

Hippely, Hannah

From: Fogg, Peter
Sent: Thursday, September 25, 2008 10:15 AM
To: Hippely, Hannah
Subject: RE: Docket SU-08-008 Palmer Multiple Principle Uses Referral

Hannah - I've looked at SU-08-008 from the jointly adopted Boulder Valley Comprehensive Plan perspective and have the following comments:

- (1) The property is bordered by Area I (City limits) on two sides and is effectively an enclave;
- (2) The property is designated as Area IIA and has had that designation for over 20 years, giving it a prime eligibility status for annexation under the BVCP (Policy 1.22)
- (3) The property is currently receiving water and sewer service from the City of Boulder;
- (4) The property is zoned Light Industrial in the county and designated Transitional Business in the BVCP:
 - the Light Industrial Zoning District is defined as "Areas for the development of research, light industrial, warehouse and/or distribution centers"; whereas
 - the BVCP Transitional Business designation is defined as "...areas usually zoned for less intensive business uses than in the General Business areas, and they often provide a transition to residential areas".
- (4) The applicant is seeking to get approval for multiple principal uses, which triggers a Special Use review under County regulations and which also triggers a "New Urban Development" review under Policy 1.24 of the BVCP, requiring referral to the city and providing great weight to the city's response in the county's review process
- (5) The proposed uses more closely fit the BVCP Transitional Business designation than the county's Light Industrial Zoning District.

Given all these facts, Long Range planning does not support the application and recommends that the applicants seek annexation to the city.

Peter Fogg
Senior Planner
Current/Long Range Planning Division

-----Original Message-----

From: Hippely, Hannah
Sent: Wednesday, September 24, 2008 10:08 AM
To: Fogg, Peter
Subject: Docket SU-08-008 Palmer Multiple Principle Uses Referral

Pete,
Thanks for taking a look at this.
Hannah