

# Annexation & Initial Zoning, BVCP Land Use Map Change, and Site Review

4475 Broadway  
Ponderosa Mobile Home Park



Planning Board • September 5, 2019

# Overview of Staff Presentation

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

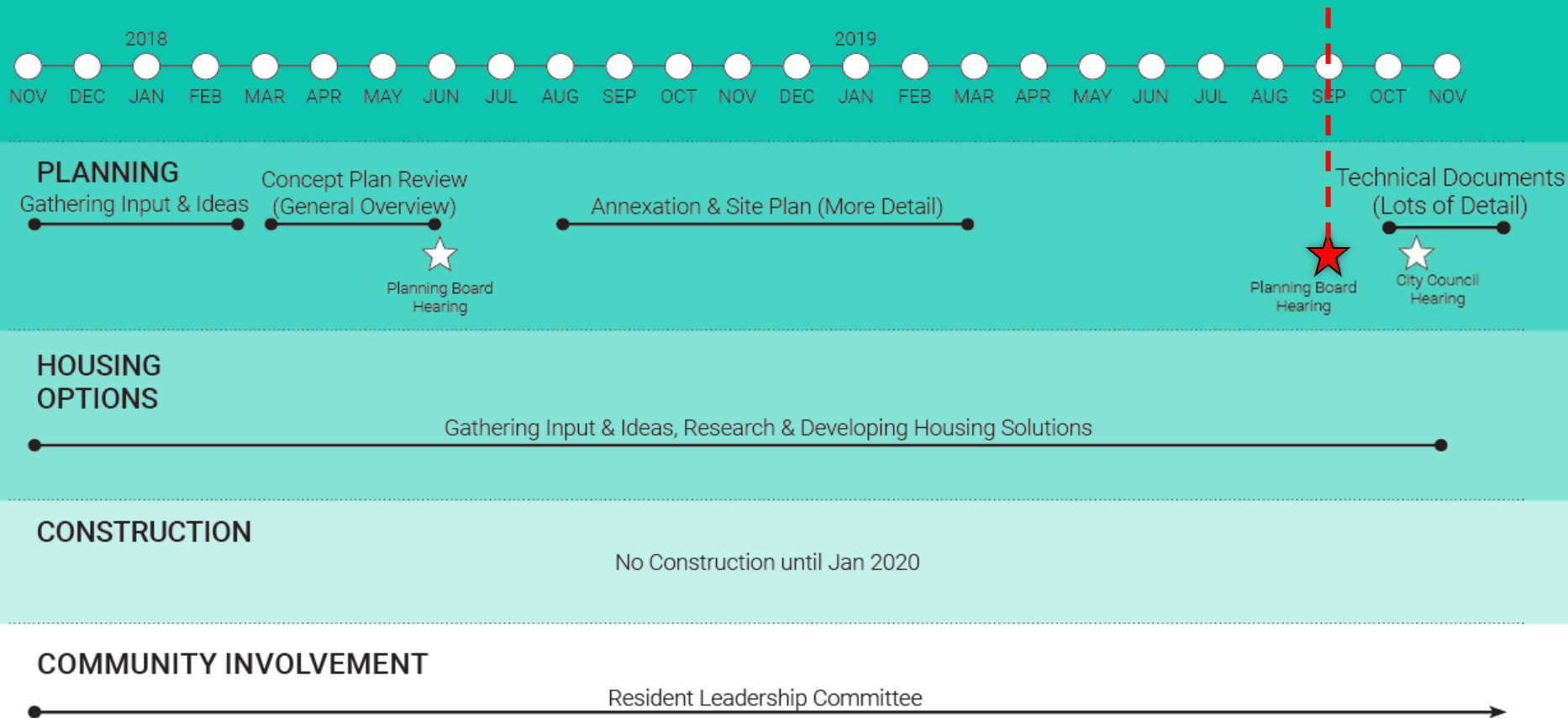
# Review Processes

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

# Background

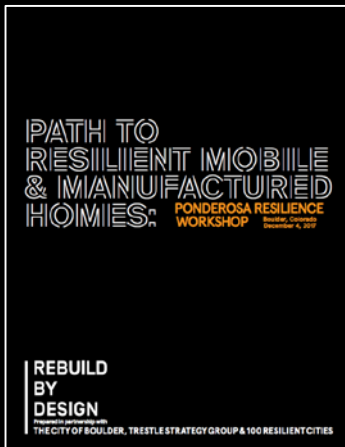
- CDBG-DR grant
- Council direction in 2016 address health & safety needs
- City purchase Aug. 2017
- Resolution Oct. 2017
- Ponderosa Community Stabilization Project
- Concept Plan Review

# Schedule & Next Steps

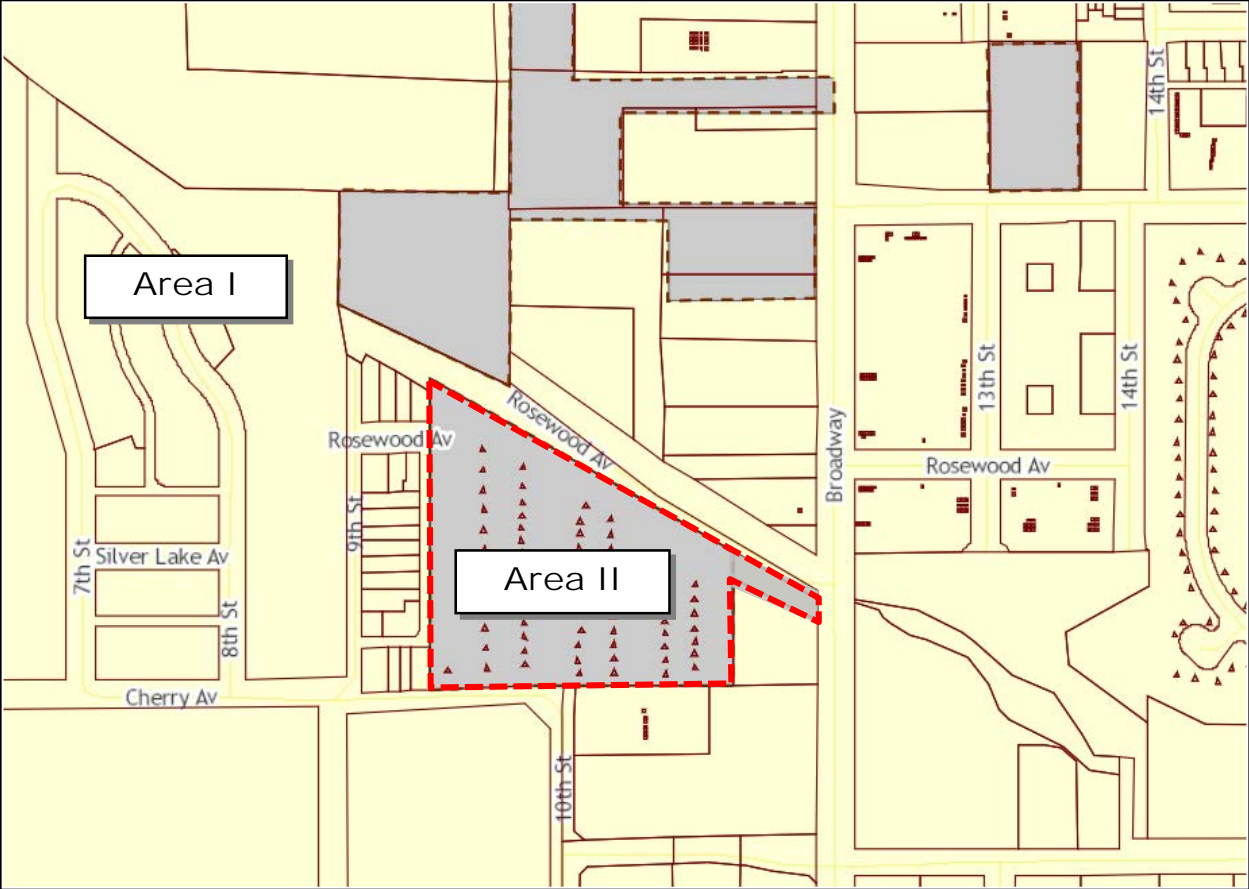


# Community Communication & Engagement

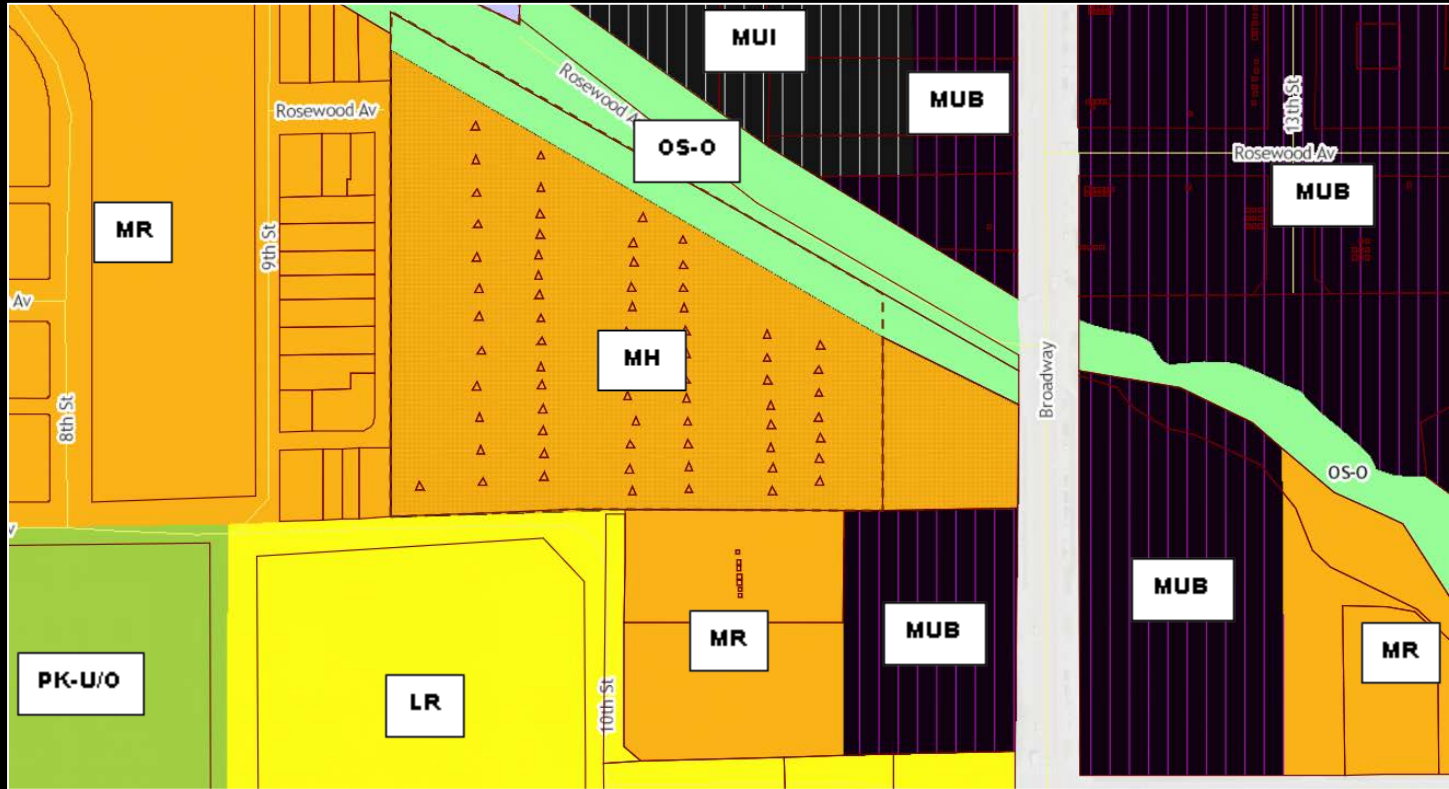
- Resident Workshops
- Resident Guide
- Bulletin Board
- Community Newsletter
- City Q&A Office Hours
- Neighborhood Meeting
- Public Notice



# BVCP Planning Area – Area II

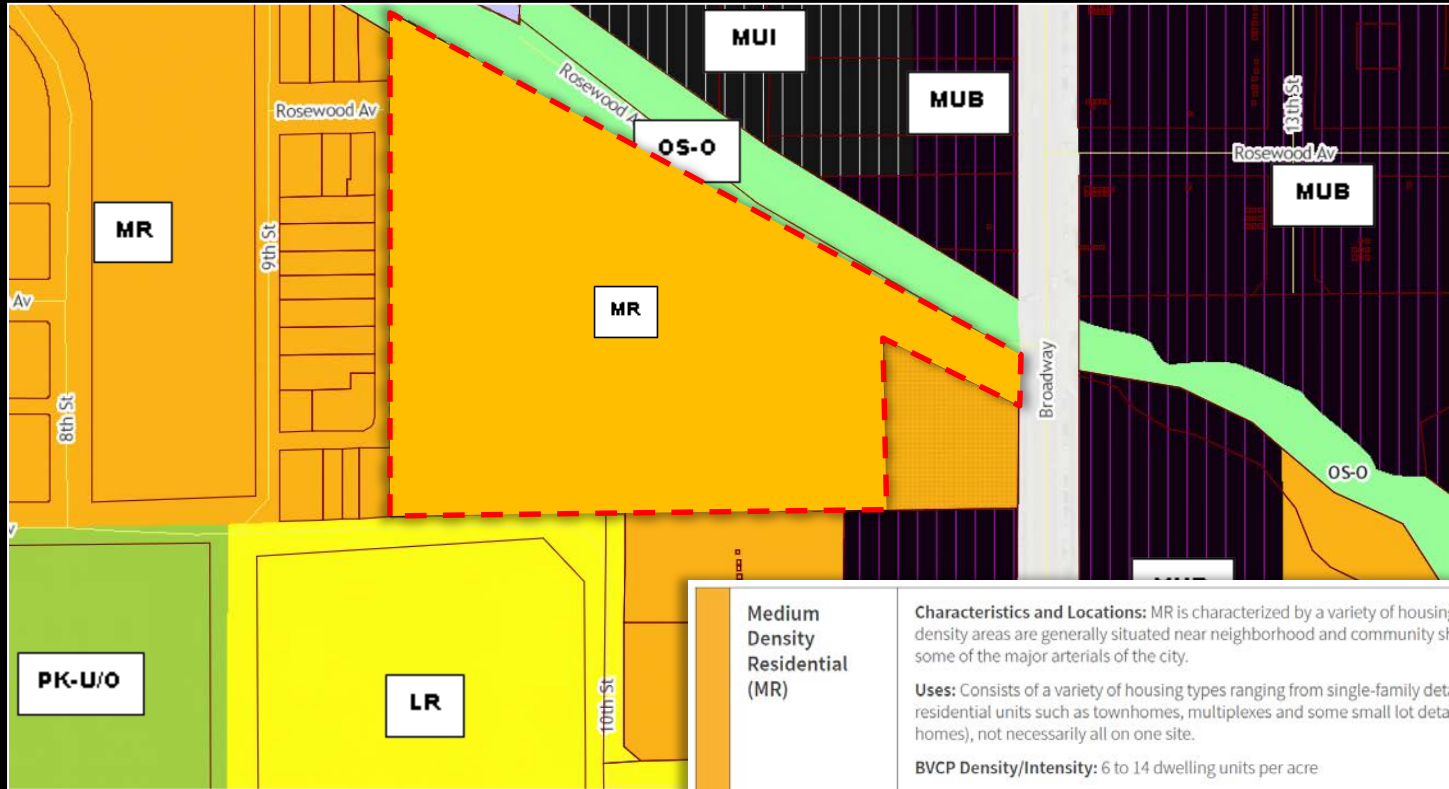


# Existing BVCP Land Use – Manufactured Housing





# Proposed Land Use – Medium Density Residential



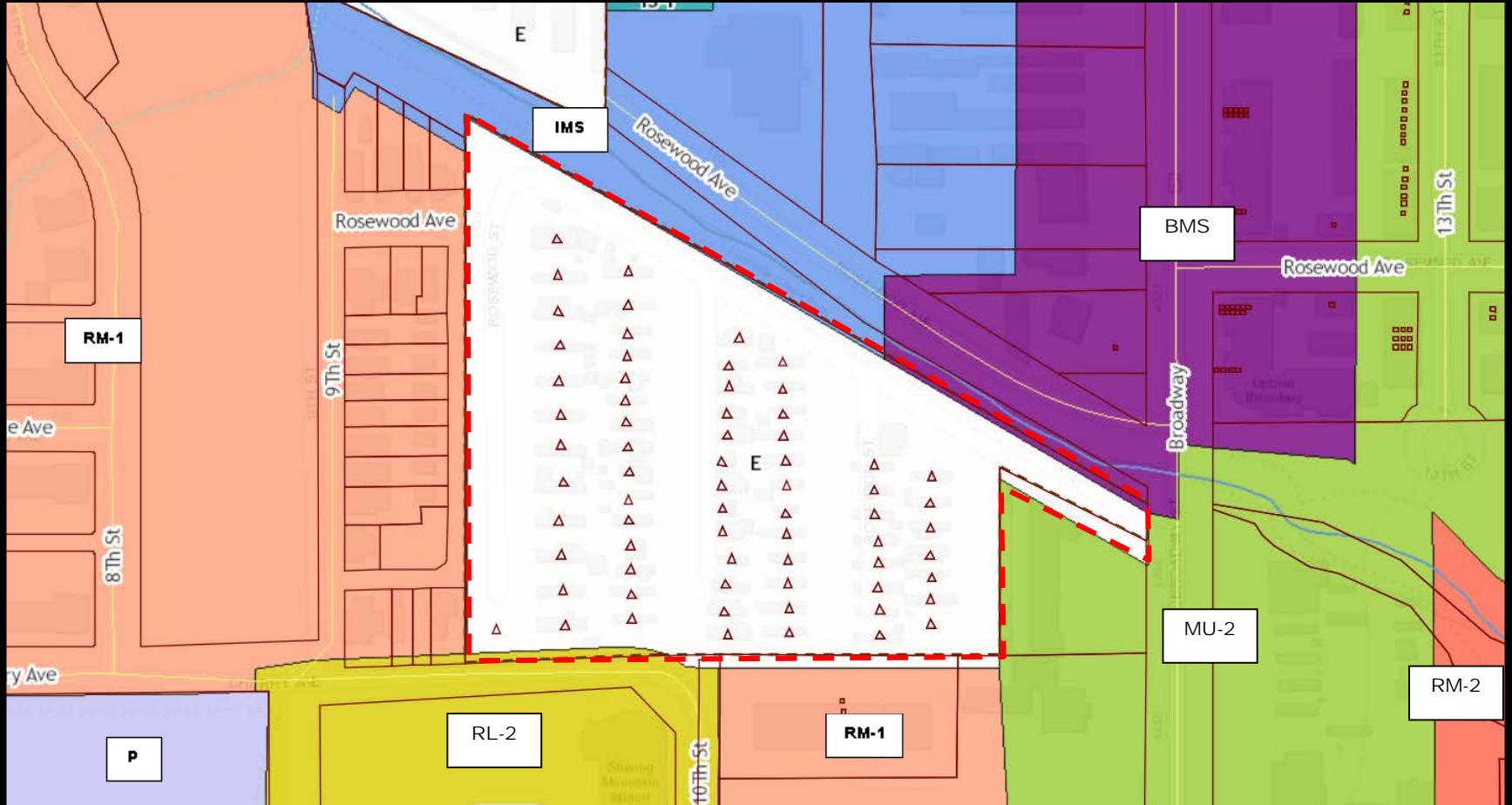
## Medium Density Residential (MR)

**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

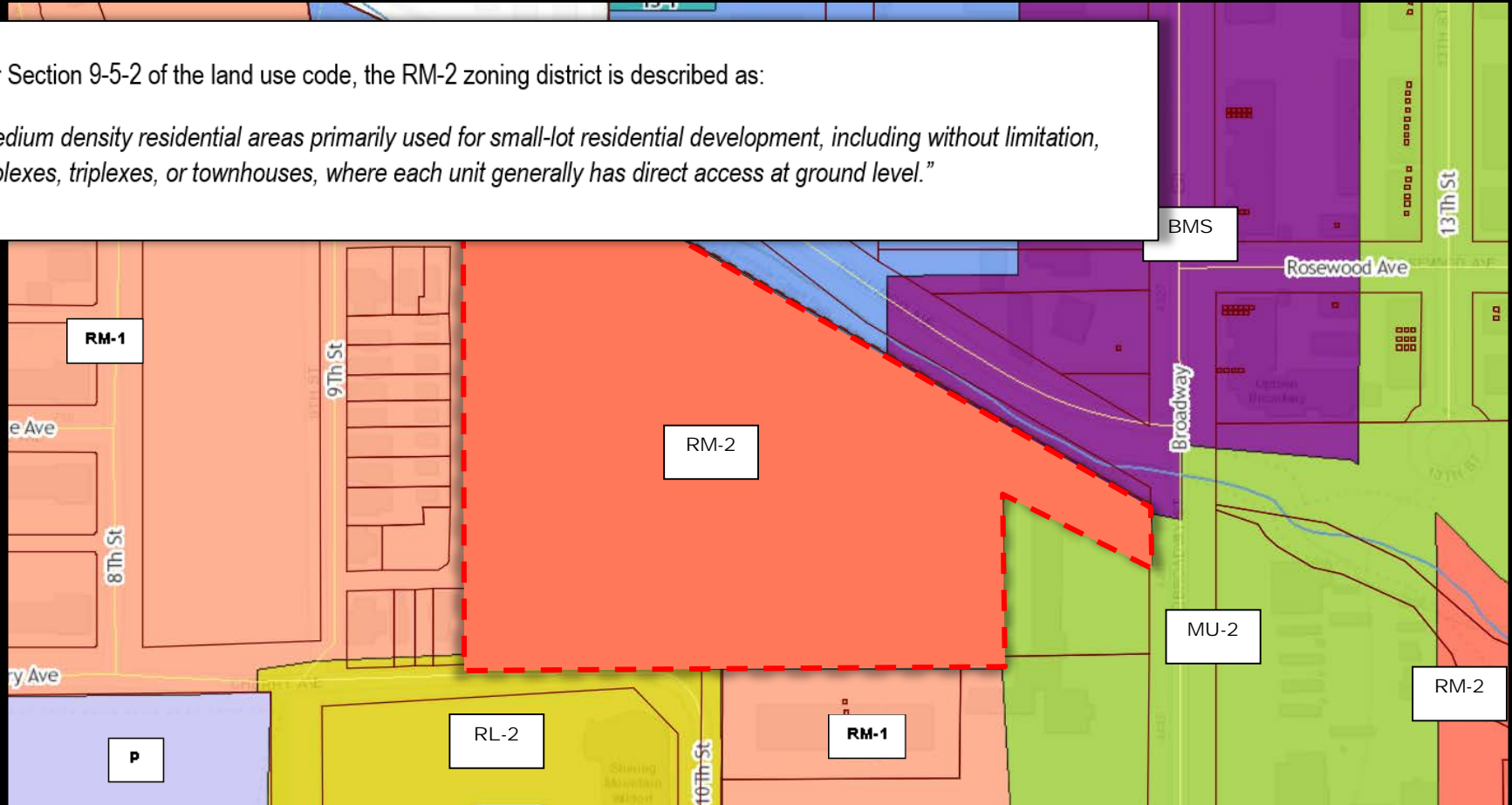
# County Zoning – Manufactured Home Park



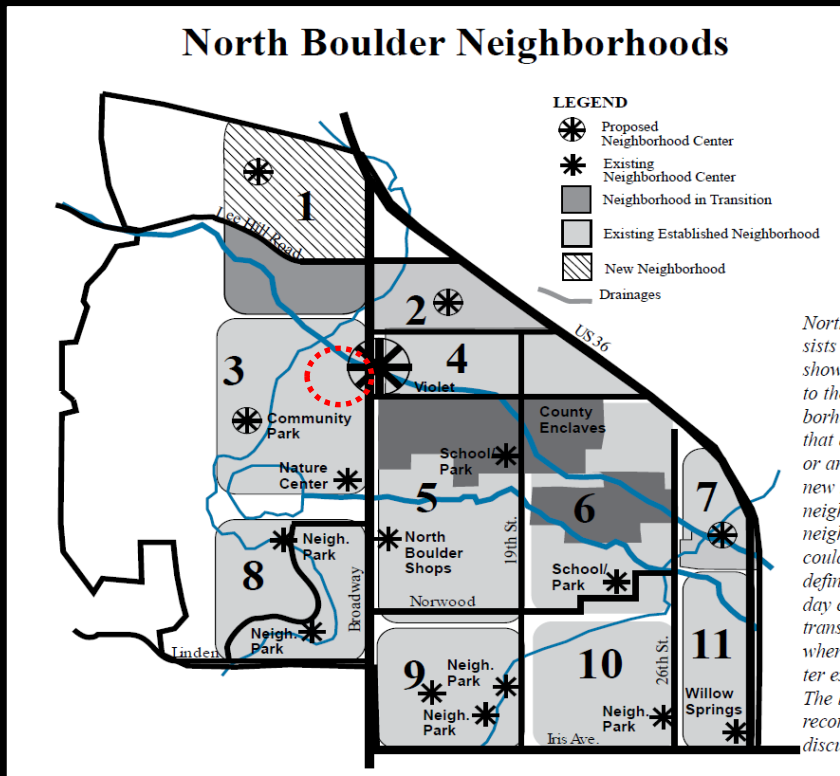
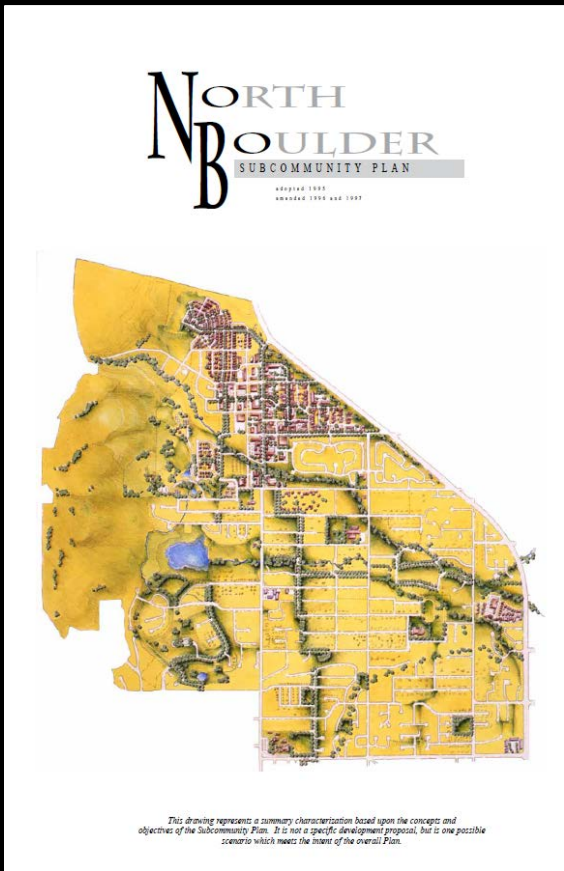
# Proposed Zoning – Residential Medium-2

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.”*



# Area Plans



North Boulder neighborhoods show to the north that or a new neigh neigh could defin day a trans when ter e. The recoi disci

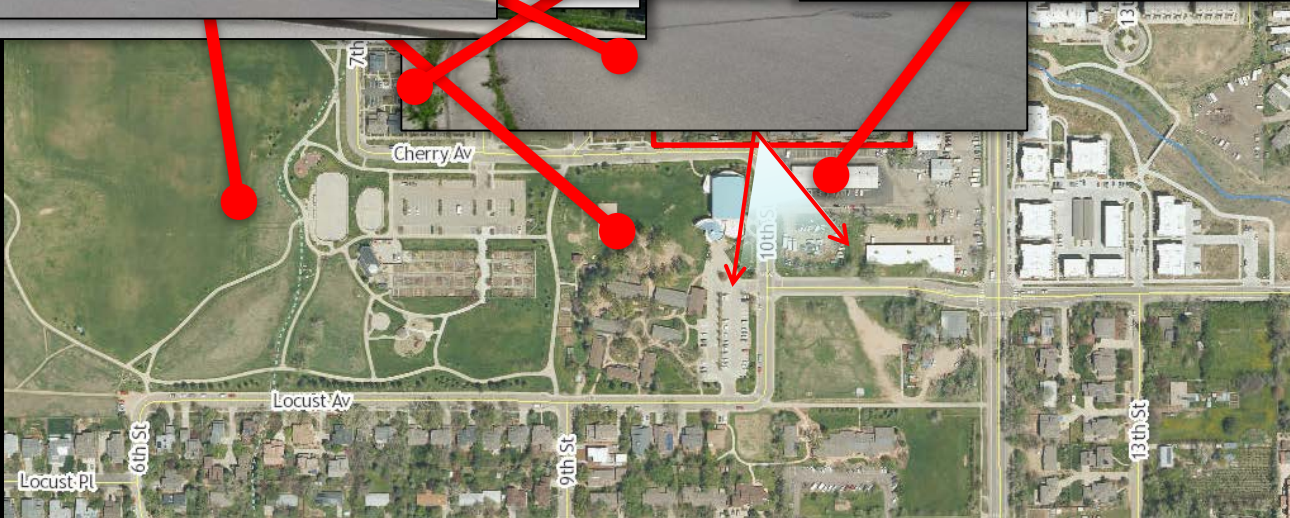
# Flood Plains



# Site Context



# Site Context



# Site Context





# Proposal – Phase I

## Near Term - Starting 2020

- Utilities and infrastructure:
  - Water lines
  - Sanitary sewer lines
  - Storm water connections
  - Stormwater detention
  - Water quality
  - Access points
  - Internal streets
- 12 new fixed foundation homes



# Proposal – Phase I



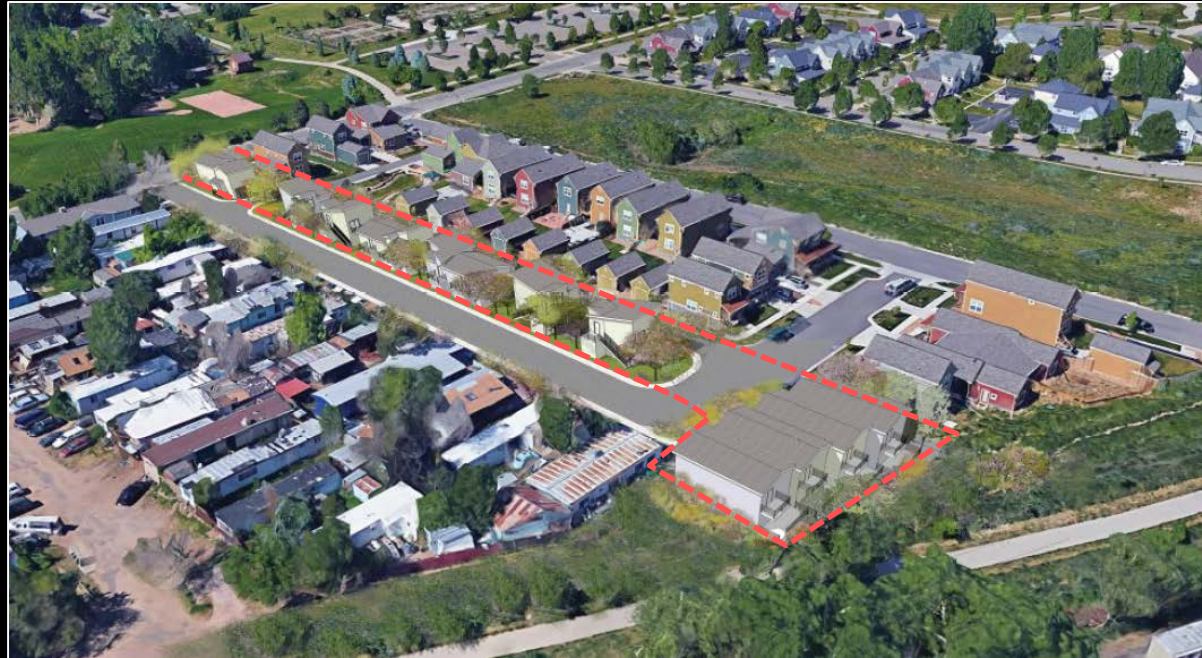
7 TRIPLEX BBC - PERSPECTIVE



7 CARRIAGE HOUSE A - PERSPECTIVE



7 DOUBLE DUPLEX - PERSPECTIVE



# Proposal – Phase II

## Interim - Starting ~2023

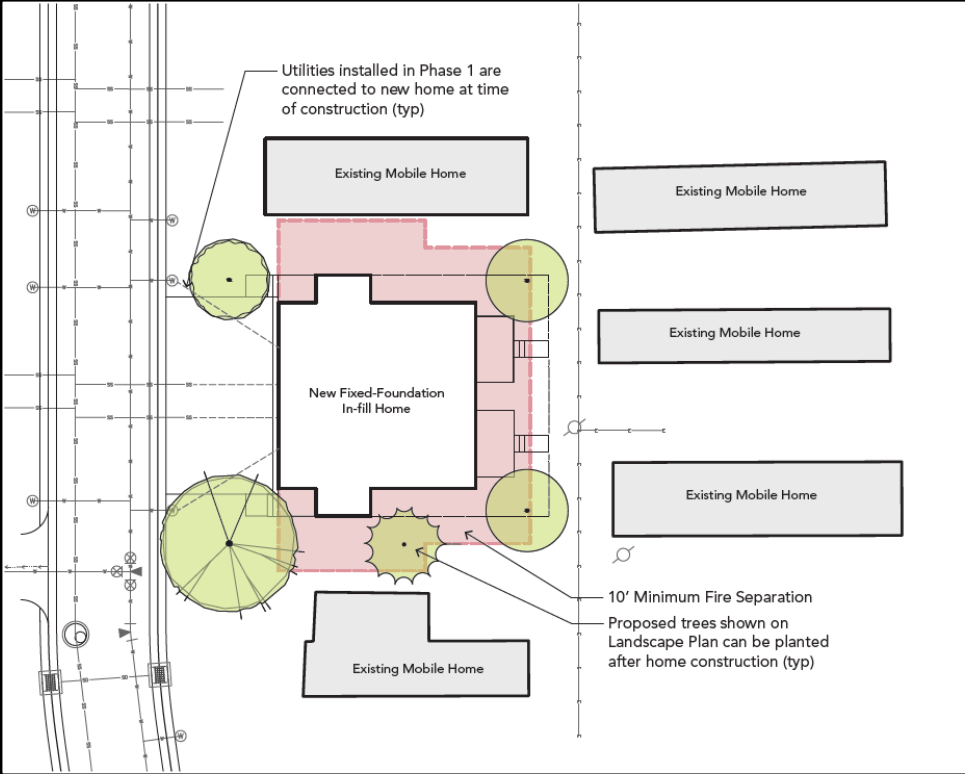
- Gradual replacement of mobile homes
- East-west streets
- Common house
- Pocket parks
- Driveways
- Sidewalks



# Proposal – Phase II

Interim - Starting ~2023

Replacement fixed foundation homes



# Proposal – Ultimate Phase

## Long Term - Starting ~2028

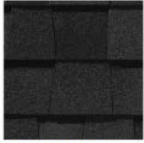
- Improved pedestrian circulation,
- Common amenities along creek, common house, gardens, parks,
- All internal streets, alleys, and parking areas
- Remaining homes



# Architecture & Building Design

## Suggested Roofing

ASPHALT - CERTAINTED OR SIMILAR



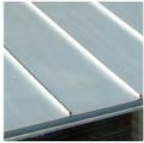
MAX DEF MOIRE BLACK



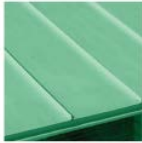
DRIFTWOOD



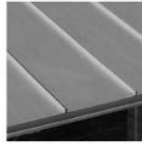
BURNT SIENNA



SILVER



PATINA GREEN



SLATE GRAY

Roofing to be metal standing seam or asphalt shingles. Metal accents on porch or side shed roofs is allowed with asphalt main roof. Chosen by owner/builder.



PRIMARY SIDING



Accent Siding Options:  
SHAKE



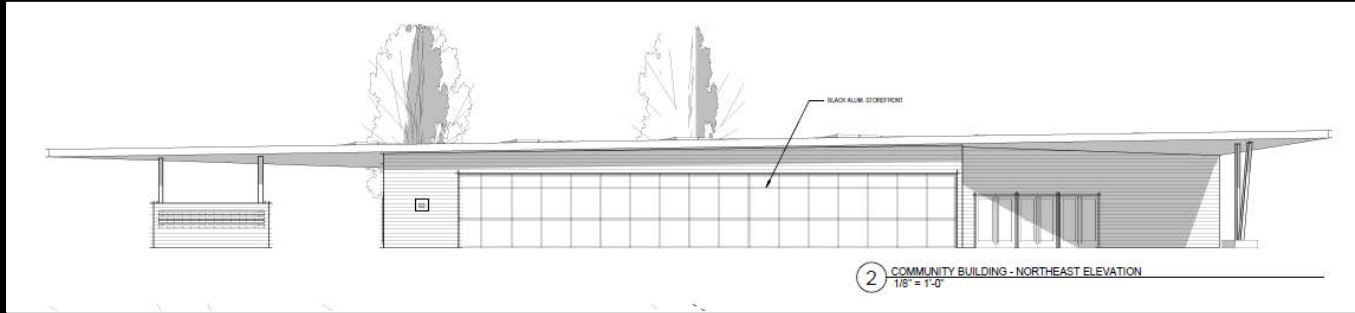
BOARD & BATTEN



PANEL



# Architecture & Building Design



# Land Uses

- Residential
  - 73 units
  - Mobile homes
  - Fixed foundation homes
    - Single-family, duplexes, carriage houses, tri-plexes, four-plexes
  - Permanently Affordable
  - Off-site prefabricated construction
- Community building
- Retail use



# Key Issues for Discussion

1. Does the project, on balance, meet the relevant goals and policies of the Boulder Valley Comprehensive Plan?
2. Is the proposed annexation consistent with State statutes and BVCP policies, including BVCP Policy 1.16, Annexation?
3. Does the proposed change to the BVCP land use map to Medium Density Residential (MR) meet the applicable criteria?
4. Is the proposed zoning of RM-2 appropriate for the site considering the context of the surrounding area?
5. Is the project consistent with the North Boulder Subcommunity Plan?
6. Does the project meet the applicable Site Review criteria in Section 9-2-14(h), B.R.C. 1981?

# Key Issue: Consistency with the BVCP

*2.03 Compact Development Pattern*

*2.01 Unique Community Identity*

*2.10 Preservation and Support for Residential Neighborhoods*

*2.24 Commitment to a Walkable and Accessible City*

*2.33 Sensitive Infill and Redevelopment*

*2.36 Physical Design for People*

*2.41 Enhanced Design for All Projects*

*7.01 Local Solutions to Affordable Housing*

*7.02 Affordable Housing Goals*

*7.06 Mixture of Housing Types*

*7.07 Preserve Existing Housing Stock*

*7.09 Housing for a Full Range of Households*

*7.08 Preservation and Development of Manufactured Housing*

*8.05 Diversity*

*Refer to staff memo pages 16-21*

# 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 staff memo pages 21-23*

# Key Issue: BVCP Land Use Map & Zoning

- Appendix C of BVCP
- 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 staff memo pages 23-26*

# Key Issue: North Boulder Subcommunity Plan

- Goals
- Objectives
- Site Design
- Building Design

*Refer to staff memo pages 26-27*

# Key Issue: Site Review Criteria

- Relationship to Surrounding Area
- Open Space
- Circulation
- Parking
- Building Design

*Refer to staff memo page 27 and criteria checklist*

# Staff Recommendations

*Motion to approve case no. LUR2019-00015, a Boulder Valley Comprehensive Plan (BVCP) land use map designation change for the property at 4475 Broadway from Manufactured Housing and Open Space, Other to Medium Density Residential.*

*Motion to recommend to City Council approval of the proposed annexation with initial zoning of Residential-Medium 2 (RM-2) for 4475 Broadway pertaining to case number LUR2019-00016, incorporating this staff memorandum as findings of fact, subject to the recommended conditions of approval for the annexation as provided for in the memorandum of understanding in Attachment C.*

*Motion to approve Site Review case no. LUR2019-00015 incorporating the staff memorandum and the attached Site Review Criteria Checklist as findings of fact, and subject to the conditions of approval recommended in the staff memorandum.*

**Questions for Staff?**



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