

Planning Commission Notice Of Decision  
Type of Project: Sketch Plan Review

Date: 9-24-19  
File Number: SPR-1-19

**Project Name:** Willoughby Corner Sketch Plan Review

**Project Summary:** This request is the review of a Sketch Plan for 400 homes, including 30 duplex, 130 townhouse, 120 multi-family and 120 senior multi-family units on a 24-acre site. Approximately 90% or 360 of the homes will be permanently affordable at 80% of Area Median Income (AMI) for Boulder County. The remaining 10% would be at >80% to 120% of AMI. Approximately 20% will be for-sale and 80% will be for-rent.

An amendment to the Comprehensive Plan Land Use designation from Industrial to High Density Residential will be needed at Final Plan. Rezoning from M1 (Industrial) to R4 (High Density Residential) will also be needed at Final Plan. The Planning Commission will consider the Comprehensive Plan Amendment and Rezoning at Preliminary Plan.

**Applicant/Owner:** Boulder County Housing Authority

**Site Location:** Southwest corner of 120<sup>th</sup> Street and Emma Street

**Action Taken:** *Planning Commission recommended approval of the Sketch Plan Review subject to the conditions of approval listed below.*

**Planning Commission Vote:** Sketch Plan Review – 6 in favor, 1 absent

**Appeal Process:** City Council can appeal no later than their October 15, 2019 meeting. Applicant or any property owner entitled to notice may appeal within 14 days of decision or by 5:00 p.m., October 8, 2019.

**Conditions of Approval:**

Staff recommends the following conditions of approval for the Willoughby Sketch Plan:

1. The code modification table shown on the plans shall be amended to reflect nine spaces of townhome parking be allocated to multifamily parking to keep the shortage to under 20% for multifamily.
2. The code modification table shall be updated to include the request for smaller townhouse lots, from 2500 sf minimum to 900 sf minimum.
3. Subject to the successful Comprehensive Plan Land Use designation change to High Density Residential.
4. Subject to the successful Rezoning to High Density Residential (R4).
5. The applicant shall address all comments in the City Engineer's memo dated September 10, 2019.
6. Amend code modification table to include front yard setbacks of 10 ft. for duplex and 5 ft. for townhomes, and rear yard of 1 ft. for duplexes.
7. Continue to work with staff on creating usable green space distributed throughout the site in appropriate area as related to the building type it is serving.
8. Continue to work with the City and RTD regarding servicing the site and additional mobility options.
9. Continue to work with staff on providing appropriate locations for bicycle storage.

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**Distribution:**

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|--|---|
| <input checked="" type="checkbox"/> File                       | <input checked="" type="checkbox"/> City Attorney       |
| <input checked="" type="checkbox"/> Building Official          | <input checked="" type="checkbox"/> Applicant           |
| <input type="checkbox"/> Plans Analyst                         | <input checked="" type="checkbox"/> City Council        |
| <input checked="" type="checkbox"/> Public Works               | <input checked="" type="checkbox"/> Planning Commission |
| <input checked="" type="checkbox"/> Public Information Officer | <input type="checkbox"/> Other _____                    |

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Enclosed are two copies of the Notice of Decision. Please return one signed copy to the City in the enclosed envelope and keep the other copy for your records.

I accept the decision as described above.

Signed:

Norman Boyle (Owner) 10-1-19  
Boulder County Housing Authority