

**Request #9**

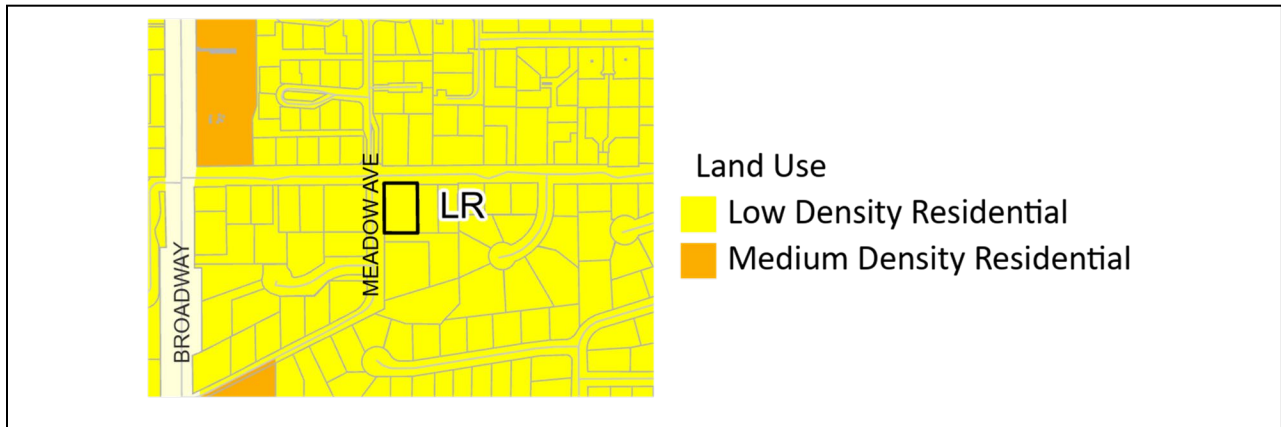
**1380 Meadow Avenue**

Initiated by property owner

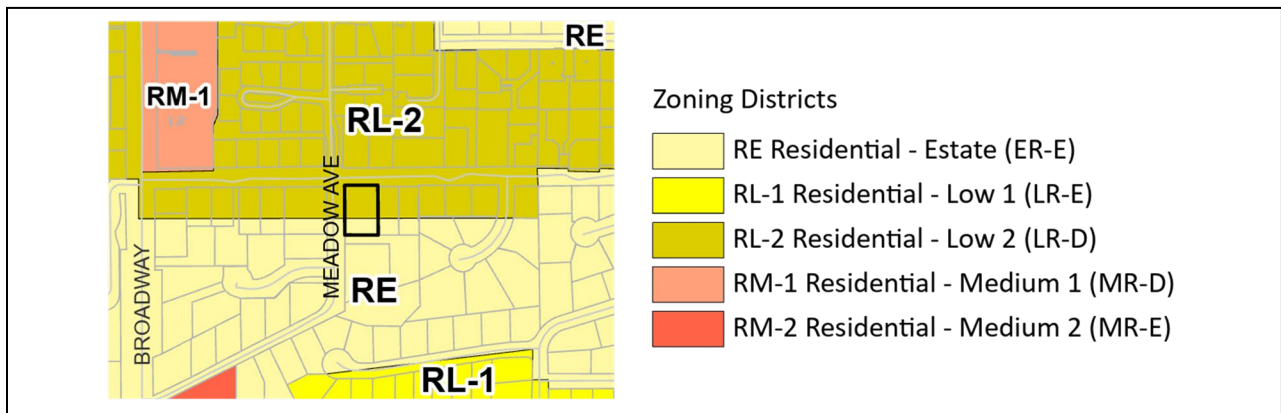
**Request:**

BVCP Land Use is Low Density Residential (LR). *Request is for a change to zoning from RE to RL-2 (on a portion of the parcel where applicable) as the parcel currently has both zones.*

**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. This is a rezoning request. The current Low Density Residential land use designation is consistent with the North Boulder Subcommunity Plan.

**ANALYSIS:**

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

No. This is not a land use designation change.

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

The current land use is already consistent with the North Boulder Subcommunity Plan.

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

This is an existing low-density single-family 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. There are many parcels throughout the city where the parcels have two or more zoning districts. Zoning in the North Boulder Subcommunity was informed by annexation agreements and the North Boulder Subcommunity Plan. The existing residential use is allowed under the current zoning and the split zoning does not provide a barrier toward continued use of the property.

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

Not Applicable



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BOULDER VALLEY COMPREHENSIVE PLAN



## BOULDER VALLEY COMPREHENSIVE PLAN 2020 MIDTERM UPDATE: REQUEST FOR REVISION – POLICY OR TEXT

The general public may submit requests for changes to the Boulder Valley Comprehensive Plan (BVCP) as part of the mid-term update to the plan. Requested changes to the BVCP require a public hearing and approval from the following bodies:

	TYPE OF REQUEST	APPROVAL BODIES
POLICY / TEXT	Policy Amendments	<u>Joint policies:</u> City Planning Board, City Council, County Planning Commission and Board of County Commissioners  <u>City or county policies:</u> By relevant jurisdiction
	Other Text Amendment	By relevant jurisdiction (city or county)

Complete this form to convey your initial ideas for BVCP policy changes. Brief descriptions of proposed changes are preferred; additional information will be requested on an as-needed basis. Additional description may be attached to this form, as needed. Please note, if multiple people or a group wishes to submit a change, they need not submit multiple requests for the same change. Rather, they may provide a supplemental list with contact info for all individuals who wish to submit this change.

The deadline for submitting a request for proposed changes to the Boulder Valley Comprehensive Plan is 5 p.m. on Monday, March 2, 2020. Completed request forms should be returned by mail or e-mail at the addresses shown on the final page of this form.

Request forms and information regarding Mid-Term update procedures can be obtained from the City of Boulder Department of Planning and Development Services, 1739 Broadway, 3<sup>rd</sup> Floor, and the Boulder County Land Use Department, 2045 13<sup>th</sup> Street, or online at [www.bouldervalleycompplan.net](http://www.bouldervalleycompplan.net).

For additional information, contact [BVCPchanges@bouldercolorado.gov](mailto:BVCPchanges@bouldercolorado.gov), or contact Dana Sparks at the City of Boulder Comprehensive Planning Division at (303) 441-4219 and Alberto De Los Rios at the Boulder County Land Use Department at (720) 564-2623.

Thank you for your interest in this process.

### SUBMISSION OF REQUEST FORMS

Submit request forms by 5 p.m. on March 2, 2020.

Via e-mail:

[BVCPchanges@bouldercolorado.gov](mailto:BVCPchanges@bouldercolorado.gov)

Or by mail:

City of Boulder  
Department of Planning and Development Services  
Attn: Dana Sparks  
P.O. Box 791  
Boulder, CO 80306-079





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BOULDER VALLEY COMPREHENSIVE PLAN



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

1) Type of Amendment (check one): ☐ Policy Amendment ☐ Other Text Amendment

2) Please provide the following information **CHANGE THE ZONING**

a. Location of policy or text in comprehensive plan (check one):

- ☐ I. Introduction
- ☐ II. Plan Organization & Implementation
- ☐ III. Policies:

Which section? Choose one

Write in policy number: \_\_\_\_\_

- ☐ IV. Land Use Map Descriptions
- ☐ V. Subcommunity & Area Planning
- ☐ VI. Master Plan Summaries & Trails Map
- ☐ VII. Urban Service Criteria & Standards

- ☐ 1. Intergovernmental Cooperation & Growth Management
- ☐ 2. Built Environment
- ☐ 3. Natural Environment
- ☐ 4. Energy, Climate & Waste
- ☐ 5. Economy
- ☐ 6. Transportation
- ☐ 7. Housing
- ☐ 8. Community Well-Being & Safety
- ☐ 9. Agriculture & Food
- ☐ 10. Local Governance & Community Engagement

b. Page number of proposed amendment: \_\_\_\_\_

c. Brief description of initial ideas for proposed amendment:

**CHANGE ZONING FOR 1380 MEADOW AVE., PROPERTY  
(PROPERTY IS IN SPMT ZONING RL-2 & RE)**

d. Brief reason or justification for the proposed amendment: **PROPERTY CAN BE SUBDIVIDED USING HIGHER DENSITY OF SPMT ZONING (RL-2 → RESIDENTIAL LOW DENSITY). POSITIVE SIDE OF SUBDIVISION: IT WILL BE IN CONSISTENCY W/ EXISTING NEIGHBORHOOD ON SOUTH SIDE OF NORWOOD (SOME LOTS ARE SMALLER THAN 9000 SF). IT WILL GIVE A POSSIBILITY TO DESIGN TO SMALLER DWELLING**

3) Applicant:

Name: **ROBERT PRESSON (OWNER)**

Address: **420 CHRISTMAS TREE DR., BOULDER, CO 80502**  
Phone: **303-489-6635**

**RAIMONDA DAUKANTAS (ARCHITECT)**  
ydaukantas@comcast.net

Phone:

**303-449-4973**