

**Request #5**

**3015 – 3055 47<sup>th</sup> Street**

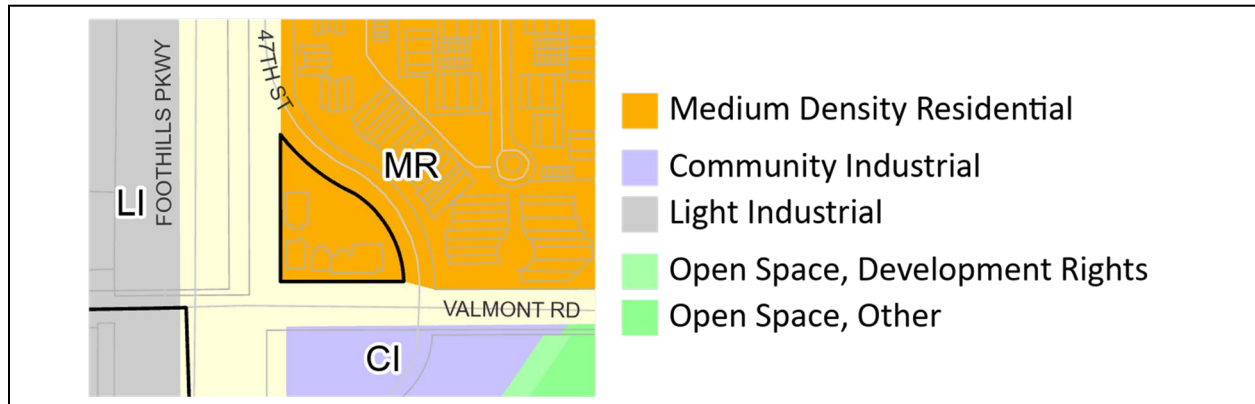
Initiated by property owner

**Request:**

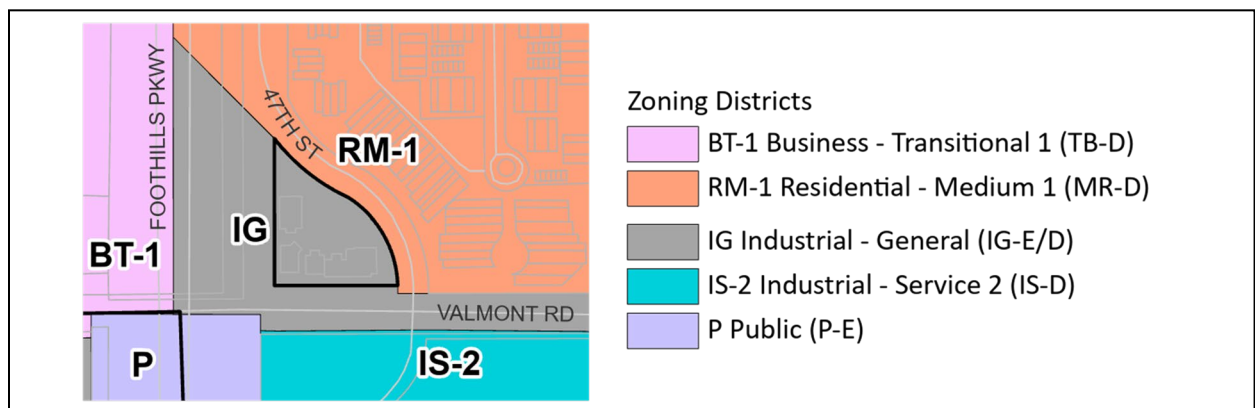
Land Use amendment from Medium Density Residential (MR) to a business land use.

*The current uses on the property are professional offices, dental offices, and personal service offices. The request is for a change from general industrial zoning (current) to business zoning. Presumably a change in land use from Medium Density Residential to a business land use would need to be done prior to eligibility for the requested zoning change.*

**BVCP Land Use**



**City Zoning**



**Staff Recommendation: Yes**

Staff recommends that this request be considered further as part of the 2020 BVCP Mid-Term Update for the following reasons:

1. The current use is inconsistent with both Medium Density Residential Land Use and Industrial Zoning on this site. Further study should be completed to determine which land use would most appropriate for this site.
2. Achievable with existing staff resources.

**ANALYSIS:**

**1. Consistent with the purposes of the mid-term update?**

Yes. It is a land use designation change, does not include a change in policy direction, and can be accomplished within the limited scope of the mid-term update.

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

Yes. The current development provides a buffer between the residential area to the east and Foothills Parkway. The existing uses on the site, including dental, administrative and professional offices, are inconsistent with the Medium Density Residential land use designation.

Staff suggests further analysis to determine if a change to Transitional Business or Mixed Use is most appropriate based on policies and overall intent of the comprehensive plan. The future process would include clarifying the future intent for the property with the landowner and conducting community engagement to ensure support and consistency with the neighborhood character.

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

The current business uses provide both a useful transition between residential uses and a major arterial and services for the neighborhood.

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

No.

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

No. This property is at the southwest corner of land that was annexed into the City of Boulder in 1979. From the original annexation, this parcel was intended for industrial use, but the land use for all of the annexation was Medium Density Residential. In 1997, there was a comprehensive rezoning of areas in the City. Center Green was rezoned to IG and BT-1. This piece of land seemed to be incorporated into the Center Green rezoning, which is why it is IG zoning today. No record of the zoning prior to 1997 can be found.

**6. Are there enough available resources to evaluate the proposed change (city and county staffing and budget priorities)?**

Yes.



# OUR LEGACY. OUR FUTURE.

BOULDER VALLEY COMPREHENSIVE PLAN



## BOULDER VALLEY COMPREHENSIVE PLAN 2020 MIDTERM UPDATE: REQUEST FOR REVISION

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1) Type of Amendment (check all that apply):

Land Use Map Amendment

Planning Areas Map Amendment

Service Area contractions or Minor Changes to the Service Area Boundary

Other Map Amendment

2) Please provide the following information

a. Brief description of the proposed amendment:

b. Brief reason or justification for the proposed amendment:

a. Brief description of location of proposed amendment (including address or approximate coordinates):

b. Size of parcel: \_\_\_\_\_



# OUR LEGACY. OUR FUTURE.

**BOULDER VALLEY COMPREHENSIVE PLAN**



**3) Applicant:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

**4) Owner:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

**5) Representative/Contact:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

**6) Does the applicant have a development application or some interest in a property that in any manner would be affected by this amendment proposal? (If yes, please explain):**

## NARRATIVE

3015 – 3055 47<sup>th</sup> Street, Boulder, Colorado 80301 (the “Property”)

This is a narrative in support of the Application to rezone the property from Industrial General to Business Transitional 1 / Business Transitional 2 or Mixed Use 4.

The Property consists of 5 office buildings and covered parking on a 43,924 square foot lot. The Property has historically been primarily used for commercial use, including but not limited to, professional offices, dental offices, and personal service offices. The Property buffers a residential area to the north and east, zoned RM-1 and designated MR by the BVCP, from a major street, Foothills Highway. The Property also has the potential for residential use.

A rezoning change on balance, is consistent with the policies and overall intent of the comprehensive plan; in that it would allow for the same consistent use of the use of the Property and would encourage commercial and residential infill.

The rezoning would not have significant cross-jurisdictional impacts that may affect residents, properties or facilities outside the city, as it would allow for the continued historical use of the Property which does not affect residents, properties or facilities outside the city.

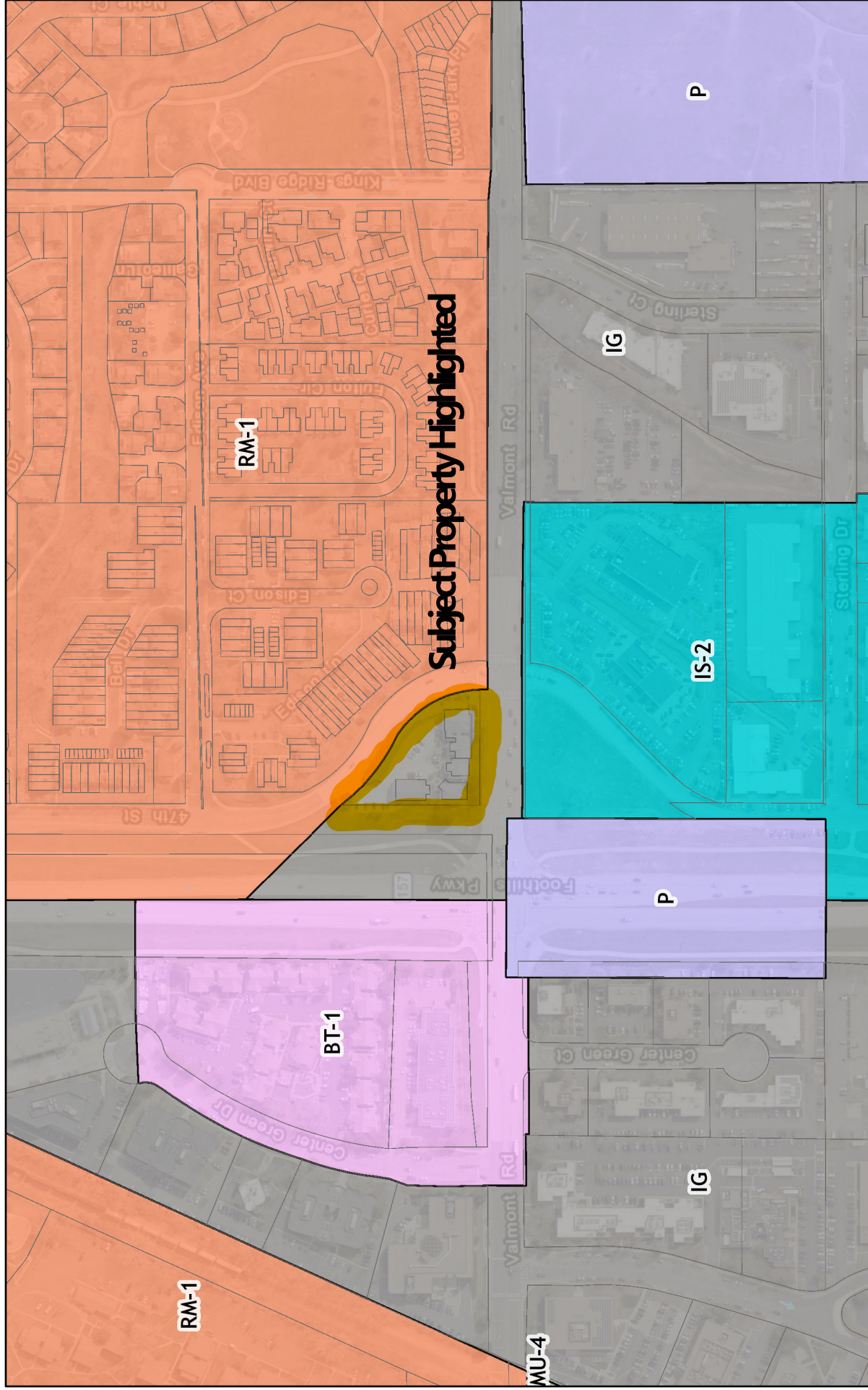
The rezoning would not materially affect the land use and growth projections that were the basis of the comprehensive plan, in that it is an isolated parcel surrounded by a major street on one side and 47<sup>th</sup> Street on the other. It is in line with the comprehensive plan as it encourages commercial and residential infill.

The rezoning would 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, as once again the historical use would continue and in that it is an isolated parcel surrounded by a major street on one side and 47<sup>th</sup> Street on the other, it will not materially affect the urban facilities and services in the immediate area.

The rezoning would not materially affect the adopted Capital Improvements Program of the City of Boulder, and the rezoning would not materially affect the Area II/Area III boundaries in the comprehensive plan. The rezoning would not entail building permits, site reviews, or demolition activities.

This request is in line with the BVCP Action Plan Draft (updated November 5, 2019) which provides for the encouragement to Amend the Land Use Code for General Industrial (IG) zoning district. The encouragement is to encourage residential and retail infill in IG zoning districts.

3015-3055 47th street



1:4,514

February 25, 2020

Zoning Districts

- BCS Business - Commercial (C-S-E)
- BR-2 Business - Regional 2 (RB-D)
- BC-1 Business - Community 1 (C-B-D)
- BMS Business - Main Street (BMS-X)
- BC-2 Business - Community 2 (C-B-E)
- BR-1 Business - Regional 1 (RB-E)
- BT-1 Business - Transitional 1 (TB-D)
- BT-2 Business - Transitional 2 (TB-E)

Esri, HERE, Garmin, (c) OpenStreetMap contributors, Information Resources

Planning & Development Services  
City of Boulder 2020