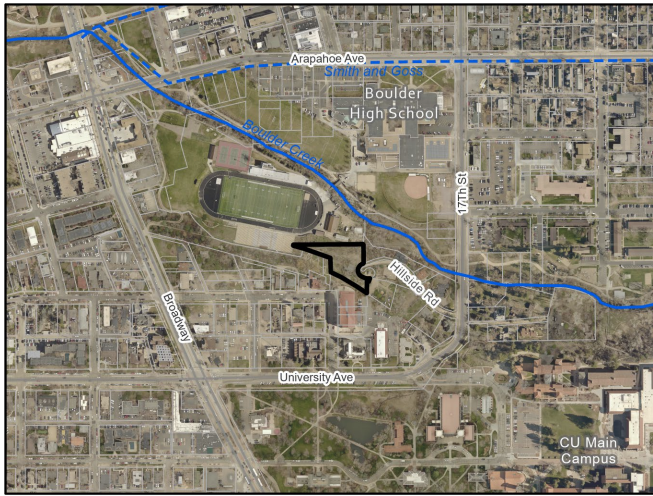


F. Hillside Road Properties

Public Request



Site Description

The area is a developed single-family neighborhood. The area is within the Hillside Historic District and this change will not affect any of the current regulations regarding historic preservation.

Addresses included:

- 1590 Hillside Rd. (applicant parcel, outlined)
- 0 Hillside Rd.
- 1610 Hillside Rd.
- 1670 Hillside Rd.
- 1810 Hillside Rd.
- Also includes 2 small portions of parcels owned by the University of Colorado

Request Summary for 1345 S. Broadway

- Requester: Property Owner of 1590 Hillside Road. Staff recommended including several other properties in the area with similar conditions
- Type of Request: Land use map change
- Brief Description of Request: Land Use amendment from Public (PUB) to Low Density Residential (LR) on a portion of the parcels where applicable.
- Approval Required: Two body

Existing Conditions

- BVCP Designations: Public (PUB) and Low Density Residential (LR)
- Zoning: RL-2

Jobs and Housing Assumptions

- The proposed change will have no effect on existing or future housing units or jobs.

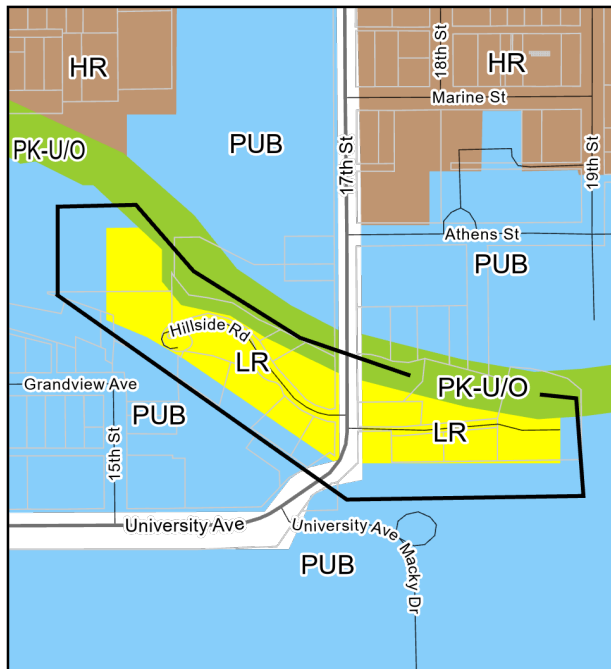


Entrance to Hillside Road

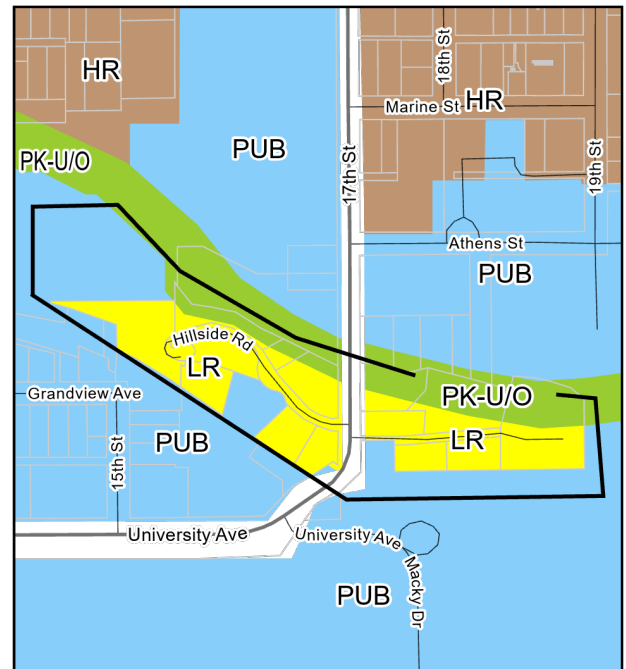


View from Hillside looking uphill toward CU buildings

Current BVCP Land Use



Proposed BVCP Land Use Change



Land Use

Residential

- Low Density Residential
- High Density Residential

Other

- Park, Urban and Other
- Public

STAFF RECOMMENDATION

Staff is recommending changes to remove the Public (PUB) designation on residential parcels and remove the residential land use on parcels owned by the University of Colorado (CU) and the Boulder Valley School District (BVSD) with public uses.

- This change does not represent a change in policy or vision for Low Density Residential areas or the public uses.
- Correcting this error does not signal a change the low-density residential character of the area. The Public Land Use designation is typically used for all CU and BVSD properties.
- The area is within the Hillside Historic District and this change will not affect any of the current regulations regarding historic preservation.

COMMUNITY INPUT

Written notice of the proposed change and update process was sent to property owners in the area. Staff received questions from several nearby property owners. No addition feedback was received.

One question was submitted on BeHeardBoulder: why is it low density residential? we shouldn't have that. no more euclidean zoning. if it needs to be low density for ecological reasons (preventing it sliding into the creek or something) then it should be low density mixed use. otherwise it should be medium density mixed use.

ANALYSIS

Criteria for Land Use Map Changes

To be eligible for a Land Use Map change, the proposed change:

- a) On balance, is consistent with the policies and overall intent of the comprehensive plan;
- b) Would not have significant cross-jurisdictional impacts that may affect residents, properties or facilities outside the city;
- c) Would not materially affect the land use and growth projections that were the basis of the comprehensive plan;
- d) Does not materially affect the adequacy or availability of urban facilities and services to the immediate area or to the overall service area of the City of Boulder;
- e) Would not materially affect the adopted Capital Improvements Program of the City of Boulder; and
- f) Would not affect the Area II/Area III boundaries in the comprehensive plan.

Evaluation:

a). On balance, is consistent with the policies and overall intent of the comprehensive plan;

- It appears the Public (PUB) land use designation is an error as applied on several parcels in this area and should this request move forward for further consideration, nearby properties should be included to remove the Public (PUB) designation on residential parcels and remove the

residential land use on parcels owned by the University of Colorado (CU) and the Boulder Valley School District (BVSD) with public uses.

- This small area is non-controversial and can be done with existing staff resources during this update.
- This change does not indicate a change in policy or vision for Low Density Residential areas.

b) Would not have significant cross-jurisdictional impacts that may affect residents, properties or facilities outside the city;

No cross-jurisdictional impacts are anticipated from this change.

c) Would not materially affect the land use and growth projections that were the basis of the comprehensive plan;

No effect on growth projections is anticipated from this change.

d) Does not materially affect the adequacy or availability of urban facilities and services to the immediate area or to the overall service area of the City of Boulder;

No effect on urban facilities and services is anticipated from this change.

e) Would not materially affect the adopted Capital Improvements Program of the City of Boulder;

No impact to the CIP is anticipated resulting from this change.

f) Would not affect the Area II/Area III boundaries in the comprehensive plan.

The change would not affect the Area II/III boundaries.