

City of Boulder Planning & Development Services

January 07, 2021

Greetings:

We are writing to notify you that the City of Boulder Planning and Development Services Center has received the following development review application:

LOCATION: 4775 SPINE RD
 PROJECT NAME: SPINE ROAD (CELESTIAL SEASONINGS PUD (HERBERIA SUBDIVISION)
 DESCRIPTION: Proposed residential development with 230 residential units, a cafe, library, art space and community areas, as well as a mobility hub and green space.
 REVIEW TYPE: Site & Use Review
 REVIEW NUMBER: LUR2020-00063
 APPLICANT: KATHERINE VANDER SPEK, COBURN DEVELOPMENT
 ZONING: Industrial - Manufacturing (IM)

What is allowed on this property?

The project site is zoned Industrial - Manufacturing (IM), which is defined in the Land Use Code as: "Industrial manufacturing areas primarily used for research, development, manufacturing, and service industrial uses in buildings on large lots. Residential uses and other complementary uses may be allowed in appropriate locations." (Section 9-5-2(c)(4), B.R.C. 1981). For more information about the zoning, refer to the city's land use regulations at www.bouldercolorado.gov (go to Planning & Development Services → Codes & Regulations → Boulder Revised Code → Title 9) or contact Planning and Development Services Staff at 303-441-1880.

What is allowed on this property?

The project site is zoned Industrial - Manufacturing (IM) defined in the land use code (9-5-2, B.R.C. 1981 as: *Industrial manufacturing areas primarily used for research, development, manufacturing, and service industrial uses in buildings on large lots. Residential uses and other complementary uses may be allowed in appropriate locations.*" For more information about this zoning, refer to the city's land use regulations at www.bouldercolorado.gov (go to City A to Z → Boulder Revised Code → Title 9) or contact Planning and Development Services staff at 303-441-1880.

Why is this review required?

Per section 9-2-14(m) of the land use code, no proposal to modify any approved site review, other than a minor modification or minor amendment, will be approved unless the site plan is amended and approved. In addition, a Use Review is required for a residential use in an industrial zone.

What are the criteria for review?

The application will be reviewed under the Site and Use Review criteria of the Land Use Code sections 9-2-14(h) and 9-2-15(e), B.R.C. 1981 respectively. You can review these criteria in the city's land use regulations at the link described above or contact Planning and Development Services Staff at 303-441-1880.

When will a decision be made?

The Development Review staff will review the application based on the criteria noted above. The timing of the development review process depends on several factors, including the complexity of the project and the number of times the proposal is revised. Staff welcomes inquiries and comments from the public throughout the review process and public comments will be considered in the city's initial response to the applicant if received before Jan. 21, 2021. A decision on this application (an approval, denial, or approval with conditions) will be made by the Planning Board. If you wish to receive notice of the decision or of any Planning Board hearings, contact the Planning Department's case manager (see below).

How can I find out more?

For more information or to comment on the application, contact the project's staff case manager Elaine McLaughlin:
by phone: 303-441-4130 -or- by email: mclaughline@bouldercolorado.gov

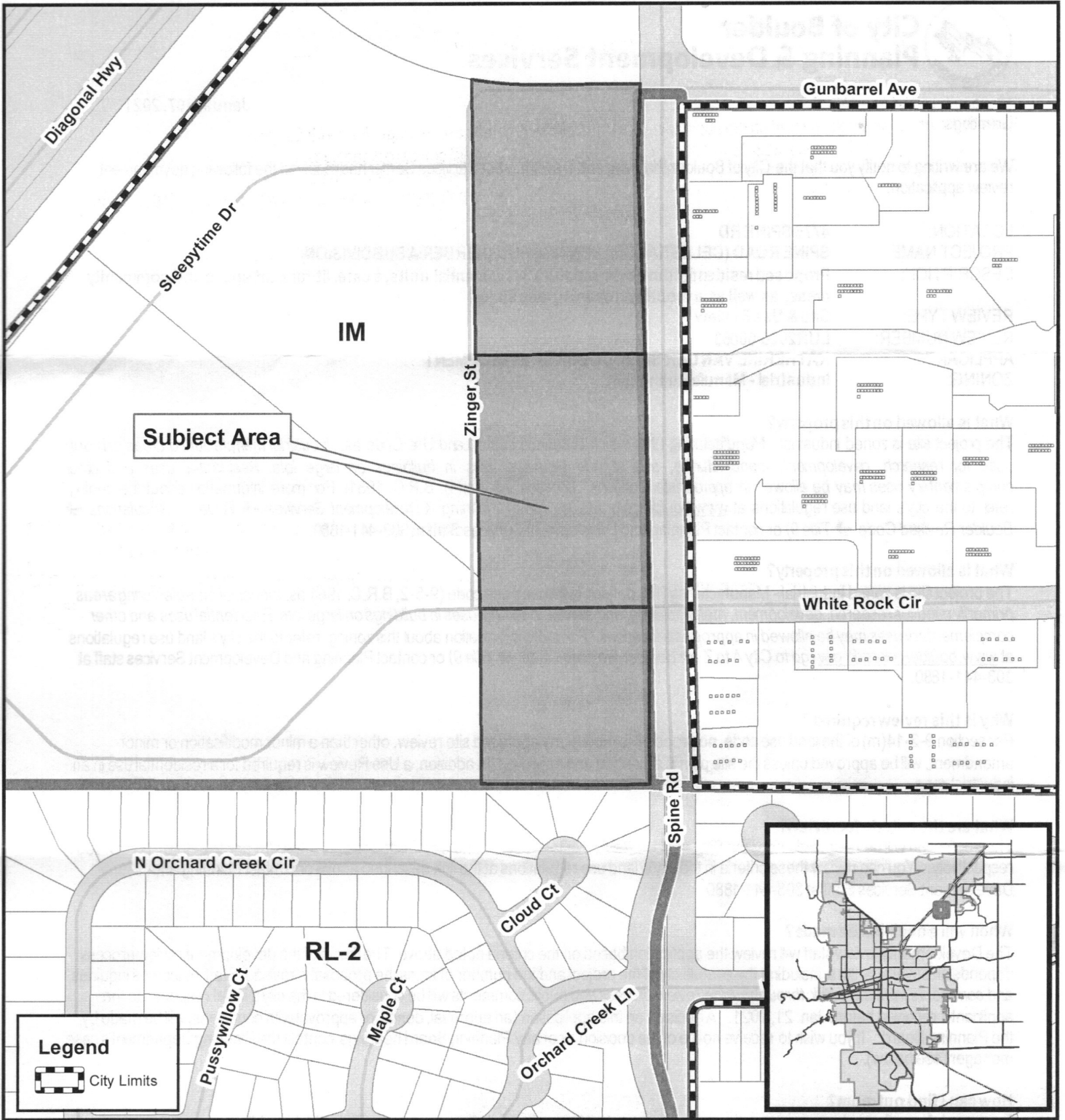
Electronic copies of the development review project documents for this application are available online at: <https://bouldercolorado.gov/plan-develop> (go to Map of Development Review Projects (right hand menu) → enter 'LUR2020-00063' in the upper right-hand field → choose the case from the drop-down menu).

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City of Boulder Vicinity Map



Location: 4775 Spine Rd
Project Name: Spine Road (Celestial Seasonings PUD)
 (Herberia Subdivision)
Review Type: Site & Use Review
Review Number: LUR2020-00063
Zoning: Industrial-Manufacturing (IM)
Applicant: KATHERINE VAN DER SPEK,
 COBURN DEVELOPMENT



1 inch = 250 feet



The information depicted on this map is provided as graphical representation only. The City of Boulder provides no warranty, expressed or implied, as to the accuracy and/or completeness of the information contained hereon.