

Planning Commission

Agenda

October 13, 2016
City Hall, Council Chambers
749 Main Street
6:30 PM

For agenda item detail see the Staff Report and other supporting documents included in the complete meeting packet.

Public Comment will be limited to three (3) minutes per speaker.

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Approval of Minutes
 - September 8, 2016
- V. Public Comment on Items Not on the Agenda
- VI. Regular Business – Public Hearing Items
 - **197 S 104th PUD Amendment:** A request for an amendment to a final planned unit development (PUD) plan for Lots 2A & 3A, Block 4, Business Center at CTC to Construct a 6,267 SF Addition.
 - Applicant and Representative: JM Associates, Inc (Jerry Moore)
 - Owner: CTC Commercial I, LLC (Steve Meyers)
 - Case Manager: Scott Robinson, Planner III
 - **North End Block 15 PUD amendment:** A request to amend the North End Block 15 PUD to modify the architectural elevations.
 - Applicant, Owner, and Representative: Ridgeline Development Corp (Chad Kipfer)
 - Case Manager: Scott Robinson, Planner III
 - **Foundry Replat:** A request to replat the Foundry subdivision to adjust the lot lines.
 - Applicant and Representative: RMCS Inc (Justin McClure)
 - Owner: RMCS LLC
 - Case Manager: Scott Robinson, Planner III
 - **Balfour Senior Living Plat/PUD Amendment:** A request for a final Plat and planned unit development (PUD) to allow for a new 56-unit Assisted Living Community.
 - Applicant, Owner, and Representative: Balfour Senior Living (Hunter MacLeod)
 - Case Manager: Lauren Trice, Planner II

- **Delo Lofts Final Plat/PUD/SRU:** A request for a final Plat and planned unit development (PUD) and special review use (SRU) to allow for eight live/work units and 33 apartment units in the Hwy 42 Revitalization Area. **Continued from 9/8/2016**
 - Applicant: Delo East, LLC (Justin McClure)
 - Owner: Boom, LLC (Elizabeth Law-Evans)
 - Representative: RMCS, Inc (Justin McClure)
 - Case Manager: Scott Robinson, Planner III

- **Centennial Pavilions Final Plat:** A request for a re-plat of Centennial Pavilions Filing No. 1 to create three separate legal lots. **Continue to 11/10/16**
 - Applicant and Representative: NexGen Properties (Sean Sjodin)
 - Owner: NexGen Properties, Walorado Partners LLC, Centennial Pavillion Lofts Owner's Association

VII. Planning Commission Comments

VIII. Staff Comments

IX. Items Tentatively Scheduled for the regular meeting November 10, 2016:

- **Crystal Springs SRU:** A request for a special review use (SRU) to allow a tap room at 600 Main Street.
 - Applicant and Representative: Crystal Springs Brewing Company, LLC (Tom Horst)
 - Owner: Martin and Karen Achtermann
 - Case Manager: Rob Zuccaro, Planning and Building Safety Director

- **Innovative Openings:** A request for a Planned Unit Development and easement vacation for a 15,101 SF office, manufacturing and warehouse facility.
 - Applicant and Representative: Rosenthal Associates, LLC (Bob Rosenthal)
 - Owner: PF Investments, LLC
 - Case Manager: Kristin Dean, Principal Planner

- **Lot 2, Block 3 Park at CTC PUD:** A request for a Planned Unit Development for 49,600 SF flex building.
 - Applicant, Owner, and Representative: Balfour Senior Living (Hunter MacLeod)
 - Case Manager: Scott Robinson, Planner III

- **Medtronic:** A request for an amended Planned Unit Development and Subdivision Plat for a 40,000 SF office addition, increase in parking area and revised drainage plan
 - Applicant and Representative: CTC Commercial III, LLC (Steve Meyers)
 - Owner: Leslie Malone
 - Case Manager: Rob Zuccaro, Planning and Building Safety Director

- **North End Market PUD/GDP Amendment:** A request for a final Planned Unit Development (PUD) and General Development Plan (GDP) amendment to allow 40,000 SF of commercial and 65 dwelling units.
 - Applicant, Owner, and Representative: Ridgeline Development Corp (Chad Kipfer)
 - Case Manager: Scott Robinson, Planner III

X. Adjourn

**Planning Commission
Meeting Minutes
September 8, 2016
City Hall, Council Chambers
749 Main Street
6:30 PM**

Call to Order – Pritchard called the meeting to order at 6:28 P.M.

Roll Call was taken and the following members were present:

Commission Members Present: Chris Pritchard, Chair
Ann O'Connell, Vice Chair
Steve Brauneis, Secretary
Jeff Moline
David Hsu
Tom Rice

Commission Members Absent:

Staff Members Present: Rob Zuccaro, Dir. of Planning & Building Safety
Susie Bye, Minutes Secretary

Approval of Agenda:

Moline moved and **Brauneis** seconded a motion to approve the September 8, 2016 agenda. Motion passed by voice vote.

Approval of July 14, 2016 Minutes:

Moline moved and **O'Connell** seconded a motion to approve the July 14, 2016 minutes continued from previous meeting. **Pritchard** and **Brauneis** abstained. Motion passed by voice vote.

Approval of August 11, 2016 Minutes:

Brauneis moved and **O'Connell** seconded a motion to approve the August 11, 2016 minutes. **Moline** abstained. Motion passed by voice vote.

Public Comments: Items not on the Agenda
None.

Regular Business:

- **McCaslin Marketplace Easement Vacation, Resolution 20, Series 2016.** A resolution recommending approval of a request to vacate a utility easement on Lot 1A, Centennial Valley Parcel H, Filing 3 (994 W. Dillon Road/McCaslin Marketplace).
 - Applicant and Owner: McCaslin Retail, LLC (Scott Reichenberg)
 - Representative: Sanitas Group, LLC (Curtis Stevens)
 - Case Manager: Rob Zuccaro, Director of Planning and Building Safety

Staff Recommendations:

Staff recommends Planning Commission move to approve McCaslin Marketplace Easement Vacation, Resolution 20, Series 2016, a resolution recommending approval of a request to vacate a utility easement on Lot 1A, Centennial Valley Parcel H, Filing 3 (994 W. Dillon Road/McCaslin Marketplace).

Commission Questions of Staff: None.

Applicant Presentation: None.

Public Comment: None.

Summary and request by Staff and Applicant:

Staff recommends approval with no conditions.

Closed Public Hearing and discussion by Commission: None.

Motion made by **Brauneis** to approve **McCaslin Marketplace Easement Vacation**, Resolution No. 20, Series 2016, Resolution 20, Series 2016, a resolution recommending approval of a request to vacate a utility easement on Lot 1A, Centennial Valley Parcel H, Filing 3 (994 W. Dillon Road/McCaslin Marketplace), seconded by **O'Connell**. Roll call vote.

Name	Vote
Chris Pritchard	Yes
Ann O'Connell	Yes
Steve Brauneis	Yes
Jeff Moline	Yes
Tom Rice	Yes
David Hsu	Yes
Motion passed/failed:	Pass

Motion passes 6-0.

- **Delo Lofts Final Plat/PUD/SRU:** A request for a final Plat and planned unit development (PUD) and special review use (SRU) to allow for eight live/work units and 33 apartment units in the Hwy 42 Revitalization Area. **Continue to 10/13/2016**
 - Applicant: Delo East, LLC (Justin McClure)
 - Owner: Boom, LLC (Elizabeth Law-Evans)
 - Representative: RMCS, Inc (Justin McClure)
 - Case Manager: Scott Robinson, Planner II

Public Notice Certification:

Published in the Boulder Daily Camera on August 21, 2016. Posted in City Hall, Public Library, Recreation Center, and the Courts and Police Building and mailed to surrounding property owners and property posted on August 17, 2016.

Request to continue to the October 13, 2016 meeting. There are outstanding issues from Staff review and comments that were not addressed in time for this meeting.

Pritchard asks if this item will be ready for the next meeting. **Zuccaro** says yes.

Brauneis makes motion to continue the Delo Lofts Final Plat/PUD/SRU to October 13, 2016 meeting, seconded by **Moline**. Voice vote passes.

- **Centennial Pavilions Final Plat:** A request for a re-plat of Centennial Pavilions Filing No. 1 to create three separate legal lots. **Continue to 10/13/2016**

- Applicant and Representative: NexGen Properties (Sean Sjodin)
- Owner: NexGen Properties, Walorado Partners LLC, Centennial Pavilions Lofts Owner's Association
- Case Manager: Lauren Trice, Planner I

Public Notice Certification:

Published in the Boulder Daily Camera on August 21, 2016. Posted in City Hall, Public Library, Recreation Center, and the Courts and Police Building and mailed to surrounding property owners and property posted on August 17, 2016.

Request to continue to the October 13, 2016 meeting. There are outstanding issues from Staff review and comments that were not addressed in time for this meeting.

Pritchard asks if this item will be ready for the next meeting. **Zuccaro** says yes.

Brauneis makes motion to continue the Centennial Pavilions Final Plat to October 13, 2016 meeting, seconded by **Moline**. Voice vote passes.

Regular Business – Commission Action

- **Balfour Senior Living Plat/PUD Amendment Resolution of Denial: Resolution No. 14, Series 2016.** A resolution recommending disapproval of a Planned Unit Development (PUD) and Final Plat to allow the construction of a 54-unit assisted living community on Lots 2 and 3, Louisville Plaza Filing No. 2, Located at 1800 and 1870 Plaza Drive.

- Applicant, Owner, and Representative: Balfour Senior Living (Hunter MacLeod)
- Case Manager: Lauren Trice, Planner I

O'Connell makes motion to approve **Balfour Senior Living Plat/PUD Amendment Resolution of Denial: Resolution No. 14, Series 2016**, a resolution recommending disapproval of a Planned Unit Development (PUD) and Final Plat to allow the construction of a 54-unit assisted living community on Lots 2 and 3, Louisville Plaza Filing No. 2, Located at 1800 and 1870 Plaza Drive, seconded by **Moline**.

Name	Vote
Chris Pritchard	Abs
Ann O'Connell	Yes
Steve Brauneis	Abs
Jeff Moline	Yes
Tom Rice	No
David Hsu	Yes
Motion passed/failed:	Pass

Motion passes 3-1.

Planning Commission Comments:

O'Connell asks about Open Government Training.

Zuccaro says training on October 20, 2016 at 6:30 pm for quasi-judicial boards. **Brauneis, Moline, O'Connell,** and **Rice** are due for training. Training for advisory boards meeting on October 10, 2016 at 6:30 pm.

Staff Comments:

Pritchard asks the Commission about availability for the October 13, 2016 meeting. There may be an overflow meeting scheduled on October 27, 2016. **Trice** has sent an email about possible availability.

Zuccaro states there is a typo in the address of the Foundry Replat. It is listed as 600 Main Street. This property is on the SW side of Paschal and Highway 42 with an address of 2397 Highway 42.

Elect new Vice Chair and Secretary:

Zuccaro says because this was not listed on the agenda at the last meeting, Staff requests the PC revisit the election of the Vice Chair and Secretary.

Pritchard explains that **Tengler** stepped down due to residency issues. He was Vice Chair so this position was open. **Pritchard** discussed briefly moving **O'Connell** from Secretary to Vice Chair and **Brauneis** to Secretary.

Pritchard makes a motion to elect **O'Connell** to Vice Chair and **Brauneis** to Secretary, seconded by **Moline**. Voice vote. Motion passes 6-0.

Items Tentatively Scheduled for the regular meeting: October 13, 2016

- **197 S 104th PUD Amendment:** A request for an amendment to a final planned unit development (PUD) to construct a 6,352 SF addition at 197 S 104th Street, Lot 3A, Block 4, Business Center at CTC Replat F.
 - Applicant and Representative: JM Associates, Inc (Jerry Moore)
 - Owner: CTC Commercial I, LLC (Steve Meyers)
 - Case Manager: Scott Robinson, Planner II
- **Crystal Springs SRU:** A request for a special review use (SRU) to allow a tap room at 600 Main Street.
 - Applicant and Representative: Crystal Springs Brewing Company, LLC (Tom Horst)
 - Owner: Martin and Karen Achtermann
 - Case Manager: Rob Zuccaro, Planning and Building Safety Director
- **Foundry Replat:** A request to replat the Foundry subdivision to adjust the lot lines.
 - Applicant and Representative: RMCS Inc (Justin McClure)
 - Owner: RMCS LLC
 - Case Manager: Scott Robinson, Planner II
- **Balfour Senior Living Plat/PUD Amendment:** A request for a final Plat and planned unit development (PUD) to allow for a new 54-unit Assisted Living Community.
 - Applicant, Owner, and Representative: Balfour Senior Living (Hunter MacLeod)
 - Case Manager: Lauren Trice, Planner I
- **North End Block 15 PUD amendment:** A request to amend the North End Block 15 PUD to modify the architectural elevations.
 - Applicant, Owner, and Representative: Ridgeline Development Corp (Chad Kipfer)
 - Case Manager: Scott Robinson, Planner II

Adjourn:

Brauneis made motion to adjourn, **Moline** seconded. Pritchard adjourned meeting at 6:50 pm.

ITEM: Case #16-024-FP, Rupes USA

PLANNER: Scott Robinson, Planner II

APPLICANT: JM Associates Inc
5589 Arapahoe Unit 104
Boulder, CO 80301

OWNER: CTC Commercial I LLC
2051 Dogwood
Louisville, CO 80027

REPRESENTATIVE: Jerry Moore

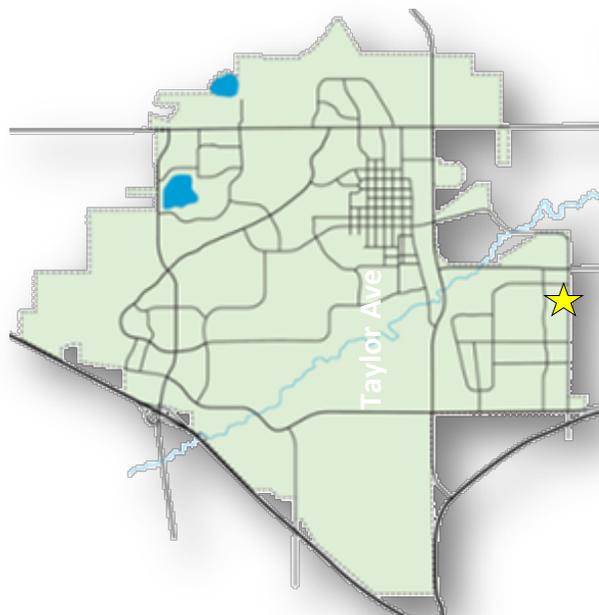
EXISTING ZONING: Planned Community Zone District - Industrial (PCZD-I)

LOCATION: 197 S 104th St., Lots 2A & 3A, Block 4, Business Center at CTC

TOTAL SITE AREA: 246,432 square feet (5.66 acres)

REQUEST: Approval of Resolution No. 21, Series 2016, a resolution recommending approval of an amendment to the final Planned Unit Development (PUD) for Lots 2A & 3A, Block 4, Business Center at CTC to construct a 6,267 SF addition.

VICINITY MAP:



PROPOSAL:

The applicant, JM Associates, is requesting approval of an amendment to the final Planned Unit Development (PUD) for Lots 2A & 3A, Block 4, Business Center at CTC to allow for the construction of a 6,267 square-foot industrial freezer addition to the rear of the southern existing building. The site is located in the Colorado Technology Center (CTC) on S 104th St at the intersection with Dogwood Street. The property is zoned Planned Community Zone District - Industrial (PCZD-I) and is subject to the Industrial Development Design Standards and Guidelines (IDDSG) and the Business Center at CTC General Development Plan (GDP). The original PUD for the construction of the two existing buildings, totaling 63,546 square feet, was approved in September, 2007.



ANALYSIS:

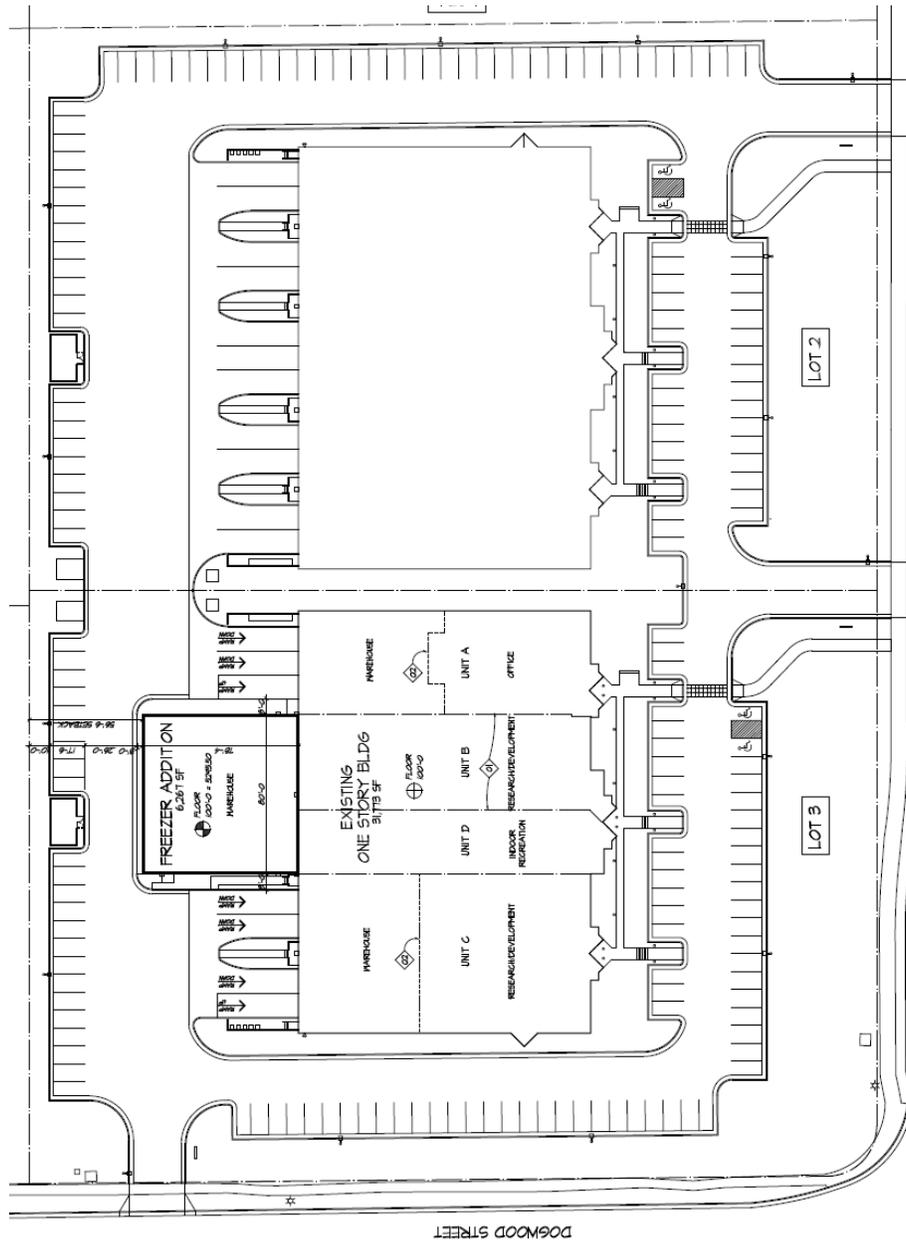
IDDSG

The following contains staff's analysis of the proposed development's compliance with the IDDSG:

Site Plan

The proposed addition would be on the back (west) side of the existing southern building, replacing loading docks and a portion of the access drive. The addition would

comply with setbacks and would not impact the amount of landscaping on site. The site layout would still comply with the IDDSG.



Parking

The proposed addition would not remove any existing parking, but the addition of 6,267 square feet of warehouse space would require an additional six parking spaces under the IDDSG. The existing development has 180 parking spaces to serve 63,546 square feet of building, or 2.83 spaces per 1000 square feet. The proposed parking ratio would be 2.58 spaces per 1000 square feet.

The development currently houses office, warehouse, research and development, and recreation uses. Based on the space dedicated to each use, the parking required under the IDDSG is 158 spaces. Adding the six spaces required by the addition brings the

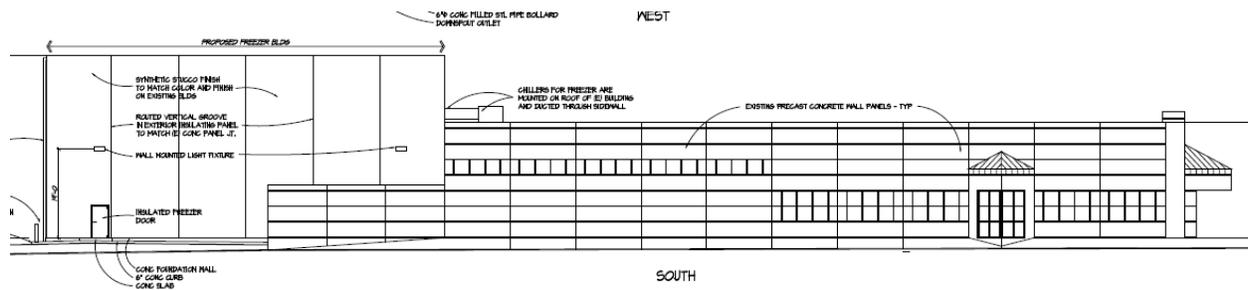
parking demand to 164 spaces, less than the 180 spaces on site. As with all flex buildings in the CTC, new uses will be evaluated at the tenant finish stage to ensure the provided parking continues to be adequate.

Vehicular and Pedestrian Circulation

The proposed addition would not impact pedestrian or vehicular circulation. The drive aisle behind the addition would be 26 feet, which is wide enough to accommodate trucks and fire access.

Architecture

The exterior of the addition would be synthetic stucco to match the existing building. The addition would be 37 feet tall – taller than the 23’ 6” existing building but less than the maximum of 40 feet allowed in the IDDSG. The rooftop mechanical units for the addition would be placed on the existing building and set back from the edge of the building. The proposed addition lacks architectural detailing, but given its size and location on the lot staff has determined it complies with the standards of the IDDSG.



Proposed south elevation with addition on the left

The lighting would be modified to accommodate the addition, but would still comply with the IDDSG. Landscaping, drainage, and signage would not be modified with the proposed PUD amendment.

PUD Criteria

Section 17.28.120 of the Louisville Municipal Code lists 13 criteria for Planned Unit Developments (PUDs) that must be satisfied or found not applicable for the PUD to be approved. Staff finds that all applicable criteria are met because the proposal meets all the requirements of the IDDSG and is located in an industrial area surrounded by compatible developments. The public land dedication requirement was met when the property was originally platted.

STAFF RECOMMENDATION:

Staff finds that the proposal complies with the IDDSG and PUD approval criteria in LMC Section 17.28.120 and recommends Planning Commission recommend approval of Resolution No. X, Series 2016, a resolution recommending approval of an amendment to the final Planned Unit Development (PUD) for Lots 2A & 3A, Block 4, Business Center at CTC to construct a 6,267 SF addition. The Planning Commission may approve (with or without conditions), continue, or deny the applicant’s request for the PUD amendment.

ATTACHMENT(S):

1. Resolution No. 21, Series 2016
2. Application documents
3. Final PUD

**RESOLUTION NO. 21
SERIES 2016**

A RESOLUTION RECOMMENDING APPROVAL OF AN AMENDMENT TO THE FINAL PLANNED UNIT DEVELOPMENT (PUD) PLAN FOR LOTS 2A & 3A, BLOCK 4, BUSINESS CENTER AT CTC TO CONSTRUCT A 6,267 SF ADDITION.

WHEREAS, there has been submitted to the Louisville Planning Commission an application for approval of an amendment to the final planned unit development (PUD) plan for Lots 2A & 3A, Block 4, Business Center at CTC to construct a 6,267 SF addition; and

WHEREAS, the City Staff has reviewed the information submitted and found it to comply with Louisville Municipal Code Chapter 17.28 and all applicable design criteria; and

WHEREAS, after a duly noticed public hearing on October 13, 2016, where evidence and testimony were entered into the record, including the findings in the Louisville Planning Commission Staff Report dated October 13, 2016, the Planning Commission finds the Lots 2A & 3A, Block 4, Business Center at CTC PUD amendment, located at 197 S 104th St, should be approved with no conditions.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Louisville, Colorado does hereby recommend approval of an amendment to the final planned unit development (PUD) plan for Lots 2A & 3A, Block 4, Business Center at CTC.

PASSED AND ADOPTED this 13th day of October, 2016

By: _____
Chris Pritchard, Chairman
Planning Commission

Attest: _____
Steve Brauneis, Secretary
Planning Commission

LAND USE APPLICATION

CASE NO. _____

APPLICANT INFORMATION

Firm: JM ASSOCIATES INC
 Contact: JERRY MOORE
 Address: 5509 ARAPAHO UNIT 10A
Boulder, CO 80301
 Mailing Address: PO BOX 18390
Boulder, CO 80308
 Telephone: 303-449-1887
 Fax: 303-449-2960
 Email: jerry@jm-assoc.com

OWNER INFORMATION

Firm: OTC COMMERCIAL I LLC
 Contact: STEVE MEYERS
 Address: 2051 DOGWOOD
LOUISVILLE, CO 80027
 Mailing Address: SAME
 Telephone: 303-580-9980
 Fax: _____
 Email: steve@smeyersassoc.com

REPRESENTATIVE INFORMATION

Firm: SEE APPLICANT ABOVE
 Contact: _____
 Address: _____
 Mailing Address: _____
 Telephone: _____
 Fax: _____
 Email: _____

PROPERTY INFORMATION

Common Address: 105 1/2 AT S. 104th STREET
 Legal Description: Lots 2A & 3A Blk 4
Subdivision REPLAT F, THE BUSINESS CENTER
 Area: 216,432 SF Sq. Ft. AT OTC

TYPE (S) OF APPLICATION

- Annexation
- Zoning
- Preliminary Subdivision Plat
- Final Subdivision Plat
- Minor Subdivision Plat
- Preliminary Planned Unit Development (PUD)
- Final PUD
- Amended PUD
- Administrative PUD Amendment
- Special Review Use (SRU)
- SRU Amendment
- SRU Administrative Review
- Temporary Use Permit: _____
- CMRS Facility: _____
- Other: (easement / right-of-way; floodplain; variance; vested right; 1041 permit; oil / gas production permit)

PROJECT INFORMATION

Summary: THE AMENDMENT PROPOSES THE ADDITION OF A 6,352 SF WALK-IN FREEZER TO THE REAR OF THE EXISTING BUILDING ON LOT 3A TO ACCOMMODATE THE EXPANSION OF A BAKERY INTO THIS BUILDING.

Current zoning: PUD-1 Proposed zoning: SAME

SIGNATURES & DATE

Applicant: J Moore 07/07/10
 Print: JERRY MOORE
 Owner: Steve Meyers
 Print: STEVE MEYERS
 Representative: _____
 Print: _____

CITY STAFF USE ONLY

- Fee paid: _____
- Check number: _____
- Date Received: _____

LETTER OF REQUEST

09/16/16

FINAL PUD AMENDMENT #1

Lots 2A & 3A, Block 4, The Business Center at CTC, Replat F

LEGAL DESCRIPTION:

Lots 2A & 3A, The Business Center at C.T.C., Replat F, Louisville, Colorado

PROJECT AREA:

6.68 Acres

PROPOSED USE:

Any uses allowed in City of Louisville Industrial zone districts

PROJECT INTENT:

The existing PUD was approved in 2007 and includes 2 detached single story buildings on individual adjacent lots. The buildings are oriented with their street front facing 104th Avenue towards the east. Each building entry includes a sidewalk connection to an existing detached sidewalk along 104th Avenue. All loading and utility services are on the rear (west) of the buildings and are screened from view of the commercial use adjacent to the north and Dogwood Street on the south. The existing PUD also includes joint use of the proposed driveway access located near the common interior property line and cooperative cross-access and parking between the two lots.

PUD Amendment #1 proposes addition of an approximately 6,267 sf single story walk-in freezer to the existing building on Lot 3 to accommodate the expansion of a bakery tenant into this building. The Freezer Addition will be located on the rear of and approximately centered in the width of the building. No existing parking will be modified and the expansion of the building footprint will be offset by an equivalent reduction in existing driveway apron and loading ramp paving on the rear of the building.

LAND USE:

	Lot 2A	Lot 3A	Project	
Building footprint	31,773 sf	38,040 sf	69,813 sf	28.3%
Driveways/Parking/Sidewalks	56,957 sf	49,408 sf	106,365 sf	43.1%
Landscaping	31,984 sf	38,270 sf	70,254 sf	28.6%
Site Area	120,714 sf	125,718 sf	246,432 sf	100.0%

BUILDING SETBACKS:

	East	North	West	South
Lot 2	123.4'	55.2'	134.8'	10.5'
Lot 3	123.4	10.5'	56.5'	66.5'

BUILDING HEIGHT:

Existing buildings Lots 2A & 3A:	1 story, 23'-6 above floor elevation
Proposed Addition to Lot 3A:	1 story, 38'-0 max above floor elevation (37'-0 proposed)

BUILDING AREA:

	Lot 2A	Lot 3A	Project
Building Area	31,773 sf	38,040 sf	69,813 sf

PARKING:

	Lot 2A	Lot 3A	Project
Standard Parking	90 sp	86 sp	176 sp
HC Parking	2 sp	2 sp	4 sp
Total Parking	92 sp	88 sp	180 sp

EXTERIOR MATERIALS:

Freezer Addition

Walls	Synthetic stucco system with color, finish and vertical reveals to match existing building
Freezer Roof	Epdm membrane roofing

Existing Building (no changes proposed from previously approved PUD)

Building Walls	Painted precast concrete with accent reveals (minimum 4 colors)
Window Framing	Aluminum storefront framing system
Glazing	Tinted insulating glazing
Sloped Roof	Standing rib metal roofing
Flat Roof	Epdm membrane roofing with river rock ballast
Mechanical Screen	Painted vertical ribbed steel decking (if screening is required per IDDSG)

See color samples submitted separately.

PROJECT PHASING:

Construction of the proposed Freezer Addition will commence within 12 months following approval of this PUD Amendment by the City of Louisville. Construction will be complete within 4 months following commencement of construction.

EXTERIOR LIGHTING:

Existing pole mounted, wall mounted, bollard and recessed exterior lighting locations and fixture specifications are indicated on Sheet E01. Where the Freezer Addition abuts the existing building, existing building mounted lighting located over rear entrances will be removed. Two of these lights will be relocated to the south and north exterior walls of the Freezer Addition near the existing building entries. A third light will be relocated to illuminate the new steel stairway and landing serving the new exterior entry door on the southwest corner of the Addition.

SIGNAGE:

No change to approved building signage is proposed.

FUTURE TENANT FINISH:

Parking requirements will be reviewed during the building permit process for individual tenant finishes. No tenant finish permits or certificates of occupancy will be issued if the combined parking of the various uses as required by the IDDSG exceeds the total provided parking on the site.

PROPERTY OWNERSHIP AND JOINT USE AGREEMENTS:

Lots 2A and 3A are currently in common ownership. Should this circumstance change in the future, the separate owners of Lots 2A and 3A will execute joint agreements for cooperative use of vehicular access, internal sidewalks and drainage facilities. The existing access easement between the owners on the driveway west of the building will be modified to accommodate the encroachment of the proposed Addition.

LEGAL DESCRIPTION:

Lots 2A & 3A, Block 4, The Business Center at C.T.C. Replat F, Louisville, Colorado

PROJECT AREA:

6.68 Acres

PROPOSED USE:

Any uses allowed in City of Louisville Industrial zone districts

PROJECT INTENT:

The Project proposes addition of an approximately 6,352 sf single story walk-in freezer to the existing building on Lot 3 to accommodate the expansion of a bakery tenant into this building. The Freezer Addition will be located on the rear of the approximately centered in the width of the building. No existing parking will be modified and the expansion of the building footprint will be offset by an equivalent reduction in existing driveway apron and loading ramp paving on the rear of the building.

LAND USE:

	Lot 2A	Lot 3A	Project	
Building footprint	31,773 sf	38,040 sf	69,813 sf	28.3%
Driveways/Parking/Sidewalks	56,957 sf	49,408 sf	106,365 sf	43.1%
Landscaping	31,984 sf	38,270 sf	70,254 sf	28.6%
Site Area	120,714 sf	125,718 sf	246,432 sf	100.0%

BUILDING SETBACKS:

	East	North	West	South
Lot 2	123.4'	55.2'	134.8'	10.5'
Lot 3	123.4	10.5'	56.5'	66.5'

BUILDING HEIGHT:

Existing buildings Lots 2 & 3: 1 story, 23'-6" height above floor elevation
Proposed Addition to Lot 3: 1 story, 38'-0" height max above floor elevation (37' proposed)

BUILDING AREA:

	Lot 2A	Lot 3A	Project
Building Area	31,773 sf	38,040 sf	69,813 sf

PARKING:

	Lot 2A	Lot 3A	Project
Standard Parking	90 sp	88 sp	178 sp
HC Parking	2 sp	2 sp	4 sp
Total Parking	92 sp	88 sp	180 sp
Average parking ratio SF/Space	345	432	388
Average parking ratio Spaces/1000 SF	2.90	2.31	2.58
Bicycle parking	9 sp	9 sp	18 sp

THE INFORMATION ABOVE REFERS TO THE COMBINATION OF LOTS 2A & 3A. PLEASE SEE DWG 02/A01 FOR SITE INFORMATION SPECIFIC TO LOT 3A.

EXTERIOR MATERIALS:

Freezer Addition Walls	Synthetic stucco system with color, finish and vertical reveals to match existing building
Freezer Addition Roof	Epdm membrane roofing
Existing Building (no changes proposed from previously approved PUD)	
Building Walls	Painted precast concrete with accent reveals (minimum 4 colors)
Window Framing	Aluminum storefront framing system
Glazing	Tinted insulating glazing
Sloped Roof	Standing rib metal roofing
Flat Roof	Epdm membrane roofing with river rock ballast
Mechanical Screen	Painted vertical ribbed steel decking (if screening is required per IDDSG)

See color samples submitted separately.

PROJECT PHASING:

Construction of the proposed Freezer Addition will commence within 12 months following approval of this PUD Amendment by the City of Louisville. Construction will be complete within 4 months following commencement of construction.

EXTERIOR LIGHTING:

Existing pole mounted, wall mounted, bollard and recessed exterior lighting locations and fixture specifications are indicated on Sheet E01. Where the Freezer Addition abuts the existing building, existing building mounted lighting located over rear entrances will be removed. Two of these lights will be relocated to the south and north exterior walls of the Freezer Addition near the existing building entries. A third light will be relocated to illuminate the new steel stairway and landing serving the new exterior entry door on the southwest corner of the Addition.

SIGNAGE:

No change to approved building signage is proposed.

FUTURE TENANT FINISH:

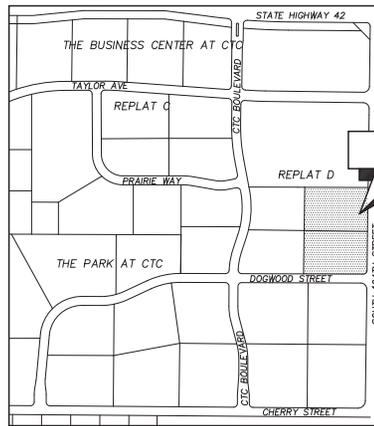
Parking requirements will be reviewed during the building permit process for individual tenant finishes. No tenant finish permits or certificates of occupancy will be issued if the combined parking of the various uses as required by the IDDSG exceeds the total provided parking on the site.

PROPERTY OWNERSHIP AND JOINT USE AGREEMENTS:

Lots 2A and 3A are currently in common ownership. Should this circumstance change in the future, the separate owners of Lots 2A and 3A will execute joint agreements for cooperative use of vehicular access, internal sidewalks and drainage facilities. The existing access easement between the owners on the driveway west of the building will be modified to accommodate the encroachment of the proposed Addition.

P.U.D. AMENDMENT #1

Lots 2A & 3A, Block 4, Replat F The Business Center at CTC



Vicinity Map

SHEET INDEX

- A00 Cover Sheet
- A01 PUD Amendment Plan
- A02 Freezer Addition Floor Plan
- A03 Exterior Elevations
- C01 Grading Plan
- C02 Utility Plan
- E01 Photometric Plan
- E02 Exterior Light Fixtures
- Replat E (Basis of Original PUD)

CERTIFICATES

Ownership Signature Block

By signing this PUD, the owner acknowledges and accepts all the requirements and intent set forth in this PUD. Witness our hands and seals this ____ day of _____, 20____

(Notary Seal)

Owner Name _____ Signature _____

Notary Name _____ Signature _____

My Commission Expires _____

Planning Commission Certificate

Approved this ____ day of _____, 20____ by the Planning Commission of the City of Louisville, Colorado.

Resolution No. _____, Series _____.

City Council Certificate

Approved this ____ day of _____, 20____ by the City Council of the City of Louisville, Colorado.

Resolution No. _____, Series _____.

Mayor _____

City Clerk _____

Clerk and Recorder Certificate
(County of Boulder, State of Colorado)

I hereby certify that this instrument was filed in my office at ____ o'clock, ____ M., this ____ day of _____, of 20____, and is recorded in:

Plan File _____, Fee _____, paid.

Film No. _____ Reception _____

Clerk & Recorder _____

Deputy _____

JM Associates, Inc.

Architecture / Planning
PO Box 19306
Boulder, Colorado 80508
(303) 440-6161

PUD AMENDMENT #1

Lots 2A & 3A, Block 4, Replat F, CTC
Louisville, Colorado

A00

01/07/18	APPLICATION
01/16/18	RESIDENTIAL

A. Zoning: PUD - Industrial

B. Occupancy and Use

Unit	Desc	Use	Location	Area	Parking	Ratio	Required
A	B	Office	First Fl	4,131.27	250	16.03	
S-2		Warehouse	First Fl	3,588.78	1,000	3.82	
B	B	Research and development	First Fl	7,247.34	500	14.48	
D	A-3	Indoor Recreation	First Fl	4,572.51	250	18.11	
C	B	Research and development	First Fl	6,922.70	500	13.99	
S-2		Warehouse	First Fl	4,831.30	1,000	4.83	
TOTAL Existing				31,773.12		68.39	
Addition	S-2	Warehouse	First Fl	6,267.00	1,000	6.27	
TOTAL Proposed				38,040.12		74.67	

E. Site Areas:

EXISTING	Area	Percentage
Building Footprint	31,773	25.27%
Parking, loading and driveways	55,075	44.29%
Landscaping & Pedestrian circulation	38,272	30.44%
TOTAL Existing Site	125,120	

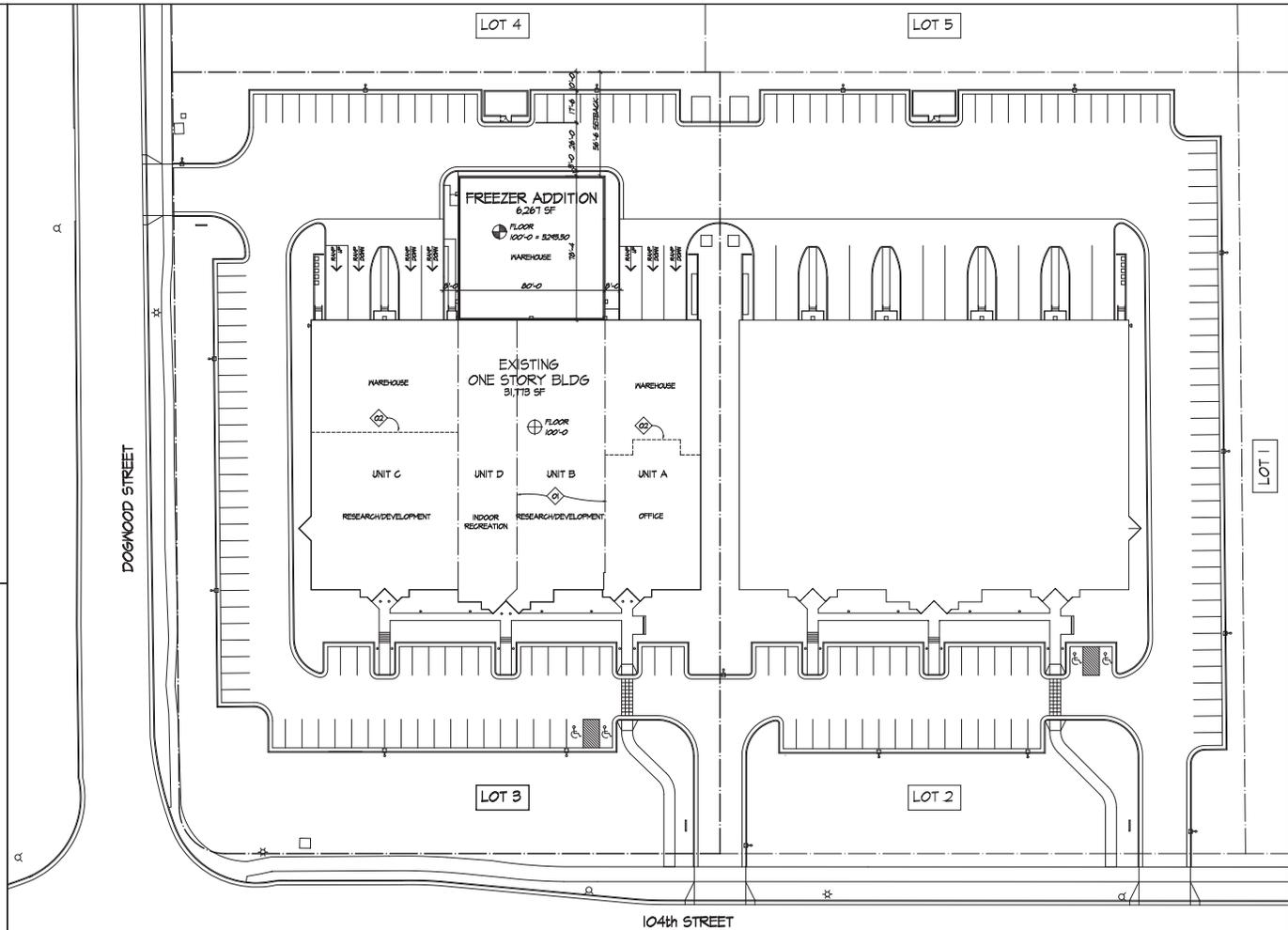
PROPOSED with Freezer Addition	Area	Percentage
Building Footprint	38,040	30.28%
Parking, loading and driveways	49,408	38.30%
Landscaping & Pedestrian circulation	38,270	30.44%
TOTAL Proposed Site	125,718	

F. Building Height: Existing 23-3 Proposed with Freezer Addition 38-3 Max (17-0 proposed)

G. Parking:

	Provided	Required
Standard Spaces	86	30.28%
Flexibility Spaces	2	38.30%
TOTAL Parking	88	75
Bicycle	5	4

02 SITE DATA
A01 - LOT 3A



PLAN NOTES

- SEE THE BUSINESS CENTER AT C.T.C. REPLAT F FOR BOUNDARY DIMENSIONS AND OTHER INFORMATION NOT OTHERWISE SHOWN HERE.
- SEE DWG 01A/02 FOR ADDITIONAL INFORMATION ON SCOPE OF PROPOSED FREEZER ADDITION
- SEE CIVIL DRAWINGS FOR GRADING, UTILITIES AND EASEMENTS

KEY NOTES

- TENANT SUITE DEMISING LINE - TYPICAL
 - USE/OCCUPANCY DEMISING LINE WITHIN TENANT SUITE
- NOTE: TENANT DEMISING AND USE/OCCUPANCY LINES AS SHOWN REPRESENT THE CURRENT TENANCY OF THE BUILDING AND ARE SUBJECT TO CHANGE.

01 PUD PLAN
A01 1" = 30.0'



JM Associates, Inc.

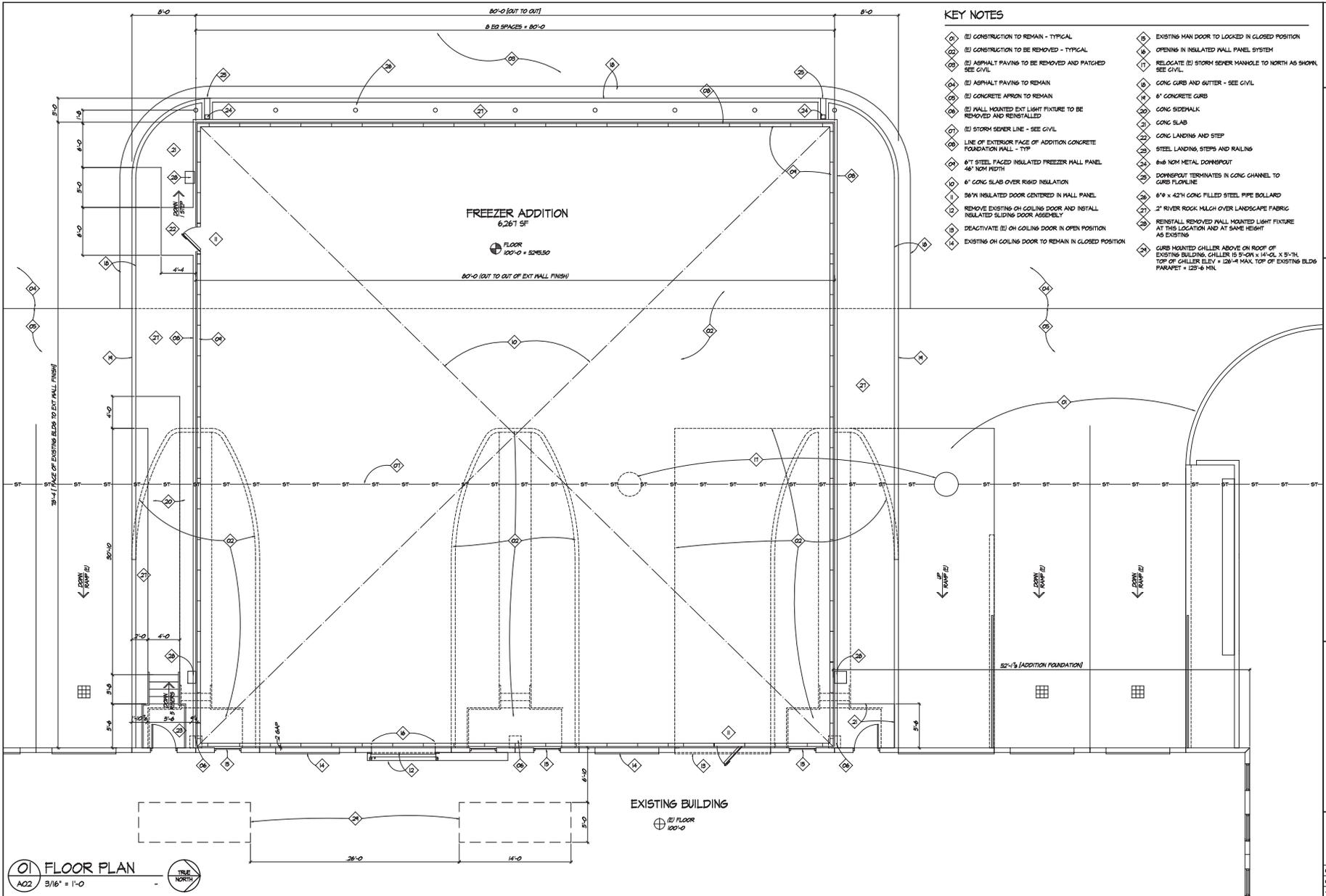
Architecture / Planning
PO Box 18306
Boulder, Colorado 80508
(303) 440-4343

PUD AMENDMENT #1

Lots 2A & 3A, Block 4, Replat F, CTC
Louisville, Colorado

A01

06/28/16 IN-PROGRESS
07/16/16 RESUBMITTAL



KEY NOTES

- 1) (E) CONSTRUCTION TO REMAIN - TYPICAL
- 2) (E) CONSTRUCTION TO BE REMOVED - TYPICAL
- 3) ASPHALT PAVING TO BE REMOVED AND PATCHED SEE CIVIL
- 4) ASPHALT PAVING TO REMAIN
- 5) CONCRETE APRON TO REMAIN
- 6) WALL MOUNTED EXT LIGHT FIXTURE TO BE REMOVED AND REINSTALLED
- 7) STORM SEWER LINE - SEE CIVIL
- 8) LINE OF EXTERIOR FACE OF ADDITION CONCRETE FOUNDATION WALL - TYP
- 9) 6" STEEL FACED INSULATED FREEZER WALL PANEL 46" NOM WIDTH
- 10) 6" CONG SLAB OVER RIGID INSULATION
- 11) 56"X INSULATED DOOR CENTERED IN WALL PANEL
- 12) REMOVE EXISTING OH COILING DOOR AND INSTALL INSULATED SLIDING DOOR ASSEMBLY
- 13) DEACTIVATE (E) OH COILING DOOR IN OPEN POSITION
- 14) EXISTING OH COILING DOOR TO REMAIN IN CLOSED POSITION
- 15) EXISTING HAN DOOR TO LOCKED IN CLOSED POSITION
- 16) OPENING IN INSULATED WALL PANEL SYSTEM
- 17) RELOCATE (E) STORM SEWER MANHOLE TO NORTH AS SHOWN SEE CIVIL
- 18) CONG CURB AND GUTTER - SEE CIVIL
- 19) 6" CONCRETE CURB
- 20) CONG SIDEWALK
- 21) CONG SLAB
- 22) CONG LANDING AND STEP
- 23) STEEL LANDING AND RAILING
- 24) 6x6 NOM METAL DOWNSPOUT
- 25) DOWNSPOUT TERMINATES IN CONG CHANNEL TO CURB FLOWLINE
- 26) 6"Ø x 42"X CONG FILLED STEEL PIPE BOLLARD
- 27) 2" RIVER ROCK MULCH OVER LANDSCAPE FABRIC
- 28) REINSTALL REMOVED WALL MOUNTED LIGHT FIXTURE AT THIS LOCATION AND AT SAME HEIGHT AS EXISTING
- 29) CURB MOUNTED CHILLER ABOVE ON ROOF OF EXISTING BUILDING; CHILLER IS 5'-0"X 14'-0" X 5'-11" TOP OF CHILLER ELEV = 128'-4" MAX. TOP OF EXISTING BLDG PARAPET = 123'-6" MIN.

01 FLOOR PLAN
 A02 3/16" = 1'-0"
 TRUE NORTH

JM Associates, Inc.
 Architecture / Planning
 PO Box 18306
 Boulder, Colorado 80508
 (303) 440-6331

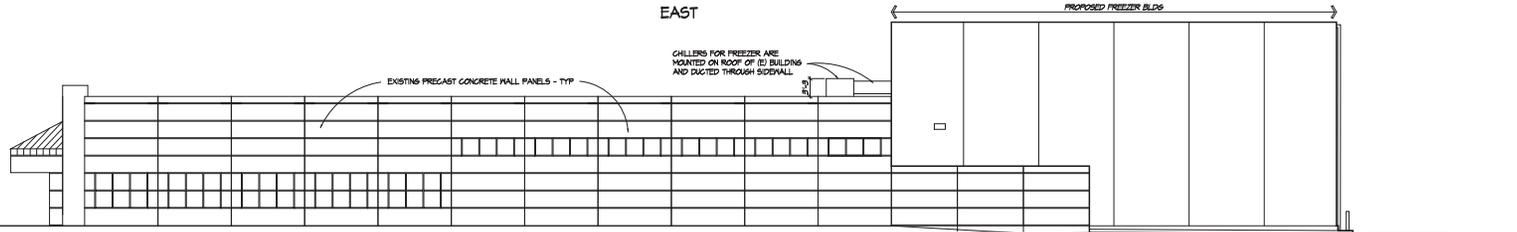
PUD AMENDMENT #1
 Lots 2A & 3A, Block 4, Replat F, CTC
 Louisville, Colorado

A02

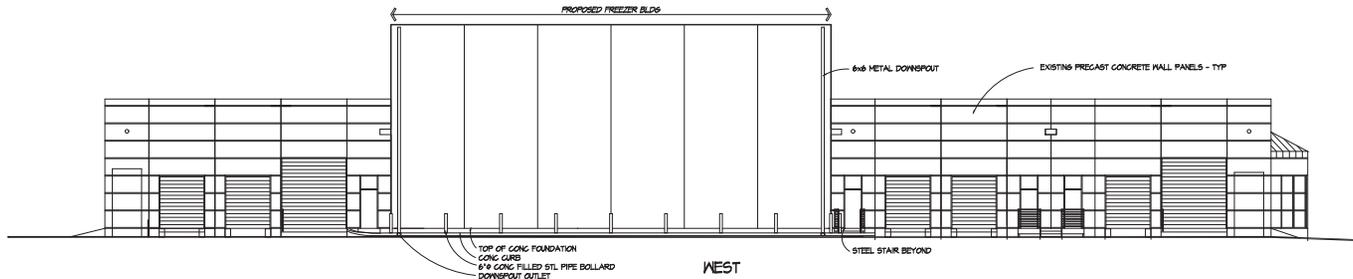
01/07/18	PUD SUBMITTAL
01/16/18	RESUBMITTAL



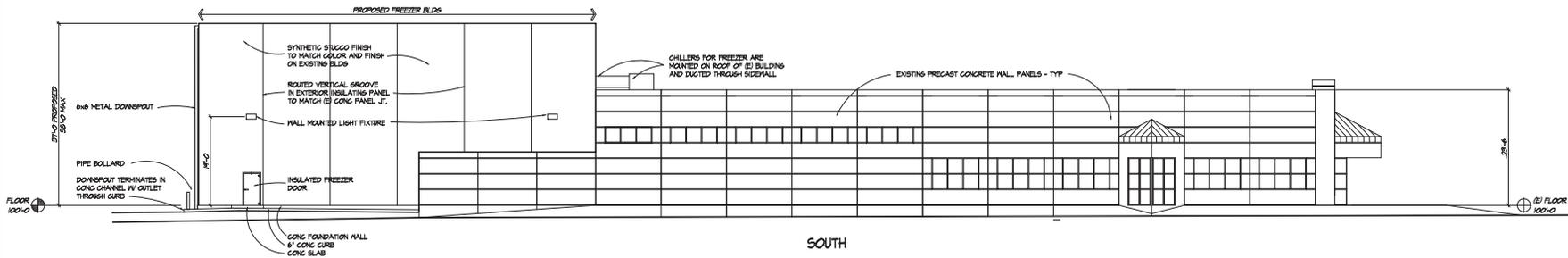
EAST



NORTH



WEST



SOUTH

01 EXT ELEVATIONS
A03 3/22 = 1'-0"

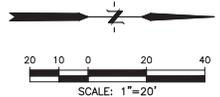
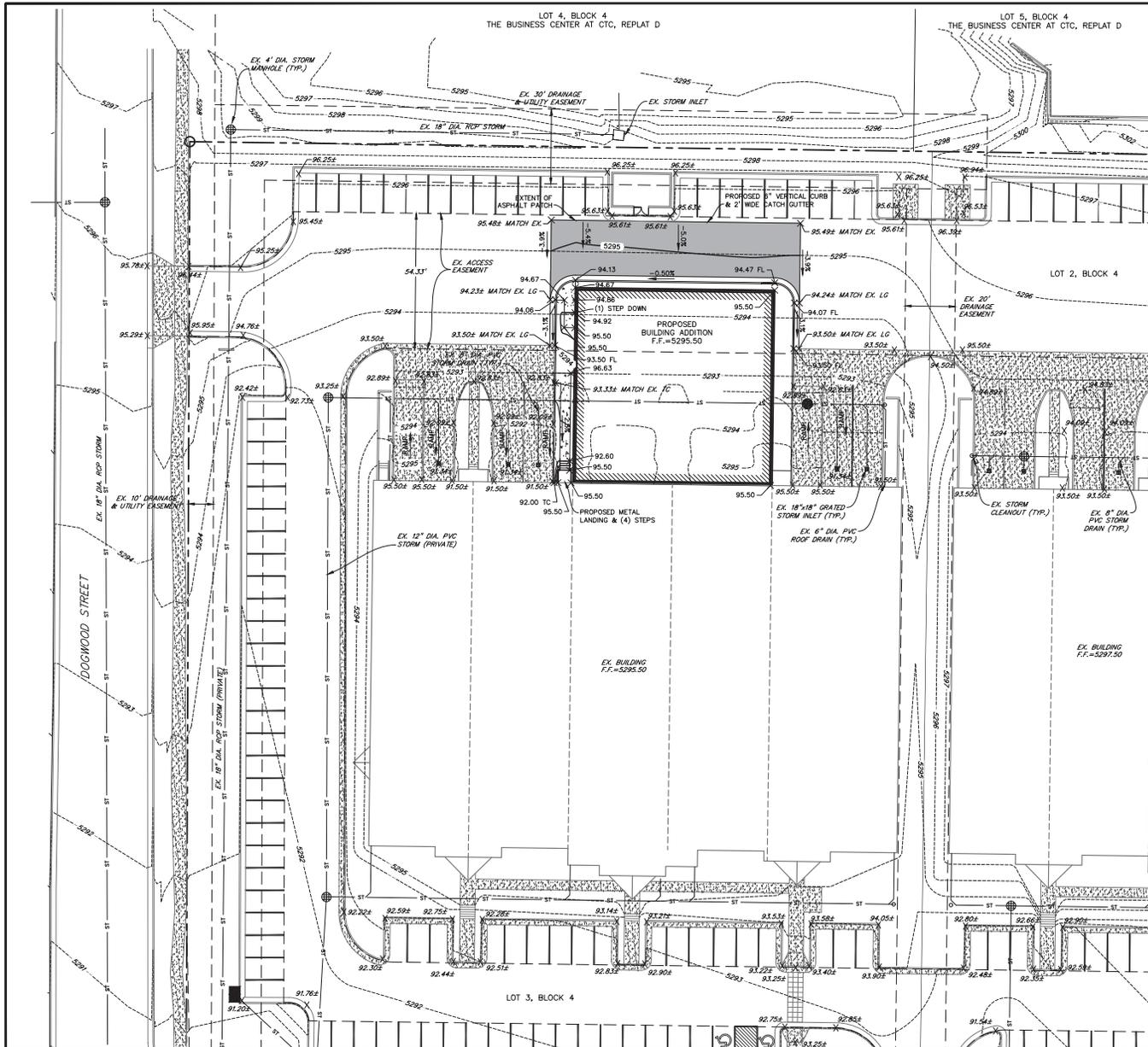
JM Associates, Inc.

Architecture / Planning
PO Box 19396
Boulder, Colorado 80508
(303) 440-9331

PUD AMENDMENT #1
Lots 2A & 3A, Block 4, Replat F, CTC
Louisville, Colorado

A03

01/07/16	APPLICATION
01/16/16	RESUBMITTAL



LEGEND

- PROPERTY LINE.....
- EX. INTERMEDIATE CONTOUR.....
- EX. INDEX CONTOUR.....
- EX. SPOT ELEVATIONS.....
- PROPOSED INTERMEDIATE CONTOUR.....
- PROPOSED INDEX CONTOUR.....
- PROPOSED SPOT ELEVATION.....
- (ALL C&G ELEVATIONS ARE E UNLESS OTHERWISE NOTED)
- EX. STORM LINE.....
- EX. MANHOLE.....
- PROPOSED MANHOLE.....
- EX. CONCRETE.....
- TOP OF WALL.....
- TOP BACK OF CURB.....
- LIP OF GUTTER.....
- FLOWLINE.....
- FINISHED FLOOR.....
- PROPOSED STORM SEWER.....
- FLOWLINE OF DRAINAGE SWALE.....
- PROPOSED CONCRETE.....
- PROPOSED ASPHALT.....

NOTE:
1. ADD 5200 TO ALL SPOT ELEVATIONS



CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

CITY OF LOUISVILLE APPROVAL

THIS DOCUMENT WAS REVIEWED FOR CONFORMANCE WITH CITY OF LOUISVILLE DESIGN AND CONSTRUCTION STANDARDS. CITY APPROVAL DOES NOT RELIEVE OWNER, DESIGN ENGINEER OR CONTRACTOR OF RESPONSIBILITY TO CORRECT ERRORS OR OMISSIONS RELATING TO THIS DOCUMENT.

BY: _____
DATE: _____
DOCUMENT APPROVAL EXPIRES: _____

PREPARED BY:



DREXEL, BARRELL & CO.
Engineers & Surveyors
1800 38TH STREET
BOULDER, COLORADO 80501
CONTACT: CAMERON KNAPP, P.E.
1970-35-064
BOULDER & GREELY
COLORADO SPRINGS

PREPARED FOR:

JM ASSOCIATES INC.
ARCHITECTURE/PLANNING
P.O. BOX 18300
BOULDER, CO. 80530
(303) 440-1887
CONTACT: JERRY MOORE

PUD AMENDMENT DOCUMENTS:
LOT 3, BLOCK 4, REPLAT F
COLORADO TECH CENTER
197 SOUTH 104TH STREET
LOUISVILLE, COLORADO

ISSUE	DATE
CITY SUBMITTAL	9/16/2016

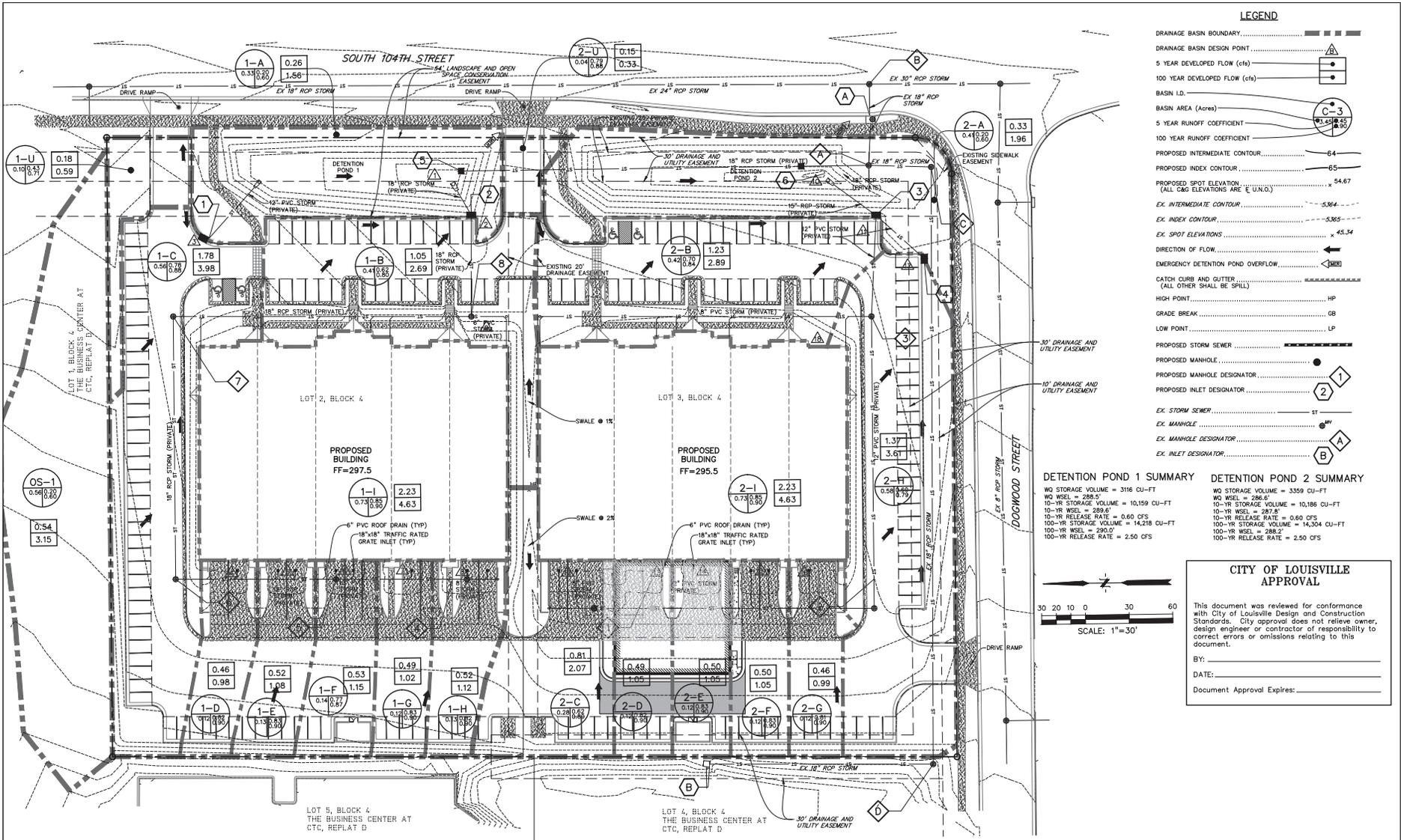
DESIGNED BY: CWK
DRAWN BY: CWK
CHECKED BY: MDW
FILE NAME: GR01

DRAWING SCALE:
HORIZONTAL: 1"=20'
VERTICAL: N.A.

GRADING PLAN

PROJECT NO. 18780-01BLCV

C01



LEGEND

- DRAINAGE BASIN BOUNDARY.....
- DRAINAGE BASIN DESIGN POINT.....
- 5 YEAR DEVELOPED FLOW (cfs).....
- 100 YEAR DEVELOPED FLOW (cfs).....
- BASIN I.D. (Acres).....
- 5 YEAR RUNOFF COEFFICIENT.....
- 100 YEAR RUNOFF COEFFICIENT.....
- PROPOSED INTERMEDIATE CONTOUR.....
- PROPOSED INDEX CONTOUR.....
- PROPOSED SPOT ELEVATION (ALL C&G ELEVATIONS ARE "U.N.O.").....
- EX. INTERMEDIATE CONTOUR.....
- EX. INDEX CONTOUR.....
- EX. SPOT ELEVATIONS.....
- DIRECTION OF FLOW.....
- EMERGENCY DETENTION POND OVERFLOW.....
- CATCH CURB AND GUTTER (ALL OTHER SHALL BE SPILL).....
- HIGH POINT.....
- GRADE BREAK.....
- LOW POINT.....
- PROPOSED STORM SEWER.....
- PROPOSED MANHOLE.....
- PROPOSED MANHOLE DESIGNATOR.....
- PROPOSED INLET DESIGNATOR.....
- EX. STORM SEWER.....
- EX. MANHOLE.....
- EX. MANHOLE DESIGNATOR.....
- EX. INLET DESIGNATOR.....

DETENTION POND 1 SUMMARY		DETENTION POND 2 SUMMARY	
WQ STORAGE VOLUME = 3116 CU-FT	WQ WSEL = 298.0'	WQ STORAGE VOLUME = 3359 CU-FT	WQ WSEL = 298.0'
10-YR STORAGE VOLUME = 10,159 CU-FT	10-YR WSEL = 287.8'	10-YR STORAGE VOLUME = 10,186 CU-FT	10-YR WSEL = 287.8'
10-YR WSEL = 289.0'	10-YR RELEASE RATE = 0.60 CFS	10-YR WSEL = 289.0'	10-YR RELEASE RATE = 0.60 CFS
100-YR STORAGE VOLUME = 14,218 CU-FT	100-YR WSEL = 290.0'	100-YR STORAGE VOLUME = 14,304 CU-FT	100-YR WSEL = 298.2'
100-YR RELEASE RATE = 2.50 CFS		100-YR STORAGE VOLUME = 14,304 CU-FT	100-YR RELEASE RATE = 2.50 CFS

**CITY OF LOUISVILLE
APPROVAL**

This document was reviewed for conformance with City of Louisville Design and Construction Standards. City approval does not relieve owner, design engineer or contractor of responsibility to correct errors or omissions relating to this document.

BY: _____
DATE: _____
Document Approval Expires: _____

ITEM: Case #16-031-FP, North End Block 15 PUD Amendment

PLANNER: Scott Robinson, Senior Planner

APPLICANT/OWNER: Ridgeline Development Corporation
Chad Kipfer
5723 Arapahoe Avenue, #2B
Boulder, CO 80303

REPRESENTATIVE: Same as above

EXISTING ZONING: Planned Community Zone District – Residential (PCZD-R)

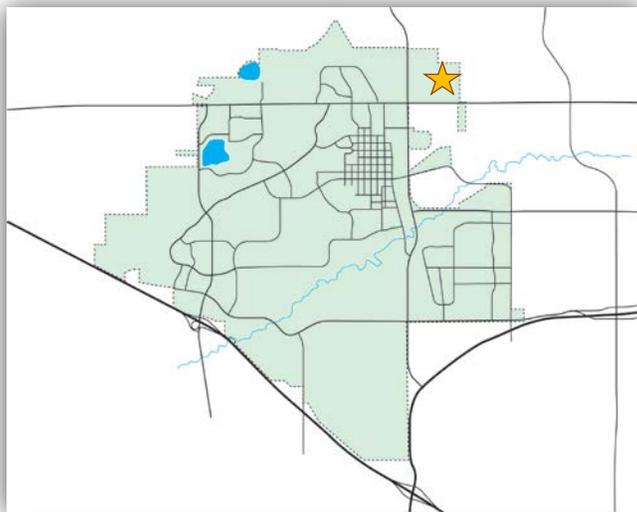
LOCATION: North of Hecla Way; west of Blue Star Lane

LEGAL DESCRIPTION: Block 15, North End Phase 2

TOTAL SITE AREA: 11,831 SF

REQUEST: A request to amend the final planned unit development (PUD) for North End Block 15 to modify the elevations of the proposed building.

VICINITY MAP:



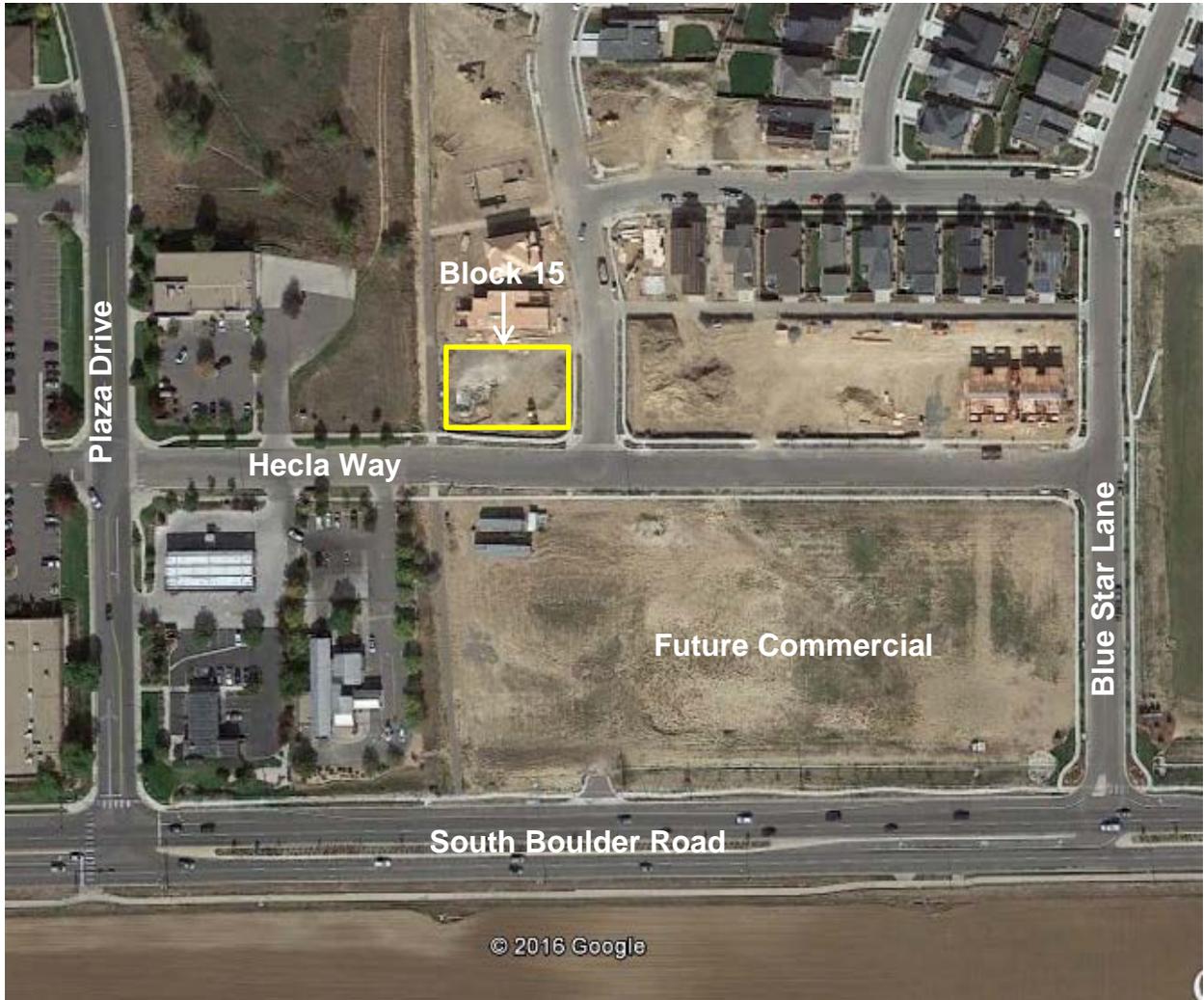
BACKGROUND:

The North End General Development Plan (GDP), Final Subdivision Plat, and Final Planned Unit Development (PUD) Plan was approved by Louisville City Council in December of 2006. The development consists of 73 acres of land with a total of 350 residential units and 65,650 square feet of commercial retail space.

A PUD for Blocks 12 and 15 in North End Phase II was approved in December, 2014, which includes a 6-plex townhome on Block 15. The applicant is now requesting to modify the design of the 6-plex.

REQUEST:

The applicant is requesting to amend the North End Blocks 12 & 15 PUD to modify the design of the 6-plex on Block 15.



PROPOSAL:

The applicant is requesting to modify only the elevations of the building. The site plan would not be modified. The townhomes would still face Hecla Way to the south and be served by a rear alley to the north.

The proposed new design is for a three story building instead of two stories, but would still be under the 40 foot maximum allowed height in the GDP. The front gables included on the original design would be eliminated in favor of shed roof elements at either end of the building. Both designs include a mixture of stucco and cement board siding. The proposed new design includes second story decks on both the front and rear of the structure.



Original approved design for Block 15



Proposed new design for Block 15

Parking for the 6-plex is located in the rear, with tuck under two car garages accessed by the required private alley on the north side of the property.

The landscape on Block 15 is proposed to provide street trees and shrubbery on the public portions of the site.

The lot coverage breakdown for Block 15 is as follows:

	Square Feet	% of Lot
Building Coverage	6,385	54%
Landscape Coverage	3,133	26%
Hardscape Coverage	2,313	20%
Total	11,831	100%

ANALYSIS:

The request complies with the North End GDP yard and bulk standards and the intended vision of North End Phase II. The proposed layout provides a transitional land use buffer for the single family residents located to the north from the future mixed-use commercial development proposed to the south along South Boulder Road. The proposed site design is consistent with the theme found throughout the North End Subdivision and specifically North End Phase II.

PUD Criteria:

To be approved, PUDs must meet the criteria in section 17.28.120 of the Louisville Municipal Code. Staff has evaluated the proposed PUD amendment and found it to comply. The proposed amendment would provide variety in housing type and character compatible with the surrounding neighborhood.

STAFF RECOMMENDATION:

Staff recommends approval of the final PUD amendment for North End Block 15. Staff finds the proposed changes to the architectural design and features are appropriate to the North End Subdivision.

ATTACHMENT(S):

1. Resolution No. 22, Series 2016
2. Application documents – Land Use Application, Letter of Intent, etc.
3. Final PUD

**RESOLUTION NO.22
SERIES 2016**

A RESOLUTION RECOMMENDING APPROVAL OF AN AMENDMENT TO THE FINAL PLANNED UNIT DEVELOPMENT (PUD) PLAN FOR NORTH END BLOCK 15 TO MODIFY THE BUILDING ELEVATIONS.

WHEREAS, there has been submitted to the Louisville Planning Commission an application for approval of an amendment to the final planned unit development (PUD) plan for North End Block 15 to modify the building elevations; and

WHEREAS, the City Staff has reviewed the information submitted and found it to comply with Louisville Municipal Code Chapter 17.28; and

WHEREAS, after a duly noticed public hearing on October 13, 2016, where evidence and testimony were entered into the record, including the findings in the Louisville Planning Commission Staff Report dated October 13, 2016, the Planning Commission finds the North End 15 Final PUD amendment, located in North End Phase II, should be approved with no conditions.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Louisville, Colorado does hereby recommend approval of an amendment to the final planned unit development (PUD) plan for North End Block 15 to modify the building elevations.

PASSED AND ADOPTED this 13th day of October, 2016

By: _____
Chris Pritchard, Chairman
Planning Commission

Attest: _____
Steve Brauneis, Secretary
Planning Commission

LAND USE APPLICATION

CASE NO. _____

APPLICANT INFORMATION

Firm: Ridgeline Development Corporation
 Contact: Chad Kipfer
 Address: 5723 Arapahoe Ave. #2B
Boulder, CO 80303
 Mailing Address: same
 Telephone: 303-449-8689
 Fax: 303-444-2798
 Email: chad@markelhomes.com

OWNER INFORMATION

Firm: same
 Contact: _____
 Address: _____
 Mailing Address: _____
 Telephone: _____
 Fax: _____
 Email: _____

REPRESENTATIVE INFORMATION

Firm: same
 Contact: _____
 Address: _____
 Mailing Address: _____
 Telephone: _____
 Fax: _____
 Email: _____

PROPERTY INFORMATION

Common Address: TBD
 Legal Description: Lot _____ Blk 15
Subdivision North End Phase 2
 Area: 11,831 SQFT Sq. Ft.

TYPE (S) OF APPLICATION

- Annexation
- Zoning
- Preliminary Subdivision Plat
- Final Subdivision Plat
- Minor Subdivision Plat
- Preliminary Planned Unit Development (PUD)
- Final PUD
- Amended PUD
- Administrative PUD Amendment
- Special Review Use (SRU)
- SRU Amendment
- SRU Administrative Review
- Temporary Use Permit: _____
- CMRS Facility: _____
- Other: (easement / right-of-way; floodplain; variance; vested right; 1041 permit; oil / gas production permit)

PROJECT INFORMATION

Summary: _____
Amended architectural elevations for PUD
on Block 15, 6plex at North End Phase 2.

 Current zoning: PCZD Proposed zoning: _____

SIGNATURES & DATE

Applicant: _____
 Print: _____
 Owner: _____
 Print: _____
 Representative: _____
 Print: _____

CITY STAFF USE ONLY

- Fee paid: _____
- Check number: _____
- Date Received: _____



Markel Homes Construction Company
5723 Arapahoe Avenue, #2B
Boulder, CO 80303
303-449-8689 (office)
303-444-2798 (fax)

15 August 2016

Mr. Scott Robinson
Planner II
City of Louisville
749 Main Street
Louisville, CO 80027

Re: North End Phase 2 – Amended PUD Application Blk 15

Dear Scott,

Please find enclosed the required information to approve an elevation change on the PUD for North End Phase 2 Block 15.

A permit application was submitted for a 6plex on block 15 and it was determined that the elevation design was not consistent with the PUD. The intent of this application is to amend the architectural elevation on the PUD, to match the submitted permit application. All other aspects of the PUD including bulk standards, density and building orientation are unchanged.

The proposed design has an updated roof pattern; changing gables to sheds and dormer elements. The design allows for larger front courtyards, 2nd story decks and a mixture of stone, stucco and lap siding textures.

Ownership

Block 15 is owned by Ridgeline Development Corporation.

Mineral Notification CRS 24-65.5-103

No mineral notification is required. There are no mineral interest surface rights.

We are ready to start construction on this project, once the PUD has been amend.

Sincerely,

Chad Kipfer

Enclosed
- 8 copies PUD
- CD with digital files
- Application & Fee

North End

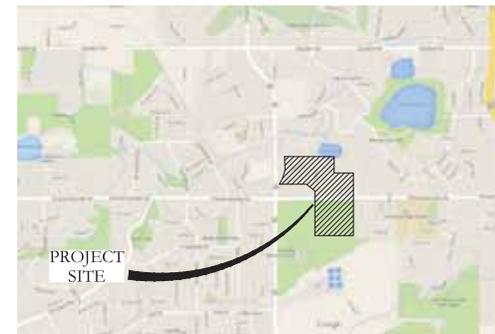
2nd AMENDED BLOCK 15 PUD / DEVELOPMENT PLAN



SHEET INDEX

SHEET CONTENTS	
P-1	COVER SHEET
P-2	FDP
P-3	BLOCK 15 LANDSCAPE PLAN AND NOTES
P-4	ARCHITECTURAL ELEVATIONS

VICINITY MAP



NOT TO SCALE

PROPERTY DESCRIPTION & SIGNATURE BLOCK

OWNERSHIP SIGNATURE BLOCK
By signing this PUD, the owner acknowledges and accepts all the requirements and intent set forth in this PUD. Witness my/our hand(s) seal(s) this ___ day of _____, 20__

Owner Name and Signature _____
(Notary Seal)

Notary Name (print) _____
Notary Signature _____
My Commission Expires _____

CLERK AND RECORDER CERTIFICATE (COUNTY OF BOULDER, STATE OF COLORADO)
I hereby certify that this instrument was filed in my office at ___ o'clock ___ M., this ___ day of _____, 20__ and is recorded in Plan File _____, Fee _____ paid, Film No. _____ Reception.

Clerk & Recorder _____
Deputy _____

PLANNING COMMISSION CERTIFICATE
Approved this ___ day of _____, 20__ by the Planning Commission of the City of Louisville, Colorado.
Resolution No. _____, Series _____

CITY COUNCIL CERTIFICATE
Approved this ___ day of _____, 20__ by the City Council of the City of Louisville, Colorado.
Resolution No. _____, Series _____
(City Seal)

Mayor Signature _____
City Clerk Signature _____

PARKING SUMMARY

PROJECT PARKING	BLOCK 15	
	REQUIRED	PROVIDED
GARAGE SPACES	0	12
OPEN AIR SPACES	12	0
HANDICAP SPACES	0	0
TOTAL	12	12

COVERAGE AREA CALCULATIONS (BLOCK 15)

	SQUARE FEET	% OF LOT
BUILDING COVERAGE	6365	54
LANDSCAPE COVERAGE	3133	26
HARDSCAPE COVERAGE	2313	20
TOTAL LOT AREA	11831	100.00

BLOCK 15 SITE SUMMARY

BLOCK 15
AREA: .27 ACRES
UNITS: 6

ACCESSIBILITY REQUIREMENTS

CRS 9-6: COLORADO ACCESSIBLE HOUSING ALL BUILDINGS IN BLOCK 15 CONTAIN LESS THAN 7 UNITS. NO ACCESSIBLE DWELLING UNITS REQUIRED OR PROVIDED

ASIM A117.1: FEDERAL FAIR HOUSING ACT ALL BUILDINGS IN BLOCK 15 ARE MULTISTORY DWELLING UNITS. NO GROUND FLOOR UNITS PROVIDED. NO ACCESSIBLE UNITS REQUIRED OR PROVIDED.

PUD DIMENSIONAL AND BULK STANDARDS

DIMENSIONAL / BULK STANDARD	REQUIRED	PROPOSED BLOCK 15
MINIMUM LOT AREA (SQ. FT.)	1,000	
MINIMUM LOT WIDTH	36'	138'
MAXIMUM LOT COVERAGE (% OF LOT AREA)	85% MAX.	54%
MINIMUM FRONT YARD SETBACK FOR PRINCIPLE USES: ALL CONDITIONS	6'	6'-0"
MINIMUM FRONT SETBACK TO PORCH	6'	6'
MINIMUM FRONT PORCH WIDTH	5'	5'
MINIMUM SIDE YARD AND ACCESSORY USES SETBACK: ALL CONDITIONS	5'	6'-0"
MINIMUM SETBACK BETWEEN ALL BUILDINGS	10'	
MINIMUM REAR YARD SETBACK	4' TO ALLEY BASEMENT	10'-0"
MAXIMUM BUILDING HEIGHT (PRINCIPLE BUILDING)	40'	40'
MAXIMUM BUILDING HEIGHT (ACCESSORY BUILDING)	28'	

NORTH END
PUD AMENDMENT

LOUISVILLE, COLORADO



land planning landscape architecture
urban design & entitlement
401 West Mountain Avenue, Suite 100, Fort Collins, CO 80521
fax 970.224.1662 phone 970.224.3623 www.ripleydesigninc.com
info@ripleydesigninc.com

IN ASSOCIATION WITH:
DEVELOPER / APPLICANT
RIDGELINE DEVELOPMENT CORP.
5723 ARAPANOE AVE. #26
BOULDER, CO 80303
CONTACT: CHAD KIPPER
303.446.8669
chad@markehomes.com

SITE ENGINEER
JLB ENGINEERING CONSULTANTS
JIM BLANKENSHIP, P.E.
743 PEAR COURT
LOUISVILLE, CO 80227
303.694.1634

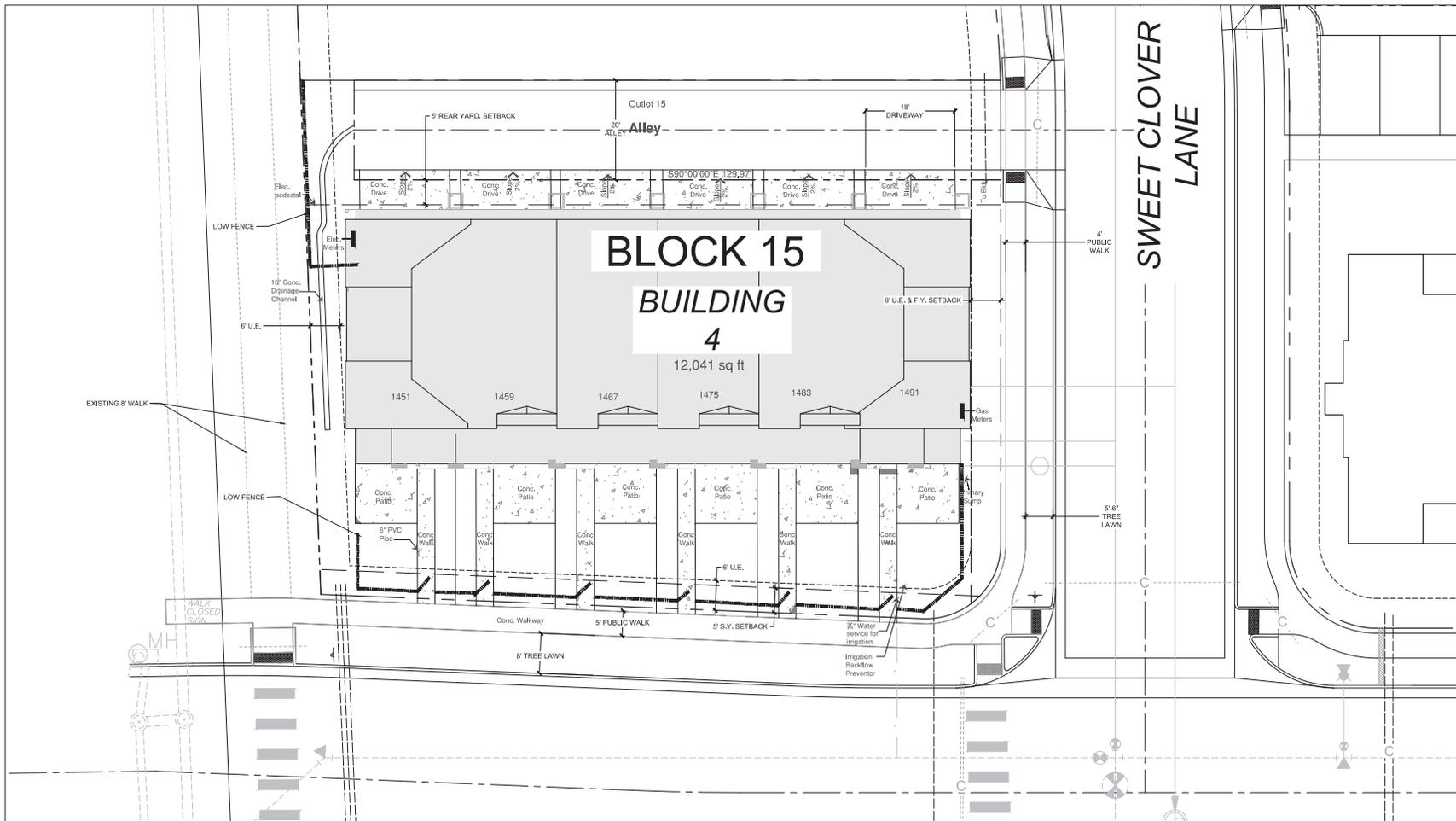
ISSUED		DATE
No.	DESCRIPTION	
1	PUD AMENDMENT	1.8.15
1	2nd PUD AMENDMENT	5.9.16
REVISIONS		
No.	DESCRIPTION	DATE
1		
2		
3		

COVER

SEAL:

PROJECT No.: R14-022
DRAWN BY: SV
REVIEWED BY:

P - 1



BLOCKS 12 & 15 SITE PLAN
SCALE: 1"=30'

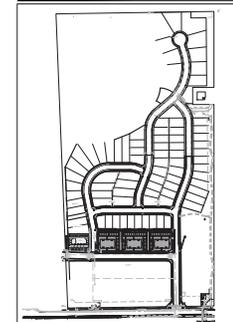
LEGEND

	COBBLE MULCH		CENTER LINE
	SHRUB BEDS		LANDSCAPE EDGER LINE
	IRRIGATED TURF		RIGHT-OF-WAY / LOT PROPERTY LINE
	ABBREVIATIONS:		EASEMENT LINE
FR	FIRE HYDRANT		BUILDING SETBACK LINE
F.Y.	FRONT YARD		SANITARY SEWER SERVICE LINE
HC	HANDICAP SPACE		STORM DRAIN LINE
R	RAMP		WATER SERVICE LINE
M	MAIL CENTER		CONDUIT / SLEEVE
S.Y.	SIDE YARD		WALK CHASE
T	TRASH ENCLOSURE		DRAIN PIPE
U.E.	UTILITY EASEMENT		DRAIN INLET
			MANHOLE
			WATER METER
			FIRE HYDRANT
			PARKING COUNT

GENERAL NOTES

1. REFER TO UTILITY PLANS FOR LOCATIONS OF STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES.
2. REFER TO THE CIVIL ENGINEERING PLANS FOR DETAILED INFORMATION OF PROPOSED TOPOGRAPHY, UTILITY, AND STREET IMPROVEMENTS.
3. REFER TO THE PLAT FOR LOT AREAS, TRACT SIZES, EASEMENTS, LOT DIMENSIONS, UTILITY EASEMENTS, OTHER EASEMENTS, AND OTHER SURVEY INFORMATION.
4. ALL SIDEWALKS AND RAMPS WILL CONFORM TO CITY STANDARDS. ALL HANDICAP PARKING SPACES, AND RAMPS ARE TO BE VERIFIED WITH CIVIL ENGINEER FOR GRADING, DRAINAGE, AND ACCESSIBLE ROUTE CONSIDERATIONS. HANDICAP PARKING SPACES SHOULD SLOPE NO MORE THAN 1:48 IN ANY DIRECTION, ALL ACCESSIBLE ROUTES SHOULD SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND NO MORE THAN 1:48 CROSS SLOPE.
5. ACCESSIBLE RAMPS TO BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT ALL DESIGNATED ACCESSIBLE PARKING SPACES.
6. PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SIGHT DISTANCE CRITERIA AS SPECIFIED BY THE CITY OF LOUISVILLE. NO STRUCTURES OR LANDSCAPE ELEMENTS GREATER THAN 24" SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT WITH THE EXCEPTION OF DECIDUOUS TREES PROVIDING THE LOWEST BRANCHES AT LEAST 6' FROM GRADE. ANY FENCES WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT SHALL BE NO MORE THAN 42" IN HEIGHT AND OF AN OPEN DESIGN.
7. FIRE ACCESS REMAINS AS APPROVED ON ORIGINAL FDP FOR PHASE II

LOCATION



**NORTH END
PUD AMENDMENT**

LOUISVILLE, COLORADO



land planning ■ landscape architecture ■
urban design ■ entitlement ■
401 West Mountain Avenue, Suite 100, Fort Collins, CO 80521
fax 970.224.1662 phone 970.224.8820 www.ripleydesigninc.com
info@ripleydesigninc.com

IN ASSOCIATION WITH:

DEVELOPER / APPLICANT
RIDGELINE DEVELOPMENT CORP.
5725 KRAMHOE AVE. #2B
BOULDER, CO 80303
CONTACT: CHAD KIPPER
(303) 446-8869
chad@markthomes.com

SITE ENGINEER

JLB ENGINEERING CONSULTANTS
JIM BLANKENSHIP, P.E.
743 REAR COURT
LOUISVILLE, CO 80027
303.604.6184

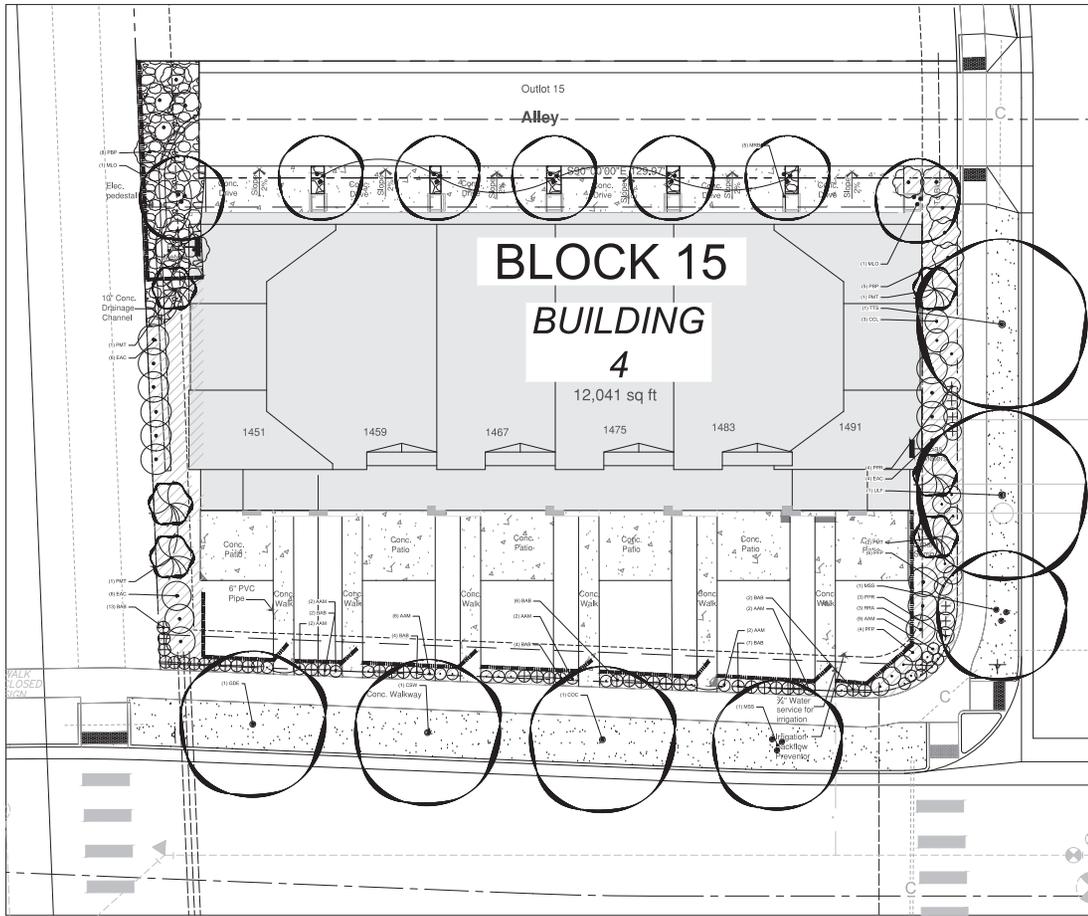
ISSUED		DATE
No.	DESCRIPTION	
1	PUD AMENDMENT	1.8.15
1	2nd PUD AMENDMENT	8.8.16
REVISIONS		
No.	DESCRIPTION	DATE
1		
2		
3		

SITE PLAN

SEAL:

PROJECT No.	R14-022
DRAWN BY	SV
REVIEWED BY	

P - 2

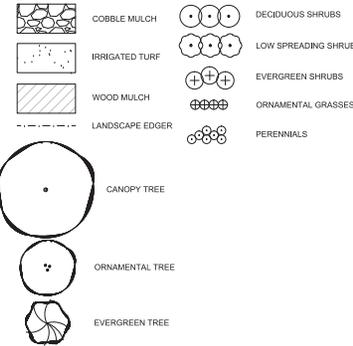


BLOCK 15 LANDSCAPE PLAN

SCALE: 1"=10'-0"

NOTE: LANDSCAPING TO BE INSTALLED WITH ADJACENT LOT OR BUILDING CONSTRUCTION.

LEGEND



HYDROZONE CHART

HYDROZONE	AREA (SQ. FT.)
HIGH	1065
MODERATE	1867
LOW	0
TOTAL	2,932

NOTE: REFER TO IRRIGATION DRAWINGS FOR WATER BUDGET TABLE.

PLANT LIST

QUANT.	ID	SCIENTIFIC NAME	COMMON NAME	HEIGHT	SPREAD	CONDITION
5 Deciduous Trees						
1	CSW	CATALPA SPECIOSA	WESTERN CATALPA	50-60'	40-60'	2" CAL. B&B
1	COC	CELTIS OCCIDENTALIS	WESTERN HACKBERRY	50-60'	40-60'	2" CAL. B&B
1	GDE	GYMNOCADUS DIOICUS 'ESPRESSO'	ESPRESSO KENTUCKY COFFEE TREE	50-60'	40-60'	2" CAL. B&B
1	TTS	TILIA TOMENTOSA 'STERLING SILVER'	STERLING SILVER LINDEN	40-50'	20-30'	2" CAL. B&B
1	ULF	ULMUS FRONTIER	FRONTIER ELM	25-35'	15-20'	2" CAL. B&B
4 Ornamental Trees						
2	MLO	MALUS X LOUISA'	LOUISA CRABAPPLE	12-15'	12-15'	1.5" CAL. B&B
2	MSS	MALUS X SPRING SNOW	SPRING SNOW CRABAPPLE	20-25'	20-25'	1.5" CAL. B&B
2	MRB	MALUS X RED BARON	RED BARON CRABAPPLE	20-25'	20-25'	1.5" CAL. B&B
5 Evergreen Trees						
5	TMT	TAXUS MUSCO TANNENBAUM	TANNENBAUM MUGO PINE	10-15'	6-8'	6" HT. B&B
42 Deciduous Shrubs						
3	CCJ	CARYOPTERIS X CLANDONENSIS	DARK KNIGHT SPIREA	3-4'	3-4'	5 GAL. CONT.
13	EAC	EUDONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	4-6'	4-6'	5 GAL. CONT.
10	PPP	POTENTILLA FRUTICOSA 'PRAIRIE SNOW'	PRAIRIE SNOW POTENTILLA	3'	3'	5 GAL. CONT.
13	PRP	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	1.5-2.0'	1-4"	5 GAL. CONT.
3	RRA	ROSA X RADYD PP	BLUSHING KNOCKOUT ROSE	3-4'	3-4'	5 GAL. CONT.
7 Evergreen Shrubs						
7	PPR	PELAE PUNGENS 'ROUNDABOUT'	DWARF GLOBE GREEN SPRUCE	2-3'	2-3'	5 GAL. CONT.
61 Perennials & Ornamental Grasses						
23	AMM	ACHILLEA WOODSHIRE	MOCKSHIRE YARROW	2'	2'	1 GAL. CONT.
38	SAB	BOULTELLOIA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION GRAMA GRASS	2-3'	1-2"	1 GAL. CONT.

**NORTH END
PUD AMENDMENT**

LOUISVILLE, COLORADO



■ Land planning ■ Landscape architecture ■
■ urban design ■ entitlement ■
401 West Mountain Avenue, Suite 100, Fort Collins, CO 80521
970.224.1162, 970.224.2628 www.ripleydesign.com
stephan.ripley@ripleydesign.com

IN ASSOCIATION WITH:

DEVELOPER / APPLICANT
REGULINE DEVELOPMENT CORP.
5723 ARAPAHOE AVE. #2B
BOULDER, CO 80303
CONTACT: CHAD KEEFER
(303) 448-9888
chad@markshomes.com

SITE ENGINEER

JLB ENGINEERING CONSULTANTS
JIM BLANKENSHIP, P.E.
743 PEARL COURT
LOUISVILLE, CO 80027
303.604.1834

ISSUED	NO.	DESCRIPTION	DATE
1	PUD AMENDMENT	1.8.15	
1	2nd PUD AMENDMENT	8.8.16	

REVISIONS	NO.	DESCRIPTION	DATE
1			
2			
3			

**BLOCK 15
PLANTING PLAN AND
LANDSCAPE NOTES**

SEAL:

PROJECT NO.	R144022
DRAWN BY:	SV
REVIEWED BY:	



P - 3



North Elevation



East Elevation



South Elevation



West Elevation

**NORTH END
PUD AMENDMENT**

LOUISVILLE, COLORADO



■ land planning ■ landscape architecture ■
■ urban design ■ entitlement ■
401 West Mountain Avenue, Suite 100, Fort Collins, CO 80521
fax 970.224.1162 phone 970.224.8253 www.ripleydesigninc.com
info@ripleydesigninc.com

IN ASSOCIATION WITH:

DEVELOPER / APPLICANT
RIBBLINE DEVELOPMENT CORP.
5725 KRAVHOFER AVE, #2B
BOULDER, CO 80303
CONTACT: CHAD KIPPER
(303) 446-8899
chad@markthomes.com

SITE ENGINEER
JLB ENGINEERING CONSULTANTS
JIM BLANKENSHIP, P.E.
743 PEAR COURT
LOUISVILLE, CO 80027
303.604.1634

ISSUED		
No.	DESCRIPTION	DATE
1	PUD AMENDMENT	1.8.15
1	2ND PUD AMENDMENT	8.8.16
REVISIONS		
No.	DESCRIPTION	DATE
1		
2		
3		

**ARCHITECTURAL
ELEVATIONS**

SEAL:

PROJECT NO.	R14402
DRAWN BY	SV
REVIEWED BY	

ITEM: Case #16-032-FS, The Foundry Replat

PLANNER: Scott Robinson, Senior Planner

APPLICANT: RMCS, Inc.
1004 Griffith Street
Louisville, CO 80027

OWNER: RMCS LLC
1004 Griffith Street
Louisville, CO 80027

REPRESENTATIVE: Justin McClure

EXISTING ZONING: City of Louisville Planned Community Zoned District – Commercial/Residential (PCZD-C/R)

LOCATION: The subject parcel is located at the southwest corner of Highway 42 and Paschal Drive

LEGAL DESCRIPTION: Blocks 1-7, The Foundry Subdivision

TOTAL SITE AREA: 5.82 acres

REQUEST: Resolution 23, Series 2016: A request to amend the approved final plat for the Foundry subdivision.

VICINITY MAP:

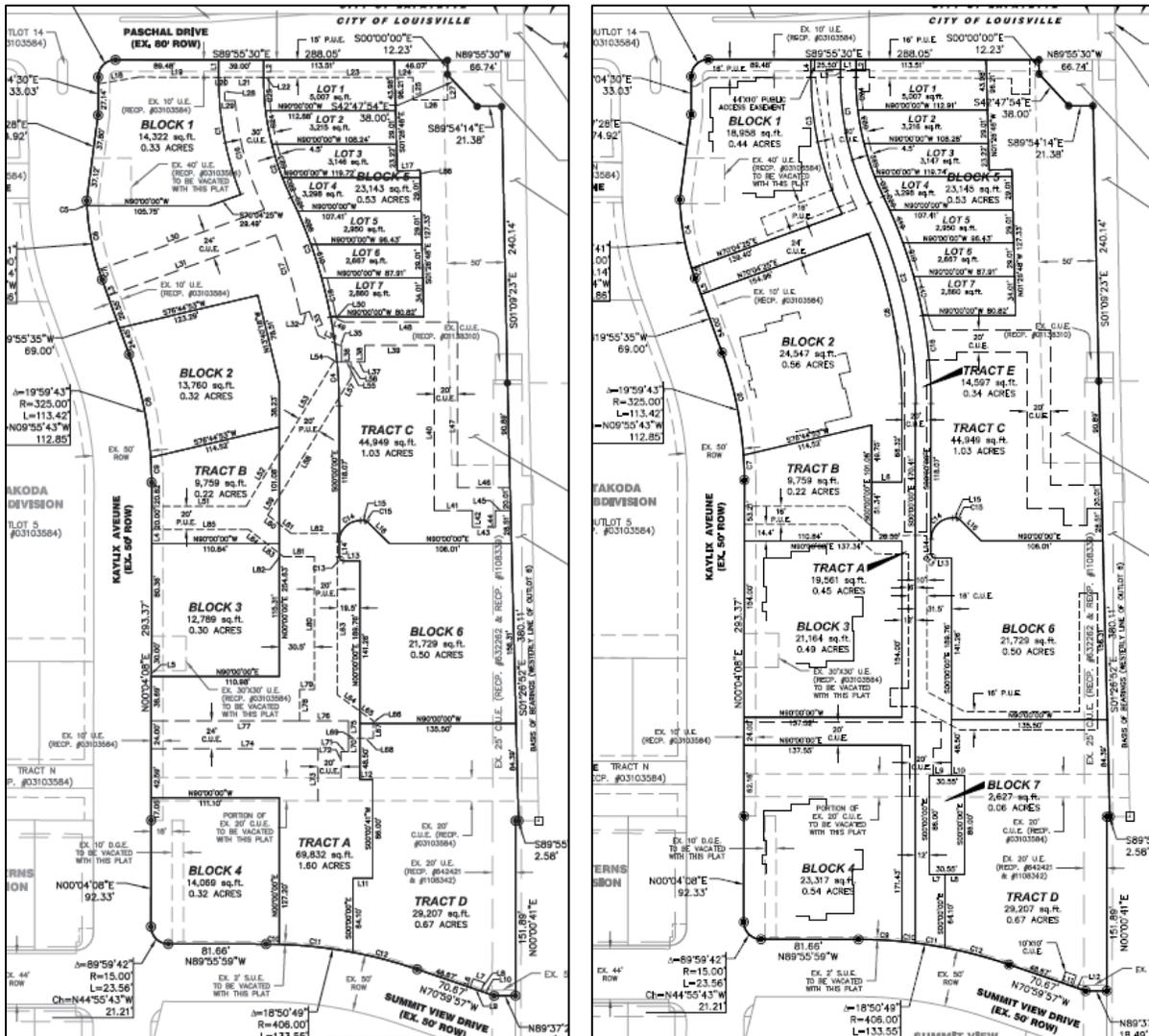


SUMMARY:

The applicant, RMCS, Inc., has submitted a request to amend the final plat for the Foundry subdivision. A final plat and final Planned Unit Development (PUD) were approved in January, 2016, to allow up to 32 residential condominiums (24 age restricted for 55 years and older), and 38,000 SF commercial and office development. As design has proceeded on the project, the applicant has determined some modifications to the plat are necessary to accommodate the future ownership structure of the development. The proposed plat amendment would not change the design or layout of the development.

PROPOSAL:

The proposed plat amendment would replace the previously approved plat. The overall layout would remain the same. However, lot lines would be moved to create a clear distinction between the residential and commercial portions of the development, and to include residential parking on the same lot as the residential units it serves. The original Tract A would be split into two tracts (Tract A and Tract E) to divide it between the commercial and residential portions. The four residential lots (Blocks 1-4) would be enlarged to include the adjacent parking. Block 7 would be created to accommodate residential parking not immediately adjacent to a residential building.



Previously approved plat (left) and proposed amended plat (right)

ANALYSIS:

If approved, the City of Louisville would not have any additional maintenance responsibilities for the development as all of the proposed plazas and open areas will be publicly accessible but privately maintained. The lot breakdown and ownership is as follows:

	Area	Ownership	Use
Tract A	0.45 acres	Takoda Properties Inc.	Access/Access Drive/Parking
Tract B	0.22 acres	Takoda Properties Inc.	Public plaza, parking
Tract C	1.03 acres	Takoda Properties Inc.	Parking/Highway 42 Access
Tract D	0.67 acres	Takoda Properties Inc.	Parking
Tract E	0.34 acres	Takoda Properties Inc.	Access/Access Drive/Parking
Block 1	0.44 acres	Takoda Properties Inc.	Residential
Block 2	0.56 acres	Takoda Properties Inc.	Residential
Block 3	0.49 acres	Takoda Properties Inc.	Residential

Block 4	0.54 acres	Takoda Properties Inc.	Residential
Block 5	0.53 acres	Takoda Properties Inc.	Commercial (Lots 1-7)
Block 6	0.67 acres	Takoda Properties Inc.	Commercial (Foundry)
Block 7	0.06 acres	Takoda Properties Inc.	Parking

Public Land Dedication

The proposed plat amendment would not impact the public land dedication (PLD) requirement from the previously approved plat and PUD. The applicant would still be required to pay the same amount as a fee-in-lieu to account for the increased residential area. The PLD will be described in detail in the subdivision agreement and will be required at time of building permit.

Title 16 Requirements

Plats are governed by the requirements of title 16 of the Louisville Municipal Code (LMC). Staff has reviewed the proposed plat amendment against the requirements and found it complies with the standards of the LMC.

STAFF RECOMMENDATION:

Staff recommends approval of the requested plat amendment for the Foundry subdivision with no conditions.

ATTACHMENTS:

1. Resolution No. 23, Series 2016
2. Application documents
3. Final Plat

**RESOLUTION NO. 23
SERIES 2016**

**A RESOLUTION RECOMMENDING APPROVAL OF AN AMENDMENT TO THE
FOUNDRY SUBDIVISION FINAL PLAT.**

WHEREAS, there has been submitted to the Louisville Planning Commission an application for approval of an amendment to the previously approved Foundry Subdivision final plat; and

WHEREAS, the City Staff has reviewed the information submitted and found that the application complies with the Louisville zoning and subdivision regulations and other applicable sections of the Louisville Municipal Code; and

WHEREAS, the Planning Commission held a duly noticed public hearing on the application on October 13, 2016 where evidence and testimony were entered into the record, including without limitation the findings in the Louisville Planning Commission Staff Reports dated October 13, 2016; and

WHEREAS, based on the evidence and testimony in the record, the Planning Commission finds that the application complies with the Louisville zoning and subdivision regulations and other applicable sections of the Louisville Municipal Code and should be approved, without condition;

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Louisville, Colorado does hereby recommend approval of an amendment to the previously approved Foundry Subdivision final plat, without condition:

PASSED AND ADOPTED this 13th day of October, 2016.

By: _____
Chris Pritchard, Chairman
Planning Commission

Attest: _____
Steve Brauneis, Secretary
Planning Commission

LAND USE APPLICATION

CASE NO. _____

APPLICANT INFORMATION

Firm: RMCS, Inc.

Contact: Justin McClure

Address: 1004 Griffith Street
Louisville, CO 80027

Mailing Address: Same as Above

Telephone: 720.524.3620

Fax: N/A

Email: justinrmcs@gmail.com

OWNER INFORMATION

Firm: RMCS, LLC

Contact: Justin McClure

Address: 1004 Griffith Street
Louisville, CO 80027

Mailing Address: Same as Above

Telephone: 720.524.3620

Fax: _____

Email: justinrmcs@gmail.com

REPRESENTATIVE INFORMATION

Firm: RMCS, Inc.

Contact: Justin McClure

Address: 1004 Griffith Street
Louisville, CO 80027

Mailing Address: Same as Above

Telephone: 720.524.3620

Fax: _____

Email: justinrmcs@gmail.com

PROPERTY INFORMATION

Common Address: _____ Blocks 1-7

Legal Description: Lot _____ Blk _____
 Subdivision The Foundry

Area: 5.82 a/c _____ Sq. Ft.

TYPE (S) OF APPLICATION

- Annexation
- Zoning
- Preliminary Subdivision Plat
- Final Subdivision Plat
- Minor Subdivision Plat
- Preliminary Planned Unit Development (PUD)
- Final PUD
- Amended PUD
- Administrative PUD Amendment
- Special Review Use (SRU)
- SRU Amendment
- SRU Administrative Review
- Temporary Use Permit: _____
- CMRS Facility: _____
- Other: (easement / right-of-way; floodplain; variance; vested right; 1041 permit; oil / gas production permit) Minor Plat Amendment

PROJECT INFORMATION

Summary: A request to amend the approved final plat in order to accommodate legal requirements associated with residential and commercial declarations.

Current zoning: C/R Proposed zoning: C/R

SIGNATURES & DATE

Applicant: RMCS, Inc.

Print: Justin McClure 

Owner: RMCS, LLC

Print: Justin McClure 

Representative: RMCS, Inc.

Print: Justin McClure 

CITY STAFF USE ONLY

- Fee paid: _____
- Check number: _____
- Date Received: _____

RMCS, Inc.
Justin McClure
Vice-President
1004 Griffith Street
Louisville, CO 80027

Scott Robinson
City of Louisville, Planner II
749 Main Street
Louisville, CO 80027

Re: Request for a Minor Amendment to The Foundry Subdivision Final Plat to Accommodate Legal Criteria Associated with Residential and Commercial Conditions, Covenants, and Restrictions (Mixed-Use).

Dear Scott,

Through consultation with our legal team, it has been brought to my attention that we require an extremely small adjustment to the approved Foundry Subdivision Final Plat in order to generate a more appropriate division between the residential and commercial associations that will be responsible for ongoing maintenance activities. The minor adjustment simply creates an additional Tract in order to "split" the main access road between the residential and commercial portions of the project and incorporates the detached garages for the residential condominiums into the existing residential blocks (Blocks 1-4 and 7). Due to the complexities of constructing and managing a mixed-use project, we respectfully request approval of the amended Final Plat to incorporate the changes identified above. As always, it is an absolute pleasure to work with the City of Louisville. If I can be of any assistance what so ever, please do not hesitate to let me know.

Respectfully,



Justin McClure
RMCS, Inc.
Vice-President

RMCS, Inc.
Justin McClure
Vice-President
1004 Griffith Street
Louisville, CO 80027

Scott Robinson
City of Louisville, Planner II
749 Main Street
Louisville, CO 80027

Re: Request for a Minor Amendment to The Foundry Subdivision Final Plat to Accommodate Legal Criteria Associated with Residential and Commercial Conditions, Covenants, and Restrictions (Mixed-Use).

Dear Scott,

Through consultation with our legal team, it has been brought to my attention that we require an extremely small adjustment to the approved Foundry Subdivision Final Plat in order to generate a more appropriate division between the residential and commercial associations that will be responsible for ongoing maintenance activities. The minor adjustment simply creates an additional Tract in order to "split" the main access road between the residential and commercial portions of the project and incorporates the detached garages for the residential condominiums into the existing residential blocks (Blocks 1-4 and 7). Due to the complexities of constructing and managing a mixed-use project, we respectfully request approval of the amended Final Plat to incorporate the changes identified above. As always, it is an absolute pleasure to work with the City of Louisville. If I can be of any assistance what so ever, please do not hesitate to let me know.

Respectfully,


Justin McClure
RMCS, Inc.
Vice-President

THE FOUNDRY FINAL SUBDIVISION PLAT

A REPLAT OF LOT 1, BLOCK 9 AND TRACT T OF TAKODA SUBDIVISION, AND LOT 2 OF SUMMIT VIEW SUBDIVISION, AND BEING PART OF SOUTHEAST ¼ OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, BOULDER COUNTY, CITY OF LOUISVILLE, STATE OF COLORADO

LEGAL DESCRIPTION

THE FOUNDRY:

A REPLAT OF LOT 1, BLOCK 9 AND TRACT T OF TAKODA SUBDIVISION WITH A RECEPTION NUMBER OF 03103584, AND LOT 2 OF SUMMIT VIEW SUBDIVISION WITH A RECEPTION NUMBER 2216330 AND BEING PART OF SOUTHEAST ¼ OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.
AREA = 5.82 ACRES

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE OWNERS OF THAT REAL PROPERTY SITUATED IN THE SOUTHEAST ¼ OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN IN THE COUNTY OF BOULDER, STATE OF COLORADO DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 9 AND TRACT T OF TAKODA SUBDIVISION WITH A RECEPTION NUMBER OF 03103584, AND LOT 2 OF SUMMIT VIEW SUBDIVISION WITH A RECEPTION NUMBER 2216330.

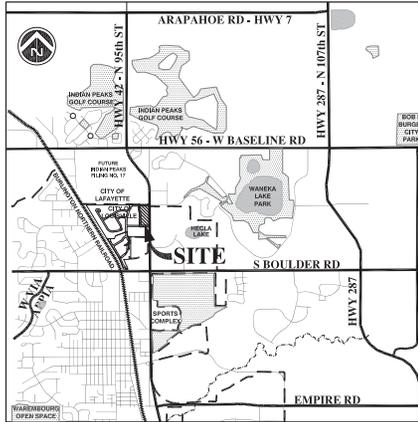
HAS LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF "THE FOUNDRY", A SUBDIVISION OF A PART OF THE CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF LOUISVILLE AND THE PUBLIC ALL PUBLIC RIGHTS-OF-WAY, THE INGRESS-EGRESS AND FIRE LANE EASEMENTS FOR VEHICULAR, PEDESTRIAN AND EMERGENCY ACCESS AND THE PUBLIC USE THEREOF FOREVER AND DOES FURTHER DEDICATE TO THE USE OF THE CITY OF LOUISVILLE AND ALL MANIPULALLY OWNED AND/OR FRANCHISED UTILITIES AND SERVICES THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AND RIGHT-OF-WAYS FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT FOR ALL SERVICES, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, TELEPHONE AND ELECTRIC LINES, WORKS, POLES AND UNDERGROUND CABLES, GAS PIPELINES, WATER PIPELINES, SANITARY SEWER LINES, STREET LIGHTS, CULVERTS, HYDRANTS, DRAINAGE DITCHES AND DRAINS AND ALL APPURTENANCES THEREOF, IT BEING EXPRESSLY UNDERSTOOD AND AGREED BY THE CITY OF LOUISVILLE, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE CITY OF LOUISVILLE, COLORADO, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE CITY OF LOUISVILLE, COLORADO, SHALL BECOME THE SOLE PROPERTY OF SAID CITY OF LOUISVILLE, COLORADO, EXCEPT PRIVATE ROADWAY CURBS, GUTTERS AND PAVEMENT AND ITEMS OWNED BY MUNICIPALLY FRANCHISED UTILITIES AND/OR CENTURYLINK, INC. WHICH WHEN CONSTRUCTED OR INSTALLED, SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL NOT BECOME THE PROPERTY OF THE CITY OF LOUISVILLE, COLORADO.

NOTES

- LAND TITLE GUARANTEE COMPANY, TITLE COMMITMENT NO. W8019030-3, DATED MAY 9, 2007 COLORADO ESROW AND TITLE SERVICE, TITLE COMMITMENT ORDER NO. 00021666 DATED APRIL 17, 2007 AND STEWART TITLE OF COLORADO, TITLE COMMITMENT ORDER NO. 90179371 SS 3rd REVISION, DATED MAY 9, 2007 WERE ENTIRELY RELIED UPON FOR EASEMENTS OF RECORD AND TITLE INFORMATION. SEE SCHEDULE B FOR EXCEPTIONS.
- BEARINGS SHOWN HEREON ARE BASED ON THE ASSUMPTION THAT THE WESTERLY LINE OF THE SOUTHERLY PORTION OF OUTLOT 6, TAKODA SUBDIVISION BEARS N 0126° 52' W, 390.11 FEET BETWEEN A FOUND 2 INCH ALUMINUM CAP MONUMENT STAMPED RMCS LS 28667 AT THE SOUTHWEST CORNER OF SAID OUTLOT 6 AND A FOUND 2 INCH ALUMINUM CAP MONUMENT STAMPED RMCS LS 28667 AT THE NORTHWEST CORNER OF THE SOUTHERLY PORTION OF SAID OUTLOT 6.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTO ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON. CRS 13-90-105.
- SURVEY INFORMATION SHOWN HEREON AS PROVIDED BY ROCK CREEK SURVEYING, LLC DATED AUGUST 25, 2013. ROCK CREEK SURVEYING, LLC, IS NOT RESPONSIBLE FOR UTILITY INFORMATION PROVIDED BY OTHERS. ROCK CREEK SURVEYING, LLC RECOMMENDS THAT THE LOCATION OF THE UTILITIES BE FIELD VERIFIED PRIOR TO ANY DIGGING ON, OR ADJACENT TO THE SUBJECT PROPERTY.
- THE CITY OF LOUISVILLE SHALL REVIEW AND APPROVE THE LOCATIONS OF UTILITY LINES, PEDESTALS AND CABINETS WITHIN PUBLIC PROPERTY AND WITHIN CITY OF LOUISVILLE EXCLUSIVE CITY EASEMENTS. ALL UTILITY EASEMENTS NOT SPECIFICALLY DESIGNATED FOR OTHERS (E.G. DRY UTILITY EASEMENTS) ARE EXCLUSIVELY FOR OF THE CITY OF LOUISVILLE WET UTILITIES.
- EXCLUSIVE CITY UTILITY EASEMENTS ARE RESERVED FOR CITY OF LOUISVILLE EXCLUSIVE USE FOR CITY WATER, SANITARY SEWER AND STORM SEWER FACILITIES. DRY UTILITY COMPANIES AND/OR PRIVATE OWNERS OF STORM DRAINAGE AND IRRIGATION LINES MUST OBTAIN PRIOR WRITTEN APPROVAL FROM THE CITY FOR ANY PROPOSED CROSSING OF ANY CITY WET UTILITY EASEMENTS AND MUST EXECUTE AN AGREEMENT WHICH STIPULATES THE DRY UTILITIES, STORM DRAINAGE, AND/OR IRRIGATION LINES APPROVED TO CROSS CITY EASEMENTS ARE SUBJECT TO RELOCATION AT THE COMPANY'S OR OWNER'S EXPENSE AT THE DIRECTION OF THE DRY UTILITIES, STORM DRAINAGE, AND/OR IRRIGATION LINES THAT ARE APPROVED TO CROSS CITY EASEMENTS SHALL DO SO AT SUBSTANTIALLY RIGHT ANGLES. WET UTILITIES MAY TRAVERSE DRY UTILITY EASEMENTS WITHOUT REQUIREMENT FOR FURTHER PERMISSION. NO JOINT USE OF ANY CITY EXCLUSIVE UTILITY EASEMENTS IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE CITY AND EXECUTION OF A JOINT USE AGREEMENT, WHICH SHALL BE AT THE CITY'S DISCRETION.
- PROPOSED VEHICULAR CONNECTIONS MAY BE REFINED, WITH FUTURE CONSTRUCTION PLAN SUBMITTALS.
- ACCESS IS GRANTED HEREWITH OVER AND ACROSS ALL PAVED AREAS FOR EMERGENCY, PUBLIC AND PRIVATE VEHICULAR ACCESS.
- THE CITY OF LOUISVILLE IS GRANTED A 4' MAINTENANCE ACCESS EASEMENT BEYOND RIGHT OF WAY FOR THE MAINTENANCE OF CURB AND SIDEWALK. MINIMUM SURFACE DISTURBANCE IS ALLOWED WITHIN THE EASEMENT.
- THE MINIMUM SEPARATION BETWEEN WATER AND SANITARY SHALL BE 10' OUTSIDE OF PIPE TO OUTSIDE OF PIPE. SEPARATION BETWEEN ALL OTHER UTILITIES SHALL NOT BE LESS THAN 7' TO THE EXTENT PRACTICAL, BASED ON CONDUCTIVITY, COST, RIGHT-OF-WAY AND ASSOCIATED. THE CITY WILL WORK WITH THE SUBDIVIDER TO GENERATE PRACTICAL SOLUTIONS FOR AREAS OF UTILITY SEPARATION CONCERNS.
- THE CITY OF LOUISVILLE IS GRANTED A 10' MAINTENANCE ACCESS EASEMENT BEYOND THE UTILITY EASEMENTS GRANTED TO THE CITY BY THIS PLAT. THE 10' MAINTENANCE ACCESS EASEMENT SHALL BE ALLOWED ON EITHER SIDE OF THE UTILITY EASEMENT, OR 5' ON EACH SIDE OF THE UTILITY EASEMENT. MINIMUM SURFACE DISTURBANCE IS ALLOWED WITHIN THIS EASEMENT.
- DISTANCES SHOWN HEREON ARE BASED UPON THE U.S. SURVEY FOOT.
- EXISTING ENCUMBRANCES AND USES ARE NOTED ON THE DRAWINGS AND ARE NOT SUPERCEDED BY THE LAND USE SUMMARY TABLE.
- PUBLIC WET UTILITIES LOCATED ON PRIVATE PROPERTY SHALL BE WITHIN A CITY EXCLUSIVE UTILITY EASEMENT (C.U.E.)
- THE PRIVATE UTILITY EASEMENTS (P.U.E.) SHALL BE CONVEYED TO THE FOUNDRY HOA AND SHALL ALLOW FOR THE ACCESS TO AND MAINTENANCE AND/OR REPLACEMENT OF THE PRIVATE STORM PIPING CONTAINED THEREIN.
- EASEMENTS ON SOME LOTS, AS WELL AS OTHER EASEMENTS, ARE PROVIDED FOR IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE FOUNDRY, TO BE RECORDED IN THE CITY OF LOUISVILLE, COUNTY OF BOULDER, COLORADO.

VICINITY MAP

Scale: 1" = 2000'



OWNERSHIP CERTIFICATE

OWNER: TAKODA PROPERTIES, INC, A COLORADO CORPORATION

BY: JUSTIN MCCLURE, VICE-PRESIDENT

DATE: _____

ACKNOWLEDGEMENT

STATE OF COLORADO)

) SS

COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____

20____ BY _____

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

PLANNING COMMISSION CERTIFICATE

RECOMMENDED APPROVAL THIS _____ DAY OF _____, 20____

BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. _____ SERIES _____

CITY COUNCIL CERTIFICATE

APPROVED THIS _____ DAY OF _____, 20____

BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. _____ SERIES _____

MAYOR: _____ CITY CLERK: _____

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)

) SS

COUNTY OF BOULDER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____

O'CLOCK AT _____ M. ON THIS _____ DAY OF _____, 20____

AND IS RECORDED IN PLAN FILE _____ FEE _____

PAID: _____ FILM NO. _____

RECEPTION NO. _____

RECORDER: _____ DEPUTY: _____

SURVEYOR'S CERTIFICATE

I, ROBERT A. RICKARD, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT OF THE FOUNDRY TRULY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION WAS DONE IN ACCORDANCE WITH APPLICABLE STATE OF COLORADO REQUIREMENTS FOR LAND SURVEYS.

ROBERT A. RICKARD, PLS NO. 28283 DATE _____

FOR AND ON BEHALF OF ROCK CREEK SURVEYING, LLC

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

SHEET INDEX

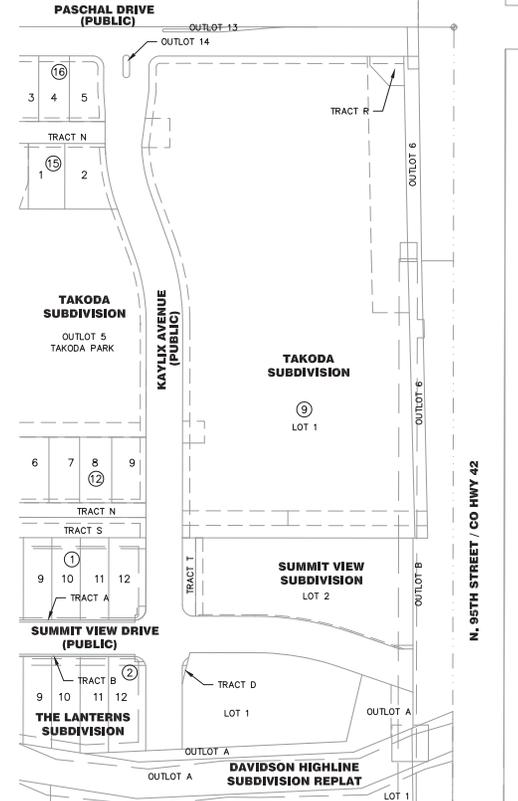
NUMBER	TITLE
1	COVER SHEET
2	FINAL PLAT

LAND USE SUMMARY

BLOCK/TRACT	TOTAL AREA	OWNERSHIP	MAINTENANCE ¹
TRACT A	0.45	Takoda Properties, Inc	The FOUNDRY Residential Owner's Association T.F.R.O.A.
TRACT B	0.22	Takoda Properties, Inc	The FOUNDRY Residential Owner's Association T.F.R.O.A.
TRACT C	1.03	Takoda Properties, Inc	The FOUNDRY Commercial Owner's Association T.F.C.O.A.
TRACT D	0.67	Takoda Properties, Inc	The FOUNDRY Residential Owner's Association T.F.R.O.A.
TRACT E	0.34	Takoda Properties, Inc	The FOUNDRY Commercial Owner's Association T.F.C.O.A.
BLOCK 1	0.44	Takoda Properties, Inc	The FOUNDRY Residential Owner's Association T.F.R.O.A.
BLOCK 2	0.36	Takoda Properties, Inc	The FOUNDRY Residential Owner's Association T.F.R.O.A.
BLOCK 3	0.49	Takoda Properties, Inc	The FOUNDRY Residential Owner's Association T.F.R.O.A.
BLOCK 4	0.54	Takoda Properties, Inc	The FOUNDRY Residential Owner's Association T.F.R.O.A.
BLOCK 5	0.53	Takoda Properties, Inc	The FOUNDRY Commercial Owner's Association T.F.C.O.A.
BLOCK 6	0.50	Takoda Properties, Inc	The FOUNDRY Commercial Owner's Association T.F.C.O.A.
BLOCK 7	0.06	Takoda Properties, Inc	The FOUNDRY Residential Owner's Association T.F.R.O.A.
TOTALS	5.82 AC		

¹ Refer to Subdivision Agreement for delineation of maintenance responsibilities.

ORIGINAL PLAT
TAKODA SUBD. (REC. #03103584) AND SUMMIT VIEW SUBD. (REC. #2216330)



BENCHMARK

BENCHMARK IS TOP OF FOUND 1-1/2" DIAMETER ALUMINUM CAP MONUMENT WITH ILLEGIBLE STAMPING AT THE SOUTHEAST CORNER OF OUTLOT 6, TAKODA SUBDIVISION, RECEPTION NO. 03103584 RECORDED 10/06/2010, WITH ELEVATION OF 5358.90, LOCAL VERTICAL DATUM.

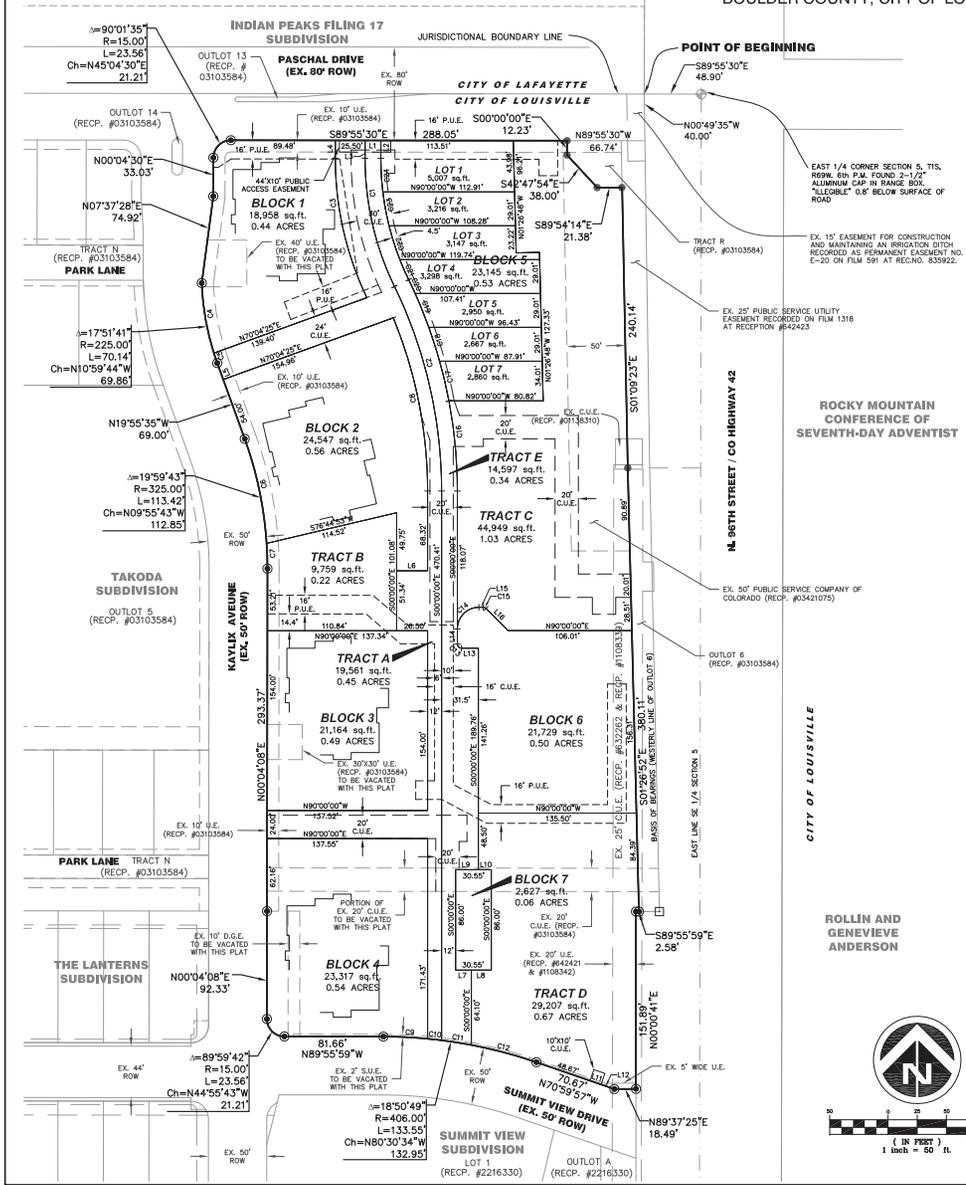
ROCK CREEK SURVEYING, LLC

3021 GARDENA WAY
SUPERIOR, COLORADO 80027
(303) 521-7376

11/13/2015 SHEET 1 OF 2

THE FORNDRY FINAL SUBDIVISION PLAT

A REPLAT OF LOT 1, BLOCK 9 AND TRACT 7 OF TAKODA SUBDIVISION, AND LOT 2 OF SUMMIT VIEW SUBDIVISION, AND BEING PART OF SOUTHEAST ¼ OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, BOULDER COUNTY, CITY OF LOUISVILLE, STATE OF COLORADO

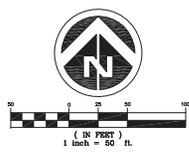


CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	113.60'	250.00'	026°02'08"	S12°56'34"E	112.63'
C2	181.24'	400.00'	025°57'38"	S12°58'49"E	179.69'
C3	123.34'	275.50'	025°39'07"	N12°45'03"W	122.32'
C4	61.14'	225.00'	015°34'08"	S09°50'58"E	60.95'
C5	9.00'	225.00'	002°17'33"	S18°46'48"E	9.00'
C6	91.78'	325.00'	016°10'48"	N11°50'11"W	91.47'
C7	21.64'	325.00'	003°48'55"	S01°50'19"E	21.64'
C8	152.15'	388.00'	022°28'03"	S11°14'02"E	151.17'
C9	37.97'	406.00'	005°21'29"	S87°15'15"E	37.95'
C10	12.07'	406.00'	001°42'13"	S83°43'23"E	12.07'
C11	25.82'	406.00'	003°38'37"	S81°02'58"E	25.81'
C12	57.69'	406.00'	008°08'30"	S75°09'25"E	57.64'
C13	5.50'	3.51'	089°54'58"	N45°02'31"W	4.95'
C14	29.06'	18.50'	090°00'00"	N45°00'00"E	26.16'
C15	2.75'	3.50'	045°00'00"	S67°30'00"E	2.68'
C16	77.58'	413.50'	010°45'00"	N05°22'30"W	77.47'
C17	109.76'	413.50'	015°12'29"	N18°21'15"W	109.43'
C18	109.76'	413.50'	015°12'29"	N18°21'15"W	109.43'
C19	109.76'	413.50'	015°12'29"	N18°21'15"W	109.43'
C20	109.76'	413.50'	015°12'29"	N18°21'15"W	109.43'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C21	107.50'	236.50'	026°02'39"	N12°56'34"W	106.58'
C22	107.50'	236.50'	026°02'39"	N12°56'34"W	106.58'
C23	107.50'	236.50'	026°02'39"	N12°56'34"W	106.58'
C24	107.50'	236.50'	026°02'39"	N12°56'34"W	106.58'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N89°56'00"W	13.50'
L2	N00°00'00"E	15.38'
L3	S00°00'00"E	15.39'
L4	N00°00'00"W	15.34'
L5	S19°55'35"E	15.00'
L6	N90°00'00"W	26.50'
L7	N90°00'00"W	13.50'
L8	N90°00'00"E	17.05'
L9	N90°00'00"E	19.50'
L10	N90°00'00"W	11.05'
L11	S70°59'57"E	10.00'
L12	S70°59'57"E	12.00'
L13	N90°00'00"W	14.49'
L14	N00°00'00"E	13.00'
L15	N90°00'00"E	3.60'
L16	S45°00'00"E	26.83'

- LEGEND**
- FOUND NO. 5 REBAR WITH 1-1/2" ALUM CAP STAMPED "RMC'S LS 28667"
 - SET NO. 5 REBAR WITH CAP STAMPED "ROCK CREEK LS 28283"
 - FOUND 5/8" REBAR W ALUM CAP STAMPED "STADELE LS 26300"
 - ▭ PRIVATE UTILITY EASEMENT
 - P.U.E. CITY OF LOUISVILLE EXCLUSIVE UTILITY EASEMENT
 - U.E. UTILITY EASEMENT



ROCK CREEK SURVEYING, LLC
3021 GARDENIA WAY
SUPERIOR, COLORADO 80027
(303) 581-7376

ITEM: Case #16-009-FS/FP, Balfour Senior Living PUD/Plat

PLANNER: Lauren Trice, Planner II

APPLICANT: Hunter McLeod
Balfour Senior Living
1331 E Hecla Drive
Louisville, CO 80027

OWNER: Michael Schonbrun
Balfour Senior Living
1331 E Hecla Drive
Louisville, CO 80027

EXISTING ZONING: Planned Community Zoned District – Commercial (PCZD-C)

LOCATION: 1800 & 1870 Plaza Drive, Louisville, CO 80027

LEGAL DESCRIPTION: Lot 3, Louisville Plaza II

TOTAL SITE AREA: 2.01 acres

REQUEST: Resolution 24, Series 2016: A request for a final plat and final planned unit development (PUD) to construct a 56-unit Assisted Living Community at 1800 & 1870 Plaza Drive.



BACKGROUND:

The applicant, Balfour Senior Living, requests a final plat, and final planned unit development (PUD) to develop a 2.01 acre parcel in the Louisville Plaza Subdivision. The applicant requests a 56-unit assisted living community with 14,400 SF of amenities for residents and 1,400 SF of administrative office space. The proposed three-story structure would contain 56 dwelling units with a wellness center, salon, activity rooms, dining room, kitchen, and offices. The property is zoned Planned Community Zone District – Commercial (PCZD-C) and subject to the Commercial Development Design Standards and Guidelines.

Planning Commission reviewed the project at a public hearing on July 14th. After hearing from the applicant and the public, Planning Commission voted to deny the project because it did not meet the criteria in Section 17.28.120 of the Louisville Municipal Code and the public benefits did not warrant the increase in building height from 35 feet to 52 feet. The Planning Commission also stated that the PUD did not promote harmonious transitions in character to adjacent uses.

Since July 14th the applicant responded to the concerns of Planning Commission and the adjacent neighbors by making the following changes:

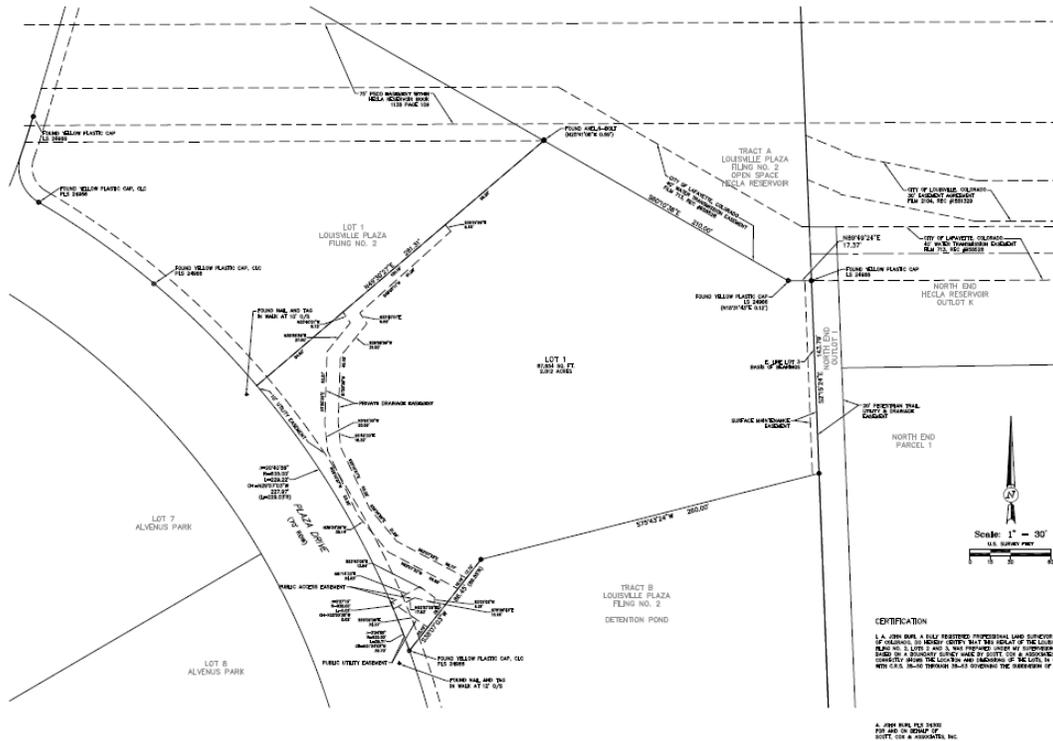
- Moving the third story portion of the structure towards Plaza Drive reducing the bulk of the structure adjacent to the North End neighborhood
- Reducing the maximum height of the entire structure from 52' to 49'10"
- Increasing the number of units from 54 to 56 and adjusting the total square footage in order to accommodate the redesign of the third story
- Preserving the existing buffer by retaining the existing Cottonwood trees on the eastern portion of the site
- Adding lower landscaping along the northern and eastern edges of the site to screen the parking areas

Descriptions of any changes from the July 14th proposal are described in detail below in ***bold italics font***.

Final Plat/General Development Plan

The subject property was platted as two lots as part of the Louisville Plaza Filing No. 2 subdivision. The applicant requests a replat to combine Lots 2 and 3. The proposed replat includes establishment of a drainage easement and a public access easement for the interpretive sign. The subject property is part of the Louisville Plaza GDP, which allows nursing and rest homes in areas designated commercial/office.

No changes were made to the Final Plat and GDP.



Proposed Louisville Plaza Filing No. 2, Replat A

Public Land Dedication

When the Louisville Plaza Filing No. 2 subdivision was originally platted in 1991, the developer dedicated 40 percent of the land as public land dedication (PLD). According to Chapter 16.12 of the Louisville Municipal Code (LMC), commercially zoned properties require a 12% PLD, while residentially zoned properties requires a 15% PLD. Based on the previous PLD that took place with the original subdivision, no additional PLD is required.

No changes were made to the Public Land Dedication.

Historic Preservation

The proposal includes the demolition of two residential structures. One of them is the historic Hecla Casino building located at 1800 Plaza Drive and the other is a Victorian-style structure constructed in 1979. The Hecla Casino was relocated in 1991 from its original location at Louisville Plaza. The Casino currently serves as a residence and will be demolished as part of this development unless a new location is identified where it could again be relocated.



Former Hecla Casino - 1800 Plaza Drive

The applicant proposes the preservation of an existing stone and concrete element, likely associated with hoisting coal cars from the former Hecla mine. This structure is located on the southernmost corner of the site along Plaza Drive. The proposal includes preserving the structure in a plaza area with an interpretive sign about Louisville's mining heritage and the labor strikes at the Hecla mine. A public access easement to the historic mine element would be included with the replat.

No changes were made to the historic preservation efforts at the site.

Surrounding Land Use

Across Plaza Drive, west of the property are additional Balfour Senior Living facilities and office space. Northwest of the property is office space. A trail runs along the east side of the property leading to the Hecla Open Space and the Hecla Lake Reservoir to the north. The North End Development is to the east with single family residences directly adjacent to the property. South of the property is the detention pond for the surrounding area.

No changes were made to the surrounding land use.

PLANNED UNIT DEVELOPMENT:

Compliance with 17.28.120

Section 17.28.120 of the Louisville Municipal Code lists 13 criteria for PUDs that must be satisfied or found not applicable for the PUD to be approved. Analysis of each criterion is below:

Criteria 17.28.120 (A)	Finding	Narrative
1. An appropriate relationship to the surrounding area.	Criterion met	<i>The applicant redesigned the structure so that the third story is along Plaza Drive. The portion of the structure adjacent to the residential neighborhood is two stories. In addition, the existing buffer of Cottonwood trees will be retained and lower landscaping added to screen headlights in parking areas.</i>
2. Circulation in terms of the internal street circulation system, designed for the type of traffic generated, safety, separation from living areas, convenience, access, and noise and exhaust control. Proper circulation in parking areas in terms of safety, convenience, separation and screening.	Criterion met	The site plan shows a circulation system designed for vehicular traffic and emergency access that has been reviewed by staff and the fire district and has been found to meet minimum requirements. The site plan includes two access points off of Plaza Drive connecting to a covered drop off area. <i>No changes to circulation.</i>
3. Consideration and provision for low and moderate-income housing	Not applicable	Not applicable
4. Functional open space in terms of optimum preservation of natural features, including trees and drainage areas, recreation, views, density relief and convenience of function	Criterion met	<i>After minor changes to the site plan, the applicant is provided 48% open space. There is also an increase in the number of existing trees incorporated into the landscape plan. The trail connection was widened based on the recommendation of the Open Space Advisory Board.</i>
5. Variety in terms of housing types, densities, facilities and open space	Not applicable	Not applicable
6. Privacy in terms of the	Criterion met	<i>The applicant redesigned the</i>

<p>needs of individuals, families and neighbors</p>		<p><i>structure so that the third story is along Plaza Drive. The portion of the structure adjacent to the residential neighborhood is two stories. In addition, the existing buffer of Cottonwood trees will be retained and lower landscaping added to screen headlights in parking areas.</i></p>
<p>7. Pedestrian and bicycle traffic in terms of safety, separation, convenience, access points of destination and attractiveness</p>	<p>Criterion met</p>	<p>The applicant is providing acceptable pedestrian access including public access to the historic mine element and a trail connection. The proposal also includes bike parking.</p>
<p>8. Building types in terms of appropriateness to density, site relationship and bulk</p>	<p><i>Criterion met</i></p>	<p><i>The applicant redesigned the structure so that the third story is along Plaza Drive. The portion of the structure adjacent to the residential neighborhood is two stories. In addition, the existing buffer of Cottonwood trees will be retained and lower landscaping added to screen headlights in parking areas.</i></p>
<p>9. Building design in terms of orientation, spacing, materials, color, texture, storage, signs and lighting</p>	<p>Criterion met</p>	<p>The proposed building is oriented towards Plaza Drive with a U-shape form. The design of the structure includes a variety of building materials and textures including horizontal lap siding, vertical board and batten siding, and stone veneer. The proposed signs and lighting comply with the requirements in the CDDSG.</p>
<p>10. Landscaping of total site in terms of purpose, such as screening, ornamental types used, and materials used, if any; and maintenance, suitability and effect on the neighborhood</p>	<p><i>Criterion met with conditions</i></p>	<p><i>The proposed landscaping plan complies with the CDDSG. However, considering the height waiver request, the landscape buffer on the east side of the lot is critical to mitigate any negative impacts from increased massing of the building. For this reason, staff recommends a condition to ensure the maintenance of landscaping and associated buffers.</i></p>

11. Compliance with all applicable development design standards and guidelines and all applicable regulations pertaining to matters of state interest, as specified in chapter 17.32	Waivers to Commercial Development Design Standards and Guidelines requested for height, accessory structure setback, fire access, and parking setbacks	See analysis below
12. None of the standards for annexation specified in chapter 16.32 have been violated	Not applicable	Not applicable
13. Services including utilities, fire and police protection, and other such services are available or can be made available to adequately serve the development specified in the final development plan	Criterion met	The Public Works Department and Louisville Fire District reviewed the plat and planned unit development and found them to be in compliance.

Commercial Development Design Standards and Guidelines (CDDSG)

In addition to the criteria described above, developments in properties zoned PCZD-C must comply with the Commercial Development Design Standards and Guidelines.

Site Plan

The proposed site access is from two driveways off of Plaza Drive. The main entrance to the building includes a two-story, covered entry. The proposed U-shaped building creates an internal courtyard towards the south side of the site. A driveway and the majority of the parking area are located along the north side of the site.

Vehicular/Pedestrian/Bike Circulation

The proposed vehicular circulation includes two access points off of Plaza Drive, a covered passenger drop-off area, and a driveway to the parking on the north side of the site. The internal pedestrian circulation provides access from existing sidewalks on the perimeter of the site to connect to the main entry, courtyard, and trail system.

The Louisville Municipal Code requires 1 parking space per 3 beds for uses defined as Residential-Home for the Aged. **The number of units increased from 54 to 56 and the amount of administrative space increased by 200 SF. These changes increased the total parking requirement from 23 spaces to 25 spaces. The parking was reduced from 31 to 30 parking spaces (24 full size, 6 compact) in order to preserve two Cottonwood trees. There are no changes to the vehicular and pedestrian circulation.**

Architecture/Height

The architecture is inspired by the old farmhouses in Boulder County and includes a variety of materials. The proposed 3-story, gable-roofed, U-shaped structure is clad in horizontal wood shiplap, vertical board and batten, and stone veneer. The variety of textures adds visual interest to the proposed structures articulated form. Residents, employees, and visitors would enter the structure through the two-story covered entry along Plaza Drive. The structure frames a formal courtyard.



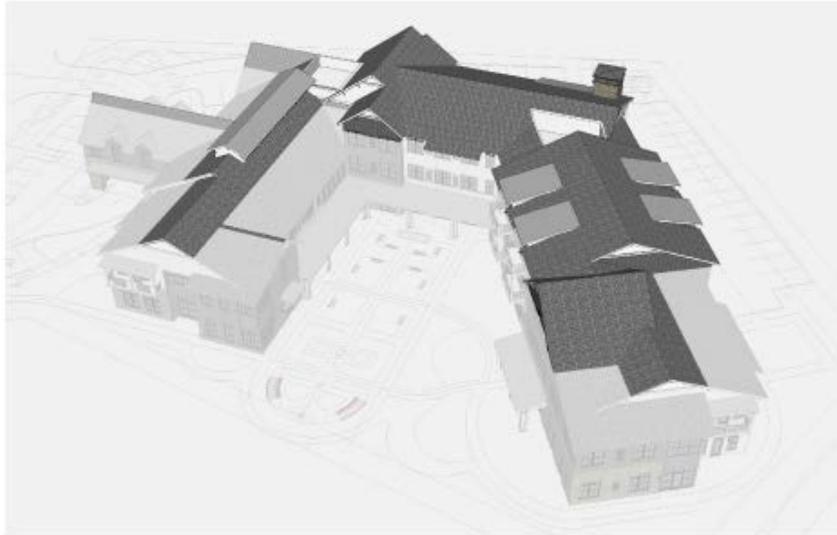
Proposed South Elevation – July 14th



Proposed South Elevation – October 13th

The proposed structure includes a combination of multiple roof angles, clerestory windows, and broken gables. The gables are supported by exposed brackets typical of the Craftsman style. The variety of roof forms breaks up the building, which extends to three stories and up to 49 feet and 10 inches in height. The structure is designed to be three stories along Plaza Drive. The CDDSG limits building height to 35 feet and a waiver is required for the proposed height.

The overall height of the proposed structure is below 50 feet. The redesign of the structure includes moving the third story away from the adjacent residential neighborhood towards Plaza Drive. The two story portion of the structure adjacent to the neighborhood has a maximum height of 39 feet. Reconfiguring the third story creates a more appropriate transition between the Balfour facilities across Plaza Drive and the adjacent residential neighborhood while retaining articulation and visual interest in the design.



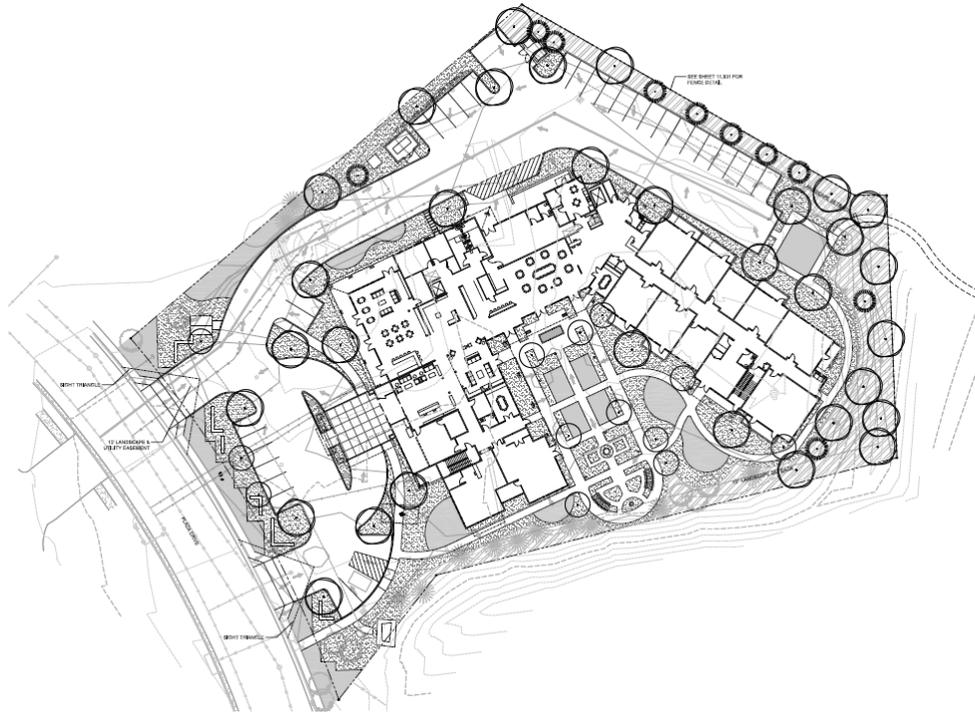
Roof height above 35 feet – July 14th



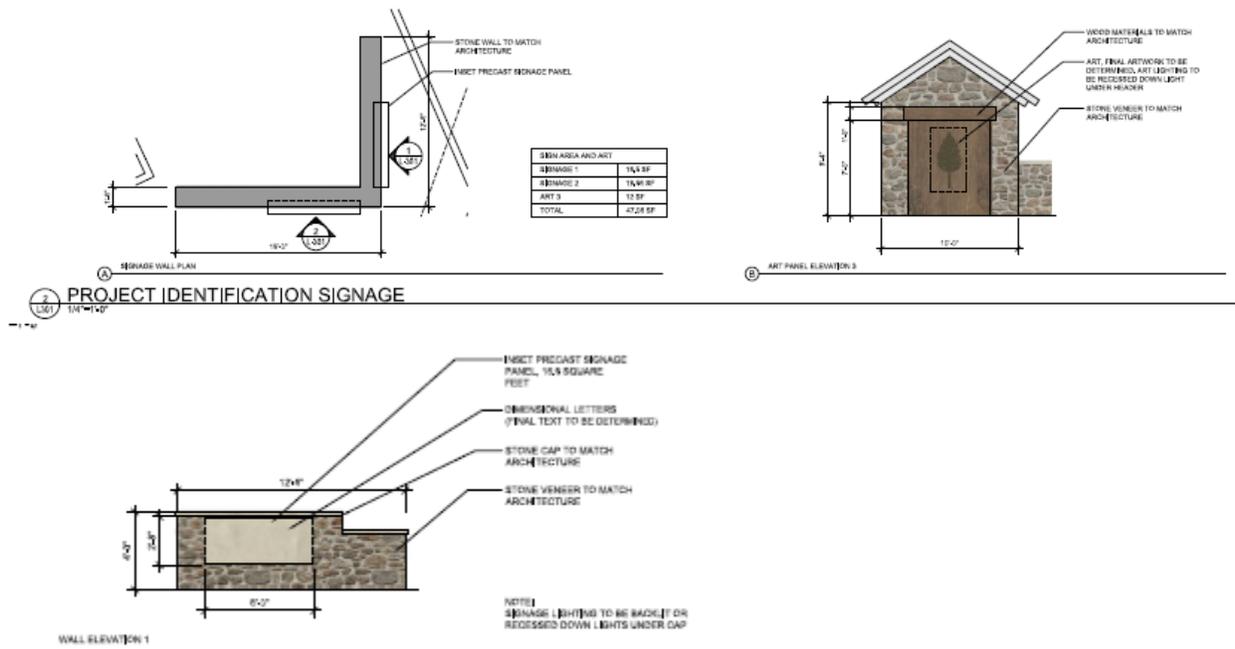
Roof height above 35 feet – October 13th

Landscaping/Screening

Chapter 5 of the CDDSG is the governing document for the proposed landscape plan. Staff reviewed the proposed landscaping plan for the development and believes it complies with the CDDSG. The landscaping will consist of areas of woody shrubs, perennial, and lavender. Landscaping will also be used as to screen parking areas.



Proposed Landscape Plan – July 14th



Proposed Signage

Lighting

The lighting complies with the CDDSG by providing ample lighting that is architecturally compatible with the proposed structure.

No changes to proposed lighting.

REQUESTED WAIVERS

Accessory Structure Setback

The applicant requests a waiver to reduce the front yard setback for the accessory structure from 35 feet to 26 feet. Staff believes accessory structure will maintain an appropriate relationship to site with the waiver. Staff finds the waiver request complies with the spirit and intent of Section 17.28.120 of the Louisville Municipal Code.

No changes to setback waivers.

Parking Setback

The applicant requests a waiver to reduce the parking setback along Plaza Drive from 15 feet to 10 feet for six parking spaces. Staff believes parking design maintains the internal circulation of the site and is appropriately buffered from Plaza Drive. Staff finds the waiver request complies with the spirit and intent of Section 17.28.120 of the Louisville Municipal Code.

No changes to setback waivers.

Side Yard Setback

The applicant requests a waiver to utilize the 10-foot side-yard setback for fire access. The applicant worked with the Louisville Fire District and Public Works Department to develop this solution. Staff believes use of the side yard setback will have a minimal impact on the over site design. Staff finds the waiver request complies with the spirit and intent of Section 17.28.120 of the Louisville Municipal Code.

No changes to setback waivers.

Height

The applicant requests a waiver to allow portions of the building to extend beyond the 35 foot height requirement to a maximum of 49 feet 10 inches.

The proposed structure is brought down to two stories along Plaza Drive. Across Plaza Drive, the three Balfour facilities are all over 50 feet in height. The adjacent single-family residential units in the North End development have a maximum height 35 feet. The North End GDP allows a maximum building height of 40 feet for multi-family and commercial buildings in the development. The 40-foot-tall residential buildings are located on the north side of Hecla Way.

The proposed structure moves the third story portion towards Plaza Drive so that the entire eastern side of the structure is two stories. The design creates a more appropriate transition from Plaza Drive to the North End residential neighborhood.



Perspective view of proposed structure from Sweet Clover Lane residences – July 14th



Perspective view of proposed structure from Sweet Clover Lane residences – October 13th

The applicant provided supplemental drawings (attached) analyzing the viewsheds from Hecla Lake and North End, including the amount of building area extending beyond 35 feet, and a shadow analysis. The analysis demonstrates the impact of the proposed building on the view shed and shows that the building will not shadow the adjacent public trails around Hecla Lake.

The revised landscape plan includes keeping the existing Cottonwood trees which already provide a buffer between the proposed development and the North End neighborhood. Staff recommends adding a condition of approval ensuring all landscaping, including the buffer, be maintained should the plants die.

With the changes to the landscape plan, staff finds the waiver request complies with the spirit and intent of Section 17.28.120 of the Louisville Municipal Code. In addition, staff finds the additional open space (17% more than required), the preservation of the historic mine element, the Hecla mine interpretive sign, trail connection, and overall design of the structure provide a public benefit to the City of Louisville.

FISCAL IMPACT

Staff modeled the fiscal impacts based on information provided by the applicant and standard information incorporated into the model. The following table summarizes the result.

City of Louisville
Fiscal Impact Model

Revenue by Fund		%
General Fund	\$656	64%
Urban Revitalization District Fund	\$0	0%
Open Spaces & Parks Fund	\$84	8%
Lottery Fund	\$0	0%
Historic Preservation Fund	\$30	3%
Capital Projects Fund	\$255	25%
TOTAL REVENUE	\$1,026	100%
Expenditures by Fund		
General Fund	\$260	36%
Urban Revitalization District Fund	\$0	0%
Open Spaces & Parks Fund	(\$58)	-8%
Lottery Fund	\$0	0%
Historic Preservation Fund	\$30	4%
Capital Projects Fund	\$498	68%
TOTAL EXPENDITURES	\$730	100%
NET FISCAL RESULT BY FUND		
General Fund	\$396	
Urban Revitalization District Fund	\$0	
Open Spaces & Parks Fund	\$143	
Lottery Fund	\$0	

Historic Preservation Fund	\$0	
Capital Projects Fund	(\$243)	
NET FISCAL IMPACT	\$296	

The model estimates that the Balfour Planned Unit Development/Plat proposal would yield a cumulative net positive fiscal impact of **+\$296,000** on the City over a 20-year period.

No changes to fiscal impact.

HISTORIC PRESERVATION COMMISSION

The Historic Preservation Commission held a meeting on April 18, 2016 and reviewed the request for the Planned Unit Development and Plat at 1800 & 1870 Plaza Drive for a 54-unit assisted living center. The Historic Preservation Commission had the following comments:

- Every effort should be made to preserve the historic structure at 1800 Plaza Drive, known as the Hecla Casino, by moving it to another location.
- The preservation of the “historic element” associated with the Hecla Mine is an appropriate way to honor the history of the area. The Historic Preservation Commission thanked the applicant for the effort of preserving the “historic element” through survey and interpretive signage.
- The Commission expressed concern about the height of the structure but felt that it made sense at that location and the views across Hecla Lake to the mountains would be retained.

The Historic Preservation Commission also reviewed a request to demolish the structure at 1800 Plaza Drive known as the Hecla Casino. The Commission placed a stay of 180 days on the demolition request. The Commission felt the structure had architectural integrity and was significant to the history of coal mining and labor rights in Louisville. One member of the public spoke for the preservation of the existing historic structure at 1800 Plaza Drive.

STAFF RECOMMENDATION:

Staff recommends approval of the requested Planned Unit Development and final Plat, to allow for the development of a 56-unit assisted living community at 1800 Plaza Drive with the following conditions:

- ***Prior to the City Council hearing, the applicant shall add the following note on the landscape plan: All landscaping must be maintained in a healthy and thriving condition. If any existing landscaping dies it must be replaced with like landscaping, and for the Cottonwood tree buffer on east side of the property dead or unhealthy trees must be replaced with a minimum 2.5 inch caliper deciduous tree with the species to be approved by the City.***

ATTACHMENTS:

1. Resolution No. 24, Series 2016
2. Application documents

3. Resubmittal Letter
4. Final Plat (October 13th)
5. Final PUD (October 13th)
6. Supplemental drawings
7. Louisville Plaza Filing 2 Plat
8. Louisville Plaza GDP
9. Resolution No. 14, Series 2016 (Resolution of denial)
10. Final PUD (July 14th)
11. Supplemental drawings (July 14th)
12. Public Comments

**RESOLUTION NO. 24
SERIES 2016**

A RESOLUTION RECOMMENDING APPROVAL OF A PLANNED UNIT DEVELOPMENT (PUD) AND FINAL PLAT TO ALLOW FOR A 56-UNIT ASSISTED LIVING COMMUNITY ON LOTS 2 AND 3 OF LOUISVILLE PLAZA FILING 2

WHEREAS, there has been submitted to the Louisville Planning Commission an application for approval of a replat for 4.39 acres which includes a 1.91 acre final PUD, and a Special Review Use (SRU) within the core area of the HWY 42 Revitalization District for 33 apartments and 8 live-work units; and

WHEREAS, there has been submitted to the Louisville Planning Commission an application for a Planned Unit Development (PUD) and Final Plat to allow for a 56-unit assisted living community on Lots 2 and 3 of Louisville Plaza Filing 2 subdivision;

WHEREAS, the City Staff has reviewed the information submitted and found that the application complies with the Takoda General Development Plan – 5th Amendment, Louisville zoning regulations, and other applicable sections of the Louisville Municipal Code; and;

WHEREAS, after a duly noticed public hearing on October 13, 2016, where evidence and testimony were entered into the record, including the findings in the Louisville Planning Commission Staff Report dated October 13, 2016, the Planning Commission finds the Balfour Planned Unit Development/Plat should be approved based on the criteria in Section 17.28.110 and Section 17.28.120 of the Louisville Municipal Code.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Louisville, Colorado does hereby recommend approval of an amendment to the Balfour Planned Unit Development/Plat to allow for a 54-unit assisted living community on Lots 2 and 3 of Louisville Plaza Filing 2 subdivision with the following condition:

1. The following note will be added to the landscape plan prior to City Council:
All landscaping must be maintained in a healthy and thriving condition. If any existing landscaping dies it must be replaced with like landscaping, and for the Cottonwood tree buffer on east side of the property dead or unhealthy trees must be replaced with a minimum 2.5 inch caliper deciduous tree with the species to be approved by the City.

PASSED AND ADOPTED this 13th day of October, 2016.

By: _____
Chris Pritchard, Chair
Planning Commission

ATTEST:

Steve Brauneis, Secretary
Planning Commission

LAND USE APPLICATION

CASE NO. _____

APPLICANT INFORMATION

Firm: Balfour Senior Living

Contact: Hunter MacLeod

Address: 1331 E Hecla Drive
Louisville, CO 80027

Mailing Address: Same

Telephone: 303-926-3012

Fax: 303-867-6346

Email: hmacleod@balfourcare.com

OWNER INFORMATION

Firm: Balfour Senior Living

Contact: Hunter MacLeod

Address: Same

Mailing Address: _____

Telephone: 303-926-3012

Fax: _____

Email: hmacleod@balfourcare.com

REPRESENTATIVE INFORMATION

Firm: DTJ Design Inc.

Contact: Lee Payne

Address: 3101 Iris Ave. Suite 130
Boulder, CO 80301

Mailing Address: same

Telephone: 303-443-7533

Fax: _____

Email: lpayne@dtjdesign.com

PROPERTY INFORMATION

Common Address: 1800/1870 Plaza Drive

Legal Description: Lot 2 & 3 Blk _____

Subdivision Louisville Plaza Filing 2

Area: 87,578 Sq. Ft.

TYPE (S) OF APPLICATION

- Annexation
- Zoning
- Preliminary Subdivision Plat
- Final Subdivision Plat
- Minor Subdivision Plat
- Preliminary Planned Unit Development (PUD)
- Final PUD
- Amended PUD
- Administrative PUD Amendment
- Special Review Use (SRU)
- SRU Amendment
- SRU Administrative Review
- Temporary Use Permit: _____
- CMRS Facility: _____
- Other: (easement / right-of-way; floodplain; variance; vested right; 1041 permit; oil / gas production permit)

PROJECT INFORMATION

Summary: _____

New construction of a three story structure to house an Assisted Living Community for senior aged residents. The structure will contain up to 54 Dwelling Units, Kitchen, Dining Room, Administrative Offices, and Amenity Spaces serving the residents.

Current zoning: P-C Proposed zoning: n/a

SIGNATURES & DATE

Applicant: _____

Print: Michael Schonbrun

Owner: _____

Print: Michael Schonbrun

Representative: _____

Print: Hunter MacLeod

CITY STAFF USE ONLY

- Fee paid: _____
- Check number: _____
- Date Received: _____



March 1, 2016

City of Louisville
Planning & Building Commission
749 Main St.
Louisville, CO 80027

Re: 1800 and 1870 Plaza Drive - PUD submittal

Thank you for receiving the submittal on behalf of Balfour Senior Living. The project submitted for review is a proposed two and three story assisted living community. The site is located adjacent to our Senior Living Campus to the east, across Plaza Drive from Balfour Retirement Community (completed in 1999).

The proposed building is 60,000 GSF located on two acres. This assisted living community will be part of the Balfour campus but operated independently from the others, providing our residents the ability to move through the continuum of care as needed while staying within the Louisville community to be close to friends and family.

The design has been influence by historical elements of the site and local community including preserving elements of the farmhouse. The façade of the building incorporates multiple materials including a variety of stone, painted hardy plank and strategically placed metal roof, which together provide architectural interest while meeting the intent and requirements of the Louisville Development Design Standards. Additionally, Balfour will create a sense of arrival and experiences for residents and guest through landscape design.

It is a pleasure to present to you this comprehensive design package which we feel is consistent with the high standards of development throughout our campus. On Behalf of Balfour we are excited to continue our relationship with the City of Louisville and the town itself.

Sincerely,

Hunter MacLeod
Vice President of Development
Balfour Senior Living



DTJ DESIGN

ARCHITECTURE
PLANNING
LANDSCAPE ARCHITECTURE

March 2, 2016
May 13, 2016-Response to Comments resubmittal

Lauren Trice, Planner I
Department of Planning and Building Safety
City of Louisville
749 Main Street
Louisville, CO 80027

RE: 1800 & 1870 Plaza Drive, Louisville, Colorado - Final PUD Letter of Request

Dear Ms Trice:

Balfour Senior Living, a long time provider of Senior Housing in the City of Louisville, envisions a new, high quality Assisted Living community as a needed complement to its existing campus.

As required for Final PUD submittal, the following is a summary of proposed uses, character, and requested exceptions to City Zoning and Design Standards. This letter is meant to accompany other Final PUD documents and drawings dated March 2, 2016.

Existing Conditions

The site consists of two lots, 1800 & 1870 Plaza Drive. Historically, the site was the location of the Hecla Mine tippie and mine shaft. A low stone and concrete structure, believed to be part of the assembly that hoisted coal cars out of the mine, exists on the southwest corner of the site. The lots contain two existing residences and associated landscape. Neither structure is original to the site, as records indicate that both structures were moved to this site around 1991 from their historic locations along South Boulder Road near the corner of Highway 42. This was done to make way for the development of the King Soopers Grocery Store and associated retail center.

Summary of Proposed Development Concept

Balfour Senior Living proposes to create an Assisted Living Community of approximately 60,000 square feet, including 54 units and associated common and support spaces. The building is organized in a “U” shape which creates a large south facing courtyard for residents and guests. A significant number of the existing trees can be preserved around the perimeter of the site and along Plaza Drive. The building is two stories in height closest to Plaza Drive and steps up to three stories toward the back of the site. The character of the building is inspired by agrarian architecture, utilizing stone, horizontal and board and batten siding, pitched roofs, broad porches and overhangs, dormers and a clerestory. More detailed information about each of these characteristics is contained later in this and the accompanying documents.

Site Design, Utilities and Drainage

The two lots will be combined into a single lot consisting of approximately 2 acres. Balfour Senior Living is proposing to create an assisted living community with associated parking, outdoor areas and access. This new community will be in close proximity to Balfour’s other communities, allowing for a well connected campus.

To maximize solar exposure and preserve existing trees, the building is placed in the middle of the site with a south oriented courtyard. This courtyard will be for both guest and resident use, and is not accessed by vehicles.

The site is part of a larger filing that incorporates regional storm water detention in a permanent detention area immediately south of the site. Please refer to the drainage report and documents for more information.

The City parking requirements for this use are 1 space per three beds. Additionally, we are planning to provide 1 space per 300 SF of office area for the project. As such, 19 parking spaces are required based on these requirements. In the current iteration of the site plan, 31 parking spaces are provided. These spaces are well dispersed on the site for the convenience of a variety of users.

Fire access is provided along parking drive aisles on the east and north side of the project. A dedicated fire hydrant will be located on the northeast side and the west side of the building. Additionally, an existing fire hydrant is located on the west side of Plaza Drive. Based on consultation with Fire Department authorities, a standpipe system for the building will also be included, allowing rescue teams to treat fires inside the courtyard from building fire suppression and standpipe systems. A backing area and turning radius for a fire truck along the north side of the site is provided. This backing area reduces the required side yard landscape setback at the north corner of the site in an area approximately 20' wide from 10'-0" to 6".

Architectural Character & Elements

The inspiration for the character of the architecture came from the old farmhouses and homesteads of Boulder County. While not trying to be literal to these structures, the massing, roof lines and materials are familiar elements and create a modern farmhouse vernacular. In staying true to the form and residential character of agrarian architecture, the building massing is two stories along Plaza Drive and then steps up to three stories away from the street.

The roof forms, heights and materials are carefully crafted to create a high quality, visually interesting building that will add to the character of Louisville's architectural fabric in a meaningful way. These are punctuated with the appropriate use of materials along with details such as dormers, porches, and broad overhangs.

Along Plaza Drive, the sense of a farmhouse front yard & fence with stone walls and ornamental landscape areas is created. In a nod to the out buildings of old farms, we have created a maintenance and storage building on the northwest corner of the site to help create a portal to the north portion of the parking area. This adds a high quality architectural element along the street edge, creating variety and visual interest along Plaza Drive. This structure will be as high quality building materials such as stone, wood and metal roofing and will part of the entry wall and signage effect.

Landscape

The landscape approach for the Balfour Site concept is based on patterning and elements translated from a historical farm context. This includes some structured row plantings, themed with current day trends of the lavender farms of the Front Range. Lavender will be a core plant in the landscape palette and will be used in a row pattern element and to line courtyard walkways. To create a unique setting at the project edge along Plaza Drive, selected existing trees are preserved and additional trees are clustered off the street in the middle of the frontage. The trees will be setback from the street in order to allow for a sunny condition where the lavender will thrive. A backdrop of shrubs and canopy trees will create a buffer to screen the cars from the street. The required number of street trees and shrubs will be provided per the code, but will be arranged based on the design principles of his project.

A goal is to preserve the existing perimeter trees which will help land the building on the site visually. The evergreen trees to the southeast, along the existing mixed trees to the east and north will preserved for the most part. The cottonwoods on the corners of the property along Plaza drive will be preserved to the greatest extent possible.

Exceptions to City Zoning and Design Standards

This proposal will require a few exceptions to the City Zoning and Design Standards in order to develop the concept to the high standard presented. These include:

1. Height Limit- 52' maximum requested height, with the majority of the building being below 50'-0". As mentioned previously, the building massing is set up to have two stories along Plaza Drive, stepping up to three stories on the north and east side of the site. Coupled with the sloping roofs, the three story portion of the building exceeds current height limitations in this location as measured by the City of Louisville.

2. Setback at fire lane turn around – The needs of the fire lane turn around requires that the 10' side yard setback be encroached upon for a distance of about 20' at the north corner of the site.
3. The clustered approach to the tree plantings along Plaza Drive may not strictly comply with the City streetscape standards.
4. The out building (accessory structure) is approximately 25' setback from Plaza Drive.
5. Waiver for additional art work (sign at the northwest corner of the site).

To justify these exceptions, the following enhancements to the project are planned:

1. On the southwest corner of the site an existing stone and concrete element remains from the former the Hecla Mine. It is believed that this structure to be the remains of the base of the hoist mechanism for coal cars. This structure will be preserved in place and a landscape and plaza area around this structure will be created for the public to observe this element. An interpretive marker, as a part of the program developed the City can be installed to provide information to visitors about the history of Louisville's mining heritage and the contribution of this site.
2. The more compact, and taller structure results in a significant portion of the site being preserved as open space, well in excess of minimum requirements. This is especially significant along Plaza Drive and in the south facing courtyard. The landscape approach will create a unique presence to the street while the courtyard will establish a dynamic and iconic garden space.
3. The two and three story massing for the building is consistent and compatible with other buildings in the Balfour Senior Living Campus. The Lodge at Balfour and the Residences at Balfour in particular are of similar mass and scale. As demonstrated in the view analysis information in the submittal package, the proposed structure has minimal impact on the adjacent open space around Hecla Lake. The existing trees that will be preserved along this edge screen a significant part of the building from view.
4. The high quality of the architecture and articulation of the building mass will help to mitigate the height increase.
5. Many of the existing trees around the perimeter of the site are being preserved.
6. Most of the side yards, other than the area requiring an exception, are greater than the minimum 10'

Our team looks forward to working with you during the review process. Thank you for consideration of this project.

Sincerely,

DTJ DESIGN, Inc.

David S Williams AIA
Principal

Lee Payne, RA, NCARB, LEED A.P
Associate



Comment from City:

Applicant shall provide parking analysis from similar assisted living facilities including guest parking.

There are two projects that we can use as examples for the parking analysis, both very similar to this project and operated by Balfour.

1. Balfour at Stapleton, 74 units (58 AL and 16 MC), 30 parking spaces (40% ratio)
2. Balfour Retirement Community, 151 beds including hospice, 95 spaces (62% ration)

The project being submitted is 54 units with 31 parking spaces.

I would also like to discuss the staffing requirements for this community.

Given that this will be an expansion to the existing campus, Balfour will gain efficiency with the management staff without sacrificing quality of care and service. All department heads are managers in charge of their specific areas. For example, the executive director, marketing-sales, and healthcare directors, will provide tours, discuss concerns and needs of the potential resident, outlining services, making assessments and providing education and consultation. Many of these management positions will not be required in the new community as the current staff will be able to provide oversight.

Positions that will be required on a day to day basis include:

Caregivers assist residents in their rooms, with cueing and reminders to rise from or get ready for bed, assist as needed with bathroom use, grooming, bathing and dressing tasks. They will assist with serving three meals and three snacks a day. Provide clean up and doing spot checks for trash collection as well as light housekeeping such as bed making, putting towels in resident bathrooms and bath area while doing personal and linen laundry on an established schedule. Caregivers that are specially trained will also provide treatments and medication assistance as well as first aide in tangent with the nurse for the day. It may also mean providing a group, large or small program, one on one time, or helping residents go on outings or on walks.

Culinary will arrive prior to breakfast and stay until after dinner is served providing three meals per day, three snacks per day and any special events that are planned (lectures, parties, neighborhood meetings, etc). Dining is an important component for a senior living community. Meals will be served in elegant surroundings. The chef at Balfour Retirement Community will oversee the dining operation at this community. Menus will change seasonally and include entrée specials. There will be menus for people with special diet restrictions that feature gluten-free and sugar-free dishes.

Housekeeping will also arrive prior to the resident's breakfast to clean common areas.

Hunter MacLeod Vice President of Development

direct 303.926.3012

cell 303.506.1223

1331 E Hecla Drive

Louisville, CO 80027

www.BalfourCare.com



Housekeeping would continue with planned deep cleaning in a rotation of rooms and finish between 2 pm and 3 pm for the day seven days a week. Maintenance maintains the physical plant and provides safety rounds. Staff in both of these departments will be a combination of new and existing as Balfour Retirement Community has the capacity to share in these responsibilities.

Other Features/Impacts

- Relatives and guests of the seniors living at the community will be allowed to visit during prearranged hours. They will have use of the parking lot and use the entrance on the East side.
- Emergency Vehicles – when called, they will not use parking
- Merchants will be onsite per scheduled agreements/requests as their services and products are needed. This will include but is not limited to food, laundry service and trash.

Parking

Residents

It would be safe to say that 99% of our residents will not be driving. In addition, it is very rare for a resident to have own and park a car on site. To accommodate the needs of the residents, Balfour provides transportation services seven days per week. This service is included as a no charge amenity to the residents for locations within a certain distance from the community. Balfour currently owns a fleet of vehicles to handle these needs and we encourage all of our residents to use this service.

Employees

Total service related employee breakdown by department and hours will be as follows:

- One to two additional managers, 8:30am to 5pm
- Two housekeeping 7am to 7pm
- One maintenance tech 8:30am to 5:00pm
- Five culinary staff 7am to 7pm
- One concierge 7am to 7pm
- Two life enrichment assistants
- One transportation drivers
- Five caregivers 7am to 3pm
- Five caregivers 3pm to 11pm
- Three caregivers 11pm to 7am

It is anticipated that a small percentage of the staff will be dropped off, carpool or use public transportation. During shift change will be the busiest times for parking. As you can determine from the above numbers, the maximum number of employee's vehicles on-site during the peak day shift is approximately 22.

Parking Conclusion:

The community will provide 31 spaces. Assuming the community was parking zero resident



vehicles and 21 employee vehicles, there would be 10 spaces for shift change, visitors and future resident parking. In addition, there is parking on Plaza Drive, Hecla Drive and across the street at our other adjacent communities, Balfour Retirement Community. This community will also have space and access for delivery vehicles and emergency services (when required). Based on historical data and other operating properties within Balfour's portfolio, 31 total parking spaces is sufficient for this size of community and the services provided within the community.

Hunter MacLeod Vice President of Development

direct 303.926.3012

cell 303.506.1223

1331 E Hecla Drive

Louisville, CO 80027

www.BalfourCare.com



DTJ DESIGN

ARCHITECTURE
PLANNING
LANDSCAPE ARCHITECTURE

August 29, 2016

Lauren Trice, Planner I
Department of Planning and Building Safety
City of Louisville
749 Main Street
Louisville, CO 80027

RE: 1800 & 1870 Plaza Drive, Louisville, Colorado – Revised PUD Letter of Request

Dear Ms Trice:

In response to the Planning Commission's denial of Balfour Senior Living's Final PUD application on July 20, 2016 (but prior to its August 11 vote), Balfour engaged in a process of addressing the concerns expressed by the neighbors that live in adjacent residential areas. The concerns were focused on two primary areas. First, there was a concern about the building height, particularly the three story part of the building on the north/northeast side of the site, closest to the North End development and the Hecla Lake open space. Second, there was concern about the impact on the existing trees at the southeast corner of the site particularly as the closest neighbors believed that this existing vegetation would result in superior screening than removing existing trees and replacing them with new, mature landscape. Balfour wanted to be timely in its reaction to these concerns while they were still fresh in the minds of all.

In response to these concerns, the building design was modified to move the third story massing of the building over to the west side of the site, and the portion of the building closest to North End was reduced to two stories. Additionally, the roof design was modified to bring the peak of the highest roof of the building (that portion closest to Plaza Drive and the north property line) to a height of 49'-10". The peak of the roof in the two story portion (that portion closest to Hecla Lake and the east/ south property line) of the building is 39'-0".

Furthermore, the grading and landscape plan has been modified to preserve the majority of the existing trees at the southeast corner of the site. The grading plan incorporates a small retaining wall adjacent the building, and bringing the drainage swale closer to the building. Small adjustments were made to the layout of the east parking lot to preserve additional, large cottonwood trees along the east property line. This results in the ability to preserve a large number of existing trees on this area of the site plan.

Two meetings with neighbors were held, one on July 27 and the other on August 1, 2016. These new concepts were introduced to the neighbors that attended, and significant dialogue took place. The neighbors who participated were supportive of both of these changes. Additionally, they requested that some supplementary low level evergreen landscape be added at the south end of the parking lot on the east side of the building to aid in the screening of vehicle headlights. The neighbors in attendance also indicated that the previous screening concern was not to screen the building from view but was, instead, to provide privacy for the adjacent residents. They went on to indicate that the currently proposed site plan to include the existing trees in the southeast corner and low landscaping at the drive aisle end met their desires for landscape screening and they felt it was no longer necessary to provide "mature" trees; in essence the preservation of the existing trees accomplished the same thing more effectively. With these modifications, agreement was achieved with the neighbors. At least one letter of support for this new direction has been received from a previous opponent, which has been included in this submittal package. Other than the minor grading and parking layout change at the southeast corner, no changes to the site plan are required.

The attached submittal materials reflect the proposed changes that have been negotiated with the neighbors. We respectfully request that this application be re-opened and reviewed in this context. The following narrative represents an update to the narrative used for the original application, incorporating changes that occurred in earlier reviews, as well as the recent changes that are supported by the community.

Balfour Senior Living a long time provider of Senior Housing in the City of Louisville, is committed to providing a new, high quality Assisted Living community as a needed complement to its existing campus. These recent developments will allow that process to continue.

As required for Final PUD submittal, the following is a summary of proposed uses, character, and requested exceptions to City Zoning and Design Standards. This letter is meant to accompany other Final PUD documents and drawings dated August 29, 2016.

Existing Conditions

The site consists of two lots, 1800 & 1870 Plaza Drive. Historically, the site was the location of the Hecla Mine tippie and mine shaft. A low stone and concrete structure, believed to be part of the assembly that hoisted coal cars out of the mine, exists on the southwest corner of the site. The lots contain two existing residences and associated landscape. Neither structure is original to the site, as records indicate that both structures were moved to this site around 1991 from their historic locations along South Boulder Road near the corner of Highway 42. This was done to make way for the development of the King Soopers Grocery Store and associated retail center.

Summary of Proposed Development Concept

Balfour Senior Living proposes to create an Assisted Living Community of approximately 60,000 square feet, including 56 units and associated common and support spaces. The building is organized in a "U" shape which creates a large south facing courtyard for residents and guests. A significant number of the existing trees can be preserved around the east, south and west side of the site. The building is three stories in height closest to Plaza Drive and steps down to two stories toward the back of the site. The character of the building is inspired by agrarian architecture, utilizing stone, horizontal and board and batten siding, pitched roofs, broad porches and overhangs, and dormers. More detailed information about each of these characteristics is contained later in this and the accompanying documents.

Site Design, Utilities and Drainage

The two lots will be combined into a single lot consisting of approximately 2 acres. Balfour Senior Living is proposing to create an assisted living community with associated parking, outdoor areas and access. This new community will be in close proximity to Balfour's other communities, allowing for a well connected campus.

To maximize solar exposure and preserve existing trees, the building is placed in the middle of the site with a south oriented courtyard. This courtyard will be for both guest and resident use, and is not accessed by vehicles.

The site is part of a larger filing that incorporates regional storm water detention in a permanent detention area immediately south of the site. Water quality treatment is accommodated with a stormceptor upstream of the detention pond. Water quality may also be achieved with offsite improvements to the regional detention pond. Please refer to the drainage report and documents for more information.

Parking requirements for this use are 1 spaces per 3 beds and 1 space per 300 square feet for office uses. 25 parking spaces are required based on this requirement for the 56 units and associated administrative areas. 30 parking spaces and 4 bicycle spaces are planned. These spaces are well dispersed on the site for the convenience of a variety of users. More detailed parking assessment information is provided in the attached package.

Fire access is provided along parking drive aisles on the west, east and north side of the project. A dedicated fire hydrant will be located on the southeast side of the building. Additionally, a new fire hydrant is planned on the west side of the site near Plaza Drive. Based on consultation with Fire Department authorities, a standpipe system for the building will also be included, allowing rescue teams to treat fires inside the courtyard from building fire suppression and standpipe systems. A backing area and turning radius for a fire truck along the north side of the site is provided. This backing area reduces the required side yard landscape setback at the north corner of the site in an area approximately 20' wide from 10'-0" to 6".

A trail connection from the site to the existing trail to the adjacent open space is shown in a location that minimizes impact on the existing open space. The trail and a separation fence will be constructed in accordance with City Standards.

Architectural Character & Elements

The inspiration for the character of the architecture came from the old farmhouses and homesteads of Boulder County. While not trying to be literal to these structures, the massing, roof lines and materials are familiar elements and create a modern farmhouse vernacular. In staying true to the form and residential character of agrarian architecture, the building massing is three stories along Plaza Drive and then steps down to two stories away from the street.

The roof forms, heights and materials are carefully crafted to create a high quality, visually interesting building that will add to the character of Louisville's architectural fabric in a meaningful way. These are punctuated with the appropriate use of materials along with details such as dormers, porches, and broad overhangs.

Along Plaza Drive, the sense of a farmhouse front yard & fence with stone walls and ornamental landscape areas is created. In a nod to the out buildings of old farms, a maintenance and storage building is provided on the northwest corner of the site to help create a portal to the north portion of the parking area. This adds a high quality architectural element along the street edge, creating variety and visual interest along Plaza Drive. This structure will be as high quality building materials such as stone, wood and metal roofing and will part of the entry wall and signage effect.

Landscape

The landscape approach for the Balfour Site concept is based on patterning and elements translated from a historical farm context. This includes some structured row plantings, themed with current day trends of the lavender farms of the Front Range. Lavender will be a core plant in the landscape palette and will be used in a row pattern element and to line courtyard walkways. To create a unique setting at the project edge along Plaza Drive, selected existing trees are preserved and additional trees are clustered off the street in the middle of the frontage. The trees will be setback from the street in order to allow for a sunny condition where the lavender will thrive. A backdrop of shrubs and canopy trees will create a buffer to screen the cars from the street. The required number of street trees and shrubs will be provided per the code, but will be arranged based on the design principles of his project.

A goal is to preserve the existing perimeter trees which will help land the building on the site visually and provide screening to the adjacent neighborhood. Where healthy, the cottonwood trees to the east, the evergreen along the south property line and existing mixed trees to west will preserved for the most part. The existing Russian Olives along the north property line will be removed as requested by City Staff.

Exceptions to City Zoning and Design Standards

This proposal will require a few exceptions to the City Zoning and Design Standards in order to develop the concept to the high standard presented. These include:

1. Height Limit- 49'-10" requested height. As mentioned previously, the building massing is set up to have three stories along the west and north wings, stepping down to two stories on the east side of the site. As a consequence of the use of the sloping roofs, the building will achieve this height only on the west and north wings. The balance of the building will be 39'-0" in height.
2. Setback at fire lane turn around – The needs of the fire lane turn around requires that the 10' side yard setback be encroached upon for a distance of about 20' at the north corner of the site.
3. The clustered approach to the tree plantings along Plaza Drive may not strictly comply with the City streetscape standards.
4. The out building (accessory structure) is approximately 25' setback from Plaza Drive.
5. A small portion of the west side compact spaces infringes on the required 15'-0" setback along Plaza Drive.

To justify these exceptions, the following enhancements to the project are planned:

1. On the southwest corner of the site an existing stone and concrete element remains from the former the Hecla Mine. It is believed that this structure to be the remains of the base of the hoist mechanism for coal cars. This structure will be preserved in place and a landscape, plaza area, and flat topped boulder for seating around this structure will be created for the public to observe this element. An interpretive marker, as a part of the program developed the City can be installed to provide information to visitors about the history of Louisville's mining heritage and the contribution of this site.
2. The more compact, and taller structure results in a significant portion of the site being preserved as open space, well in excess of minimum requirements. This is especially significant along Plaza Drive and in the south facing courtyard. The landscape approach will create a unique presence to the street while the courtyard will establish a dynamic and iconic garden space. Further, the multi-story building configuration is helpful in keeping travel distances for the elderly residents from their residential units to common spaces such as the dining room as short as feasible.
3. The two and three story massing for the building is consistent and compatible with other buildings in the Balfour Senior Living Campus. The Lodge at Balfour and the Residences at Balfour in particular are of similar mass and scale. The currently proposed modifications to the design as negotiated with the neighbors creates a transition from the larger buildings in the Balfour Senior Living Campus to the adjacent residential uses. The view analysis information in the submittal package has been updated to reflect the revised structure and preserved trees. The existing trees that will be preserved along the southeast corner and edge screen a significant part of the building from view at that location. The proposed landscape at the parking lot screens the headlights of vehicles in the parking lot.
4. The high quality of the architecture and articulation of the building mass will help to mitigate the height increase.
5. Many of the existing trees around the perimeter of the site, in particular the trees at the southeast corner of the site, are being preserved. These trees are those of highest priority to the neighbors.
6. Most of the side yards, other than the area requiring an exception, are greater than the minimum 10' by a substantial margin.

Our team looks forward to working with you during the review process. Thank you for consideration of this project.

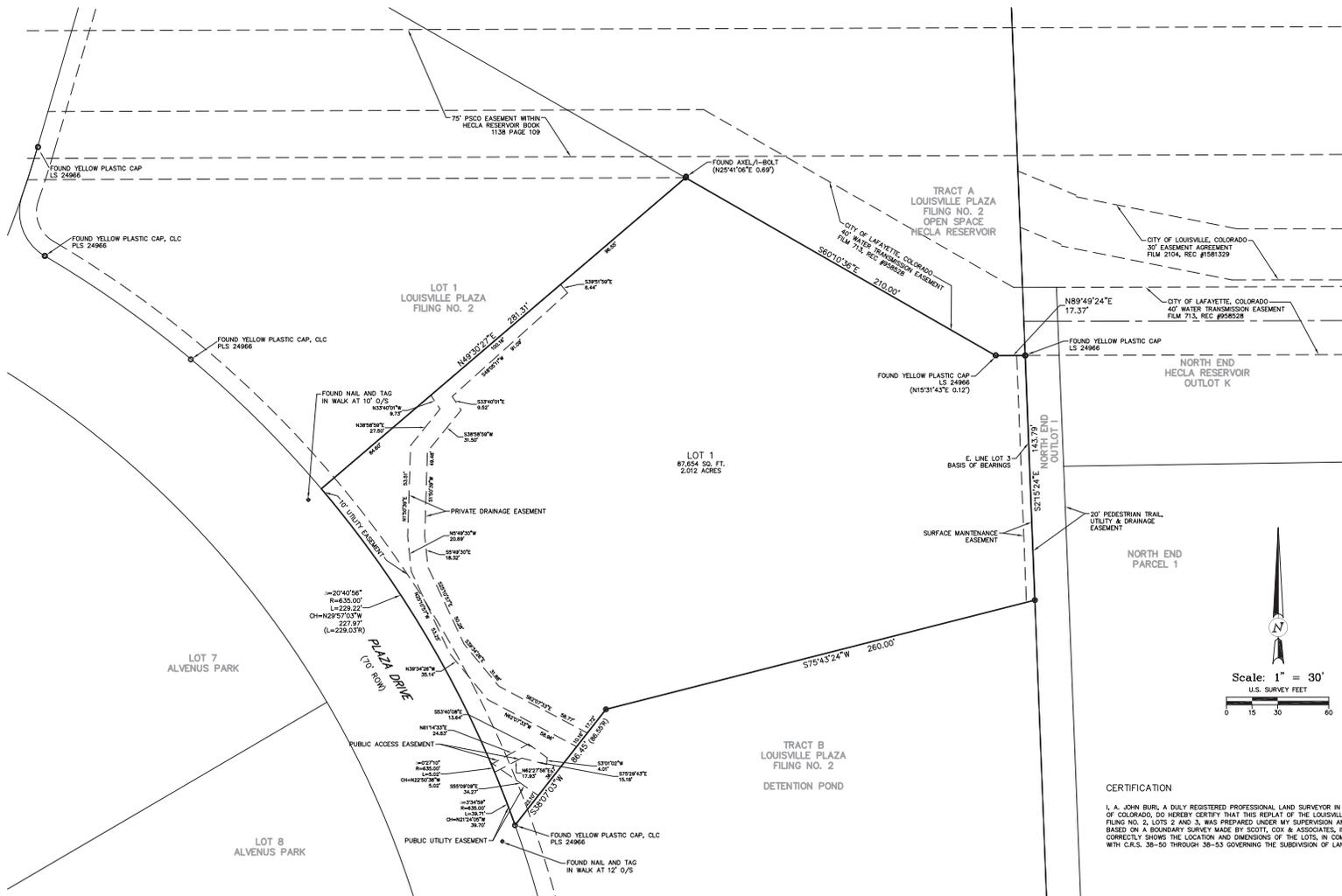
Sincerely,

DTJ DESIGN, Inc.

David S Williams AIA
Principal

Lee Payne, RA, NCARB, LEED A.P
Associate

LOUISVILLE PLAZA FILING NO. 2 REPLAT A
A REPLAT OF LOTS 2 AND 3, LOUISVILLE PLAZA FILING NO. 2
LOCATED IN THE SW 1/4 OF SECTION 4, T1S, R69W OF THE 6TH P.M.
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



- LEGEND**
- FOUND #5 REBAR WITH 1" RED PLASTIC CAP STAMPED SCOTT COX ASSOC PLS 24302
 - FOUND MONUMENT AS NOTED
 - ⊕ FOUND NAIL AND 3/4" BRASS TAG PLS 24302 AT NOTED OFFSET
 - (M) MEASURED DIMENSIONS
 - (R) RECORD MEASUREMENT PER PLAT
 - (S54°08'29"W 0.08')

- SURVEY NOTES**
- THE BASIS OF BEARINGS IS THE RECORD BEARING OF THE EAST LINE OF LOT 3 LOUISVILLE PLAZA FILING NO. 2, RECORDED JULY 1, 1991 AT RECEPTION NO. 1113009, AS SHOWN ON THE RECORDED PLAT THEREOF AND BEARS S0215°24'E.
 - THE SIZE AND TYPE OF MONUMENTS FOUND ARE SHOWN HEREON.
 - ALL OF THIS PROPERTY LIES WITHIN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP, BOULDER COUNTY, COLORADO, COMMUNITY-PANEL NO. 0801300001. A MAP REVISED DECEMBER 18, 2012. ZONE X, BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECTS IN NO EVENT MAY ANY ACTION BEING UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. CRS-13-80-105 (3)(4)
 - PLATS AND LAND SURVEY PLATS REFERENCED OR USED FOR THIS SURVEY: LOUISVILLE PLAZA FILING NO. 2, RECEPTION NO. 1113009, SCOTT, COX & ASSOCIATES INC., ALTA/SOON LAND SURVEY PLAT, DRAWING NO. 07540, DATED 10/2/07; FLATRONS SURVEYING, INC. LS-05-0099.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING THE OWNER OF LOTS 2 AND 3 LOUISVILLE PLAZA FILING NO. 2, A PLAT RECORDED JULY 1, 1991 AT RECEPTION NO. 1113009 OF THE BOULDER COUNTY RECORDS, BEING A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH AND RANGE 69 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.

HAS LAD OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF LOUISVILLE PLAZA FILING NO. 2 REPLAT A, A SUBDIVISION OF A PART OF THE CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO. IT BEING EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, GAS SERVICE LINES AND OTHER SUCH UTILITIES AND LINES, STORM SEWERS AND DRAINS, STREET LIGHTING, GRADING AND LANDSCAPING, CURBS, GUTTERS, STREET FURNITURE, SIGNAGE AND OTHER SUCH UTILITIES AND SERVICES SHALL BE QUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREOF WHICH ARE APPROVED BY THE CITY OF LOUISVILLE, COLORADO, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHICH ACCEPTED BY THE CITY OF LOUISVILLE, COLORADO, SHALL BECOME THE SOLE PROPERTY OF SAID CITY OF LOUISVILLE, COLORADO, EXCEPT PRIVATE ROADWAY CURBS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALLY FRANCHISED UTILITIES AND/OR U.S. WEST COMMUNICATIONS, INC. WHICH WHEN CONSTRUCTED OR INSTALLED, SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL NOT BECOME THE PROPERTY OF THE CITY OF LOUISVILLE, COLORADO.

OWNERSHIP

HAVE LAD OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS UNDER THE NAME OF LOUISVILLE PLAZA FILING NO. 2 REPLAT A AND ALSO DESIGNATE EASEMENTS AS SHOWN ON SAID LOUISVILLE PLAZA FILING NO. 2 REPLAT A AS LAD OUT AND DESIGNATED ON THIS PLAT. WITNESS OUR HANDS AND SEALS THIS _____ DAY OF _____, 201__.

OWNER: _____ OWNER: _____

NOTARY: _____

CITY COUNCIL CERTIFICATE

APPROVED THIS _____ DAY OF _____, 201__ BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO. RESOLUTION NO. _____ SERIES _____

MAYOR: _____ CITY CLERK: _____

CLERK AND RECORDER CERTIFICATE

(STATE OF COLORADO)
 COUNTY OF BOULDER

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK, _____ M., THIS _____ DAY OF _____, 201__ AND IS RECORDED IN PLAT FILE NO. _____ FEE PAID _____

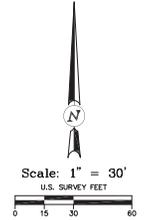
RECORDED: _____ RECEPTION NO. _____

CLERK: _____ DEPUTY: _____

SCOTT, COX & ASSOCIATES, INC.
 consulting engineers • surveyors
 1530 56th Street • Boulder, Colorado 80503
 (303) 444-3081

Designed by	AJB	Date	03/04/16	Scale	1" = 30'	Drawing no.	156250-1	Sheet	1
Drawn by	JAS	Revision	1	City	LOUISVILLE	Date	05/29/16	Project no.	156250
Checked by	AJB	City	LOUISVILLE	Date	10/03/16	Project no.	156250		

A. JOHN BURL, PLS 24302
 FOR AND ON BEHALF OF
 SCOTT, COX & ASSOCIATES, INC.



BALFOUR

Senior Living

Assisted Living Community

Lot 2 and 3
Louisville Plaza Filing No. 2, Replat A
Final Planned Unit Development

OWNER'S SIGNATURE BLOCK
By signing this P.U.D., the owner acknowledges and accepts all the requirements and intent set forth in this P.U.D. Witness my hand(s) seal(s) this ____ day of _____ 20____

Owner Name and Signature _____
Notary Name (print) _____ (Notary Seal)
Notary Signature _____
My Commission Expires _____

PLANNING COMMISSION CERTIFICATE
Approved this ____ day of _____ 20____ by the Planning Commission of the City of Louisville, Colorado.
Resolution No. _____ Series _____

CITY COUNCIL CERTIFICATE
Approved this ____ day of _____ 20____ by the City Council of the City of Louisville, Colorado.
Resolution No. _____ Series _____
(City Seal)
Mayor Signature _____
City Clerk Signature _____

CLERK AND RECORDER CERTIFICATE
(COUNTY OF BOULDER, STATE OF COLORADO)
I hereby certify that this instrument was filed in my office at _____ O'Clock _____ M., this ____ day of _____ 20____ and is recorded in Plan File _____ Fee _____ per _____ Film No. _____ Reception.

Clerk & Recorder _____
Deputy _____

PROJECT DIRECTORY

OWNER:
BALFOUR Senior Living
1331 E. Hecla Drive
Louisville, Colorado 80027
tel. 303-928-3012
email: hmassted@balfourcare.com
Contact: Hunter McLeod

ARCHITECT & LANDSCAPE ARCHITECT:
DTJ DESIGN, INC.
3101 Iris Avenue, Suite 130
Boulder, Colorado 80501
tel. 303-443-7333
email: dtjdesign@dtjdesign.com
Contact: David S. Williams AIA

CIVIL ENGINEER:
Scott Cox and Associates, Inc.
1530 56th Street
Boulder, Colorado 80303
tel. 303-444-3001
email: ash@scottcox.com
Contact: Don Ash

ELECTRICAL ENGINEER:
Given and Associates, Inc.
730 S. Xenon Ct. Suite 201
Lafayette, Colorado 80228
tel. 303-716-1270
email: trevor@givenandassociates.com
Contact: Trevor Kindel P.E.

SHEET INDEX

ARCHITECTURAL
A001 Cover Sheet
A100 Site Plan
A105 Emergency Access Plan
A110 First & Second Floor Plan
A120 Third Floor Plan
A200 Building Elevations
A210 Building Elevations
A400 Site Photometric Plan
A410 Site Lighting Details

CIVIL
C1.01 Grading and Drainage Plan
C1.02 Utility Plan

LANDSCAPE
L201 Planting Plan
L301 Site Details



PROJECT SUMMARY

PROJECT LOCATION: 1800 & 1870 PLAZA DRIVE
LOUISVILLE, CO 80027

PROJECT DESCRIPTION: NEW CONSTRUCTION OF A 3-STORY STRUCTURE TO HOUSE AN ASSISTED LIVING COMMUNITY FOR SENIOR LIVING. THE STRUCTURE WILL CONTAIN UP TO 56 DWELLING UNITS, FITNESS CENTER, SALON, ACTIVITY ROOMS, DINING ROOM, KITCHEN, AND ADMINISTRATIVE OFFICES

ZONE DISTRICT: ZONE P-C (Planned Community)

LAND AREA: 87,578 SF (2.01 ACRES)

BUILDING AREA:
FIRST FLOOR: 22,800 GSF
SECOND FLOOR: 23,200 GSF
THIRD FLOOR: 13,800 GSF
TOTAL: 59,800 GSF

DWELLING UNITS: 44,000 SF
AMENITIES: 14,400 SF
ADMIN. OFFICE: 1,400 SF

BUILDING HEIGHT: CODE ALLOWABLE: 38' WITH MECHANICAL ELEMENTS TO 42'
PROPOSED BUILDING HEIGHT VARIES BETWEEN 38' AND 49'-10"
ROOFTOP MECHANICAL EQUIPMENT WILL BE LOCATED IN SCREENED MECHANICAL WELLS

DWELLING UNITS: STUDIO 16 UNITS
ONE-BEDROOM 38 UNITS
TWO-BEDROOM 2 UNITS
TOTAL 56 UNITS

FAR / LOT COVERAGE: 67 FAR
52% BUILDING / PARKING / DRIVEWAYS
48% OPEN SPACE

SETBACKS: FRONT YARD: 20'
REAR YARD: 20'
SIDE YARD: 10'

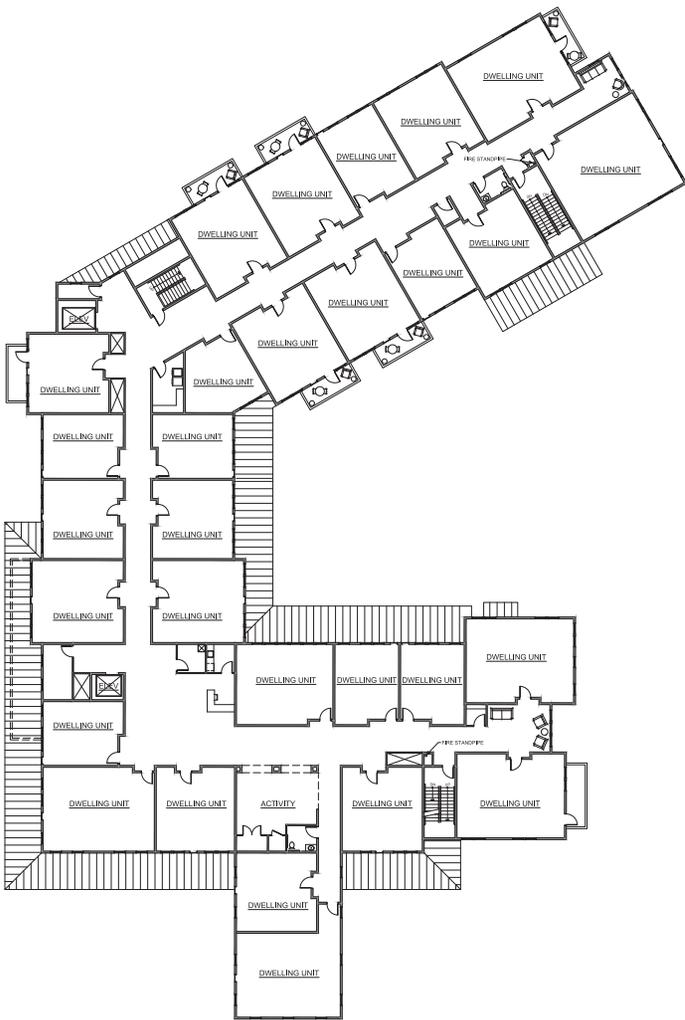
PARKING SPACES: ASSISTED LIVING COMMUNITY
1 SPACE PER 3 BEDS (RESIDENTIAL - HOME FOR THE AGED)
56 BEDS / 3 + 20 SPACES REQUIRED

ADMINISTRATIVE OFFICES:
1 SPACE PER 300 SF
1,400 / 300 = 5 SPACES REQUIRED

26 PARKING SPACES REQUIRED

24 FULL SIZE SPACES PROVIDED
6 COMPACT SPACES PROVIDED
4 BICYCLE PARKING SPACES PROVIDED

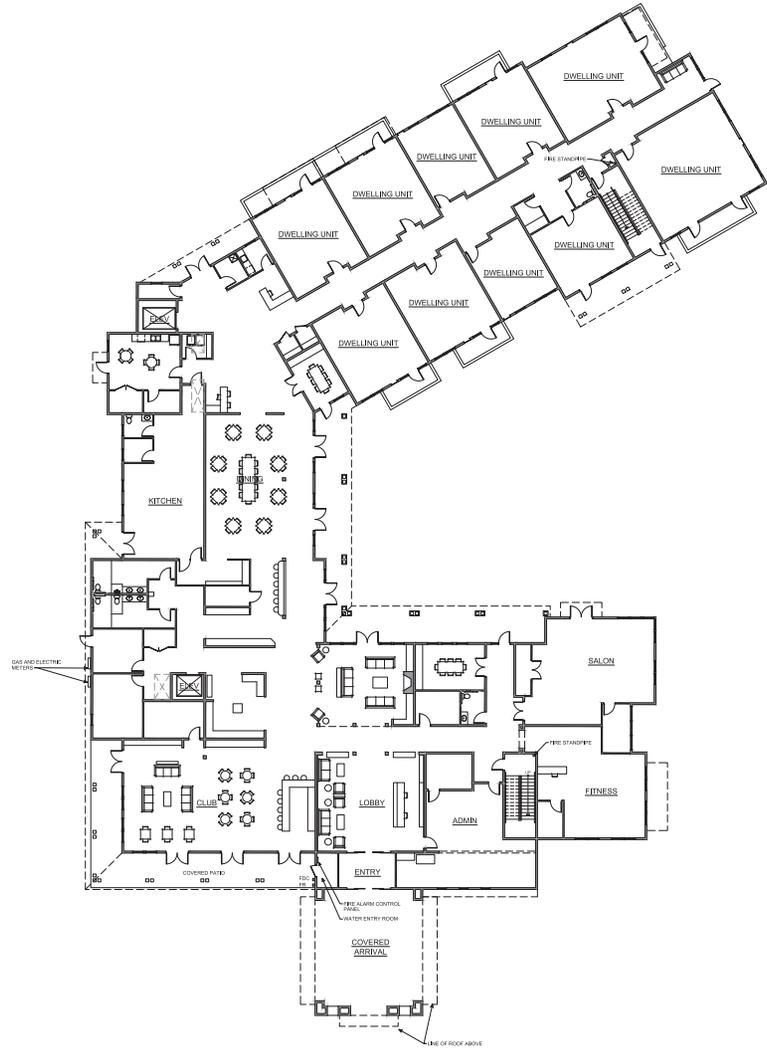
DTJ DESIGN, INC. 3101 IRIS AVENUE, SUITE 130 BOULDER, CO 80501
303.443.7333
WWW.DTBGROUP.COM



2 SECOND LEVEL FLOOR PLAN

SCALE: 1/16" = 1'-0"

22,200 GROSS SF
29 DWELLING UNITS



1 FIRST LEVEL FLOOR PLAN

SCALE: 1/16" = 1'-0"

22,800 GROSS SF
10 DWELLING UNITS



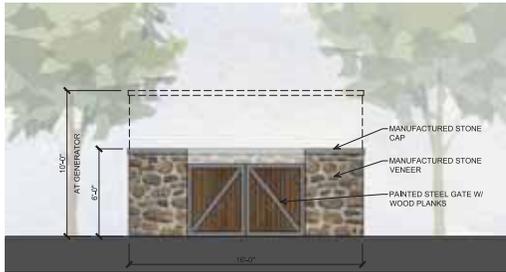
DESIGN BY:	BUS, T.J.
CHECKED BY:	LPP, GW
PROJECT NO.:	2015062_20
ISSUE DATE:	3/30/2016
REVISIONS:	
	PC 5/13/2016
	PC 6/27/2016
	PC 8/29/2016

FLOOR PLAN

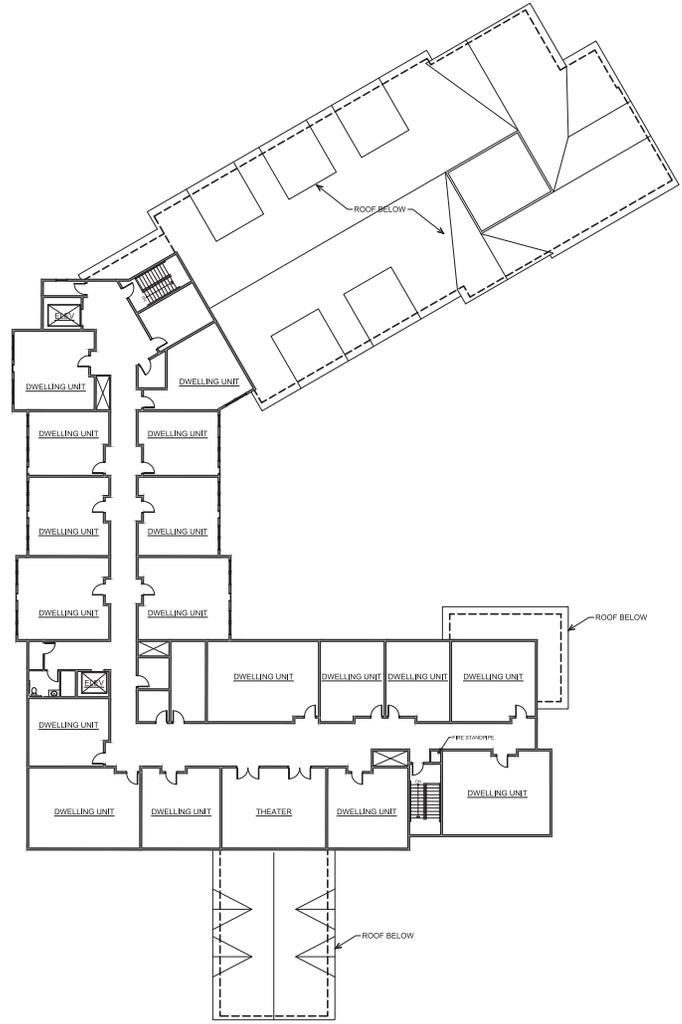
SHEET NUMBER

A110

OWNER:	B.S.T.J
DESIGNED BY:	L.P.P./G.W.
PROJECT NO.:	2015062_20
ISSUE DATE:	3/30/2016
REVISIONS:	
	PC 5/13/2016
	PC 6/27/2016
	PC 8/29/2016
SHEET TITLE:	



2 TYP TRASH & GENERATOR ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



1 THIRD LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"

13,800 GROSS SF
17 DWELLING UNITS



Drawing created by AutoCAD 2016. All rights reserved. All other trademarks are the property of their respective owners.
 This drawing is the property of DTJ DESIGN, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of DTJ DESIGN, Inc. © 2016



2 WEST ELEVATION
 SCALE: 1" = 10'



1 SOUTH ELEVATION
 SCALE: 1" = 10'

DESIGNED BY:	BUS, TJ
CHECKED BY:	LPP, GW
PROJECT NO.:	2015062_20
ISSUE DATE:	03/02/2016
REVISIONS:	
	PC 5/13/2016
	PC 6/27/2016
	PC 8/29/2016

Drawing created by: AutoCAD 2014
 Layout created by: AutoCAD 2014
 Plot created by: AutoCAD 2014
 Plotter: HP DesignJet T1100 Series
 Plot Style: HP-GL/2
 Date: 03/02/2016 10:00:00 AM



DRAWING NOTES:

1. ALL EXTERIOR SITE LIGHTING FIXTURES SHALL BE CONTROLLED BY AN ASTRONOMICAL TIMECLOCK OR PHOTOCELL.
2. PHOTOMETRIC CALCULATIONS HAVE BEEN DETERMINED USING A LIGHT LOSS FACTOR OF 1.0

LIGHTING STATISTICS					
Description	Avg	Max	Min	Max/Min	Avg/Min
SITE	1.8 fc	26.5 fc	0.1 fc	N/A	N/A



DESIGN BY	DTJ DESIGN
CHECKED BY	DTJ DESIGN
PROJECT NO.	2015052 20
ISSUE DATE	2/17/2016
REVISIONS	PC 5/13/2016
	PC 6/27/2016
	PC 8/26/2016

SHEET TITLE
SITE PHOTOMETRIC

SHEET NUMBER
A400

"A"



"B"



"C"



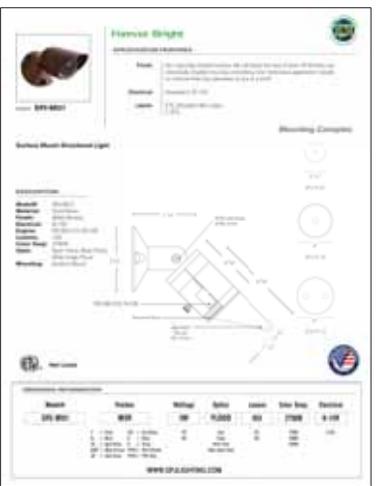
"D"



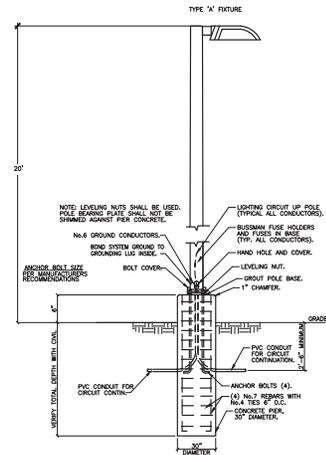
"D1"



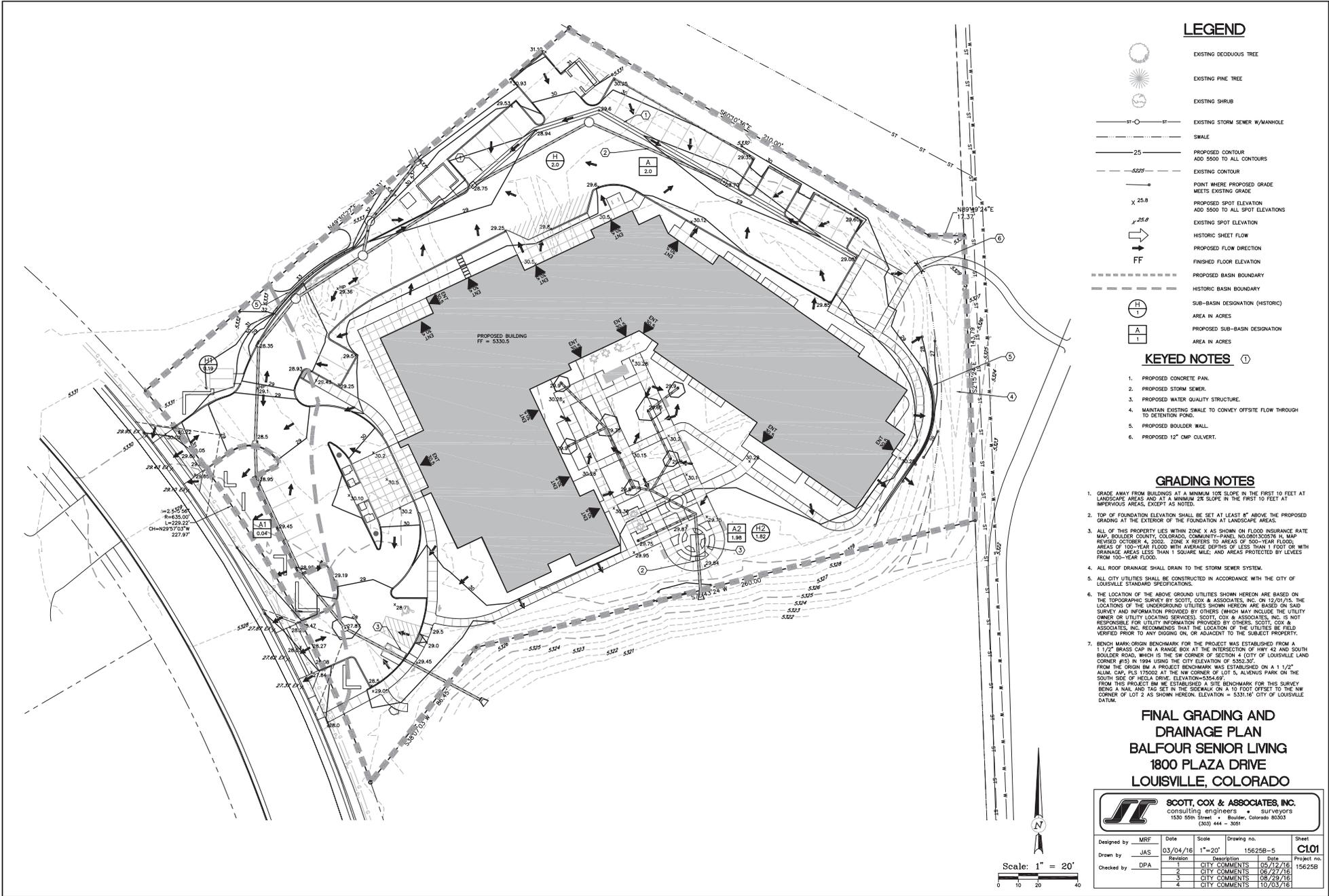
"D2"



LUMINAIRE SCHEDULE							
PLAN MARK	MOUNTING	DESCRIPTION	MANUFACTURER AND CATALOG NUMBER	VOLTAGE	NO. OF LAMPS	LAMP TYPE	REMARKS
A	POLE	20' HEIGHT	PHILIPS CL18-3-SOLA-4835-NW-HS	120VOLT	---	50W LED	
B	INGRADE		KICHLER 13208BR3CR	120VOLT	---	4.3W LED	
C	WALL SCONCE		MAXIM LIGHTING 3500108	120VOLT	1	100W INC. MAX	WET LOCATION
D	RECESSED DOWNLIGHT	SPOT	AURORA LIGHT LSWB-FL-6P-AL-29-8-R-BLP	12V	---	15W LED	WET LOCATION MOUNTED IN SOFFIT
D1	RECESSED DOWNLIGHT	DOWNLIGHT	PHILIPS PAR-D-16-8-35-N-U-VB	120VOLT	---	11W LED	WET LOCATION MOUNTED IN SOFFIT
D2	SURFACE/J-BOX	TRELLIS	SPJ-MU1+MBR-3W-FLOOD-105-2700K-8-15V	8-12V	---	3W LED	WET LOCATION MOUNTED IN TRELLIS



1 POLE & BASE DETAILS
A410 N.T.S.



LEGEND

- EXISTING DECIDUOUS TREE
- EXISTING PINE TREE
- EXISTING SHRUB
- EXISTING STORM SEWER W/MANHOLE
- SWALE
- PROPOSED CONTOUR
ADD 5500 TO ALL CONTOURS
- EXISTING CONTOUR
- POINT WHERE PROPOSED GRADE
MEETS EXISTING GRADE
- PROPOSED SPOT ELEVATION
ADD 5500 TO ALL SPOT ELEVATIONS
- EXISTING SPOT ELEVATION
- HISTORIC SHEET FLOW
- PROPOSED FLOW DIRECTION
- FINISHED FLOOR ELEVATION
- PROPOSED BASIN BOUNDARY
- HISTORIC BASIN BOUNDARY
- SUB-BASIN DESIGNATION (HISTORIC)
- AREA IN ACRES
- PROPOSED SUB-BASIN DESIGNATION
- AREA IN ACRES

KEYED NOTES

1. PROPOSED CONCRETE PAN.
2. PROPOSED STORM SEWER.
3. PROPOSED WATER QUALITY STRUCTURE.
4. MAINTAIN EXISTING SWALE TO CONVEY OFFSITE FLOW THROUGH TO DETENTION POND.
5. PROPOSED BOULDER WALL.
6. PROPOSED 12" CMP CULVERT.

GRADING NOTES

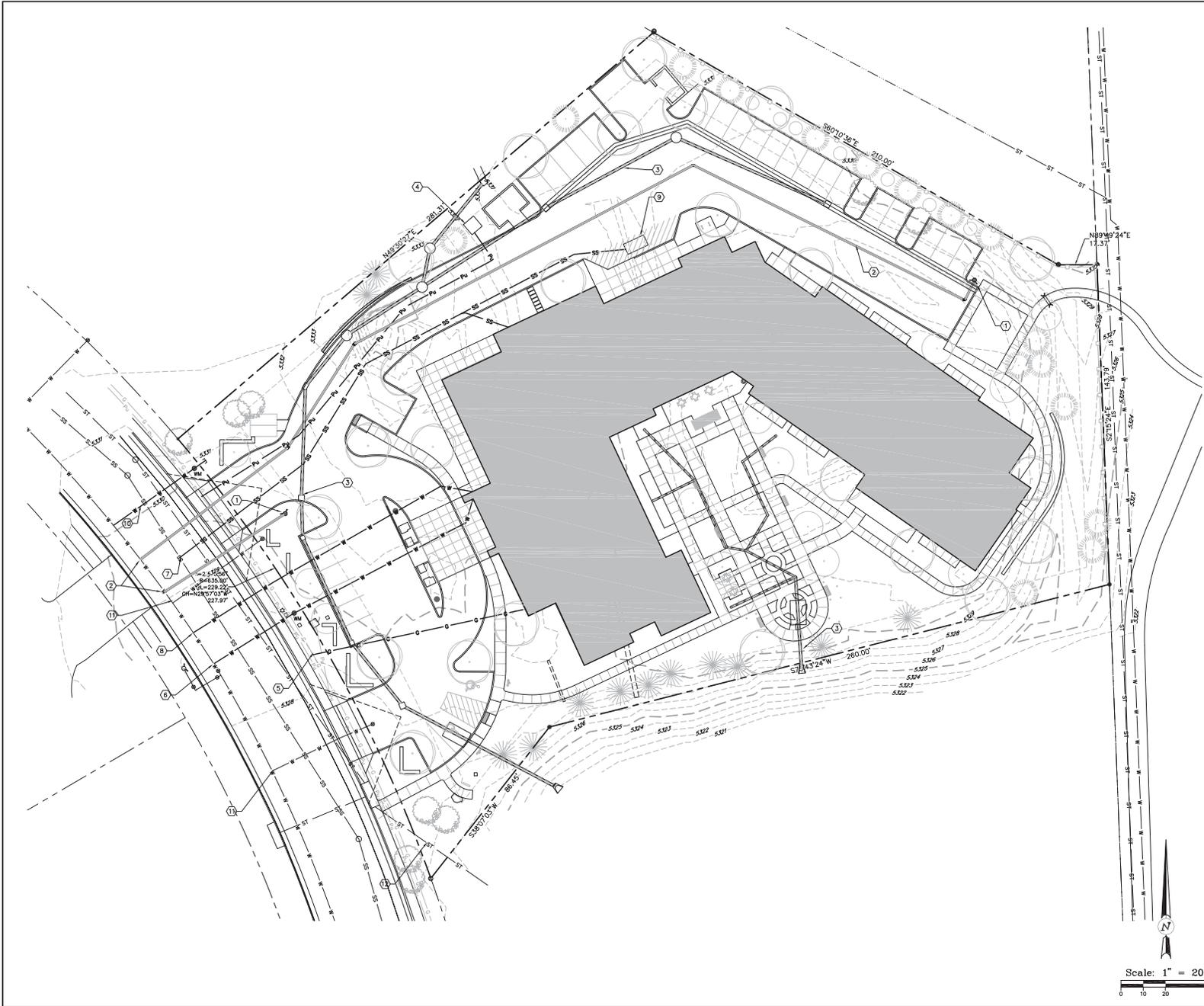
1. GRADE AWAY FROM BUILDINGS AT A MINIMUM 10% SLOPE IN THE FIRST 10 FEET AT LANDSCAPE AREAS AND AT A MINIMUM 2% SLOPE IN THE FIRST 10 FEET AT IMPERVIOUS AREAS, EXCEPT AS NOTED.
2. TOP OF FOUNDATION ELEVATION SHALL BE SET AT LEAST 8" ABOVE THE PROPOSED GRADING AT THE EXTERIOR OF THE FOUNDATION AT LANDSCAPE AREAS.
3. ALL OF THIS PROPERTY LIES WITHIN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP, BOULDER COUNTY, COLORADO, COUNTY-PANEL NO.080100078 W. MAP REVISED OCTOBER 4, 2002. ZONE X REFERS TO AREAS OF 500-YEAR FLOOD AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
4. ALL ROOF DRAINAGE SHALL DRAIN TO THE STORM SEWER SYSTEM.
5. ALL CITY UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LOUISVILLE STANDARD SPECIFICATIONS.
6. THE LOCATION OF THE ABOVE GROUND UTILITIES SHOWN HEREON ARE BASED ON THE TOPOGRAPHIC SURVEY BY SCOTT, COX & ASSOCIATES, INC. ON 12/01/15. THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SAID SURVEY AND INFORMATION PROVIDED BY OTHERS (WHICH MAY INCLUDE THE UTILITY OWNER OR UTILITY LOCATING SERVICES). SCOTT, COX & ASSOCIATES, INC. IS NOT RESPONSIBLE FOR UTILITY INFORMATION PROVIDED BY OTHERS. SCOTT, COX & ASSOCIATES, INC. RECOMMENDS THAT THE LOCATION OF THE UTILITIES BE FIELD VERIFIED PRIOR TO ANY DIGGING OR, OR ADJACENT TO THE SUBJECT PROPERTY.
7. BENCH MARK ORIGIN BENCHMARK FOR THE PROJECT WAS ESTABLISHED FROM A 1 1/2" BRASS CAP IN A RANGE BOX AT THE INTERSECTION OF HWY 42 AND SOUTH BOULDER ROAD, WHICH IS THE SW CORNER OF SECTION 4 (CITY OF LOUISVILLE LAND CORNER #15) IN 1994 USING THE CITY ELEVATION OF 5320.30'. FROM THE ORIGIN BM A PROJECT BENCHMARK WAS ESTABLISHED ON A 1 1/2" ALUM. CAP, PLS 175002 AT THE NW CORNER OF LOT 5, ALVENUIS PARK ON THE SOUTH SIDE OF BELLA DR. ELEVATION=5344.81'. FROM THIS PROJECT BM WE ESTABLISHED A SITE BENCHMARK FOR THIS SURVEY BEING A NAIL AND TAG SET IN THE SHAWLUM 4" X 10" FOOT OFFSET TO THE NW CORNER OF LOT 2 AS SHOWN HEREON. ELEVATION = 5331.16' CITY OF LOUISVILLE DATUM.

**FINAL GRADING AND DRAINAGE PLAN
BALFOUR SENIOR LIVING
1800 PLAZA DRIVE
LOUISVILLE, COLORADO**

SCOTT, COX & ASSOCIATES, INC.
consulting engineers • surveyors
1830 55th Street • Boulder, Colorado 80303
(303) 444 - 3061

Designed by	MRF	Date	Scale	Drawing no.	Sheet
Drawn by	JAS	03/04/16	1"=20'	15625B-5	C101
Checked by	DPA	1			15625B
		2			
		3			
		4			

Scale: 1" = 20'



LEGEND

- EXISTING DECIDUOUS TREE
- EXISTING PINE TREE
- EXISTING SHRUB
- EXISTING WATER VALVE
- EXISTING GAS METER
- EXISTING LIGHT POLE
- EXISTING FIRE HYDRANT
- EXISTING SPRINKLER VALVE BOX
- EXISTING FENCE
- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING WATER W/FIRE HYDRANT
- EXISTING STORM SEWER W/MANHOLE
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- FINISHED FLOOR ELEVATION

KEYED NOTES ①

1. PROPOSED PRIVATE FIRE HYDRANT.
2. PROPOSED PRIVATE FIRE HYDRANT LATERAL.
3. PROPOSED STORM SEWER.
4. PROPOSED TRANSFORMER.
5. PROPOSED GAS SERVICE.
6. PROPOSED WATER SERVICE.
7. PROPOSED SANITARY SEWER SERVICE, EXISTING SANITARY SEWER SERVICE WILL BE ABANDONED AT THE MAIN WITHIN PLAZA DRIVE.
8. PROPOSED FIRE SERVICE.
9. PROPOSED GREASE TRAP.
10. PROPOSED IRRIGATION SERVICE.
11. EXISTING WATER SERVICE WILL BE ABANDONED AT THE MAIN WITHIN PLAZA DRIVE.
12. EXISTING STORM SEWER. A PUBLIC UTILITY EASEMENT WILL BE DEDICATED.

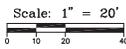
UTILITY NOTES

1. ALL CITY UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LOUISVILLE STANDARD SPECIFICATIONS.
2. WATER, FIRELINE, SEWER TAPS, AND SERVICE LINE SIZES SHALL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION.
3. ALL NEW WATER AND SANITARY SEWER SERVICE TAPS TO EXISTING MAINS SHALL BE MADE BY CITY CREWS AT THE DEVELOPER'S EXPENSE.
4. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE DONE IN A WAY SO AS TO MINIMIZE DISRUPTION IN SERVICE TO EXISTING USERS.
5. THE LOCATION OF THE ABOVE GROUND UTILITIES SHOWN HEREON ARE BASED ON THE TOPOGRAPHIC SURVEY BY SCOTT, COX & ASSOCIATES, INC. ON 12/01/15. THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SAID SURVEY AND INFORMATION PROVIDED BY OTHERS (WHICH MAY INCLUDE THE UTILITY OWNER OR UTILITY LOCATING SERVICES). SCOTT, COX & ASSOCIATES, INC. IS NOT RESPONSIBLE FOR UTILITY INFORMATION PROVIDED BY OTHERS. SCOTT, COX & ASSOCIATES, INC. RECOMMENDS THAT THE LOCATION OF THE UTILITIES BE FIELD VERIFIED PRIOR TO ANY DIGGING OR, OR ADJACENT TO THE SUBJECT PROPERTY.
6. BENCH MARK/ORIGIN BENCHMARK FOR THE PROJECT WAS ESTABLISHED FROM A 1 1/2" BRASS CAP IN A RANGE BOX AT THE INTERSECTION OF HWY 42 AND SOUTH BOULDER ROAD, WHICH IS THE SW CORNER OF SECTION 4 (CITY OF LOUISVILLE LAND CORNER #15) IN 1984 USING THE CITY ELEVATION OF 5353.50'. FROM THE ORIGIN BM A PROJECT BENCHMARK WAS ESTABLISHED ON A 1 1/2" ALUM CAP, PLUS 17002 AT THE NW CORNER OF LOT 5, ALDENIS PARK ON THE SOUTH SIDE OF HECLA DRIVE, ELEVATION=5354.69'. FROM THIS PROJECT BM HE ESTABLISHED A SITE BENCHMARK FOR THIS SURVEY BEING A NAIL AND TAG SET IN THE SIDEWALK ON A 10 FOOT OFFSET TO THE NW CORNER OF LOT 2 AS SHOWN HEREON, ELEVATION = 5331.16' CITY OF LOUISVILLE DATUM.

**FINAL UTILITY PLAN
BALFOUR SENIOR LIVING
1800 PLAZA DRIVE
LOUISVILLE, COLORADO**

SCOTT, COX & ASSOCIATES, INC.
consulting engineers & surveyors
1530 55th Street • Boulder, Colorado 80503
(303) 444 - 3051

Designed by	MRF	Date	03/04/16	Scale	1"=20'	Drawing no.	15625B-5	Sheet	C102
Drawn by	JAS	Revision		Description		Date		Project no.	15625B
Checked by	DPA	1		CITY COMMENTS		05/12/16			
		2		CITY COMMENTS		06/27/16			
		3		CITY COMMENTS		08/29/16			
		4		CITY COMMENTS		10/03/16			

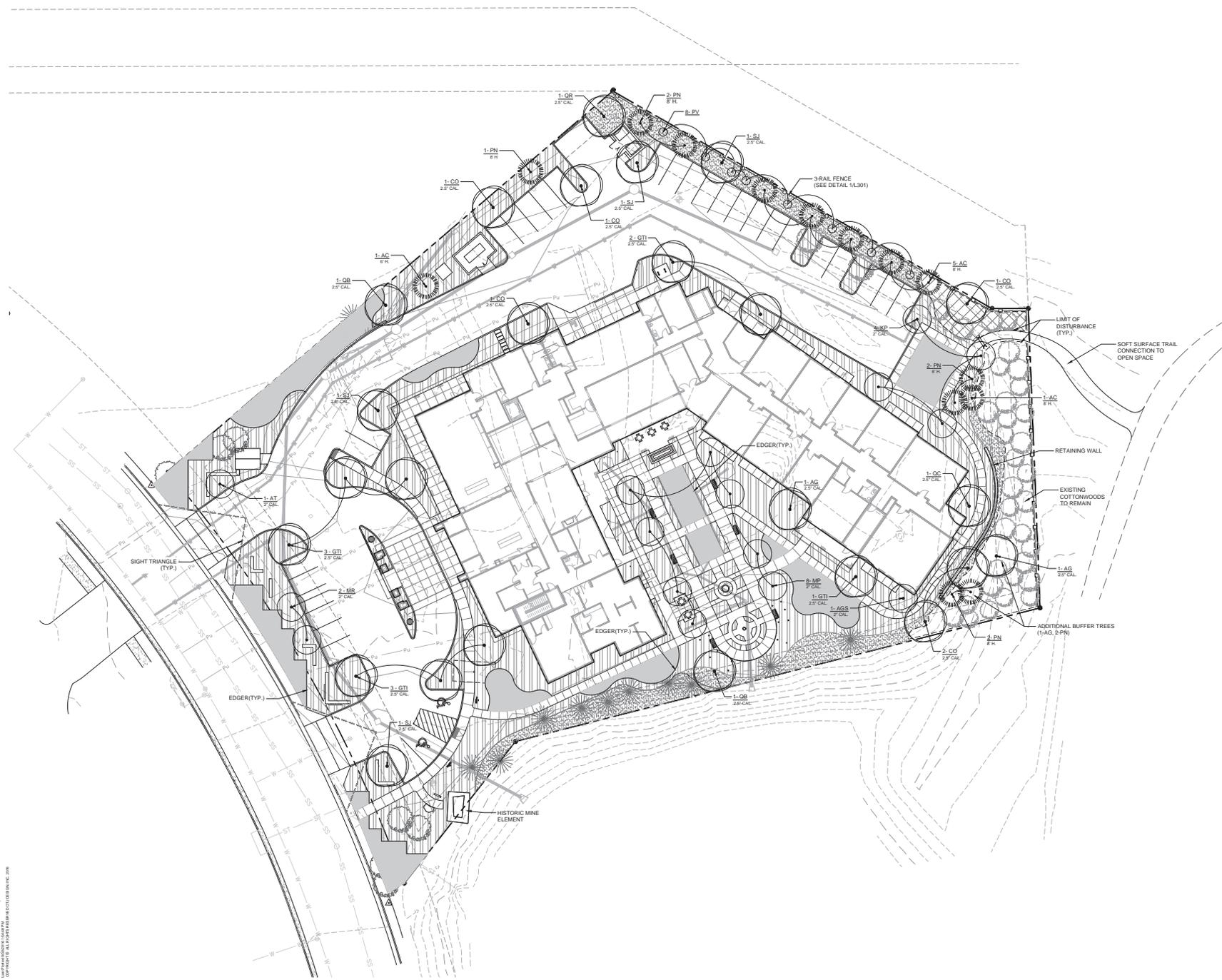


LANDSCAPE PLAN LEGEND

-  SHADE TREE
-  ORNAMENTAL TREE
-  EVERGREEN TREE
-  EXISTING TREE TO REMAIN
-  TURF
-  SHRUBS/ PERENNIAL PLANTING
-  ENHANCED GRASS SEED MIX

NOTES

1. THE PLANT LIST PROVIDED IS A GENERAL INDICATION OF THE APPROACH TO THE PLANT PALETTE. MINOR MODIFICATIONS WILL BE MADE BETWEEN FILING AS THE DESIGN IS FINALIZED. FINAL PLANT MATERIAL SELECTION AND SPECIFICATION WILL BE BASED ON MARKET AVAILABILITY AT THE TIME OF CONSTRUCTION.
2. SHRUB BED AREAS WILL CONSIST OF A MIX OF WOODY SHRUBS, SHRUBBY PERENNIALS, AND PERENNIALS. LAVENDER WILL BE A DOMINANT PLANTING WITH ORNAMENTAL GRASSES AS A BACKDROP/COMPANION PLANT. PLANT MASSINGS WILL BE PROVIDED TO SCREEN PARKING AREAS AND UNDESIRABLE VIEWS.
3. ALL EXISTING RUSSIAN OLIVE TREES SHALL BE REMOVED AND ANY REMAINING STUMPS ARE TO BE TREATED TO PREVENT FUTURE UNWANTED GROWTH.
4. ALL AREAS NOT DISTURBED SHALL BE TREATED FOR NOXIOUS WEEDS AND INVASIVE PLANTS PREFER TO USDA LOCAL INVASIVE PLANT LIST FOR SPECIFICS). TREES TO REMAIN ARE TO BE PROTECTED DURING ALL CONSTRUCTION ACTIVITIES.
5. THE EXISTING STAND OF YOUNG COTTONWOODS AT THE EASTERN PROPERTY LINE IS TO BE PRESERVED IN PLACE. SOME SELECT TREES WILL BE REMOVED IN ORDER TO ALLOW FOR ADDITIONAL TREES TO BE PLANTED ON THE WEST SIDE OF THE EXISTING TREES. MIXED SPECIES WILL PROVIDE FOR INCREASED STABILITY OF THIS VEGETATIVE BUFFER.
6. SEE SHEET L301 FOR PLANTING LIST
7. SEE SHEET L301 FOR ENHANCED GRASS MIX



DESIGN BY:	B.S.T.J
CHECKED BY:	L.P.P.G.W
PROJECT NO:	2015062.20
ISSUE DATE:	3/28/2016
REVISIONS:	
	PC 5/13/2016
	PC 6/27/2016
	PC 8/29/2016
	PC 10/03/2016



Copyright © 2016 by B.S.T.J. All rights reserved. No part of this document may be reproduced without the written permission of B.S.T.J. or its affiliates. All other rights reserved. 2/16

LANDSCAPE AREA CHART	
LANDSCAPE TYPE	AREA (SQ. FT.)
LOW	1,033 SF
SHRUB/PERENNIAL	10,000 SF
ENHANCED GRASS SEED MIX	1,000 SF
TOTAL	12,033 SF

KEY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE
SHRUB TREES				
A0	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A1	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A2	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A3	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A4	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A5	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A6	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A7	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A8	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A9	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A10	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A11	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A12	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A13	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A14	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A15	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A16	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A17	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A18	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A19	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A20	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A21	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A22	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A23	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A24	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A25	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A26	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A27	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A28	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A29	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A30	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A31	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A32	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A33	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A34	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A35	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A36	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A37	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A38	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A39	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A40	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A41	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A42	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A43	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A44	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A45	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A46	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A47	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A48	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A49	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A50	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A51	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A52	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A53	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A54	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A55	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A56	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A57	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A58	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A59	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A60	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A61	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A62	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A63	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A64	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A65	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A66	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A67	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A68	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A69	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A70	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A71	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A72	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A73	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A74	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A75	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A76	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A77	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A78	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A79	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A80	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A81	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A82	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A83	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A84	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A85	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A86	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A87	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A88	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A89	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A90	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A91	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A92	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A93	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A94	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A95	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A96	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A97	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A98	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A99	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal
A100	Amelanchier canadensis	Red-bellied Blackberry	20'	12" x 12" Cal

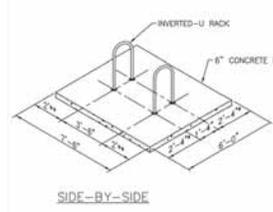
ENHANCED GRASS SEED MIX PLANT LIST
 SEED MIX TO BE HIGH PLAIN/FOOTHILLS MIX SUPPLIED BY WESTERN NATIVE SEED, OR APPROVED EQUAL APPLICATION RATE OF 1-2 LBS PER 1000SF (SEE DETAIL BELOW).

%	Species	Common Name
20	<i>Bouteloua curtipendula</i>	Side Oats Grass
20	<i>Panicum urticoides</i>	Western Wheatgrass
10	<i>Elymus elymoides</i>	Southern Wheatgrass
5	<i>Elymus alamosanus</i>	Four-flowered Spurred
5	<i>Hordeum jubatum</i>	Beard Grass
5	<i>Stipa spaldingii</i>	Indian Ricegrass
5	<i>Andropogon gerardii</i>	Big Bluestem
5	<i>Sorghastrum nutans</i>	Little Bluestem
5	<i>Sporobolus vaginatus</i>	Red Top Indiangrass
5	<i>Amorpha canescens</i>	Hand Drummer

NOTES:
 THE SHRUB BED AREAS WILL CONSIST OF A MIX OF WOODY SHRUBS, SHRUBBY PERENNIALS, AND PERENNIALS. LAVENDER WILL BE A DOMINANT PLANTING WITH ORNAMENTAL GRASSES AS A BACKDROP/COMPANION PLANT. PLANT MASSINGS WILL BE PROVIDED TO SCREEN PARKING AREAS AND UNDESIRABLE VIEWS.

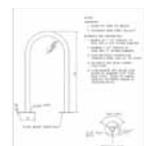
4 PLANT LIST
 N.T.S

NOTES:
 EXPOSED CONCRETE SURFACE TO BE BROOM FINISHED. PAD SIZE MAY VARY AS DIRECTED BY THE ENGINEER. PAD IS TO BE CONSTRUCTED WITH CLASS II CONCRETE. EXCAVATION AND/OR EMBANKMENT REQUIRED FOR PAD CONSTRUCTION WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE COST OF THE PAD. CONCRETE SHALL BE SLOPED AT 2% TO DRAIN.

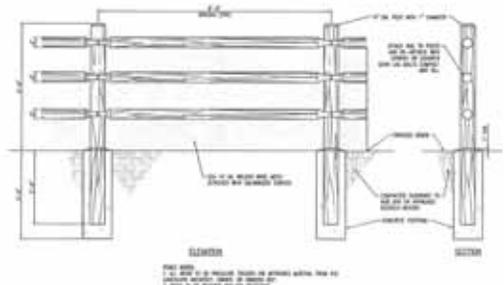


3 BIKE PARKING
 1/4"=1'-0"

3'-4" MINIMUM WHEN INSTALLED PERPENDICULAR TO A WALL OR CURB.
 3" MINIMUM SEPARATION FROM CURB FACE WHEN INSTALLED ADJACENT TO A CURB WITH "HEAD-IN" AUTOMOBILE PARKING.

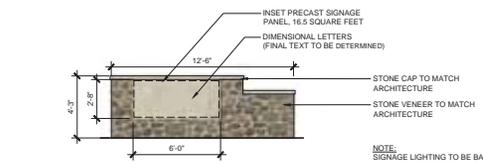


1 BIKE PARKING DETAIL
 1/2"=1'-0"

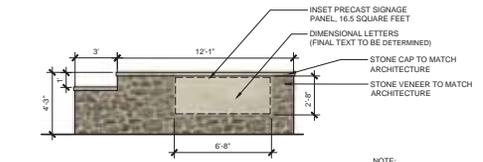


1 FENCE DETAIL
 1/2"=1'-0"

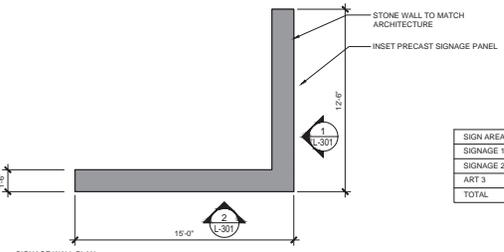
ELEVATION & SECTION



WALL ELEVATION - 2



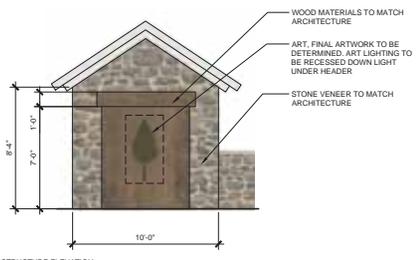
WALL ELEVATION - 1



A SIGNAGE WALL PLAN

SIGN AREA AND ART	SQ. FT.
SIGNAGE 1	16.5 SF
SIGNAGE 2	18.56 SF
ART 3	12 SF
TOTAL	47.06 SF

2 PROJECT IDENTIFICATION SIGNAGE
 1/4"=1'-0"



B CHARACTER STRUCTURE ELEVATION

OWNER:	BJS, LLC
DESIGNED BY:	LEPP, GW
PROJECT NO.:	2015062_20
DATE:	03/03/2016
REVISIONS:	
	PC 5/13/2016
	PC 6/27/2016



+/- 60' BALFOUR - THE LODGE



+/- 65' BALFOUR - RESIDENCES



+/- 50' BALFOUR RETIREMENT COMMUNITY

+/- 35' BIG BOX RETAIL

+/- 25-35' SINGLE STORY RETAIL

+/- 25' ONE & TWO STORY RESIDENTIAL

+/- 40' 3-STORY MULTI-FAMILY RESIDENTIAL UNDER CONSTRUCTION

1 SITE & BUILDING HEIGHT CONTEXT
 SD01 N.T.S.

PEDESTRIAN PATHS



B:\Projects\2015\15062\15062_20\15062_20_PUD\15062_20_PUD_SiteContext.dwg
 15062_20_PUD_SiteContext.dwg
 3/3/2016 10:00:00 AM
 DTJ DESIGN INC.



1 PROJECTED SHADOW ON DECEMBER 21st (9AM - 3PM)
SD02 N.T.S.



OWNER:	BJS TJ
DESIGNED BY:	LEPP GW
PROJECT NO.:	2015062.20
DATE:	03/02/2016
REVISIONS:	
	PC 5/13/2016
	PC 6/27/2016
	PC 8/29/2016

This document is the property of DTJ DESIGN Inc. and is not to be distributed, copied, or reproduced in any form without the written consent of DTJ DESIGN Inc. © 2016



1 SD03 PROJECTED SHADOW ON MARCH 21st (9AM - 3PM)
N.T.S.



OWNER:	BJS, L.J.
DESIGNED BY:	LFP, GW
PROJECT NO.:	2015062_20
DATE DATE:	03/02/2016
REVISIONS:	
	PC 5/13/2016
	PC 6/27/2016
	PC 8/29/2016

This document is the property of DTJ Design, Inc. and is not to be distributed, copied, or reproduced in any form without the written permission of DTJ Design, Inc. © 2016



1 SD04 PROJECTED SHADOW ON JUNE 21st (9AM - 3PM)
N.T.S.



OWNER:	BJS, LLC
DESIGNED BY:	LEPP, GW
PROJECT NO.:	2015062_20
DATE DATE:	03/02/2016
REVISIONS:	
	PC 5/13/2016
	PC 6/27/2016
	PC 8/29/2016

This document is the property of DTJ Design Inc. and is not to be distributed, copied, or reproduced in any form without the written consent of DTJ Design Inc. © 2016



VICINITY MAP



2
SD05

PERSPECTIVE VIEW FROM SOUTH APPROACH ON PLAZA DRIVE

N.T.S.



VICINITY MAP



1
SD05

PERSPECTIVE VIEW FROM NORTHWEST APPROACH ON PLAZA DRIVE

N.T.S.



DTJ DESIGN

ARCHITECTURE
PLANNING
LANDSCAPE ARCHITECTURE
DTJ DESIGN Inc.
3101 88 Avenue, Suite 100
Boulder, Colorado 80501
T 303.442.7500
F 303.442.7504
www.dtdesign.com

BALFOUR Senior Living
Assisted Living Community
Final P.U.D.
1800/1870 Plaza Drive
Louisville, Colorado 80027

OWNER:	BJS, LLC
DESIGNED BY:	LFP, GW
PROJECT NO.:	2015062_20
DATE DATE:	05/29/16
REVISIONS:	
	PC 5/13/2016
	PC 6/27/2016
	PC 8/29/2016

SHEET TITLE:

PERSPECTIVE
VIEWS

SHEET NUMBER:

SD05



DTJ DESIGN

ARCHITECTURE
PLANNING
LANDSCAPE ARCHITECTURE

DTJ DESIGN Inc.
3101 89 Avenue, Suite 100
Boulder, Colorado 80501
T 303.442.7300
F 303.442.7304
www.dtdesign.com



VICINITY MAP



1
SD06

PERSPECTIVE VIEW FROM NORTH OF HECLA LAKE
N.T.S.

OWNER:	BJS TJ
DESIGNED BY:	LFP_GW
PROJECT NO.:	2015062_20
DATE:	05/20/16
REVISIONS:	
	PC 5/13/2016
	PC 6/27/2016
	PC 8/29/2016
SHEET TITLE:	

PERSPECTIVE
VIEWS

SHEET NUMBER:

SD06

BALFOUR Senior Living
Assisted Living Community
Final P.U.D.
1800/1870 Plaza Drive
Louisville, Colorado 80027

DTJ DESIGN Inc. 3101 89 Avenue, Suite 100, Boulder, Colorado 80501
 303.442.7300
 www.dtdesign.com



3 EXISTING SITE
SD07 N.T.S.



2 BUILDING MASS AT 35' HEIGHT LEVEL
SD07 N.T.S.



1 PERSPECTIVE VIEW FROM HECLA LAKE TRAIL JUNCTION
SD07 N.T.S.



VICINITY MAP



DTJ DESIGN

ARCHITECTURE
PLANNING
LANDSCAPE ARCHITECTURE
DTJ DESIGN Inc.
3101 8th Avenue, Suite 100
Boulder, Colorado 80501
T 303.442.7353
F 303.442.9254
www.dtdesign.com

BALFOUR Senior Living
Assisted Living Community
Final P.U.D.
1800/1870 Plaza Drive Louisville, Colorado 80027

OWNER:	BJS TJ
DESIGNED BY:	LFP_GW
PROJECT NO.:	2015062_20
DATE:	3/30/2016
REVISIONS:	
	PC 5/13/2016
	PC 6/27/2016
	PC 8/29/2016

SHEET TITLE:

PERSPECTIVE VIEWS

SHEET NUMBER:

SD07

B:\Projects\2015\15062_20\15062_20.dwg
 User: jlp
 Date: 3/30/2016 10:28:15 AM
 Plot Date: 3/30/2016 10:28:15 AM
 Plot Scale: 1:1
 Plot Size: 11.0000 x 17.0000
 Plot Units: Feet
 Plot Orientation: Landscape
 Plot Color: Black
 Plot Lineweight: 0.2000
 Plot Linetype: Solid
 Plot Font: Arial, 10.0000
 Plot Title: PERSPECTIVE VIEWS
 Plot Sheet Number: SD07



2 SD09 PERSPECTIVE VIEW FROM NORTHWEST APPROACH ON PLAZA DRIVE - JUNE 2016 MASSING
 N.T.S.



1 SD09 PERSPECTIVE VIEW FROM NORTHWEST APPROACH ON PLAZA DRIVE - AUGUST, 2016 MASSING
 N.T.S.



VICINITY MAP

OWNER:	BJS, LLC
DESIGNED BY:	LEPP, GW
PROJECT NO.:	2015062_20
DATE DATE:	3/30/2016
REVISIONS:	
	PC 5/13/2016
	PC 6/27/2016
	PC 8/29/2016

SHEET TITLE: PERSPECTIVE VIEWS

SHEET NUMBER: SD09

DTJ DESIGN, INC. 3101 89 AVENUE, SUITE 100, BOULDER, CO 80501
 TEL: 303.442.7500 FAX: 303.442.7504 WWW.DTJDESIGN.COM
 ALL RIGHTS RESERVED © 2016 DTJ DESIGN, INC.



2 ROOF HEIGHT ABOVE 45'
SD10 N.T.S.



1 ROOF HEIGHT ABOVE 35'
SD10 N.T.S.



3 ROOF HEIGHT - FULL BUILDING
SD10 N.T.S.

DTJ DESIGN Inc. 3111 88 Avenue, Suite 150, Boulder, Colorado 80501
 303.442.7353 | www.dtdesign.com
 © 2016 DTJ DESIGN Inc. All rights reserved.

COMPANION PLANTS IMAGES



Achnatherum calamagrostis

Bouteloua gracilis



Panicum virgatum

Sorghastrum natans

NOTES:

THE SITE AND LANDSCAPE CONCEPT IS BASED ON PATTERNING AND ELEMENTS TRANSLATED FROM A HISTORICAL FARM CONTEXT. THIS INCLUDES SOME STRUCTURED ROW PLANTINGS THEMED WITH CURRENT DAY TRENDS OF THE LAVENDER FARMS OF THE FRONT RANGE AND WESTERN SLOPE. LAVENDER WILL BE A CORE PLANT IN THE LANDSCAPE PALETTE AND WILL BE USED AS A ROW PATTERN ELEMENT AND TO LINE COURTYARD WALKWAYS. LAVENDER MAY BE USED FOR CUT FLOWERS AND HAS AROMATIC PROPERTIES THAT WILL BE GOOD FOR THE RESIDENTS. THERE WILL BE PLANTINGS OF BACKDROP ORNAMENTAL GRASSES AND A MIXTURE OF OTHER TALLER SHRUBS TO MEET OTHER SITE NEEDS LIKE SCREENING PARKING, UTILITY STRUCTURES AND OTHER ELEMENTS. LAWN WILL BE USED AS AN ACCENT TO THE PLANTINGS AND THE LANDSCAPE PALETTE WILL PRIMARILY BE MADE UP OF XERIC PLANTS, IN THE CASE OF ANY HIGHER WATER NEED PLANTS THEY WILL BE HYDRO ZONED APPROPRIATELY.

PATTERN AND CHARACTER IMAGES



DTJ DESIGN

ARCHITECTURE
PLANNING
LANDSCAPE ARCHITECTURE
DTJ DESIGN Inc.
3101 8th Avenue, Suite 100
Boulder, Colorado 80501
T 303.442.7303
F 303.442.7304
www.dtdesign.com

BALFOUR Senior Living
Assisted Living Community
Final P.U.D.
1800/1870 Plaza Drive
Louisville, Colorado 80027

DESIGNED BY	BUS, TJ
DESIGNED FOR	LEPP, GW
PROJECT NO.	2015062_20
DATE	03/02/2016
REVISIONS	
	PC 5/13/2016
	PC 6/27/2016
	PC 8/29/2016

SHEET TITLE

LANDSCAPE CHARACTER IMAGERY

SHEET NUMBER

SD11

2016/05/13 10:00 AM C:\Users\jtd\Documents\2016\20160513_1000\20160513_1000.dwg
 User: jtd
 Plot Date: 5/13/2016 10:00 AM
 Plot Scale: 1:1
 Plot Size: 11.00 x 17.00
 Plot Orientation: Landscape
 Plot Color: Black
 Plot Lineweight: 0.20
 Plot Font: Arial, 10
 Plot Title: Landscape Character Imagery
 Plot Sheet Number: SD11
 Plot Date: 5/13/2016 10:00 AM
 Plot User: jtd

Roofing



Asphalt Shingles



Standing Seam Metal Roof



Exterior Materials



Primary Siding Color
White Paint



Accent Siding Color
Gray Paint



Window/Door Frames
Dark Bronze

Balfour Senior Living Assisted Living Community Louisville, Colorado

Windows and Doors

Aluminum Storefront / Vinyl Windows
in a Dark Bronze Finish



Walls



Manufactured Stone Veneer



Siding - Board and Batten / Horizontal Lap



**RESOLUTION NO. 14
SERIES 2016**

A RESOLUTION RECOMMENDING DISAPPROVAL OF A PLANNED UNIT DEVELOPMENT (PUD) AND FINAL PLAT TO ALLOW THE CONSTRUCTION OF A 54-UNIT ASSISTED LIVING COMMUNITY ON LOTS 2 AND 3 OF LOUISVILLE PLAZA FILING NO. 2 LOCATED AT 1800 AND 1870 PLAZA DRIVE

WHEREAS, there has been submitted to the Louisville Planning Commission an application for approval of a Planned Unit Development (PUD) and Final Plat to allow the construction of a 54-unit assisted living community on Lots 2 and 3 of Louisville Plaza Filing No. 2 Subdivision located at 1800 and 1870 Plaza Drive (the "Property"); and

WHEREAS, the Planning Commission held a properly noticed public hearing on July 14, 2016, where evidence and testimony were entered into the record, including without limitation the application and supporting materials, the Louisville Planning Commission Staff Report dated July 14, 2016 and all attachments included with such staff report, the City Comprehensive Plan, the Commercial Development Design Standards and Guidelines, the City zoning ordinance set forth in title 17 of the Louisville Municipal Code, and additional written statements and other documents, as well as testimony from the staff and applicant; and

WHEREAS, the Planning Commission by this Resolution desires to set forth its findings, conclusions and ruling with respect to the application.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO:

Section 1. The foregoing recitals are incorporated herein.

Section 2. Based on the testimony of the witnesses and the documents and other evidence made a part of the record of the hearing before the Planning Commission, the Planning Commission finds as follows:

a. The application is for a Final PUD and Final Plat for the construction of a new 54-unit assisted living facility. The applicant is Balfour Senior Living.

b. The Property is zoned Planned Community Zone District (PCZD-C).

c. The Property is located adjacent to the North End Subdivision to the east with single family residences directly adjacent to the Property. A trail runs along the east side of the Property leading to the Hecla Open Space and Hecla Lake Reservoir to the north. To the west and across Plaza Drive are additional Balfour Senior Living facilities. A detention pond for the surrounding area is located south of the Property.

d. The project proposed by the application is a three-story, gable-roofed, U-shaped structure that is 52 feet at its highest point. The structure is designed to be two stories along Plaza Drive. The project would contain 14,400 square feet for residences and amenities, including 54 dwelling units, a wellness center, kitchen, dining room, activity rooms and salon. It would also include 1,200 square feet of administrative offices and an interior courtyard.

e. The project proposed by the application is required to comply with the City's Commercial Development Design Standards and Guidelines, which set forth design criteria and minimum standards for commercial developments, including maximum building heights and required setbacks.

d. The project proposed by the application is requesting waivers from the building height and setback standards in the Commercial Development Design Standards and Guidelines as follows: a waiver to allow a building height of up to 52 feet where 35 feet is allowed; a waiver to reduce the front yard setback for the accessory structure from 35 feet to 26 feet; a waiver to reduce the parking setback along Plaza Drive from 15 feet to 10 feet; and a waiver to use the 10 foot side yard setback for fire access.

e. The decision criteria that apply to the applicant's proposed final planned unit development are set forth in Chapter 17.28 of the Louisville Municipal Code (LMC), and primarily in Section 17.28.120 of that Chapter.

f. Section 17.28.110 of the LMC allows waivers or modifications of the requirements applicable to the underlying zoning district "if the spirit and intent of the development plan criteria contained in section 17.28.120 are met and the city council finds that the development plan contains areas allocated for usable open space in common park area in excess of public use dedication requirements or that the modification or waiver is warranted by the design and amenities incorporated in the development plan, and the needs of residents for usable or functional open space and buffer areas can be met."

Section 3. Based on the foregoing findings and the evidence and testimony presented at the hearing, the Planning Commission hereby concludes that the application should be denied for the following reasons:

a. The project proposed by the application does not meet criteria A.1, A.6, A.8, A.11, B.1, B.4, B.5, and B.15 of Section 17.28.120 of the LMC, and the requested waiver to the maximum building height does not meet the criteria for waivers in Section 17.28.110 of the LMC. In particular, the Planning Commission concludes that: the scale of the proposed PUD is not compatible with the adjacent single-family residential neighborhood; a 52-foot high structure impedes the privacy of the adjacent single-family property owners; the PUD does not promote harmonious transitions and

scale in character in areas of different planned uses; and the plan fails to preserve and incorporate existing vegetation on the Property. Further, the Planning Commission concludes that the proffered design and amenities incorporated into the PUD, including the proposed landscaping, preservation of the historic mine element and Hecla mine interpretive sign, do not warrant an increase in building height from 35 feet to 52 feet. The requested waiver would result in a project of a scale that is not appropriate to the surrounding area.

Section 4. In accordance with the above findings and conclusions, and based upon the evidence and testimony presented at the hearing, the Planning Commission of the City of Louisville hereby recommends disapproval of the proposed Final PUD and Final Plat for a 54-unit assisted living community on Lots 2 and 3 of Louisville Plaza Filing No. 2 Subdivision located at 1800 and 1870 Plaza Drive.

PASSED AND ADOPTED this 11th day of August, 2016.

By: _____
Chris Pritchard, Chairman
Planning Commission

Attest: _____
Ann O'Connell, Secretary
Planning Commission

BALFOUR

Senior Living

Assisted Living Community

Lot 2 and 3
Louisville Plaza Filing No. 2, Replat A
Final Planned Unit Development

OWNER'S SIGNATURE BLOCK
By signing this P.U.D., the owner acknowledges and accepts all the requirements and intent set forth in this P.U.D. Witness my hand(s) seal(s) this ____ day of _____, 20____.

Owner Name and Signature _____
Notary Name (print) _____ (Notary Seal)
Notary Signature _____
My Commission Expires _____

PLANNING COMMISSION CERTIFICATE
Approved this ____ day of _____, 20____ by the Planning Commission of the City of Louisville, Colorado.
Resolution No. _____ Series _____

CITY COUNCIL CERTIFICATE
Approved this ____ day of _____, 20____ by the City Council of the City of Louisville, Colorado.
Resolution No. _____ Series _____
(City Seal)
Mayor Signature _____
City Clerk Signature _____

CLERK AND RECORDER CERTIFICATE
(COUNTY OF BOULDER, STATE OF COLORADO)
I hereby certify that this instrument was filed in my office at _____ O'Clock, _____ M., this ____ day of _____, 20____, and is recorded in Plan File _____ Fee _____ per cent _____ Film No. _____ Reception _____.

Clerk & Recorder _____
Deputy _____

PROJECT DIRECTORY

OWNER:
BALFOUR Senior Living
1331 E. Hecla Drive
Louisville, Colorado 80027
tel. 303-928-2012
email: hmaaleed@balfourcare.com
Contact: Hunter McLeod

ARCHITECT & LANDSCAPE ARCHITECT:
DTJ DESIGN, INC.
3101 Iris Avenue, Suite 130
Boulder, Colorado 80501
tel. 303-443-7323
email: dtjdesign@dtjdesign.com
Contact: David S. Williams AIA

CIVIL ENGINEER:
Scott Cox and Associates, Inc.
1530 56th Street
Boulder, Colorado 80303
tel. 303-444-3001
email: scx@scottcox.com
Contact: Don Ash

ELECTRICAL ENGINEER:
Given and Associates, Inc.
735 S. Xenon Ct., Suite 201
Lafayette, Colorado 80228
tel. 303-716-1270
email: trevor@givenandassociates.com
Contact: Trevor Kindel P.E.

SHEET INDEX

ARCHITECTURAL
A001 Cover Sheet
A100 Site Plan
A105 Emergency Access Plan
A110 First & Second Floor Plan
A120 Third Floor Plan
A200 Building Elevations
A210 Building Elevations
A400 Site Photometric Plan
A410 Site Lighting Details

CIVIL
C1.01 Grading and Drainage Plan
C1.02 Utility Plan

LANDSCAPE
L201 Planting Plan
L301 Signage Details



PROJECT SUMMARY

PROJECT LOCATION: 1800 & 1870 PLAZA DRIVE, LOUISVILLE, CO 80027

PROJECT DESCRIPTION: NEW CONSTRUCTION OF A 3-STORY STRUCTURE TO HOUSE AN ASSISTED LIVING COMMUNITY FOR SENIOR LIVING. THE STRUCTURE WILL CONTAIN UP TO 54 DWELLING UNITS, FITNESS CENTER, SALON, ACTIVITY ROOMS, DINING ROOM, KITCHEN, AND ADMINISTRATIVE OFFICES

ZONE DISTRICT: ZONE P-C (Planned Community)

LAND AREA: 87,578 SF (2.01 ACRES)

BUILDING AREA:
FIRST FLOOR: 23,000 GSF
SECOND FLOOR: 23,600 GSF
THIRD FLOOR: 11,600 GSF
TOTAL: 58,200 GSF

DWELLING UNITS: 42,600 SF
AMENITIES: 14,400 SF
ADMIN. OFFICE: 1,200 SF

BUILDING HEIGHT: CODE ALLOWABLE: 36' WITH MECHANICAL ELEMENTS TO 42'
PROPOSED BUILDING HEIGHT VARIES BETWEEN 40' AND 52'
ROOFTOP MECHANICAL EQUIPMENT WILL BE LOCATED IN SCREENED MECHANICAL WELLS

DWELLING UNITS: STUDIO 15 UNITS
ONE-BEDROOM 37 UNITS
TWO-BEDROOM 2 UNITS
TOTAL 54 UNITS

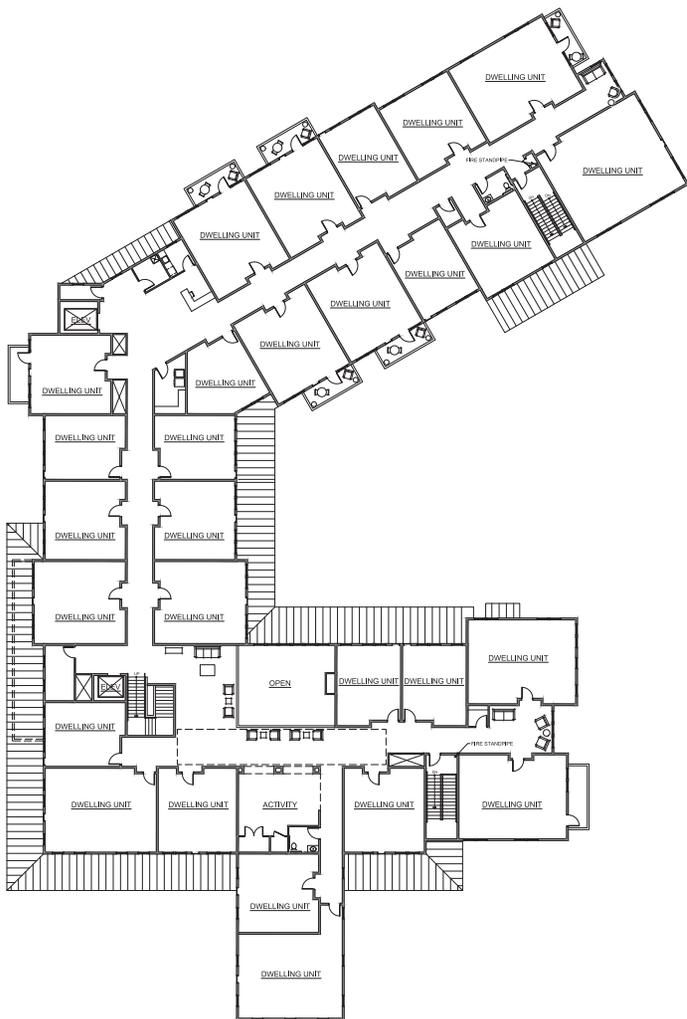
FAR / LOT COVERAGE: .66 FAR
53% BUILDING / PARKING / DRIVEWAYS
47% OPEN SPACE

SETBACKS: FRONT YARD: 20'
REAR YARD: 20'
SIDE YARD: 10'

PARKING SPACES: ASSISTED LIVING COMMUNITY
1 SPACE PER 3 BEDS (RESIDENTIAL - HOME FOR THE AGED)
56 BEDS / 3 = 19 SPACES REQUIRED
ADMINISTRATIVE OFFICES
1 SPACE PER 300 SF
1,200 / 300 = 4 SPACES REQUIRED
23 PARKING SPACES REQUIRED
24 FULL SIZE SPACES PROVIDED
6 COMPACT SPACES PROVIDED
4 BICYCLE PARKING SPACES PROVIDED

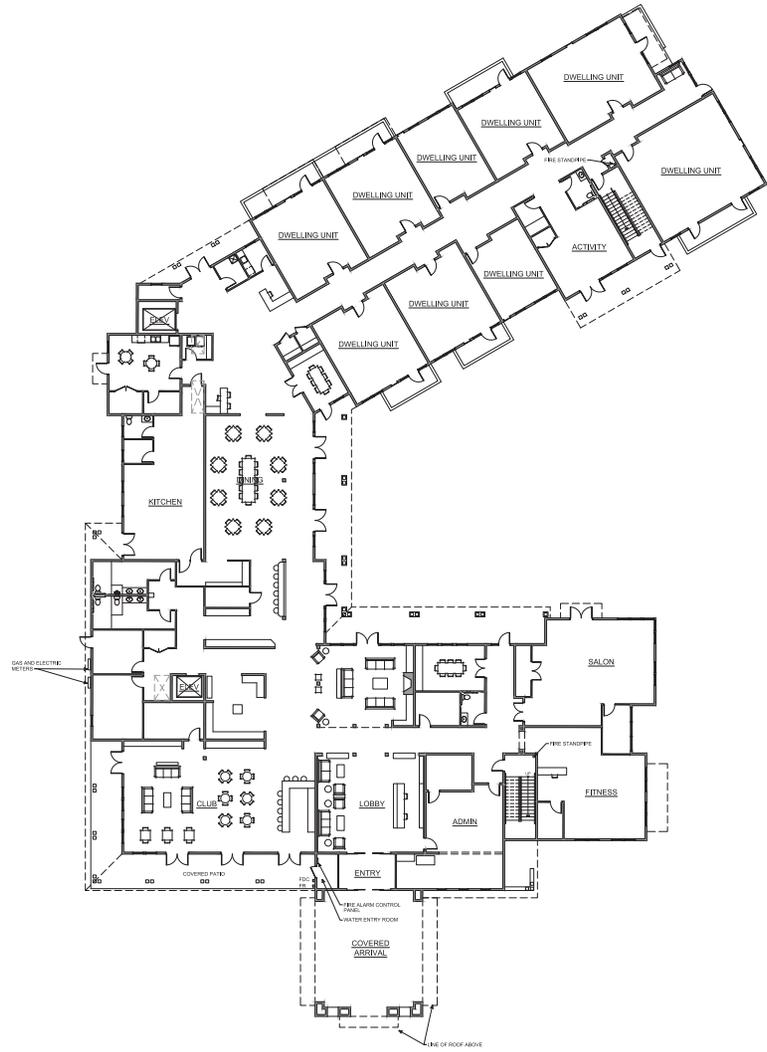
DTJ DESIGN, INC. 3101 IRIS AVENUE, SUITE 130 BOULDER, CO 80501
303.443.7323
www.dtbgroup.com

DESIGN BY:	BUS, T.J.
CHECKED BY:	LPP, GW
PROJECT NO.:	2015062_20
ISSUE DATE:	3/30/2016
REVISIONS:	
	PC 5/13/2016
	PC 6/27/2016



2 SECOND LEVEL FLOOR PLAN
 SCALE: 1/16" = 1'-0"

23,800 GROSS SF
 28 DWELLING UNITS



1 FIRST LEVEL FLOOR PLAN
 SCALE: 1/16" = 1'-0"

23,800 GROSS SF
 9 DWELLING UNITS



Drawing created by: AutoCAD 2014
 Title block created by: AutoCAD 2014
 Plot created by: AutoCAD 2014
 Plot style: acad.ctb
 Plot device: HP DesignJet 5000 Series
 Plot date: 3/30/2016 10:00:00 AM
 Plot time: 10:00:00 AM
 Plot user: dtgdesign.com



2 WEST ELEVATION
SCALE: 1" = 10'



1 SOUTH ELEVATION
SCALE: 1" = 10'

DTJ DESIGN, INC. 3101 13th Avenue, Suite 130, Boulder, Colorado 80501
Tel: 303.443.7333 Fax: 303.443.7334
www.dtgdesign.com



2 EAST ELEVATION
SCALE: 1" = 10'



1 NORTH ELEVATION
SCALE: 1" = 10'

DTJ DESIGN, Inc. 3101 19th Avenue, Suite 130, Boulder, Colorado 80501
Copyright © 2016 DTJ DESIGN, Inc. All rights reserved.
No part of this document may be reproduced without written permission from DTJ DESIGN, Inc.



DRAWING NOTES:

1. ALL EXTERIOR SITE LIGHTING FIXTURES SHALL BE CONTROLLED BY AN ASTRONOMICAL TIMECLOCK OR PHOTOCELL.
2. PHOTOMETRIC CALCULATIONS HAVE BEEN DETERMINED USING A LIGHT LOSS FACTOR OF 1.0

LIGHTING STATISTICS					
Description	Avg	Max	Min	Max/Min	Avg/Min
SITE	1.8 fc	26.5 fc	0.1 fc	N/A	N/A



DESIGN BY:	DTJ DESIGN
CHECKED BY:	DTJ DESIGN
PROJECT NO.:	2015052.20
ISSUE DATE:	2/17/2016
REVISIONS:	PC 5/13/2016
	PC 6/27/2016

SHEET TITLE:
SITE PHOTOMETRIC

"A"



"B"



"C"



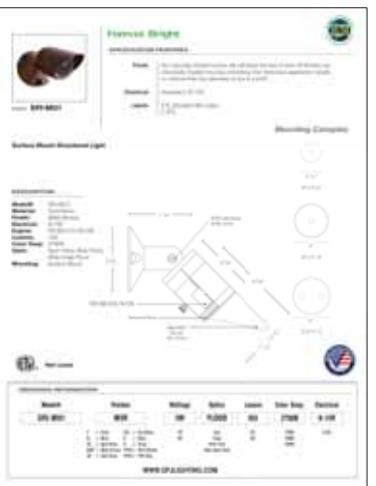
"D"



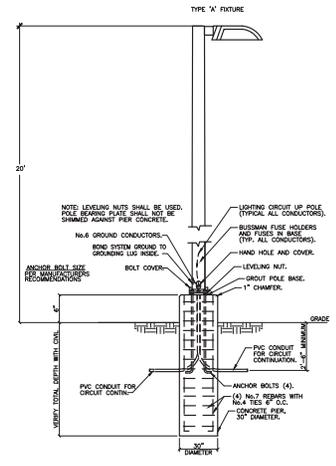
"D1"



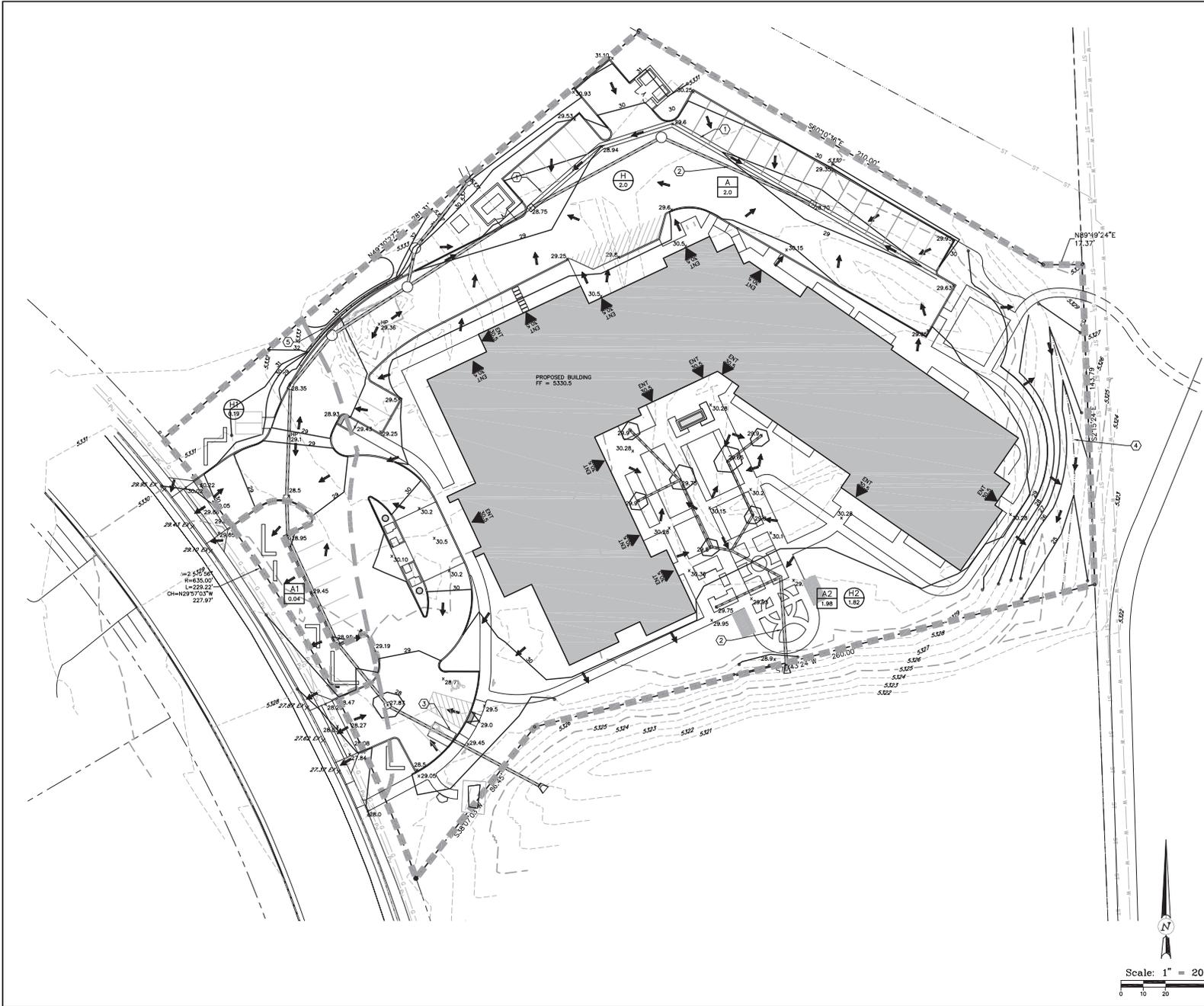
"D2"



LUMINAIRE SCHEDULE							
PLAN MARK	MOUNTING	DESCRIPTION	MANUFACTURER AND CATALOG NUMBER	VOLTAGE	NO. OF LAMPS	LAMP TYPE	REMARKS
A	POLE	20' HEIGHT	PHILIPS CL18-3-SOLA-4835-NW-HS	120VOLT	---	50W LED	
B	INGRADE		KICHLER 13208BR3CR	120VOLT	---	4.3W LED	
C	WALL SCENCE		MAXIM LIGHTING 3500108	120VOLT	1	100W INC. MAX	WET LOCATION
D	RECESSED DOWNLIGHT	SPOT DOWNLIGHT	AURORA LIGHT LSWB-FL-6P-AL-29-8-R-BLP	12V	---	15W LED	WET LOCATION MOUNTED IN SOFFIT
D1	RECESSED DOWNLIGHT	DOWNLIGHT	PHILIPS P48-D-10-8-35-N-U-VB	120VOLT	---	11W LED	WET LOCATION MOUNTED IN SOFFIT
D2	SURFACE/J-BOX	TRELLIS	SPJ-MU1+MBR-3W-FLOOD-105-2700K-8-15V	8-12V	---	3W LED	WET LOCATION MOUNTED IN TRELLIS



1 POLE & BASE DETAILS
A410 N.T.S.



LEGEND

- EXISTING DECIDUOUS TREE
- EXISTING PINE TREE
- EXISTING SHRUB
- EXISTING STORM SEWER W/MANHOLE
- SWALE
- PROPOSED CONTOUR ADD 5500 TO ALL CONTOURS
- EXISTING CONTOUR
- POINT WHERE PROPOSED GRADE MEETS EXISTING GRADE ADD 5500 TO ALL SPOT ELEVATIONS
- EXISTING SPOT ELEVATION
- EXISTING SHEET FLOW
- PROPOSED FLOW DIRECTION
- FINISHED FLOOR ELEVATION
- PROPOSED BASIN BOUNDARY
- HISTORIC BASIN BOUNDARY
- SUB-BASIN DESIGNATION (HISTORIC)
- AREA IN ACRES
- PROPOSED SUB-BASIN DESIGNATION
- AREA IN ACRES

KEYED NOTES

1. PROPOSED CONCRETE PAN.
2. PROPOSED STORM SEWER.
3. PROPOSED WATER QUALITY STRUCTURE.
4. MAINTAIN EXISTING SWALE TO CONVEY OFFSITE FLOW THROUGH TO DETENTION POND.
5. PROPOSED BOULDER WALL.

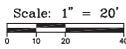
GRADING NOTES

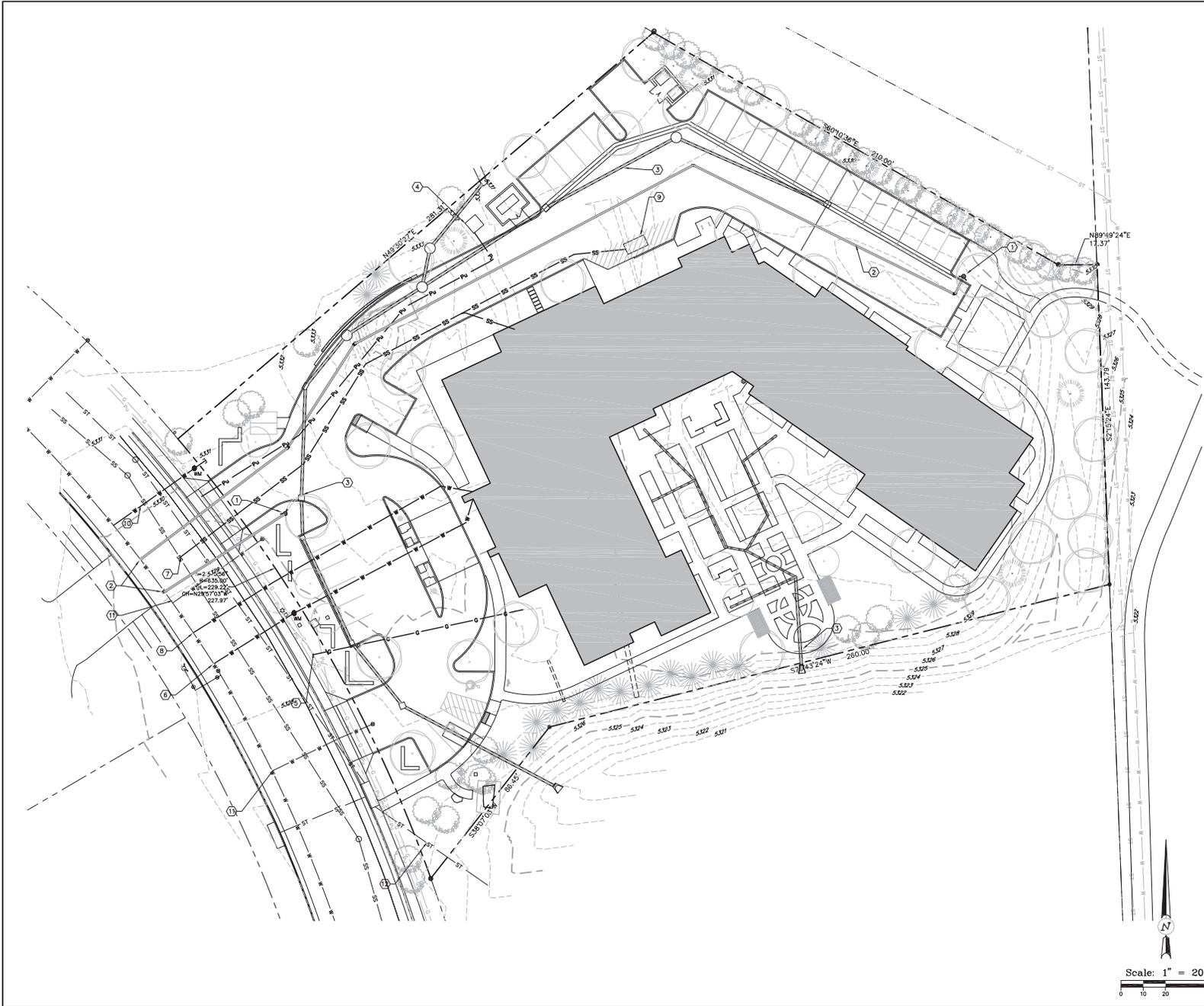
1. GRADE AWAY FROM BUILDINGS AT A MINIMUM 10% SLOPE IN THE FIRST 10 FEET AT LANDSCAPE AREAS AND AT A MINIMUM 2% SLOPE IN THE FIRST 10 FEET AT IMPERVIOUS AREAS, EXCEPT AS NOTED.
2. TOP OF FOUNDATION ELEVATION SHALL BE SET AT LEAST 8" ABOVE THE PROPOSED GRADING AT THE EXTERIOR OF THE FOUNDATION AT LANDSCAPE AREAS.
3. ALL OF THIS PROPERTY LIES WITHIN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP, BOULDER COUNTY, COLORADO, COUNTY-PANEL NO.0801000700 IN MAP REVISED OCTOBER 4, 2002. ZONE X REFERS TO AREAS OF 500-YEAR FLOOD AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
4. ALL ROOF DRAINAGE SHALL DRAIN TO THE STORM SEWER SYSTEM.
5. ALL CITY UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LOUISVILLE STANDARD SPECIFICATIONS.
6. THE LOCATION OF THE ABOVE GROUND UTILITIES SHOWN HEREON ARE BASED ON THE TOPOGRAPHIC SURVEY BY SCOTT, COX & ASSOCIATES, INC. ON 12/01/15. THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SAID SURVEY AND INFORMATION PROVIDED BY OTHERS (WHICH MAY INCLUDE THE UTILITY OWNER OR UTILITY LOCATING SERVICES). SCOTT, COX & ASSOCIATES, INC. IS NOT RESPONSIBLE FOR UTILITY INFORMATION PROVIDED BY OTHERS. SCOTT, COX & ASSOCIATES, INC. RECOMMENDS THAT THE LOCATION OF THE UTILITIES BE FIELD VERIFIED PRIOR TO ANY DIGGING OR, OR ADJACENT TO THE SUBJECT PROPERTY.
7. BENCH MARK ORIGIN BENCHMARK FOR THE PROJECT WAS ESTABLISHED FROM A 1 1/2" BRASS CAP IN A RANGE BOX AT THE INTERSECTION OF HWY 42 AND SOUTH BOULDER ROAD, WHICH IS THE SW CORNER OF SECTION 4 (CITY OF LOUISVILLE LAND CORNER #15) IN 1994 USING THE CITY ELEVATION OF 5320.30'. FROM THE ORIGIN BM A PROJECT BENCHMARK WAS ESTABLISHED ON A 1 1/2" ALUM. CAP, PLS 175002 AT THE NW CORNER OF LOT 5, ALVENUS PARK ON THE SOUTH SIDE OF BELLA DRIVE. ELEVATION=5344.61'. FROM THIS PROJECT BM WE ESTABLISHED A SITE BENCHMARK FOR THIS SURVEY BEING A NAIL AND TAG SET IN THE SIDEWALK 4.10 FOOT OFFSET TO THE NW CORNER OF LOT 2 AS SHOWN HEREON. ELEVATION = 5331.16' CITY OF LOUISVILLE DATUM.

**FINAL GRADING AND DRAINAGE PLAN
BALFOUR SENIOR LIVING
1800 PLAZA DRIVE
LOUISVILLE, COLORADO**

SCOTT, COX & ASSOCIATES, INC.
consulting engineers • surveyors
1530 56th Street • Boulder, Colorado 80303
(303) 444-3081

Designed by	MRF	Date	03/04/16	Scale	1"=20'	Drawing no.	156258-3	Sheet	C101
Drawn by	JAS	Revision	1	Description	CITY COMMENTS	Date	05/12/16	Project no.	156258
Checked by	DPA	Revision	2	Description	CITY COMMENTS	Date	06/27/16		





LEGEND

- EXISTING DECIDUOUS TREE
- EXISTING PINE TREE
- EXISTING SHRUB
- EXISTING WATER VALVE
- EXISTING GAS METER
- EXISTING LIGHT POLE
- EXISTING FIRE HYDRANT
- EXISTING SPRINKLER VALVE BOX
- EXISTING FENCE
- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING WATER W/FIRE HYDRANT
- EXISTING STORM SEWER W/MANHOLE
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- FINISHED FLOOR ELEVATION

KEYED NOTES ①

1. PROPOSED PRIVATE FIRE HYDRANT.
2. PROPOSED PRIVATE FIRE HYDRANT LATERAL.
3. PROPOSED STORM SEWER.
4. PROPOSED TRANSFORMER.
5. PROPOSED GAS SERVICE.
6. PROPOSED WATER SERVICE.
7. PROPOSED SANITARY SEWER SERVICE, EXISTING SANITARY SEWER SERVICE WILL BE ABANDONED AT THE MAIN WITHIN PLAZA DRIVE.
8. PROPOSED FIRE SERVICE.
9. PROPOSED GREASE TRAP.
10. PROPOSED IRRIGATION SERVICE.
11. EXISTING WATER SERVICE WILL BE ABANDONED AT THE MAIN WITHIN PLAZA DRIVE.
12. EXISTING STORM SEWER. A PUBLIC UTILITY EASEMENT WILL BE DEDICATED.

UTILITY NOTES

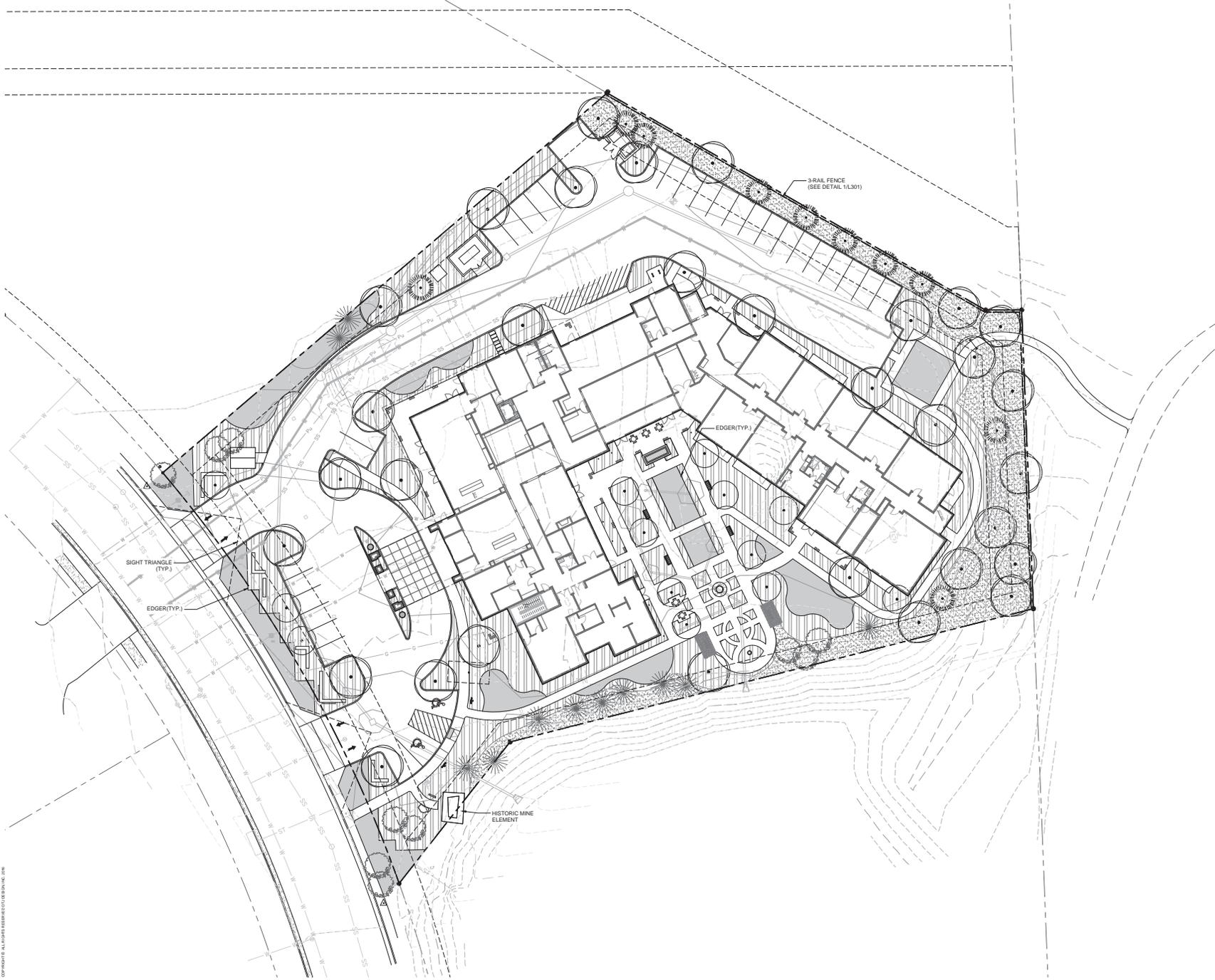
1. ALL CITY UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LOUISVILLE STANDARD SPECIFICATIONS.
2. WATER, FIRELINE, SEWER TAPS, AND SERVICE LINE SIZES SHALL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION.
3. ALL NEW WATER AND SANITARY SEWER SERVICE TAPS TO EXISTING MAINS SHALL BE MADE BY CITY CREWS AT THE DEVELOPER'S EXPENSE.
4. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE DONE IN A WAY SO AS TO MINIMIZE DISRUPTION IN SERVICE TO EXISTING USERS.
5. THE LOCATION OF THE ABOVE GROUND UTILITIES SHOWN HEREON ARE BASED ON THE TOPOGRAPHIC SURVEY BY SCOTT, COX & ASSOCIATES, INC. ON 12/01/15. THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SAID SURVEY AND INFORMATION PROVIDED BY OTHERS (WHICH MAY INCLUDE THE UTILITY OWNER OR UTILITY LOCATING SERVICES). SCOTT, COX & ASSOCIATES, INC. IS NOT RESPONSIBLE FOR UTILITY INFORMATION PROVIDED BY OTHERS. SCOTT, COX & ASSOCIATES, INC. RECOMMENDS THAT THE LOCATION OF THE UTILITIES BE FIELD VERIFIED PRIOR TO ANY DIGGING ON, OR ADJACENT TO THE SUBJECT PROPERTY.
6. BENCH MARK ORIGIN BENCHMARK FOR THE PROJECT WAS ESTABLISHED FROM A 1 1/2" BRASS CAP IN A RANGE BOX AT THE INTERSECTION OF HWY 42 AND SOUTH BOULDER ROAD, WHICH IS THE SW CORNER OF SECTION 4 (CITY OF LOUISVILLE LAND CORNER #15) IN 1984 USING THE CITY ELEVATION OF 5353.50'. FROM THE ORIGIN BM A PROJECT BENCHMARK WAS ESTABLISHED ON A 1 1/2" ALUM CAP, PLS 175032 AT THE NW CORNER OF LOT 5, ALDENIS PARK ON THE SOUTH SIDE OF HECLA DRIVE, ELEVATION=5354.69'. FROM THIS PROJECT BM HE ESTABLISHED A SITE BENCHMARK FOR THIS SURVEY BEING A NAIL AND TAG SET IN THE SIDEWALK ON A 10 FOOT OFFSET TO THE NW CORNER OF LOT 2 AS SHOWN HEREON, ELEVATION = 5351.16' CITY OF LOUISVILLE DATUM.

**FINAL UTILITY PLAN
BALFOUR SENIOR LIVING
1800 PLAZA DRIVE
LOUISVILLE, COLORADO**



Designed by	MRF	Date	03/04/16	Scale	1"=20'	Drawing no.	156258-3	Sheet	C102
Drawn by	JAS	03/04/16		Revision					Project no. 156258
Checked by	DPA			1	CITY COMMENTS	05/12/16			
				2	CITY COMMENTS	06/27/16			

Scale: 1" = 20'



LANDSCAPE PLAN LEGEND

- SHADE TREE
- ORNAMENTAL TREE
- EXISTING TREE TO REMAIN
- TURF
- SHRUBS/ PERENNIAL PLANTING
- ENHANCED GRASS SEED MIX

- NOTES**
1. THE PLANT LIST PROVIDED IS A GENERAL INDICATION OF THE APPROACH TO THE PLANT PALETTE. MINOR MODIFICATIONS WILL BE MADE BETWEEN PHASES AS THE DESIGN IS FINALIZED. FINAL PLANT MATERIAL SELECTION AND SPECIFICATION WILL BE BASED ON MARKET AVAILABILITY AT THE TIME OF CONSTRUCTION.
 2. THE SHRUB BED AREAS WILL CONSIST OF A MIX OF WOODY SHRUBS, SHRUBBY PERENNIALS, AND PERENNIALS. LAVENDER WILL BE A DOMINANT PLANTING WITH ORNAMENTAL GRASSES AS A BACKDROP/COMPANION PLANT. PLANT MASSINGS WILL BE PROVIDED TO SCREEN PARKING AREAS AND UNDESIRABLE VIEWS.
 3. SEE SHEET L301 FOR PLANTING LIST
 4. SEE SHEET L301 FOR ENHANCED GRASS MIX

DESIGNED BY:	B.S.T.J.
CHECKED BY:	L.P.P.G.W.
PROJECT NO.:	2015062.20
ISSUE DATE:	3/28/2016
REVISIONS:	
	PC 5/13/2016
	PC 6/27/2016



Copyright © 2016 by DTJ Design, Inc. All rights reserved. No part of this document may be reproduced without the written permission of DTJ Design, Inc. 2016

LANDSCAPE AREA CHART	
LAWN	6,202 SF
SHRUBS/PERENNIAL AREA	17,714 SF
ENHANCED GRASS SEED MIX	8,816 SF
TOTAL	32,732 SF

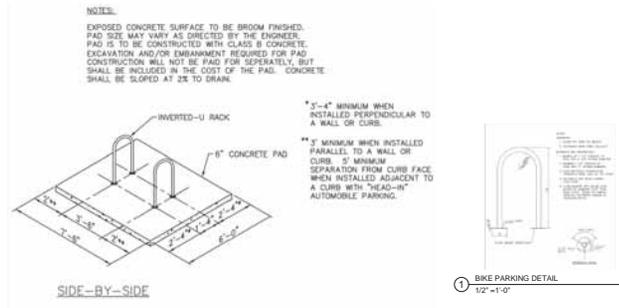
ITEM	SCIENTIFIC NAME	COMMON NAME	DEPTH	QTY
SHRUB TREES				
01	Abutilon	Abutilon	12"	12.00
02	Abutilon	Abutilon	12"	12.00
03	Abutilon	Abutilon	12"	12.00
04	Abutilon	Abutilon	12"	12.00
05	Abutilon	Abutilon	12"	12.00
06	Abutilon	Abutilon	12"	12.00
07	Abutilon	Abutilon	12"	12.00
08	Abutilon	Abutilon	12"	12.00
09	Abutilon	Abutilon	12"	12.00
10	Abutilon	Abutilon	12"	12.00
11	Abutilon	Abutilon	12"	12.00
12	Abutilon	Abutilon	12"	12.00
13	Abutilon	Abutilon	12"	12.00
14	Abutilon	Abutilon	12"	12.00
15	Abutilon	Abutilon	12"	12.00
16	Abutilon	Abutilon	12"	12.00
17	Abutilon	Abutilon	12"	12.00
18	Abutilon	Abutilon	12"	12.00
19	Abutilon	Abutilon	12"	12.00
20	Abutilon	Abutilon	12"	12.00
21	Abutilon	Abutilon	12"	12.00
22	Abutilon	Abutilon	12"	12.00
23	Abutilon	Abutilon	12"	12.00
24	Abutilon	Abutilon	12"	12.00
25	Abutilon	Abutilon	12"	12.00
26	Abutilon	Abutilon	12"	12.00
27	Abutilon	Abutilon	12"	12.00
28	Abutilon	Abutilon	12"	12.00
29	Abutilon	Abutilon	12"	12.00
30	Abutilon	Abutilon	12"	12.00
31	Abutilon	Abutilon	12"	12.00
32	Abutilon	Abutilon	12"	12.00
33	Abutilon	Abutilon	12"	12.00
34	Abutilon	Abutilon	12"	12.00
35	Abutilon	Abutilon	12"	12.00
36	Abutilon	Abutilon	12"	12.00
37	Abutilon	Abutilon	12"	12.00
38	Abutilon	Abutilon	12"	12.00
39	Abutilon	Abutilon	12"	12.00
40	Abutilon	Abutilon	12"	12.00
41	Abutilon	Abutilon	12"	12.00
42	Abutilon	Abutilon	12"	12.00
43	Abutilon	Abutilon	12"	12.00
44	Abutilon	Abutilon	12"	12.00
45	Abutilon	Abutilon	12"	12.00
46	Abutilon	Abutilon	12"	12.00
47	Abutilon	Abutilon	12"	12.00
48	Abutilon	Abutilon	12"	12.00
49	Abutilon	Abutilon	12"	12.00
50	Abutilon	Abutilon	12"	12.00
51	Abutilon	Abutilon	12"	12.00
52	Abutilon	Abutilon	12"	12.00
53	Abutilon	Abutilon	12"	12.00
54	Abutilon	Abutilon	12"	12.00
55	Abutilon	Abutilon	12"	12.00
56	Abutilon	Abutilon	12"	12.00
57	Abutilon	Abutilon	12"	12.00
58	Abutilon	Abutilon	12"	12.00
59	Abutilon	Abutilon	12"	12.00
60	Abutilon	Abutilon	12"	12.00
61	Abutilon	Abutilon	12"	12.00
62	Abutilon	Abutilon	12"	12.00
63	Abutilon	Abutilon	12"	12.00
64	Abutilon	Abutilon	12"	12.00
65	Abutilon	Abutilon	12"	12.00
66	Abutilon	Abutilon	12"	12.00
67	Abutilon	Abutilon	12"	12.00
68	Abutilon	Abutilon	12"	12.00
69	Abutilon	Abutilon	12"	12.00
70	Abutilon	Abutilon	12"	12.00
71	Abutilon	Abutilon	12"	12.00
72	Abutilon	Abutilon	12"	12.00
73	Abutilon	Abutilon	12"	12.00
74	Abutilon	Abutilon	12"	12.00
75	Abutilon	Abutilon	12"	12.00
76	Abutilon	Abutilon	12"	12.00
77	Abutilon	Abutilon	12"	12.00
78	Abutilon	Abutilon	12"	12.00
79	Abutilon	Abutilon	12"	12.00
80	Abutilon	Abutilon	12"	12.00
81	Abutilon	Abutilon	12"	12.00
82	Abutilon	Abutilon	12"	12.00
83	Abutilon	Abutilon	12"	12.00
84	Abutilon	Abutilon	12"	12.00
85	Abutilon	Abutilon	12"	12.00
86	Abutilon	Abutilon	12"	12.00
87	Abutilon	Abutilon	12"	12.00
88	Abutilon	Abutilon	12"	12.00
89	Abutilon	Abutilon	12"	12.00
90	Abutilon	Abutilon	12"	12.00
91	Abutilon	Abutilon	12"	12.00
92	Abutilon	Abutilon	12"	12.00
93	Abutilon	Abutilon	12"	12.00
94	Abutilon	Abutilon	12"	12.00
95	Abutilon	Abutilon	12"	12.00
96	Abutilon	Abutilon	12"	12.00
97	Abutilon	Abutilon	12"	12.00
98	Abutilon	Abutilon	12"	12.00
99	Abutilon	Abutilon	12"	12.00
100	Abutilon	Abutilon	12"	12.00

SEED MIX TO BE HIGH PLAIN FOOTHILLS MIX SUPPLIED BY WESTERN NUTRIENT SEEDS OR APPROVED EQUAL. APPLICATION RATE OF 1-1.5 LBS PER 1000 SF. SEE DETAIL BELOW.

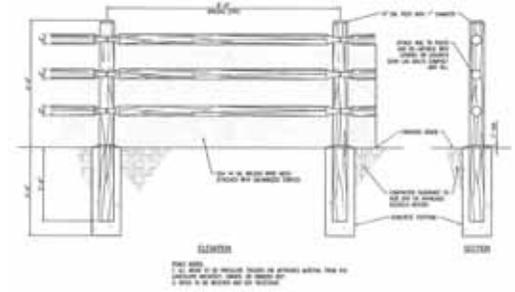
QTY	Species	Common Name
20	Blachytarax canadensis	Side Oats Grass
20	Panicum polyanthemum	Western Wheatgrass
100	Panicum polyanthemum	Western Wheatgrass
5	Elymus canadensis	Reichgraben Sparregras
5	Blachytarax canadensis	Side Oats Grass
5	Trisetum flavescens	Indian Ricegrass
5	Achnathera glauca	Big Bluestem
5	Schizachyrium capillare	Little Bluestem
5	Sorghastrum nutans	Yellow Indiangrass
5	Hordeum jubatum	Canada Junegrass

NOTES:
THE LANDSCAPE SEED AREAS WILL CONSIST OF A MIX OF WOODY SHRUBS, SHRUBS, PERENNIALS AND PERENNIALS. LANDSCAPE WILL BE A COMBINATION PLANTING WITH ORNAMENTAL GRASSES AS A BACKDROP FOR PERENNIAL PLANT. PLANT SPACING WILL BE PROVIDED TO SCREEN PARKING AREAS AND UNDESIRABLE VIEWS.

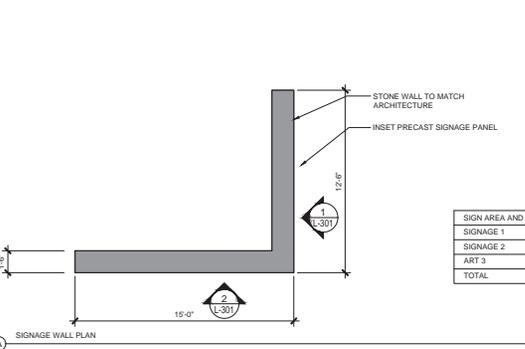
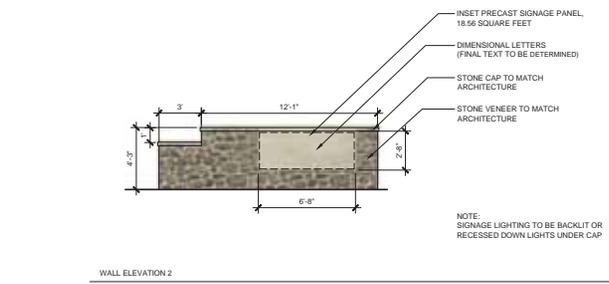
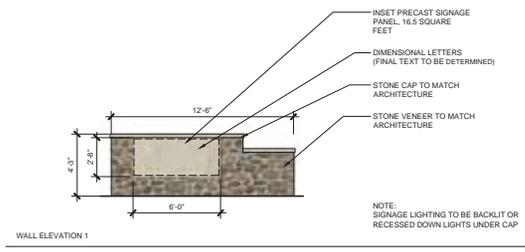
4 L301 PLANT LIST
N.T.S



3 L301 BIKE PARKING
1/4"=1'-0"

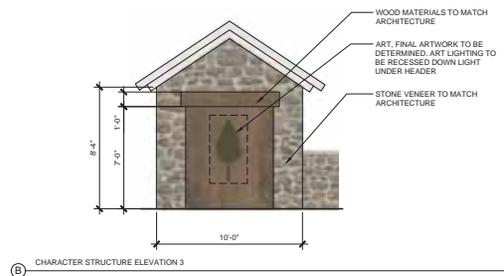


1 L501 FENCE DETAIL
1/2"=1'-0"



2 L301 PROJECT IDENTIFICATION SIGNAGE
1/4"=1'-0"

SIGN AREA AND ART	
SIGNAGE 1	16.5 SF
SIGNAGE 2	18.56 SF
ART 3	12 SF
TOTAL	47.06 SF





+/- 60' BALFOUR - THE LODGE



+/- 65' BALFOUR - RESIDENCES



+/- 50' BALFOUR RETIREMENT COMMUNITY

+/- 35' BIG BOX RETAIL

+/- 25-35' SINGLE STORY RETAIL

+/- 25' ONE & TWO STORY RESIDENTIAL

+/- 40' 3-STORY MULTI-FAMILY RESIDENTIAL UNDER CONSTRUCTION

1 SITE & BUILDING HEIGHT CONTEXT
SD01 N.Y.S.

PEDESTRIAN PATHS



ARCHITECTURE
PLANNING
LANDSCAPE ARCHITECTURE
DTJ DESIGN, Inc.
301 104 Avenue, Suite 130
Boulder, Colorado 80501
P 303.443.7324
F 303.443.7324
www.dtdesign.com

BALFOUR Senior Living
Assisted Living Community

Final P.U.D.
18000/1870 Plaza Drive Louisville, Colorado 80027

DESIGNED BY	BUS TJ
REVIEWED BY	LPP GW
PROJECT NO.	20150522-26
DATE	3/28/2016
REVISIONS	
	PC 5/13/2016
	PC 6/27/2016

SHEET TITLE

SITE CONTEXT

SHEET NUMBER

SD01

DRAWING NO. 20150522-26, BALFOUR SENIOR LIVING ASSISTED LIVING COMMUNITY, PREPARED BY DTJ DESIGN, INC. FOR THE CLIENT. ALL RIGHTS RESERVED. COPYRIGHT © 2016 BY DTJ DESIGN, INC.

DRAWN BY: BJS TJ
 CHECKED BY: LPP/GV
 PROJECT NO.: 20150922-06
 DATE: 3/28/2016
 REVISIONS:
 PC 5/13/2016
 PC 6/27/2016
 SHEET TITLE:
 SUN / SHADOW ANALYSIS
 SHEET NUMBER:
 SD02



1
 SD02
 N.Y.S.
 PROJECTED SHADOW ON DECEMBER 21st (9AM - 3PM)



ARCHITECTURE
 PLANNING
 LANDSCAPE ARCHITECTURE
 DTJ DESIGN, Inc.
 3101 18th Avenue, Suite 130
 Boulder, Colorado 80501
 P 303.443.7324
 F 303.443.7324
 www.dtdesign.com

BALFOUR Senior Living
 Assisted Living Community
 Final P.U.D.
 1800/1870 Plaza Drive Louisville, Colorado 80027

DRAWN BY:	BJS TJ
CHECKED BY:	LPP/GV
PROJECT NO.:	20150922-06
DATE:	3/28/2016
REVISIONS:	
	PC 5/13/2016
	PC 6/27/2016
SHEET TITLE:	
SUN / SHADOW ANALYSIS	
SHEET NUMBER:	SD02

DTJ DESIGN, INC. 3101 18th Avenue, Suite 130
Boulder, Colorado 80501
P: 303.443.7324
F: 303.443.7324
www.dtdesign.com



1 PROJECTED SHADOW ON MARCH 21st (9AM - 3PM)
SD03 N.Y.S.



ARCHITECTURE
PLANNING
LANDSCAPE ARCHITECTURE
DTJ DESIGN, Inc.
3101 18th Avenue, Suite 130
Boulder, Colorado 80501
P: 303.443.7324
F: 303.443.7324
www.dtdesign.com

BALFOUR Senior Living
Assisted Living Community
Final P.U.D.
1800/1870 Plaza Drive Louisville, Colorado 80027

DESIGNED BY	BJS TJ
DRAWN BY	LPP/GV
PROJECT NO.	20150922-06
DATE	3/23/2016
REVISIONS	
PC	5/13/2016
PC	6/27/2016

SUN / SHADOW
ANALYSIS

SHEET NUMBER:
SD03

DTJ DESIGN, INC. 3101 18th Avenue, Suite 130
 Boulder, Colorado 80501
 P: 303.443.7324
 F: 303.443.7324
 www.dtdesign.com



1 SD04
 PROJECTED SHADOW ON JUNE 21st (9AM - 3PM)
N.Y.S.



ARCHITECTURE
 PLANNING
 LANDSCAPE ARCHITECTURE
 DTJ DESIGN, Inc.
 3101 18th Avenue, Suite 130
 Boulder, Colorado 80501
 P: 303.443.7324
 F: 303.443.7324
 www.dtdesign.com

BALFOUR Senior Living
 Assisted Living Community
 Final P.U.D.
 1800/1870 Plaza Drive Louisville, Colorado 80027

DESIGNED BY	BJS/TJ
DRAWN BY	LPP/GV
PROJECT NO.	20150502-06
DATE	3/28/2016
REVISIONS	
	PC 5/13/2016
	PC 6/27/2016

SHEET TITLE

SUN / SHADOW ANALYSIS

SHEET NUMBER

SD04

DTJ DESIGN, INC. 3015 18th Avenue, Suite 130
Boulder, Colorado 80501
P 303.443.7534
F 303.443.7534
www.dtjdesign.com



ARCHITECTURE
PLANNING
LANDSCAPE ARCHITECTURE

DTJ DESIGN, Inc.
3015 18th Avenue, Suite 130
Boulder, Colorado 80501
P 303.443.7534
F 303.443.7534
www.dtjdesign.com



VICINTY MAP



1
SD06

PERSPECTIVE VIEW FROM NORTH OF HECLA LAKE

N.T.S.

BALFOUR Senior Living
Assisted Living Community

Final P.U.D.
1800/1870 Plaza Drive Louisville, Colorado 80027

DESIGNED BY: BJS TJ
CHECKED BY: LPP/GV
PROJECT NO.: 20150526
DATE: 3/28/2016
REVISIONS:
PC 5/13/2016
PC 6/27/2016

SHEET TITLE
PERSPECTIVE VIEWS

SHEET NUMBER

SD06



3 EXISTING SITE
SD07 N.T.S.



2 BUILDING MASS AT 35' HEIGHT LEVEL
SD07 N.T.S.



1 PERSPECTIVE VIEW FROM HECLA LAKE TRAIL JUNCTION
SD07 N.T.S.



VICINITY MAP

DRAWN BY: J. B. B. / 10/10/2016
 CHECKED BY: J. B. B. / 10/10/2016
 PROJECT NO.: 20150502-01
 SHEET NO.: 10/10/2016
 COPYRIGHT © 2016 DTJ DESIGN, INC.



ARCHITECTURE
 PLANNING
 LANDSCAPE ARCHITECTURE
 DTJ DESIGN, Inc.
 3010 104 Avenue, Suite 130
 Boulder, Colorado 80501
 P 303.443.7331
 F 303.443.7334
 www.dtdesign.com

BALFOUR Senior Living
 Assisted Living Community
 Final P.U.D.
 1800/1870 Plaza Drive Louisville, Colorado 80027

DESIGNED BY:	BJS TJ
DRAWN BY:	LPP/GV
PROJECT NO.:	20150502-01
DATE:	3/28/2016
REVISIONS:	
	PC 5/13/2016
	PC 6/27/2016
SHEET TITLE:	
PERSPECTIVE VIEWS	
SHEET NUMBER:	

SD07



3
SD08
EXISTING SITE
N.T.S.



2
SD08
BUILDING MASS AT 35' HEIGHT LEVEL
N.T.S.



1
SD08
PERSPECTIVE VIEW FROM SWEET CLOVER LANE RESIDENCES
N.T.S.



VICINITY MAP

DRAWN BY: BJS TJ
 CHECKED BY: LPP/GW
 PROJECT NO.: 20150526-26
 DATE: 3/28/2016
 REVISIONS:
 PC 5/13/2016
 PC 6/27/2016
 SHEET TITLE:
 PERSPECTIVE VIEWS
 SHEET NUMBER:
 SD08



ARCHITECTURE
 PLANNING
 LANDSCAPE ARCHITECTURE

DTJ DESIGN, Inc.
 301 1/2 Avenue, Suite 130
 Boulder, Colorado 80501
 P 303.443.7333
 F 303.443.7334
 www.dtdesign.com

BALFOUR Senior Living
 Assisted Living Community
 Final P.U.D.
 1800/1870 Plaza Drive Louisville, Colorado 80027

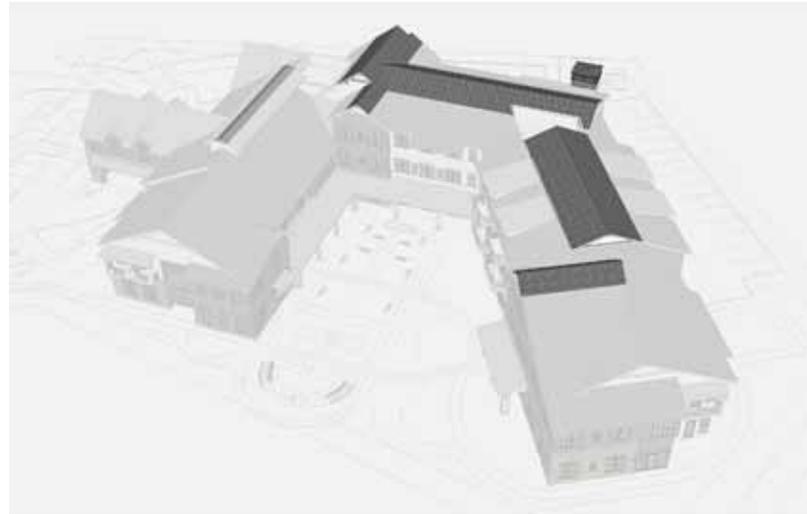
DESIGNED BY: BUS TJ
 CHECKED BY: LPP/GV
 PROJECT NO.: 20150522-26
 ISSUE DATE: 3/28/2016
 REVISIONS:
 PC 5/13/2016
 PC 6/27/2016

SHEET TITLE

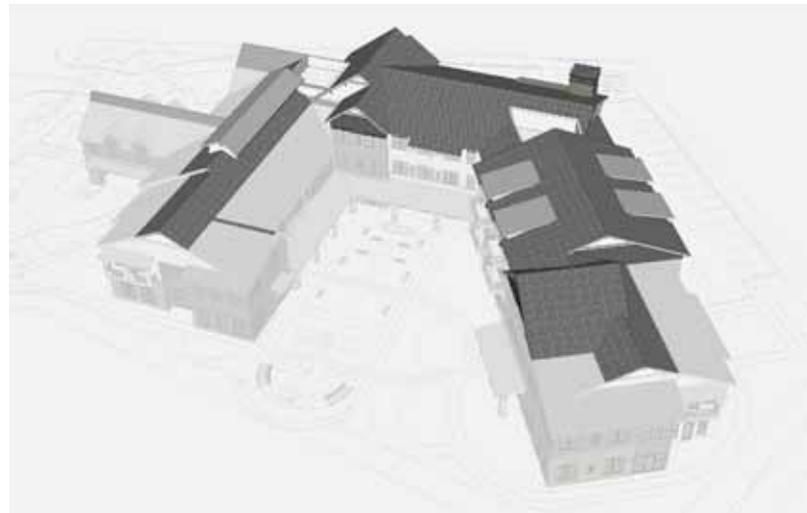
ROOF HEIGHT
 DIAGRAMS

SHEET NUMBER

SD09



2 ROOF HEIGHT ABOVE 45'
 SD09 N.T.S.



1 ROOF HEIGHT ABOVE 35'
 SD09 N.T.S.



3 ROOF HEIGHT - FULL BUILDING
 SD08 N.T.S.

Project: 1800/1870 Plaza Drive, Louisville, Colorado 80027
 Date: 03/28/2016
 Author: LPP/GV
 Check: LPP/GV
 Copyright © 2016, DTJ DESIGN, INC.

COMPANION PLANTS IMAGES



Achnatherum calamagrostis

Bouteloua gracilis



Panicum virgatum

Sorghastrum natans

NOTES:

THE SITE AND LANDSCAPE CONCEPT IS BASED ON PATTERNING AND ELEMENTS TRANSLATED FROM A HISTORICAL FARM CONTEXT. THIS INCLUDES SOME STRUCTURED ROW PLANTINGS THEMED WITH CURRENT DAY TRENDS OF THE LAVENDER FARMS OF THE FRONT RANGE AND WESTERN SLOPE. LAVENDER WILL BE A CORE PLANT IN THE LANDSCAPE PALETTE AND WILL BE USED AS A ROW PATTERN ELEMENT AND TO LINE COURTYARD WALKWAYS. LAVENDER MAY BE USED FOR CUT FLOWERS AND HAS AROMATIC PROPERTIES THAT WILL BE GOOD FOR THE RESIDENTS. THERE WILL PLANTINGS OF BACKDROP ORNAMENTAL GRASSES AND A MIXTURE OF OTHER TALLER SHRUBS TO MEET OTHER SITE NEEDS LIKE SCREENING PARKING, UTILITY STRUCTURES AND OTHER ELEMENTS. LAWN WILL BE USED AS AN ACCENT TO THE PLANTINGS AND THE LANDSCAPE PALETTE WILL PRIMARILY BE MADE UP OF XERIC PLANTS. IN THE CASE OF ANY HIGHER WATER NEED PLANTS THEY WILL BE HYDRO ZONED APPROPRIATELY.

PATTERN AND CHARACTER IAMGES



ARCHITECTURE
PLANNING
LANDSCAPE ARCHITECTURE
DTJ DESIGN, Inc.
3101 1/2nd Avenue, Suite 130
Boulder, Colorado 80501
P 303.443.7324
F 303.443.7324
www.dtdesign.com



BALFOUR Senior Living
Assisted Living Community

Final P.U.D.
1800/1870 Plaza Drive Louisville, Colorado 80027

DESIGNED BY	BUS TJ
ARCHITECTED BY	LPP/DTJ
PROJECT NO.	20190502-08
ISSUE DATE	3/28/2018
REVISIONS	PC 5/13/2016
SHEET TITLE	LANDSCAPE CHARACTER IMAGERY
SHEET NUMBER	SD10

Drawn: 11/18/2016 10:26 AM by: Arlene L. Pappas (arlene.l.pappas@dtj.com) PLOT: 1800/1870 Plaza Drive
 Layout: 11/18/2016 10:26 AM by: Arlene L. Pappas (arlene.l.pappas@dtj.com) PLOT: 1800/1870 Plaza Drive
 Content: 11/18/2016 10:26 AM by: Arlene L. Pappas (arlene.l.pappas@dtj.com) PLOT: 1800/1870 Plaza Drive

From: [Natasha & Cameron Bond](#)
To: [Lauren Trice](#); [Planning](#)
Subject: Re: Concerns re Balfour Application
Date: Thursday, August 04, 2016 5:20:19 PM

Lauren & Staff,

I wanted to follow up with you to update you on the neighborhood outreach we have seen from Balfour on their planning application revisions and the content of the discussions.

Balfour held a neighborhood meeting last week (Wednesday 7/27). Unfortunately their late announcement of this prevented some of us from attending. They were therefore kind enough to hold a repeat this Monday (8/1), to which I attended.

The content of the discussion, and substance of the verbal agreements between us and the Balfour team, as I understand them, are:

1. The 3-story portion of the building has been moved adjacent to Hecla Drive, away from the Markel houses and the trail system
2. The roof height adjacent to the Markel houses and trail system is now below 40', which although still a variance is one that I personally don't have issue with and I feel shows good faith in attempting to be sensitive to the local environment
3. The cotton-wood grove that exists between the Markel neighborhood and the Balfour property will be maintained. There was much discussion on what happens if the grove is substantially damaged by the construction, as obviously no one wants dead and unsafe trees maintained in place. We urged Balfour to think in terms of privacy and environmental sensitivity, not simply in terms of building screening during any re-planting required to maintain a tree barrier.
4. In cohorts with the above note on privacy, they agreed to put some low-level evergreen planting at the end of the roadway to provide a barrier to headlights during winter months
5. Based on your request for removal of the Russian Olives on the north side facing the Hecla trail, we are in agreement with their planned planting of evergreen / deciduous and grasses as a new screening barrier

The above changes rectify my concerns on the application.

I obviously would like confirmation that the details above / that I recall from conversations with the Balfour development team are reflected in the amended planning application. Making the assumptions that they are, I have no further cause for complaint and would therefore be in favor of the application.

Please keep me in the loop on communications on this matter so I may satisfy myself that the details I believe we agreed are accurately translated into the plans.

Kind regards,
Tasha Bond
1841 Sweet Clover Lane.

On Wed, Jul 13, 2016 at 11:08 AM, Natasha & Cameron Bond
<tashacam@gmail.com> wrote:

Lauren et al,

re: Case #16-009-FS/FP at 1800 & 1870 Plaza Drive, Louisville, CO 80027

I am intending to attend the planning meeting on 7/14/16 with regard to the above application. That being said, I wanted to take the time to contact you in addition, as I have some significant concerns regarding the application content.

I am a resident of North End, and my property backs onto the walking trail that runs behind the above mentioned property.

I have significant concerns about the height of the proposed structure, which as you are aware is well above code. I feel a structure of this height will cut significant light from the rear side of several homes in the location I am in, and am concerned about loss of privacy due to being directly overlooked from the upper stories of the proposed structure. I request an analysis be done to assess the loss of light and therefore impact on quality of outside space. This light and privacy is something that we have only very recently paid a significant premium to acquire and I feel will impact both the quality of life my family can enjoy in our home and the value of my property.

Additionally, I am aware that there are many mature trees and much local wildlife in the area of the proposed building, including several mature cotton-woods and a nesting family of owls. Whilst the plans include re-introduction of 'mature planting', the disruption to the area during the construction would likely render the area inaccessible to wildlife for a sufficient time to effectively eliminate them. This I feel is detrimental to the area and the semi-rural feel of the neighborhood. Additionally, due to the excessive height of the proposed structure, even 'mature' planting is not going to preserve the privacy of the rear side of the homes facing the back of the planned development - as shown in the artist sketches provided by Balfour.

Finally, I am concerned and surprised by the lack of outreach by Balfour to the local residence, especially those most affected by the plans such as myself. I have to commend you and your offices for timely and clear communication of planning meetings, plans of the development etc. However I have had no contact from Balfour or their representatives to enter into discussions and am concerned by the tone this sets for our planned close proximity in the future.

Many thanks for your consideration of the above points.

Kind regards,
Natasha Bond
1841 Sweet Clover Lane
Cell: [609-558-0895](tel:609-558-0895)

ITEM: Case #16-011-FS/FP/UR, Delo Lofts

PLANNER: Scott Robinson, Senior Planner

APPLICANT: Delo East, LLC.
21 S. Sunset Street
Longmont, CO 80503

OWNER: Boom LLC
Contact: Elizabeth Law-Evans
1045 Emerald
Broomfield, CO 80020

APPLICANT Justin McClure

ZONING: Mixed Use-Residential (MU-R)

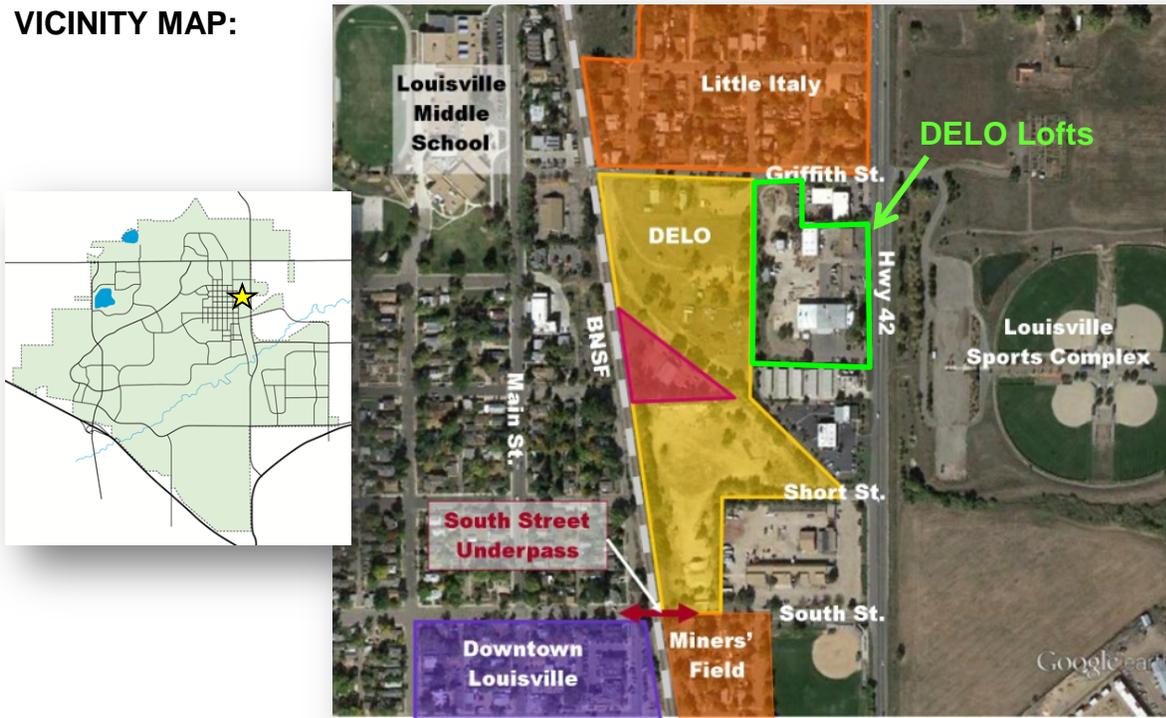
LOCATION: Located east of Cannon Street, west of Highway 42, and South of Griffith Street

LEGAL DESCRIPTION: 1100 Griffith St: Lot 101, Louisville Trade Center
1331 Cannon Street: Lot 2, Block A, Industrial Area
1301 Courtesy Road: Lots 3, 4 and 5, Block A, Industrial Area (replat of Caledonia Place)

TOTAL AREA: 4.39 acre replat; 1.91 acre final PUD / SRU

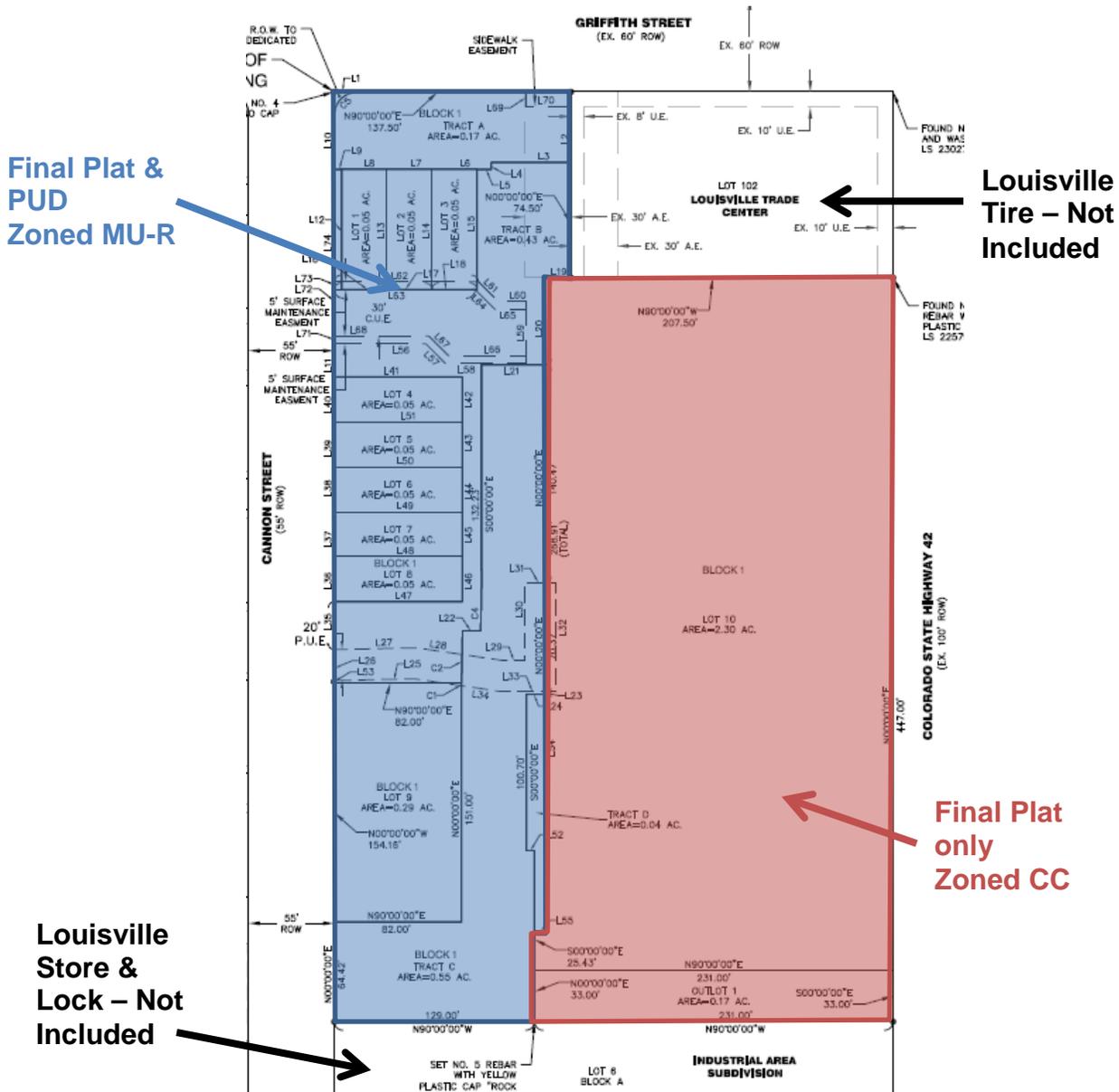
REQUEST: A request to consider a replat for 4.39 acres which includes a 1.91 acre final Planned Unit Development (PUD), and a Special Review Use (SRU) within the core area of the HWY 42 Revitalization District for 33 apartments and 8 live-work units.

VICINITY MAP:



BACKGROUND:

The applicant, Delo East, Inc., has submitted a plan to replat 4.39 acres and to develop 1.91 acres for 33 apartments units and eight live/work units. The project is located within three previously platted Louisville Subdivisions: Industrial Area, Louisville Trade Center, and Caledonia Place Subdivisions. The project is in the Highway 42 Revitalization Area and is subject to the Mixed Use Development Design Standards and Guidelines (MUDDSG). A rezoning, preliminary plat, and preliminary PUD were approved for the property in November, 2015 under the name Delo Flats. The project has since been renamed Delo Lofts.



The western portion of the project adjacent to Cannon Street is zoned Mixed Use – Residential (MU-R) and is the subject of the proposed PUD and SRU as well as the final plat. The eastern portion of the project adjacent to Hwy 42 was zoned Commercial Community (CC) and is the subject of the final plat request only. A future PUD will be required to develop the eastern portion of the project.

Highway 42 Revitalization Area, Highway 42 Framework Plan and Mixed Use Development Design Standards and Guidelines (MUDDSG)

The proposed Delo Lofts development is the 5th development request in the area commonly referred to as the “Highway 42 Revitalization Area.” The first development request was the Coal Creek Station PUD. The second and third development requests were DELO (Phases 1 & 2). The fourth development request was DELO Plaza.

The Highway 42 Revitalization Area is bounded by South Boulder Road (north), Highway 42 (east), BNSF Rail line (west) and Pine Street (south). The City adopted to the plan to create a pedestrian oriented revitalization strategy for the blighted areas near the proposed Regional Transportation District's (RTD) FasTracks' Northwest Commuter Rail station.

The City developed the Highway 42 Framework Plan in 2003 to define a vision for the area. The Plan promotes walkability, compatibility with the character of Downtown Louisville and orientation toward the future rail station.

In 2007, the City created the Mixed Use Overlay District (Sec. 17.14 of the LMC) and the Mixed Use Development Standards and Guidelines (MUDDSG) to provide the regulations necessary to ensure development would be consistent with the Highway 42 Framework Plan.

REQUEST:

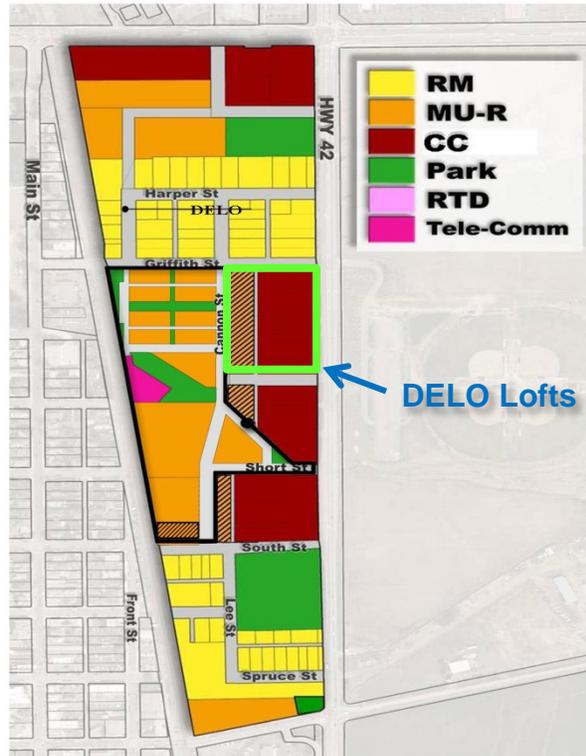
The applicant is requesting a final plat, PUD, and SRU to allow for the construction of 33 residential apartment/condo units and eight live/work units at an overall density of 17.37 units per acre. The request includes 15,840 square feet of commercial development. The SRU is requested to build exclusive residential buildings within the MU-R District, which includes requirements for ground floor retail unless an SRU is approved. The MU-R allows up to 20 units per acre.

ANALYSIS:

Zoning

Allowed uses in the MU-R zone district are described in section 17.14.050 of the LMC. Multi-unit dwellings are allowed by right above the ground floor and by special review on the ground floor. The live/work units are designed to have commercial uses on the ground floor and residential space on the second and third floors, in compliance with the zoning. No specific tenants or uses have been identified at this time for the ground floor commercial space, but individual tenants will be evaluated at time of tenant finish to ensure the proposed uses are allowed in the MU-R district.

EXHIBIT A



Special Review Use (SRU)

The applicant is requesting ground floor residential in the apartment/condo building along Cannon Street. The purpose of an SRU is to ensure a proposed use is compatible in an area based on the specifics of the use, the area, and the design of the development. The intent of the ground floor retail requirement along Cannon Street in the MUDDSG is to boost the economic performance of the district and create an activated architectural ground floor and street experience to ensure a high quality pedestrian environment.

However, during the time since adopting the ground floor retail requirement in the MUDDSG, questions have been raised about the viability of ground floor retail along a secondary street such as Cannon Street. Specifically, the Louisville Revitalization Commission (LRC) has facilitated a number of forums focusing on the potential retail performance of ground floor retail if it is located on Cannon Street and whether this requirement creates a liability for the district that may limit investment in the area. During these forums participants noted that Cannon Street is a secondary street that is not expected to carry an adequate volume of traffic necessary to support ground floor retail.

While the questionable viability of ground floor retail on Cannon Street provides grounds for granting a SRU, exclusive residential architecture introduces a number of design challenges that must be addressed to ensure a high quality pedestrian experience. If not properly designed, residential architecture (unlike retail) could “turn its back” to the street and remove many important architectural features that are necessary to ensure a high quality pedestrian experience, such as operable doors and windows, building entries, and higher quality ground floor architectural details.

At the time of preliminary approval for Delo Lofts, the City placed the following design conditions on the residential building to help ensure it met the goals described above:

Design Conditions

As a condition of the Preliminary PUD, the design must satisfy the following architectural details for the residential buildings along Cannon Street to meet the intent of the SRU criteria:

1) HORIZONTAL VARIATION

- a. Vary the horizontal plane of a building to provide visual interest and enrich the pedestrian experience, while contributing to the quality and definition of the street wall.
- b. Horizontal variation should be of an appropriate scale and reflect changes in the building function, structure, and materials.
- c. Avoid extensive blank walls that would detract from the experience and appearance of an active streetscape.
- d. Provide well-marked public and private entrances to cue access and use through compatible architectural and graphic treatments.
- e. Provide operable doors and windows on the ground floor street front of buildings

- f. Main residential building entrances should reflect different design than retail storefronts, restaurants, and commercial entrances.
- 2) VERTICAL VARIATION
- a. Employ a different architectural treatment on the ground floor façade than on the upper floors, and feature high quality materials that add scale, texture and variety at the pedestrian level.
 - b. Vertically articulate the street wall façade, establishing different treatment for the building's base and upper floors
 - c. Use balconies, fenestration, or other elements to create an interesting pattern of projections and recesses.
 - d. Provide an identifiable break between the building's ground floors and upper floors. This break shall include a change in material, change in fenestration pattern or similar means.
 - e. Provide more fenestration on the ground floor than upper floors.

Staff finds the proposed residential building satisfies these conditions. The design includes horizontal articulation and variation in materials, a well-defined entrance, significant glazing, and operable windows and doors on the ground level. The ground floor is also clearly distinct from the upper floors, utilizing different materials and larger windows. Staff believes the design would contribute to a high-quality pedestrian environment along Cannon Street.



West (Cannon St) elevation of residential building

Special Review Use Criteria

Louisville Municipal Code § 17.40.100.A lists five criteria to be considered by the Planning Commission in reviewing a Special Review Use application, which follow. The Planning Commission is authorized to place conditions on their recommendation of approval, if they believe those are necessary to comply with all of the criteria. Staff's conclusions on whether the proposal satisfies each criterion are summarized below and reflect the information and proposal details covered in the subsequent sections of this Communication.

1. *That the proposed use / development is consistent in all respects with the spirit and intent of the comprehensive plan and of this chapter, and that it would not be*

contrary to the general welfare and economic prosperity of the city or the immediate neighborhood;

Exhibit A, which designates the land use framework for the MUDDSG, originally required ground floor retail along Cannon and South Street. In 2012 the City Council amended the MUDDSG to permit ground floor residential, along Cannon and South Street, as a special review use (SRU). The 2013 Comprehensive Plan reflects the land use framework as it was established in the MUDDSG and updated by City Council.

The fiscal impact of the development is generally consistent with the original fiscal impact analysis of the original Revitalization Plan. For these reasons and based on the additional information contained in the subsequent sections of this report, staff believes this request is consistent with the spirit and intent of the Comprehensive Plan and the criterion is met.

- 2. That such use / development will lend economic stability, compatible with the character of any surrounding established areas;*

The request for ground floor residential use lends economic stability to the surrounding established area in that the future residents will likely become patrons of the restaurants and retail businesses found in Downtown Louisville. This area is within walking distance of downtown via the planned adjacent South Street Gateway. Future residents will likely walk, not drive, to Downtown to shop and dine without adding vehicle congestion and further impacting the tight parking conditions downtown. Staff believes this criterion is met.

- 3. That the use / development is adequate for the internal efficiency of the proposal, considering the functions of residents, recreation, public access, safety and such factors including storm drainage facilities, sewage and water facilities, grades, dust control and such factors directly related to public health and convenience;*

The proposed development would have adequate access for both vehicles and pedestrians from Cannon Street and Griffith Street. The development would be connected to City water and sanitary sewers, and would utilize the storm water detention facilities constructed with the Delo development. Overall, staff believes the proposal would function well for the needs of its residents and users and finds this criterion is met.

- 4. That external effects of the proposal are controlled, considering compatibility of land use; movement or congestion of traffic; services, including arrangement of signs and lighting devices as to prevent the occurrence of nuisances; landscaping and other similar features to prevent the littering or accumulation of trash, together with other factors deemed to affect public health, welfare, safety and convenience;*

The proposed land uses are consistent with the Hwy 42 Revitalization Area plan. The traffic caused by the development can be accommodated by the street network

being constructed with the Delo development and the proposed traffic signal at Short St and Hwy 42. Proposed lighting and signage are appropriate for the development and the location. Adequate landscaping would be provided, including a significant landscape buffer along Griffith St. Staff finds this criterion is met.

5. *That an adequate amount and proper location of pedestrian walks, malls and landscaped spaces to prevent pedestrian use of vehicular ways and parking spaces and to separate pedestrian walks, malls and public transportation loading places from general vehicular circulation facilities.*

Pedestrian walkways are proposed for all sides of buildings, providing access from both parking lots and streets to building entrances. Landscaping around the buildings, along the streets, and in the parking lot is appropriate for the development and the area. Parking areas are provided behind buildings in compliance with the MUDDSG. Staff finds this criterion is met.

Staff finds all five SRU criteria are met along with the design conditions placed on the preliminary approval and recommends approval of the SRU to allow ground-floor residential uses.

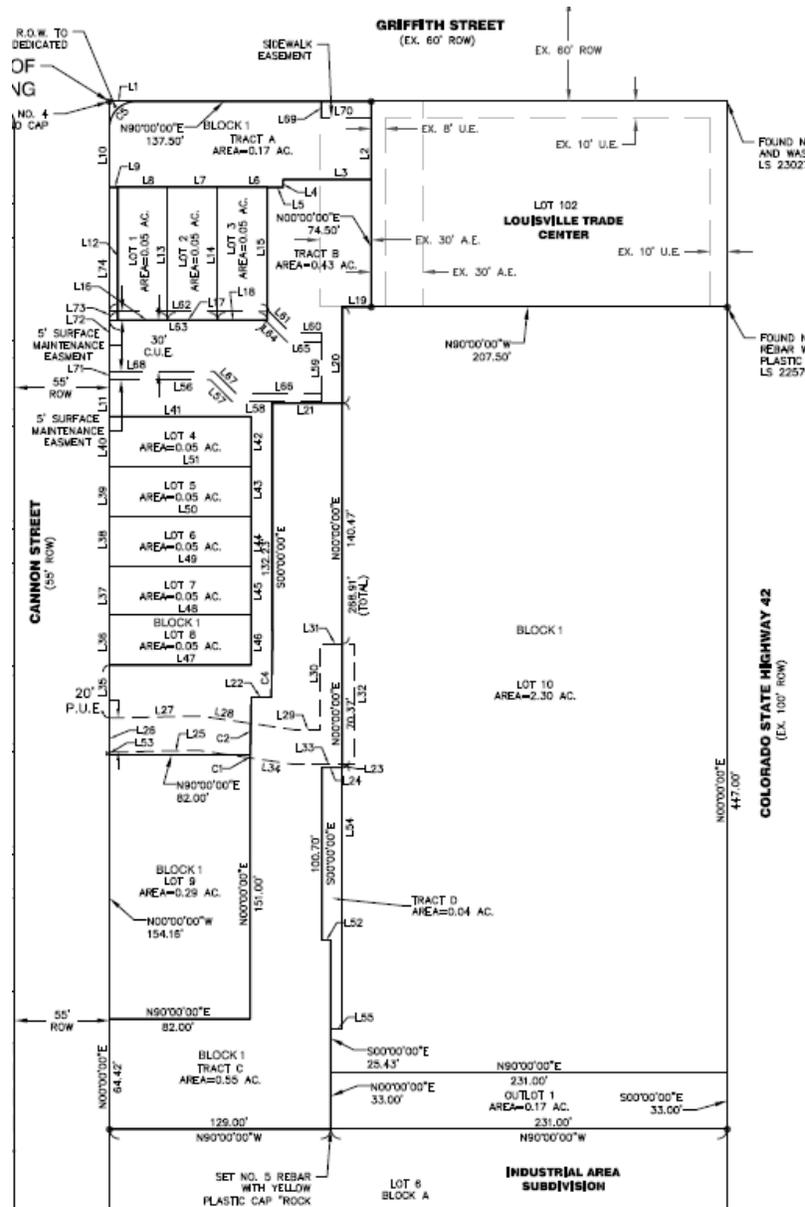
Final Subdivision Plat

The platting for the Delo Lofts development involves a replat the Louisville Trade Center, Industrial Area and Caledonia Place Subdivisions. The Industrial Area Subdivision was originally approved by City Council in 1959. The Industrial Area Subdivision was a replat of portions of the Caledonia Place Subdivision which was originally approved by City Council in 1890. The Louisville Trade Center Subdivision was a replat of the Industrial Area Subdivision in 1984.

The proposed plat divides the parcel into 10 lots and four tracts and one outlot:

- A. Lots 1-8 are for the individual live/work units.
- B. Lot 9 is for the apartment/condo building.
- C. Lot 10 is for the area zoned CC. Two existing structures are located on Lot 10. It is not included in the boundary for the PUD.
- D. The tracts are for public access to and from Cannon Street and landscape areas.
- E. The outlot is for future access from the development to Hwy 42.

No public right-of-way is proposed to be dedicated with this plat as the properties are adequately served by Cannon Street, Griffith Street and Hwy 42.



The lots being created would meet the lot requirements for both Title 16 and Section 17.14 in the LMC, except lots 1-8 which would not meet the 40 foot minimum width requirement. The proposed lots would be 29 feet wide to allow each unit to sit on its own lot. Requirements may be modified or waived under section 17.14.090(A)(2)(b)(i) of the LMC “if the decision-making body finds that the proposed development represents an improvement in site and building design over that which could be accomplished through strict compliance with otherwise applicable district standards.” Staff believes a waiver is justified in this situation to allow each unit to be located on an individual lot. Similar waivers have been approved for Delo and Coal Creek Station.

Additionally, if the replat is approved, the existing structures on Lot 10, would not comply with the LMC’s setback requirements and would be considered legal non-conforming structures.

Non-conforming structures, or uses, resulting from the proposed replat of Lot 10 are not prohibited in the LMC. Section 17.56.170 regulates non-conforming structure and uses. The section states, *“structures or premises which are not in conformity with the provisions of this chapter may be continued, subject to the following conditions:*

- A. No such use shall be expanded or enlarged except in conformity with the provisions of this chapter.
- B. Substantial improvement, as defined in section 17.56.010, to any nonconforming structure or use must result in the permanent change of the structure or use to a conforming use.
- C. If such use is discontinued for 12 consecutive months, any future use of the building and premises shall conform to this chapter.
- D. Uses or adjuncts thereof which are public nuisances shall not be permitted to continue as nonconforming uses.
- E. Any alterations, additions, or repairs to any existing nonconforming structure shall be protected, where applicable by flood proofing measures, pursuant to section 17.56.250”

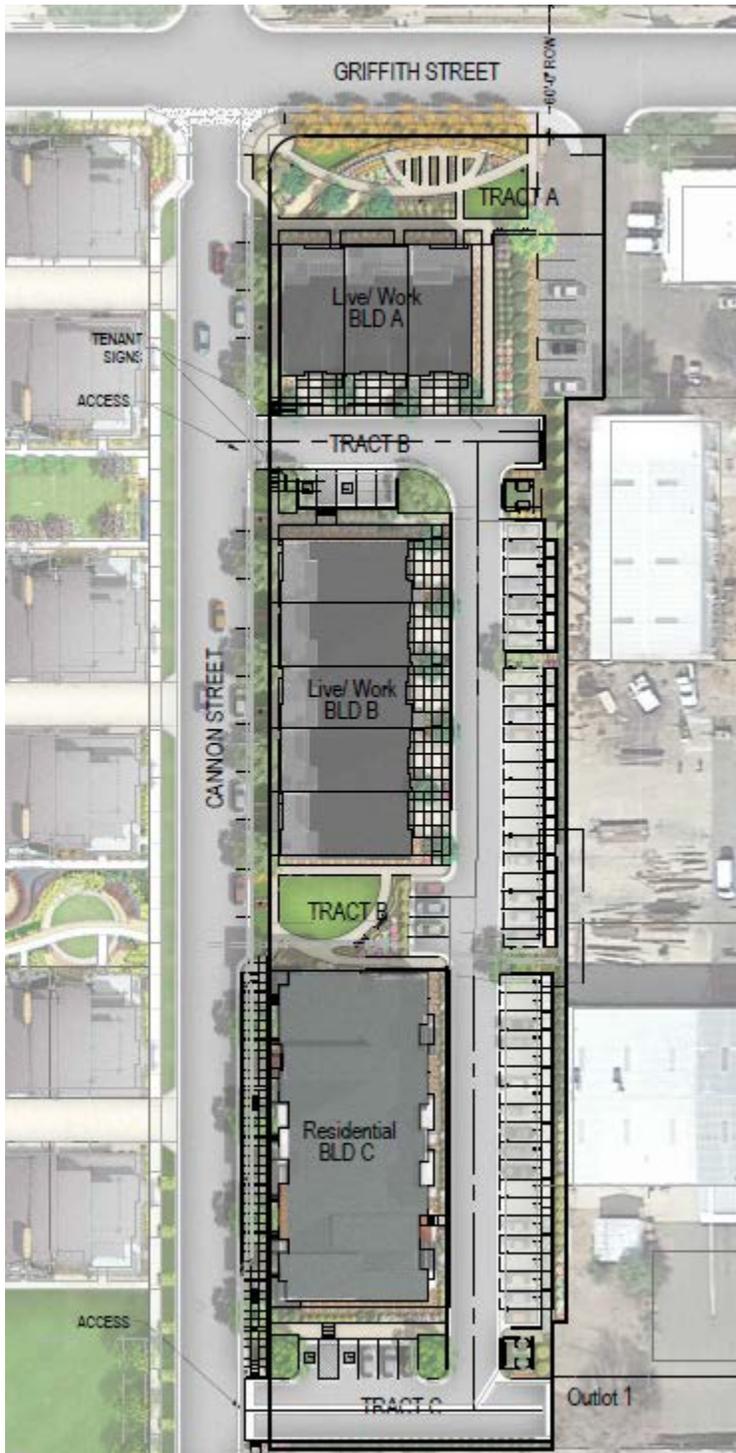
In summary, the applicant may replat a property to include legal non-conforming structures and land uses. However, once the applicant requests to “develop” the property through the PUD process they will be required to bring the structures and land uses into compliance with Section 17.14.

Public Land Dedication

Section 16.16.060.B of the LMC requires a subdivider to dedicate for park, school, or other public purposes determined by the City Council, a minimum of 12 percent for nonresidential subdivisions and a minimum of 15 percent for residential subdivisions of the total land area of the tract being subdivided. Section 16.16.060.B.4 also states, “The requirements of the section shall not apply in cases where satisfactory dedication arrangements were made and approved by the city council at the time of annexation or previous subdivision of the same property.” City staff, based on consultation with the City Attorney, has in past cases interpreted these provisions in LMC to mean that land dedication is not required for projects that have been previously platted in the City. This property was originally platted as part of the Industrial Area subdivision (1959) and the Caledonia Place Subdivision (1890). Consequently, to be consistent with past practice, staff and the City Attorney believe that land dedication is not required in this case.

Final PUD Development Plan

The Delo Lofts development is proposed to follow intent of the City’s Mixed Use Development Design Standards and Guidelines (MUDDSG) and the design themes of the original Delo development.



As described above, the development would consist of eight live/work units and 33 apartment/condo units. The live/work units would be in two buildings on the northern portion of the site (Buildings A and B), with each unit on its own lot. Building A would face Griffith Street with a landscaped plaza separating the building from the street. Building B would face Cannon Street, set back about five feet. The apartment/condo units would be in one building (Building C), also facing Cannon Street on the south portion of the property, separated from Building B by a landscape area.

Section 17.14.060 of the LMC gives the following dimension and bulk standards:

	Allowed	Building A	Building B	Building C
Minimum Building Coverage	40%	70%	70%	77%
Maximum Front Setback	10'	0' ¹	5'	4.5'
Minimum Side Setback	0'	5'	0'	0'
Minimum Rear Setback	20' ²	485'	70'	63'
Maximum Building Footprint	10,000 SF	5,048 SF	8,414 SF	9,828 SF
Maximum Building Length	200'	86'	145'	151'

1. Front setback for Building A is measured to the property line with Tract A, which is 50 feet from Griffith Street.
2. Per Footnote 5 in the PUD Bulk and Dimension Standards, rear setbacks area measured to the project boundary instead of internal lot and tract lines.

Building A also complies with the Residential Protection and Transition Standards in section 8 of the MUDDSG, which requires a minimum setback of 10 feet from Griffith Street.

Section 17.14.060 also has the following requirements which apply to the overall project:

	Required	Proposed
Minimum Density	12 units/acre	17.37 units/acre
Maximum Density	20 units/acre	17.37 units/acre
Minimum Building Coverage	40%	28%
Minimum Landscape Coverage	10%	20%
Minimum Street Frontage	70%	62%

As noted in the table, the proposal meets all of the requirements except the minimum street frontage occupied by a building, for which the applicant is requesting a waiver.

Parking and Circulation

The proposal includes two vehicular accesses off of Cannon Street – one at the south end of the project and one towards the north end, between Buildings A and B. The accesses would be connected by an interior drive aisle that would serve the off-street parking.

The site plan also proposes utilizing a shared access easement off of Griffith Street to serve parking for Building A. The access is shared with Louisville Tire and would initially serve temporary parking spaces east of Building A. Eventually, as surrounding properties redevelop, the access would be extended to form an alley running the length of the block, in conformance with the Hwy 42 Revitalization Area Plan.



Proposed interim (left) and final (right) conditions for Griffith Street access

While providing a temporary condition is not ideal, it is often required in redevelopment areas where property ownership is fragmented and development occurs over time. Redesigning the site to provide a permanent solution now would make constructing the alley in the future more difficult and costly.

Parking would be provided primarily in covered spaces along the east side of the project. The live/work units also include garages accessed from the interior drive along with driveways/aprons that could be used for tandem parking. Parking requirements are described in Section 4 of the MUDDSG.

	Standard	Required	Proposed
Live/Work Commercial	1 space/300 SF	32 spaces	46 spaces
Live/Work Residential	2 spaces/unit	16 spaces	16 spaces
Apartment 1-Bedroom	1 space/unit	27 spaces	28 spaces
Apartment 2-Bedroom	2 spaces/unit	12 spaces	13 spaces
Guest Parking	1 space/8 units	5 spaces	5 spaces
Total		92 spaces	108 spaces

The MUDDSG allows on-street parking spaces abutting non-residential uses to be counted towards the required parking for those uses. The proposal includes 14 on-street spaces on Cannon Street in the provided commercial parking. One bicycle parking space is required for every 10 vehicle spaces, which translates to 9 required bicycle spaces. The proposal includes 10 bicycle parking spaces.

Building Height and Design

Buildings A and B would be three stories and 39 feet tall. Section 17.14.060 allows minimum building heights of two stories and 35 feet, and maximum building heights of three stories and 45 feet. In addition, the MUDDSG Residential Protection and Transitional Standards limit the height of buildings within 50 feet of rights-of-way adjacent to residential areas to 35 feet. As described above, Building A is 50 feet from the Griffith Street right-of-way, complying with the requirement.



Building B west elevation

Both Buildings A and B would use a mix of cement lap siding, brick, and metal panel siding. The first two floors would incorporate significant glazing and balconies would be provided on the second and third floors. The unit entrances would be recessed, providing horizontal articulation and the third floor would be stepped back, providing vertical articulation and reducing the perceived height of the buildings. All four sides of the buildings would use a similar level of materials and detailing.

Building C would be three stories and just under 45 feet tall, again complying with the requirements of section 17.14.060. Building C is not adjacent to residential areas and not subject to the Residential Protection and Transitional Standards.



Building C west elevation

Building C would use a mix of cement lap siding, brick, and Corten or weathering steel. Ground floor units would have entrances and patios accessible from the street and upper floor units would have balconies. Horizontal and vertical articulation and variation in materials would provide visual interest and help create a pleasant pedestrian environment. As with Buildings A and B, all four sides of the building would use a similar

level of materials and detailing. The building design is similar to those for Delo Phase 2, but includes enough differences that it will be distinct without looking out of place.

Sidewalks and Landscaping

The applicant is proposing a 12' walk in front of Building C, which would include planters, street trees, and benches. In front of Buildings A and B, the sidewalk would transition to five feet wide with an eight foot tree lawn featuring planters and street trees between the sidewalk and the street. The sidewalk would be on private property with a public access easement.

MUDDSG Section 5.4 requires a minimum width of 10 feet for public sidewalks. The applicant is requesting a waiver to allow the five foot sidewalk. When the sidewalk and tree lawn are taken together, it exceeds the 10 foot minimum and provides additional landscaping and less impervious surface, while still meeting the requirement for five feet of unobstructed pathway.

MUDDSG Section 5.4 also requires one tree per 20 lineal feet of street frontage. This would translate to 26 trees along Cannon Street and six along Griffith Street. The applicant is proposing 10 trees within the right-of-way along Cannon Street and five along Griffith Street, with the remainder to be provided elsewhere on site. This translates to one tree per 42 feet of street frontage.

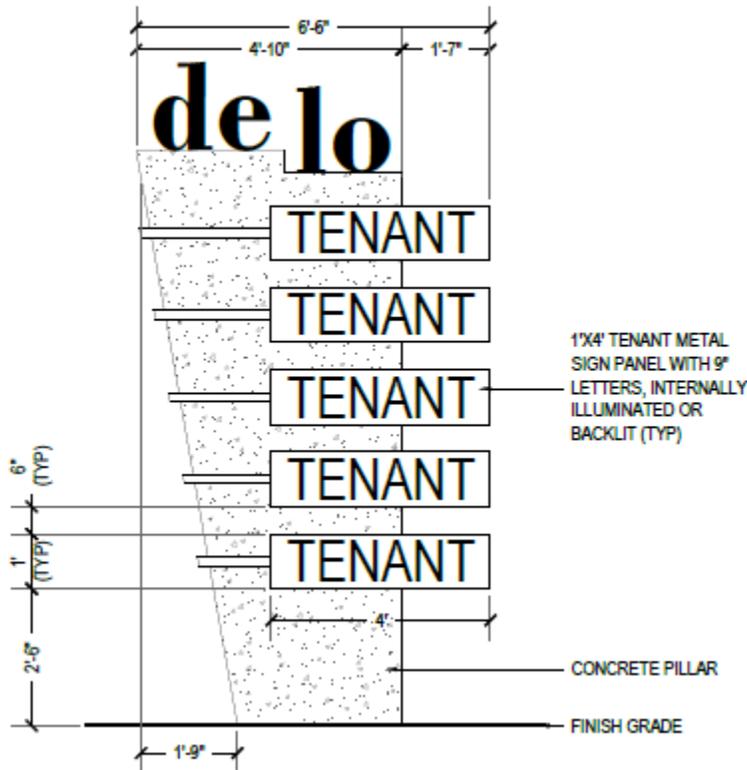
MUDDSG Section 7.3 requires five percent of parking lots be landscaped area and one tree for every 300 square feet of landscaped area. That translates to 1,546 square feet of landscape area and six trees required for the proposed development. The site plan includes 2,907 square feet of landscape area and seven trees within the parking area.

A landscape buffer consisting primarily of shrubs would be provided along the south and east property lines. Landscaping would also be provided around the buildings. Two larger landscape plazas are proposed, one between Building A and Griffith Street and the other between Buildings B and C. In total, 20 percent of the site would be landscape area, exceeding the 10 percent requirement in section 17.16.060.

The total tree requirement between street trees and parking lot trees is 38 trees. The landscape plan includes 44 trees. However, as described above, only 15 of the 32 required street trees would be provided in the right-of-way. Street trees are an important amenity to creating a pedestrian-friendly environment, providing shade, greenery, and visual interest. They can also block visibility to businesses, thought, and often create conflicts with utilities. Staff believes an adequate number of trees are provided in the right-of-way to achieve purpose of the street tree requirement, and with the remaining trees being provided elsewhere on site, supports the waiver request to reduce the number of trees in the right-of-way.

Signage

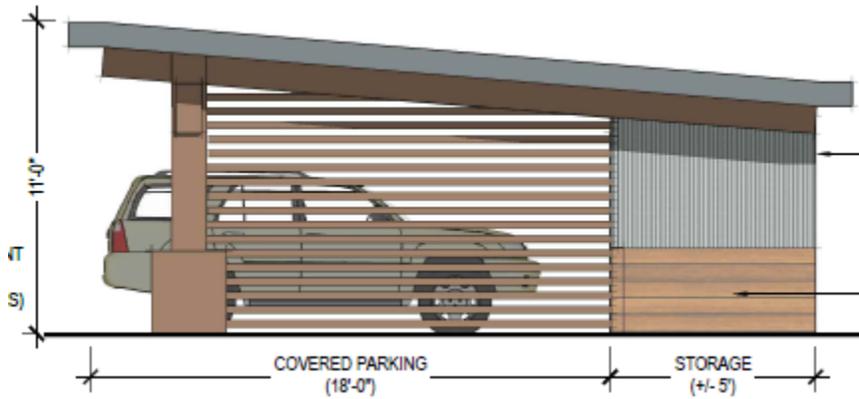
The applicant proposes two signs, on either side of the vehicular access between Buildings A and B, to identify both the project and the tenants in the live/work buildings. Signs in the MU-R zone district are governed by the Downtown Sign Manual.



The proposed sign is approximately 12 feet tall, greater than the maximum six foot height allowed for freestanding signs. The “delo” letters would each be approximately 18 inches tall, and the tenant letters would be nine inches. The total copy area would be approximately 57 square feet, greater than the nine square feet allowed in the Downtown Sign Manual. The proposal includes allowing internal illumination, which is also not allowed. Staff believes the sign is too large and incompatible with a pedestrian-oriented environment. A waiver for sign area may be justified given the number of tenants advertised on the sign, but staff recommends a condition that the maximum height of the sign be limited to the six feet and that illumination be compatible with the Downtown Sign Manual.

Site Details

The proposal includes covered parking carports along the east property line. The carports would be approximately 11 feet tall and made of the same materials as the main structures. The carports would be approximately five feet from the rear lot line, which does not comply with the required 20 foot rear setback for all structures. The east property line abuts a commercial zone district and a proposed future alley. Staff supports the request for a rear setback waiver because of the intended use, overall site design, and adjacent uses.



The proposal includes two trash enclosures at either end of the parking lot. The trash enclosures would be made from materials compatible with the other structures. A 14 foot tall trellis is proposed for the landscape area between Buildings B and C. Exterior lighting would be provided along the street and in the parking lots to enhance safety and security.

PUD Criteria

Section 17.28.120 of the Louisville Municipal Code lists 13 criteria for Planned Unit Developments (PUDs) that must be satisfied or found not applicable for the PUD to be approved. Staff finds that all applicable criteria are met because the proposal complies with the requirements of chapter 17.14 and the MUDDSG, except for the requested waivers discussed above. The proposed development complies with the spirit and intent of the Hwy 42 Revitalization Area Plan to provide a mixture of uses and housing types in a pedestrian friendly environment. It is compatible with the developments previously approved in the Revitalization Area and the remaining existing uses, including nearby residential neighborhoods. There is adequate pedestrian and vehicular access, as well as adequate open space within the site and nearby.

Waivers

The proposed development is requesting six waivers to the yard and bulk standards of Chapter 17.14 and the MUDDSG. Requirements may be modified or waived under section 17.14.090(A)(2)(b)(i) of the LMC “if the decision-making body finds that the proposed development represents an improvement in site and building design over that which could be accomplished through strict compliance with otherwise applicable district standards.”

Waiver	Requirement	Request	Location
Minimum Sidewalk Width	10'	5'	Buildings A and B
Street Trees	1 per 20'	1 per 42'	Cannon and Griffith Streets
Rear Setback	20'	5'	Carports
Minimum Lot Width	40'	29'	Lots 1-8
Minimum Street Frontage	70%	62%	Cannon and Griffith Streets

Signage	6', 9SF	12', 57SF	Between Buildings A and B
---------	---------	-----------	---------------------------

Minimum Sidewalk Width

The applicant is requesting a five foot sidewalk width waiver to the MUDDSG requirement of 10 feet in front of Buildings A and B. Because an adequate buffer is provided from the street, staff recommends approval of the waiver.

Street Trees

The applicant is requesting to reduce the overall street tree requirement from one street tree per every 20 feet of street length, to one street tree per every 42 feet of street length. The plan would still include the total number of trees required, and would provide enough street trees to make for a comfortable pedestrian environment. Therefore staff recommends approval of the waiver.

Rear Setback

The applicant is requesting a five foot rear accessory setback for the carports, instead of the required 20 foot setback for all uses. Given the use, location, and proposed future alley adjacent to the carports, staff recommends approval of the waiver.

Minimum Lot Width

The applicant is requesting 29 foot wide lots for the individual live/work units where a 40 foot minimum width is required. Staff recommends approval of the waiver because it allows for the desired ownership structure and an appropriate building design.

Minimum Street Frontage

The applicant is requesting a reduction in the required minimum street frontage occupied by a building from 70 percent to 62 percent. Staff believes the proposed design meets the intent of the regulation by providing visual interest and a pedestrian-friendly environment while including required access drives and additional landscape areas. Staff recommends approval of the waiver.

Signage

The applicant is requesting 12 foot tall signs with 57 square feet of copy area instead of the allowed six feet tall and nine square feet. Staff believes the scale of the signs is not compatible with a pedestrian-oriented environment. While an increase in copy area may be justified given the number of tenants, staff recommends limiting the height to six feet. In addition, staff recommends limiting illumination on the sign to the types allowed under the Downtown Sign Manual.

Referral Comments

Boulder Valley School District (BVSD)

The Boulder Valley School District (BVSD) was a referral for this development. A letter from BVSD dated June 1, 2016 states this development would have an impact of *“4 students on the Louisville Elementary, 1 student on Louisville Middle School and 3 students on Monarch High School.”* The letter goes on to state *“...these facilities are able to accommodate projected growth. Louisville Elementary, however, will likely reach*

its program capacity within 5 years should growth within the existing housing stock of central Louisville continue at its recent pace. Elementary capacity in Louisville as a whole, however, is ample to accommodate continued enrollment growth.”

Public Works Department

There are outstanding Public Works Department comments that were not addressed by the applicant prior this hearing. Staff recommends a condition of approval that the applicant address all outstanding Public Works Department comments in their October 4, 2016 letter (attached).

Fiscal Impact

Staff used the City’s fiscal model to evaluate the expected impact from the development. Based on the proposed development, the model projects a positive cumulative fiscal impact of approximately \$750,000 over 20 years, or approximately \$37,500 per year.

STAFF RECOMMENDATION:

Staff recommends approval of the requested SRU, final plat, and final PUD for the development called Delo Lofts. The proposal would allow for the development of a mixed use project in the Highway 42 Revitalization Area consistent with the Highway 42 revitalization Plan and Chapter 17.14 of the Louisville Municipal Code.

Staff recommends the following conditions of approval:

1. The proposed signage shall be modified to comply with the Downtown Sign Manual.
2. The applicant shall address all issues in the Department of Public Works October 4, 2016 memo prior to the City Council hearing.

ATTACHMENTS:

- A. Resolution No. 25, Series 2016
- B. Application documents
- C. Final Plat
- D. Final PUD
- E. BVSD Comments
- F. October 4, 2016 Public Works Department Memo

**RESOLUTION NO. 25
SERIES 2016**

A RESOLUTION RECOMMENDING APPROVAL OF A FINAL PLAT FOR 4.39 ACRES WHICH INCLUDES A 1.91 ACRE FINAL PUD AND A SPECIAL REVIEW USE (SRU) WITHIN THE CORE AREA OF THE HWY 42 REVITALIZATION DISTRICT FOR 3 APARTMENTS AND 8 LIVE-WORK UNITS.

WHEREAS, there has been submitted to the Louisville Planning Commission an application for approval of a replat for 4.39 acres which includes a 1.91 acre final PUD, and a Special Review Use (SRU) within the core area of the HWY 42 Revitalization District for 33 apartments and 8 live-work units; and

WHEREAS, the subject property is in the Highway 42 Revitalization Area; and

WHEREAS, the City Staff has reviewed the information submitted and found it to comply with the applicable regulations and design guidelines including LMC Sec. 16.12.030, Sec. 17.14.090, and Sec. 17.28.120; and

WHEREAS, after a duly noticed public hearing on October 13, 2016 where evidence and testimony were entered into the record, including the findings in the Louisville Planning Commission Staff Report dated October 13, 2016, the Planning Commission finds the Delo Lofts SRU, Final Subdivision Plat, and Final PUD Plan, should be approved with the following condition:

1. The proposed signage shall be modified to comply with the Downtown Sign Manual.
2. The applicant shall address all issues in the Department of Public Works October 4, 2016 memo prior to the City Council hearing.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Louisville, Colorado does hereby recommend approval of an SRU, Final Subdivision Plat, and Final PUD for the Delo Lofts Subdivision with the following conditions:

1. The proposed signage shall be modified to comply with the Downtown Sign Manual.

PASSED AND ADOPTED this 13th day of October, 2016.

By: _____
Chris Pritchard, Chair
Planning Commission

ATTEST:

Steve Brauneis, Secretary
Planning Commission

LAND USE APPLICATION

CASE NO. _____

APPLICANT INFORMATION

Firm: DeLo East, LLC

Contact: Justin McClure

Address: 21 S. Sunset St.
Longmont, CO 80503

Mailing Address: Same as above

Telephone: 720-524-3620

Fax: _____

Email: Justinmcs@gmail.com

OWNER INFORMATION

Firm: Boom, LLC

Contact: Elizabeth Law-Evans

Address: _____

Mailing Address: 1045 Emerald
Broomfield, CO 80020

Telephone: _____

Fax: _____

Email: elizabeth.lawevans@gmail.com

REPRESENTATIVE INFORMATION

Firm: RMCS, Inc.

Contact: Justin McClure

Address: 21 S. Sunset St.
Longmont, CO 80503

Mailing Address: Same as above

Telephone: 720-524-3620

Fax: _____

Email: Justinmcs@gmail.com

PROPERTY INFORMATION

Common Address: 1301 Courtesy Road

Legal Description: Lot 101, 2, 3, 4, 5 Blk A

Subdivision Industrial Area - Lo

Area: 4.39 a/c Sq. Ft.

TYPE (S) OF APPLICATION

- Annexation
- Zoning
- Preliminary Subdivision Plat
- Final Subdivision Plat
- Minor Subdivision Plat
- Preliminary Planned Unit Development (PUD)
- Final PUD
- Amended PUD
- Administrative PUD Amendment
- Special Review Use (SRU)
- SRU Amendment
- SRU Administrative Review
- Temporary Use Permit: _____
- CMRS Facility: _____
- Other: (easement / right-of-way; floodplain; variance; vested right; 1041 permit; oil / gas production permit)

PROJECT INFORMATION

Summary: A proposal for the redevelopment of a 4.39 acre industrial property located within the Core Project area. The revitalization of this property will exceed the standards proposed in the MUDDSG. The project will consist of multi-family residential homes, and live-wok units.

Current zoning: I Proposed zoning: MU-R/C/C

SIGNATURES & DATE

Applicant: [Signature]

Print: Justin McClure

Owner: [Signature]

Print: Randy Law

Representative: [Signature]

Print: Justin McClure

CITY STAFF USE ONLY

- Fee paid: _____
- Check number: _____
- Date Received: _____

DeLo East, LLC
21 S. Sunset St.
Longmont, CO 80503

August 2, 2016

Mr. Scott Robinson, Planner II
City of Louisville Planning Department
749 Main Street
Louisville, CO 80027

RE: Submittal for the Final PUD and Plat for the DeLo Lofts

Mr. Robinson,

DeLo East, LLC would like to thank the Planning Commission for giving us the opportunity to present the Final PUD and Plat for the DeLo Lofts. This property is bounded to the north by Griffith Street, to the west by Cannon Street and Highway 42 to the east. The property was previously zoned industrial and is centrally located within the Highway 42 Revitalization Area. The Core Project Area, as identified within the Highway 42 Framework Plan, includes several blighted properties that are no longer eligible for industrial uses. The purpose of this proposed plan is to promote local objectives with respect to appropriate downtown land use, private investment and public improvements that will help to provide a variety of land use and product types that have the ability to respond to market changes over time. This application requests the approval of the Final Plat and PUD for the DeLo Lofts, the zoning for which is in conformance with the City of Louisville Municipal Code and Hwy 42 Framework Plan, thus acting as a catalyst to future development. The DeLo Lofts will make a significant contribution to the DeLo Neighborhood while enhancing the already vibrant, Historic Downtown Louisville.

The DeLo Lofts will consist of 33 apartment homes and 33,600 square feet of adaptable space inclusive of 8 live/work units. The DeLo Lofts is adjacent to the DeLo Neighborhood located along Cannon Street with easy access to Nawatny Greenway, Caledonia Plaza and the Cannon Street Woonerf to the southwest. Additionally, the apartment homes are within easy walking distance of the South Street Pedestrian Gateway, Miners Field, and Historic Downtown Louisville. DeLo East, LLC is proud to partner with the City of Louisville to further the revitalization of the Core Project Area.

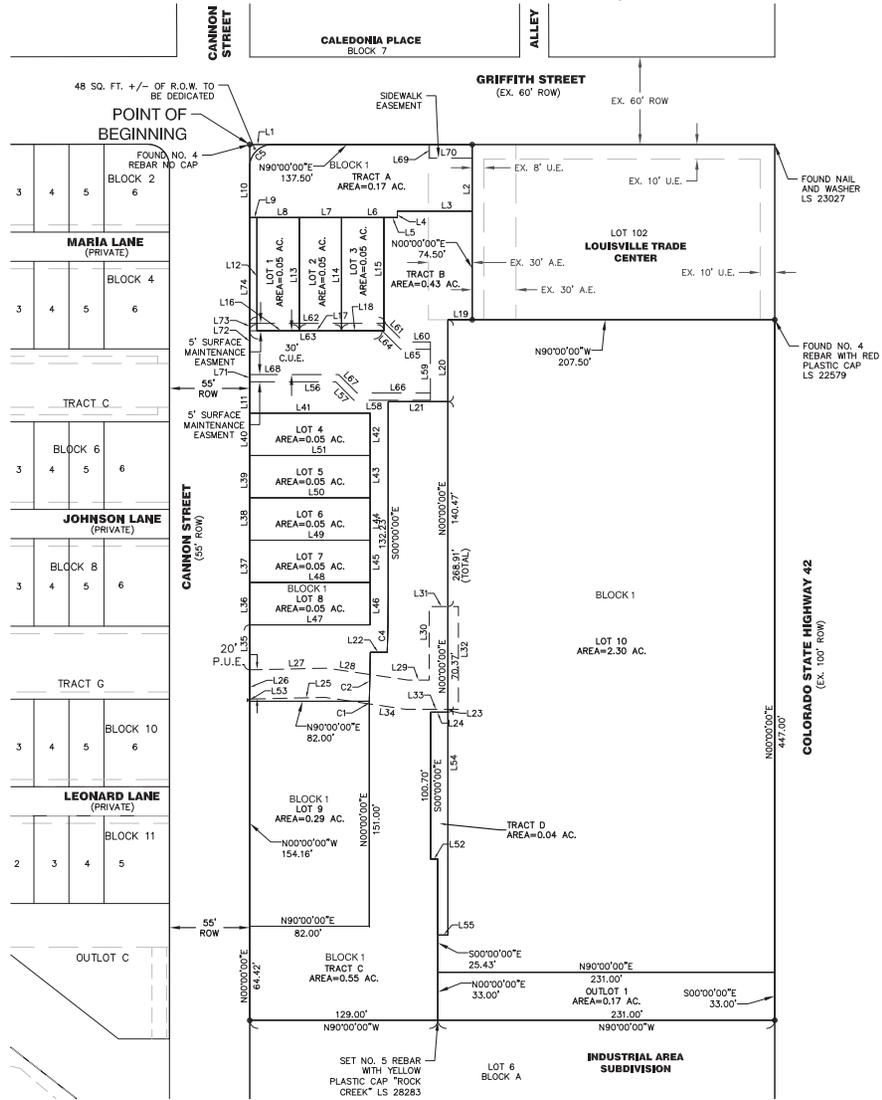
Respectfully,



Alex Carlson

DeLo LOFTS FINAL SUBDIVISION PLAT

A Replat of a Portion of Lots 2 Through 5, Block A, Industrial Area Subdivision, Lot 101, Louisville Trade Center and Lot 4, Block 13, Caledonia Place located in the Northeast 1/4 of Section 8, Township 1 South, Range 69 West of the 6th P.M., County of Boulder, City of Louisville, State of Colorado

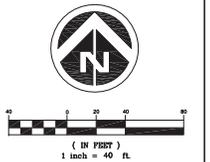


LINE #	BEARING	DISTANCE
L1	N90°00'00\"W	15.00
L2	N00°00'00\"E	45.50
L3	N90°00'00\"E	51.25
L4	N00°00'00\"E	4.50
L5	N90°00'00\"E	9.25
L6	N90°00'00\"E	29.00
L7	N90°00'00\"E	29.00
L8	N90°00'00\"E	29.00
L9	N90°00'00\"E	5.00
L10	N00°00'00\"E	35.00
L11	N00°00'00\"E	21.50
L12	N00°00'00\"E	77.50
L13	N00°00'00\"E	77.50
L14	N00°00'00\"E	77.50
L15	N00°00'00\"E	77.50
L16	N90°00'00\"E	29.00
L17	N90°00'00\"E	29.00
L18	N90°00'00\"E	29.00
L19	N90°00'00\"E	16.65
L20	N00°00'00\"E	56.08
L21	N90°00'00\"W	40.85
L22	N90°00'00\"W	11.55
L23	N00°00'00\"E	1.99
L24	N90°00'00\"E	11.80
L25	S88°45'55\"W	51.76

LINE #	BEARING	DISTANCE
L26	N00°00'00\"E	20.00
L27	N88°45'55\"E	53.02
L28	S81°36'12\"E	56.09
L29	N89°59'36\"E	14.64
L30	N00°00'21\"W	50.37
L31	N89°59'39\"E	20.00
L32	S00°00'21\"E	70.37
L33	S89°59'36\"W	36.11
L34	N81°36'12\"W	55.87
L35	N00°00'00\"E	30.87
L36	N00°00'00\"E	29.00
L37	N00°00'00\"E	29.00
L38	N00°00'00\"E	29.00
L39	N00°00'00\"E	29.00
L40	N00°00'00\"E	29.00
L41	N90°00'00\"E	82.50
L42	S00°00'00\"E	29.00
L43	S00°00'00\"E	29.00
L44	S00°00'00\"E	29.00
L45	S00°00'00\"E	29.00
L46	S00°00'00\"W	29.00
L47	N90°00'00\"E	82.50
L48	N90°00'00\"E	82.50
L49	N90°00'00\"E	82.50
L50	N90°00'00\"E	82.50

LINE #	BEARING	DISTANCE
L51	N90°00'00\"E	82.50
L52	N90°00'00\"E	4.95
L53	N00°00'00\"E	1.54
L54	S00°00'00\"E	152.66
L55	N89°59'58\"W	6.85
L56	N90°00'00\"E	58.89
L57	S45°00'00\"E	17.90
L58	N90°00'00\"E	52.30
L59	N00°00'00\"E	40.00
L60	N90°00'00\"W	18.27
L61	N45°00'00\"W	17.90
L62	N90°00'00\"E	92.92
L63	N90°00'00\"E	90.85
L64	S45°00'00\"E	17.90
L65	N90°00'00\"E	20.34
L66	N90°00'00\"E	50.23
L67	S45°00'00\"E	17.90
L68	N90°00'00\"E	60.96
L69	S00°07'11\"W	9.25
L70	N90°00'00\"E	29.26
L71	N00°00'00\"E	5.00
L72	N00°00'00\"E	30.00
L73	N00°00'00\"E	5.00
L74	N00°00'00\"E	72.50

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	3.16	1025.43	00°01'37\"	S00°05'22\"W	3.16
C2	33.64	1013.25	00°15'49\"	S01°07'49\"W	33.64
C4	39.48	1002.34	00°21'52\"	N01°07'42\"E	39.47
C5	23.56	15.00	09°00'00\"	S45°00'00\"W	21.21



ROCK CREEK SURVEYING, LLC
3021 GARDENIA WAY
SUPERIOR, COLORADO 80027
(303) 521-7376

de|lo Final Planned Unit Development

LOFTS

A part of section 8, township 1 south, range 69 west of the 6th p.m.
City of Louisville, County of Boulder, State of Colorado

LEGAL DESCRIPTION

LOT 101, LOUISVILLE TRADE CENTER AND A PORTION OF LOT 2, BLOCK A, LOT 3, BLOCK A, LOT 4, BLOCK A AND LOT 5, BLOCK A, INDUSTRIAL AREA SUBDIVISION LOCATED IN THE NORTHEAST ¼ OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 101;
THENCE NORTH 90°00'00" EAST A DISTANCE OF 152.50 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF GRIFFITH STREET TO THE NORTHEAST CORNER OF SAID LOT 101;
THENCE SOUTH 00°00'00" EAST, 120.00 FEET ALONG THE EAST LINE OF SAID LOT 101 TO THE SOUTHEAST CORNER OF SAID LOT 101 BEING A POINT ON THE NORTH LINE OF SAID LOT 2;
THENCE NORTH 90°00'00" WEST, 16.66 FEET ALONG THE SOUTH LINE OF SAID LOT 101;
THENCE SOUTH 00°00'00" EAST A DISTANCE OF 268.90;
THENCE NORTH 90°00'00" WEST, 11.80 FEET;
THENCE SOUTH 00°00'00" EAST A DISTANCE OF 100.70 FEET;
THENCE NORTH 90°00'00" EAST, 4.95 FEET;
THENCE SOUTH 00°00'00" EAST A DISTANCE OF 110.40 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 5;
THENCE NORTH 90°00'00" WEST, 129.00 FEET ALONG THE SOUTH LINE OF SAID LOT 5 TO THE SOUTHWEST CORNER OF SAID LOTS;
THENCE NORTH 00°00'00" WEST, 600.00 FEET ALONG THE WEST LINE OF SAID LOTS 5, 4, 3, 2 AND 101 TO THE NORTHWEST CORNER OF SAID LOT 101, THE POINT OF BEGINNING.

CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.
AREA = 1.87 ACRES
(SURVEY BY ROCK CREEK, DATED AUGUST 25th 2013)

PROJECT DESCRIPTION

PLATTED AREA: 44.39 AC.
TOTAL GROSS PROJECT AREA: 11.91 AC.

CURRENT ZONING: MIXED USE RESIDENTIAL (MU-R)
PROPOSED ZONING: MIXED USE RESIDENTIAL (MU-R)
ACCESS: CANNON STREET (FULL MOVEMENT)

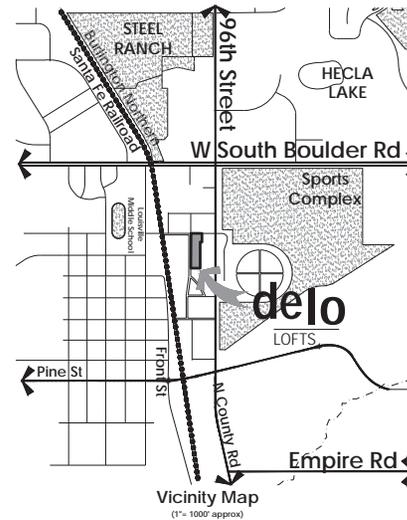


1 MASTER PLAN - DELO LOFTS

OWNERSHIP AND LAND USE SUMMARY

PARCEL	TOTAL AREA ACRES	OWNERSHIP	PRIMARY USES	MAINTENANCE
TRACT A	0.17	DELO EAST, LLC	PRIVATE UTILITIES, DRY UTILITY EASEMENTS, DRAINAGE, OUTDOOR USES, PUBLIC ACCESS, MONUMENTATION AND DRAINAGE	DELO LOFTS 0A
TRACT B	0.43	DELO EAST, LLC	PRIVATE UTILITIES, DRY UTILITY EASEMENTS, DRAINAGE, OUTDOOR USES, PUBLIC ACCESS, MONUMENTATION AND DRAINAGE	DELO LOFTS 0A
TRACT C	0.55	DELO EAST, LLC	PRIVATE UTILITIES, PRIVATE PARKING, ACCESS, DRY UTILITY EASEMENTS, MONUMENTATION AND DRAINAGE	DELO LOFTS 0A
TRACT D	0.04	DELO EAST, LLC	PRIVATE UTILITIES, DRY UTILITY EASEMENTS, DRAINAGE, OUTDOOR USES, AND PUBLIC ACCESS	DELO LOFTS 0A
OUTLOT 1	0.17	BOOM, LLC	PRIVATE UTILITIES, DRY UTILITY EASEMENTS, DRAINAGE, AND PUBLIC ACCESS	DELO LOFTS 0A

NOTE: EXISTING ENCUMBRANCES AND USES ARE NOTED ON THE DRAWINGS AND ARE NOT SUPERSEDED BY THE OWNERSHIP / USE TABLE.



de|lo

LOFTS

SHEET TITLE PROJECT INTRODUCTION

SUBMITTAL	no	date	description	scale
1	03.11.2016	Final Submittal	1"=50'	
2	07.25.2016	Second Submittal		
3	09.16.2016	Third Submittal		

planning & ia
PCS Group Inc.
1001 16th Street, #3 B-180
Denver, CO 80205
Phone (303) 531-4905
www.pcsgroupco.com

architecture
OZ Architecture
3003 Larimer Street
Denver, CO 80205
Phone (303) 961-5704
www.OZarch.com

owner's representative
Foundry Builders, Inc.
21 South Sunset Street
Longmont, CO 80501
Phone (720) 524-3620

engineering
J3 Engineering Consultants
2011 Cherry Street
Suite 206
Louisville, CO 80027
Phone (720) 975-0177
www.j3engineering.net

sheet 2 of 2

de|lo Final Planned Unit Development

A part of section 8, township 1 south, range 69 west of the 6th p.m.
City of Louisville, County of Boulder, State of Colorado
BULK & DIMENSION STANDARDS

LOFTS

USE CHART

PRINCIPAL USE GROUP	USES ¹	LOCATION
RESIDENTIAL	MULTI-UNIT DWELLING APARTMENTS/CONDOMINIUMS	LOT 9
COMMERCIAL / LIVE WORK	PROFESSIONAL BUSINESS OFFICES, RETAIL AND LIVE WORK	LOT 18

¹ ALL USES PER TABLE 1 OF SECTION 17.14.050.A ARE ALLOWED, WHICH MAY FURTHER DIVERSIFY THE RANGE OF USES WITHIN THE PROJECT.

DENSITY SUMMARY

TOTAL GROSS PROJECT AREA:		44.39 AC. ²	
GROSS LAND AREA:		42.36 AC. ²	
	GROSS LAND AREA (ACRE)	UNITS	DENSITY ¹
TOTAL:	42.36 AC.	41 DU	17.37 DU/ACRE
	COMMERCIAL USE	15,840 sf ³	

¹ THE DENSITY CALCULATION IS CONSISTENT WITH CITY OF LOUISVILLE CODE SECTION 17.14.06.C.1.A.

² TOTAL GROSS PROJECT AREA INCLUDES ALL PLATTED AREA PLUS ONE HALF OF RIGHT-OF-WAY AREA FOR THE DIRECTLY ADJACENT STREETS. GROSS LAND AREA IS SYNONYMOUS WITH THE AREA CONSISTENT WITH CODE (OUTLINED IN FOOTNOTE).

³ SQUARE FOOTAGE IS BASED ON 8 LIVE WORK UNITS USING 66% OF THE SPACE AS A COMMERCIAL USE

	COMMERCIAL / LIVE WORK	RESIDENTIAL
MIN. LOT AREA	1,500 SF	NA
MIN. LOT WIDTH	25'	NA
MIN. LOT COVERAGE	40%	40%
MIN. LANDSCAPE COVERAGE	10%	10%
MAX. FOOTPRINT	15,000 SF ⁴	15,000 SF ⁴
MAX. LENGTH ALONG STREET	200'	200'
MIN. % STREET FRONTAGE	60%	60%
BUILDING SETBACKS		
MIN. & MAX. PUBLIC STREET/TRACT ^{5,6} SETBACK (PRINCIPAL USES)	MAXIMUM: 50' MINIMUM: 0'	MAXIMUM: 50' MINIMUM: 0'
MIN. SIDE YARD SETBACK (PRINCIPAL & ACCESSORY USES)	0'	0'
MIN. STREET SIDE YARD SETBACK (PRINCIPAL & ACCESSORY USES)	0'	0'
MIN. REAR YARD SETBACK ⁷ (PRINCIPAL USES)	20'	0'
MIN. REAR YARD SETBACK ⁷ (ACCESSORY USES)	0'	0'
MAX. BUILDING HEIGHT		
PRINCIPAL USES ⁸	MIN. 2 STORIES/28'	MIN. 2 STORIES/30'
ACCESSORY USES ^{8,9}	MAX. 3 STORIES/45'	MAX. 3 STORIES/45'
PARKING SETBACK		
GRIFFITH ST. & CANNON ST. R.O.W.	10'	
PROPERTY LINE	5'	

¹ FEE SIMPLE LOTS CREATED WITHIN BUILDINGS SHALL HAVE NO SETBACK REQUIREMENT BETWEEN INTERNAL UNITS.

² ACCESSORY STRUCTURES AS ALLOWED PER APPLICABLE CITY CODE AND PER MASTER PLAN AND GENERAL NOTES

³ SHALL BE SUBJECT TO HUDUD, SECTION 8 RESIDENTIAL PROTECTION AND TRANSITIONAL STANDARDS

⁴ TO BE ADMINISTERED SOLELY AS A FRONT SETBACK.

⁵ REAR SETBACKS SHALL BE MEASURED FROM EXTERNAL PROPERTY LINES OF THE DEVELOPMENT.

⁶ A SRU IS REQUIRED FOR BUILDING FOOTPRINTS OVER 10,000 SF.



1 BULK & DIMENSION KEY MAP



de|lo

LOFTS

SHEET TITLE

MASTER PLAN AND GENERAL NOTES

GENERAL NOTES AND STANDARDS

- DELO LOFTS IS A MASTER PLANNED DEVELOPMENT AND IS COMPRISED OF TWO SEPARATE AND DISTINCT PRODUCT TYPES: RESIDENTIAL, MULTI-UNIT DWELLING APARTMENTS AND/OR CONDOMINIUMS; AND COMMERCIAL / LIVE WORK, SPACE.
- ANY AND ALL TRACTS, AS DEPICTED ON THE PROJECT PLAN, SHALL BE MAINTAINED BY THE HOA. THE DEVELOPER MAY CONDUCT ACTIVITIES INCLUDING BUT NOT LIMITED TO GRADING ON ALL DEDICATED LANDS FOR THE PURPOSE OF CONSTRUCTING PUBLIC AND PRIVATE IMPROVEMENTS.
- ENTRY MONUMENTS, PROJECT IDENTITY AND WAY-FINDING SIGNAGE ARE CONCEPTUAL IN NATURE AT THE LOCATIONS SHOWN WITHIN THIS DEVELOPMENT PLAN. FINAL LOCATIONS SHALL BE DETERMINED DURING THE CONSTRUCTION DOCUMENTATION PROCESS, BUT SHALL CONFORM TO THE STANDARDS WITHIN THIS DEVELOPMENT PLAN AND SHALL BE LOCATED ON PRIVATE PROPERTY.
- THERE ARE NO HISTORIC STRUCTURES WITHIN THE DELO LOFTS PROJECT AREA.
- ACCESSIBLE SIDEWALKS AND PEDESTRIAN WAYS SHALL BE PROVIDED THAT MEET ADA STANDARDS FOR RUNNING SLOPE AND CROSS SLOPE.
- AMENITY / RECREATION STRUCTURES, IF ANY, ARE NOT INCLUDED IN DENSITY CALCULATIONS, HOWEVER MAY BE INCLUDED IN LOT COVERAGE CALCULATIONS. SUCH STRUCTURES ARE SUBJECT TO BULK AND DIMENSION STANDARDS SPECIFIED FOR ACCESSORY STRUCTURES AS DESCRIBED IN THIS DEVELOPMENT PLAN.
- PARKING STRUCTURES, CARPORTS, AND PARKING GARAGES, WHEN DETACHED, SHALL BE APPROVED AS ACCESSORY STRUCTURES AND USES NECESSARY AND CUSTOMARILY INCIDENTAL TO THE RESIDENTIAL USE, SUBJECT TO BULK AND DIMENSION STANDARDS AS DESCRIBED IN THIS DEVELOPMENT PLAN. PARKING STRUCTURES, GARAGES AND SIMILAR STRUCTURES ARE NOT INCLUDED IN DENSITY CALCULATIONS, HOWEVER ARE INCLUDED IN LOT COVERAGE CALCULATIONS. FURTHERMORE, IT IS UNDERSTOOD THAT LIVING SPACES ARE NOT PERMITTED IN OR ABOVE DETACHED GARAGES, OR AS AN ACCESSORY USE.
- NO RESTRICTIONS ARE IMPOSED WITH REGARD TO PROJECT PHASING OTHER THAN AS EXPRESSLY SET FORTH IN THIS DEVELOPMENT PLAN OR IN ANY DEVELOPMENT AGREEMENT BETWEEN THE OWNER AND THE CITY.
- THE GROUND FLOOR PROGRAM MAY BE RESIDENTIAL SUBJECT TO THE SRU CRITERIA, AND/OR COMMERCIAL, AND SHALL BE INTERCHANGEABLE, PROVIDED THAT THE TOTAL NUMBER OF DWELLING UNITS DOES NOT EXCEED THE MAXIMUM NUMBER OF DWELLING UNITS DESCRIBED HEREIN.
- RESIDENTIAL MULTI-UNIT DWELLING APARTMENTS SHALL BE ALLOWED TO TRANSITION TO CONDOMINIUMS, AT THE SOLE DISCRETION OF THE DEVELOPER, WITHOUT ADDITIONAL REQUIREMENTS.
- THE LIGHTING CONFIGURATION, DESIGN, FIXTURE TYPES, ETC. AS DEPICTED HEREIN IS SUBJECT TO FURTHER ANALYSIS, DESIGN AND AVAILABILITY, AND AS SUCH MAY VARY FROM THE FINAL PUD TO FINAL CONSTRUCTION DOCUMENTS WHILE PROVIDING ILLUMINATION LEVELS SUBSTANTIALLY SIMILAR TO THOSE APPROVED IN THE PHOTOMETRIC PLAN. PROPOSED LIGHTING WILL INCLUDE DIRECTIONAL COVERS AND SHALL BE DIRECTED AWAY FROM THE RESIDENCES.
- DELO LOFTS PROJECT CALCULATIONS, INCLUDING LANDSCAPING AND PARKING SHALL BE CALCULATED ON THE AGGREGATE DELO LOFTS PROJECT AREAS, EXCLUDING LOT 10.
- STREETSCAPE TREES AND THEIR PLANTING LOCATIONS SHALL RESPECT ALL PROPOSED AND EXISTING UTILITIES AND BE INSTALLED TO AVOID ANY AND ALL SERVICE LINES.
- ALL IMAGERY IS CONCEPTUAL IN NATURE.
- THE PROJECT MAY BE BUILT/PHASED IN ANY ORDER OF CONSTRUCTION SO LONG AS TWO POINTS OF ACCESS ARE PROVIDED.

SUBMITTAL	no	date	description
1	05.11.2016	Initial Submittal	
2	07.29.2016	Second Submittal	
3	09.16.2016	Third Submittal	

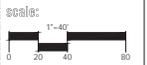
designed by: sta
drawn by: klm
checked by: pms
project #: 8675309

planning & ia
PCS Group Inc.
1001 16th Street, #3 B-180
Denver, CO 80205
Phone (303) 531-4905
www.pcsgroupco.com
eng|near|ing

J3 Engineering Consultants
2011 Cherry Street
Suite 206
Louisville, CO 80027
Phone: (720) 975-0177
www.j3engineering.net

architecture
O2 Architecture
3003 Larimer Street
Denver, CO 80205
Phone: (303) 961-5704
www.O2arch.com
owner's representative

Foundry Builders, Inc.
21 South Sunset Street
Longmont, CO 80501
Phone (720) 524-3620



s h e e t

3 of 10

de|o Final Planned Unit Development

LOFTS

A part of section 8, township 1 south, range 69 west of the 6th p.m.
City of Louisville, County of Boulder, State of Colorado



1 COMMERCIAL / LIVE WORK AREA-INTERIM CONDITION

BULK & DIMENSION STANDARDS - COMMERCIAL / LIVE WORK

	STANDARD	PROVIDED ¹
MIN. LOT AREA	1,500 SF	2,392.5 SF
MIN. LOT WIDTH	25'	29'
MIN. LOT COVERAGE	40%	70%
MIN. LANDSCAPE COVERAGE ²	10%	18.5%
MAX. FOOTPRINT	15,000 SF ³	8,414 SF
MAX. LENGTH ALONG STREET	200'	145'
MIN. % STREET FRONTAGE	70%	62% ⁴
BUILDING SETBACKS		
MIN. & MAX. PUBLIC STREET / TRACT SETBACK (PRINCIPAL USES)	MAXIMUM: 10' MINIMUM: 0'	MAXIMUM: 10' MINIMUM: 0'
MIN. SIDE YARD SETBACK ^{1,2} (PRINCIPAL & ACCESSORY USES)	0'	5'
MIN. STREET SIDE YARD SETBACK (PRINCIPAL & ACCESSORY USES)	0'	5'
MIN. REAR YARD SETBACK ¹ (PRINCIPAL USES)	20'	70'
MIN. REAR YARD SETBACK ¹ (ACCESSORY USES)	0'	4'
MAX. BUILDING HEIGHT		
PRINCIPAL USES ³	MIN. 3 STORIES/20' MAX. 3 STORIES/45'	3 STORIES / 39'
ACCESSORY USES ^{3,5}	20' MAX	11'
PARKING SETBACK		
GRIFFITH ST. & CANNON ST. R.O.W.	10'	13'
PROPERTY LINE	5'	1.5'

¹ FREE SIMPLE LOTS CREATED WITHIN BUILDINGS SHALL HAVE NO SETBACK REQUIREMENT BETWEEN INTERNAL UNITS.
² ACCESSORY STRUCTURES AS ALLOWED PER APPLICABLE CITY CODE AND PER MASTER PLAN AND GENERAL NOTES.
³ SHALL BE SUBJECT TO MUDDSG, SECTION 8, RESIDENTIAL PROTECTION AND TRANSITIONAL STANDARDS.
⁴ TO BE ADMINISTERED SOLELY AS A FRONT SETBACK.
⁵ REAR SETBACKS SHALL BE MEASURED FROM EXTERNAL PROPERTY LINES OF THE DEVELOPMENT.
⁶ A SRU IS REQUIRED FOR BUILDING FOOTPRINTS OVER 10,000 SF.
⁷ LANDSCAPE COVERAGE IS BASED ON TOTAL PROJECT AREA.
⁸ MINIMUM % OF STREET FRONTAGE IS BASED ON A TOTAL SITE CALCULATION AND NOT ITEMIZED BY USES.
⁹ THE INFORMATION PROVIDED IS DEPICTING GENERAL INTENT AND MAY VARY WITHIN THE CONSTRUCTION DOCUMENTS, BUT SHALL NOT DEVIATE FROM THE STANDARDS SET FORTH AS PRESCRIBED WITHIN THE FINAL PUD.

USE CHART

PRINCIPAL ¹ USE GROUP	USES ²	LOCATION	UNITS
COMMERCIAL / LIVE WORK	PROFESSIONAL / BUSINESS OFFICE / RETAIL / LIVE WORK	LOT 1-8	8

¹ THE ANTICIPATED PRINCIPAL USES EXCEED THE MLR MINIMUM REQUIREMENTS OF TWO USES AND PROVIDES A PUBLIC BENEFIT.
² ALL USES PER TABLE 1 OF SECTION 17.14.050(A) ARE ALLOWED, WHICH MAY FURTHER DIVERSIFY THE RANGE OF USES WITHIN THE PROJECT.

PARKING SUMMARY

COMMERCIAL & LIVE WORK CRITERIA	GROSS LEASEABLE AREA (GLA)	REQUIRED	PROVIDED	
			INTERIM	FINAL CONDITION
COMMERCIAL 1 SP / 300 SF	1,430 SF per UNIT ^{1,3}	32	OFF STREET= 16 ON STREET= 14 INDOOR/ OUTDOOR= 32 BICYCLE= 4	OFF STREET= 24 ON STREET= 14 INDOOR/ OUTDOOR= 32 BICYCLE= 4
LIVE WORK	2,770 per UNIT ¹	16		
TOTAL	33,600 SF	48 ^{2,4}	62 ^{2,4} RATIO: 1:1515 SF ¹	70 ^{2,4} RATIO: 1:455 SF ¹

¹ GLA IS ASSIGNED TO BE 8% OF TOTAL COMMERCIAL AREA AS PROPOSED.
² THE COMMERCIAL / LIVE WORK BUILDINGS ARE COMPATIBLE WITH THE OVERALL USES WITHIN DELO SUBDIVISION AND MAY ALSO SHARE EXISTING PARKING FROM DELO PHASE 1, PHASE 1A, AND PHASE 3.
³ SQUARE FOOTAGE FOR COMMERCIAL AND LIVE WORK USES ARE BASED ON AN ANTICIPATED AVERAGE AND NOT A REQUIRED OR ALLOWABLE AMOUNT. SO LONG AS THE MAXIMUM AMOUNT OF RESIDENTIAL AREA DOES NOT EXCEED 60% OF THE TOTAL OCCUPYABLE SPACE.
⁴ ALL PARKING FOR DELO LOFTS SHALL BE CALCULATED ON AN AGGREGATE BASIS FOR THE PROJECT AND NOT BY INDIVIDUAL UNITS.

COMMERCIAL / LIVE WORK AREA NOTES

- THE COMMERCIAL / LIVE WORK BUILDINGS ARE ORGANIZED AROUND TWO PRIMARY POINTS OF ACCESS KNOWN AS CANNON STREET. ADDITIONALLY THIS SITE LAYOUT ENHANCES ACCESS TO EXISTING AND FUTURE PUBLIC PLAZAS, GREEN SPACES, GREENWAYS, AND MULTI-MODAL TRANSPORTATION OPPORTUNITIES.
- REFER TO THE LAND USE SUMMARY AND/OR SUBDIVISION AGREEMENT FOR TRACT OWNERSHIP AND GENERAL MAINTENANCE INFORMATION INCLUDING DELINEATION OF MAINTENANCE RESPONSIBILITIES.
- USES ALLOWED BY RIGHT; ALL USES AS PERMITTED IN THE LOUISVILLE MUNICIPAL CODE SECTION 17.14.050(A), TABLE 1 IN ADDITION TO THOSE NOTED ON THE MASTER PLAN AND GENERAL NOTES.
- BUILDINGS MAY BE BUILT AT TWO OR THREE STORY HEIGHTS, OR COMBINATIONS THEREOF AND MAY INCLUDE OUTDOOR LIVING SPACES.
- LANDSCAPING WILL MEET THE INTENT OF THE APPROVED PLAN AND WITH MUDDSG REQUIREMENTS.
- THE PROPOSED COMMERCIAL AND LIVE WORK BUILDINGS SHALL BE PROTECTED WITH A FIRE SPRINKLER SYSTEM THAT SHALL BE OFF A LOOPED MAIN SUCH THAT NO MORE THAN ONE SERVICE IS OFF A DEAD-END LINE.
- ALL BUILDING HEIGHTS RELATIVE TO ASSOCIATED GRADE SHALL BE MEASURED PER THE CITY OF LOUISVILLE MUNICIPAL CODE.
- BLOCKS AND TRACTS DO NOT CONSTITUTE A FIRM DELINEATION OF PARKING AND SHALL BE SHARED BETWEEN RESIDENTIAL AND COMMERCIAL / LIVE WORK USES.
- THE COMMERCIAL / LIVE WORK UNITS SHALL HAVE ADDITIONAL CONDITIONS, COVENANTS AND RESTRICTIONS (CCRs) THAT WILL BE CREATED BY DELO LOFTS H.O.A.
- IT IS ENCOURAGED TO PLANT DROUGHT TOLERANT, LOW GROWING PLANT MATERIAL IN THE ISLANDS BETWEEN THE PAVEMENT STRIPS CREATED BY DRIVE APRONS AND EDGE OF LANE / GARAGE. EVERGREEN AND DECIDUOUS SHRUB PLANTINGS WILL AID IN CREATING A MORE INVITING SPACE BY SOFTENING MANY OF HARDSCAPE ELEMENTS, AND SHALL COMPLY WITH ESTABLISHED SETBACKS.
- ALL SNOW REMOVAL SHALL BE THE RESPONSIBILITY OF THE OWNERS ASSOCIATION PER THE CITY OF LOUISVILLE'S CITY STANDARDS



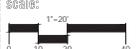
2 COMMERCIAL / LIVE WORK AREA-FINAL CONDITION
SCALE: 1"=40'

SHEET TITLE COMMERCIAL / LIVE WORK AREA

SUBMITTAL	no	date	description
	1	03.11.2016	Initial Submittal
	2	07.29.2016	Second Submittal
	3	09.16.2016	Third Submittal

designed by:	architect
sta	O2 Architecture
drawn by:	3003 Larimer Street
checked by:	Denver, CO 80205
project #:	Phone (303) 531-4905
	Phone (303) 961-5704
	WWW.O2arch.com
	owner's representative
	foundry builders, inc.
	21 South Sunset Street
	Longmont, CO 80501
	Phone (720) 524-3620

planning & ia	engineering
PCS Group Inc.	J3 Engineering Consultants
1001 16th Street, #3 B-180	2011 Cherry Street
Denver, CO 80205	Suite 206
Phone (303) 531-4905	Louisville, CO 80027
www.pcsgruopco.com	Phone: (720) 975-0177
en@j3eng.com	www.j3engineering.net



de|o

LOFTS

de|lo Final Planned Unit Development

LOFTS

A part of section 8, township 1 south, range 69 west of the 6th p.m.
City of Louisville, County of Boulder, State of Colorado



BULK & DIMENSION STANDARDS - RESIDENTIAL

	STANDARD	PROVIDED ²
MIN. LOT AREA	NA	12,641.5 SF
MIN. LOT WIDTH	NA	82'
MIN. LOT COVERAGE	40%	77%
MIN. LANDSCAPE COVERAGE ⁷	13%	22%
MAX. FOOTPRINT	15,000 SF ⁴	9,828 SF
MAX. LENGTH ALONG STREET	200'	151'
MIN. % STREET FRONTAGE	70%	62% ⁸
BUILDING SETBACKS		
MIN. & MAX. PUBLIC STREET ¹ /TRACT ^{2,4} SETBACK (PRINCIPAL USES)	MAXIMUM: 10' MINIMUM: 0'	4.5'
MIN. SIDE YARD SETBACK ^{1,2} (PRINCIPAL & ACCESSORY USES)	0'	0'
MIN. STREET SIDE YARD SETBACK ^{1,2} (PRINCIPAL & ACCESSORY USES)	0'	NA
MIN. REAR YARD SETBACK ^{1,2} (PRINCIPAL USES)	0'	63'
MIN. REAR YARD SETBACK ² (ACCESSORY USES)	0'	0'
MAX. BUILDING HEIGHT		
PRINCIPAL USES ³	MIN. 2 STORIES/35'	3 STORIES/45'
ACCESSORY USES ^{3,5}	20' MAX.	11'
PARKING SETBACK		
GRIFFITH ST. & CANNON ST. R.O.W.	10'	13'
PROPERTY LINE	5'	5'

¹ SEE SIMPLE LOTS CREATED WITHIN BUILDINGS SHALL HAVE NO SETBACK REQUIREMENT BETWEEN INTERNAL UNITS.
² ACCESSORY STRUCTURES AS ALLOWED PER APPLICABLE CITY CODE AND PER MASTER PLAN AND GENERAL NOTES.
³ SHALL BE SUBJECT TO MUDDSG, SECTION 8, RESIDENTIAL PROTECTION AND TRANSITIONAL STANDARDS.
⁴ TO BE ADMINISTERED AS PER 17.4.05.02 AS A FRONT SETBACK.
⁵ REAR SETBACKS SHALL BE MEASURED FROM EXTERNAL PROPERTY LINES OF THE DEVELOPMENT.
⁶ A SRU IS REQUIRED FOR BUILDING FOOTPRINTS OVER 10,000 SF.
⁷ LANDSCAPE COVERAGE IS BASED ON TOTAL PROJECT AREA.
⁸ MINIMUM % OF STREET FRONTAGE IS BASED ON A TOTAL SITE CALCULATION AND NOT ITEMIZED BY USES.
⁹ THE INFORMATION PROVIDED IS DEPICTING GENERAL INTENT AND MAY VARY WITHIN THE CONSTRUCTION DOCUMENTS, BUT SHALL NOT DEVIATE FROM THE STANDARDS SET FORTH AS PRESCRIBED WITHIN THIS FINAL PUD.

USE CHART

PRINCIPAL USE GROUP	USES ¹	LOCATION
RESIDENTIAL	MULTI-UNIT DWELLING (APARTMENTS/CONDOMINIUMS)	LOT 9

¹ ALL USES PER TABLE 1 OF SECTION 17.14.05.04 ARE ALLOWED, WHICH MAY FURTHER DIVERSIFY THE RANGE OF USES WITHIN THE PROJECT.

PARKING SUMMARY

RESIDENTIAL CRITERIA	DWELLING UNITS	REQUIRED	PROVIDED	PARKING RATIO
STUDIO / 1 BR X 1 SP / DU	27	27	OFF STREET=45	
2 & 3 BR X 2 SP / DU	12	12	LOADING=1	
GUEST 1 SP / 8 DU	4	4	BICYCLE=6	
TOTAL	33 UNITS	43	48	1.4

RESIDENTIAL NOTES AND STANDARDS

- THE RESIDENTIAL (MULTI DWELLING UNITS) WILL BE ORGANIZED AROUND TWO PRIMARY POINTS OF ACCESS KNOWN AS CANNON STREET. THIS SITE LAYOUT ENHANCES ACCESS TO PUBLIC PLAZAS, GREEN SPACES, GREENWAYS, AND MULTI-MODAL TRANSPORTATION OPPORTUNITIES.
- REFER TO THE LAND USE SUMMARY AND/OR SUBDIVISION AGREEMENT FOR TRACT OWNERSHIP AND GENERAL MAINTENANCE INFORMATION INCLUDING DELINEATION OF MAINTENANCE RESPONSIBILITIES.
- USES ALLOWED BY RIGHT: ALL USES AS PERMITTED IN THE LOUISVILLE MUNICIPAL CODE SECTION 17.14.05.04, TABLE 1 IN ADDITION TO THOSE NOTED ON THE MASTER PLAN AND GENERAL NOTES.
- BUILDINGS MAY BE BUILT AT TWO OR THREE STORY HEIGHTS, OR COMBINATIONS THEREOF AND MAY INCLUDE OUTDOOR LIVING SPACES.
- THE PROPOSED RESIDENTIAL (MULTI DWELLING UNITS) SHALL BE PROTECTED WITH A FIRE SPRINKLER SYSTEM THAT SHALL BE OFF A LOOPED MAIN SUCH THAT NO MORE THAN ONE SERVICE IS OFF A DEAD-END LINE.
- BLOCKS AND TRACTS DO NOT CONSTITUTE A FIRM DELINEATION OF PARKING AND SHALL BE SHARED BETWEEN RESIDENTIAL AND COMMERCIAL / LIVE WORK USES.
- LANDSCAPING WILL MEET THE INTENT OF THE APPROVED PLAN AND WITH THE MUDDSG REQUIREMENTS.
- ALL SNOW REMOVAL SHALL BE THE RESPONSIBILITY OF THE OWNERS ASSOCIATION PER THE CITY OF LOUISVILLE'S CITY STANDARDS



de|lo

LOFTS

1 RESIDENTIAL AREA

SHEET TITLE

RESIDENTIAL AREA

SUBMITTAL	no	date	description
1	03.11.2016	Initial Submittal	
2	07.25.2016	Second Submittal	
3	09.16.2016	Third Submittal	

designed by: sta
 drawn by: kim
 checked by: pms
 project #: 8675309



planning & ia
 PCS Group Inc.
 1001 16th Street, #3 B-180
 Denver, CO 80205
 Phone (303) 531-4905
 www.pcsgruopco.com
 engineering

architecture
 OZ Architecture
 3003 Larimer Street
 Denver, CO 80205
 Phone (303) 861-5704
 WWW.OZarch.com



J3 Engineering Consultants
 2011 Cherry Street
 Suite 206
 Louisville, CO 80027
 Phone: (720) 975-0177
 www.j3engineering.net

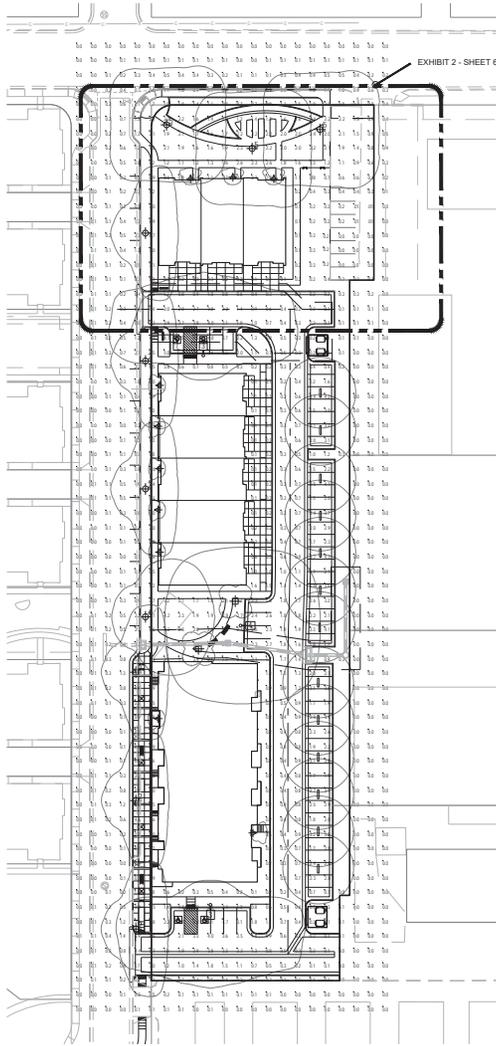
Foundry Builders, Inc.
 21 South Sunset Street
 Longmont, CO 80501
 Phone (720) 524-3620

sheet
5 of 21

de|lo Final Planned Unit Development

LOFTS

A part of section 8, township 1 south, range 69 west of the 6th p.m.
City of Louisville, County of Boulder, State of Colorado



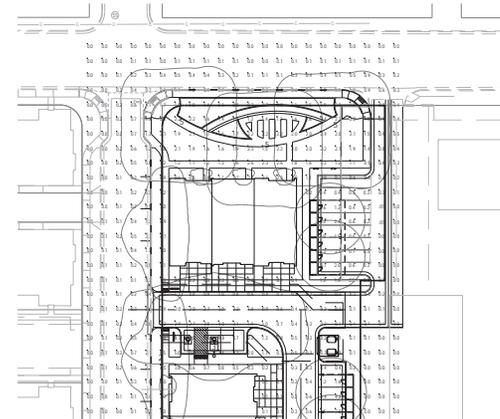
1 PHOTOMETRIC PLAN - INTERIM SITE PLAN CONDITION
SCALE: 1"-40'

Luminaire Schedule							
Symbol	Qty	Label	LLF	Description	Lum. Watts	Lum. Lumens	Mounting Height
+	10	Eurofase Vello Wall Sconce	0.900	28282-013	5.1	189	8'
+	2	Landscape Forms Bollard	0.900	HW-012L5-035F-40K	15.44	718	3'
+	3	Lumec Metroscope Type 5	0.900	MPTR-80W48LED4K-T-LE5	81	7138	12'
-	13	EELP Canopy Light	0.750	_VR4-70M-GT_	95	3754	10'
+	6	Lumec Metroscope Type 2	0.900	MPTR-80W48LED4K-T-LE2	81	6833	12'
+	1	Lumec Metroscope Type 4	0.900	MPTR-80W48LED4K-T-LE4	81	6784	12'
+	2	Gardco StenderForm Type 3	0.900	SFRA-3-130LA-8053-NW	127.9	11174	20'
+	1	Gardco StenderForm Type 5	0.900	SFRA-SW-130LA-8053-NW	128.6	12495	20'

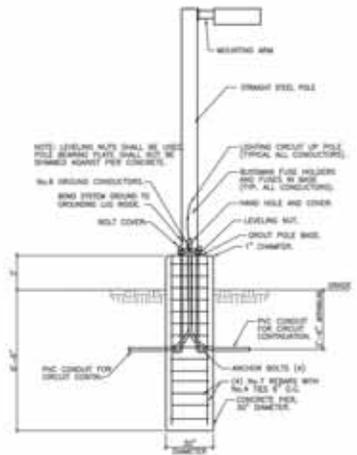
2 LUMINAIRE SCHEDULE - INTERIM SITE CONDITION

Luminaire Schedule							
Symbol	Qty	Label	LLF	Description	Lum. Watts	Lum. Lumens	Mounting Height
+	10	Eurofase Vello Wall Sconce	0.900	28282-013	5.1	189	8'
+	2	Landscape Forms Bollard	0.900	HW-012L5-035F-40K	15.44	718	3'
+	3	Lumec Metroscope Type 5	0.900	MPTR-80W48LED4K-T-LE5	81	7138	12'
-	15	EELP Canopy Light	0.750	_VR4-70M-GT_	95	3754	10'
+	6	Lumec Metroscope Type 2	0.900	MPTR-80W48LED4K-T-LE2	81	6833	12'
+	1	Lumec Metroscope Type 4	0.900	MPTR-80W48LED4K-T-LE4	81	6784	12'
+	2	Gardco StenderForm Type 3	0.900	SFRA-3-130LA-8053-NW	127.9	11174	20'
+	1	Gardco StenderForm Type 5	0.900	SFRA-SW-130LA-8053-NW	128.6	12495	20'

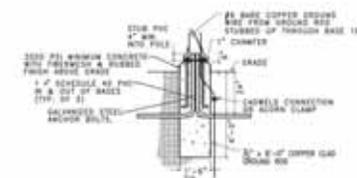
3 LUMINAIRE SCHEDULE - FINAL SITE CONDITION



4 PHOTOMETRIC PLAN - FINAL SITE CONDITION
SCALE: 1"-40'



2 TALL POLE DETAIL
SCALE: 3/8\"/>



3 SHORT POLE DETAIL
SCALE: 3/8\"/>

de|lo

LOFTS

SHEET TITLE

PHOTOMETRIC PLAN

SUBMITTAL	no	date	description	scale:
	1	03.11.2016	Initial Submittal	1"=40' 0 20 40 80
	2	07.29.2016	Second Submittal	
	3	09.16.2016	Third Submittal	

<p>planning & ls</p> <p>PCS Group Inc. 1001 16th Street, #2 9-180 Denver, CO 80265 Phone (303) 531-4905 www.pcsgroup.co.com</p>	<p>architecture</p> <p>O2 Architecture 3003 Larimer Street Denver, CO 80205 Phone (303) 961-5704 www.O2arch.com</p>	<p>engineer</p> <p>owens' representatives</p> <p>Foundry Builders, Inc. 21 South Sunset Street Longmont, CO 80501 Phone (720) 524-3620</p>	<p>scale:</p> <p>1"=40'</p> <p>0 20 40 80</p>	<p>north</p>	<p>s h e e t</p> <p>6 of 21</p>
-----------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------	--------------	---------------------------------

5/8/16, 2016, 1:20PM, 18/07/16
C:\10 - 100116\100116.dwg

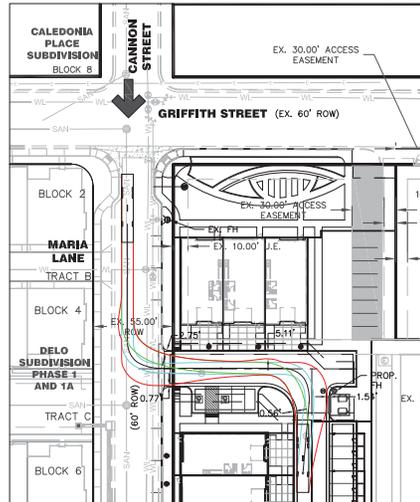
NOTES:

1. THE CITY OF LOUISVILLE TRUCK WAS EVALUATED UTILIZING THE PROGRAM AUTOTURN FOR ALL ROADS DEPICTED IN GRAY. THOSE AREAS ACCOMMODATE THIS VEHICLE.
2. FIRE HYDRANTS DEPICTED ARE TO PROVIDE THE REQUIRED COVERAGE TO THE SITE. FINAL LOCATION OF THE FIRE HYDRANTS SHALL BE DETERMINED WITHIN THE CONSTRUCTION DOCUMENTS.

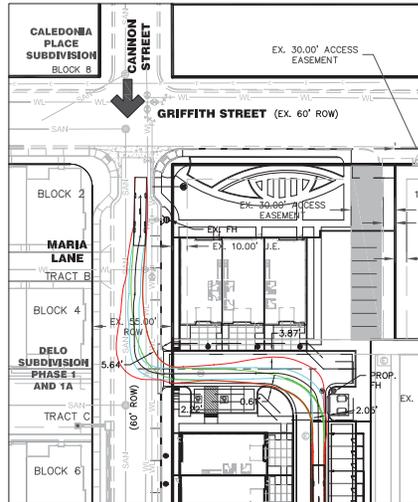
delo Final Planned Unit Development

LOFTS

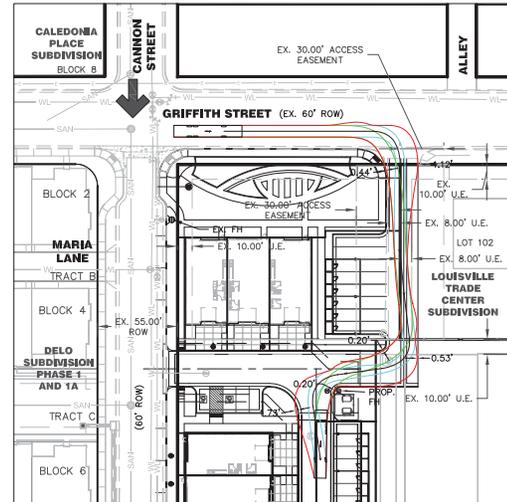
A part of section 8, township 1 south, range 69 west of the 6th p.m.
City of Louisville, County of Boulder, State of Colorado



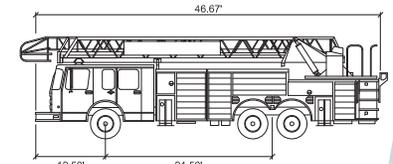
TURNING MOVEMENT - ENTERING SITE
INTERIM CONDITIONS



TURNING MOVEMENT - LEAVING SITE
INTERIM CONDITIONS

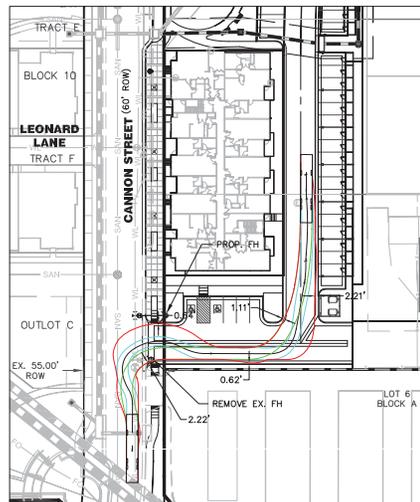


TURNING MOVEMENT - ENTERING SITE
FINAL CONDITIONS

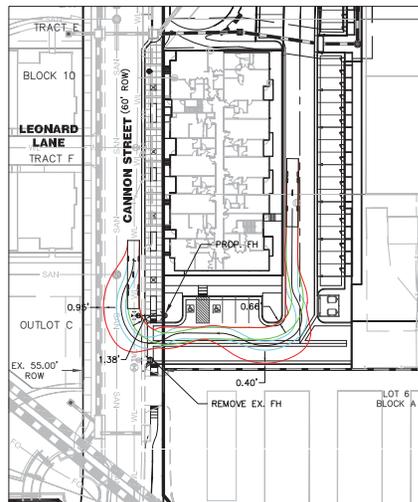


LOUISVILLE TRUCK 17

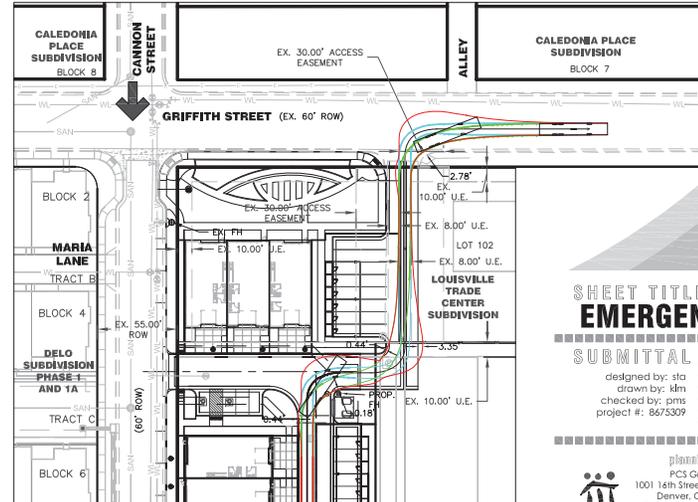
WIDTH	FEET
TRACK	8.00
LOCK TO LOCK TIME	5.00
STEERING ANGLE	45.00



TURNING MOVEMENT - ENTERING SITE
INTERIM & FINAL CONDITIONS



TURNING MOVEMENT - LEAVING SITE
INTERIM & FINAL CONDITIONS



TURNING MOVEMENT - LEAVING SITE
FINAL CONDITIONS

delo

LOFTS

SHEET TITLE EMERGENCY VEHICLE ACCESS PLAN

SUBMITTAL	no	date	description
	1	03.17.2016	Initial Submittal
	2	07.14.2016	Second Submittal
	3	09.16.2016	Third Submittal

designed by: sta
drawn by: km
checked by: pms
project #: 8675309



<p>planning & architecture</p> <p>PCS Group Inc. 1001 14th Street, 36-180 Denver, CO 80202 Phone (303) 531-4905 www.pcsgroupco.com</p> <p>engineering</p> <p>J3 Engineering Consultants 2011 Cherry Street Suite 206 Louisville, CO 80027 Phone (720) 976-0177 www.j3engineering.net</p>	<p>architecture</p> <p>OZ Architecture 3003 Latimer Street Denver, CO 80205 Phone (303) 861-5704 www.OZarch.com</p> <p>owner's representatives</p> <p>Foundry Builders, Inc. 21 South Sunset Street Longmont, CO 80501 Phone (720) 524-3620</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



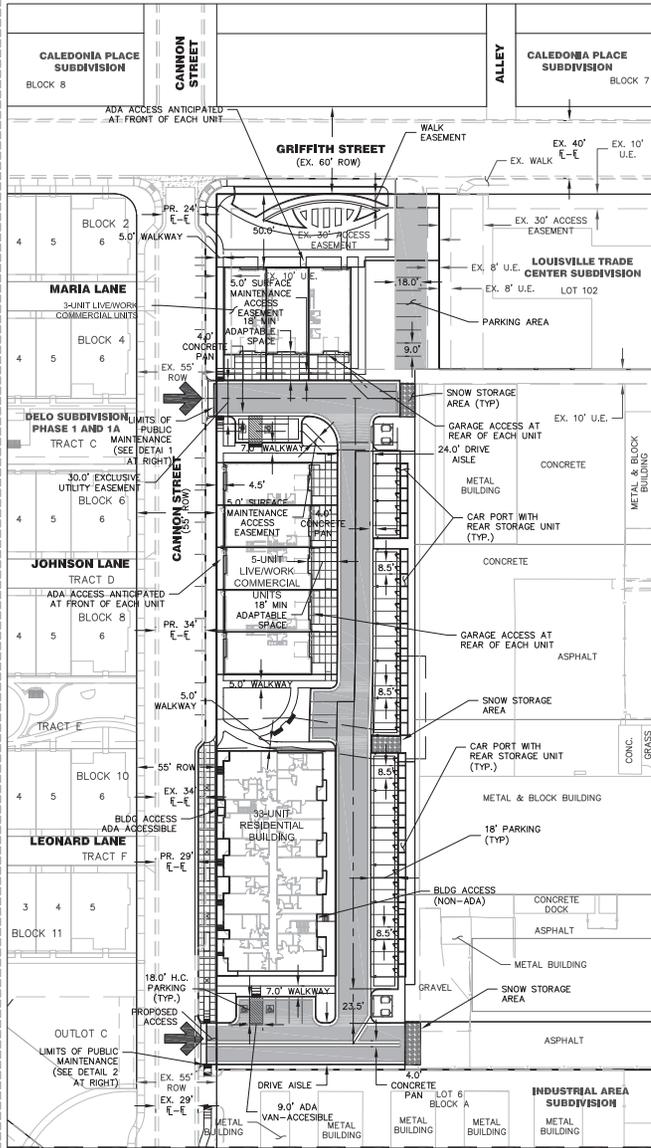
sheet

8 of 21

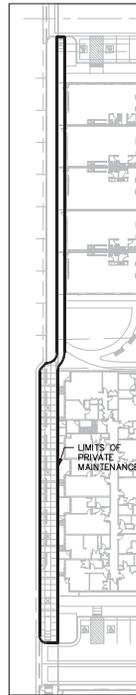
delo Final Planned Unit Development

A part of section 8, township 1 south, range 69 west of the 6th p.m.
City of Louisville, County of Boulder, State of Colorado

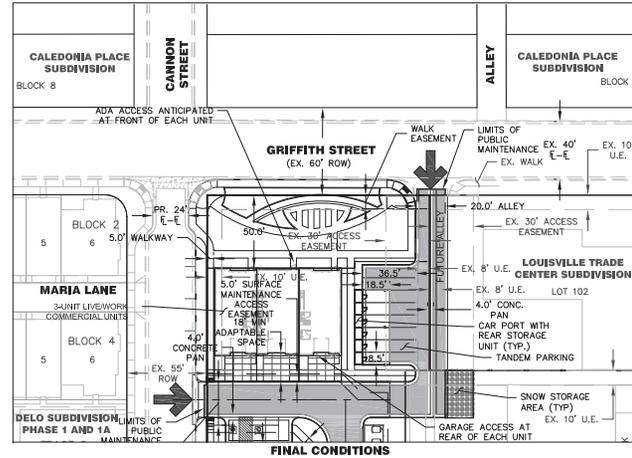
LOFTS



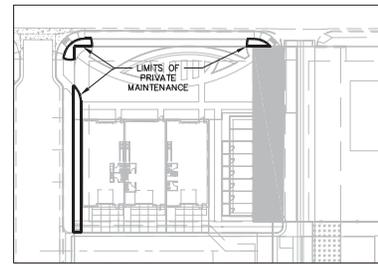
INTERIM CONDITIONS



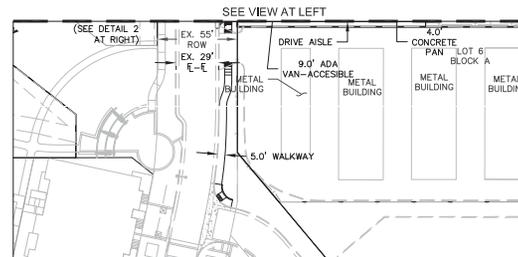
PRIVATE MAINTENANCE DETAIL



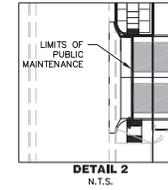
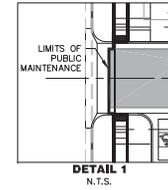
FINAL CONDITIONS



MAINTENANCE CONDITIONS DETAIL (FINAL CONDITIONS)



EXTENDED WALK DETAIL



DETAIL 1
N.T.S.

DETAIL 2
N.T.S.

LEGEND

- CENTER LINE OF STREET
- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENT LINE
- CHAIN LINK FENCE
- WOOD PANEL FENCE
- CURB & GUTTER
- EX. CURB & GUTTER
- CURB, GUTTER, CROSSSPAN SIDEWALK & RAMP
- STREET LIGHT
- STREET SIGN
- SNOW STORAGE AREA
- THICKER ASPHALT PAVEMENT FOR EMERGENCY VEHICLES PER GEOTECHNICAL REPORT (TIPS)
- LIMITS OF PUBLIC MAINTENANCE

NOTE:
THE HORIZONTAL LAYOUT PRESENTED IN THIS PLAN IS A REPRESENTATION OF THE DESIGN INTENT FOR THE LOFTS AT DELO DEVELOPMENT. SPECIFIC ELEMENTS ARE SUBJECT TO REVISION IN ORDER TO ACCOMMODATE UNFORSEEN CIRCUMSTANCES AND CHANGING PROJECT CONDITIONS.

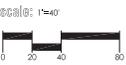
delo

LOFTS

SHEET TITLE HORIZONTAL CONTROL PLAN

SUBMITTAL	no	date	description
	1	03.11.2016	Initial Submittal
	2	07.14.2016	Second Submittal
	3	09.16.2016	Third Submittal

designed by: sta
drawn by: km
checked by: gms
project #: 8675309



<p>planning & architecture PCS Group Inc. 1001 14th Street, 36-180 Denver, CO 80265 Phone (303) 531-4905 www.pcsgroupco.com</p>	<p>architecture OZ Architecture 3003 Larimer Street Denver, CO 80205 Phone (303) 861-5704 www.OZarch.com</p>	<p>foundry builders Foundry Builders, Inc. 21 South Sunset Street Longmont, CO 80501 Phone (720) 524-3620</p>



North

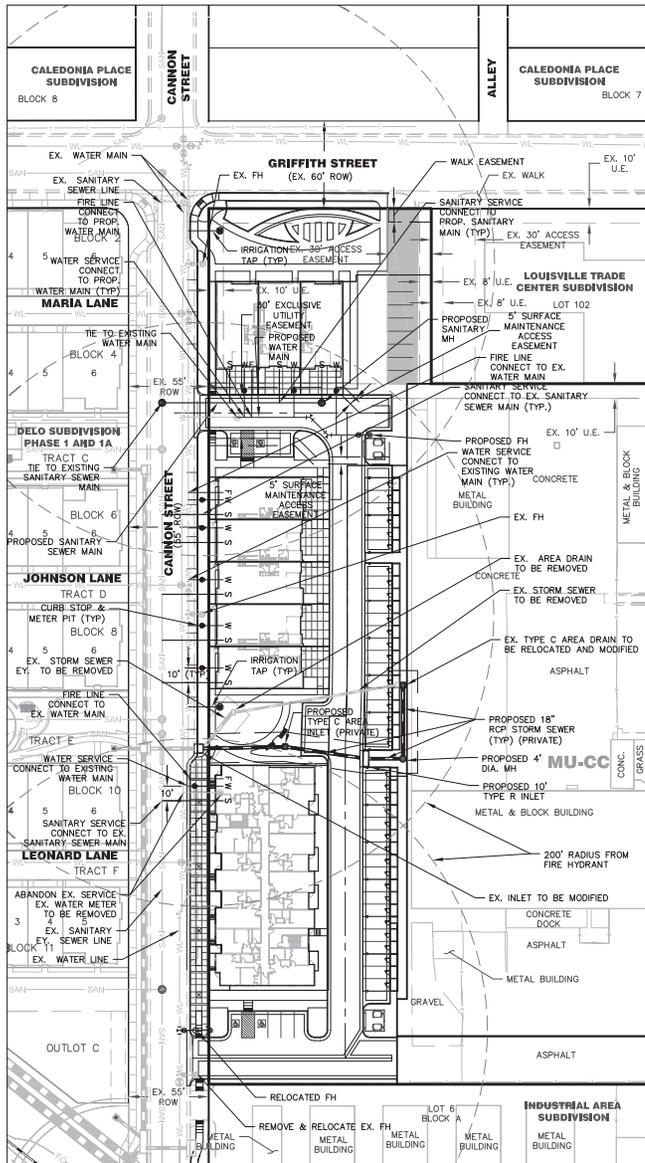
sheet

9 of 21

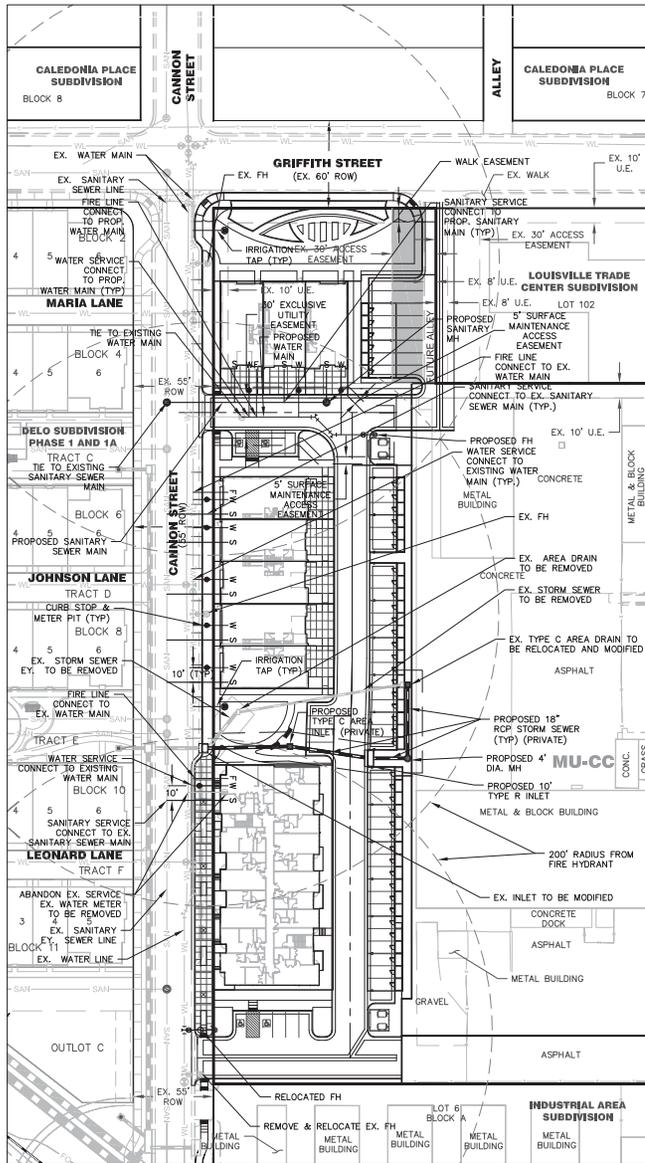
de lo Final Planned Unit Development

LOFTS

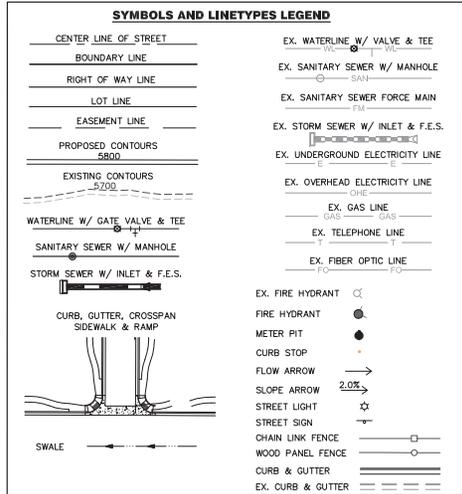
A part of section 8, township 1 south, range 69 west of the 6th p.m.
City of Louisville, County of Boulder, State of Colorado



INTERIM CONDITIONS



FINAL CONDITIONS



NOTES

1. THE UTILITY LAYOUT PRESENTED IN THIS PLAN IS A REPRESENTATION OF THE DESIGN INTENT FOR THE LOFTS AT DE LO DEVELOPMENT. SPECIFIC ELEMENTS ARE SUBJECT TO REVISION IN ORDER TO ACCOMMODATE UNFORESEEN CIRCUMSTANCES AND CHANGING PROJECT CONDITIONS.
2. FOR THE PURPOSES OF CLARITY, CERTAIN EXISTING UTILITIES ARE NOT SHOWN ON THIS PLAN. THESE INCLUDE MOST DRY UTILITIES, UTILITIES BEING ABANDONED OR REMOVED AS A PART OF THIS PROJECT.
3. WATER VALVES AND MANHOLE LIDS SHALL NOT BE PLACED IN THE CURB AND GUTTER.

de lo

LOFTS

SHEET TITLE

UTILITY PLAN

SUBMITTAL	no	date	description
	1	03.11.2016	Final Submittal
	2	07.14.2016	Second Submittal
	3	09.16.2016	Third Submittal

designed by: sta
drawn by: klm
checked by: pms
project #: 8675309



planning & lo
PCS Group Inc.
1001 16th Street, 38-180
Denver, CO 80205
Phone (303) 531-4905
www.pcsgruopco.com

architecture
OZ Architecture
3003 Larimer Street
Denver, CO 80205
Phone (303) 861-5704
www.OZarch.com

eng'neering
J3 Engineering Consultants
2011 Cherry Street
Suite 204
Louisville, CO 80027
Phone (720) 975-0177
www.j3engineering.net

owner's representative
Foundry Builders, Inc.
21 South Sunset Street
Longmont, CO 80501
Phone (720) 524-3620

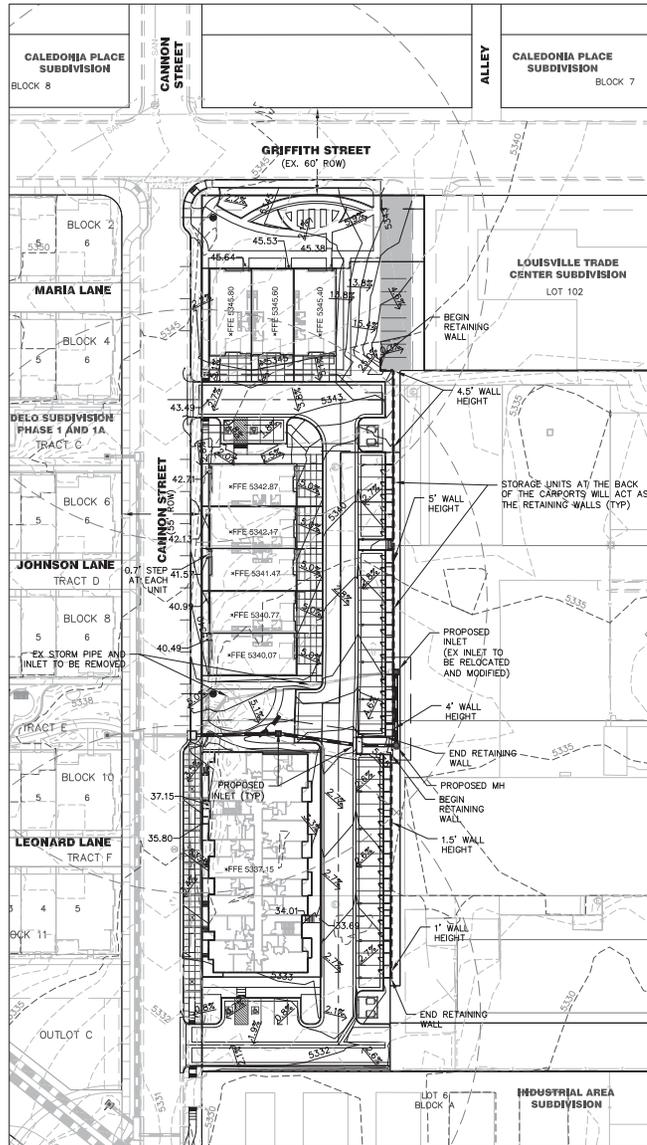


sheet
10
of
21

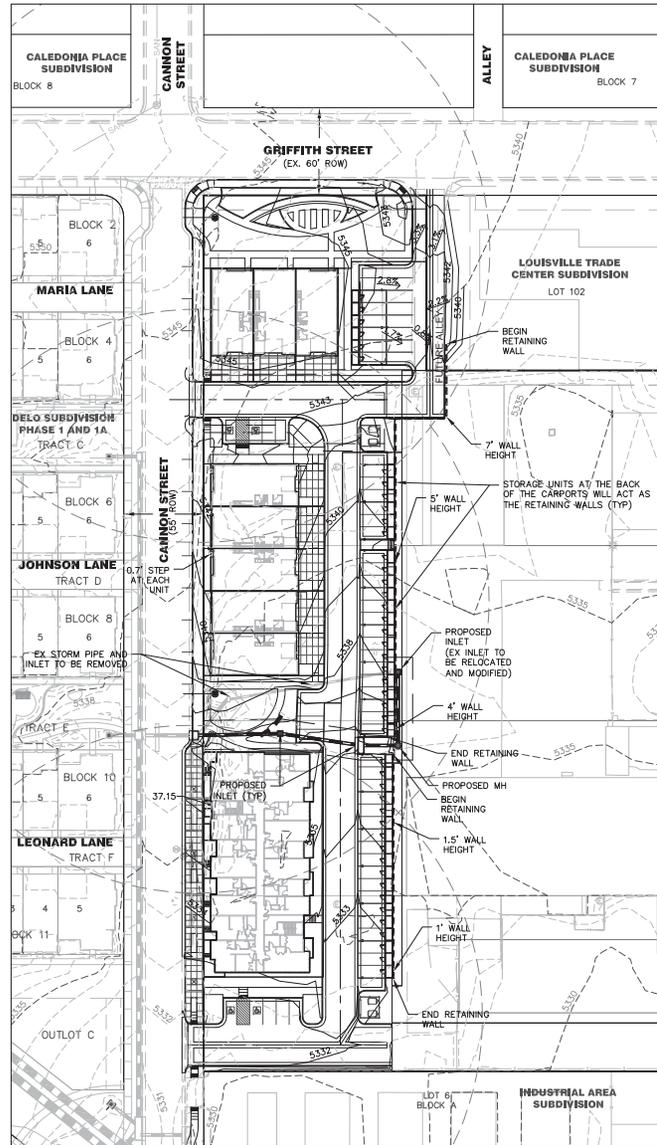
delo Final Planned Unit Development

LOFTS

A part of section 8, township 1 south, range 69 west of the 6th p.m.
City of Louisville, County of Boulder, State of Colorado



INTERIM CONDITIONS



FINAL CONDITIONS

SYMBOLS AND LINETYPES LEGEND

CENTER LINE OF STREET	EX. WATERLINE W/ VALVE & TEE
BOUNDARY LINE	EX. SANITARY SEWER W/ MANHOLE
RIGHT OF WAY LINE	EX. SANITARY SEWER FORCE MAIN
LOT LINE	EX. STORM SEWER W/ INLET & F.E.S.
EASEMENT LINE	EX. UNDERGROUND ELECTRICITY LINE
PROPOSED CONTOURS 5800	EX. OVERHEAD ELECTRICITY LINE
EXISTING CONTOURS 5700	EX. GAS LINE
WATERLINE W/ GATE VALVE & TEE	EX. TELEPHONE LINE
SANITARY SEWER W/ MANHOLE	EX. FIBER OPTIC LINE
STORM SEWER W/ INLET & F.E.S.	EX. FIRE HYDRANT
CURB, GUTTER, CROSSWALK & RAMP	FIRE HYDRANT
SWALE	FLOW ARROW
	SLOPE ARROW 2.0%
	STREET LIGHT
	STREET SIGN
	CHAIN LINK FENCE
	WOOD PANEL FENCE
	CURB & GUTTER
	EX. CURB & GUTTER

NOTE
THE GRADING PRESENTED IS CONCEPTUAL BUT SHALL BE CONSIDERED THE BASIS FOR SUBSEQUENT GRADING PLANS.

delo

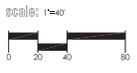
LOFTS

GRADING PLAN

SHEET TITLE

SUBMITTAL	no	date	description
	1	03.11.2016	Final Submittal
	2	07.14.2016	Second Submittal
	3	09.16.2016	Third Submittal

designed by: sta
drawn by: klm
checked by: pms
project #: 8675309



planning & la
PCS Group Inc.
1001 16th Street, 381-80
Denver, CO 80245
Phone (303) 531-4905
www.pcsgruoppo.com

J3 Engineering Consultants
2011 Cherry Street
Louisville, CO 80027
Phone (720) 975-0177
www.j3engineering.net

architecture
OZ Architecture
3003 Larimer Street
Denver, CO 80205
Phone (303) 861-5704
www.OZarch.com

foundry builders, inc.
21 South Sunset Street
Longmont, CO 80501
Phone (720) 524-3620



delo Final Planned Unit Development

LOFTS

A part of section 8, township 1 south, range 69 west of the 6th p.m.
City of Louisville, County of Boulder, State of Colorado



SOUTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

MATERIAL PALETTE

- BR1. BRICK, RUNNING BOND, COLOR: MEDIUM BROWN
- BR2. BRICK, RUNNING BOND, COLOR: DARK BROWN
- LS2. CEMENT LAP SIDING OR STUCCO, COLOR: ORANGE
- LS1. CEMENT LAP SIDING OR STUCCO, COLOR: LIGHT GREY/TBD
- MS1. VERTICAL OR HORIZONTAL CORRUGATED METAL SIDING, COLOR: MEDIUM GREY
- WS1. HORIZONTAL TONGUE AND GROOVE WOOD RAINSCREEN 8" ROUGH SAWN CEDAR STAINED & SEALED
- SS1. STANDING SEAM METAL PANEL SIDING, COLOR: CHARCOAL
- SS2. STANDING SEAM METAL PANEL SIDING, COLOR: LIGHT GREY
- W01. ALUMINUM CLAD WINDOW FRAME, COLOR: CHARCOAL
- TP1. PAINTED ACCENT TRIM, COLOR: DARK GREY
- MS3. PAINTED FAUX METAL EXPOSED BEAM, COLOR: BLACK
- GR1. POWDERCOATED METAL GUARDRAIL, COLOR: BLACK
- ST1. STOREFRONT SYSTEM, COLOR: CHARCOAL
- MT1. METAL CANOPY

NOTES

ALL BUILDING MATERIALS AND COLORS ARE FROM THE BUILDING MATERIAL PALETTE ARE ELIGIBLE FOR USE IN THE CONSTRUCTION DOCUMENTATION PROCESS.

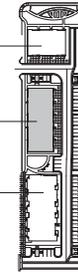
THE ARCHITECT WILL VARY THE COLORS ON THE EXTERIOR BALCONIES OF THE RESIDENTIAL BUILDINGS PROPOSING TO USE COMPLEMENTARY COLORS SELECTED OUT OF THE MATERIAL PALETTE FOR EACH BUILDING. THE ACTUAL COLOR ASSIGNMENT WILL BE FINALIZED IN SUBSEQUENT BUILDING CONSTRUCTION DOCUMENTS.

KEY PLAN

LIVE/WORK 3 BAY

LIVE/WORK 5 BAY

APARTMENT BUILDING



SHEET TITLE: ELEVATIONS - 5 BAY COMMERCIAL/LIVE WORK

SUBMITTAL	no	date	description	scale: 1/8"=1'
	2	07.29.2016	Second Submittal	
	3	09.16.2016	Third Submittal	

planning & design
PCS Group Inc.
1001 16th Street, 38-180
Denver, CO 80202
Phone (303) 531-4905
www.pcsgroupco.com

engineering
J3 Engineering Consultants
2011 Cherry Street
Suite 206
Louisville, CO 80027
Phone (720) 974-0177
www.j3engineering.net

architecture
OZ Architecture
3003 Loimer Street
Denver, CO 80205
Phone (303) 861-5704
www.OZarch.com

foundry's representatives
Foundry Builders, Inc.
21 South Sunset Street
Longmont, CO 80501
Phone (720) 524-3620



north

8 10 12 14

12 of 21

delo

LOFTS

delo Final Planned Unit Development

LOFTS

A part of section 8, township 1 south, range 69 west of the 6th p.m.
City of Louisville, County of Boulder, State of Colorado



NORTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"

MATERIAL PALETTE

	BR1. BRICK, RUNNING BOND, COLOR: MEDIUM BROWN		SS2. STANDING SEAM METAL PANEL SIDING, COLOR: LIGHT GREY
	BR2. BRICK, RUNNING BOND, COLOR: DARK BROWN		W01. ALUMINUM CLAD WINDOW FRAME, COLOR: CHARCOAL
	LS2. CEMENT LAP SIDING OR STUCCO, COLOR: ORANGE		TP1. PAINTED ACCENT TRIM, COLOR: DARK GREY
	LS1. CEMENT LAP SIDING OR STUCCO, COLOR: LIGHT GREY/TBD		MS3. PAINTED FAUX METAL EXPOSED BEAM, COLOR: BLACK
	MS1. VERTICAL OR HORIZONTAL CORRUGATED METAL SIDING, COLOR: MEDIUM GREY		GR1. POWDERCOATED METAL GUARDRAIL, COLOR: BLACK
	WS1. HORIZONTAL TONGUE AND GROOVE WOOD RAINSCREEN 8" ROUGH SAWN CEDAR STAINED & SEALED		ST1. STOREFRONT SYSTEM, COLOR: CHARCOAL
	SS1. STANDING SEAM METAL PANEL SIDING, COLOR: CHARCOAL		MT1. METAL CANOPY

NOTES

ALL BUILDING MATERIALS AND COLORS ARE FROM THE BUILDING MATERIAL PALETTE ARE ELIGIBLE FOR USE IN THE CONSTRUCTION DOCUMENTATION PROCESS.

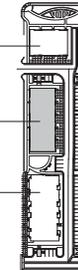
THE ARCHITECT WILL VARY THE COLORS ON THE EXTERIOR BALCONIES OF THE RESIDENTIAL BUILDINGS PROPOSING TO USE COMPLEMENTARY COLORS SELECTED OUT OF THE MATERIAL PALETTE FOR EACH BUILDING. THE ACTUAL COLOR ASSIGNMENT WILL BE FINALIZED IN SUBSEQUENT BUILDING CONSTRUCTION DOCUMENTS.

KEY PLAN

LIVE/WORK 3 BAY

LIVE/WORK 5 BAY

APARTMENT BUILDING



SHEET TITLE: ELEVATIONS - 5 BAY COMMERCIAL/LIVE WORK

SUBMITTAL	no	date	description	scale: 1/8"=1'
	2	07.29.2016	Second Submittal	
	3	09.16.2016	Third Submittal	

designed by: OZ
Drawn by: KA
checked by: RR
project #: 8675309

planning & design
PCS Group Inc.
1001 16th Street, 38-180
Denver, CO 80202
Phone (303) 531-4905
www.pcsgruopco.com

engineering
J3 Engineering Consultants
2011 Cherry Street
Suite 206
Louisville, CO 80027
Phone (720) 974-0177
www.j3engineering.net

architecture
OZ Architecture
3003 Loimer Street
Denver, CO 80205
Phone (303) 861-5704
www.OZarch.com

general contractor
Foundry Builders, Inc.
21 South Sunset Street
Longmont, CO 80501
Phone (720) 524-3620



north

8 11 0 0 1

13 of 21

delo

LOFTS

delo Final Planned Unit Development

LOFTS

A part of section 8, township 1 south, range 69 west of the 6th p.m.
City of Louisville, County of Boulder, State of Colorado



EAST ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"

MATERIAL PALETTE

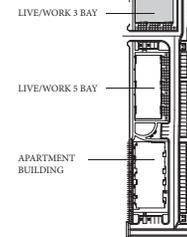
 BR1. BRICK, RUNNING BOND, COLOR: MEDIUM BROWN	 SS2. STANDING SEAM METAL PANEL SIDING, COLOR: LIGHT GREY
 BR2. BRICK, RUNNING BOND, COLOR: DARK BROWN	 W01. ALUMINUM CLAD WINDOW FRAME, COLOR: CHARCOAL
 LS2. CEMENT LAP SIDING OR STUCCO, COLOR: ORANGE	 TP1. PAINTED ACCENT TRIM, COLOR: DARK GREY
 LS1. CEMENT LAP SIDING OR STUCCO, COLOR: LIGHT GREY/TBD	 MS3. PAINTED FAUX METAL EXPOSED BEAM, COLOR: BLACK
 MS1. VERTICAL OR HORIZONTAL CORRUGATED METAL SIDING, COLOR: MEDIUM GREY	 GR1. POWDERCOATED METAL GUARDRAIL, COLOR: BLACK
 WS1. HORIZONTAL TONGUE AND GROOVE WOOD RAINSCREEN, COLOR: 8" ROUGH SAWN CEDAR STAINED & SEALED	 ST1. STOREFRONT SYSTEM, COLOR: CHARCOAL
 SS1. STANDING SEAM METAL PANEL SIDING, COLOR: CHARCOAL	 MT1. METAL CANOPY

NOTES

ALL BUILDING MATERIALS AND COLORS ARE FROM THE BUILDING MATERIAL PALETTE ARE ELIGIBLE FOR USE IN THE CONSTRUCTION DOCUMENTATION PROCESS.

THE ARCHITECT WILL VARY THE COLORS ON THE EXTERIOR BALCONIES OF THE RESIDENTIAL BUILDINGS PROPOSING TO USE COMPLEMENTARY COLORS SELECTED OUT OF THE MATERIAL PALETTE FOR EACH BUILDING. THE ACTUAL COLOR ASSIGNMENT WILL BE FINALIZED IN SUBSEQUENT BUILDING CONSTRUCTION DOCUMENTS.

KEY PLAN



SHEET TITLE: ELEVATIONS - 3 BAY COMMERCIAL/LIVE WORK

SUBMITTAL	no	date	description	scale: 1/8"=1'
	2	07.29.2016	Second Submittal	
	3	09.16.2016	Third Submittal	

designed by: OZ
drawn by: KA
checked by: RR
project #: 8675309

planning & design
PCS Group Inc.
1001 16th Street, 38-180
Denver, CO 80202
Phone (303) 531-4905
www.pcsgroupco.com

architecture
OZ Architecture
3003 Loimer Street
Denver, CO 80205
Phone (303) 861-5704
www.ozarch.com

engineering
J3 Engineering Consultants
2011 Cherry Street
Suite 206
Louisville, CO 80027
Phone (720) 974-0177
www.j3engineering.net

owner's representative
Foundry Builders, Inc.
21 South Sunset Street
Longmont, CO 80501
Phone (720) 524-3620



north

8 14 21

14 of 21

delo Final Planned Unit Development

LOFTS

A part of section 8, township 1 south, range 69 west of the 6th p.m.
City of Louisville, County of Boulder, State of Colorado



- GENERAL NOTES**
1. THE INTERIM SITE PLAN CONDITION AND FINAL SITE PLAN CONDITION SHALL BE CONSTRUCTED TO MEET THE CITY OF LOUISVILLE STANDARDS
 2. EASEMENTS AND ROW, LAND VACATIONS AND DEDICATIONS SHALL FOLLOW THE FINAL CONDITION DEPICTED WITHIN THE FINAL PLAT.
 3. IN BOTH THE INTERIM SITE PLAN CONDITION AND FINAL SITE PLAN CONDITION, ACCESS IS GRANTED HEREIN OVER AND ACROSS ALL PAVED AREAS FOR EMERGENCY, PUBLIC AND PRIVATE VEHICULAR ACCESS. PUBLIC ACCESS IS GRANTED HEREIN OVER AND ACROSS ALL SIDEWALKS ALONG CANNON STREET AND GRIFFITH STREET
 4. EXCLUSIVE CITY EASEMENTS ARE RESERVED FOR CITY OF LOUISVILLE UTILITY SERVICES

delo
LOFTS

SHEET TITLE
INTERIM & FINAL SITE PLAN CONDITIONS

SUBMITTAL	no	date	description
	3	09.16.2016	Third Submittal



planning & la
PCS Group Inc.
1001 16th Street, #3 B-180
Denver, CO 80205
Phone (303) 531-4905
www.pcsgroupco.com

architecture
OZ Architecture
3003 Larimer Street
Denver, CO 80205
Phone (303) 961-5704
www.OZarch.com

owner's representative
J3 Engineering Consultants
2011 Cherry Street
Suite 206
Louisville, CO 80027
Phone: (720) 975-0177
www.j3engineering.net

foundry builders, inc.
21 South Sunset Street
Longmont, CO 80501
Phone (720) 524-3620



sheet
18
of 21

1 INTERIM SITE PLAN CONDITION

2 FINAL SITE PLAN CONDITION

10/16/2016, 12:21pm, OZ Arch
 C:\Users\j3eng\Documents\delo\delo\delo.dwg

de|lo Final Planned Unit Development

LOFTS

A part of section 8, township 1 south, range 69 west of the 6th p.m.
City of Louisville, County of Boulder, State of Colorado



Central Green Space Perspective



North Park Plaza Perspective



Condominium Streetscape Perspective



Live/Work Space Perspective



Central Green Space Perspective



North Park Plaza Perspective



Live/Work Space Perspective



Central Green Space Perspective

de|lo

LOFTS

SHEET TITLE

CHARACTER SKETCHES

SUBMITTAL	no	date	description	scale:
	1	03.11.2016	Initial Submittal	
designed by: sfa	2	07.29.2016	Second Submittal	
drawn by: kim	3	09.16.2016	Third Submittal	
checked by: pms				
project #: 8675309				

planning & ls

 PCS Group Inc.
 1001 16th Street, #3 B-180
 Denver, CO 80265
 Phone (303) 531-4905
 www.pcsgroup.co.com

architecture

 O2 Architecture
 3003 Larimer Street
 Denver, CO 80205
 Phone (303) 961-5704
 WWW.O2arch.com



north

engineering

 J3 Engineering Consultants
 2011 Cherry Street
 Suite 206
 Louisville, CO 80027
 Phone (720) 975-0177
 www.j3engineering.net

owner's representative

 Foundry Builders, Inc.
 21 South Sunset Street
 Longmont, CO 80501
 Phone (720) 524-3620

sheet
21 of 21



Planning Office
 303-245-5794
 Fax: 303-447-5118
www.bvds.org

6500 East Arapahoe, PO Box 9011
 Boulder, CO 80301

June 1, 2016

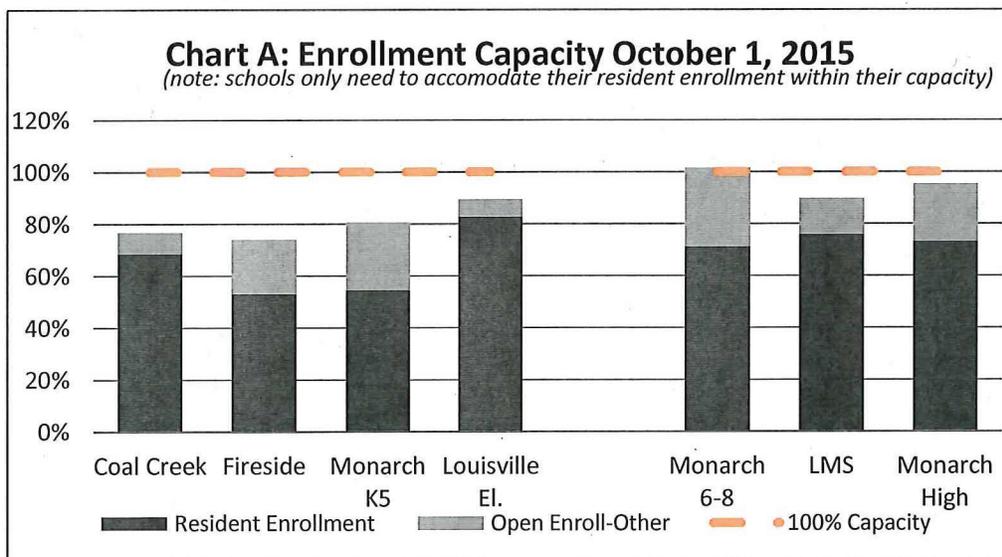
City of Louisville
 Dept. of Planning and Building Safety
 Attn: Scott Robinson
 749 Main St.
 Louisville, CO 80027

RE: Lofts at DeLo Final Plat, PUD, and SRU

Dear Scott:

Thank you for submitting The Lofts at DeLo Final Plat, PUD, and SRU materials for review by the Boulder Valley School District (BVSD). BVSD reviews development application in terms of capacity impacts on neighborhood schools and impacts on school land or facilities.

Chart A below shows the current program capacity and enrollment composition for each school in Louisville. On the whole, Louisville schools possess a sizeable ability to accommodate additional students, particularly when considering the level of current capacity being occupied by open enrolled students (those from outside a school's attendance area that a school is not required to accommodate). As the chart shows, however, the capacity to accommodate additional students does vary between schools.



The Lofts at DeLo Final Plat, PUD, and SRU application proposes to add 33 additional apartment and 13 live-work units with an anticipated student impact of 8 additional students on this feeder. This includes 4 students on Louisville Elementary, 1 student on Louisville Middle, and 3 students on Monarch High school.

When considering all development activity in Louisville (Attachment A), and resident enrollment growth within the attendance areas of Louisville schools, these facilities are able to accommodate projected growth. Louisville Elementary (Chart B), however, will likely reach its program capacity within 5 years should growth within the existing housing stock of central Louisville continue at the pace of recent years. Elementary capacity in Louisville as a whole, however, is ample to accommodate continued enrollment growth. Louisville Middle and Monarch High school will also approach their program capacities, however current enrollment at these schools include sizeable populations of open enrolled students (88 and 402 students respectively) that can be effectively managed through future restrictions on new open enrollment applications.

CHART B

School	Program Capacity	Projected Enrollment					
		2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
Louisville El.	651	582	615	636	655	647	650
% capacity		89.4%	94%	98%	101%	99%	100%
Louisville M.S.	691	621	630	657	675	662	653
% capacity		89.8%	91%	95%	97%	96%	95%
Monarch H.S.	1833	1,749	1,820	1,825	1,826	1,789	1,794
% capacity		95%	99%	100%	100%	98%	98%

Projection notes and assumptions:

- Capacity methodology held over from 2012 and currently under review.
- Only the impacts of housing units expected during projection period are included.
- Enrollment growth in existing neighborhoods is assumed to be near current levels over the next 5 years.
- Louisville El. will graduate out the last significant number of open enrolled (O.E.) students in 2018.
- Louisville Middle and Monarch High may see increasing restrictions on O.E. through the projections period but will still retain sizeable O.E. populations at the end of the 5 year projection period shown above.

Enrollment growth at Louisville Elementary also continues to be managed by restricting new open enrollment thus reducing the proportion of enrollment from outside the school's attendance area. As of the October 1, 2015 count, 38 open enrolled students occupied seats at the school and continued restrictions will eventually make these seats available to new resident students. Should actual enrollment growth meet or exceed projected growth and open enrollment restrictions alone prove inadequate, other options to manage enrollment growth may be considered by the District. These could include additional changes in offered programming, the addition of portable classrooms, the addition of permanent classrooms, busing of students, or changes to attendance boundaries.

If you have any other questions, concerns, or further clarifications, feel free to contact me at 303-245-5794 or via e-mail at glen.segrue@bvsvd.org.

Sincerely,



Glen Segrue, A.I.C.P.
Senior Planner

ATTACHMENT A: Planned Residential Development and Student Yield

Louisville Schools (revised 6/1/16)

ELEM Att. Area	Unbuilt Residential Units*						Elem Yld	MS Yld	HS Yld
	SFD	Dup	Twnhm	Condo	Apt	All			
COAL CREEK									
Platted or Under Construction									
Copper Hill	2	0	0	0	0	2	1	0	0
Village Square	0	0	0	0	111	111	10	3	4
						113	11	4	5
	2	0	0	0	111	113	11	4	5
Eldorado K-5									
Platted or Under Construction									
CALMANTE	0	0	(2)	0	0	(2)	0	0	0
						(2)	0	0	0
Additional Residential Development Potential									
Eldorado K-5 CP Units	0	48	61	0	0	109	16	7	9
						109	16	7	9
	0	48	59	0	0	107	16	7	9
Louisville									
Platted or Under Construction									
Parkwood Minor	1	0	0	0	0	1	0	0	0
						1	0	0	0
	1	0	0	0	0	1	0	0	0
Louisville El.									
Platted or Under Construction									
917 Main St	0	2	0	0	0	2	0	0	0
Coal Creek Station	0	51	0	0	0	51	10	4	4
Concord Partners LLC	3	0	0	0	0	3	1	0	1
DELO Phase I	0	0	43	0	0	43	5	2	3
DELO Phase II	0	0	5	0	130	135	12	4	6
Kestrel	0	0	0	0	129	129	12	4	5
North End	13	12	0	60	0	85	10	4	10
North End Market	0	0	0	34	0	34	2	1	3
North End Phase II	10	0	6	36	0	52	6	3	6
The Foundary	0	0	0	8	0	8	0	0	1
The Lanterns	0	24	0	0	0	24	5	2	2
						566	63	24	41
In Development Review									
Alkonis Annex SFD	24	0	0	0	0	24	7	4	5
Lofts at DELO	0	0	0	13	33	46	4	1	3
North End Phase III	18	0	0	0	0	18	5	3	4
North End Phase IV	10	0	0	0	0	10	3	2	2
						98	19	9	13
Additional Residential Development Potential									

*lots unbuilt as indicated in parcel records as of 5/01/15 and periodic site inspections

ATTACHMENT A: Planned Residential Development and Student Yield

Louisville Schools (revised 6/1/16)

ELEM Att. Area	Unbuilt Residential Units*						Elem Yld	MS Yld	HS Yld
	SFD	Dup	Twnhm	Condo	Apt	All			
Zoned for Additional Density	65	0	118	0	0	183	33	16	22
						183	33	16	22
	143	89	172	151	292	847	114	49	76
Monarch K-5									
Platted or Under Construction									
Coal Creek Crossing	38	0	0	0	0	38	11	6	8
Discover Office Park	0	0	23	0	0	23	3	1	2
Superior Town Center	0	0	643	0	0	643	77	32	51
						704	91	39	61
In Development Review									
Superior Town Center	400	0	0	356	0	756	137	67	116
Varra Estates	11	0	0	0	0	11	3	2	2
						767	141	69	118
Additional Residential Development Potential									
Monarch K-5 CP Units	76	0	0	0	0	76	22	11	15
						76	22	11	15
	525	0	666	356	0	1,547	254	119	194
Superior EI									
Additional Residential Development Potential									
Superior EI CP Units	62	56	52	0	0	170	35	16	21
						170	35	16	21
	62	56	52	0	0	170	35	16	21
	733	193	949	507	403	2,785	430	195	305

*lots unbuilt as indicated in parcel records as of 5/01/15 and periodic site inspections

TO: Scott Robinson, Planner III
Lauren Trice, Planner II

FROM: Craig Duffin, City Engineer 

DATE: October 4, 2016

SUBJECT: Delo Lofts Third Submittal

Public Works staff received the request to review the third submittal of the Plat and PUD for Delo Lofts on September 19, 2016. Below are previous comments in black from 2nd Submittal memorandum dated 8/30/16. Third Submittal comments are in blue.

Sheet 1 of 20

Item 3 - The 30% Design SH42 Improvement Plan information shall be added to the PUD because this impacts the portion of the development adjacent SH42. Staff requests the properties adjacent SH42 bear the expense of new curbing, street lighting, extension of walk consistent with the SH 42 plan as well as utility undergrounding. Considering the entire Delo Lofts project, will all property owners participate in the costs mentioned in this item? Will funds be escrowed for the future work? Information shall be provided in the Subdivision Agreement. **The offsite improvements mentioned will impact the development of property adjacent SH42, Block 1, Lot 10 and Outlot 1. Staff comment was provided upon review of the second submittal of the PUD. Comment is consistent with previous referral comments made for the Foundry, Kestrel and Delo Plaza. If the improvements mentioned are "Offsite" from Delo Lofts (but lots are included on Plat), then the owners of Block 1 Lot 10 and Outlot 1 will need to address this comment upon development.**

Sheet 5 of 20

Item 1 - Applicant shall discuss pedestrian movements between Delo Lofts and Delo 2 along the eastside of Cannon St. Currently the walk along east side of the street ends at Delo 2. There is no public walk connection behind the Deborski parcel. Please show the public walk adjacent the Deborski property on Sheet 5 as well.

Sheet 8 of 20

Item 1 - Turning Movement – Leaving Site Plan, noted exiting truck ladder/bumper overhang crosses into the southbound parking lane. Hence, vehicles in southbound parking area are in conflict with truck turning movements. Applicant to provide discussion. **Still note the bumper/overhang still crosses into the Cannon St. southbound parking lane. Chris Mestes to approve the turning movement plans.**

Sheet 9 of 20

Item 5 - If Cannon Street is closed to traffic the development does not have another access to a public street. Is there a plan for SH42 access in future? Will Outlot 1 be used by this development for access to SH42? If so, CDOT must approve the change in use of the access to the highway. [Response understood. Upon development of parcels adjacent SH42, City will confirm with CDOT that the requirements of access control plan are met.](#)

Sheet 10 of 20

Item 3 - Provide 10' clearance between water and sewer services in right of way. Revise plan. [There are a couple utility services that appear in conflict with clearance requirements. Will address during Civil Plan review process.](#)

Item 4 - Abandon two (2) existing water services(s) at City main. If needed, reconnect the services to new main or existing water main on SH42. [Label existing water service line within north drive. The service needs abandonment. Revise plan as requested.](#)

Item 5 - Water main within Tract B with fire hydrant and fire line connection is non-conforming. Only one fire protection measure (Fire Hydrant or Fire Service) can be connected to a dead end line. [Consider eliminating the water main within Tract B and connecting services and fire line to Cannon Street water main. This will reduce the width of the C.U.E.](#)

PLAT

Sheet 2 of 2

Item 1 - Add pedestrian access and walk easements along Cannon St. for walks on private property. HOA to maintain, repair, replace private walks. The private walks shall be maintained by the adjacent property owner or HOA similar to walk within right of way. Add note to PUD. [Add pedestrian access easement for walk on private property.](#)

- [1. There appears to be an unmarked tract west of Lot 1. If so, please label and add to parcel summary table.](#)
- [2. South property line dimensions - the dimensions provided for the south property line and north line of Outlot 1 do not scale \(-2'\). Check dimensions and revise as needed.](#)



New comments:

PUD

Sheet 2 of 21

1. Master Plan – Delo Lofts, Please add call out for “Tract D”.

Sheet 4 of 21

1. Commercial/Live Work Area Notes, 11, add language, “Snow removal from walk in right of way and in public access easement on private property shall be consistent with the requirements of the City Code”.

Sheet 5 of 21

1. Revise Note 8 per comment above.

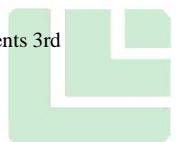
Sheet 9 of 21

Private Maintenance Detail

1. For bordered area add Note – Improvements this area maintained, repaired and replaced by HOA.
2. Increase the bordered area by inclusion of the parkway between back of curb and walk.

Maintenance Conditions Detail

1. Increase the bordered areas to include the remaining area within the right of way (Griffith- back of public walk to right of way and Cannon - back of curb to walk within public access easement).
2. Limits of private maintenance of walk shall terminate at concrete joint line located at back of handicap ramps and at transverse walk joint as directed by City.



MEMORANDUM

To: Planning Commission

From: Department of Planning and Building Safety

Subject: Case #16-014-FS, Centennial Pavilions Replat

Date: **October 13, 2016**

The applicant requests to continue the Centennial Pavilions Replat public hearing to the November 10, 2016 Planning Commission meeting in order to resolve outstanding issues with Public Works.