



# City of Boulder Planning & Development Services

## CITY OF BOULDER LAND USE REVIEW RESULTS AND COMMENTS

DATE OF COMMENTS: **March 29, 2019**  
CASE MANAGER: **Sloane Walbert**  
PROJECT NAME: **PONDEROSA COMMUNITY STABILIZATION PROGRAM**  
LOCATION: **4475 BROADWAY**  
REVIEW TYPE: **BVCP Amendment**  
REVIEW NUMBER: **LUR2019-00014**  
APPLICANT: **KURT FIRNHABER, CITY OF BOULDER**  
**DANICA POWELL**  
DESCRIPTION: **BVCP Land Use Designation Change from Manufactured Housing to Medium Density Residential in association with Annexation and Initial Zoning for the Ponderosa Mobile Home Park.**

### I. REVIEW FINDINGS

Revisions to the plan documents are not necessary for the BVCP land use designation change. However, this application will track with the two associated cases as the project progresses. Please provide additional information regarding the anticipated phasing and financing of public infrastructure and the Capital Improvement Program as requested below.

### II. INFORMATIONAL COMMENTS

- Informational Note:** The first paragraph on page 10 of the written statement notes that the property is 4.46 acres, though the site diagram (supported by city GIS) shows the site as six acres.
- Review Process,** Sloane Walbert, 303-441-4231  
A land use designation change from Manufactured Housing to Medium Density Residential is necessary to permit the proposed redevelopment on the property. The change must be found to be consistent with BVCP policies, compatible with the surrounding area, and satisfy several other factors listed in Appendix B (Section A.1) of the BVCP. The process to change the land use map requires approval by the Planning Board and City Council. There is no Boulder County call-up requirement since the site is an enclave. The land use change may be considered concurrently with the annexation application.

### 3. **Staff Response to Land Use Change**, Phil Kleisler, 303-441-4497

The subject property is located within the Planning Area for the Boulder Valley Comprehensive Plan (BVCP), a jointly adopted plan by the City and County. The property borders the Boulder city limits on all sides (enclave) and is located within Area II of the BVCP. Area II refers to land now under county jurisdiction where annexation to the city can be considered consistent with Policies 1.07 Adopting Limits on Physical Expansion, 1.09 Growth Requirements, and 1.16 Annexation. Per Annexation Policy 1.16.b, the city will actively pursue annexation of county enclaves, substantially developed properties along the western boundary below the Blue Line and other substantially developed Area II properties.

The Boulder Valley Comprehensive Plan (BVCP) land use designation for this property is Manufactured Housing (MH), which applies to existing manufactured housing parks. The MH designation is intended to preserve the affordable housing provided by the existing manufactured housing parks and allow for future affordable housing.

Land use designation changes must be found consistent with BVCP policies, compatible with the surrounding area and satisfy several other factors listed in Appendix B (Section A.1) of the BVCP. The process to change the land use map requires approval by the Planning Board and City Council and there is no Boulder County call-up requirement since the site is an enclave. The land use change may be considered concurrently with the annexation application.

#### Land Use Designation Change Criteria

To be eligible for a Land Use Map change, the proposed change must meet the following:

- a) *On balance, is consistent with the policies and overall intent of the comprehensive plan;*

Staff Comment: Staff agrees with the applicant's policy analysis (pg. 55 of written statement) and adds the following:

Policy 6.15 Complete Missing Links; Policy 6.18 Neighborhood Streets & Alleys Connectivity. At buildout, the site will offer missing sidewalk connections through the site to the Four Mile Creek path and street connections to adjacent properties.

- b) *Would not have significant cross-jurisdictional impacts that may affect residents, properties or facilities outside the city;*

Staff Comment: Given the location of this county enclave, staff do not anticipate cross-jurisdictional impacts. While Boulder County does not have a formal role in the approval process for this application, city staff will notify county staff of the applicant to verify this statement.

- c) *Would not materially affect the land use and growth projections that were the basis of the comprehensive plan;*

Staff Comment: *The Manufactured Housing Land Use Designation does not include a standard range for density or intensity. Therefore, mobile home counts are audited using data provided by the Boulder County Assessor for use in the city's dwelling unit growth projections.*

The Medium Density Land Use Designation anticipates 6 – 14 dwelling units per acre, which is consistent with the existing density. The increase from the existing 68 mobile homes to 73 single family homes will not materially affect the land use and growth projections.

- d) *Does not materially affect the adequacy or availability of urban facilities and services to the immediate area or to the overall service area of the City of Boulder;*

Staff Comment: The annexation application and subsequent Site Review will be reviewed by applicable city departments to ensure adequate public facilities.

- e) *Would not materially affect the adopted Capital Improvements Program of the City of Boulder; and*

Staff Comment: Please provide additional information about anticipated phasing and financing of public infrastructure. Projects included in the Capital Improvement Program require at least \$50,000 in funding and have a useful life of at least 15 years.

f) *Would not affect the Area II/Area III boundaries in the comprehensive plan.*

Staff Comment: The proposal will not impact the Area II/Area III boundaries.

### **Land Use Change**

Staff supports the proposed change to the Medium Density Residential (MR) designation for the following reasons:

1. The site was historically designated Medium Density Residential. The Manufactured Housing designation was created as part of the 2000 Major Update to the Boulder Valley Comprehensive Plan. At that time four (4) manufactured home parks in unincorporated Boulder County were designated as Manufactured Housing to “signal the city and county’s intent to preserve the existing mobile home parks”;
2. The purpose of the Manufactured Housing land use designation is to preserve existing manufactured home parks to preserve affordable housing options within the Boulder Valley. The Concept Plan proposes 100% affordable housing;
3. A change to Medium Density Residential would be compatible with adjacent land uses and development and is consistent with previous city decisions. The land use designation for the Rosewood site (directly to the west) changed from Medium Density Residential to Manufactured Housing in 2000, and then back to Medium Density Residential in 2008. The primary reason for the change back to Medium Density Residential was to have the same land uses as a neighboring project that included a variety of housing options. The Rosewood site now includes single family homes with a similar character as those of the Ponderosa proposal.
4. Per the North Boulder Subcommunity Plan, (i) existing residential neighborhoods should maintain existing zoning, density, and lot sizes (section 9) and (ii) “Housing near the Broadway corridor, across from the Village Center, should be developed at mixed densities, at an overall average density equivalent to low and medium density residential (section 11).”