regarding County development. The Boulder County Land Use Code can be viewed on the County's website at <http://www.co.boulder.co.us/lu/lucode>.

Why is this review required?

The proposed annexation requires Planning Board and City Council action. Further, per Section 9-2-14, B.R.C. 1981, the project requires Site Review, because the property exceeds five acres and because the applicant is requesting a parking reduction greater than 25 percent. Subdivision of the property requires review of a Preliminary Plat pursuant to chapter 9-12, B.R.C. 1981.

What are the criteria for review?

ANNEXATION/INITIAL ZONING: See Policy 1.27, Annexation, of the BVCP.
SITE REVIEW: See section 9-2-14(h), B.R.C. 1981.
PRELIMINARY PLAT: See section 9-12-7, B.R.C. 1981.

The BVCP can be accessed online at www.bouldercolorado.gov, by selecting 'City A-Z', then choose 'B', and then 'Boulder Valley Comprehensive Plan.' The criteria in the Land Use Code can also be found at www.bouldercolorado.gov (go to

Resident → Codes & Regulations → Boulder Revised Code → Title 9) or contact Planning and Development Services Staff at 303-441-1880. For the BVCP, go to 'City A-Z', click on 'B', and find 'Boulder Valley Comprehensive Plan.'

When will a decision be made?

The timing of the development review process depends on several factors, including the complexity of the project and the number of times the proposal is revised. Staff welcomes inquiries and comments from the public throughout the review process. A decision on this application will not be made before the date below. Public comments will be considered in the city's initial response to the applicant if received before **April 7, 2011**. Comments will be accepted after this date, but will not be part of the initial comment packet to the applicant. A decision on this application (an approval, denial, or approval with conditions) will be made by the City Council at a public hearing (*no public hearing has yet been scheduled*). Prior to City Council review, the project will be reviewed by the Planning Board who will act on the Site Review and Preliminary Plat and will make a recommendation to City Council on the annexation. If you wish to receive notice of the exact Planning Board hearing date and time, contact the Planning Department's Case Manager. ***Please note, the applicant will host a Good Neighbor Meeting on April 6th, see attached notice information.***

How can I find out more?

For more information or to comment on the application, contact the project's staff case manager Elaine McLaughlin

By Phone: 303-441-4130
By FAX: 303-441-3241

By Mail: P.O. Box 791, Boulder, CO 80306
By e-mail: mclaughline@bouldercolorado.gov

Or review the project file at the Planning and Development Services Center, 1739 Broadway, 3rd floor during regular office hours.



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March 24, 2011

NOTICE OF UPCOMING GOOD NEIGHBOR MEETING
6400 Arapahoe Road

- MEETING LOCATION:** 6400 Arapahoe Road Site: Office/Showroom Building
6400 Arapahoe Road
Boulder, CO
- MEETING TIME:** Wednesday, April 6, 2011, 6:30 to 8:00 p.m.
- MEETING PURPOSE:** A Good Neighbor Meeting will be hosted by the applicant to solicit input from neighbors on the process that will include the repair and retrofit the site and existing buildings. The public is invited to provide input and feedback to city staff on the site review and annexation applications for this property before going to Planning Board in the summer.
- PROJECT DESCRIPTION:** The site will be used for reuse and recycling facilities that add to the development of zero waste infrastructure. Three related uses that will have facilities on the western portion of the site are: Eco-Cycle offices & commercial zero waste hauling operations, ReSource, used building materials sales yard and the Center for Hard-to- Recycle Materials (CHaRM).
- REVIEW TYPE:** Annexation, Site Review, Preliminary Plat
- REVIEW NUMBER:** LUR2011-00021
- PROJECT CONTACT:** Elaine McLaughlin, Case Manager
- LAND USE:** Performance Industrial; initial zoning request: IG: Industrial General

For questions or comments related to the city review process you may contact Elaine McLaughlin at mclaughline@bouldercolorado.gov Community Planning and Sustainability Department.