

Request #7

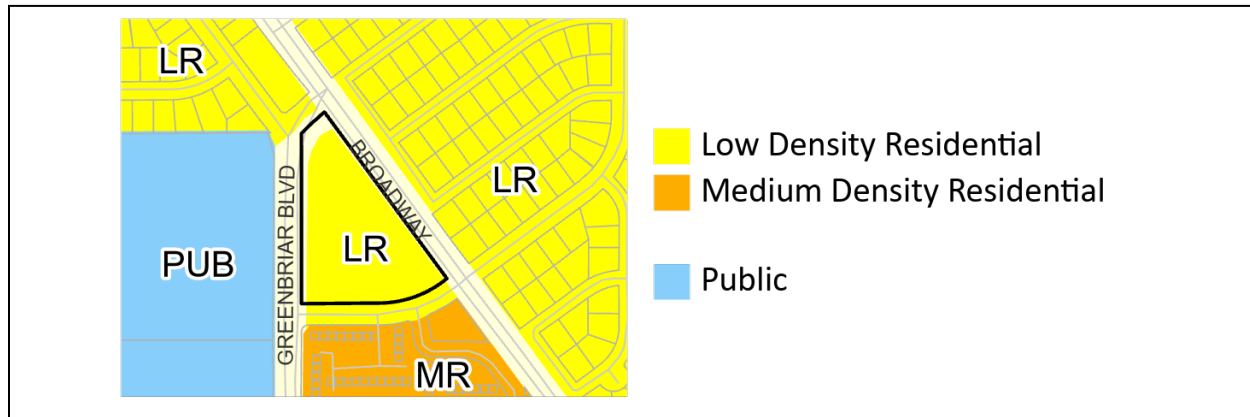
1345 S Broadway

Initiated by property owner

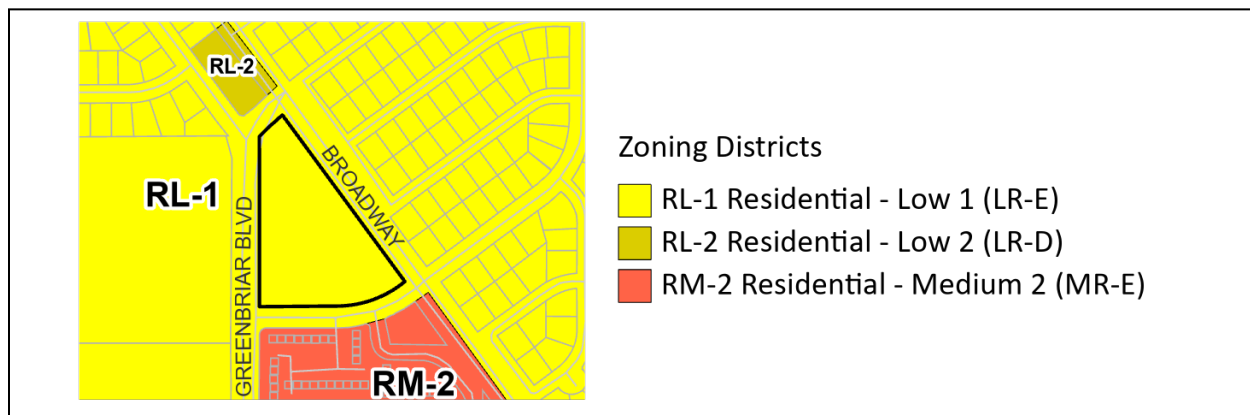
Request:

Land Use amendment from Low Density Residential (LR) to Medium Density Residential or a land use designation that would support redevelopment for permanently affordable housing. Community Business. *The request is for rezoning from RL-1 to RL-2, RM-2, or CB*

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. This type of amendment is potentially supportable with more information and assurances of the ability to achieve affordable housing outcomes.

2. Further evaluation and community engagement for this potential amendment can be done with existing staff resources.

ANALYSIS:

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

Yes, this request is for a land use designation amendment request, which is allowed in the mid-term update.

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

BVCP Policy 2.10 Preservation & Support for Residential Neighborhoods includes policy direction that “the city will work with neighborhoods to protect and enhance neighborhood character and livability.” The policy also includes direction that “the city will also work with neighborhoods to identify areas for additional housing... that could be integrated into and supportive of neighborhoods.” However, this work is typically done either in a comprehensive planning process to fully understand the range of impacts and benefits or through the development review process to establish significant community benefit.

A recent precedent was the adopted land use amendment and subsequent redevelopment project at 385 Stanford Ct. / Mt. Calvary Church and Senior Housing. In the 2015 BVCP Major Update, the land use amendment from Low Density Residential to Medium Density Residential was approved. The Planning Board minutes note: *“The board agreed that this is an appropriate location for housing (near transit and amenities) but expressed concerns that affordable housing could not be guaranteed through the land use designation and therefore suggested a new policy for the comprehensive plan).”* This direction resulted in:

Policy 7.11 Permanently Affordable Housing for Additional Intensity: The city will develop regulations and policies to ensure that when additional intensity is provided through changes to zoning, a larger proportion of the additional development potential for the residential use will be permanently affordable housing for low-, moderate- and middle-income households.

It should be noted that the Stanford Ct./Mt Calvary project was further along in the process and had a confirmed partner for affordable senior housing at the time of application. There have been no changes to the rezoning standards in the code since adoption of this policy. This type of amendment is potentially supportable with more information and assurances of the ability to achieve affordable housing outcomes and therefore recommended for further analysis in this process. Outreach to the neighborhood to assess concerns and opportunities will be part of further analysis.

2. Compatible with adjacent land uses and neighborhood context?

The area includes a mix of Low Density Residential and Medium Density Residential.

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

No.

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

No.

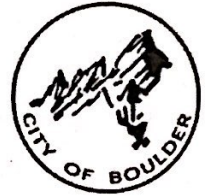
5. Are there enough available resources to evaluate the proposed amendment (city and county staffing and budget priorities)?

Yes, Planning and Housing staff have the capacity to work with the applicant and further assess the potential impacts and benefits of the proposed amendment and conduct outreach in the nearby areas.



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BOULDER VALLEY COMPREHENSIVE PLAN



BOULDER VALLEY COMPREHENSIVE PLAN 2020 MIDTERM UPDATE: REQUEST FOR REVISION

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:

Subdivision/re-zoning of Mt. Hope Lutheran Church 4 acre parcel from RL-1 to become RL-2, CB (Community Business), or RM-2.

b. Brief reason or justification for the proposed amendment:

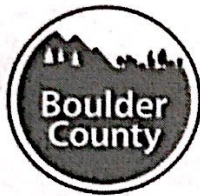
Currently, a large portion of the 4.2 acre parcel is an unused, vacant field. Rezoning and subdividing the parcel would create an additional parcel that would have a much more beneficial use to the community than the empty field it is now.

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

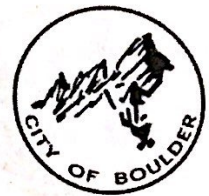
1345 S Broadway (Mt Hope Lutheran Church)
P0267372

b. Size of parcel:

4.19 acres / 182,446 sqft



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BOULDER VALLEY COMPREHENSIVE PLAN



3) Applicant:

Name: Mt. Hope Lutheran Church
Address: 1345 S. Broadway St
Boulder, CO 80303
Phone: 303.499.9800

4) Owner:

Name: Mt Hope Lutheran Church
Address: 1345 S Broadway St
Boulder, CO 80303
Phone: 303.499.9800

5) Representative/Contact:

Name: Timmy Duggan
Address: 2425 Canyon Blvd Suite 110
Boulder, CO 80302
Phone: 303.441.5611

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):

No

Mt Hope Lutheran Church would like to propose a subdivision of the parcel [R0085503](#) to create a new parcel or parcels on the currently unused and empty portion of the 4.2 acre lot. Subsequently, it is proposed to change the zoning of the newly formed parcel(s) from its current RL-1 zoning to a zoning category that could utilize this empty land in a way more beneficial to the community. The parcel is bordered by RL-2 zoning to the north where a small commercial building lies, and by RM-2 to the south, where exists residential condominium complexes, so it would be within reason to change the zoning to either RL-2 or RM-2. Community Business (CB) zoning could also be a reasonable change for the parcel.

This change would be aligned with the Boulder Comprehensive Plan as it is an infill opportunity on a portion of land that would otherwise go under-utilized. A zoning change to allow multi-family housing consistent with the property to the south would add to the community's housing options.

Similarly, a change that would allow more business/commercial use options would help encourage local, small businesses, such as the property in RL-2 immediately to the north.

In summary, the subdivision and rezoning of the Mt Hope parcel is an infill opportunity that could create additional housing or benefit a small local business owner.



Account Number: R0085503
Owner: MT HOPE LUTHERAN CHURCH
Mailing Address: 1345 S BROADWAY ST
City: BOULDER CO
Zip: 80303-6722
Sec-Town-Range: 09 -1S -70
Subdivision: TR, 194-198 - COMMERCIAL
Market Area: 620





