



**HARTRONFT
ASSOCIATES**
A Professional Corporation

*Planning
Architecture
Interior Design*

950 Spruce Street, #2A
Louisville, CO 80027
TEL: 303 . 673 . 9304
FAX: 303 . 673 . 9319

Mr. Rob Zuccaro, Planning Director
City of Louisville, Colorado
749 Main Street
Louisville, CO 80027

1 April, 2019

Re: 824 South Street
PUD Amendment

Rob,

We are pleased to be submitting this amendment to the approved Planned Unit Development Plan for the 824 South Street development. There are only a few revisions from the currently approved Planned Unit Development. First, the existing residence is to be renovated into an approved commercial use. Second, the new two story structure has been moved to the east by approximately 6 feet and the deck facing Main Street has been reduced in width. This adjustment allows for additional area between the new structure and the existing residence for new a new accessible entrance into both the existing and new structure. Also, the new structure will have a full basement instead of a partial basement.

Finally, we are proposing a very limited number of revisions to the buildings elevations. The southeast building entry has been adjusted to better accommodate the exit stairs. Although there are no significant changes to the building massing or height, adjustments have been made to some materials and building color throughout. The new pitched roof elements have changed material from asphalt to standing seam metal roofing. The parking along the alley has also been moved to the east to allow for a more adequate vehicle back up area. We believe these revisions to the existing PUD are minimal and are items that can be approved through an Administrative PUD Amendment.

We are excited by the potential for the redevelopment of this property and its positive affect on Downtown Louisville. Please consider this request for approval of the Planned Unit Development Plan Amendment attached. We look forward to your comments as we move forward with this important in-fill development project.

Sincerely,

J. Erik Hartronft, AIA, President
Hartronft Associates, pc.