ITEM: Case SRU-0205-2019
PLANNER: Lisa Ritchie, AICP, Senior Planner
APPLICANT: Erik Hartronft
Hartronft Associates, p.c.
OWNERS: 824 South St, Inc.
Barbara Iglesias
EXISTING ZONING: Commercial Community (CC)
LOCATION: Lot 1, Block 5, Town of Louisville; 824 South Street
TOTAL SITE AREA: 7,481 square feet
REQUEST: Approval of Resolution No. 20, Series 2019, a resolution recommending approval of a request for a Special Review Use to allow Use Group #8 - Hotel

VICINITY MAP:
SUMMARY:
The applicant requests approval of a Special Review Use (SRU) to allow Use Group #8: Hotels and motels, including restaurants and other commercial uses incidental to the hotel and motel use.

BACKGROUND:
The subject property is located on the southwest corner of Main Street and South Street. There is an existing residential structure at the rear of the property, close to the alley. The remainder of the lot is substantially undeveloped and functions as the yard to the existing residence. The original PUD and SRU approved in 2016 allowed construction of a new two-story commercial structure in the front portion of the lot and kept the original residential structure. The SRU included exterior areas for outdoor sales and dining along both the Main Street and South Street frontages.

The previous owners of the property sold the property in 2018 to the current owner, who sought approval of a SRU and PUD Amendment to expand the area for outdoor sales and dining and to make minor modifications to the exterior of the structure. The City approved the PUD amendment earlier this fall and issued a building permit in November to begin construction of the project.

PROPOSAL:
The application requests approval of a SRU to allow a hotel use on the property. The SRU sheet notes this use could locate on either the first and/or second floor, along with the incidental commercial uses associated with the hotel, such as a lobby or café area.

The SRU would allow a hotel use on the property, and could encompass a portion of or the entire site. The applicant notes the following as the likely scenario for layout of the uses within the building:

- First floor, new structure: Restaurant and hotel lobby
- Second floor, new structure: Hotel (7-9 rooms)
- Existing house: Food prep and service

This application does not contemplate any changes to exterior of the structure or the site or the outdoor dining areas. This SRU maintains the notes from the previous SRU as well as notes that clarify which SRU approval authorized which uses on the site.

ANALYSIS:
Section 17.40.100 (A) of the LMC lists the five criteria the Planning Commission and City Council are to use in considering approval of an SRU:

1. That the proposed use/development is consistent in all respects with the spirit and intent of the comprehensive plan and of this chapter, and that it would not be contrary to the general welfare and economic prosperity of the city or the immediate neighborhood;

The proposal to allow a hotel is consistent with the spirit and intent of the policies and
regulations for Downtown Louisville. The comprehensive plan framework envisions Downtown Louisville with a mix of land uses within a walkable and integrated urban pattern, with efforts focused on encouraging a healthy and vibrant mix of supporting businesses. Introducing a hotel use also supports the vision of Downtown as a destination. The addition of overnight guests in Downtown is not contrary to the general welfare and economic prosperity of the city or immediate neighborhood. **Staff finds the proposal meets this criterion.**

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

The introduction of a hotel use within Downtown reinforces economic stability by capturing guests' expectations for restaurants and shopping within walking distance of a hotel in an urban setting. The use is compatible with the character of a downtown environment. **Staff finds the proposal meets this criterion.**

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

Staff finds that the use is adequate for the efficiency of the proposal. Staff reviewed the amendment for additional impacts to utilities and access and finds that proposal does not negatively impact surrounding facilities. Public Works and the Fire Department have no concerns related to safety, access or utilities. **Staff finds the proposal meets this criterion.**

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

The development plans for the site and structure itself are not changing from the previous PUD approvals. Lighting, landscaping and other site amenities are adequate to control the external effects of the proposal. Staff believes that there will not be nuisance or other concerns related to the use as a hotel that affect public health, welfare, safety and convenience. **Staff finds the proposal meets this criterion.**

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

LMC Sec. 17.20.025 outlines commercial parking requirements within Downtown.
Louisville based on the area of expansion regardless of use at a ratio of one space per 500 sq. ft. of new building area (with first 999 sq. ft. exempt). Parking requirements in Downtown take into consideration the walkable, mixed-use urban environment of Downtown, which reduces vehicular parking demand compared to other commercial areas in Louisville, and the additional on and off-street parking maintained by the City to supplement private parking.

With the review of an SRU, the City may consider additional factors on parking demand resulting from the proposed use. Thus, staff evaluated the parking needs for the proposal with the development scenario described above and compared it to all restaurant use on the first floor and all office use on the second floor. As a baseline for comparison, staff used the city’s standard commercial parking requirements outside of Downtown. The hotel use requirement for off-street parking is roughly 9-10 spaces (One space per room, plus one space per two employees) while the office use requires roughly 10 spaces (Four spaces per 1,000 sf). Additionally, without a hotel lobby on the first floor, more restaurant space is likely which would result in additional parking demand. Thus, staff finds parking demand from the proposal for a hotel would not be higher than what the applicant had previously anticipated for the property, which was office use on the second floor.

Additionally, within the right-of-way on the north side of the property along South Street, the City is reviewing a reconfiguration of the parking spaces from parallel to diagonal orientation, which would result in five additional public parking spaces. The applicant is requesting approval from the city to restrict one or two of these new parking spaces along South Street as temporary loading/unloading spaces. The City does not yet have a policy on when and where these may be appropriate and how to manage them over time. Additionally, staff has discussed this location as a small “mobility hub” that could accommodate rideshare (Uber/Lyft) during special events. Staff is not yet able to commit to an assurance of temporary parking restrictions along South Street, but notes that the applicant has parking spaces at the rear of the property along the alley that could also accommodate this desire for temporary close-in parking for guests of the hotel. **Staff finds the proposal meets this criterion.**

**STAFF RECOMMENDATION:**
Staff finds that the proposal complies with the SRU criteria and recommends approval of Resolution 20, Series 2019 without conditions. The Planning Commission may recommend approval (with or without conditions) or denial of the request or move for a continuance if the Commission needs additional information related to the proposal.

**ATTACHMENTS:**
1. Resolution 20, Series 2019
2. Application Materials
3. SRU
4. 824 South Street PUD Amendment, 2019
5. 824 South Street SRU Amendment, 2019
RESOLUTION NO. 20
SERIES 2019

A RESOLUTION RECOMMENDING APPROVAL OF A REQUEST FOR A SPECIAL REVIEW USE TO ALLOW A HOTEL (USE GROUP #8) ON LOT 1, BLOCK 5, TOWN OF LOUISVILLE, LOCATED AT 824 SOUTH STREET / 957 MAIN STREET

WHEREAS, there has been submitted to the Louisville Planning Commission an application for a Special Review Use to allow a hotel (Use Group #8) on Lot 1, Block 5, Town of Louisville, located at 824 South Street / 957 Main Street.

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

WHEREAS, the Planning Commission has considered the application at a duly noticed public hearing on December 12, 2019, where evidence and testimony were entered into the record, including the findings in the Louisville Planning Commission staff report dated December 12, 2019; and

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Louisville, Colorado does hereby recommend approval of a request for a Special Review Use to allow a hotel (Use Group #8) on Lot 1, Block 5, Town of Louisville, located at 824 South Street / 957 Main Street.

PASSED AND ADOPTED this 12th day of December, 2019.

By: ________________________________
    Steve Brauneis, Chairperson
    Planning Commission

Attest: ______________________________
        Debra Williams, Secretary
        Planning Commission
**LAND USE APPLICATION**

### APPLICANT INFORMATION
- **Firm:** Hartrontf Associates
- **Contact:** Erik Hartronft
- **Address:** 950 Spruce St. #2A
  - Louisville, CO 80027
- **Mailing Address:** 950 Spruce St. #2A
  - Louisville, CO 80027
- **Telephone:** 303-673-9304
- **Email:** erik@hapcdesign.com

### OWNER INFORMATION
- **Firm:** 824 South St. Inc.
- **Contact:** Barbara Iglesias
- **Address:** 5718 Westheimer Suite 1806
  - Houston, TX 77057
- **Mailing Address:** 5718 Westheimer Suite 1806
  - Houston, TX 77057
- **Telephone:** 720-891-1580
- **Email:** baigles@outlook.com

### REPRESENTATIVE INFORMATION
- **Firm:** Hartrontf Associates
- **Contact:** Erik Hartronft
- **Address:** 950 Spruce St #2A
  - Louisville, CO 80027
- **Mailing Address:** 950 Spruce St #2A
  - Louisville, CO 80027
- **Telephone:** 303-673-9304
- **Email:** erik@hapcdesign.com

### PROPERTY INFORMATION
- **Common Address:** 824 South Street
- **Legal Description:** Lot ______ Blk ______ Subdivision Louisville Old Town
- **Area:** 7,481 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:**
  - Special Review Use is requested for a 7-10 room hotel.
  - Additional information...

### SIGNATURES & DATE
- **Applicant:** _______________________________
- **Print:** 824 South St. Inc.
- **Owner:** _________________________________
- **Print:** Barbara Iglesias, 824 South St. Inc.
- **Representative:** __________________________
- **Print:** J. Erik Hartronft

### CITY STAFF USE ONLY
- [ ] Fee paid: ______________________
- [ ] Check number: ______________________
- [ ] Date Received: ______________________
Lisa,

Attached please find the SRU Plan indicating the proposed amendment to the approved Special Review Use for 824 South St. This SRU Amendment #2 (subject to other applicable regulations) is intended to allow for seven to ten hotel rooms within the proposed new building (957 Main Street) and within the remodeled existing residence (824 South Street). The approved SRU and PUD have identified the need for nine required parking spaces. The parking requirements for Downtown do not differentiate the number of parking spaces required based on use, however Louisville Municipal Code requires one space per guest accommodation (assuming no on-site dedicated employees). Our analysis of the parking is based on LMC requirements for an assumed 9 guest rooms plus the other commercial uses in the building would require 3 additional parking spaces. We have provided the City with a potential reconfiguration of on-street parking which converts parallel to angled parking on South Street for a net gain of 5 spaces on the south side of the street. Although this is not on-site parking, it is something that the applicant would propose to accomplish in conjunction with this project to increase the available public parking in the area beyond the additional demand this use would generate. Also, please note that some hotel guests will be patrons of downtown businesses during their stay in Louisville. This shared parking arrangement for downtown is therefore valid for the hotel use as well as more common retail, restaurant and office uses downtown. Other guests may be on site primarily at night, utilizing shared parking that would also be used by office and retail users and others that leave downtown in the evenings.

1) The proposed uses / development is consistent in all respects with the spirit and intent of the comprehensive plan, downtown framework plan, and of chapter 17, and it is not contrary to the general welfare and economic prosperity of the city or the immediate neighborhood;

2) The proposed uses / development will lend economic stability, compatible with the character of any surrounding established areas;

3) The proposed uses / development are adequate for internal efficiency of the proposal, considering the functions of residents, recreation, public access, safety and such factors including storm drainage facilities, sewage and water facilities, grades, dust control and such other factors directly related to public health and convenience;

4) The external effects of the proposal are controlled, considering compatibility of land use; movement or congestion of traffic; services, including
824 South Street - Special Use Review Amendment #2

arrangement of signs and lighting devices as to prevent the occurrence of nuisances; landscaping and other similar features to prevent the littering or accumulation of trash, together with other factors deemed to effect public health, welfare, safety and convenience;

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

Please consider this request for approval of the Special Review Use attached herein. Let us know if you have any questions regarding this proposal.

Sincerely,

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

M:\_MAIN_065\_Proj\1857-957 Main-824 South\Proj Admin\City Submittals\PUD&SRU\SRU-Hotel\MEMO-SRU-824 S-110419.doc
Ms. Lisa Ritchie, Senior Planner  
City of Louisville, Colorado  
749 Main Street  
Louisville, CO 80027

4 December, 2019  
Re: 824 South Street  
Special Review Use Amendment #2

Lisa,

Thank you for your assistance in the review of this SRU for a hotel use at 824 South Street and 957 Main. As we have discussed, we believe that it will be important for this particular use to function well within the parameters of our downtown parking environment, and to contribute to the vitality of Downtown Louisville.

To that end, we would like to offer the following for your consideration.

- The boutique hotel would likely have a percentage of guests utilizing Lyft, Uber, or other public or private transportation modes other than passenger vehicles which would require parking associated with the use. The operator of the Inn would include a statement in their policies indicating that on-site parking is not available, (other than the accessible parking space). A map of public parking in the area would be included on the operator’s marketing information, website, etc.

- For convenience of guests, drop-off and pick up, and for short term parking for any businesses in the area, we are requesting that one parking space on South Street adjacent to the site be designated as a short-term loading space, with a 15-20 minute maximum time limit.

- We have provided the City with a potential reconfiguration of on-street parking which converts parallel to angled parking on South Street for a net gain of 5 spaces on the south side of the street. Although this is not on-site parking, it is something that the applicant would propose to accomplish in conjunction with this project to increase the available public parking in the area beyond the additional demand this use would generate (see attached).

- Some hotel guests will be patrons of downtown businesses during their stay in Louisville. This shared parking arrangement for downtown is therefore valid for the hotel use as well as more common retail, restaurant and office uses downtown. Other guests may be on site primarily at night, utilizing shared parking that would also be used by office and retail users and others that leave downtown in the evenings.

We appreciate your consideration of this request for approval of the Special Review Use for this property. Let us know if you have any questions regarding this proposal.

Sincerely,

[Signature]

J. Erik Hartronft, AIA

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P.U.D. AMENDMENT
824 SOUTH STREET / 957 MAIN STREET
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8 TOWNSHIP 1 SOUTH, RANGE 59 WEST OF THE
6TH P.M., CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

STREET VIEW FROM THE NORTHEAST

STREET VIEW FROM THE NORTH

LEGAL DESCRIPTION
Located in the SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 59 WEST OF THE 6TH P.M.,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.

PROJECT DIRECTORY

PROJECT DATA

LOT AREA: 7,461 SF

OWNER: GO COMMERCIAL COMMUNITY

STOREY HOURS: 18:00

APPLICATION: PUD (Planned Unit Development)

OVERSTAY: DOWNTOWN CORE AREA, CENTRAL BUSINESS DISTRICT: TRANSITIONAL AREA

APPLICABLE STANDARDS: LOUISVILLE MUNICIPAL CODE

DESIGN HANDBOOK FOR DOWNTOWN LOUISVILLE

DOWNTOWN LOUISVILLE FRAMEWORK PLAN

DOWNTOWN LOUISVILLE SIGN MANUAL

PROPOSED USES: Any approved uses including retail, restaurant, and professional offices.

LEGAL DESCRIPTION: LOT 5 OF BLOCK 5 OF TOWN OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

PROJECT DESCRIPTION: The project scope is to redevelop the existing residence at 824 South Street into a new commercial space and develop a new 15,000 SF commercial building with a full basement at the corner of Main and South Street which will be connected to the existing structure.

YARD & BULK REQUIREMENTS

MAXIMUM LOT COVERING: 50%

MINIMUM LOT SURFACE: 3,700 SF

MINIMUM LOT WIDTH: 50' (15.24m)

MINIMUM LOT DEPTH: 120' (36.58m)

STRENGTHEN PER UMC: 11.133

SIX-POINT HISTORIC DISTRICT: EXEMPT

SIGNAGE

REQUIREMENTS FOR DOWNTOWN CORE AREA

FLOOR AREAS

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<tr>
<th>Bldg. Area</th>
<th>Sqr. Ft.</th>
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<tr>
<td>Total Bldg. Area</td>
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<td>Stories Over 2nd Floor</td>
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<tr>
<td>Total Gln. Area</td>
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<tr>
<td>Commercial Area</td>
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<td>Exit Area</td>
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<tr>
<td>Elevators</td>
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</table>

PARKING NOTES:
1. REQUIRED PARKING AREAS MAY BE REDUCED TO 0.31 REQUIRED PARKING PER 1,000 SF OF GROSS BUILDABLE AREA.

2. COMMERCIAL AREAS OF THE FLOOR AREAS, TIE IN AREAS, AND THE PUBLIC PLAZA ARE EXEMPT FROM THE REQUIRED PARKING PER 1,000 SF OF GROSS BUILDABLE AREA.

3. THE REQUIRED PARKING AREAS MAY BE REDUCED BY 0.31 REQUIRED PARKING PER 1,000 SF OF GROSS BUILDABLE AREA.
SPECIAL REVIEW USE AMENDMENT #1
824 SOUTH STREET / 957 MAIN STREET
COMMERCIAL DEVELOPMENT
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8 TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE
THE 6TH PM, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

NEW SOUTH STREET/957 MAIN ST - SPECIAL REVIEW USE

NOTES
1. EXTENDED HOURS OF ALL DAY OUTDOOR SALES AND EVENTS ARE SURMOONABLE. CAFE WITH AUTHORIZED THROUGH A SPECIAL REVIEW USE.
2. OUTDOOR SEATING AREA SHALL INCLUDE OUTDOOR SALES AND EVENTS AND DINING EQUIPMENT.
3. OUTDOOR AMPLIFIED MUSIC SHALL BE PROHIBITED.
4. HOURS OF OPENING FOR THE OUTDOOR SALES AREAS SHALL NOT EXTEND PAST 10PM.
5. THE EXISTING SHOWCASE UNIT WILL BE REFINISHED INTO NEW COMMERCIAL SPACE.