

Request #2

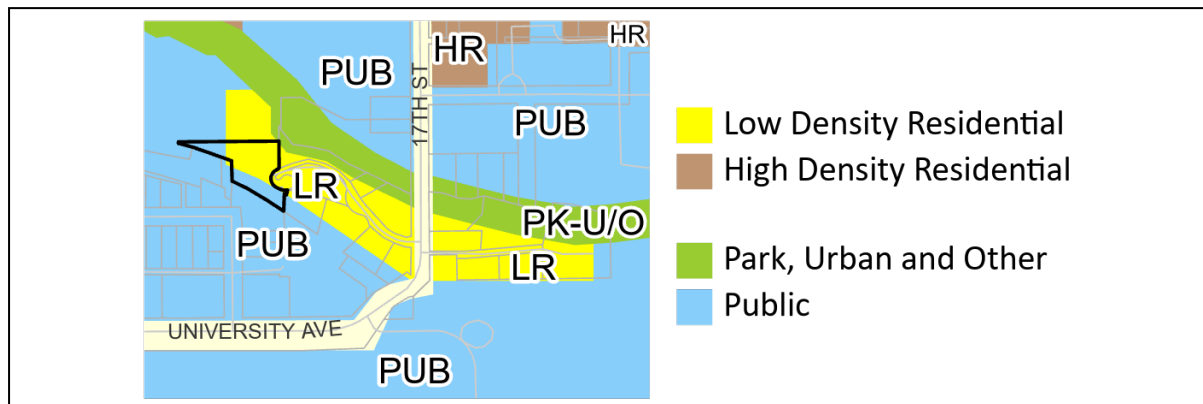
1590 Hillside Road

Initiated by property owner

Request:

Land Use amendment from Public (PUB) to Low Density Residential (LR) on a portion of the parcel where applicable.

Upon review of this application, staff recommends amendments for other properties in the area to appropriately revise the residential (LR) and Public (PUB) Land Use.



Staff Recommendation: Yes

Staff recommends that this request be considered further as part of the 2020 BVCP Mid-Term Update.

- 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.

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. This change does not represent a change in policy or vision for Low Density Residential areas.

3. Compatible with adjacent land uses and neighborhood context?

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.

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.

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

Yes. This small area is non-controversial and can be done with existing staff resources during this update. A wider assessment of areas with Public and Open Space (i.e. Open Space – Other) land uses is recommended for the next major update. The comprehensive assessment of these areas will require significant staff resources and may need to include deeper community engagement for controversial 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:

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: _____



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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):

February 24th, 2020

City of Boulder
Planning and Development Services
1739 Broadway, 3rd Floor
Boulder, Colorado 80306

RE: BVCP Land Use Map Amendment for 1590 Hillside Road.

PROJECT DESCRIPTION:

On behalf of Kerstin Lief, I am submitting the attached application and supporting materials for a BVCP Land Use Map Amendment for the property addressed as 1590 Hillside Road.

Specifically, we are requesting to alter a portion of Area 1 of the land use map to place the entire property within the Low Density Residential land use district where it is currently also within the Public land use district.

PROPOSED MAP AMENDMENT:

The existing site is a 33,168 SF parcel in the Grand View Terrace Subdivision and Hillside Historic District of the city of Boulder and includes a 1555 SF single family dwelling. This neighborhood and historic district are sandwiched between the CU and Boulder High School campuses. The property lies within both the Low Density Residential and Public land use districts of the current BVCP Land Use Map.

The request consists of amending the BVCP Land Use Map to alter its boundaries of the Low Density Residential district to be coincident with the 1590 Hillside Road property boundaries. This will effectively remove 1590 Hillside Road from the Public land use district that currently covers portions of the property.

The purpose of this request is to relieve the property of complex and contradictory Land Use requirements that are in force due to its being within two different Land Use districts. The current mapping related to this property and others in this neighborhood seems driven by topography without full regard to existing personal property configuration or current transportation and utility infrastructure.

The requested amendment to the Land Use Map is consistent with the goals, policies, and elements of the Boulder Valley Comprehensive Plan.

Specifically, it more closely aligns the map to the existing boundaries and land uses within this quirky low density residential neighborhood without negatively impacting the surrounding Public land associated with CU, Boulder High, and Boulder Creek Trail open space.

CRITERIA:

The proposed Land Use Map change meets all of the criteria required for consideration eligibility.

Specifically, (a) the proposal is consistent with the policies and overall intent of the comprehensive plan; if approved, (b) it will not have significant cross-jurisdictional impacts since the property lies completely within the City of Boulder; if approved, (c) it would not materially affect the land use growth projections that were the basis of the comprehensive plan; if approved, (d) it does not materially affect the adequacy or availability of urban facilities and services; if approved, (e) it would not materially affect the adopted Capital Improvements Program of the city of Boulder; and if approved, (f) it would not in any way affect the Area II or Area III boundaries of the comprehensive plan.

Thank you for your attention and consideration.
Sincerely,

A handwritten signature in black ink, appearing to read 'J. Trewitt', with a horizontal line extending from the end.

James Trewitt
Principal, Arch11, Inc



