

**Request #6**

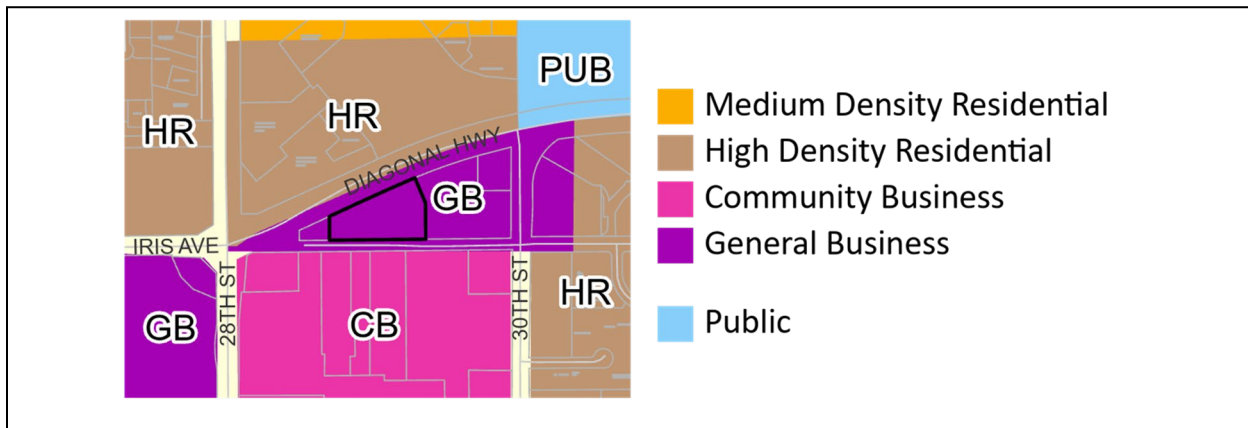
**2880 Diagonal Highway**

Initiated by property owner

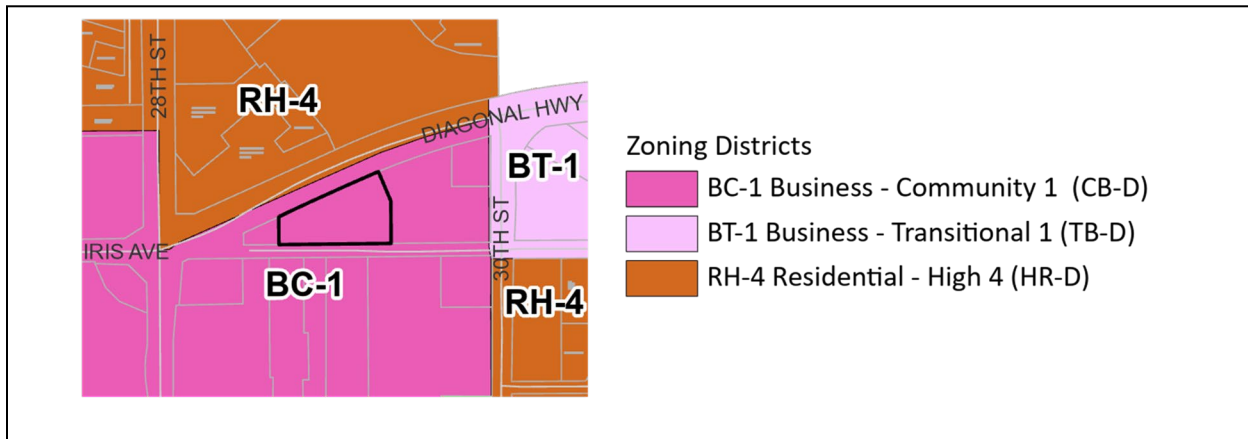
**Request:**

Land Use amendment from General Business (GB) to another Business land use designation that would allow for a hotel/motel use. *The request is for a change from BC-1 zoning to BR-1 or BT-1 to allow for hotel/motel use.*

**BVCP Land Use**



**City Zoning**



**Staff Recommendation: No**

Staff recommends that this request not be considered further as part of the 2020 BVCP Mid-Term Update for the following reasons:

1. The description of General Business land use highlights that it is appropriate for “areas at a junction of major arterials where intensive commercial uses exist.” Given this definition, the existing land use of General Business is appropriate for this location.

2. This area has been identified as a potential priority by the Planning Board and City Council for future area planning efforts or other planning processes to encourage redevelopment that serves the community. Land use amendments in this area at this time would be premature absent a process that comprehensively assesses future needs and opportunities.

**ANALYSIS:**

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

No. The request is for a zoning change. A consideration to change land use for any parcels in this area to inform a zoning change should be evaluated comprehensively with all the commercial area in Diagonal Plaza area. Redevelopment of the wider Diagonal Plaza area has been identified as a priority. The limited scope of the mid-term update is not appropriate for such a planning effort.

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

No. Absent a comprehensive assessment and community process, land use changes in this area are premature.

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

No. The existing land use is appropriate for the area and neighborhood context.

**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)?**

No. However, the area has been identified as a priority by the Planning Board and City Council for future area planning efforts or other planning processes to encourage redevelopment that serves the community. Land use amendments at this time are premature for this area absent a process that comprehensively assesses future needs.



# 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: \_\_\_\_\_



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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):**

## LOCATION MAP

### ADDRESS:

2880 DIAGONAL HWY 80301

BVCP LAND USE: General Business

CURRENT ZONING: BC-1

SUBCOMMUNITY: Palo Park

BVCP AREA: Area A

APPROX. PARCEL AREA: 87,141 SF (2 acres)

