



CITY OF BOULDER  
Planning and Development Services

---

1739 Broadway, Third Floor • P.O. Box 791, Boulder, CO 80306-0791  
phone 303-441-1880 • fax 303-441-3241 • web [boulderplandevop.net](http://boulderplandevop.net)

September 10, 2010

Greetings:

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

LOCATION: 6400 ARAPAHOE ROAD

PROJECT NAME: 6400 ARAPAHOE- EcoCycle, CHaRM and ReSource

PROJECT DESCRIPTION: CONCEPT PLAN REVIEW AND COMMENT: Request for residents, Planning Board, and City and County staff comment on a proposal to annex and redevelop an existing 9.7 acre site currently under the jurisdiction of Boulder County. The property has been used for building materials storage and sale. It currently houses a large warehouse, an office/showroom building, and a large covered shed. ReSource (used building material donation and sales yard run by the Center for Resource Conservation) moved their operations to the property in November 2009 as an allowed use under current County zoning.

The proposed project will use the site for three related uses: continued operation of ReSource, Eco-Cycle offices and commercial zero waste hauling operations, and CHaRM (Center for Hard to Recycle Materials). The proposal would require annexation to the City of Boulder with a request for initial zoning of IG (Industrial General) intended to be consistent with the Boulder Valley Comprehensive Plan (BVCP) land use designation of Performance Industrial. There is no approval or denial in Concept Plan Review, but rather it is an opportunity for the City, County, and residents to comment on the general aspects of the proposal.

REVIEW TYPE: Concept Plan for Annexation, Initial Zoning, Site and Use Review

REVIEW NUMBER: LUR2010-00051

APPLICANT: City of Boulder - Contact: Elizabeth Vasatka, Local Environmental Action Division

ZONING: IG (Industrial General) as Initial Zoning request

**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 IIA of the Boulder Valley Planning Area. Because the property will have contiguity as part of the annexation process, and has the BVCP Area IIA designation on the property, it is eligible for annexation into the City of Boulder. The applicant is requesting an initial zoning of IG (Industrial General). For more information about RM-1 zoning, refer to the city's land use regulations at [www.bouldercolorado.gov](http://www.bouldercolorado.gov) (go to Quick links → 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?**

Due to the size of the property over five acres in size, a Concept Plan is required per Table 2-2 within Section 9-2-14(b), B.R.C. 1981. The Concept Plan is also an opportunity for the applicant to get comments from the community about the proposed plan before moving forward. "Concept Plan Review and Comment" requires staff review and a public hearing before the Planning Board. Planning Board, staff and neighborhood comments made at the public hearings are intended to be advisory comments for the applicant to consider prior to submitting any detailed Annexation, Site and Use Review plan documents.

### **What are the criteria for review?**

The Planning Department and Planning Board will review the applicant's Concept Review & Comment plans against the guidelines found in Section 9-2-13(f), B.R.C. 1981. You can review these criteria in the city's land use regulations at [www.bouldercolorado.gov](http://www.bouldercolorado.gov) (go to Quick links → Codes & Regulations → Boulder Revised Code → Title 9) or contact Planning and Development Services Staff at 303-441-1880.

### **When will a decision be made?**

There is no approval or denial of a Concept Plan application; Planning Board comments are given at a public hearing, after a staff review. Staff welcomes inquiries and comments from the public throughout the review process. Comments received from you before **September 22, 2010** will be considered in the City's initial response to the applicant. Planning Board will comment on this application at a public hearing. If you wish to receive notice of the Planning Board hearing, contact the Planning Department's case manager, noted below.

### **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](mailto:mclaughline@bouldercolorado.gov)

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

