

Planning Commission

**December 8, 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
 - November 10, 2016
- V. Public Comment on Items Not on the Agenda
- VI. Old Business – Public Hearing Items
 - **Lot 2, Block 3 Park at CTC PUD:** A request for a Planned Unit Development for a 62,380 SF flex building.
 - Applicant: CTC Commercial III (Steve Meyers)
 - Owner: Leslie Malone
 - Representative: JM Associates (Jerry Moore)
 - Case Manager: Lauren Trice, Associate Planner
- VII. New Business – Public Hearing Items
 - **Medtronic PUD/Plat:** 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. **(Continue to January 12, 2016)**
 - Applicant and Representative: CTC Commercial III, LLC (Steve Meyers)
 - Owner: Leslie Malone
 - Case Manager: Rob Zuccaro, Planning and Building Safety Director
 - **Clementine Preliminary PUD/Preliminary Plat:** A request for a preliminary plat and preliminary planned unit development (PUD) for 44 townhome units on 3.6 acres. **(Continue to January 12, 2016)**
 - Applicant: Louisville Gateway, LLC (Mike Jones and Mike Eisenstein)
 - Owner: Mike Jones and Mike Eisenstein
 - Representative: Hartronft Associates (Erik Hartronft)
 - Case Manager: Rob Zuccaro, Planning & Building Safety Director
- VIII. Planning Commission Comments
- IX. Staff Comments

X. Items Tentatively Scheduled for the regular meeting January 12, 2016:

- **The Collective:** A request for an amendment to the CTC GDP, a Final PUD, and a Final Plat to create three lots and three flex-space buildings totaling 85,520 square feet for industrial, office, and retail uses; Lots 11 and 12, Block 1 CTC, both lots zoned PCZD-I and totaling 10.77 acres.
 - Applicant and Representative: Entasis Group (Brian Ojala)
 - Case Manager: Kristin Dean, Principal Planner

XI. Adjourn

Planning Commission Meeting Minutes

**November 10, 2016
City Hall, Council Chambers
749 Main Street
6:30 PM**

Call to Order – Pritchard called the meeting to order at 6:30 P.M.

Roll Call was taken and the following members were present:

Commission Members Present: Chris Pritchard, Chair
Steve Brauneis, Secretary
Tom Rice
David Hsu
Monica Sheets

Commission Members Absent: Ann O’Connell, Vice Chair
Jeff Moline

Staff Members Present: Rob Zuccaro, Dir of Planning & Building Safety
Kristin Dean, Principal Planner
Lauren Trice, Planner II
Susie Bye, Planning Clerk

Approval of Agenda:

Pritchard states he asked Staff to amend the agenda to reflect old business and new business. **Brauneis** moved and **Hsu** seconded a motion to approve the amended November 10, 2016 agenda. Motion passed by voice vote.

Approval of Minutes:

Brauneis moved and **Hsu** seconded a motion to approve the October 13, 2016 minutes. Motion passed by voice vote. **Sheets** abstains.

Public Comments: Items not on the Agenda
None.

Old Business – Public Hearing Items

- **Delo Lofts Final Plat/PUD/SRU: Resolution 25, Series 2016**, a resolution recommending approval of a final plat for 4.39 acres which includes a 1.91 acre final planned unit development (PUD) and special review use (SRU) within the core area of the Highway 42 Revitalization District for 33 apartments and 8 live/work units.
 - Applicant: Delo East, LLC (Justin McClure)
 - Owner: Boom, LLC (Elizabeth Law-Evans)
 - Representative: RMCS, Inc. (Justin McClure)
 - Case Manager: Scott Robinson, Planner III/Kristin Dean, Principal Planner

Conflict of Interest and Disclosure:

None. **Sheets** abstains because she was not present at the October meeting for the first presentation.

Emails entered into the record:

Brauneis makes motion to enter revised resolution and letter from Dietze and Davis, Attorneys at Law dated November 9, 2016 into the record, seconded by **Hsu**. Passed by voice vote.

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 19, 2016.

Staff Report of Facts and Issues:

Dean presented from Power Point:

- This resolution was continued from the October Planning Commission meeting specifically to discuss an easement issue. It is a joint easement between the subject property and the neighboring property to the east.
- Portion of Delo Lofts that includes Lot 101 of the Louisville Trade Center has a 30' shared access easement.
- When it was platted, the PUD was also recorded. The PUD shows an access and parking easement. This is the area in question.
- Staff was asked to discuss this easement issue with Sam Light, City Attorney, and receive feedback.
- What is determined is that this part of the Delo Lofts project, just to the east of the Live/Work Building A shows parking in this easement. This parking is not necessary to fulfill the parking requirements of the project. It is shown conceptually. There are no encumbrances within that 30' easement that would affect the use of it by the adjoining property owner.
- Part of the concern/confusion has to do with the PUD showing an interim plan which is under review through this PUD process. In the interim plan, the access does not go through the site. It shows the site in its current configuration.
- Ideally, the developer would like to extend the alley through and connect through the site. This is ideal for them should they be able to get an agreement with adjoining property owners.
- City Staff had asked to see what it would look like to confirm it would meet City standards. This proposed final condition is on the PUD plans. It shows some improvements in this area being currently used as parking and an access easement.
- This is not the intention or what is being reviewed under this PUD. It is shown on the PUD plans.
- Staff has discussed this with the City Attorney who concurs that this development can move forward and meets all of the development requirements, including all parking requirements it is subject to through all applicable development regulations.
- If this is in dispute, Staff sees this as a civil matter; however, the development application meets all City criteria and development requirements.
- The plat being reviewed with this PUD shows this easement as a 30' access easement, but it does not reference where the easement came from.

Staff Recommendations:

Staff recommends Planning Commission move to approve **Delo Lofts Final Plat/PUD/SRU: Resolution 25, Series 2016**, a resolution recommending approval of a final plat for 4.39 acres which includes a 1.91 acre final planned unit development (PUD) and special review use (SRU) within the core area of the Highway 42 Revitalization District for 33 apartments and 8 live/work units with the following conditions:

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.
3. Prior to City Council approval, the plat shall be revised to include the reception numbers for the Louisville Tire Center plat and PUD.
4. Prior to City Council approval, the PUD shall be revised to include a note, where applicable, that the "Commercial Live Work Area – Final Condition is conceptual only, is not approved by this PUD and is subject to further review and approval, disapproval or modification through a separate PUD Amendment process".
5. Prior to City Council approval, the PUD shall be revised to remove the proposed parking improvements from the east side of the Live/Work Building A structure. Additionally, the joint parking and access easement shown on the Louisville Trade Center PUD and Replat shall be clearly delineated on the plat and PUD with references made to that document and reception number.

Closed Public Hearing and discussion by Commission:

Rice says I recall that the issue is whether or not the condition we created earlier regarding the resolution of the easement was satisfied by this development plan. We asked the City Attorney to weigh in on it. My understanding is that the City Attorney says the development plan is consistent with the condition as previously created to the extent that the condition portended to require resolution of a private dispute that is beyond our jurisdiction to make such a condition. With those two things having been said by the City Attorney, my view is that the issue has been resolved.

Brauneis says regarding the space Louisville Tire has been using in the past, what is the legal status of that space?

Dean says the space Louisville Tire has been using will not change. From what I understand from the applicant, this is not proposed to physically change. Louisville Tire has been parking there and there will be no impediments.

Pritchard says any legal issue that may be coming in the future will be between the applicant and the private party.

Rice says to make it perfectly clear, this is not planning criteria. We had created this condition earlier to cast some doubt on it. With the City Attorney having clarified it, my concerns have been allayed.

Motion made by **Rice** to approve **Delo Lofts Final Plat/PUD/SRU: Resolution 25, Series 2016**, a resolution recommending approval of a final plat for 4.39 acres which includes a 1.91 acre final planned unit development (PUD) and special review use (SRU) within the core area of the Highway 42 Revitalization District for 33 apartments and 8 live/work units with the following conditions:

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.
3. Prior to City Council approval, the plat shall be revised to include the reception numbers for the Louisville Tire Center plat and PUD.
4. Prior to City Council approval, the PUD shall be revised to include a note, where applicable, that the "Commercial Live Work Area – Final Condition is conceptual only, is not approved by this PUD and is subject to further review and approval, disapproval or modification through a separate PUD Amendment process".
5. Prior to City Council approval, the PUD shall be revised to remove the proposed parking improvements from the east side of the Live/Work Building A structure. Additionally, the joint parking and access easement shown on the Louisville Trade Center PUD and Replat shall be clearly delineated on the plat and PUD with references made to that document and reception number.

seconded by **Hsu**. Roll call vote.

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

Motion passes 4-0-1.

- **Centennial Pavilions Final Plat: Resolution 30, Series 2016**, a resolution recommending approval of a replat to subdivide a single 9.4 acre lot into four separate lots zoned commercial community (CC), located at 133-165 S. McCaslin Boulevard; Lot 1, Centennial Pavilions, Filing No. 1.
 - Applicant and Representative: NexGen Properties (Sean Sjodin)
 - Owner: NexGen Properties, Walorado Partners LLC, Centennial Pavilion Lofts Owner's Association
 - Case Manager: Lauren Trice, Planner II

Conflict of Interest and Disclosure: None.

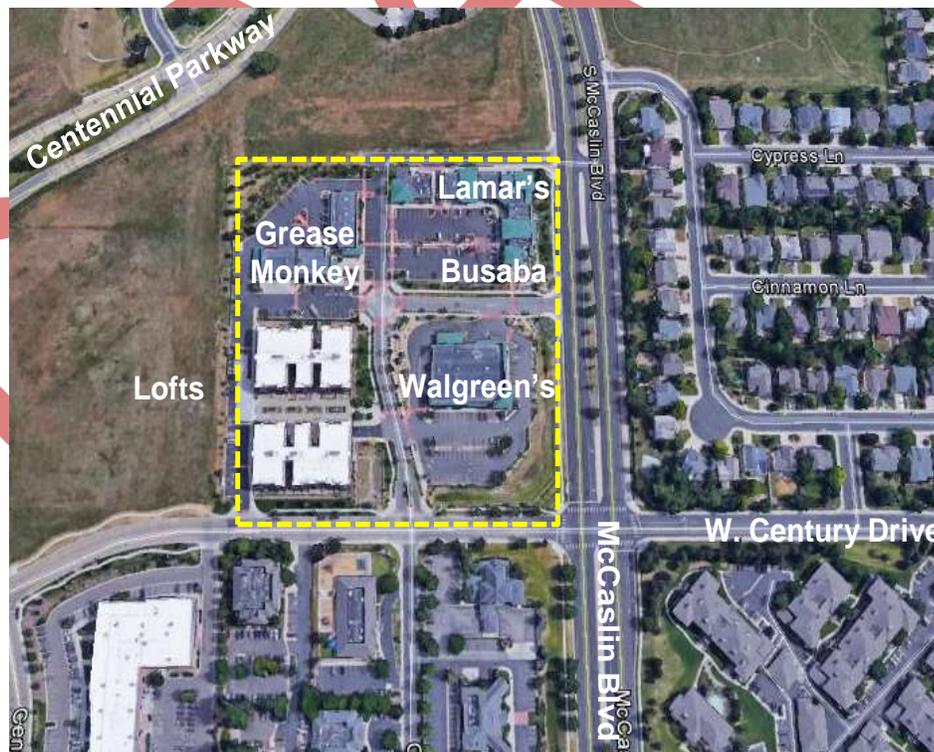
Public Notice Certification:

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 19, 2016.

Staff Report of Facts and Issues:

Trice presented from Power Point:

LOCATION

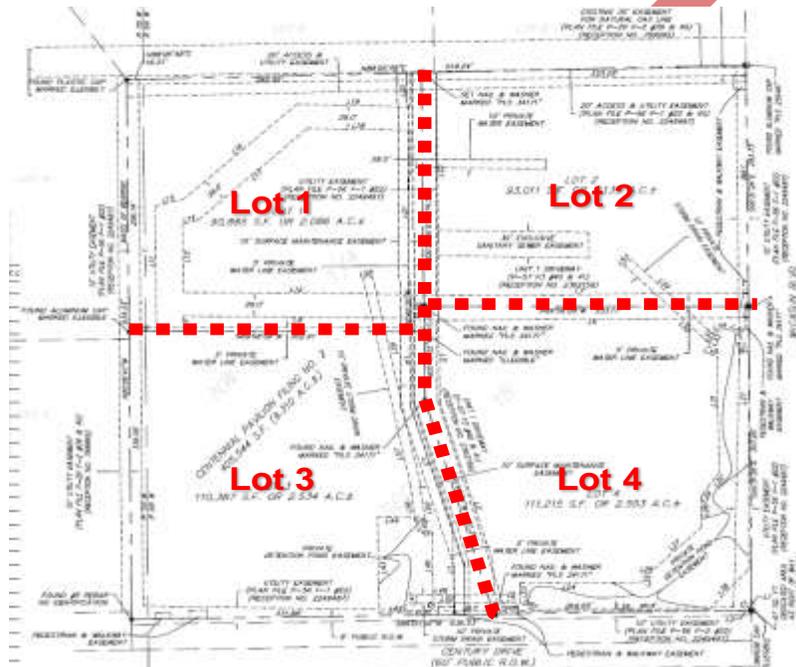


- West Century Drive and McCaslin Blvd
- Lot 1 Centennial Pavilions Filing 1
- Located on one lot
- Zoned commercial community (CC)

- Managed by 16 condominiums
- Centennial Pavilions Lofts in one condo with 66 units, Walgreens is one condo, northern area is the rest of the 14 condo unit including Lamar's Donut, Busaba, and Grease Monkey

PROPOSAL

- Subdivide this into four lots of close-to-equal size.
- Will not make any changes to the buildings or street design
- Create some lots that have parking deficit and some that will have excess parking
 - Lots 1 and 3 have excess
 - Lots 2 and 4 have deficit to meet required parking
- Staff recommends that there is a shared parking agreement.



Staff Recommendations:

Staff recommends Planning Commission move to approve **Centennial Pavilions Final Plat: Resolution No. 30, Series 2016**, a resolution recommending approval of a replat to subdivide a single 9.4 acre lot into four separate lots zoned Commercial Community (CC), located at 133-165 S. McCaslin Boulevard; Lot 1, Centennial Pavilions Filing No. 1, with the following condition:

1. Prior to the recordation of the plat, the applicant shall record an agreement between the four lots to establish shared parking, cross access, and overall maintenance.

Commission Questions of Staff:

Rice asks what the practical effect of this is. They are creating four lots whereas there was one. Does this make it easier to convey the property?

Trice says it is easier for them to manage from a condo perspective. Going from 16 condo units to four lots is easier.

Rice says regarding parking, because it was one lot originally, the criteria were met by the aggregate parking, but now that it will be divided into four lots, we have deficit in a couple places. You are suggesting a condition that they enter into a shared parking agreement that will take care of that?

Trice says the parking will stay the same as they are currently managing it.

Applicant Presentation:

Travis McNeil, 8404 Briar Chase Drive, Castle Pines, CO

We purchased the property out of foreclosure and it was conveyed in this way to use as a condo association. We are trying to clean it up and create four dividable lots so we can manage it easier. We currently do not own the parking lot per se. It is run by an association not in place right now. This way, there will be three owners able to have access to their parking lots and their buildings. This is a cleaner way to go about it.

Commission Questions of Applicant:

Rice asks **McNeil** if he has any problems with the condition of entering into a shared parking agreement.

McNeil says we have no concerns about it.

Public Comment:

Michael Menaker, 1827 W Choke Cherry Drive, Louisville, CO

I live just up the hill from this so I am in here frequently. My question is, when this is subdivided, is there some guarantee of maintenance? There is essentially a private road that provides access, right turn in to go west on Century Drive. It runs back to the drycleaners and Lamar's. At various points during the year, the road is pot-holed and cratered, and the pavement has heaves. If this is subdivided into four separate lots, what assurances and procedures are in place to insure that everything is maintained to a standard?

McNeil says we are instituting a maintenance agreement to be entered in by all owners to have a cost sharing of that drive. It will address asphalt maintenance and street lights maintenance. That will be the governing document going forward to control that process.

Brauneis says does Staff have anything to add to that?

Zuccaro says I don't think anything would change from the requirements of the PUD which would be to maintain that private drive. Any improvements shown on the original PUD must be maintained by the property owner and that requirement runs with the land. Ultimately, the City could enforce through enforcement of the PUD.

Rice says that even though they have divided into four lots, the same duties that would have existed previously under the PUD still exist.

Sheets says does that need to be reflected in the conditions or are we ok with what we have in the current resolution.

Trice says they are entering into a maintenance agreement. It will be easier for them to manage and hopefully, it will improve the situation.

Summary and request by Staff and Applicant:

Staff recommends Planning Commission move to approve **Centennial Pavilions Final Plat: Resolution No. 30, Series 2016**, a resolution recommending approval of a replat to subdivide a single 9.4 acre lot into four separate lots zoned Commercial Community (CC), located at 133-165 S. McCaslin Boulevard; Lot 1, Centennial Pavilions Filing No. 1, with the following condition:

1. Prior to the recordation of the plat, the applicant shall record an agreement between the four lots to establish shared parking, cross access, and overall maintenance.

Closed Public Hearing and discussion by Commission:

Motion made by **Sheets** to approve **Centennial Pavilions Final Plat: Resolution No. 30, Series 2016**, a resolution recommending approval of a replat to subdivide a single 9.4 acre lot into four separate lots zoned Commercial Community (CC), located at 133-165 S. McCaslin Boulevard; Lot 1, Centennial Pavilions Filing No. 1, with the following condition:

1. Prior to the recordation of the plat, the applicant shall record an agreement between the four lots to establish shared parking, cross access, and overall maintenance.

seconded by **Brauneis**. Roll call vote.

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

Motion passes 5-0.

New Business – Public Hearing Items

- **North End Market PUD/GDP, Resolution 29, Series 2016**, a resolution recommending approval of a General Development Plan (GDP) amendment, final plat and final planned unit development (PUD) to construct a multi-use development consisting of 38 dwelling units and 40,000 SF of commercial space at Block 11, North End Phase II.
 - Applicant, Owner, and Representative: Ridgeline Development Corp (Chad Kipfer)
 - Case Manager: Scott Robinson, Planner III/ Kristin Dean, Principal Planner

Conflict of Interest and Disclosure: None.

Public Notice Certification:

Published in the Boulder Daily Camera on October 23, 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 October 21, 2016.

Staff Report of Facts and Issues:

Dean presented from Power Point:

- Located in north Louisville
- Zoned PCZD-C
- 4.55 acres
- 38 Residential units
- 40,000 SF commercial

GENERAL DEVELOPMENT PLAN

- Originally approved in 2006
- Maximum of 350 Residential Units. Density has been shifted via past GDP Amendments. Planning Area 1 was originally intended for 65,500 square feet of commercial use. With the first amendment to the GDP, they moved 12 residential units from Planning Area 4 to Planning Area 1 with the intention to facilitate a more a mixed-use development. Under the second amendment of the PUD, 9 residential units were moved from Planning Area 2 to Planning Area 1 for a total of 21 residential units, now being permitted in Planning Area 1. The boundaries of Planning Area 1 were also modified under that amendment.
- Under this amendment, they propose to transfer 17 units from Planning Area 4 to Planning Area 1 to allow for a total of 38 residential units and decrease the commercial to 40,000 SF. The residential density will not exceed the 350 units that were allowed under the original GDP.
- The GDP includes a note regarding the overall development concept of North End. Since its inception, North End has been envisioned to be a mixed-use development. The commercial uses are intended to be complementary to the existing commercial uses in the area and serve the neighboring residential areas.
- The residential uses are intended to be a mix of attached and detached single and multi-family units. The 38 units integrated closely with these commercial uses with a workable pedestrian-friendly environment that does create the true mixed-use development.

- A similar plan was reviewed in March 2016. Under that plan, there were 65 residential units proposed. It was a PUD and GDP amendment. They were transferring the same 17 units, reducing the commercial density, but proposed 31 age-restricted units. It was in multi-family buildings where residential was located. The commercial uses are all along So Boulder Road. In March 2016, the PC did approve that plan as proposed.
- In April 2016, the So Boulder Road Small Area Plan was approved. In that plan, it essentially adopted a policy that restricted residential density to that for which the property was already zoned. The option for the SRU for additional residential density beyond what the property was presently zoned was removed. While the So Boulder Road Small Area Plan is not applicable to this project because it did come in before its adoption, the developer decided it would be best to remove the age-restricted units from the development plan and come back with a revised plan that meets the residential density allowed by the GDP. They felt they were complying with this element of the So Boulder Road Small Area Plan.
- The current proposal is for 38 residential units and 40,000 SF of retail space. Block 12 and Block 15 have been approved and are under construction.
- The 6 single family units proposed are on the west end of the project. There are 8 townhome units in two buildings and 24 multi-family units in two buildings. All commercial is still along So Boulder Road.
- The project is considered to be in accordance with the 2013 Comp Plan. The Comp Plan identifies this area as an urban corridor with a focus on commercial, office, and neighborhood retail, with higher density housing in close proximity to the roadway. Additionally, the Comp Plan states that development and urban corridors must demonstrate a positive fiscal return and establish residential density allowances up to 25 units per acre. The fiscal impact model estimates that this project will generate \$963,000 over a 20 year period or \$48,150 annually. It does have a positive fiscal impact.
- The Comp Plan also includes policies related to housing, specifically to insure mixed housing types and that prices meet changing economic social and multi-generational needs. The project includes a mix of single family, townhomes, and multifamily. The previous proposal supported by the PC with age-restricted units would have diversified the housing stock. Because of the new policy in the So Boulder Road Small Area Plan, those units were removed from this application to insure it meets the density cap.
- There are three primary access points into this project.
 - Right-in, right-out off of So Boulder Road
 - Blue Star Lane and Hecla Way
 - Hecla Way to Plaza Drive to the traffic signal
 - With this proposal and reduction in residential units, the trip generation rates have dropped from what was previously approved.
- The City traffic engineer concurs with the findings and the traffic impact studies submitted. There are no additional lanes or lights necessary to facilitate traffic generated from this project. The traffic impact study found that the level of services would be maintained with or without this added development project.
- 149 parking spaces are required for the 40,000 SF of commercial and office space. 163 spaces are proposed in a surface lot and an additional 43 spaces are available on Hecla Way and Blue Star Lane.
- All residential units will have garage parking. Any guest parking will be accommodated by excess parking in the surface lots or on the roads. This application does meet all the parking requirements.
- The commercial architecture has not changed since the plans submitted in March 2016. There is a third story element added to Building 6. The commercial buildings range from 30' to 33'. The third story element will take this building up to 40'. The maximum height on this development site is 40'.

- The brewery height is generally shown at 25'. There are no design guidelines for the residential structures. The architecture is reflective of other North End residential structures that were approved and built. The height of these units ranges from 35' to 40'.
- A condition of the approved March 2016 project required a sidewalk connection on the east side of the So Boulder Road access point. That sidewalk has been added to the plans.
- The plan meets all requirements of landscaping and lighting.
- The applicant is processing a plat to dedicate all necessary access, utility, and drainage easements for the site.

Staff Recommendations:

Staff recommends Planning Commission move to approve **North End Market PUD/GDP, Resolution 29, Series 2016**, a resolution recommending approval of a General Development Plan (GDP) amendment, final plat and final planned unit development (PUD) to construct a multi-use development consisting of 38 dwelling units and 40,000 square feet of commercial space at Block 11, North End Phase II.

Commission Questions of Staff:

Hsu says the difference from the previously approved plan is that there were 65 units and now there are 38 residential units. Are the 17 units from Planning Area 4 different from what we decided before or is that the same?

Dean says that is the same. It is unbuilt density in Planning Area 4 that is being shifted.

Hsu says regarding the age-restricted units that went from 31 units to 0 units. How is that related to meeting the density requirements? You alluded that removing the age-restricted units helped meet the density requirements.

Dean says in the original application, they were capped at 350 units. They were asking for additional units which would be age-restricted units as a way to balance out the increase in residential density. Because that is now capped by the So Boulder Road Small Area Plan, they removed the age-restricted units.

Sheets says in terms of the age-restricted units, will they be put somewhere else in the development that remains. Did we completely lose them?

Dean says as far as I know, they are completely gone.

Rice says I remember this discussion about moving the residential units. My principle concern at the time was taking commercial space and converting it to residential, which is seen quite frequently. My main concern was that whatever happened, we weren't blowing the cap on what was originally approved in terms of residential density on the old development. Isn't 350 units the top amount? **Dean** says yes.

Zuccaro says the previous proposal included a GDP amendment and a SRU to increase the overall residential density above the 350 units. This current proposal brings it back to 350 units.

Rice says since we are reducing the number of residential units in this development, is the trade-off that the residential units will be larger in square footage?

Dean says the applicant can answer that question.

Sheets says I was involved in the discussions in 2006 of this GDP. There were two approvals and conditions that were part of the original plans for North End which included an underpass under So Boulder Road with great discussion at length about it. There was supposed to be a monument sign at the east corner of North End which would say "Welcome to Louisville". For a number of years, there has been a very small sign which may not be there anymore.

Zuccaro says regarding the signage, over the last couple of years, Staff has been working with PC and CC to create a wayfinding sign program for the City which includes these types of City entry signs. It is outside the scope of this proposal. We will bring a final plan to PC and CC in the first quarter of next year. There will be new signs pointing to Downtown and community entry signs. There is a trail connection to the east with a signal but I am not aware of any capital plan or City plan for an underpass.

Pritchard says in terms of conditions in 2006, I don't believe there were any. I remember the conversations of surface crossing and control device. The underpass was discussed but we did not move forward on it. I don't recall the sign discussion.

Applicant Presentation:

Chad Kipfer, Markel Homes, 5723 Arapahoe Avenue, Boulder, CO

Michael Markel, Markel Homes, 5723 Arapahoe Avenue, Boulder, CO

As a quick overview, the project was approved in 2007 for 350 units and up to 65,000 SF of commercial. Phase One is constructed and we are working on Block 10 with some single family duplexes. We have some multi-family coming up on the west of it. Phase Two is nearing completion with some single family houses left to build. We have three multi-family condo buildings under construction. We will be starting Block 15 which is six units. Phase Three is under construction with eight houses. Block 11 is the current location.

In terms of signage, Phase Two was approved in 2007 with a PUD amendment in 2012. At that time, we reconfigured the GDP. In the area where the sign would be, we have dedicated land for the sign. The City will install the sign but I don't believe it has been installed.

In terms of trail connection, there is a trail that comes down on the east side of the property and hits a HAWK intersection, a lighted crossing, and makes the connection.

When we originally approved this project, there was 25% dedicated for open space. It includes Hecla Lake, trail corridors, and common open space owned by the HOA. All the trails on the map have been constructed. There are extensive improvements to Hecla Lake.

The total unit count is 350 units. In the 2012 GDP amendment and during the recession, we were in Filing Area 4 and did a number of PUD amendments. We did not do corresponding GDP amendments to coordinate it. We just kept track with Staff as we went through it. This is a clean-up effort to make sure got everything formalized. The total 350 units are at build out as proposed. When we were before you in spring 2016, we asked for additional units. Our understanding of the So Boulder Road Small Area Plan is it is a Comp Plan amendment so we are trying to hit the vision for Louisville. We believe the 350 units meets the plan, the vision, and the original vision for North End.

Regarding traffic, in 2012 with Phases Three, Two, and One and the 65,000 SF of commercial and 160 dwelling units in that zone, the traffic report had 3,277 average weekday trips. The public improvements installed along So Boulder Road and the collector roads of Blue Star to Hecla Way to Plaza Drive are deemed to be of service for this neighborhood. It met acceptable levels. In January 2016, we asked for 40,000 SF of commercial and 197 units, and we went above the original approval. The traffic report went down in average weekday trips because of less commercial. With this plan tonight, we are asking for 160 units and the same amount of commercial. There will be less traffic than what was originally approved. The main circulation route is right-in, right-out to So Boulder Road, Hecla Way, and Blue Star.

We propose to build commercial and residential at the same time, starting from the east side of the site to the west. There will be two sets of townhouses with four units each. There will be two 12-plex buildings with underground parking. The commercial buildings are in the same configuration. These buildings have retail on the main level with second story office. Markel Homes plans to move our offices to one the buildings.

The 38 residential units require 64 parking spaces. We have sold out the first condo building and are on to the third building. We have had meetings with HOA and neighbors to take a survey of who lives where and how many cars. Everyone has one car. It fits into the requirement.

The commercial is 40,000 SF and requires 149 parking spaces. We have 163 spaces provided on site with an additional 7 spaces. There are 43 extra spaces outside.

It is an easy walk for North End residents with connections throughout the site. There is an outdoor seating area as part of the brewery. There is an RTD parking space. Trails along the east side connect to sidewalks. It is a walkable pedestrian-friendly environment.

Commission Questions of Applicant:

Sheets says in your survey with the residents who have one car, were most of those units sold to one person only? I think of most families as having two people and two cars.

Kipfer says Block 12 has condo buildings with 1,000–1,200 SF with two bedrooms. We don't think the market for those units is families, but for a number of different people from young to older. It seems to be fitting the market needed in the City.

Sheets asks what has happened with the 31 age-restricted units and where will they go or will they be built?

Pritchard says because they were in excess of the 350 units, they will not be built.

Kipfer says we do not propose to go over the 350 units for North End. We will not build age-restricted units because it is not required.

Rice says with the proposal tonight, it brings us back to the 350 units.

Kipfer says everything in North End is broken up into Planning Areas. The numbers in Planning Areas One and Four changed on the GDP. The total units are exactly the same. In Planning Area Four where we did a PUD amendment for Block 9, Block 7, Block 6, and Block 10, some of those were combined together. Those were some changes from townhouses to single family. Block 10 was iterations of making it work. The reason that Block 11 was not submitted in 2012 is because we were changing Block 10 in Planning Area Four and it was decided to bring it forward later. We didn't want to amend it again.

Rice says if we compare the proposal under consideration tonight to the one presented in March 2016, the density has gone down in terms of residential units. How much space is being built and how does that compare?

Kipfer says the units are very similar in size. The condo buildings are 1,000-1,200 SF, 2-bedroom units and are similar in size to what is currently built across the street. The townhouses are in the 1,800 SF range and the detached units are small but vertical. It's in a different configuration and different streetscape and presence and architecture. The aggregate is smaller because of less units being built from the March 2016 proposal. There is less density.

Hsu asks why we can't have any age-restricted units in the remainder. There were people speaking highly of them.

Michael Markel says when we presented in March 2016, we were asking for additional density with lower impact and to serve a specific need. When the So Boulder Road Small Area Plan was approved by CC, we decided to stay with the original approval of 350 market rate units. The people who are buying our condos are mostly 55+ people. These units are elevator accessible.

Hsu says is it possible to have age-restricted units.

Markel says these units are market-rate units. It is a disadvantage for us to have deed restricted units. When we asked for extra density, we were willing to do age-restricted for those extra units. In the market-rate environment we currently have, at the price we have, and type of building we have, we are already capturing that demographic.

Public Comment:

Mark Cathcart, 1763 Sweet Clover Lane, Louisville, CO

I live in one of the single family homes and have lived there since February 2016. I am 59 years old but I have an 8 year-old. I have some concerns. I am entirely in support of what Markel is doing with North End Market. It was the primary reason I bought my house. We got to pick a lot and a model. I would like to put on the record that I have met with **Rob Zuccaro** and **Chad Kipfer**. **Cathcart** shows a couple of slides regarding traffic. He shows proposed or approved developments. The Balfour facility was approved and the Phase Three is approved and ready to go. They are building Block 15 which is immediately adjacent to my house. Markel is proposing to develop the Blue Sage subdivision in Lafayette immediately across from North End Phase Two and Phase Three. As part of that 53 dwelling unit development, Lafayette's City Council is requiring as a condition of development to put a traffic light in at So Boulder Road. When it is done, we will have a traffic light at the Blue Sage development, a right-in/right-out at Blue Star Lane, and a right-in/right-out at Sweet Clover Lane. This means all traffic in Louisville as well as

the North End development has to exit via Plaza Drive if they want to go east on So Boulder Road. The only alternative is to go to Highway 42, down to the lights on Highway 42 and So Boulder Road, and make a left. I am concerned about this because before all this will be built, we already suffer from regular back-ups at the traffic lights. **Zuccaro** has agreed to look at the traffic lights and see if they can extend the timing on them. What happens is essentially gridlock. There is traffic that comes down from Plaza Drive from the north and traffic coming out of the King Soopers Plaza, and you can't get out from Hecla Way. Unless you are going right, you can't get out. From my house for eight months, I was able to sit and watch construction traffic and residents making illegal left turns out of Blue Star to go east on So Boulder Road. It is already an issue. A number of residents and I are concerned that when a brewpub is open on Blue Star and So Boulder Road, the only legal way to exit is Hecla Way. We may have alcohol-infused people going to Plaza Drive to exit or they may make illegal left turns. Markel has met the City requirements for the exits. It is a difficult problem.

Pritchard asks Staff about traffic. Is the City looking at this issue along So Boulder Road since we are using a right-in/right-out access? Is it a question of warrants? Is So Boulder Road a City road or a state road?

Zuccaro says So Boulder Road is a City road in that section. We control the lights and access. The applicant provided a traffic study that our City engineer reviewed. It analyzed the density and resulting traffic flows at the intersections and ranks them to a 20 year period. Everything appears to be operating at acceptable levels under that traffic study. As far as people making illegal left turns, there are improvements intended to stop or limit that and are shown on the plans. On Blue Star Lane, is a "pork chop" to direct people to make right turns.

Brauneis says with the right-in/right-out access, was it arrived at due to the size and speed of So Boulder Road? Is the reason we have no left turn because of the traffic pattern and speed?

Zuccaro says this decision was made before I came so I don't know what discussions happened.

Kipfer says when we came in for Phase Two in 2012, there were discussions about the trail connection. Because of the sequence of lights, the City looked at where to place a signal. The decision was made to make the connection across So Boulder Road at the HAWK light.

Summary and request by Staff and Applicant:

Staff recommends Planning Commission move to approve **North End Market PUD/GDP, Resolution 29, Series 2016**, a resolution recommending approval of a General Development Plan (GDP) amendment, final plat and final planned unit development (PUD) to construct a multi-use development consisting of 38 dwelling units and 40,000 square feet of commercial space at Block 11, North End Phase II, without conditions.

Closed Public Hearing and discussion by Commission:

Hsu says I think about the age-restricted housing. Maybe I am hung up on the math or maybe I am holding Markel to a different standard. They were generous before and now I would like to see that housing. They offered 31 age-restricted units before and they didn't have to, although perhaps that was a condition of going over the GDP. Is there enough variety in housing types? Is there a consideration and provision for low and moderate income housing? If the order had been changed as far as how it was presented, I wouldn't be considering age-restricted housing. Now, because of the order, I think about it. We were concerned that the land area of the buildings was too dense and now we have it much less dense. It makes the area look nicer than what it was before.

Brauneis says I appreciate your desire for age-restricted housing and I think it speaks well for the community in the long and midterm, perhaps not an issue in the short term. I don't see that as an issue at this point with the development as proposed. We don't have that policy within the City at this point. We don't have much to stand on. I don't find any particular issues with it as proposed.

Rice says comparison between this plan and the one we had previously, I think this plan is far superior to what existed before for two reasons. I am happy that we brought this back to the density that was originally envisioned for this overall development, and that is a real positive. The second thing is in looking at this plan, it is compatible with the So Boulder Road Small Area Plan. This is what was envisioned in that plan and I think it is perfect for that. The third point goes to the issue of age-restricted housing. I have real issues with using age-restricted housing as a planning tool. I think it is bad because it essentially creates externalities in the market that cause property to be tied up in perpetuity in a way we intend. In the past, we have seen this used as a tool to allay concerns about school crowding. Even that is an inexact tool because it is a deed restriction, but it is not who can live there. Someone who is 55 can buy one unit and rent it to someone who is younger, as I understand it. It is an inexact tool for the purpose intended. I don't think this development is intended to be senior housing. It may prove that this is the market it speaks to very well. That is good. We ought to, as a body, be very careful about placing deed restriction age on housing stock.

Sheets says I agree with Tom in terms of the age restriction in housing, but I would like to encourage Louisville to keep looking at units that are appropriate for empty nesters and those wishing to downsize. I am glad that people are finding it in your housing stock. I am generally supportive of this and think it is a nice proposal. You have done nice things with the trails.

Pritchard says I am supportive of this proposal. In regard to the age restriction, that was an enticement and why it was used. It is something we would like to encourage in this community. This is a completely different proposal. I understand where the applicant is coming from and it is a long time coming, from 2006 to 2016. The applicant has a strong history in our community. It will be nice to have their corporate involvement in our community. I have concerns about the traffic flow. Since the City will be looking at it, the PC can monitor it, especially if we see complaints and an escalation of accidents. I believe our Staff has been made aware of it.

Motion made by **Sheets** to approve Staff recommends Planning Commission move to approve **North End Market PUD/GDP, Resolution 29, Series 2016**, a resolution recommending approval of a General Development Plan (GDP) amendment, final plat and final planned unit development (PUD) to construct a multi-use development consisting of 38 dwelling units and 40,000 SF of commercial space at Block 11, North End Phase II, seconded by **Rice**. Roll call vote.

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

Motion passes 5-0.

- **Crystal Springs SRU, Resolution 26, Series 2016**, a resolution recommending approval of a Special Review Use (SRU) to allow for an approximately 720 SF outdoor patio seating area associated with the proposed Crystal Springs Brewing Company satellite tap room located at 600 Main Street (Lot 7, Block 4, Louisville Old Town)
 - Applicant and Representative: Crystal Springs Brewing Company, LLC (Tom Horst)
 - Owner: Martin and Karen Achtermann
 - Case Manager: Rob Zuccaro, Planning and Building Safety Director

Email entered into record:

Rice makes motion to enter public comment letter into the record, seconded by **Brauneis**. Applicant has made response to the letter. Passed by voice vote.

Conflict of Interest and Disclosure: None.

Public Notice Certification:

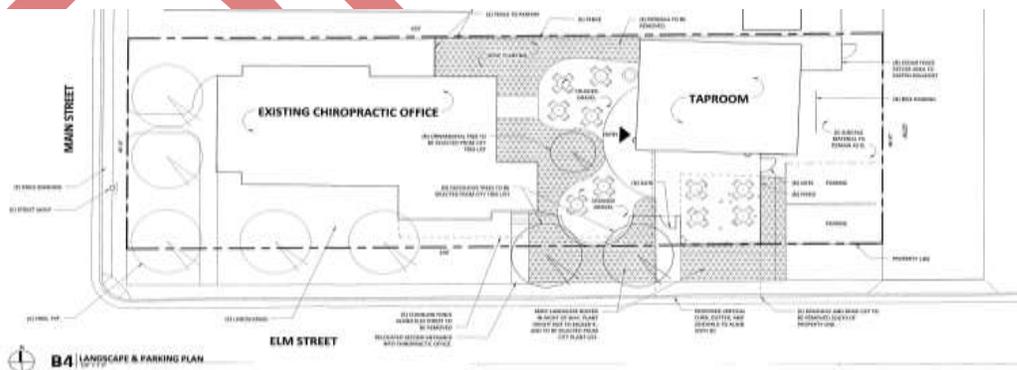
Published in the Boulder Daily Camera on October 23, 2016. Posted in City Hall, Public Library, Recreation Center, and the Courts and Police Building and mailed to surrounding property owners and property posted on October 21, 2016.

Staff Report of Facts and Issues:

Zuccaro presented from Power Point:



- Request for a SRU to allow an outdoor patio space as part of a proposal to convert an existing detached garage at 600 Main Street into the Crystal Springs Brewing Company taproom
- On the south and west sides of the property are existing residential properties. To the north is an office property. To the east, there is public parking.
- Located in transition zone, it borders residential area so it should be more residential in character than core area with different design guidelines.



- Property is over 6,800 SF in size.
- Currently, it is a chiropractic business on the west side of the property.
- On the east side is the detached garage that includes the proposal for conversion into the taproom. Garage is 780 SF.
- Patio space surrounding the taproom is proposed at approximately 720 SF.

- Under zoning code, conversion of the garage into a food or drink service business does not require an SRU. SRU is specifically for the patio space.
- Proposal is to add patios on the west and south side and to add landscaping on the west side of the property in right-of-way.
- Existing driveway leading to the garage would be converted into part of the patio space.
- There would be two parking spaces that would be alley loaded rather than coming off of Elm Street.
- For parking, any development less than 1000 SF does not require additional parking, so even though they are converting to new space, they are below the 1000 SF threshold.
- They have to add parking since they are losing existing parking. They still have to maintain the parking count currently for the property.
- They propose some bicycle parking on the east side.
- Subject to Downtown design guidelines. Staff has reviewed this proposal against the design guidelines as well as the SRU criteria.
- The applicant added a note to the plan of “no amplified music is planned on the site”. Staff requests the note be modified to “outdoor amplified music shall be prohibited”.
- The SRU criteria are in the Louisville Municipal Code, Sec. 17.40.100. Staff has made findings in the Staff Report.
- The proposal is in compliance with all criteria and design guidelines. It provides expansion of business use and is at pedestrian scale.

Staff Recommendations:

Staff recommends Planning Commission move to approve **Crystal Springs SRU, Resolution 26, Series 2016**, a resolution recommending approval of a Special Review Use (SRU) to allow for an approximately 720 SF outdoor patio seating area associated with the proposed Crystal Springs Brewing Company satellite tap room located at 600 Main Street (Lot 7, Block 4, Louisville Old Town) and recommends approval with the following condition:

1. Prior to the City Council hearing, the plan note addressing amplified music shall be amended to read “Outdoor amplified music shall be prohibited.”

Commission Questions of Staff:

Rice says regarding a note and letter entered which mentions food trucks, Louisville has a food truck ordinance. Does that speak to people putting trucks on the street, and where, and when? Doesn't the ordinance adequately deal with this?

Zuccaro says Louisville does have a food truck ordinance. Within the ordinance, the food truck must be a certain distance away from other restaurants unless they provide written approval. The purpose of the SRU is to ensure that impacts are mitigated from the outdoor patio space. There could be some connection as long as they are related to some of the criteria. Staff does not see any direct relationship.

Applicant Presentation:

Tom Horst, 876 Sunshine Canyon Drive, Boulder, CO
No presentation.

Commission Questions of Applicant:

Brauneis says there are questions raised by this group of neighbors and you provided written responses to them. As far as fencing and landscaping, can you speak to those?

Horst says a privacy fence would hinder the business. It would not fit in with that area because there is nothing like that nearby. We would rather do privacy with landscaping as far as separating the area. Landscaping would mitigate a lot of noise whereas a privacy fence does not necessarily do that.

Public Comment:

David Hazen, 954 Elm Street, Louisville, CO

The PC has our letter drafted by one of the residents in our development. We live directly across and to the east. The applicant responded to our letter and we are generally on the same page. We have an issue with the fence. We understand the PC may feel differently. The concern is we live quite close by. Lucky Pie has a much lower fence than the one we residents are requesting. Are they in the transition zone? We are in a transition zone. We don't know if a 6' fence would amplify noise. My sense is it would provide more privacy and allay some of the resident concerns. With respect to operating hours, the applicant says they don't intend to operate outside the suggested hours. Consistent with the proposal that Staff made regarding music, I think it should simply say that the patio will not be operating earlier than 11 am and later than 10 pm, rather than leaving it at intentions since these can change. Regarding landscaping, it is difficult for us to determine exactly what is proposed. We would like clarification since the diagrams are hard to see. On the food truck issue, it is more residential and we don't know what the ordinance is. We are concerned about Elm Street, which is basically a residential street. A food truck on a narrow residential street could be a problem. Elm Street is used as a through route to County Road from Main Street. There is a fair amount of traffic. On the smoking issue, if there is a provision that there will be no outdoor smoking, it would be helpful. Smoking could degrade the quality of life. Another thought is music and television. Will there be a television? **Horst** says food trucks are not in our plan. We have worked with food trucks at our current taproom. Usually they want a certain amount of business guaranteed. We will not have food trucks. State law does not allow smoking within 25' of a business entrance. State law allows a business to restrict smoking anywhere in their area as long as they post a sign saying NO SMOKING. We intend to do that. We will have a television inside the taproom but nothing outside. We would like to have acoustic music back in the western area. I taught instrumental music at Boulder High for 28 years and have many former students who would love to play here. Most would be classical groups. We have had success at our current taproom.

Michael Menaker, 1827 W Choke Cherry, Louisville, CO

I want to comment briefly on the idea of limiting the operation of the patio. We have patios all over Downtown with similar proximities to residential neighborhoods. It is the nature of Downtown. None of them were required to close at 10 pm. This applicant chooses to close at 10 pm and it is his business. If we are going to impose a condition of operation, it should be consistent with the other patios. There is Lulu's, the outdoor deck at Madera, and the Waterloo. I would remind the neighbor that there is real intent to someday develop the Grain Elevator into a commercial establishment which is at your front door. It will most likely contain a similar use such as a restaurant and outdoor patio. These houses were built in the heart of Downtown and that is part of their market value. We should not pass regulations that are not consistent with how we govern other Downtown businesses.

Garrett Mundelein, 555 County Road, Louisville, CO

The overhead aerial diagram used by Staff was probably taken over six years ago and does not reflect the residential neighborhoods currently. I do understand the subject property is zoned CC and that the proposal falls within typical uses for CC zoning. However, this property is a corner parcel adjacent to residential zoning on two sides. The location of the proposal adds an additional piece to the mix that I feel needs to be seriously considered. The negative effects of having an outdoor patio that serves alcohol immediately adjacent to nine residents are so great that the proposal should not be allowed. This neighborhood already has a significantly higher level of noise than other areas of town due to the proximity to the commercial zone. When we purchased our home 20 years ago, the City of Louisville did not have the vibrancy it currently has and therefore, did not have the traffic or noise that it currently does. Along with that vibrancy, there has been an increase in noise, traffic, and minor annoyances. I understand that and accept that. However, I do believe that responsible development should do all it can to

mitigate or eliminate the negative effects that may accompany it. Over the last 20 years, the Planning department has had to deal with similar concerns all along Main Street with regard to outdoor spaces along the rear of buildings where they would have a negative effect on residential properties across the alley. This is a similar situation to what we are dealing with here. The policy in general has been to either not allow a patio space on the rear of a building or to make that space completely enclosed. Waterloo has a patio in back that is completely enclosed. They are the only building that has a patio on a residential side of their two story building. The same policy should be exercised here. Outdoor patio space should not be allowed anywhere on this property that does not have a two story building between the outdoor patio and the residential areas. In the short time that Tilt operated its outdoor patio on County Road, it had a significant negative impact on late night noise in the neighborhood. Responsible planning and development practices should steer the use of this property more toward office or store retail space instead of more outdoor bars that tend to create late night noise. This neighborhood already has to contend with the sounds of garage pails full of beer bottles being emptied into recycling containers at midnight. The sound of drunk people looking for their cars and determining that walking through private backyards will lead them the right way. The list goes on. This is from bars and establishments that are a block away or farther. I cannot imagine how awful it will be to have an unobstructed open seating area with noise reverberating directly across the street and down the alley. I hope you can understand the extreme negative impact this proposal will have on this neighborhood and deny this request.

Hazen says some of the other taprooms mentioned such as Lulu's are in a different setting. Lulu's is on Main Street and it is a very busy vibrant street. This is a street close to Main Street but Elm Street is a quiet residential street. As far as the Grain Elevator goes, that is not before us and or before you, so it is not relevant to make that comparison. What will be the impact of this proposal?

Questions for Staff:

Brauneis says we have sound ordinances and landscaping guidelines. Do you see any concern with our existing sound ordinances?

Louisville Municipal Code, Sec. 9.34.010. - Disturbance of the peace.

A. It is unlawful for any person to **disturb** or tend to **disturb** the peace and quiet of others by violent, tumultuous, offensive or obstreperous conduct or loud or unusual noises.

B. The following acts are declared to be loud, disturbing or unnecessary noises in violation of this section, but shall not be deemed to be exclusive or limiting:

1. The using, operating or permitting to be played, used or operated, any radio receiving set, musical instrument, phonograph, or other device for producing or reproducing sound in such a manner as to **disturb** the peace, quiet and comfort of the neighboring inhabitants or at any time with louder volume than is necessary for convenient hearing for any persons in the structure or vehicle in which the device is operated and who are voluntary listeners thereto. The operation of any such device between the hours of 12:00 midnight and 6:00 a.m. in such a manner as to be plainly audible at a distance of 50 feet from the structure or vehicle in which it is located is prima facie evidence of a violation of this section.

2. Yelling, shouting, hooting, whistling or singing, particularly between the hours of 12:00 midnight to 6:00 a.m. or at any time or place so as to annoy or **disturb** the quiet, comfort, or repose of any persons in the vicinity.

Zuccaro says regarding the noise ordinances within Downtown, there is noise expected. The intent is that within the Downtown area, you expect to have additional noise from outdoor patios. That is the reason for the SRU; to see if it needs to be mitigated or if it is an appropriate use in the first place for that specific location. It is based on the context of location.

Brauneis says what about the hours of operation.

Zuccaro says I am not aware of any restrictions on hours of operation with other SRUs.

Pritchard says we have discussed patio hours of operation. There is consistency in terms of outside patio usage such as sensitivity of an alley.

Sheets says we discussed hours of operation at the Waterloo project and also discussed them at Lulu's.

Brauneis says I believe we remained consistent that all outdoor activities are governed by the same set of law.

Rice says what constricts the hours of operation for an outdoor patio.

Zuccaro says within this CC zone district, outdoor patios for food establishments are not allowed without the SRU. A restriction can be put on it.

Sheets says we put restrictions on SRUs while I was on the PC. We did it for the Waterloo property that initially came in for 10 pm, and we subsequently extended it to 11 or 12 pm. That was a condition of their approval. There were some later questions about doing the same thing for Lulu's and there was discussion of consistency and treating everyone equally. Many subsequent businesses came in later with patios, but I don't know what the decision was.

Zuccaro says we limit hours on amplified music.

Hsu says the condition says no outdoor amplified music. Is there any other language that we have used in the past? To me, it seems specific to deal with overall noise concern.

Zuccaro says in the past there was specific restriction on amplified music to certain days and hours. It addresses one of the noise concerns but does not address other concerns from general use of the patio.

Summary and request by Staff and Applicant:

Staff recommends Planning Commission move to approve **Crystal Springs SRU, Resolution 26, Series 2016**, a resolution recommending approval of a Special Review Use (SRU) to allow for an approximately 720 SF outdoor patio seating area associated with the proposed Crystal Springs Brewing Company satellite tap room located at 600 Main Street (Lot 7, Block 4, Louisville Old Town) and recommends approval with the following condition:

1. Prior to the City Council hearing, the plan note addressing amplified music shall be amended to read "Outdoor amplified music shall be prohibited."

Horst says this is a brewery taproom so we serve beer on tap. There are no bottles. It is a different environment than a bar since we serve no hard liquor. Most people come to sit and talk. We don't get a lot of drunks. We are not a sports bar. I don't think we can be compared to a full alcohol bar.

Closed Public Hearing and discussion by Commission:

Brauneis says my concern is the hours of operation and whether we need the language part of this SRU. I think I can approve this as it as long as we instruct Staff to get the language ready for CC.

Sheets says I am not sure how this property differs from the other properties we have discussed. I see these properties are very similar in that Lulu's backs up to residential with an alley. Waterloo backs up similarly. We want to treat this applicant similarly in terms of consistency. I think a taproom is different than a bar. I have been to the taproom at CTC and I think it is a quieter type of establishment. I imagine this location will be similar. I don't think we need to put a restriction on the amplification of music and I don't think it has to be acoustic. If the applicant is willing to do that, I am willing to accept it. With respect to times of operation, if the applicant is willing to limit themselves, I am fine with it. I think there needs to be consistency in what we require of Downtown patios, especially those that back to residential units. I am generally in support of this. I don't think there need to be any conditions.

Rice says regarding the SRU, we can place any reasonable restriction we want. We are supposed to take these as they present themselves on an individualized basis and come up with a reasonable outcome. I would note that, as far as I understand, the owner is not objecting to an hour restriction being requested by the neighbors. We appear to have consensus there

and if this needs to be changed later, it can be addressed. I see no reason to not put the condition on.

Hsu says I am not in favor of a condition on the hours of operation because I don't think it addresses the concern. If the concern is noise within certain hours, we should address those issues. I favor something to control the concern and if the condition should be about the noise, such as cutting off acoustic music at a certain hour. I am not entirely comfortable with the language about outdoor amplified music. I am okay with the SRU as is. I would set a decibel level. If the neighbors have an issue, then they have a nuisance action against the applicant.

Pritchard says we don't limit the hours of operation for Lulu's, Waterloo, or Madera Grill. What we limit is the use of their patio after a certain period. That is perfectly fine within an SRU. If the applicant wishes to go until 10, he can. If he wishes to go until 11, he can but he cannot use the patio. I have some problems with the fencing issue because I don't know how it fits in terms of esthetic aspects and whether it will accomplish it. I think adequate landscaping will address some of the sound issues. The food trucks are addressed by ordinance. You can't smoke that close to an establishment so it is a non-issue. I will allow the applicant to address the TV issue. If there are complaints, the SRU can be brought back for reassessment. I am in support of this and I am not in favor of putting on a condition.

Rice says we are talking about a patio with the SRU. We are not talking about the taproom. Let's put the same condition that was done for others on this resolution.

Motion made by **Rice** to approve **Crystal Springs SRU, Resolution 26, Series 2016**, a resolution recommending approval of a Special Review Use (SRU) to allow for an approximately 720 SF outdoor patio seating area associated with the proposed Crystal Springs Brewing Company satellite tap room located at 600 Main Street (Lot 7, Block 4, Louisville Old Town) and recommends approval with the following condition:

1. Prior to the City Council hearing, the plan note addressing amplified music shall be amended to read "Outdoor amplified music shall be prohibited."
2. That the hours of operation be consistent with other SRUs currently for outdoor patios in Downtown Louisville.

seconded by **Brauneis**. Roll call vote.

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

Motion passes 5-0.

- **Lot 2, Block 3 Park at CTC PUD: Resolution 27, Series 2016**, a resolution recommending approval of a final planned unit development (PUD) to construct a 49,600 SF single-story industrial/flex building with associated site improvements on Lot 2, Block 3, Park at CTC.
 - Applicant, Owner, and Representative: Balfour Senior Living (Hunter MacLeod)
 - Case Manager: Scott Robinson, Planner III/Lauren Trice, Associate Planner

Motion made by **Brauneis** to continue **Lot 2, Block 3 Park at CTC PUD: Resolution 27, Series 2016**, a resolution recommending approval of a final planned unit development (PUD) to construct a 49,600 SF single-story industrial/flex building with associated site improvements on Lot 2, Block 3, Park at CTC to the December 8, 2016, seconded by **Sheets**. Passed by voice vote.

- **Innovative Openings, Resolution 28, Series 2016**, a resolution recommending approval of a final planned unit development (PUD) for Innovative Openings to allow for a 15,101 SF office, manufacturing, and warehouse facility and associated site improvements on Lot 1, Block 2, Colorado Technological Center, Filing No. 1
 - Applicant and Representative: Rosenthal Associates, LLC (Bob Rosenthal)
 - Owner: PF Investments, LLC
 - Case Manager: Kristin Dean, Principal Planner

Conflict of Interest and Disclosure: None.

Public Notice Certification:

Published in the Boulder Daily Camera on October 23, 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 October 21, 2016.

Staff Report of Facts and Issues:

Dean presented from Power Point:

- Property is 1.1 acres
- Zoned PCZD-I, subject to IDDSG
- 15,101 SF Office, manufacturing and warehouse facility
- Headquartered in Louisville since 1996
- Started out at 637 Pierce Avenue, expanded to 667 Pierce Avenue in 2011
- Wish to expand the Insolroll™ to 674 S Arthur Avenue
- No waivers are being requested



- Development of this property is regulated under the Industrial Development Design Standards and Guidelines (IDDSG). Staff finds the project meets all applicable standards including, but not limited to setbacks, site coverage, height, lighting, landscaping, design, and circulation.
- The project is designed with two access points off of Arthur Avenue to best allow for traffic flow through the site and to allow for trucks to back into the loading dock located on the east side of the property.
- While the loading dock faces Arthur Avenue, it is recessed 56' back from the primary façade so Staff finds it meets the IDDSG standard that loading docks be located in areas of low visibility.
- Through access between this property and the Innovative Openings property to the east is proposed, primarily to allow for forklifts and delivery trucks to easily go between the two sites. A pedestrian path is provided in this access area. The work required on the adjacent property will necessitate review through a PUD Amendment. Staff has

recommended a condition that requires approval of this PUD Amendment prior to the issuance of a building permit.

- Based on the breakdown of uses, 35 parking spaces are required and 35 parking spaces are provided on site.
 - However, Staff has concerns about access to the 4 parking spaces located at the through access point just to the east of the loading dock when there are trucks parked in this area. To address this issue, the owners have agreed to execute an access easement which allows cars parked in these spaces to have ingress and egress through the adjoining property. Staff recommends a condition that requires this easement to be executed prior to the issuance of a building permit.
- The building is essentially single-story with roof articulation that ranges between 20' to 24' high, well within the 40' height maximum. The building design incorporates fluted block, which is a light gray color. The design also includes a light beige single scored block accent strip along the top two-thirds of the structure. These architectural elements, colors, and materials are seen throughout the CTC. The glazing along the front façade will lend to the architectural interest of the building and provide for a well-defined pedestrian entry.
- The west elevation will be visible from Arthur Avenue. The window glazing, roof articulation, building materials, and colors will lend to the architectural interest of this façade.
- The landscaping plan has been designed in accordance with the standards set forth in the IDDSG. Adequate buffering is provided along the roadway and to screen the trash enclosure. Landscaping is proposed at the ends of each row of parking.
- A drainage easement runs along the eastern property line. The easement was dedicated on the original plat for the property. The City has determined the easement is not necessary. The applicant would like to vacate the easement. Because parking is proposed in this easement area, Staff recommends that the easement be vacated prior to the issuance of a building permit.
- A detention pond wraps around the east, north, and west sides of the property. City engineering has determined that the drainage plan for the property is adequate.
- The signs, as designed, comply with the sign standards of the IDDSG. A note has been added to the PUD plans noting that the sign on the façade of the building is conceptual under the PUD. This allows for a more refined design of the sign after the PUD has been adopted. Any signs proposed in the future will have to meet the IDDSG standards.
- Staff finds that that the project meets all applicable development requirements and recommends approval with three conditions.

Staff Recommendations:

Staff recommends Planning Commission move to approve **Innovative Openings, Resolution 28, Series 2016**, a resolution recommending approval of a final planned unit development (PUD) for Innovative Openings to allow for a 15,101 SF foot office, manufacturing, and warehouse facility and associated site improvements on Lot 1, Block 2, Colorado Technological Center, Filing No. 1, with the following conditions:

1. Prior to the issuance of a building permit, the applicant shall obtain approval of the PUD Amendment for the site work needed to create the shared access at 667 Pierce.
2. Prior to the issuance of a building permit, the applicant shall execute the access easement to allow for cars parked in the spaces adjacent to the east property line to have ingress and egress through 667 Pierce.
3. Prior to the issuance of a building permit, the applicant shall receive approval by the City to vacate the drainage easement along the eastern property line.

Commission Questions of Staff:

Hsu says there is reference to the CTC master sidewalk and bicycle plan. What is the relationship of that to this particular PUD?

Dean says that document is a broad master plan. Looking at circulation and connectivity, we look at multi-modal opportunities. If the sidewalk plan required a sidewalk connection along the property, then the applicant would be required to build it. The sidewalk plan only shows sidewalks on the opposite side of the street and no sidewalks have been constructed. There is no requirement for them to build a sidewalk. Bike lanes are up to the City and individual property owners are not required to construct sections of bike lanes.

Applicant Presentation:

Bob Rosenthal, Rosenthal Associates, LLC, 6400 Modena Lane, Longmont, CO
Staff has covered the whole project. Since this is the third building of a campus, we wanted to pick up some of the elements on the other buildings. The high windows are consistent with the other warehouses as well as some vertical windows.

Commission Questions of Applicant: None.

Public Comment: None.

Summary and request by Staff and Applicant:

Staff recommends Planning Commission move to approve **Innovative Openings, Resolution 28, Series 2016**, a resolution recommending approval of a final planned unit development (PUD) for Innovative Openings to allow for a 15,101 SF office, manufacturing, and warehouse facility and associated site improvements on Lot 1, Block 2, Colorado Technological Center, Filing No. 1, with the following conditions:

1. Prior to the issuance of a building permit, the applicant shall obtain approval of the PUD Amendment for the site work needed to create the shared access at 667 Pierce.
2. Prior to the issuance of a building permit, the applicant shall execute the access easement to allow for cars parked in the spaces adjacent to the east property line to have ingress and egress through 667 Pierce.
3. Prior to the issuance of a building permit, the applicant shall receive approval by the City to vacate the drainage easement along the eastern property line.

Closed Public Hearing and discussion by Commission:

Motion made by **Sheets** to approve Staff recommends Planning Commission move to approve **Innovative Openings, Resolution 28, Series 2016**, a resolution recommending approval of a final planned unit development (PUD) for Innovative Openings to allow for a 15,101 SF office, manufacturing, and warehouse facility and associated site improvements on Lot 1, Block 2, Colorado Technological Center, Filing No. 1, with the following conditions:

1. Prior to the issuance of a building permit, the applicant shall obtain approval of the PUD Amendment for the site work needed to create the shared access at 667 Pierce.
2. Prior to the issuance of a building permit, the applicant shall execute the access easement to allow for cars parked in the spaces adjacent to the east property line to have ingress and egress through 667 Pierce.
3. Prior to the issuance of a building permit, the applicant shall receive approval by the City to vacate the drainage easement along the eastern property line.

seconded by **Brauneis**. Roll call vote.

Name	Vote
Chris Pritchard	Yes
Ann O'Connell	n/a
Steve Brauneis	Yes
Jeff Moline	n/a
Tom Rice	Yes

David Hsu	Yes
Monica Sheets	Yes
Motion passed/failed:	Pass

Motion passes 5-0.

Planning Commission Comments:

Pritchard welcomes **Monica Sheets** to the Planning Commission.

Staff Comments:

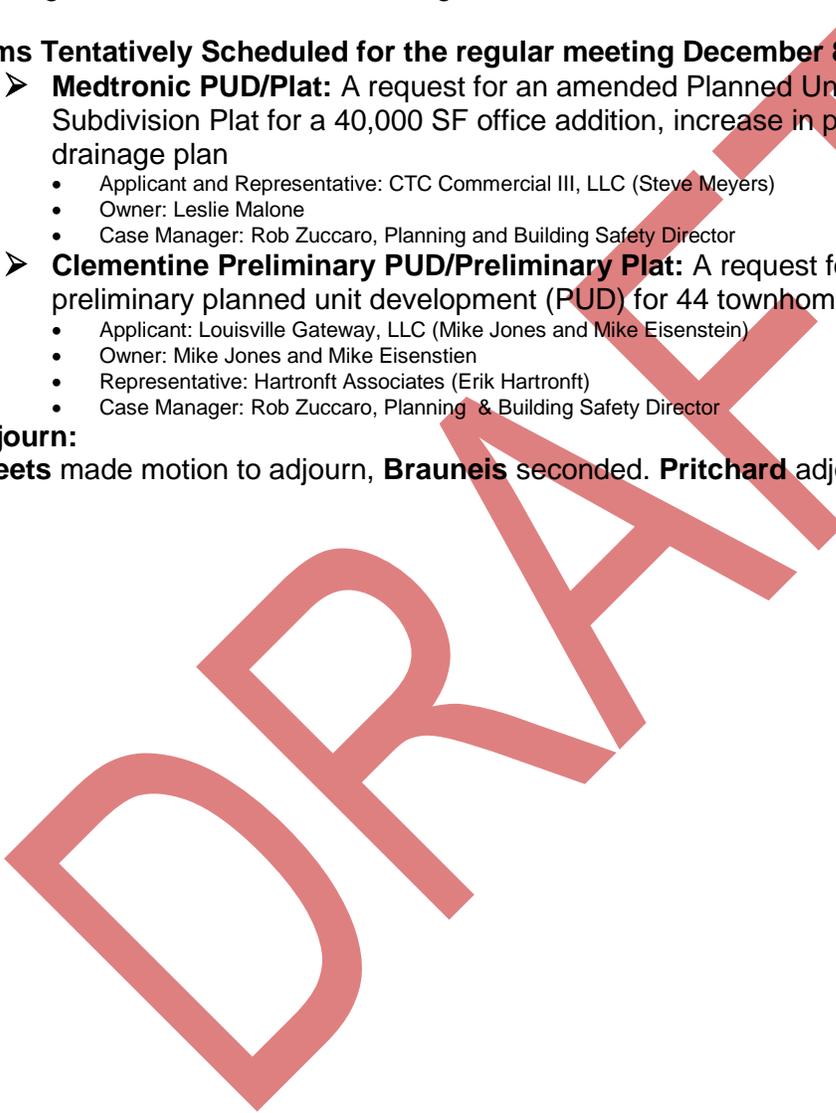
The Main Street subdivision has been withdrawn. We anticipate three items at the December 8 meeting, the continued item from tonight and the Medtronic and Clementine.

Items Tentatively Scheduled for the regular meeting December 8, 2016:

- **Medtronic PUD/Plat:** 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
- **Clementine Preliminary PUD/Preliminary Plat:** A request for a preliminary plat and preliminary planned unit development (PUD) for 44 townhome units on 3.6 acres.
 - Applicant: Louisville Gateway, LLC (Mike Jones and Mike Eisenstein)
 - Owner: Mike Jones and Mike Eisenstien
 - Representative: Hartronft Associates (Erik Hartronft)
 - Case Manager: Rob Zuccaro, Planning & Building Safety Director

Adjourn:

Sheets made motion to adjourn, **Brauneis** seconded. **Pritchard** adjourned meeting at 8:50 pm.



ITEM: Case #16-028-FP, L2 B3 Park at CTC

PLANNER: Lauren Trice, Associate Planner

APPLICANT: CTC Commercial III LLC
168 CTC Blvd Suite E
Louisville, CO 80027

OWNER: Leslie Malone
1290 Bellaire Street
Broomfield, CO 80020

REPRESENTATIVE: Jerry Moore
JM Associates Inc
5589 Arapahoe Unit 104
Boulder, CO 80301

EXISTING ZONING: Industrial (I)

LOCATION: Lot 2, Block 3, Park at CTC (312 CTC Blvd)

TOTAL SITE AREA: 186,310 square feet (4.28 acres)

REQUEST: Approval of Resolution No. 27, Series 2016, a resolution recommending approval of a final Planned Unit Development (PUD) to construct a 62,380 square-foot industrial/flex building with associated site improvements on Lot 2, Block 3, Park at CTC.

VICINITY MAP:



PROPOSAL:

The applicant, JM Associates, is requesting approval of a final Planned Unit Development (PUD) to allow for the construction of a 62,380 SF industrial/flex building. The proposed structure has a 49,607 SF footprint and a 12,773 SF partial second floor. The site is located in the Colorado Technology Center (CTC) at the corner of Dogwood Street and CTC Blvd on Lot 2, Block 3, of the Park at CTC subdivision. The property is zoned Industrial (I) and is subject to the Industrial Development Design Standards and Guidelines (IDDSG).

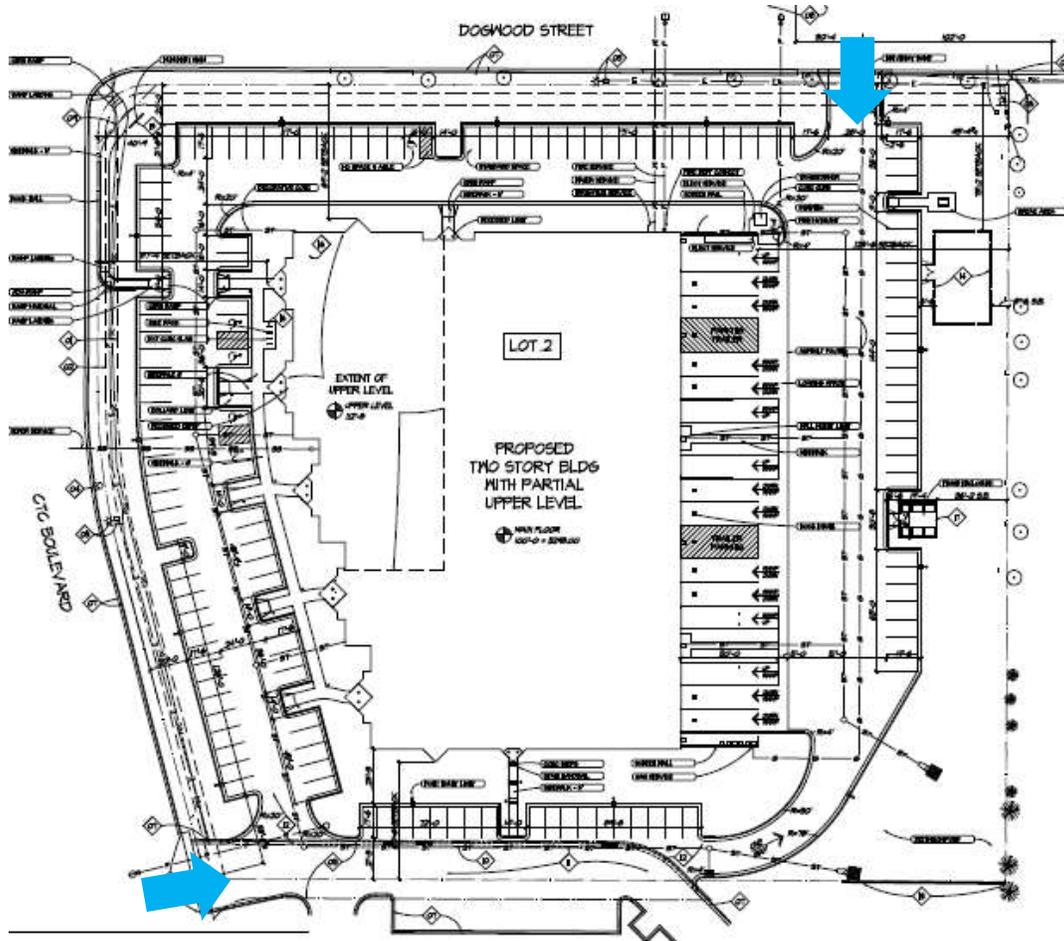
ANALYSIS:

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

Site Plan

The proposed lot coverage and setbacks meet the requirements of the IDDSG. The proposed building footprint, parking, and driveways cover 71% of the site, less than the 75% allowed by the IDDSG. Pedestrian plazas, landscaped setback areas, and landscaped drainage facilities would cover the remainder of the site. The site design incorporates a break area on the east side of the site.

The front of the proposed building faces west with surface parking surrounding the building. The east side of the building contains the loading area, with loading dock and trash enclosure. Concrete walls painted to match the building screen the trash enclosures and loading dock along Dogwood Street. The setbacks and site layout comply with the IDDSG.



The driveway entrance on the north side of the site does not align with driveway on the property across Dogwood Street. The applicant requests a waiver to 2.1.1(G) of the IDDSG, which states, “Driveways serving building sites on either side of a public street shall either be aligned or offset to provide a minimum separation of 75-feet when not located adjacent to a public street intersection”. The applicant requests the waiver so that emergency vehicles and truck trailers can access the site without making a tight “S” turn. In addition, if the applicant were to align the driveways three parking spaces would be lost. Other locations in the CTC have driveways that do not align with driveways on the opposite side of the street and are less than 75 feet apart. The Public Works Department reviewed the waiver request and has no concerns about the misaligned driveways. Staff recommends approval of this waiver.



The site plan includes internal sidewalks to provide access from the parking areas to the main building entrances along the west side of the building. The CTC sidewalk plan does not call for sidewalks adjacent to this property, but the proposal includes a connection from the internal walks to the intersection of Dogwood and CTC Blvd to access the sidewalks on the other sides of the streets.

Architecture

Concrete tilt up panels incorporating reveals and recesses comprise the façade for the majority of the building. The building design encompasses a range of neutral colors and features an aluminum canopy at the entrances.

There would be five entrances along the west side of the building defined by triangular extensions from the building. The north and west elevations, facing the street, incorporate glazing and variations in color and materials, meeting the IDDSG requirements for architecture on street-facing facades. A ribbon of windows on the west elevation provides additional architectural interest and provides light to the partial second floor. In addition, the west elevation would step back in segments going from north to south, following the curve in the lot line.



The building would include a varied roof line between 27 and 29 feet. The proposed building height of 29 feet is below the maximum permitted height of 40 feet found in the

IDDSG. All roof mounted mechanical equipment would be setback a minimum of 20 feet from the building parapet, and painted to match the dominant color of the building.

Landscape Plan, Drainage and Retaining Walls

The proposed landscaping would screen the parking lot and the loading areas from public view and provide a buffer between adjacent land uses. The parking area would incorporate landscaped islands separating parking bays consistent with IDDSG requirements. The proposed landscaping complies with the IDDSG. The plans also include a detention pond on the southeast corner of the site.

Signs

The applicant requests one monument sign at the corner of Dogwood and CTC Blvd. The proposed monument sign is consistent with the IDDSG.

The proposed building mounted sign program depends on the future occupant of the space. The elevations show the potential locations of 10 3'x12' "branding" signs with a limitation of three simultaneous locations. The elevations also show the potential locations of 10 1.5'x10' "identification" signs with a limitation of eight signs. The larger signs have a character height of 24" and the smaller signs have a character height of 18". Occupancy of the building will further limit the number of signs. If there is a single occupant in the building, the sign program excludes the smaller "identification" signs.

The applicant requests waivers to the limitations in the IDDSG for character height (18" for multi-tenants or 24" for a single tenant), number of signs (one per tenant or one per frontage), and total sign square footage (80 square feet). The applicant requests that if a single tenant in a multi-tenant building occupies more than 30% of the building area that the sign program allows 24" signs and two signs per frontage: both a "branding sign" and a "tenant identification" sign. The applicant also requests that total signage exceed the 80 square foot limit. If maximized, the total sign area could equal 222 square feet.

Lighting

The applicant has submitted a lighting plan that includes wall lights on the building and pole lighting in the parking lot. The parking lot light poles cannot exceed 24 feet in height per the requirements of the IDDSG. The proposed lighting standards meet the specifications of the IDDSG.

PUD Criteria

Section 17.28.120 of the Louisville Municipal Code lists 13 criteria for a Planned Unit Developments (PUD) that must be satisfied or found not applicable for the Planning Commission to recommend approval of the PUD. Staff finds that the proposal meets all applicable criteria. With approval of the requested driveway and sign waivers, staff finds that the plan meets all the requirements of the IDDSG and the project is located in an industrial area surrounded by compatible developments.

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. 27, Series 2016, a resolution recommending approval of a Final Planned Unit Development to allow for the construction of a 62,380 industrial/flex building with associated site improvements on Lot 2, Block 3, Park at CTC. The Planning Commission may recommend approval (with or without conditions), continuance, or denial of the applicant's request for Final Planned Unit Development approval.

ATTACHMENT(S):

1. Resolution No. 27, Series 2016
2. Application documents
3. Final PUD

**RESOLUTION NO. 27
SERIES 2016**

A RESOLUTION RECOMMENDING APPROVAL OF A FINAL PLANNED UNIT DEVELOPMENT (PUD) TO CONSTRUCT A 62,380 SQUARE-FOOT INDUSTRIAL/FLEX BUILDING WITH ASSOCIATED SITE IMPROVEMENTS ON LOT 2, BLOCK 3, PARK AT CTC.

WHEREAS, there has been submitted to the Louisville Planning Commission an application for approval of a final Planned Unit Development (PUD) to allow for the construction of a 62,380 square-foot industrial/flex building with associated site improvements on Lot 2, Block 3, Park at CTC; 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, after a duly noticed public hearing on December 8, 2016, where evidence and testimony were entered into the record, including the findings in the Louisville Planning Commission Staff Report dated November 8, 2016, the Planning Commission finds the PUD for Lot 2, Block 3, Park at CTC should be approved.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Louisville, Colorado does hereby recommend approval of a final Planned Unit Development (PUD) to allow for the construction of a 62,380 square-foot single-story industrial/flex building with associated site improvements on Lot 2, Block 3, Park at CTC.

PASSED AND ADOPTED this 8th day of December, 2016.

By: _____
Chris Pritchard, Chairman
Planning Commission

Attest: _____
Steve Brauneis Secretary
Planning Commission

LAND USE APPLICATION

CASE NO. _____

APPLICANT INFORMATION

Firm: CTC COMMERCIAL III, LLC
 Contact: STEVE MEYERS, MANAGER
 Address: 168 CTC BLVD - STE E
LOUISVILLE, CO 80027
 Mailing Address: SAME
 Telephone: 303-588-9988
 Fax: 303-664-1850
 Email: STEVE@SMEXRBAK.COM

OWNER INFORMATION

Firm: _____
 Contact: LESLIE MALONE
 Address: 1290 BELLAIRE ST.
BROOKFIELD, CO 80020
 Mailing Address: SAME
 Telephone: 303-466-8669
 Fax: _____
 Email: lesliemalone@msn.com

REPRESENTATIVE INFORMATION

Firm: JM ASSOCIATES, INC.
 Contact: JERRY MOORE, ARCHITECT
 Address: PO BOX 18390
Boulder, CO 80308
 Mailing Address: SAME
 Telephone: 303-449-1887
 Fax: 303-449-2900
 Email: jerry@jm-assoc.com

PROPERTY INFORMATION

Common Address: 312 CTC BOULEVARD
 Legal Description: Lot 2 Blk 3
 Subdivision THE PARK AT CTC
 Area: 100,310 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: THE PROJECT PROPOSES DEVELOPMENT OF A SINGLE 49,600 SF 1 STORY BUILDING ON A 4.277 A LOT. THE BLDG IS ORIENTED FACING CTC BLVD TO THE WEST. THE BLDG INCLUDES A SIDEWALK CONNECTION TO CTC BLVD & DOWNWOOD ST. ALL LIGHTING & UTILITY SERVICES ARE ON THE FEEL OF THE BLDG AND SCREENED FROM VIEW OF ADJ. PROPERTIES TO THE SOUTH & NORTH.

Current zoning: PUD-1 Proposed zoning: PUD-1

SIGNATURES & DATE

Applicant: Steve Myers 07/18/16
 Print: STEPHEN MEYERS
 Owner: Leslie Malone 07/18/16
 Print: LESLIE MALONE
 Representative: Jerry Moore 07/18/16
 Print: JERRY MOORE

CITY STAFF USE ONLY

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

LETTER OF REQUEST

Rev 11/21/16

FINAL PUD

Lot 2, Block 3, The Park at CTC

LEGAL DESCRIPTION:

Lot 2, Block 3, The Park at CTC, Boulder County, CO

ADDRESS:

312 CTC Boulevard, Louisville CO

PROJECT AREA:

4.77 Acres

PROPOSED USE:

Any uses allowed in City of Louisville Industrial zone districts

PROJECT INTENT:

The Project proposes development of a “flex-tech” building on an existing vacant lot located on the southwest corner of the intersection of CTC Boulevard and Dogwood Street. The building includes high bay volume under the flat roof (20’ clear). A partial Second Floor overlays approximately 26% of the Main Floor in the northwest corner of the Building. The Building is oriented with (10) prospective tenant entries on the west facing CTC Boulevard and (1) prospective tenant entry on the north facing Dogwood Street. All loading and utility services are on the rear (east) of the Building which are screened from view of the adjacent commercial property to the south (368 CTC Boulevard) and the commercial property to the north across Dogwood Street (2051 Dogwood). The Project includes two driveway access points: an existing one on the CTC Blvd frontage which is shared with the neighboring property to the south; and, a proposed new access from Dogwood Street near the northeast corner of the property.

LAND USE:

Building footprint	49,607 sf	27.01%
Screen walls footprint	52 sf	0.02%
Exterior storage footprint (future)	1,460 sf	0.79%
Trash enclosure footprint	348 sf	0.17%
Driveways/parking/sidewalks	80,715 sf	43.95%
Landscaped area	51,548 sf	28.06%
Total Site Area	183,610 sf	100.00%

BUILDING SETBACKS:

	East	North	West	South
Min. setback from principal structure	128.0’	69.0’	87.0’	60.0’

BUILDING HEIGHT:

2 story / 29’-0 maximum parapet height above Main Floor elevation

BUILDING AREA:

Main Floor	49,607 sf
Partial Second Floor	12,773 sf
Total Building	62,380 sf

PARKING:

Standard Parking	127 sp
HC Parking	5 sp
Total Parking	132 sp

Average parking ratio	2.12 sp/1,000 sf
Bicycle parking	8 sp

EXTERIOR MATERIALS:

Walls	Painted precast concrete with accent reveals (minimum 2 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 Exterior Elevations (Dwg 01/A03) for exterior color specifications and scope.

PROJECT PHASING:

Construction of the Project will commence within 6 months following approval of this PUD by the City of Louisville. Site improvements and core and shell building construction will be complete within 9 months following commencement of construction.

EXTERIOR LIGHTING:

See Sheets E1 and E2 for: pole mounted, wall mounted, bollard and recessed exterior lighting locations and fixture specifications.

SIGNAGE:

The Project proposes 1 single faced exterior lit monument sign located as indicated on Dwg 01/A01. Monument sign shall be limited to 25 sf per face. The Applicant requests a Waiver of certain provisions of applicable IDDSG requirements for building mounted signage to be replaced by criteria more particularly described on Dwg 01/A03 under "Building Mounted Signage" (see Waiver Request below)

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 actual uses exceeds the total provided parking on the site.

WAIVER REQUEST:

1. The IDDSG includes a standard for alignment of new driveway entrances with existing driveway entrances on the opposing street face. Exact alignment of the proposed Dogwood driveway with the existing driveway at 2051 Dogwood creates two negative impacts on the Project: 1) emergency vehicles and truck traffic using this entrance/exit would be forced to make a tight “S” turn in order to avoid the end of the northern screen wall peninsula and parked tractor trailers on the loading apron to the south; and, 2) this reconfiguration would result in the loss of at least (3) parking spaces. There currently exist many neighboring pairs of driveway entrances in CTC which are not in direct alignment with one another. In this particular instance, we respectfully request a waiver of this IDDSG standard.
2. The Applicant requests a Waiver of certain provisions of applicable IDDSG standards for building mounted signage to be replaced by criteria more particularly described on Dwg 01/A03 under “Building Mounted Signage”. These sign criteria are similar to those contained in specific PUD language requested and approved for similar neighboring properties at 168 CTC Boulevard, 2051 Dogwood Street, 185 South 104th Street, and 197 South 104th Street.

LEGAL DESCRIPTION:

Lot 2, Block 3, The Park at CTC, Boulder County, CO

ADDRESS:

312 CTC Boulevard, Louisville CO

PROJECT AREA:

4.77 Acres

PROPOSED USE:

Any uses allowed in City of Louisville Industrial zone districts

PROJECT INTENT:

The Project proposes development of a "flex-tech" building on an existing vacant lot located on the southwest corner of the intersection of CTC Boulevard and Dogwood Street. The building includes high bay volume under the flat roof (20' clear). A partial Second Floor overlays approximately 26% of the Main Floor in the northwest corner of the Building. The Building is oriented with (10) prospective tenant entries on the west facing CTC Boulevard and (1) prospective tenant entry on the north facing Dogwood Street. All loading and utility services are on the rear (east) of the Building which are screened from view of the adjacent commercial property to the south (368 CTC Boulevard) and the commercial property to the north across Dogwood Street (2051 Dogwood). The Project includes two driveway access points: an existing one on the CTC Blvd frontage which is shared with the neighboring property to the south; and, a proposed new access from Dogwood Street near the northeast corner of the property.

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Landscaped area	51,548 sf	28.06%
Total Site Area	183,610 sf	100.00%

BUILDING SETBACKS:

	East	North	West	South
Min. setback from principal structure	128.0'	69.0'	87.0'	60.0'

BUILDING HEIGHT:

2 story / 29'-0" maximum parapet height above Main Floor elevation

BUILDING AREA:

Main Floor	49,607 sf
Partial Second Floor	12,773 sf
Total Building	62,380 sf

PARKING:

Standard Parking	127 sp
HC Parking	5 sp
Total Parking	132 sp

Average parking ratio	2.12 sp/1,000 sf
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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 Exterior Elevations (Dwg 01/A03) for exterior color specifications and scope.

PROJECT PHASING:

Construction of the Project will commence within 6 months following approval of this PUD by the City of Louisville. Site improvements and core and shell building construction will be complete within 9 months following commencement of construction.

EXTERIOR LIGHTING:

See Sheets E1 and E2 for: pole mounted, wall mounted, bollard and recessed exterior lighting locations and fixture specifications.

SIGNAGE:

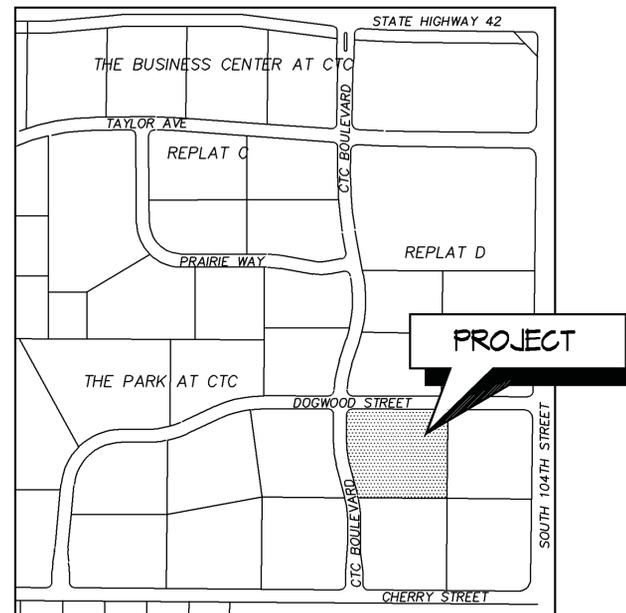
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FUTURE TENANT FINISH:

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 actual uses exceeds the total provided parking on the site.

P.U.D. DEVELOPMENT PLAN

Lot 2, Block 3 The Park at CTC Boulder County, Colorado



Vicinity Map

SHEET INDEX

- A00 Cover Sheet
- A01 PUD Plan, Typical Construction Assemblies
- A02a Partial Floor Plan (North)
- A02b Partial Floor Plan (South)
- A03 Exterior Building Elevations and Signage
- A04 Misc Elevation Details
- A05 Fire Access Plan
- L01 Landscape Plan
- L02 Landscape Details
- E01 Site Photometric Plan
- E02 Exterior Light Details
- C1 Grading Plan
- C2 Drainage Plan
- C3 Utility Plan
- Survey

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 _____, 201__.

(Notary Seal)

Owner Name _____ Signature _____

Notary Name _____ Signature _____

Planning Commission Certificate

Recommended approval this ____ day of _____, 201__ by the Planning Commission of the City of Louisville, Colorado.

Resolution No. _____, Series _____.

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

(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 201__, and is recorded in:

Plan File _____, Fee _____, Paid _____

Film No. _____, Reception _____

Recorder _____

Deputy _____

JM Associates, Inc.

Architecture / Planning
PO Box 18390
Boulder, Colorado 80308
(303) 449-1887

Final PUD
Lot 2, Block 3, The Park at CTC
Louisville, Colorado

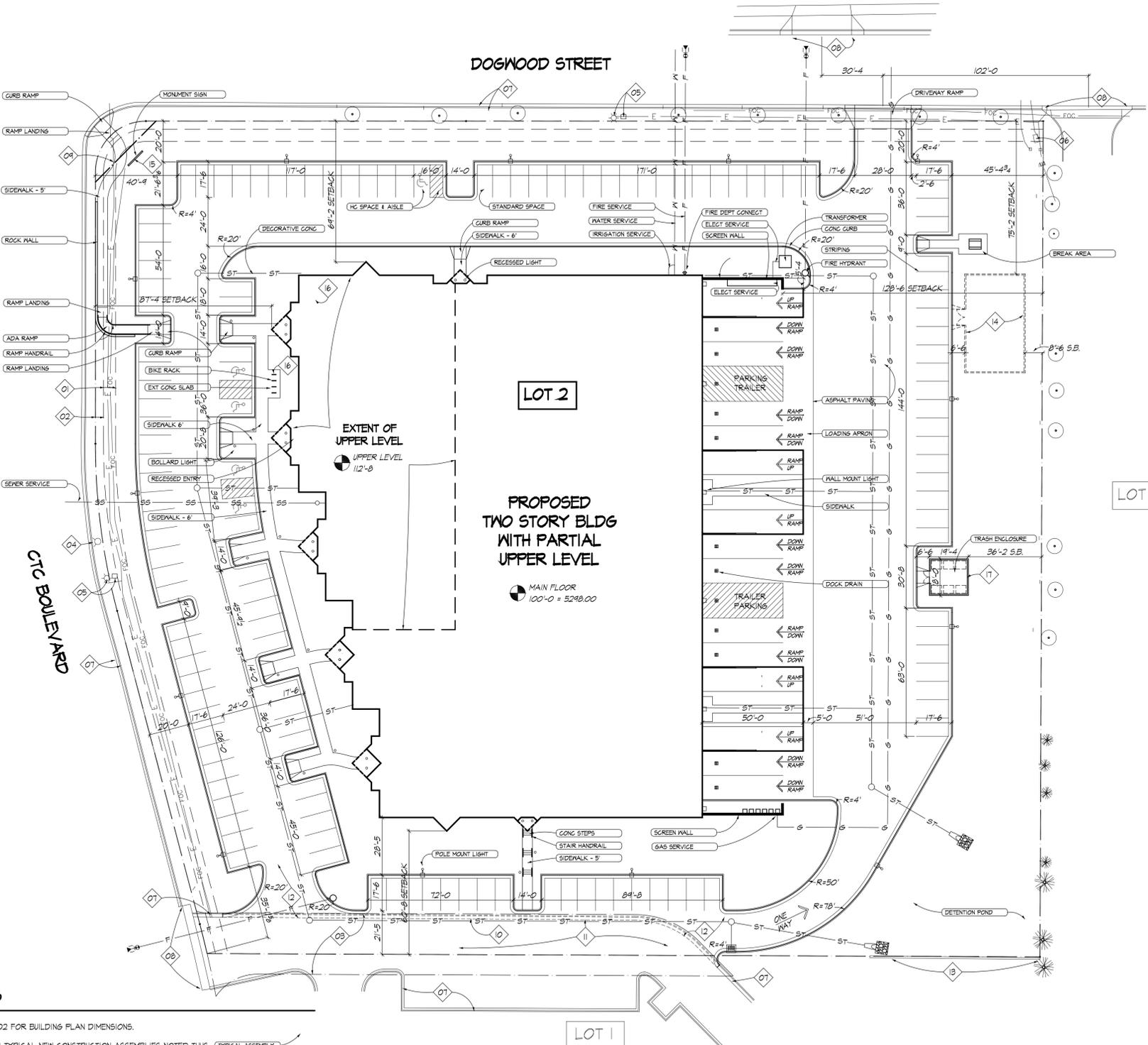
A00

08/04/16	SUBMITTAL
10/14/16	RESUBMITTAL #1
11/21/16	RESUBMITTAL #2

ACCENT PANEL	T1 precast concrete wall panel with no accent reveals
ACCENT REVEAL	3/8" deep formed reveal on exterior exposed faces of PRECAST PANELS Width of reveal = 2" at base of recess Flare out side walls of reveal at 45 degrees
ACCESS LADDER	Painted or powder coated steel wall mounted access ladder OSHA compliant with safety cage Provide solid blocking in wall for anchorage as required
ADA RAMP	5" thick x 5'-0" wide conc slab on grade - see EXT CONC SLAB for reinf and finish Max slope = 1:12
ASPHALT PAVING	6" thick asphalt paving See Grading Plan Details for additional recommendations
BIKE RACK	(4) - individual inverted 'U' bike rack - 8 bikes spaces total 2 1/2" dia painted steel pipe
BOLLARD LIGHT	See Electrical for other requirements
BREAK AREA	10'W x 14'L concrete slab - see EXT CONC SLAB note
CONC STEPS	36"W x 12"L coated wire mesh treads and integral bench seats T max risers, 1" top tread with 1-#5 bar transverse ea tread 4" thick backslab reinforced with 6x6 10/10 WVF
CONCRETE CURB	Concrete curb & gutter Reinforce w/ 1-#5 longitudinal in top of curb and 2-#5 longitudinal in mid-depth of gutter See Grading plan and Details for top curb profile, finish and joints
COUNTERFORT	T1 thick precast conc panel See structural for other requirements
CURB RAMP	5" concrete slab on grade w/room finish Reinforce w/ 6x6 10/10 WVF See CIVIL for ramp slope and side flair Min ramp width = sidewalk width
DETENTION POND	Grass lined detention pond - see Grading & Drainage Plan
DOCK DRAIN	Trench drain or catch basin inlet centered in dock bay
ELECT SERVICE	See Electrical for size and specific location of electrical service
EXT CONC SLAB	5" concrete slab with broom finish See Structural for other requirements
FIRE DEPT CONN	See Utility Plan for size and specific location of fireline service
FIRELINE SERVICE	See Utility Plan for size and other requirements
GAS SERVICE	See Mechanical for size and specific location of electrical service
GATE	Painted steel deck with vert ribs on tube steel frame
GRADING	Finish grade at building terminates 6' below floor elev unless noted otherwise See GRADING PLAN for finish grade contour
GUARDRAIL	1.5" dia painted steel pipe guardrail Space rails @ 5.25' oc max Space balusters @ 6'-0" oc max Locate top rail @ 42" above adjacent walking surface
HC SPACE/AISLE	8'-0" x 11'-6" parking space with 1'-6" curb overhang 8'-0" x 11'-6" maneuvering space on at least one side (Van accessible) Delimited parking space with 4" wide striping Delimited maneuvering space with 4" wide diagonal hatching Pole mounted identification sign at head of space
IRRIGATION SERV	See Utility Plan for size and other requirements
LANDSCAPING	See LANDSCAPE PLAN
LOADING APRON	6" concrete slab on grade with #5 @ 16" oc each way See Grading Plan for additional requirements
LOADING DOCK	8" concrete slab with #5 @ 16" oc each way Reinforce dock edge with L4x4x1/4 with 3/8x3 HAS @ 24" oc
LOADING RAMP	8" concrete slab on grade with #5 @ 12" oc each way See Structural for concrete sidewalk requirement
MEGH SCREEN	2 dock bumpers installed per mg's recommendation 6" dia galv steel pipe balusters @ 6'-0" oc 2-1/2x2-1/2x3/16 galv steel angle top intermediate and bottom rail 1" nom ribbed steel decking mounted horiz @ top section, vert @ bottom section at balusters Preformed metal pipe flashing and sealant as required at balusters See Structural for anchorage and other requirements
METAL ROOFING	Standing seam metal roofing system Asphalt felt underlayment 5/8" OSB sheathing
MONUMENT SIGN	4'-2H x 6'-0W precast concrete - see TRASH ENCLOSURE NOTE See Structural for foundation and other requirements
OH COILING DOOR	Overhead insulating steel coiling door with power operator
POLE MOUNT LIGHT	See Electrical for other requirements and pole base detail
PRECAST PANEL	T1 precast concrete wall panel See ACCENT REVEAL note See precast panel elevations for door, window and other opening locations See Structural for other requirements
RAMP EDGE	8" thick conc turned down edge to elevation shown See LOADING RAMP note for reinforcing
RAMP HANDRAIL	See STAIR HANDRAIL for similar height and typical construction
RAMP LANDING	5'-0 x 5'-0 minimum size w/ 1:48 max slope See EXT CONC SLAB note for reinforcing and finish
RECESSED ENTRY	Aluminum storefront door system Cantilevered precast wall panels above Recessed soffit lighting See Electrical for other requirements
RECESSED LIGHT	See RECESSED ENTRY note
RETAINING WALL	Precast concrete panel Loading ramp caps top of panels
ROCK WALL	12" wide stacked rock retaining wall Maximum height above ramp/sidewalk surface = 2'-0 See GRADING PLAN for grade elevations
ROOF ACCESS	30"x36" roof access hatch - Bilco model 520 or equal
SANITARY SERVICE	See Utility Plan for size and other requirements
SCREEN WALL	T1 precast concrete wall panel See ACCENT REVEAL note
SEWER LINE	80gpm main sanitary sewer line See Mechanical for size and routing
SIDEWALK	5" conc slab on grade w/room finish Reinforce w/ 6x6 10/10 WVF See Grading Plan and Details for sidewalk slopes and typical joint requirements
STAIR HANDRAIL	1-1/2" dia standard steel pipe handrail with 1" intermediate rail Locate top of rail 36" above plane of stair nosings Extend rail 12" beyond top and bottom nosing
STANDARD SPACE	9'-0" x 18'-0" parking space See Utility Plan for size and other requirements
STORM SERVICE	See Utility Plan for size and other requirements
STRIPING	4" wide white asphaltic paint striping for all parking delineation
TRANSFORMER	See Electrical for location and size of transformer 5" thick concrete pad - verify size with Electrical Reinforce with #4 @ 16" oc ea way centered at middepth See GATE note
TRASH ENCLOSURE	See EXT CONC SLAB note. Slope slab to drain toward driveway. Provide ramp to gutter elevation - see SIDEWALK/HC RAMP note similar Precast concrete enclosure walls - see PRECAST PANEL note
WATER SERVICE	See Utility Plan for size and other requirements
WINDOW BAY	See PRECAST PANEL note
WINDOW FRAMING	2"x4-1/2" nom aluminum storefront framing system All glazing to be 1" nom double glazing See Window Elevations for location of tempered glazing

02 TYP ASSEMBLIES
A01

01 PUD PLAN
A01 1" = 30'-0"



PLAN NOTES

- SEE SHEET 01/A02 FOR BUILDING PLAN DIMENSIONS.
- SEE 02/A01 FOR TYPICAL NEA CONSTRUCTION ASSEMBLIES NOTED THIS: (TYPICAL ASSEMBLY)
- FUTURE TENANCY MAY REQUIRE THE ADDITION OF AN EXTERIOR STORAGE ENCLOSURE WHICH SHALL BE FULLY SCREENED AND LOCATED IN THE REAR YARD OF THE LOT AT THE LOCATION SHOWN. THE AREA OF SUCH ENCLOSURE SHALL NOT EXCEED 10% OF THE PRINCIPAL BUILDING FLOOR AREA. SEE SHEET A04 FOR TYPICAL ELEVATIONS OF EXTERIOR STORAGE ENCLOSURE.
- CURB FACE RADII ARE 2'-0 UNLESS NOTED OTHERWISE.
- IN COOPERATION WITH EXCEL ENERGY, GAS AND ELECTRIC SERVICE LOCATIONS FOR THE BUILDING MAY BE SWAPPED WITH ELECTRIC SERVICE OCCURRING NEAR THE SOUTHERN SCREEN WALL AND GAS SERVICE

KEY NOTES

- | | | |
|---|---|---|
| 01 (E) 10' UTILITY EASEMENT | 04 (E) FIRE HYDRANT | 08 (E) DRIVEWAY |
| 02 (E) 4' LANDSCAPE EASEMENT | 05 (E) STREET LIGHT AND ELECTRIC BOX | 09 (E) INTERSECTION SIGHT LINE |
| 03 (E) SHARED DRIVEWAY EASEMENT BETWEEN LOTS 1 & 2 - SEE SURVEY | 06 (E) TELEPHONE PEDESTAL | 10 (E) CURB & GUTTER TO BE REMOVED |
| 04 (E) 10' UTILITY EASEMENT | 07 (E) CURB AND GUTTER | 11 (E) ASPHALT DRIVEWAY TO REMAIN |
| 05 (E) STREET LIGHT AND ELECTRIC BOX | 08 (E) DRIVEWAY | 12 NEA ASPHALT PAVING MEETS EXISTING PAVING ALONG THIS LINE |
| 06 (E) TELEPHONE PEDESTAL | 09 (E) INTERSECTION SIGHT LINE | 13 (E) CONC RETAINING WALL |
| 07 (E) CURB AND GUTTER | 10 (E) CURB & GUTTER TO BE REMOVED | 14 FUTURE EXTERIOR STORAGE ENCLOSURE - SEE DWG 02/A04 |
| 08 (E) DRIVEWAY | 11 (E) ASPHALT DRIVEWAY TO REMAIN | 15 MONUMENT SIGN - SEE DWG 03/A04 |
| 09 (E) INTERSECTION SIGHT LINE | 12 NEA ASPHALT PAVING MEETS EXISTING PAVING ALONG THIS LINE | |
| 10 (E) CURB & GUTTER TO BE REMOVED | 13 (E) CONC RETAINING WALL | |
| 11 (E) ASPHALT DRIVEWAY TO REMAIN | 14 FUTURE EXTERIOR STORAGE ENCLOSURE - SEE DWG 02/A04 | |
| 12 NEA ASPHALT PAVING MEETS EXISTING PAVING ALONG THIS LINE | 15 MONUMENT SIGN - SEE DWG 03/A04 | |

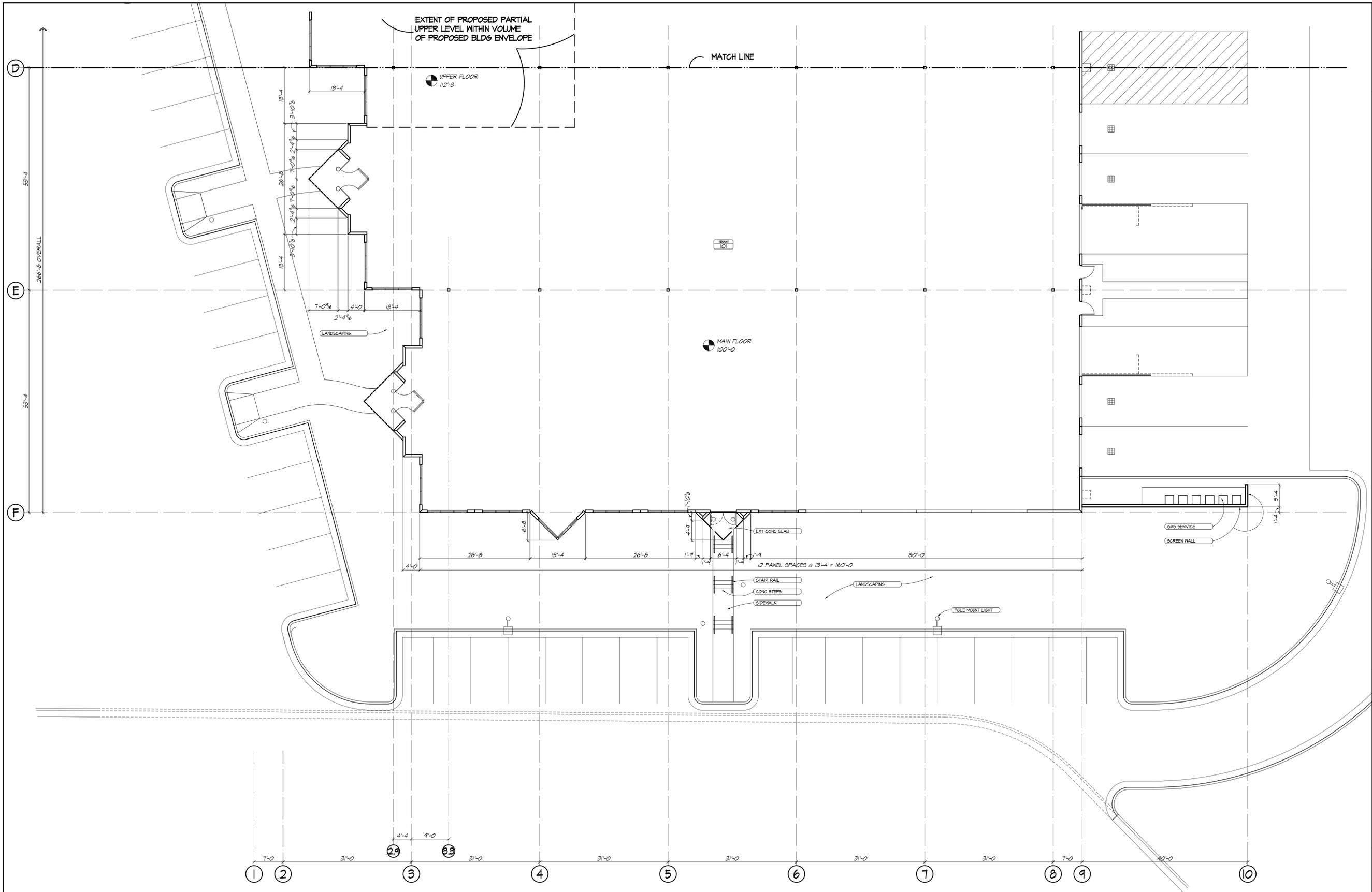
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A01

08/04/16	APPLICATION
10/14/16	RESUBMITTAL #1
11/21/16	RESUBMITTAL #2



01 FLOOR PLAN
 A02b 3/32 = 1/8" = SOUTH



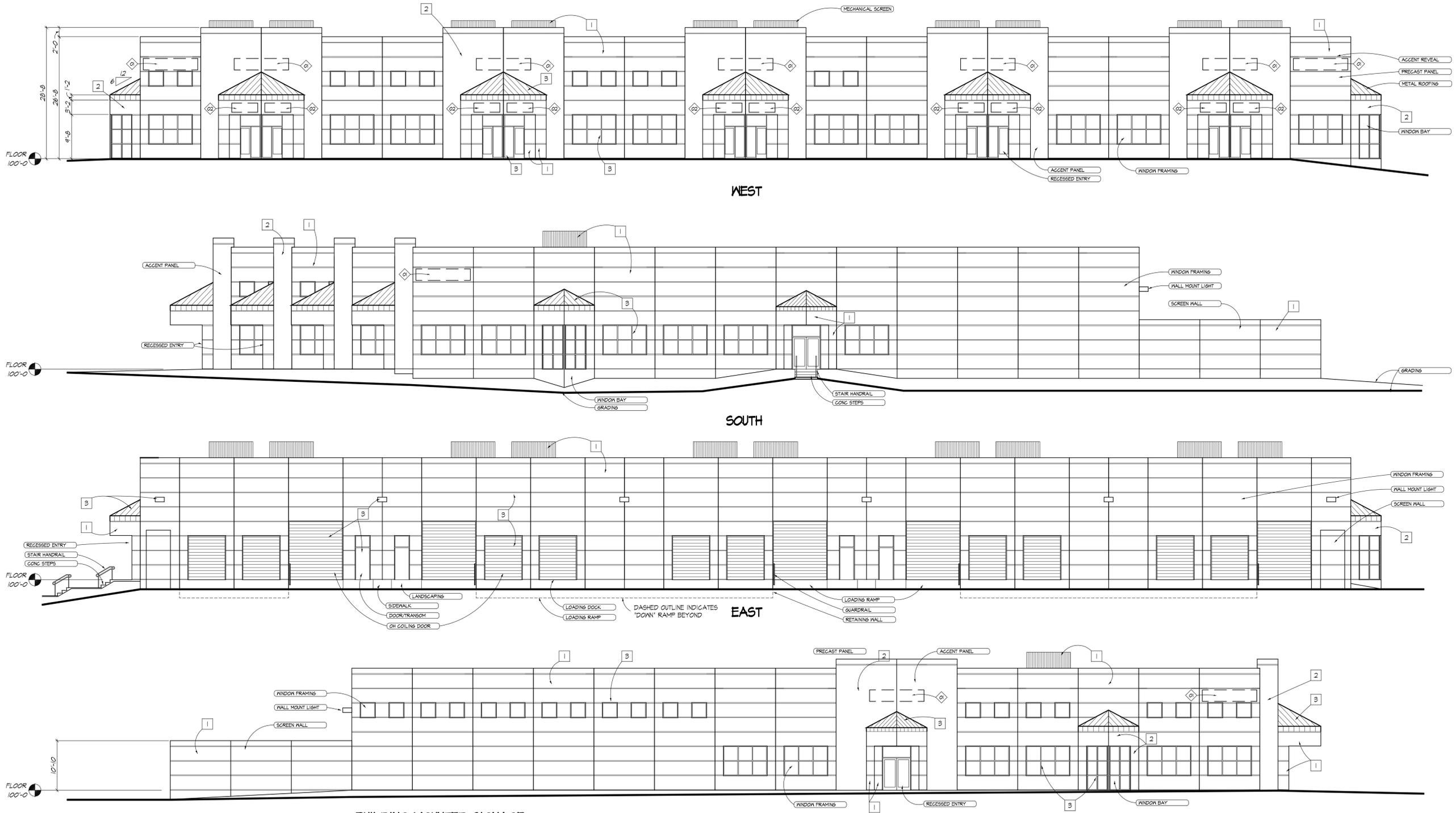
NOTE: SEE DWGS 01/A01 AND 01/A02a FOR DIMENSIONS AND TYPICAL CONSTRUCTION ASSEMBLIES NOT OTHERWISE SHOWN HERE

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A02b

02/04/16	APPLICATION
11/21/16	RESUBMITTAL #2
-	-



NOTES

- SEE DWS 02/A01 FOR TYPICAL CONSTRUCTION ASSEMBLIES NOTED THIS:
 TYPICAL ASSEMBLY
- SEE DWS 05/A04 FOR TYPICAL ALTERNATE STOREFRONT CONFIGURATIONS FOR WEST ENTRY ELEMENTS.

BUILDING MOUNTED SIGNAGE

01 TENANT BRANDING SIGNS:
 MAXIMUM NUMBER OF SIMULTANEOUS LOCATIONS: 3
 MAXIMUM LIMIT OF COMBINED GRAPHICS AND LETTERING (EACH SIGN): 3'-0" H x 12'-0" W
 NO BACKGROUND BASE ALLOWED BEHIND LETTERING OR GRAPHIC LOGOTYPE
 MAXIMUM HEIGHT OF LETTERING: 24"
 MAXIMUM HEIGHT OF SIGNAGE ABOVE FIRST FLOOR: 22'-2"
 NOTES: 1. A SINGLE TENANT BRANDING SIGN AND A SINGLE TENANT ID SIGN ALLOWED FOR TENANTS OCCUPYING MORE THAN 30% OF THE BUILDING.
 2. TWO TENANT BRANDING SIGNS AND NO TENANT ID SIGNS ARE ALLOWED FOR A TENANT OCCUPYING 100% OF THE BUILDING WITH THE TENANT BRANDING SIGNS TO BE LOCATED ON SEPARATE BUILDING FRONTAGES.

02 TENANT IDENTIFICATION SIGNS:
 MAXIMUM NUMBER OF LOCATIONS: (1) TENANT ID SIGN PER TENANT WITH A MAXIMUM OF 8 SIGNS TOTAL
 MAXIMUM LIMIT OF COMBINED GRAPHICS AND LETTERING (EACH SIGN): 1'-6" H x 10'-0" W
 MAXIMUM HEIGHT OF LETTERING: 18"
 MAXIMUM HEIGHT OF SIGNAGE ABOVE FIRST FLOOR: 12'-8"
 NOTE: WALL SURFACE IS ORIENTED AT 45 DEGREES TO PLANE OF ELEVATION AND WIDTH SHOWN IS GRAPHICALLY FORESHORTENED.

NOTE: NO BOXED OR CANNED SURFACE MOUNTED SIGNS ARE PERMITTED. ALL SURFACE SIGNS SHALL BE NON-ILLUMINATED INDIVIDUALLY CUT LETTERS/LOGOS AND PLACED DIRECTLY ON THE BUILDING'S FACADE.

COLOR KEY NOTE: FACTORY APPLIED FINISHES SHALL BE SELECTED TO REASONABLY MATCH CORRESPONDING PAINT COLOR

1 COLOR 1: BENJAMIN MOORE PAINT #1523 - EMBASSY GREEN
 SCOPE: PRECAST CONG PANELS W/ HORIZ REVEALS, MECH SCREENS (TYP UNLESS NOTED OTHERWISE)

2 COLOR 2: BENJAMIN MOORE PAINT #1526 - EVENING GROVE
 SCOPE: SMOOTH CONG PANELS FLANKING ENTRIES, TRIANGULAR BAY POPOUTS

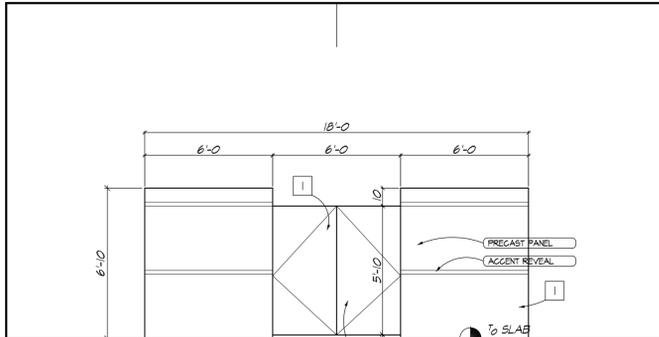
3 COLOR 3: KAMNEER - DARK BRONZE DURANODIC ALUMINUM ON WINDOW FRAMING, HOLLOW METAL DOORS & FRAMES, OVER-HEAD DOORS/FRAMES, RAILINGS, WALL AND POLE MOUNTED LIGHTS (TYP UNLESS NOTED OTHERWISE).

01 EXT ELEVATIONS
A03 3/32 = 1'-0"

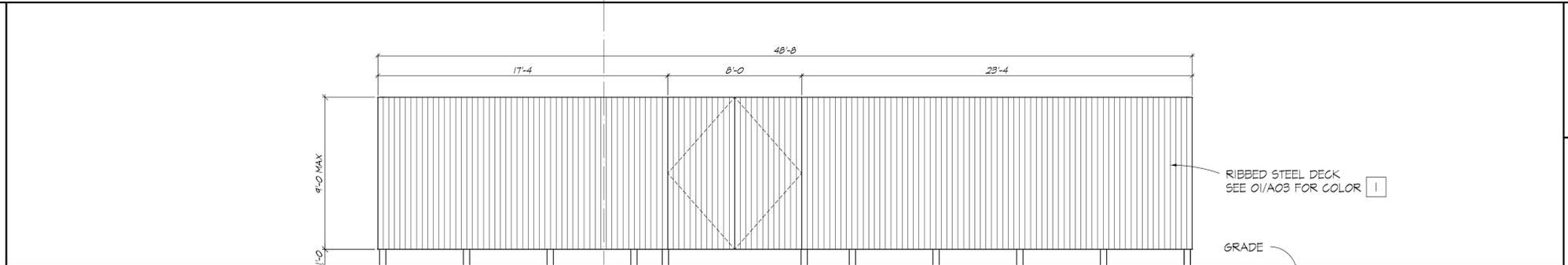
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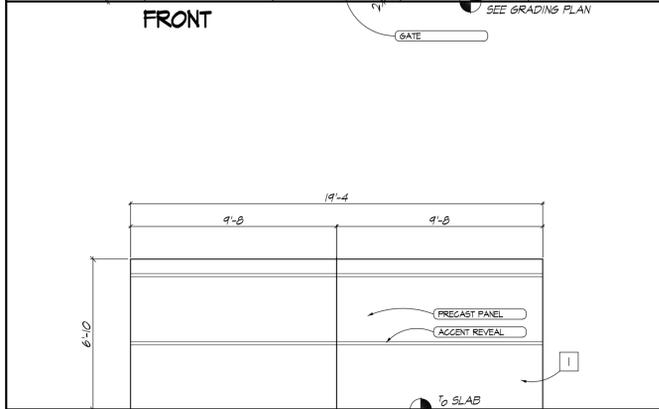
A03	
08/04/16	APPLICATION
10/14/16	RESUBMITTAL #1
11/21/16	RESUBMITTAL #2
12/01/16	REUB #2 - REV



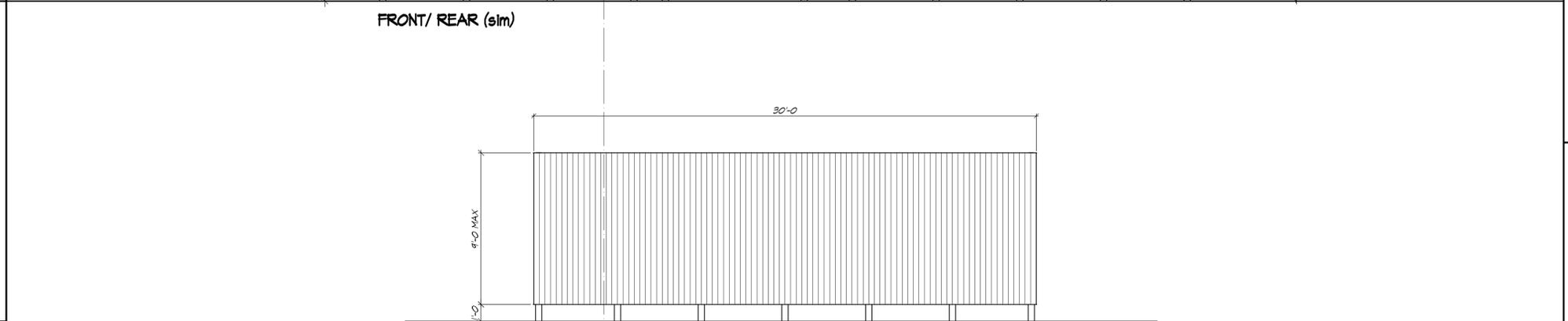
FRONT



FRONT/ REAR (sim)



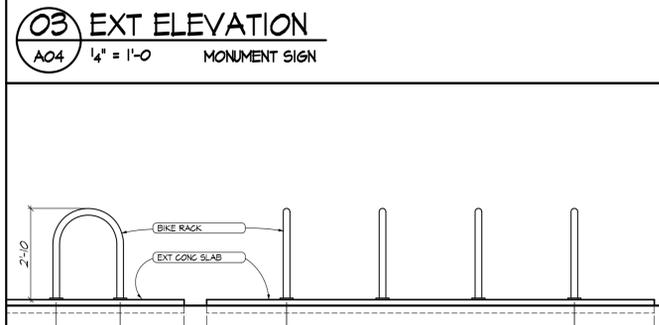
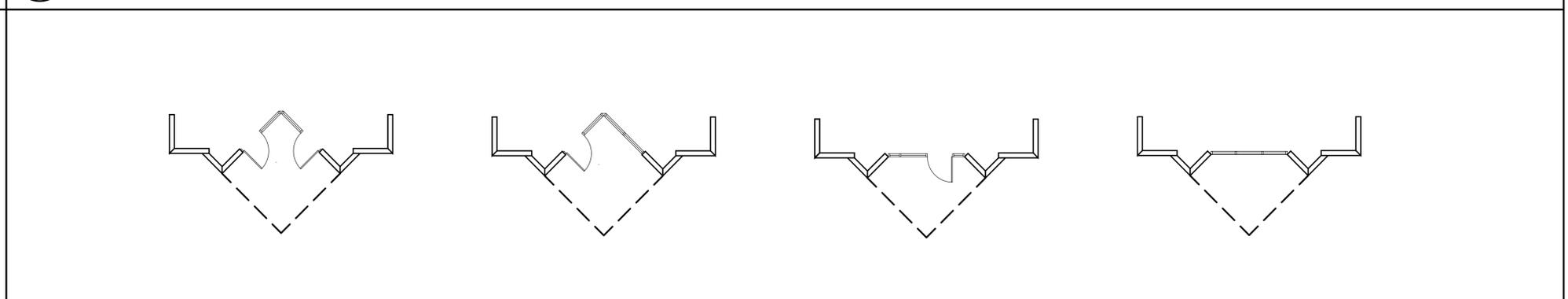
01 EXT ELEV
A04 1/4" = 1'-0" TRASH ENCLOSURE



02 EXT ELEV
A04 1/4" = 1'-0" FUT EXT ENCLOSURE

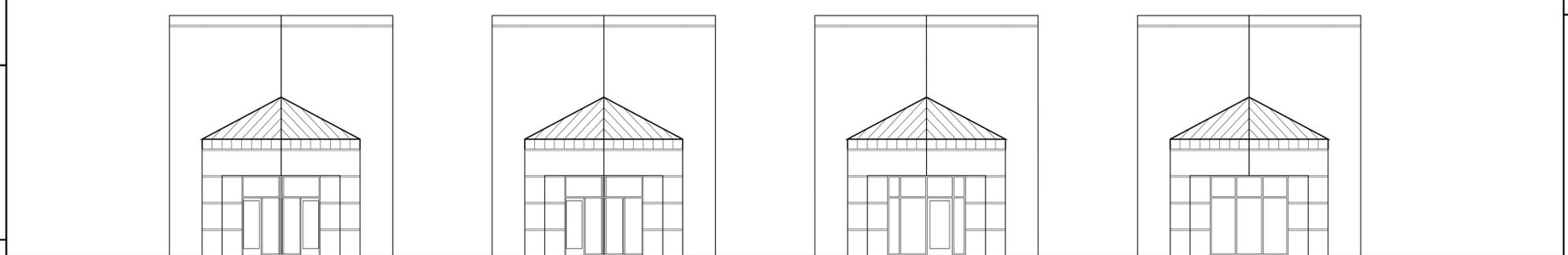


03 EXT ELEVATION
A04 1/4" = 1'-0" MONUMENT SIGN



SOUTH EAST

04 DETAIL ELEV
A04 3/8" = 1'-0" BIKE RACK



A B C D

05 EXT ELEV
A04 1/8" = 1'-0" ALT WEST ENTRY STOREFRONTS

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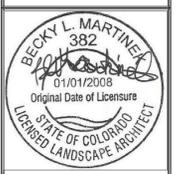
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A04

08/04/16	APPLICATION
10/14/16	RESUBMITTAL #1
11/21/16	RESUBMITTAL #2

LANDSCAPE PLAN

Final PUD
Lot 2, Block 3 The Park at CTC
Louisville, Colorado

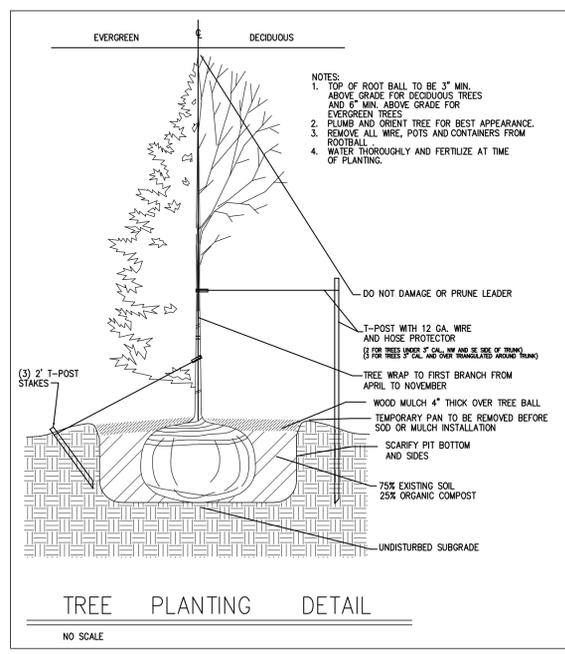


Plan Date:
08/04/2016

Revisions:
09/22/2016
 PERMIT
10/14/2014
10/28/2016

Sheet Number:

L-02



PLANT LIST							
#	KEY	BOTANIC NAME	COMMON NAME	SIZE	H2o height	planted height	mature height
note: plant quantities provided as a courtesy only. If discrepancy between plan and plant count exists, plan takes precedence							
	H	High water		18-20 gallons per s.f. per season			
	M	Moderate water		10 gallons per s.f. per season			
	L	Low water		0-3 gallons per s.f. per season			
	V	No additional irrigation water needed after establishment					
SHADE TREES:							
8	ASL	ACER SACCHARUM 'LEGACY'	LEGACY SUGAR MAPLE	2.5" bb	M		
15	GD	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	2.5" bb	L	13'-15'	50'-60'
3	GT	GLEDITSIA TRILINERIS	HONEYLOCUST	2.5" bb	L-M	16'-18'	30'-40'
6	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5" bb	L-M	16'-18'	40'-60'
32		TOTAL SHADE TREES					
ORNAMENTAL TREES:							
5	CCG	CRATAEGUS CRUS-GALLI INERMIS	THORNLESS COCKSPUR HAWTH	2.0"bb	L	8'-10'	15'-25'
10	MR	MALUS 'RADIANT'	RADIANT CRABAPPLE	2.0"bb	L-M	10'-12'	20'-25'
15		TOTAL ORNAMENTAL TREES					
EVERGREEN TREES:							
1	AC	ABIES CONCOLOR	WHITE FIR	8'	L-M	8'	40'-60'
4	PN6	PINUS NIGRA	AUSTRIAN PINE	6'	L-M	6'	40'-60'
2	PN8	PINUS NIGRA	AUSTRIAN PINE	8'	L-M	8'	40'-60'
7		TOTAL EVERGREEN TREES:					
MULTI-STEMMED TREES:							
3	AG	AMELANCHIER X GRANDIFLORA 'AUT. BR	AUT. BRILLIANCE SERVICEBER	8'-10' c1	L	8'-10'	15'-25'
7	SRL	SYRINGA RETICULATA	JAPANESE TREE LILAC	8'-10' c1	L	8'-10'	15'-25'
5	VL	VIBURNUM LANTANA	WAYFARING TREE	8'-10' c1	L	8'-10'	8'-10'
15		TOTAL MULTI-STEMMED TREES					
70		TOTAL TREES					

DECIDUOUS SHRUBS:							
24	AAM	ARONIA 'AUTUMN MAGIC'	AUTUMN MAGIC CHOKEBERRY	#5	L	1.5'	3'-4'
40	BT	BERBERIS THUNBERGI ATROPURPUREA	RED BARBERRY	#5	ML	2'	3'-5'
53	CAK	CALAMAGROSTIS ACUTIFL. 'KARL FOER.'	FEATHER REED GRASS	#5	L	1'	3'
3	CLP	COTONEASTER LUCIDUS	PEKING COTONEASTER	#5	ML	3'	6'-12'
4	EC	ELAEAGNUS COMMUTATA	SILVERBERRY	#5	L	3'	6'-12'
20	FPA	FALLUGIA PARADOXA	APACHE PLUME	#5	L-VI	2'	3'-6'
21	LV	LIGUSTRUM VULGARE LODENSE	LODENSE PRIVET	#5	M	2'	2'-3'
6	MSP	MISCANTHUS SINENSIS PURPURASCENS	PURPLE MAIDEN GRASS	#5	M	2'	3'-4'
55	PAR	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#5	L	2'	3'-4'
13	POL	PHYSOCARPUS OPULIFOLIUS 'L.D'	LITTLE DEVIL NINEBARK	#5	L	2'	3'-4'
3	RB	ROSA X 'BONICA'	BONICA ROSE	#5	ML	3'	3'-4'
5	RFCC	ROSA FLOWER CARPET CORAL	FLOWER CARPET CORAL ROSE	#5	L	6"	1'
3	RT	RHUS TYPHINA	STAGHORN SUMAC	#5	L	3'	8'-12'
35	SJA	SPIRAEA JAPONICA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	#5	ML	1'	2'-3'
37	SM	SYRINGA MEYERI	DWARF KOREAN LILAC	#5	ML	2'-3'	3'-4'
EVERGREEN SHRUBS:							
2	BMI	BUXUS MICROPHYLLA INSULARIS 'GREEN	GREEN VELVET BOXWOOD	#5	M	1.5'	3'-4'
10	EKM	EUONYMUS KIAUTSCHOVICA 'MANHATT'	MANHATTAN EUONYMUS	#5	M	1.5'	2'-6'
17	I XM	ILEX X MESERVEAE 'BERRI-MAGIC KIDS'	B.M.K. HOLLY	#5	M	1.5'	4'-6'
21	JCS	JUNIPERUS CHIN. 'SEA GREEN'	SEA GREEN JUNIPER	#5	L	2'	5'-6'
23	JS	JUNIPERUS SABINA 'SCANDIA'	SCANDIA JUNIPER	#5	L	6"	1'
15	JST	JUNIPERUS SABINA TAMARISCIFOLIA	TAMMY JUNIPER	#5	L	3'	4'
410		TOTAL SHRUBS					
PERENNIALS:							
15	CGS	COREOPSIS GRANDIFLORA 'SUNRAY'	DWARF DOUBLE COREOPSIS	#1	L	1"	2"-4"
15	CR	CENTRANTHUS RUBER	JUPITER'S BEARD	#1	M	8"	18"-24"
15	GS	GERANIUM SANGUINEUM	BLOODY CRANESBILL	#1	L	8"	12"-15"
6	HF	HOSTA X FORTUNE 'FRANCEE'	FRANCEE HOSTA	#1	L	6"	18"-24"
40	PAH	PENNISETUM ALOPECUROIDES	HAMELN FOUNTAIN GRASS	#1	M	12"	18"-24"
GROUND COVERS:							
30	SBS	SEDUM 'BLUE SPRUCE'	BLUE CREEPING STONECROP	#1	L	2"	4"-6"
62	VCR	VERONICA CRYSTAL RIVER	CRYSTAL RIVER SPEEDWELL	#1	L	2"	3"-4"
18	CT	CERASTIUM TOMENTOSUM	SNOW IN SUMMER	#1	L	2"	8"-12"
166	BGB	BOUTELOUA GRACLIS	BLUE GRAMA GRASS	#1	L	6"	12"-18"

DROUGHT TOLERANT SEED MIX (TEMPORARILY IRRIG.)
 (or Arkansas Valley's Low Grow Mix)
 SHARPS BUFFALOGRASS(BUCHLOE DACTYLOIDES) 6.5 LBS PLS/ACRE
 BUTTES SIDEOATS GRAMMA (BOUTELOUA CURTIPENDULA) 3 LBS PLS/ACRE
 BUTTES HACHITA BLUE GRAMA (CHONDROSUM GRACLIS) 8 LBS PLS/ACRE
 BARTON WESTERN WHEATGRASS (PASCOPYRUM SMITHII) 4 LBS PLS/ACRE
 NATIVE SAND DROPSEED (SCOPORBOLUS CRYPTANDRUS) 2LBS PLS/ACRE
 PURPLE PRAIRIECLOVER (DALEA PURPUREA) 3-6 OZ PLS/ACRE
 BLANKET FLOWER (GAILARDIA ARISTATA) 4-8 OZ PLS/ACRE
 BLUE FLAX (LINUM LEWISII) 2-4 OZ PLS/ACRE
 SCARLET GLOBEMALLOW (TOWNSWINDIA GRANDIFLORA) 1 OZ PLS/ACRE
 (Not to be used in temporary plantings)
 WOOLY SEDGE (CAREX LANUGINOSA) 0.1 LBS PLS/ACRE
 NEBRASKA SEDGE (CAREX NEBRASKENSIS) 0.1 LBS PLS/ACRE
 BALTIC RUSH (JUNCUS BALTICUS) 0.1 LBS PLS/ACRE
 PRAIRIE CORDGRASS (SPARTINA PECTINATA) 9.5 LBS PLS/ACRE
 SWITCHGRASS (Panicum VIRGATUM) 6 LBS PLS/ACRE
 WESTERN WHEATGRASS (PASCOPYRUM SMITHII) 8 LBS PLS/ACRE
 ASTER (ASTER LAEVIS) 3LBS PLS/ACRE
 NUTTALL'S SUNFLOWER (HELIANTHUS NUTTALLII) 1 LBS PLS/ACRE
 WILD BERGAMOT (MONARDA FISTULOSA) 3 LBS PLS/ACRE

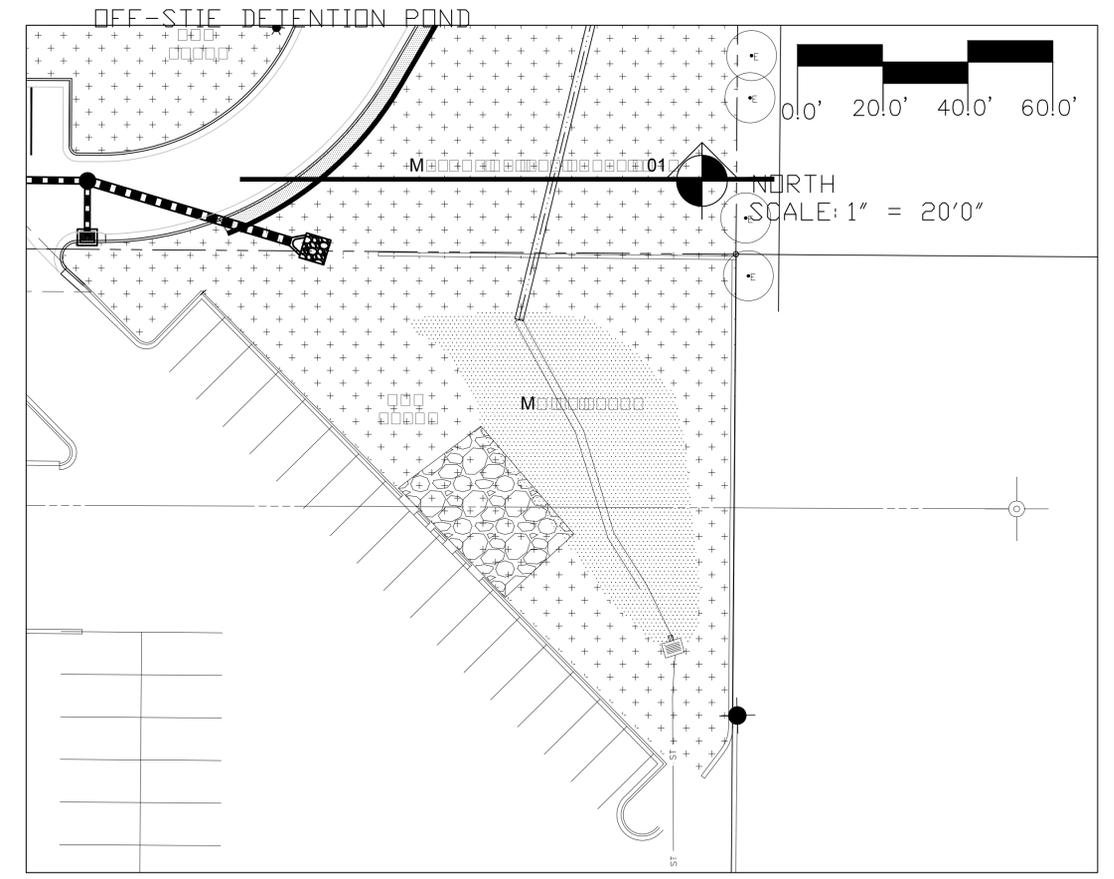
ALL SEEDED AREAS SHALL REMAIN WEED AND TRASH FREE. AFTER ESTABLISHMENT, WATERING AND MOWING SHALL BE ON AN AS-NEEDED BASIS TO COMPLY WITH CITY OF LOUISVILLE ORDINANCE(S).

LANDSCAPE NOTES

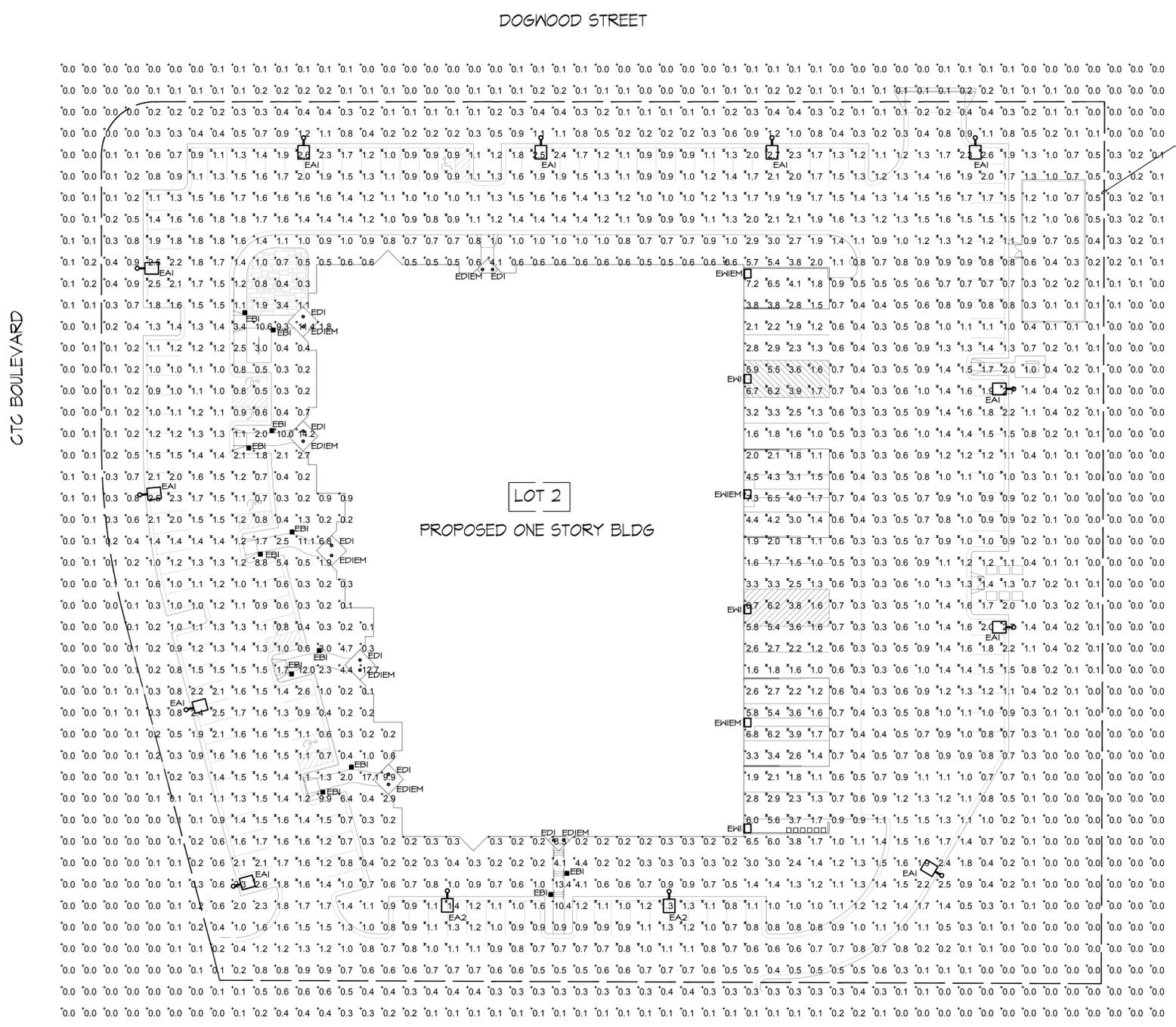
1. ALL LANDSCAPING SHALL CONFORM TO THE CITY OF LOUISVILLE STANDARDS. WHERE THE STANDARDS CONFLICT WITH THIS PLAN, THE STANDARDS SHALL TAKE PRECEDENCE
2. THE PROPERTY OWNER SHALL REMOVE AND REPLACE DEAD OR DISEASED PLANT MATERIALS IMMEDIATELY WITH THE SAME TYPE, SIZE AND QUANTITY OF PLANT MATERIAL AS ORIGINALLY INSTALLED. AVOID REPLACING LANDSCAPE MATERIALS DURING THE DRY TWITTER MONTHS BETWEEN DECEMBER AND FEBRUARY AND IN MID-SUMMER. CONTACT THE PLANNING DIVISION AT THE CITY OF LOUISVILLE FOR SPECIFIC TIME REQUIREMENTS FOR LANDSCAPE MATERIAL REPLACEMENT. LANDSCAPE MATERIALS LOCATED IN THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER.
3. ALL AREAS TO BE SODDED SHALL RECEIVE 3-5 CUBIC YARDS OF ORGANIC COMPOST PER 1000 S.F. TILLED TO A DEPTH OF 6"-10". ALL AREAS TO BE SEEDED SHALL RECEIVE 3 CUBIC YARDS OF ORGANIC COMPOST PER 1000 S.F. TILLED TO A DEPTH OF 6"-8". ALL AREAS SHALL THEN BE GRADED TO A UNIFORMLY SMOOTH GRADE.
4. SOD SHALL BE THERMAL BLUE DROUGHT TOLERANT BLUEGRASS BLEND.
5. DRYLAND SEED SHALL BE A LOW-GROWING DROUGHT TOLERANT MIX, ARKANSAS VALLEY'S LOW-GROW, OR EQUIVALENT (SEE SPECIFICATIONS). MOIST AREA SEED SHALL BE A MOISTURE TOLERANT MIX (SEE SPECIFICATION). SEED SHALL BE BROADCAST AND RAKED LIGHTLY INTO PREPARED SOIL. THE SEED AREA SHALL THEN BE TOP DRESSED WITH A THIN LAYER OF COMPOST.
6. ALL TREES AND SHRUBS SHALL BE PLANTED PER THE PLANTING DETAIL.
7. ALL PLANT MATERIAL SHALL BE FULLY GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
8. LANDSCAPE PLANTING BEDS AS SHOWN ON THE PLAN SHALL RECEIVE EITHER A 2" LAYER OF NATURAL COLOR SHREDDED CEDAR WOOD MULCH WITH NO FABRIC UNDERLAY, OR A 3" LAYER OF 1.5"-2.0" WHITE RIVER ROCK OVER LANDSCAPE FABRIC OR A LAYER TO COMPLETELY COVER OF 80% 4"-8" WHITE RIVER COBBLE AND 20% 1.5"-2" WHITE RIVER ROCK OVER LANDSCAPE FABRIC. SEE PLAN FOR LOCATIONS. ALL TREES PLANTED IN SEEDED OR SODDED AREAS SHALL RECEIVE A 2" LAYER OF NATURAL COLOR SHREDDED CEDAR WOOD MULCH OVER THE ROOTBALL ZONE WITH NO FABRIC UNDERLAY.
9. EDGING SHALL BE INSTALLED BETWEEN ALL SHRUB BEDS AND SOD OR SEED AREAS. EDGING SHALL BE JENSEN'S SALES' 14 GAUGE GREEN PAINTED EDGING, ROLL TOP, 4"x10', OR EQUIVALENT.
10. ALL PERENNIAL AND GROUND COVER AREAS SHALL BE PREPARED BY TILLING 2-3" OF ORGANIC COMPOST AND SUPER PHOSPHATE TO A DEPTH OF 8-10". THE SURFACE SHALL THEN BE GRADED TO A UNIFORMLY SMOOTH GRADE.
11. ALL SURFACE LANDSCAPING DAMAGED AS A RESULT OF MAINTENANCE ACTIVITIES WITHIN A PUBLIC UTILITY EASEMENT SHALL BE THE OBLIGATION OF THE PROPERTY OWNER TO RESTORE AT THEIR EXPENSE.
12. AT-GRADE UTILITY CABINETS OR TRANSFORMERS SHALL BE SCREENED WITH APPROPRIATE PLANT MATERIAL ON THREE SIDES. WHERE FEASIBLE, PLANT MATERIAL ALREADY SHOWN SHALL BE SLIGHTLY RELOCATED TO ACCOMPLISH SCREENING. IF NECESSARY, SHRUB BEDS SHALL BE EXTENDED OR NEW BEDS CREATED TO INCLUDE TRANSFORMER LOCATIONS. PLANTS SHALL BE PLACED SO AS TO LEAVE A CLEARANCE OF 30" AT MATURITY OF THE PLANTS AROUND THREE SIDES OF THE TRANSFORMER(S) WITH THE FRONT SIDE OPEN FOR ACCESS.
13. NO DECIDUOUS TREE SHALL BE PLANTED WITHIN 5' OF A PUBLIC SIDEWALK OR UTILITY. NO EVERGREEN TREE SHALL BE PLANTED WITHIN 10' OF A PUBLIC SIDEWALK OR UTILITY.
14. THE USE OF ROOT BARRIERS IS REQUIRED FOR CANOPY TREES PLANTED IN PLANTING AREAS THAT ARE LESS THAN TEN (10') IN WIDTH.

IRRIGATION NOTES:

1. A COMPLETELY AUTOMATIC, DUAL PROGRAMMING, IRRIGATION SYSTEM COVERING ALL PLANTS AND SOD SHALL BE DESIGNED AND INSTALLED. SEEDED AREAS SHALL BE IRRIGATED AT OWNER'S DISCRETION.
2. LOW, MODERATE, AND HIGH WATER ZONES SHALL EACH BE ON SEPARATE VALVES.
3. SOD SHALL BE IRRIGATED WITH MP ROTORS AND/OR SPRAY HEADS.
4. PLANTS IN SHRUB BEDS SHALL BE DRIP IRRIGATED.
5. GROUND COVER AND PERENNIALS SHALL BE IRRIGATED WITH LOW PRESSURE POP-UP HEADS.



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1 SITE PHOTOMETRIC PLAN
 E1 SCALE: 1" = 30'-0"

PROPERTY LINE

GENERAL NOTES

A. ALL ILLUMINANCE VALUES WERE CALCULATED AT GRADE, USING A LIGHT LOSS FACTOR OF 1.0.

B. ALL FIXTURES ARE FULL CUTOFF WITH SHIELDING TO PREVENT GLARE AND LIGHT TRESPASS.

POINT ILLUMINANCE SUMMARY:

AREA	AVERAGE (fc)	MAX (fc)	MIN (fc)	MAX/MIN	AVG/MIN
OVERALL	0.8	11.1	0	N/A	N/A
BUILDING ENTRANCES	8.9	19.2	3.2	4.11	2.91
WALKWAYS	7.4	14.8	0.8	24.91	9.31
STAIRS	11.2	14.8	4.6	4.31	2.41
PARKING AREAS	1.8	3.4	0.4	8.51	3.31
LOADING AREAS	1.8	6.5	0.3	21.11	6.21
PROPERTY LINE	0.2	0.7	0.0	N/A	N/A

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMP		MAX WATTS	MOUNTING LOCATION	INFORMATION	NOTES
					QTY	WATT				
EAI	POLE-MOUNTED AREA LIGHT, 40 LED, TYPE IV DISTRIBUTION, W/ HOUSE SIDE SHIELD	LITHONIA	KAD-LED-40C-100-40K-R4-MVOLT-H65-xxxx	120/2TT	1	41	41	POLE GROUND	24'-0" OFH	1
EA2	POLE-MOUNTED AREA LIGHT, 20 LED, TYPE II DISTRIBUTION	LITHONIA	KAD-LED-20C-100-40K-R2-MVOLT-xxxx	120/2TT	1	40	40	POLE GROUND	24'-0" OFH	1
EBI	ARCHITECTURAL BOLLARD	LITHONIA	KBRB-LED-12C-100-40K-ASY-MVOLT-xxxx	120/2TT	1	30	LED	SURFACE GROUND	40" OFH	1,2
EDI	4" RECESSED DOWNLIGHT, 500 LUMENS	LITHONIA	LDN4-40/05-L04AR-LD	120/2TT	1	8.5	LED	RECESSED CANOPY	9'-0" BOF	
EDIEM	4" RECESSED DOWNLIGHT, W/ INTEGRAL EM BATTERY	LITHONIA	LDN4-40/05-L04AR-LD-ELR	120/2TT	1	8.5	LED	RECESSED CANOPY	9'-0" BOF	
ENI	ARCHITECTURAL WALL SCENE	LITHONIA	WST-LED-P3-40K-VF-MVOLT-xxxx	120/2TT	1	50	LED	SURFACE WALL	18'-0" BOF	1
ENIEM	ARCHITECTURAL WALL SCENE W/ INTEGRAL EM BATTERY	LITHONIA	WST-LED-P3-40K-VF-MVOLT-xxxx-E20MC	120/2TT	1	50	LED	SURFACE WALL	18'-0" BOF	1

ABBREVIATIONS: BOF - BOTTOM OF FIXTURE, RFD - RECESSED FIXTURE DEPTH, OFH - OVERALL FIXTURE HEIGHT

GENERAL NOTES:

A. PROVIDE LUMINAIRES SHOWN AS SHADED WITH EMERGENCY BATTERY BALLASTS. EMERGENCY LUMINAIRES SHALL SENSE UN-SWITCHED POWER TO THE SPACE AND OPERATED AUTOMATICALLY UPON LOSS OF NORMAL POWER. ALL SHADED LUMINAIRES WITH 2FT AND 4FT LAMPS SHALL HAVE ONE (1) 90 MINUTE RATED, TWO LAMP, 1400 LUMEN EMERGENCY BALLAST. ALL SHADED LUMINAIRES WITH COMPACT FLUORESCENT LAMPS SHALL HAVE A FACTORY INSTALLED 90 MINUTE EMERGENCY BALLAST. ALL EMERGENCY LUMINAIRES SHALL HAVE REMOTE TEST SWITCHES AND VISIBLE INDICATING LIGHTS. CONNECT THE EMERGENCY BATTERY BALLAST TO THE UN-SWITCHED LEGS OF THE LIGHTING CIRCUIT INDICATED.

SPECIFIC NOTES:

1. COORDINATE FINISH WITH ARCHITECT/OWNER PRIOR TO ORDERING.

2. FIXTURE HAS AN ASYMMETRIC DISTRIBUTION AND SHALL BE AIMED TOWARD PATH.

ABBREVIATIONS AND SYMBOLS

AFG	ABOVE FINISHED GRADE
AHJ	AUTHORITY HAVING JURISDICTION
DWG(S)	DRAWING(S)
(E)	EXISTING TO REMAIN
(ER)	EXISTING TO BE RELOCATED
(R)	EXISTING TO BE REMOVED
GC	GENERAL CONTRACTOR
LTG	LIGHTING
NC	NORMALLY CLOSED
NL	NIGHT LIGHT - SEE GENERAL NOTES
OAE	OR APPROVED EQUAL
(RL)	RELOCATED
UN	UNLESS OTHERWISE NOTED
◇	DETAIL NOTE
△	DELTA REVISION NOTE

LIGHTING FIXTURES

□	WALL MOUNTED LUMINAIRE
○	EXTERIOR AREA LIGHT
⊗	BOLLARD
○	DOWNLIGHT

JM Associates, Inc.
 Architecture / Planning
 PO Box 18390
 Boulder, Colorado 80308
 (303) 446-1887

Final PUD
 Lot 2, Block 3, The Park at CTC
 Louisville, Colorado

AE DESIGN
 Integrated Lighting and Electrical Solutions
 1900 Wazee Street #250 | Denver, CO 80202 | 303.296.3034
 aedesign-inc.com
 Project #1302.00

DATE	APPLICATION
08/04/16	
-	-
-	-

E1

KAD LED LED Area Luminaire

Specifications
 EPA: 1.2 ft²
 Length: 17-1/2" (443 mm)
 Width: 17-1/2" (443 mm)
 Height: 7-1/8" (181 mm)
 Weight: 36 lbs (16.3 kg)

Introduction
 The Contour® Series luminaires offer traditional square dutyforms with enhanced edges for a versatile look that complements many applications. The KAD LED combines the latest in LED technology with the familiar aesthetic of the Contour® Series for stylish, high-performance illumination that lasts. It is ideal for replacing 100-400W metal halide in area lighting applications with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information EXAMPLE: KAD LED 40C 1000 40K R5 MVOLT PUMBAK04 DDBXD

Series	LED	Power	Temp	Color	Mount	Finish
40C	40LED	500 50Watt	30K 3000K	R2 Type I	4000	207
40C	40LED	700 70Watt	40K 4000K	R3 Type II	300	347
40C	40LED	1000 100Watt	50K 5000K	R4 Type IV	200	481
40C	40LED	3000 300Watt	50K 5000K	R5 Type V	200	481

Accessories

Part Number	Description
40C-1000-40K-R5-MVOLT-PUMBAK04-DDBXD	40C-1000-40K-R5-MVOLT-PUMBAK04-DDBXD

KBR8 LED LED Specification Bollard

Specifications
 8" Round (203 mm)
 Height: 80" (2032 mm)
 Weight: 27 lbs (12.2 kg)
 Max: 10.2 kg

Introduction
 The KBR8 Bollard is a stylish, fully integrated LED solution for walkways. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

Ordering Information EXAMPLE: KBR8 LED 16C 700 40K 5YM MVOLT DDBXD

Series	LED	Power	Temp	Color	Mount	Finish
16C	16LED	500 50Watt	30K 3000K	R2 Type I	4000	207
16C	16LED	700 70Watt	40K 4000K	R3 Type II	300	347
16C	16LED	1000 100Watt	50K 5000K	R4 Type IV	200	481
16C	16LED	3000 300Watt	50K 5000K	R5 Type V	200	481

LITHONIA LIGHTING LDN4

FEATURES & SPECIFICATIONS

INTRODUCTION — Typical applications include corridors, lobbies, conference rooms and public offices.

CONSTRUCTION — Advanced steel mounting plate base, galvanized steel junction box with bottom support access cover and spring loaded reflectors are attached by tension spring. Internally mounted mounting bracket with recessed hole accepts 3/4" hole adjustment. Non-ventilated 17" x 34" and four 1/2" knockouts for rough through conduit run. Capacity 8.4A. Feet: No. 12 AWG conductors, rated for 90°C.

OPTICS — LED beam spread is 30° (30° x 30°) beam. Beam spread 30° x 30°.

POWER — LED beam spread is 30° (30° x 30°) beam. Beam spread 30° x 30°.

GENERAL INFORMATION — Typical applications include corridors, lobbies, conference rooms and public offices.

ELECTRICAL — Must be used with 120V/277V, 50/60Hz, 1-phase or 3-phase power. Must be used with 120V/277V, 50/60Hz, 1-phase or 3-phase power. Must be used with 120V/277V, 50/60Hz, 1-phase or 3-phase power.

LISTINGS — Compliant to UL and Canadian safety standards. Damp location standard wet location, non-hazardous location.

WARRANTY — 5-year limited warranty. Complete warranty terms located at www.lithonia.com.

ORDERING INFORMATION EXAMPLE: LDN4 3X15 40K R5 MVOLT E21

Series	LED	Power	Temp	Color	Mount	Finish
3X15	3X15LED	1500 150Watt	30K 3000K	R2 Type I	4000	207
3X15	3X15LED	2100 210Watt	40K 4000K	R3 Type II	300	347
3X15	3X15LED	2800 280Watt	50K 5000K	R4 Type IV	200	481
3X15	3X15LED	8400 840Watt	50K 5000K	R5 Type V	200	481

LITHONIA LIGHTING WST LED Architectural Wall Sconce

Specifications
 Height: 8-1/2" (215 mm)
 Width: 12" (305 mm)
 Depth: 100-3/16" (257 mm)
 Weight: 20 lbs (9.1 kg)

Optional Back Box (BBW)

Introduction
 The WST LED is designed with the specifier in mind. The traditional, trapezoidal shape offers a soft, non-polluted light source for end-user visual comfort. For emergency egress lighting, the WST LED offers a battery option, including remote. For additional code compliance and energy savings, there is also a Bi-level motion sensor option. With so many standard and optional features, there's a WST LED for just about any application.

Ordering Information EXAMPLE: WST LED P1 40K VF MVOLT DDBXD

Series	LED	Power	Temp	Color	Mount	Finish
P1	P1LED	500 50Watt	30K 3000K	R2 Type I	4000	207
P1	P1LED	700 70Watt	40K 4000K	R3 Type II	300	347
P1	P1LED	1000 100Watt	50K 5000K	R4 Type IV	200	481
P1	P1LED	3000 300Watt	50K 5000K	R5 Type V	200	481

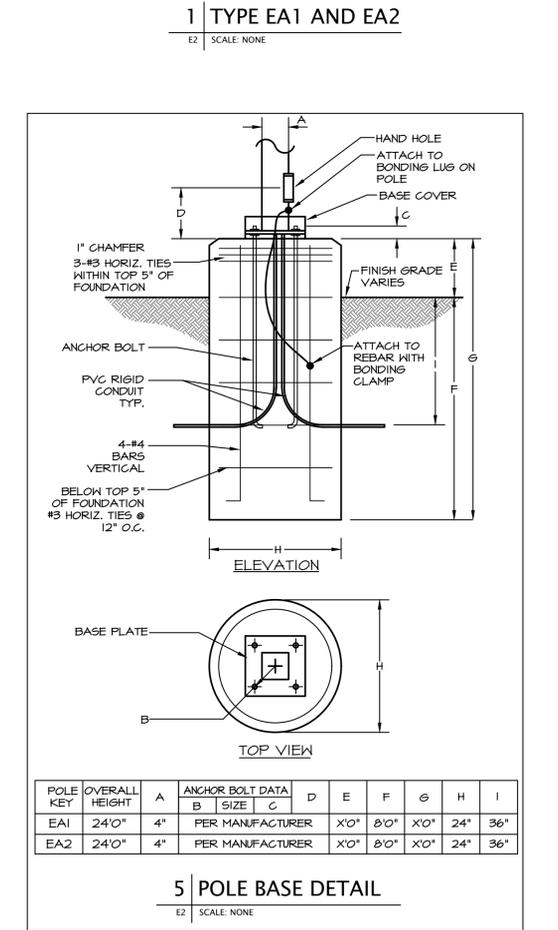
JM Associates, Inc.
 Architecture / Planning
 PO Box 18390
 Boulder, Colorado 80308
 (303) 449-1887

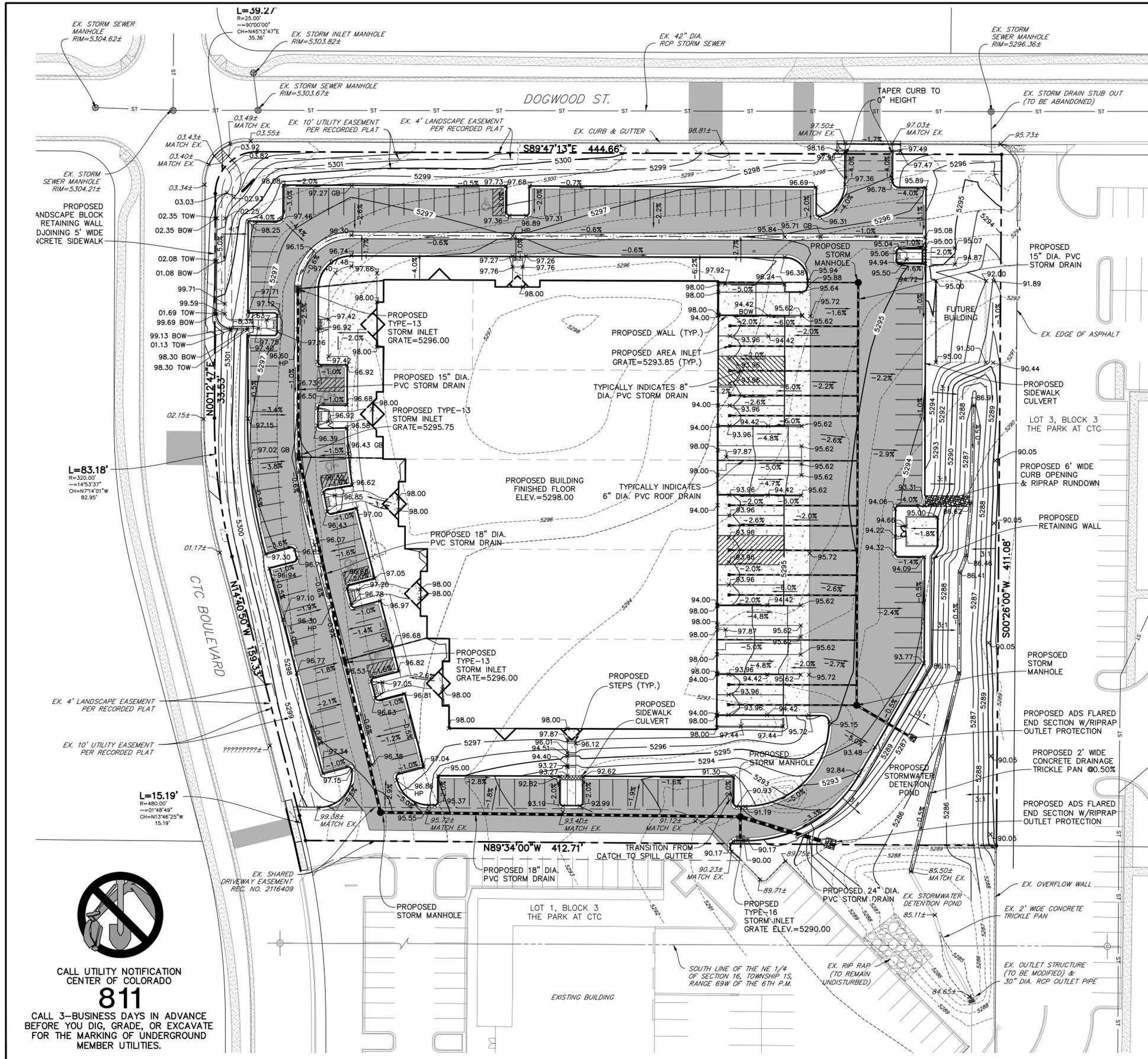
Final PUD
 Lot 2, Block 3, The Park at CTC
 Louisville, Colorado

AE DESIGN
 Integrated Lighting and Electrical Solutions
 1900 Wazee Street #350 Denver, CO 80202 | 303.296.3034
 aedesign-inc.com

E2

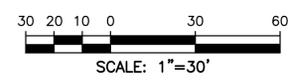
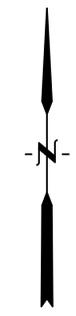
08/04/16 APPLICATION





GENERAL NOTES

1. THE CONTRACTOR SHALL REPAIR DAMAGED OR SETTLED CONCRETE CURBING ADJACENT TO THE SITE AS DEEMED NECESSARY BY THE CITY INSPECTOR PRIOR TO ISSUANCE OF CONSTRUCTION ACCEPTANCE AND/OR CERTIFICATE OF OCCUPANCY.
2. ABANDONMENT OF ALL STORM, WATER, AND SANITARY SEWER STUBS TO THE PROPERTY SHALL CONFORM TO THE CITY OF LOUISVILLE DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION DESIGN AND CONSTRUCTION STANDARDS.



LEGEND

- PROPERTY LINE - - - - -
- EX. INTERMEDIATE CONTOUR - - - - -
- EX. INDEX CONTOUR - - - - -
- EX. SPOT ELEVATIONS X
- PROPOSED INTERMEDIATE CONTOUR - - - - -
- PROPOSED INDEX CONTOUR - - - - -
- PROPOSED SPOT ELEVATION X (ALL C&G ELEVATIONS ARE ? UNLESS OTHERWISE NOTED)
- EX. STORM LINE EX. 18" RCP STORM ST
- PROPOSED STORM SEWER 18" RCP
- FLOWLINE OF DRAINAGE SWALE - - - - -
- BACK OF WALK BW
- GRADE BREAK GB
- LIP OF GUTTER LG
- HIGH POINT HP
- FLOWLINE FL
- LOW POINT LP
- TOP BACK OF CURB TOC
- FINISHED FLOOR FF
- BASE OF WALL BOW
- TOP OF WALL TOW
- EX. CONCRETE [Pattern]
- PROPOSED CONCRETE [Pattern]
- PROPOSED ASPHALT [Pattern]

BENCHMARK & HORIZONTAL CONTROL:

NGS MONUMENT: "Q 413" PID - KK1556.
 PUBLISHED ELEVATION: 5296.02 (BASED ON NAVD 88 DATUM)
 THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE NE 1/4 OF SECTION 16, WITH THE LINE ASSUMED TO BEAR N89°47'13"W

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 80301
 CONTACT: CAMERON KNAPP, P.E.
 (970) 351-0645
 BOULDER • GREELEY
 COLORADO SPRINGS

PREPARED FOR:

JM ASSOCIATES INC.
 ARCHITECTURE/PLANNING
 P.O. BOX 18390
 BOULDER, CO. 80308
 (303) 449-1887
 CONTACT: JERRY MOORE

CONSTRUCTION PLAN DOCUMENTS:
CTC COMMERCIAL III
LOT 2, BLOCK 3, THE PARK AT CTC
 312 CTC BOULEVARD
 LOUISVILLE, COLORADO

ISSUE	DATE
CITY RESUBMITTAL	10/14/16

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

DRAWING SCALE:
 HORIZONTAL: 1" = 30'
 VERTICAL: NA/

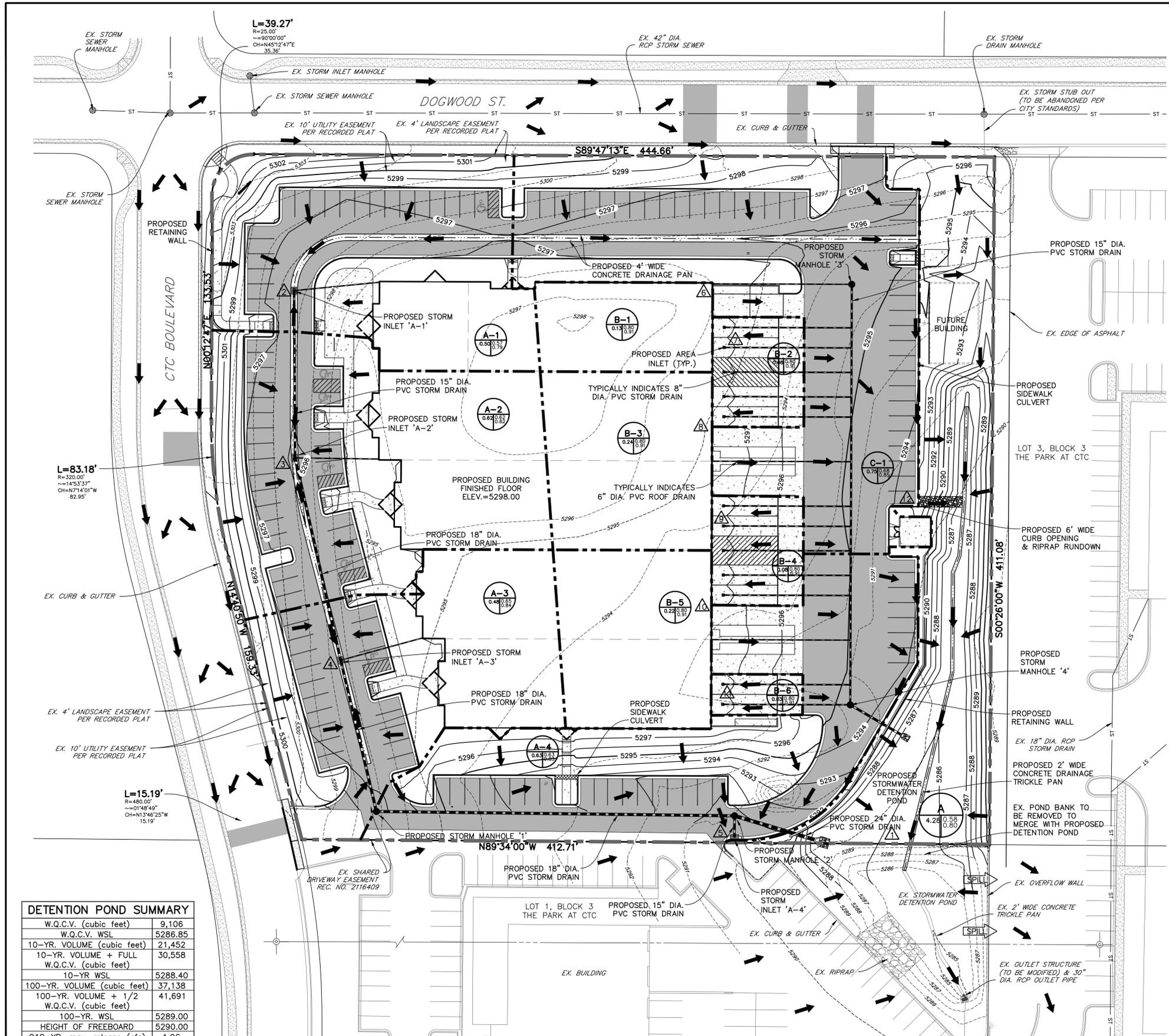
GRADING PLAN

PROJECT NO. 20965-01BLCV

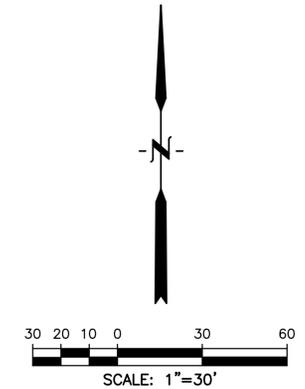
C1



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.



DETENTION POND SUMMARY	
W.Q.C.V. (cubic feet)	9,106
W.Q.C.V. WSL	5286.85
10-YR. VOLUME (cubic feet)	21,452
10-YR. VOLUME + FULL W.Q.C.V. (cubic feet)	30,558
10-YR WSL	5288.40
100-YR. VOLUME (cubic feet)	37,138
100-YR. VOLUME + 1/2 W.Q.C.V. (cubic feet)	41,691
100-YR. WSL	5289.00
HEIGHT OF FREEBOARD	5290.00
Q10-YR. max. release (cfs)	1.96
Q100-YR. max. release (cfs)	8.15



LEGEND

PROPERTY LINE.....

EX. INTERMEDIATE CONTOUR.....

EX. INDEX CONTOUR.....

EX. STORM LINE.....

EX. CONCRETE.....

DRAINAGE BASIN BOUNDARY.....

DRAINAGE SUB-BASIN BOUNDARY.....

DRAINAGE BASIN DESIGN POINT.....

BASIN I.D.

BASIN AREA (Acres).....

2 YR. RUNOFF COEFFICIENT.....

100 YR. RUNOFF COEFFICIENT.....

DIRECTION OF FLOW.....

PROPOSED INTERMEDIATE CONTOUR.....

PROPOSED INDEX CONTOUR.....

PROPOSED STORM SEWER.....

PROPOSED CONCRETE.....

PROPOSED ASPHALT.....

RUNOFF SUMMARY TABLE			
DESIGN POINT	CONTRIBUTING AREA (acres)	RUNOFF 2-YR. (cfs)	RUNOFF 100-YR. (cfs)
1	4.28	5.94	21.89
2	0.50	1.00	3.72
3	0.62	1.37	4.80
4	0.48	1.10	3.75
5	0.63	1.40	4.87
6	0.13	0.37	1.11
7	0.08	0.24	0.71
8	0.24	0.69	2.08
9	0.08	0.23	0.71
10	0.22	0.63	1.91
11	0.03	0.09	0.26
12	0.75	1.81	6.01

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 80301
CONTACT: CAMERON KNAPP, P.E.
(970) 351-0645
BOULDER • GREELEY
COLORADO SPRINGS

PREPARED FOR:

JM ASSOCIATES INC.
ARCHITECTURE/PLANNING
P.O. BOX 18390
BOULDER, CO. 80308
(303) 449-1887
CONTACT: JERRY MOORE

CONSTRUCTION PLAN DOCUMENTS:

**CTC COMMERCIAL III
LOT 2, BLOCK 3, THE PARK AT CTC**

312 CTC BOULEVARD
LOUISVILLE, COLORADO

ISSUE	DATE
CITY RESUBMITTAL	10/14/16

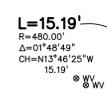
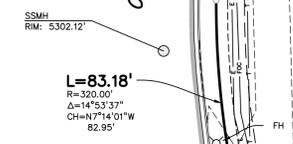
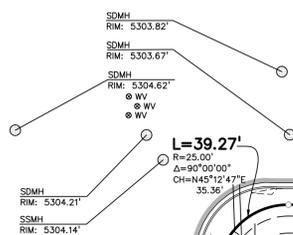
DESIGNED BY: CWK
DRAWN BY: MAB
CHECKED BY: CWK
FILE NAME: DR01

DRAWING SCALE:
HORIZONTAL: 1" = 30'
VERTICAL: NA/

DRAINAGE PLAN

PROJECT NO. 20965-01BLCV

C2



DOGWOOD STREET S89°47'13"E 444.66'

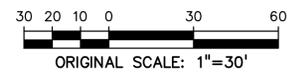
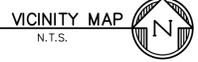
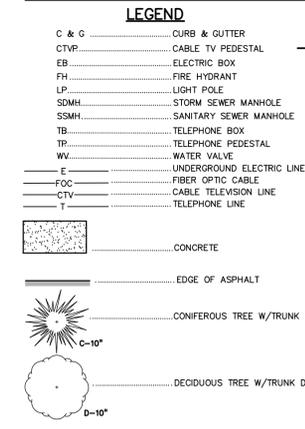
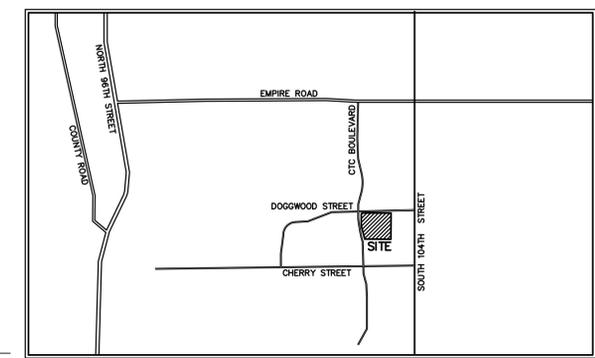
CTC BOULEVARD N00°12'47"E 133.53'

N15°40'50"W 139.33'

ASPHALT DRIVE N89°34'00"W 412.71'

S00°26'00"W 411.08'

LOT 2
AREA= 4.277 ACRES ±
NO BUILDINGS ON SITE



- GENERAL NOTES**
1. THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE NE1/4 OF SECTION 16, BEING MONUMENTED AS SHOWN HEREON, WITH THE LINE ASSUMED TO BEAR N89°47'13\"/>
 - 2. SET 2" ALUMINUM CAPS STAMPED "DB & CO. LS 27275" AT ALL EXTERIOR BOUNDARY CORNERS OF THE SUBJECT PROPERTY UNLESS OTHERWISE NOTED.
 - 3. DREXEL BARRELL & CO. RELIED UPON TITLE COMMITMENT NO. AB270495598-2, ISSUED BY LAND TITLE GUARANTEE COMPANY, WITH AN EFFECTIVE DATE OF LINE 2, 2016 FOR ALL INFORMATION REGARDING THE LEGAL DESCRIPTION, EASEMENTS AND RIGHTS-OF-WAYS.
 - 4. THERE ARE 0 STRIPED PARKING SPACES ON THE SUBJECT PROPERTY.
 - 5. THIS SITE IS WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR BOULDER COUNTY, COLORADO, MAP NUMBER 0001309031, WITH A MAP REVISED DATE OF DECEMBER 18, 2012.
 - 6. THE CONTOURS SHOWN HEREON WERE INTERPOLATED FROM FIELD SPOT ELEVATIONS ON THE SITE. IF ANY AREAS ARE CRITICAL TO DESIGN, FURTHER SURVEY INFORMATION MAY BE NECESSARY.
 - 7. THE BENCHMARK UTILIZED FOR THIS SURVEY IS A NOS MONUMENT "0 413" PID - KK1556, WITH A PUBLISHED ELEVATION OF 5296.02 FEET NAVD 88 DATUM.
 - 8. BURIED UTILITIES AND/OR PIPE LINES ARE SHOWN PER VISIBLE SURFACE EVIDENCE OR AS-MARKED BY UNDERGROUND CONSULTING SERVICES. IF ANY UNDERGROUND UTILITY LOCATIONS ARE REQUIRED, THEY WILL HAVE TO BE VERIFIED BY FIELD POT-HOLING THE UTILITIES. DREXEL BARRELL & CO. AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.
 - 9. THE INVERT ELEVATIONS SHOWN HEREON WERE OBTAINED FROM MEASUREMENTS FROM THE TOP OF THE STRUCTURE TO THE INVERT OF THE PIPE, THEREFORE THERE MAY BE SLIGHT VARIANCES IN THE ACTUAL INVERT ELEVATIONS SHOWN.
 - 10. THE PIPE SIZES AND THE PIPE MATERIALS SHOWN HEREON ARE BASED UPON A VISUAL INSPECTION FROM THE SURFACE, THESE ITEMS SHOULD BE FIELD VERIFIED PRIOR TO DESIGN.
 - 11. UNDERGROUND UTILITIES WERE MARKED BY UNDERGROUND CONSULTING SOLUTIONS. THERE MAY BE SOME UTILITIES THAT COULD NOT BE LOCATED DUE TO LACK OF TRACER WIRE OR A SIGNAL ON THE UTILITY COULD NOT BE OBTAINED.
 - 12. ALL REFERENCES TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS ON FILE WITH THE CLERK AND RECORDER OF BOULDER COUNTY, STATE OF COLORADO.
 - 13. REFERENCES NOTED "PER RECORDED PLAT" AS SHOWN HEREON ARE PER THE PLAT OF THE PARK AT C.T.C. AS RECORDED IN THE BOULDER COUNTY RECORDS.
 - 14. ALL TIES TO THE RECORD TITLE LINES FROM THE IMPROVEMENTS SHOWN HEREON ARE PERPENDICULAR TO THE RECORD TITLE LINES.
 - 15. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-6-508 C.R.S.
 - 16. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, EXCLUSIONS, CONDITIONS, OBLIGATIONS, TERMS OR AS TO THE RIGHT TO GRANT THE SAME.
 - 17. THE LINEAL UNITS SHOWN HEREON ARE US SURVEY FEET.
 - 18. THE LAST FIELD INSPECTION OF THE SITE WAS ON JUNE 13, 2016.

SURVEYOR: MATHEW E. SELDERS
DREXEL BARRELL & CO.
1800 38TH STREET
BOULDER, COLORADO 80301
(303) 442-4338

CERTIFIED TO: JM ASSOCIATES, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,5,7(A),8,9,11,13 AND 14 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 13, 2016.

DATE OF PLAT OR MAP: 6/28/16

IN ACCORDANCE WITH THE STATE BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2, THE UNDERSIGNED FURTHER CERTIFIES THAT THIS MAP OR PLAT REFLECTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY RESPONSIBLE CHARGE, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, WAS PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

- TITLE COMMITMENT NOTES**
- THE PROPERTY AS SHOWN HEREON IS SUBJECT TO THE FOLLOWING PER TITLE COMMITMENT NO. AB270495598-2, ISSUED BY LAND TITLE GUARANTEE COMPANY, WITH AN EFFECTIVE DATE OF JUNE 2, 2016. NOT ALL EXCEPTIONS CONTAINED WITHIN THIS TITLE COMMITMENT ARE NOTED BELOW AND NOT ALL THE EXCEPTIONS LISTED BELOW ARE SHOWN HEREON.
9. ALL OF THE COAL, OIL, GAS, AND OTHER MINERALS UNDERLYING THE SURFACE AS RESERVED IN INSTRUMENT RECORDED MARCH 10, 1944, IN BOOK 742 AT PAGE 11, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.
- TREASURER'S DEED TO JAMES A. DURWARD RECORDED JUNE 15, 1989 ON FILM 1583 UNDER RECEPTION NO. 0087962, AS RE-RECORDED NOVEMBER 28, 1994 ON FILM 2022 UNDER RECEPTION NO. 01481305, IN CONNECTION WITH THE ABOVE RESERVATION.
- QUIT CLAIM DEED FROM JAMES A. DURWARD TO MADALINE G. DURWARD RECORDED AUGUST 13, 1991 ON FILM 1687 UNDER RECEPTION NO. 0122878, AS RE-RECORDED NOVEMBER 28, 1994 ON FILM 2022 UNDER RECEPTION NO. 01481306, IN CONNECTION WITH THE ABOVE RESERVATION.
10. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED OCTOBER 24, 1979, ON FILM 1089 UNDER RECEPTION NO. 367003, AS AMENDED BY AND IMPOSED UPON SUBJECT PROPERTY BY INSTRUMENT RECORDED MARCH 14, 1985 ON FILM 1544 UNDER RECEPTION NO. 00676844, AND AS AMENDED BY INSTRUMENT RECORDED MAY 11, 1998 UNDER RECEPTION NO. 1801341.
- ASSIGNMENT OF DECLARANT RIGHTS RECORDED NOVEMBER 1, 1994 ON FILM 2018 UNDER RECEPTION NO. 01475733.
- ASSIGNMENT OF DECLARANT RIGHTS RECORDED NOVEMBER 3, 1994 ON FILM 2018 UNDER RECEPTION NO. 01476208.
- ASSIGNMENT OF DECLARANT'S RIGHTS SEPTEMBER 8, 1998 UNDER RECEPTION NO. 184824.
11. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE COLORADO TECH CENTER METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED JULY 19, 1983, ON FILM 1262 UNDER RECEPTION NO. 562730.
 12. RESERVATION AS TO ALL WATER AND WATER RIGHTS, INCLUDING WITHOUT LIMITATION, ALL SUBTERRANEAN WATER AS CONTAINED IN DEED RECORDED MARCH 14, 1985 ON FILM 1544 AT RECEPTION NO. 00676844.
 13. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE NORTHERN GRADUATE WATER CONSERVANCY DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED FEBRUARY 12, 1997, ON FILM 2185 UNDER RECEPTION NO. 01676859 AND BY INSTRUMENT RECORDED FEBRUARY 12, 1997 ON FILM 2185 UNDER RECEPTION NO. 01676840.
 14. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF THE PARK AT C.T.C. RECORDED DECEMBER 1, 1998 UNDER RECEPTION NO. 1876736.
- NOTE: SURVEYOR RATIFICATION AND CORRECT IN CONNECTION WITH SAID PLAT RECORDED AUGUST 31, 1999 UNDER RECEPTION NO. 1974704.
15. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN THE PARK AT COLORADO TECHNOLOGICAL CENTER PLANNED UNIT DEVELOPMENT RECORDED DECEMBER 01, 1998 UNDER RECEPTION NO. 1876737.
 16. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SUBDIVISION AGREEMENT RECORDED DECEMBER 01, 1998 UNDER RECEPTION NO. 1876738.
 17. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN CERTIFICATE OF ORGANIZATION FOR THE NORTHWEST PARKWAY PUBLIC HIGHWAY AUTHORITY RECORDED JUNE 30, 1998 UNDER RECEPTION NO. 1855230.
 18. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN SHARED DRIVEWAY EASEMENT AND MAINTENANCE AGREEMENT RECORDED FEBRUARY 06, 2001 UNDER RECEPTION NO. 2116409.

LEGAL DESCRIPTION

LOT 2, BLOCK 3, THE PARK AT C.T.C., COUNTY OF BOULDER, STATE OF COLORADO.

ALTA/NSPS LAND TITLE SURVEY OF LOT 2, BLOCK 3, THE PARK AT C.T.C., LOCATED IN THE NE1/4 OF SECTION 16, T1S, R69W OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO. FOR: JM ASSOCIATES, INC.

IN ACCORDANCE WITH CRS 13-80-105:
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 THE CERTIFICATION SHOWN HEREON.

Drexel, Barrell & Co. Engineers/Surveyors
1800 38TH STREET BOULDER, COLORADO 80301 (303) 442-4338
BOULDER, COLORADO (303) 442-4338
COLORADO SPRINGS, COLORADO (719) 260-0867
GREELEY, COLORADO (970) 351-0645

Revisions - Date	Date	Drawn By	Job No.
	6/28/16	JRF	6330
		Checked By	Drawing No.
	1" = 30'	MES	888-32

MATHEW E. SELDERS
COLORADO LICENSED PROFESSIONAL
LAND SURVEYOR NO. 27275

ITEM: Case #16-030-FS/FP, Medtronic PUD

PLANNER: Rob Zuccaro, Director of Planning & Building Safety

APPLICANT: Davis Partnership Architects
Kevin Gzym
2901 Blake Street, Suite 100
Denver, CO 80205

OWNER: TFG Coal Creek Property
Todd Twombly
60 State Street, 22nd Floor
Boston, MA 02109

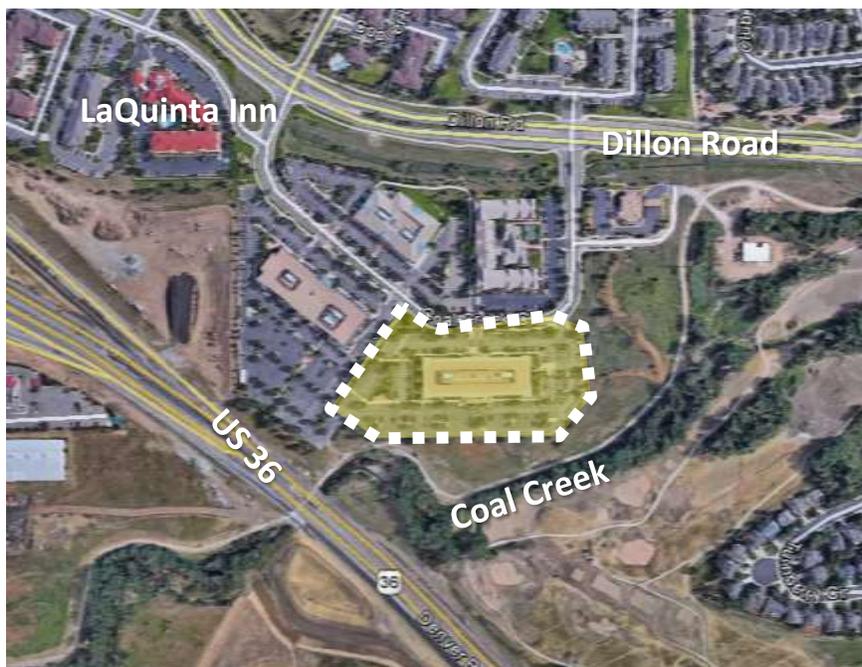
EXISTING ZONING: Commercial Business (CB)

LOCATION: 826 Coal Creek Circle

LEGAL DESCRIPTION: Lot 1, Parcel 1, Coal Creek Business Park

TOTAL SITE AREA: 5.75 acres

REQUEST: 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.
Continuance of Public Hearing to January 12, 2016 Requested



BACKGROUND:

The applicant requests that the Planning Commission continue the public hearing for this matter to the January 12, 2016 meeting so that they can address title work concerns.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission continue the public hearing for 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.

ITEM: Case #16-034-PS/PP, Clementine PUD/Plat

PLANNER: Rob Zuccaro, Director of Planning & Building Safety

REPRESENTATIVE: Hartronft Associates
Erik Hartronft
950 Spruce Street, Suite 2A
Louisville, CO 80027

OWNER/APPLICANT: Louisville Gateway, LLC
Mike Jones of Mike Eisenstein
PO Box 270067
Louisville, CO 80027

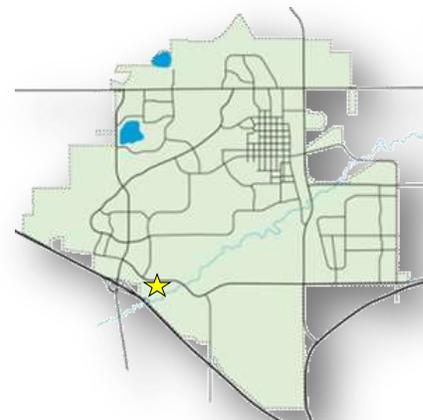
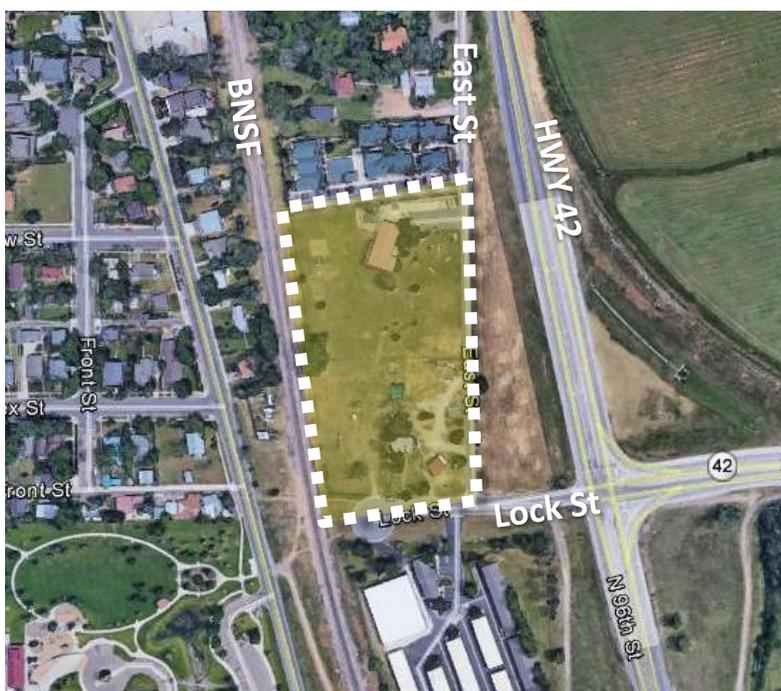
EXISTING ZONING: Residential Medium Density (RM)

LOCATION: 301-333 East Street

LEGAL DESCRIPTION: Lots 1A, 1B, 1C, & 2, Clementine Subdivision

TOTAL SITE AREA: 3.69 acres

REQUEST: A request for a preliminary plat and preliminary planned unit development (PUD) for 44 townhome units on 3.6 acres.
Continuance of Public Hearing to January 12, 2016 Requested



BACKGROUND:

The applicant requests that the Planning Commission continue the public hearing for this matter to the January 12, 2016 meeting so that there can be further discussions with the Public Parks and Landscaping Advisory Board and the Open Space Advisory Board.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission continue the public hearing for a request for a preliminary plat and preliminary planned unit development (PUD) for 44 townhome units on 3.6 acres.