

Boulder Valley Comprehensive Plan 2020 Mid-Term Update

What's Happening?

The city and county are currently considering changes as part of a mid-term update. The mid-term update is a routine process to ensure the BVCP is up-to-date. Part of the process includes the opportunity for members of the community to propose land use changes that align with the policies and direction of the plan.

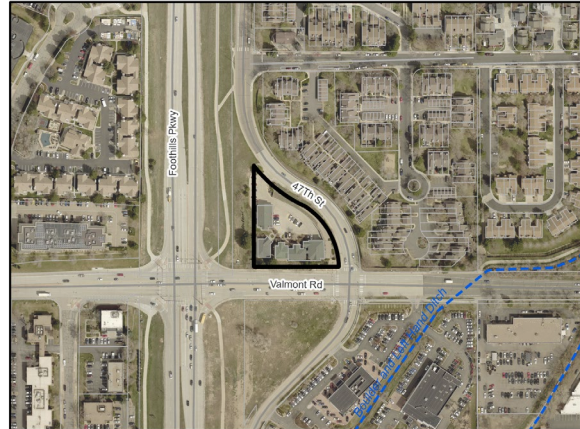
What's Proposed?

3015-3055 47th Street

A change in land use designation to reflect and support the current neighborhood-serving personal service and medical office uses.

Changes to existing buildings or uses are NOT anticipated at this time. The land use change is primarily to align the comprehensive plan land use and zoning to support the existing and continued uses at this location.

The anticipated land use change would be from Medium Density Residential (MR) to Transitional Business (TB)



Site Location

Initial Evaluation and Findings

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 (MR).

The current office buildings were approved and built between 1986 and 1993. In 1997, there was a comprehensive rezoning of areas in the City and this piece of land was incorporated into the Center Green rezoning, and assigned Industrial General zoning.

The applicant requested a land use change (and rezoning) that supports the historic uses on the site and could provide the opportunity to add mixed-use or housing at some point in the future. Some personal service or professional office uses that are desirable in this location are not allowed by-right in the IG zoning. The current business uses provide both a useful transition between residential uses and a major arterial and services for the neighborhood.



Photo of office building at 3015-3055 47thSt.

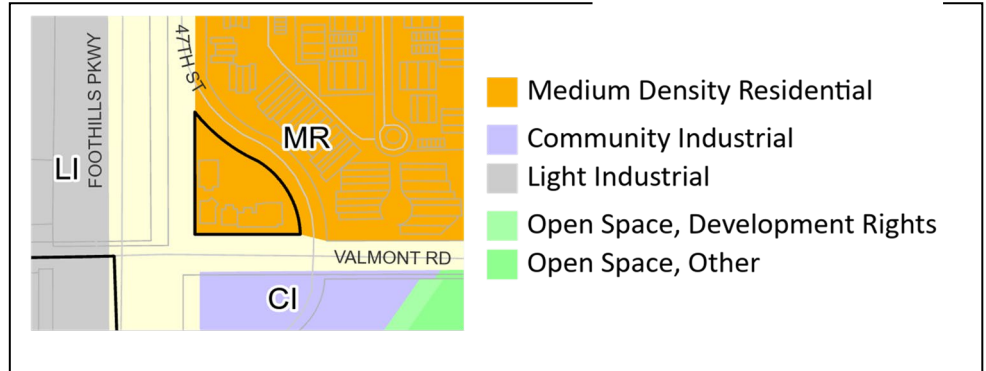
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Staff is recommending a land use designation of “Transition Business”. As described in the BVCP, these are areas typically “at the intersection of and along certain major streets. These are areas usually zoned for less-intensive business uses than in the General Business areas. They will often provide a transition to residential areas. A mix of uses is allowed, including housing.”

This designation with corresponding future rezoning would:

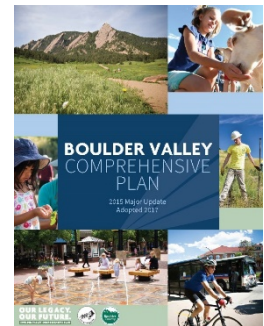
- Allow and support current uses, aligns with existing character
- Not create non-conforming uses or buildings
- Potentially allow residential uses in future

Existing BVCP Land Use



What's the Process?

City staff will be finalizing recommendations for all proposed changes over the next few months (Oct.-Nov. 2020). In order to keep community members safe, we are not conducting in-person meetings or events. New information will be posted regularly on the [Project Website](#). Please provide feedback on the [BeHeardBoulder](#) Online Engagement platform or send comments or questions directly to staff: Jean Gatza at 303-441-4907 or gatzaj@bouldercolorado.gov.

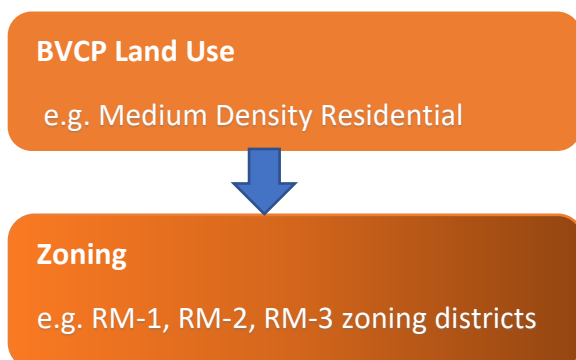


Planning Board and City Council Public are anticipated to take action on the proposed changes by the end of 2020. Sign-up to receive e-mail notification for meetings, engagement opportunities, or other information regarding the BVCP Mid-Term Update [here](#).

Helpful Background Information

The [Boulder Valley Comprehensive Plan](#) (BVCP) is used by the City of Boulder and Boulder County to guide planning decisions that shape the Boulder Valley. The plan helps the Boulder community create and preserve a sustainable future and a high quality of life.

What is the difference between Land Use and Zoning?



BVCP Land Use designations outline the desired future uses as adopted on the BVCP Future Land Use Map and described in the comprehensive plan.

Zoning provides the specific regulations for uses, density, built form, and character specific to an area to implement the comprehensive plan. For example, for each BVCP land use, there are several zoning districts that can be applied to reflect different neighborhood character or other urban design goals.

When and if the BVCP Land Use changes, the zoning can then also be changed to reflect the future vision.