



City of Boulder Planning & Development Services

CITY OF BOULDER ADMINISTRATIVE REVIEW RESULTS AND COMMENTS

DATE: December 02, 2024
CASE MANAGER: Alison Blaine
PROJECT NAME: BASEMAR SHOPPING CENTER
LOCATION: 2584 BASELINE RD
REVIEW TYPE: Minor Modification to Approved Plan
REVIEW NUMBER: ADR2024-00235
APPLICANT: Steve Brown, Near Design and Planning
DESCRIPTION: Proposed minor modification to add two overhead exterior doors, man door, loading area with scissors lift, screen wall, new loading ramp, and a new trash enclosure for a new tenant (Leever's Locavore) at the Basemar Shopping Center (P-83-39).

I. REVIEW FINDINGS

Application needs revisions to meet all criteria; applicant must submit revisions prior to submitting final document set for city sign off.

II. CITY REQUIREMENTS

The section below addresses issues that must be resolved prior to project approval.

Access/Circulation

Daniel Valerin, 303-441-4349

1. Section 9-9-18(e) - "Trash Storage and Recycling Areas", B.R.C. 1981 requires trash and recycling areas to be conveniently accessible for collection vehicles and the proposed location makes it difficult for collection vehicles to access and service the trash containers efficiently. Provide a more convenient route and/or location to ensure proper service of the trash containers.

Plan Documents

Alison Blaine, 303-441-4410

1. As indicated in the pre-application (PAR2024-00031), the Basemar shopping center was approved as a PUD in 1983 (P-83-39) and the site is considered a "Retail Use over 50,000 square feet" as shown in Table 9-4, Section 9-9-6. Update the parking table accordingly. Specifically, include the use of each tenant to determine which parking ratio applies. It appears there is less than 30% of floor area for restaurants, but more concrete information should be included in the table. If the floor area for the entire site is used for restaurants, then the parking ratio for the entire site is 1:250 square feet. This parking ratio can be applied to the total tenant floor area instead of each individual tenant.
2. Update the written statement to clarify how many parking spaces will be removed as part of the minor modification.

Utilities

Erik Saunders, 303-441-4493

1. The plans have identified a scissor lift to be recessed in a "pit". This pit appears to be open to the elements. It is not clear how stormwater runoff entering the pit area is intended to be managed. If stormwater runoff is to be collected in a sump and discharged to grade, the storm piping and discharge location must be shown on the plans. Please provide drainage details for the scissor lift pit.

IV. INFORMATIONAL COMMENTS

The list below provides informational comments that may be applicable to your proposal.

1. **Next Steps**, Alison Blaine, 303-441-4410
Once the plan set has been corrected as noted herein, please re-submit digital copies of the corrected materials to the CSS portal and contact the case manager.
2. **Access/Circulation**, Daniel Valerin, valerind@bouldercolorado.gov
Staff encourages the Design Team to consider long term use of the proposed truck route and address potential life safety concern that would arise from a driver navigating a large vehicle with greater blind spots through a parking lot utilized by people for steady commercial businesses. This parking lot does not have a pedestrian walkway, so pedestrians have to navigate the lot through the drive aisles, potentially increasing conflicts between the vehicle and pedestrians.
3. **Access/Circulation**, Daniel Valerin, valerind@bouldercolorado.gov
Staff appreciates the added details showing how the truck will navigate the parking lot. However, staff encourages the Design Team to consider how the truck will navigate the parking lot when there are other vehicles in the drive aisles, especially since the proposed route requires the truck to use the opposing lane.

V. CITY CODE CRITERIA CHECKLIST

See attached checklist.

CRITERIA CHECKLIST AND COMMENT FORM

MINOR MODIFICATION TO AN APPROVED DISCRETIONARY REVIEW PLAN

SECTION 9-2-14(k)

ADR2024-00235

ADDRESS: 2584 Baseline Rd

DATE: November 29, 2024

CRITERIA APPLICABLE TO ALL MINOR MODIFICATION APPLICATIONS

(K) Minor Modifications to Approved Site Plans: Choose an item.

The city manager reviews applications for minor modifications pursuant to the procedures in Section 9-2-2, "Administrative Review Procedures," B.R.C. 1981.

- (1) Standards: Minor modifications may be approved if the proposed modification complies with the following standards:

- (A) Scope: The proposed modification is to the approved plans; *Yes*

Staff Response:

The proposed modifications are to the Base Mar Shopping Center approved under P-83-39.

- (B) Intent: The modification does not alter the basic intent of the site plan approval; *Yes*

Staff Response:

The proposed modifications include adding a new overhead and man door, new truck loading area (including scissor lift), and screen wall to accommodate a new grocery/retail sales use. The site will still function as originally intended.

- (C) Residential Uses: The housing type is not changed; *N/A*

Staff Response:

N/A; no residential uses.

- (D) Height: No portion of any building is expanded above the height permitted under Sections 9-7-1, "Schedule or Form and Bulk Standards," or 9-7-6, "Building Height, Conditional," B.R.C. 1981; *Yes*

Staff Response:

There are no proposed modifications to the height of the existing building.

- (E) Parking: Any parking reduction is reviewed and approved through the process and criteria in Subsection 9-9-6(f), B.R.C. 1981; *No*

Staff Response:

More information is necessary to confirm parking counts. As a result of the new truck loading area, the parking has been reduced per the written statement.

- (F) Solar Panels: Any solar panels do not substantially add to the mass or perceived height of the building and comply with all applicable building height, solar access, building coverage, and open space requirements; *N/A*

Staff Response:

N/A; no solar panels proposed as part of this application.

(G) Other Requirements: The modification complies with all other applicable requirements of this title; and *Yes*

Staff Response:

The proposed modifications will not affect form and bulk, intensity, or development standards for the site. There are no proposed changes to the use that are not allowed per the original approval.

(H) Modified Standards: The numeric standards in the site plan are not modified by more than allowed through Table 2-3. *Yes*

Table 2-3: Minor Modification Standards

Standard modified	Maximum allowed as a minor modification	Modification complies?
Setbacks: interior to the site plan area	No limit to setback modifications	<i>N/A</i>
Setbacks: along boundary of site plan area	Minimum zoning district requirement	<i>N/A</i>
Floor area (cumulative in minor modification processes)	Increase of up to 10 percent of the floor area granted in the site review approval, not to exceed the floor area ratio listed in Chapter 9-8, "Intensity Standards," B.R.C. 1981. These limitations on floor area do not apply to detached dwelling units on individual lots in zoning districts without a maximum floor area ratio.	<i>N/A</i>
Open space	Minimum zoning district requirement	<i>N/A</i>
Building location	Up to 10 percent of the length or width of the building	<i>N/A</i>
Building envelope	Increase of up to 10 percent in area	<i>N/A</i>

Staff Response:

The modifications comply with Table 2-3.

(2) Notification: If an applicant requests approval of a minor modification to an approved site review, the city manager will determine which properties within the development would be affected by the proposed change. The city manager will provide notice pursuant to Subsection 9-4-3(b), B.R.C. 1981, of the proposed change to all property owners so determined to be affected.

Proposed changes will not impact other property owners.