

Annexation & Initial Zoning BVCP Land Use Map Change

4475 Broadway
Ponderosa Mobile Home Park



City Council • October 22, 2019

Overview of Staff Presentation

- Review Processes
- Proposed Project
- Project History
- Context
- Discussion of Key Issues

Review Processes

- Annexation & Initial Zoning
- BVCP Land Use Map Change
- Site Review

Proposal

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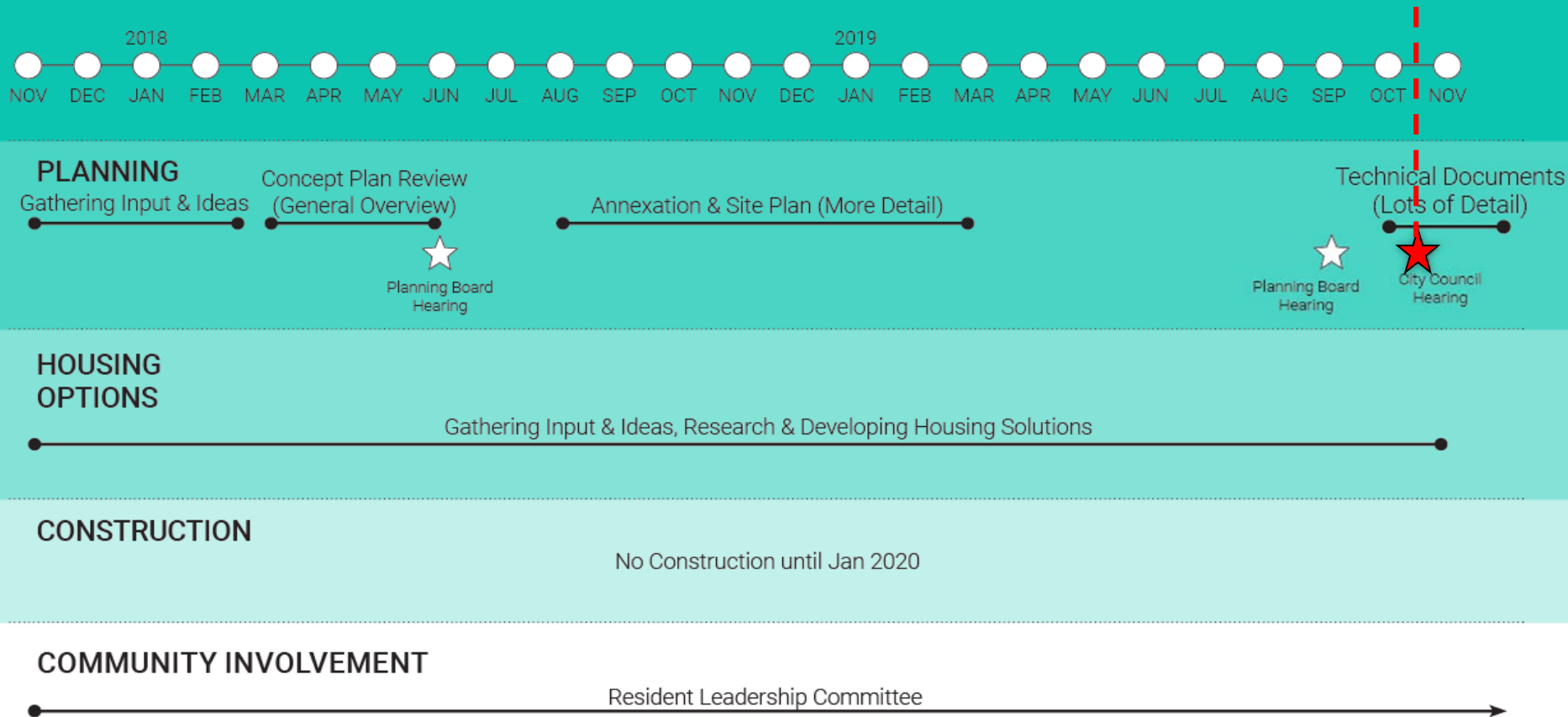


four-plexes

Background

- CDBG-DR grant
- Council direction in 2016 address health & safety needs
- City purchase Aug. 2017
- Resolution Oct. 2017
- Ponderosa Community Stabilization Project
- Concept Plan Review 2018
- Planning Board Hearing Sep. 5
- City Council Hearing Sep. 17

Schedule & Next Steps



Community Communication & Engagement

- Resident Workshops
- Resident Guide
- Bulletin Board
- Community Newsletter
- City Q&A Office Hours
- Neighborhood Meeting
- Public Notice

PATH TO
RESILIENT MOBILE
& MANUFACTURED
HOMES: PONDEROSA RESILIENCE
WORKSHOP

REBUILD
BY
DESIGN
THE CITY OF BOULDER, TRESTLE STRATEGY GROUP & 100 RESILIENT CITIES

**Ponderosa
Community
Newsletter**
November 2017

COMMUNITY UPDATES & ANNOUNCEMENTS

Dec. 8th Ponderosa Resilience Workshop

The city will host experts for an all-day (8:00AM to 5:00PM) workshop to gather ideas to make Ponderosa a more resilient, sustainable and affordable community. Activities begin at Ponderosa with a neighborhood tour, then move to the Boulder Jewish Community Center (3001 39th Ave.) for more information. See page 4, Update from the City.

New Bulletin Board at Greg's Office

We have a brand new Bulletin Board outside of Greg's office where you can find updates on the Resilience redevelopment project from The City and Health, updates from the RLC, and community announcements.

IN THIS ISSUE

- 1...Community Updates
- 2...Update from Greg
- 3...Update from RLC
- 3...Update from Trestle
- 4...Update from City

**Boletín
Comunitario
de Ponderosa**
Noviembre 2017

ACTUALIZACIONES Y ANUNCIOS DE LA COMUNIDAD

Taller de Resiliencia de Ponderosa - el 8 de diciembre

La ciudad recibirá a expertos para un taller de todo el día (de las 8:00 a las 5:00 PM) para reunir ideas que ayuden a hacer de Ponderosa una comunidad más resiliente, sostenible y asequible. Las actividades comienzan en Ponderosa con una visita guiada por los residentes, y luego se mueven al Boulder Jewish Community Center (3001 39th Ave.) para obtener más información. Consulte en la página 4, la actualización de la ciudad.

Nuevo cartelero de anuncios en la oficina de Greg

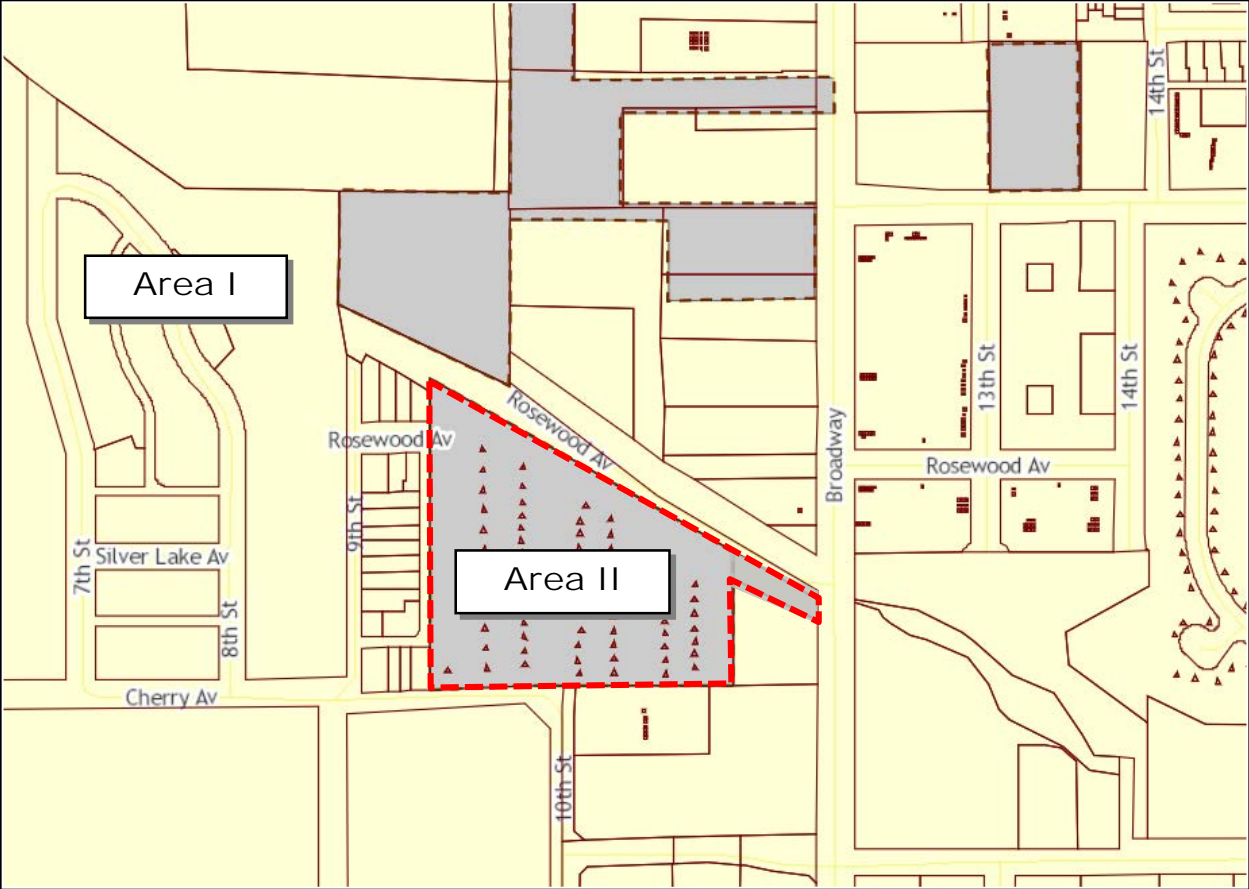
Tenemos una nueva cartelera de anuncios fuera de la oficina de Greg al lado de nuestra remodelación exterior al edificio de rehabilitación de Ponderosa, la Ciudad y Trestle, actualizaciones de RLC y anuncios de la comunidad.

EN ESTE BOLETÍN

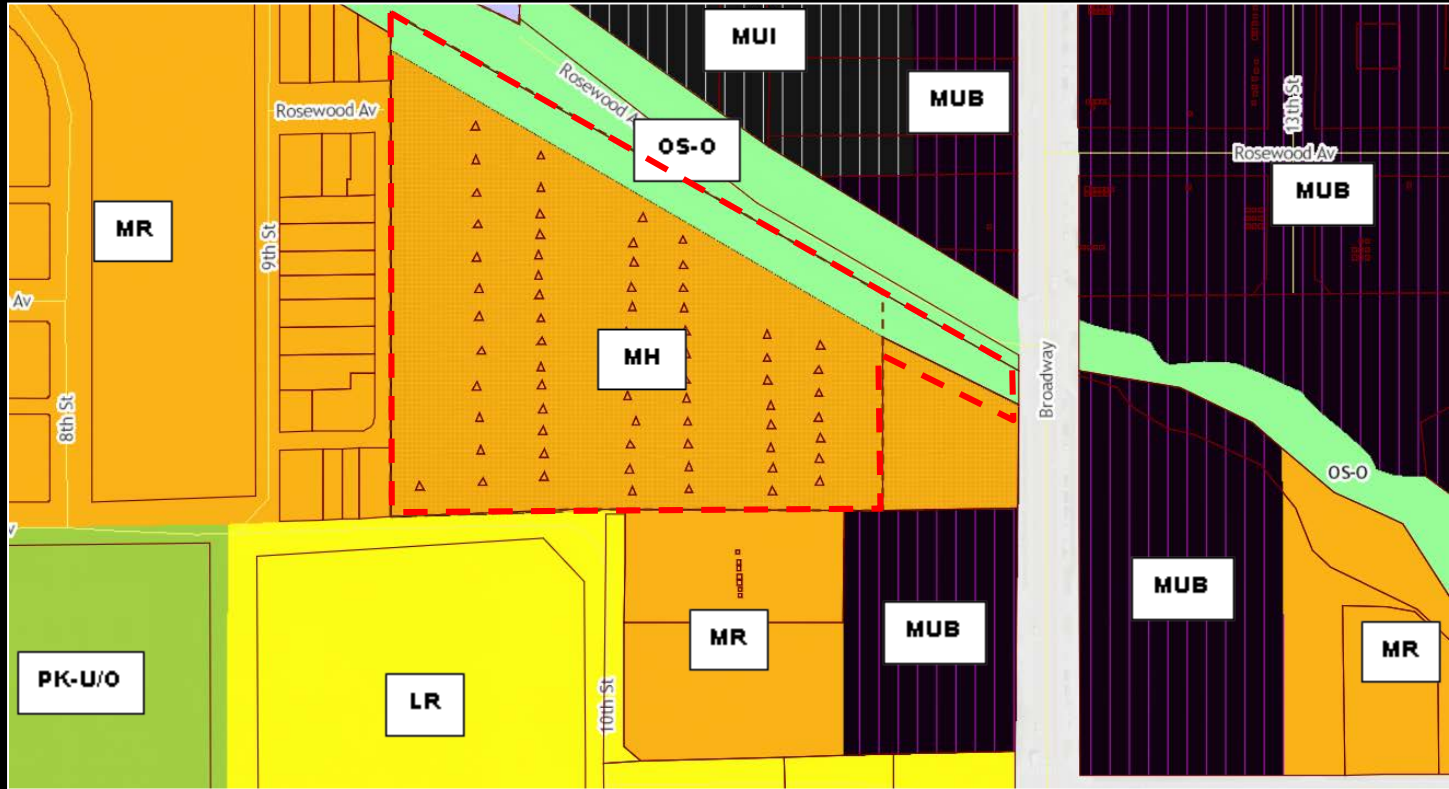
- 1...Actualizaciones de la Comunidad
- 2...Actualizaciones de Greg
- 3...Actualizaciones de RLC
- 4...Actualizaciones de Trestle
- 4...Actualizaciones de la Ciudad



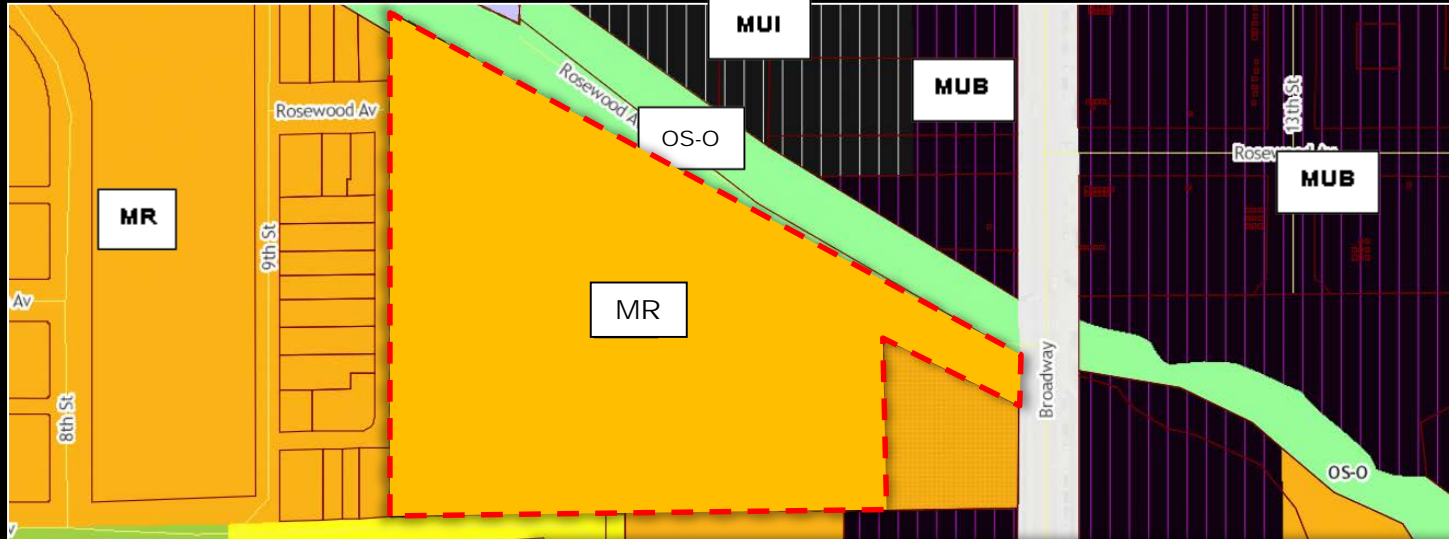
BVCP Planning Area – Area II



Existing BVCP Land Use – Manufactured Housing & Open Space, Other



Proposed Land Use – Medium Density Residential



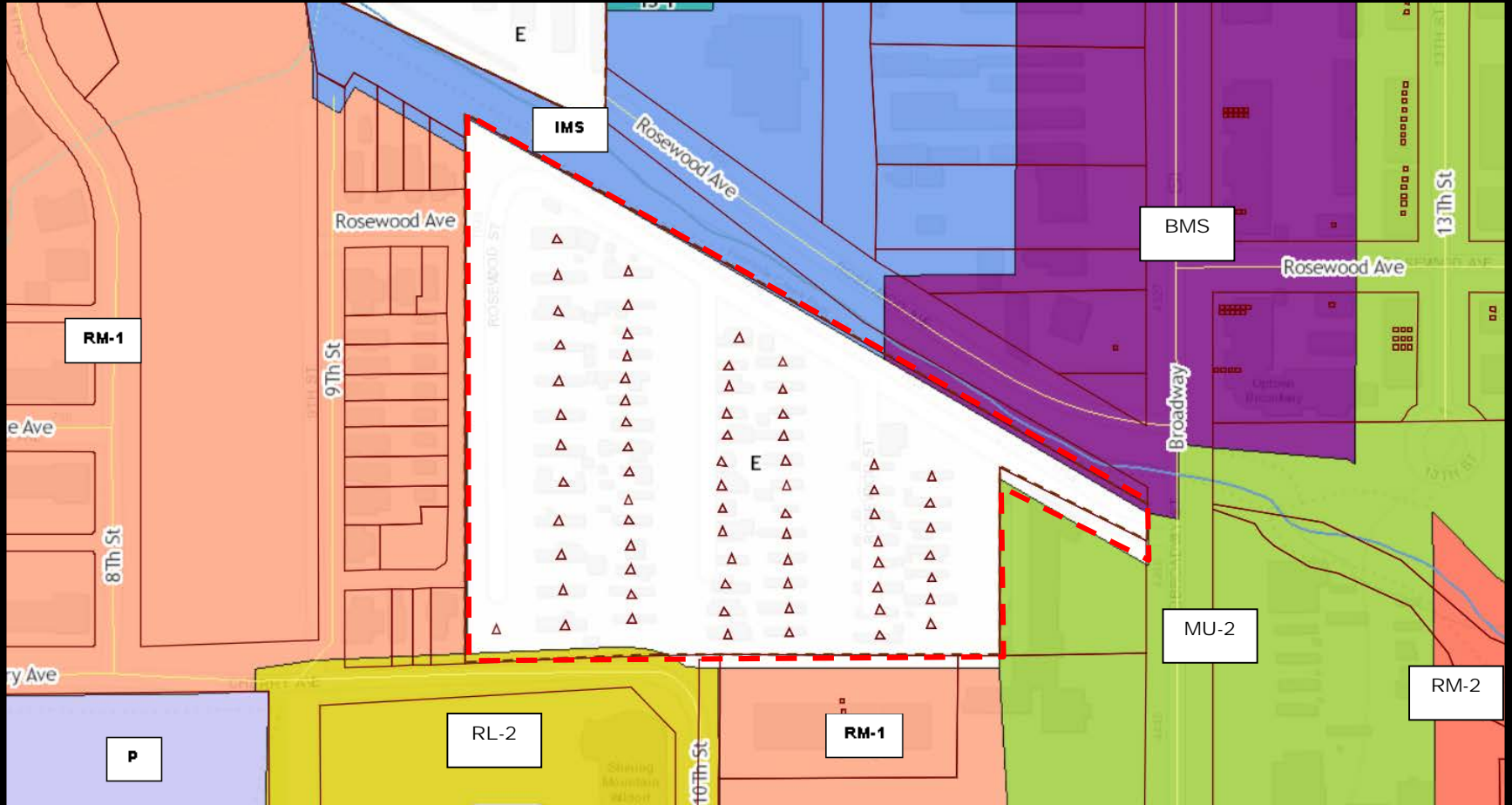
Medium Density Residential (MR)

Characteristics and Locations: MR is characterized by a variety of housing types. Medium-density areas are generally situated near neighborhood and community shopping areas or along some of the major arterials of the city.

Uses: Consists of a variety of housing types ranging from single-family detached to attached residential units such as townhomes, multiplexes and some small lot detached units (e.g., patio homes), not necessarily all on one site.

BVCP Density/Intensity: 6 to 14 dwelling units per acre

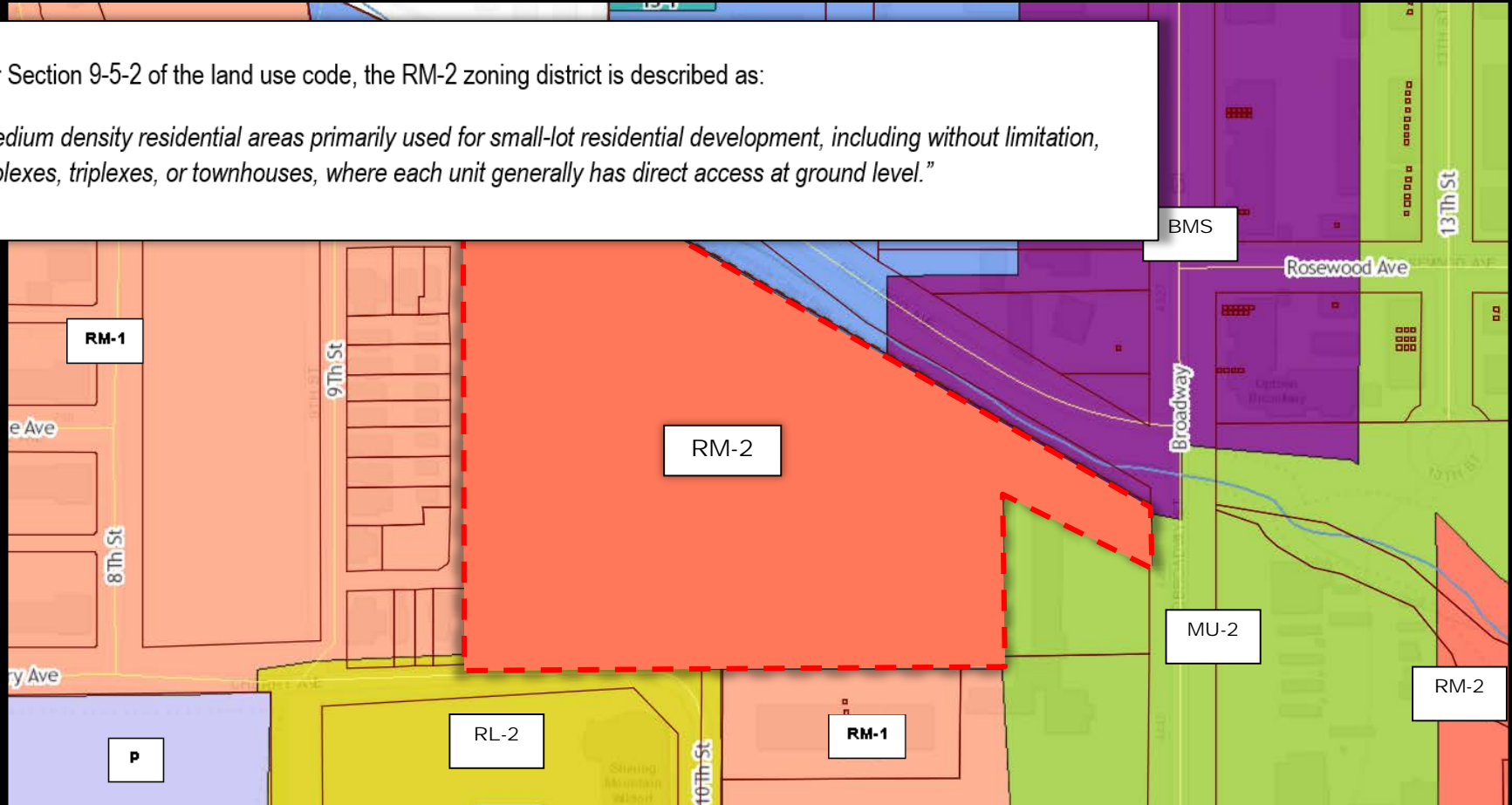
County Zoning – Manufactured Home Park



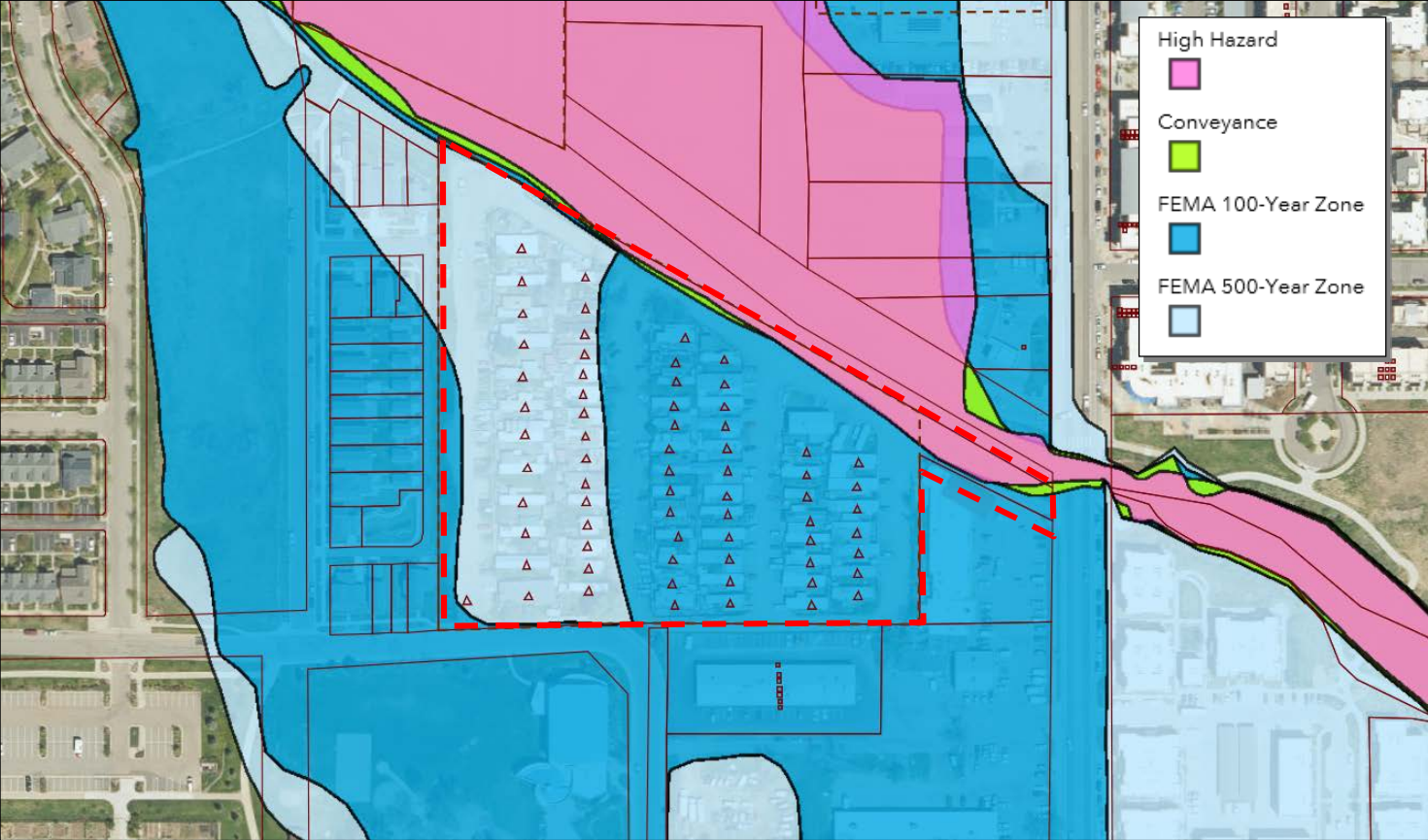
Proposed Zoning – Residential Medium-2

Per Section 9-5-2 of the land use code, the RM-2 zoning district is described as:

“Medium density residential areas primarily used for small-lot residential development, including without limitation, duplexes, triplexes, or townhouses, where each unit generally has direct access at ground level.”



Flood Plains



Site Context



Site Context



Site Context



Key Issues for Discussion

1. Is the proposed annexation consistent with State statutes and BVCP policies, including BVCP Policy 1.16, Annexation?
2. Does the proposed change to the BVCP land use map to Medium Density Residential (MR) meet the applicable criteria?
3. Is the proposed zoning of RM-2 appropriate for the site considering the context of the surrounding area?

Key Issue: Annexation

- State Statutes
- BVCP Policies
 - *1.07 Adapting to Limits on Physical Expansion*
 - *1.09 Growth Requirements*
 - *1.12 Definition of Comprehensive Planning Areas I, II & III*
 - *1.16 Annexation*

Refer to pages 122-125 of packet

Key Issue: BVCP Land Use Map

Appendix C of BVCP

- Consistent with BVCP policies & intent
- No significant cross-jurisdictional impacts
- Land use & growth projections
- Urban facilities and services
- OS-O change

Refer to pages 126-128 of packet

Key Issue: Zoning

- Section 9-2-18, “Zoning of Annexed Land”, B.R.C. 1981
- Proposed housing types and density
- Compatible with area, North Boulder Subcommunity Plan

Refer to page 128 of packet

Staff Recommendations

Motion to adopt Ordinance 8351 to annex a 6.298-acre enclave property located at 4475 Broadway with an initial zoning classification of Residential – Medium 2(RM-2).

Motion to approve Boulder Valley Comprehensive Plan land use map change for the property located at 4475 Broadway from Manufactured Housing (MH) and Open Space, Other (OS-O) to Medium Density Residential (MR).

Questions for Staff?