

Planning Commission

July 16, 2020
6:30 PM

ELECTRONIC MEETING

This meeting will be held electronically. Residents interested in listening to the meeting or making public comments can join in one of two ways:

- 1) You can call in to +1 301 715 8592 or 833 548 0282 (toll free) Webinar ID # 867 6911 6118.***
- 2) You can log in via your computer. Please visit the City's website here to link to the meeting: <https://www.louisvilleco.gov/government/boards-commissions/planning-commission>***

The Planning Commission will accommodate public comments as much as possible during the meeting. Anyone may also email comments to Planning Commission prior to the meeting at: planning@louisvilleco.gov

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

Persons with disabilities planning to attend the meeting who need sign language interpretation, assisted listening systems, Braille, taped material, or special transportation, should contact the City Manager's Office at 303 335-4533. A forty-eight-hour notice is requested.

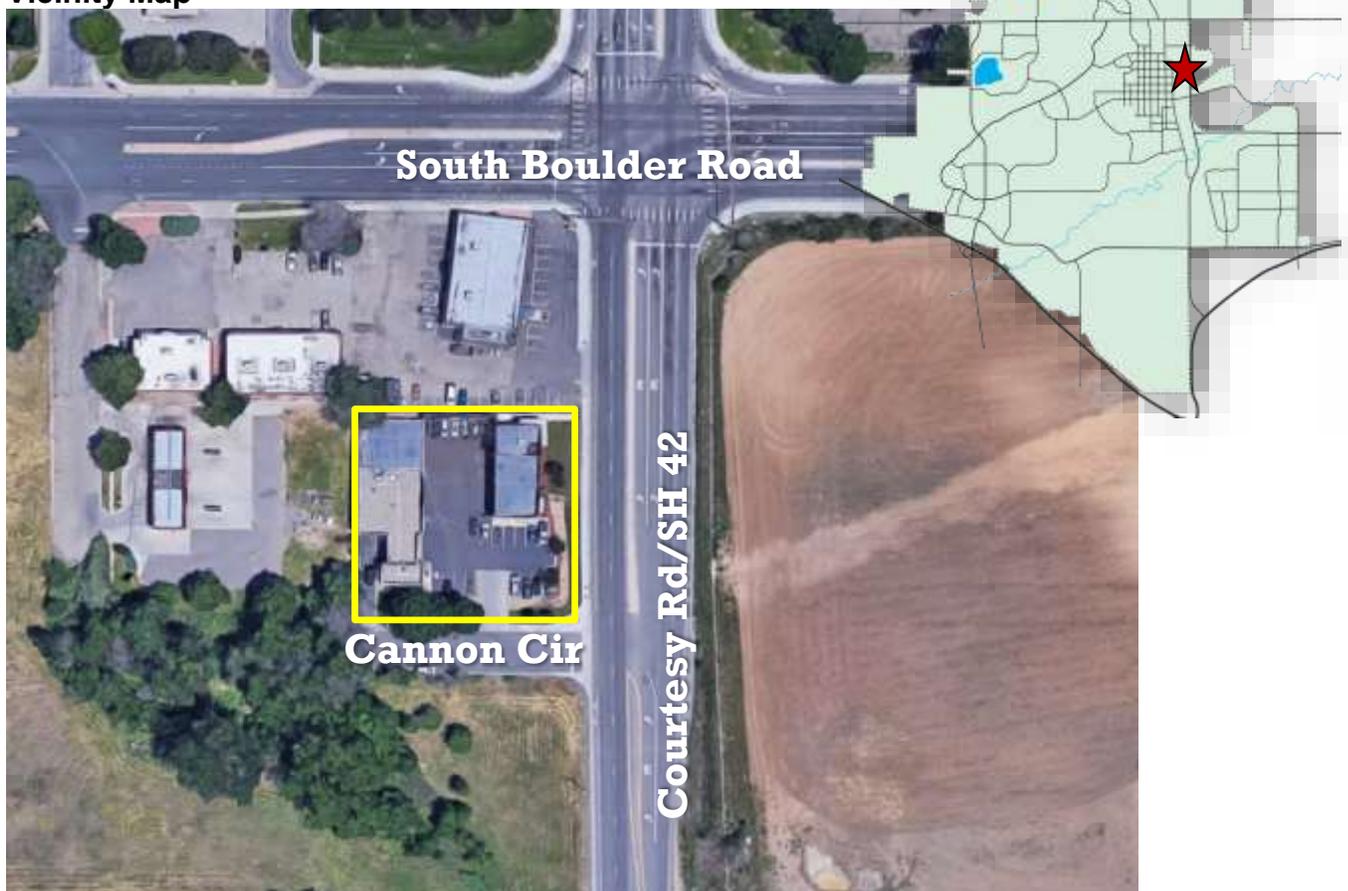
1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Public Comment on Items Not on the Agenda
5. New Business – Public Hearing Items
 - a. **Lots 1 & 2 Crystal Estates Replat A Rezoning:** A request to rezone Lots 1 & 2, Crystal Estates Replat A located at 1655 Courtesy Rd and 1655 Cannon Cir from the Commercial-Business zone district to the Commercial Community – Mixed Use zone district. (Resolution 7, Series 2020)
 - i. Applicant: Little Lemon, LLC
 - ii. Case Manager: Lisa Ritchie, Senior Planner

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VICINITY MAP

ITEM:	ZON-0235-2019; Rezoning of Lots 1 & 2, Crystal Estates Replat A
PLANNER:	Lisa Ritchie, Senior Planner
APPLICANT:	Little Lemon, LLC
EXISTING ZONING:	Commercial-Business (CB)
LOCATION:	1655 Courtesy Rd and 1655 Cannon Cir; Lots 1 & 2, Crystal Estates Replat A
REQUEST:	Approval of Resolution 7, Series 2020 recommending approval a draft ordinance for a request for the rezoning of certain properties from the Commercial-Business zone district to the Commercial Community – Mixed Use zone district

Vicinity Map



SUMMARY:

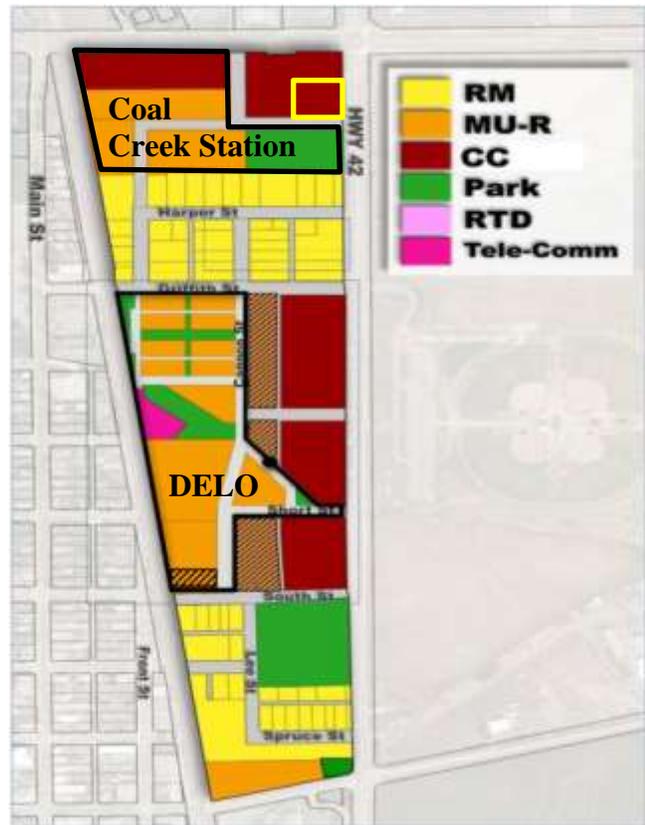
The applicant requests approval of a zone change from Commercial-Business (CB) to Commercial Community – Mixed Use (CC-MU). Lots 1 & 2, Crystal Estates Replat A, located at 1655 Courtesy Rd and 1655 Cannon Cir, are located within the Highway 42 Revitalization Area, which requires rezoning to a mixed use zone district upon a change of use. The applicant recently was approved for a retail marijuana sales license, which is a change of use from the existing auto body repair operation. The zone change is required before operation of the retail marijuana sales use can commence.

BACKGROUND:

Beginning in 2000, the City initiated the Highway 42 Revitalization Study, which resulted in the adoption of the [Highway 42 Framework Plan in 2003](#). The focus of the Framework Plan was to construct a “Preferred Land Use Plan” to act as a guide to subsequent redevelopment in the study area. Given the existing multiple ownership structure of the area, a coordinated planning effort was needed to insure the incorporation of the infrastructure and mixed use site design associated with the anticipated RTD commuter rail stop. The Framework Plan also provides for preservation of the existing residential neighborhoods within the Area.

In 2007, the City established Chapter 17.14 of the Louisville Municipal Code (LMC) creating mixed use zone districts to implement the policies adopted in the Framework Plan. Following these actions, the City rezoned portions of the area to a mixed use zone district and approved redevelopment plans, including DELO and Coal Creek Station. Over time, the City has amended the Framework Plan from the 2007 configuration to the current Land Use Plan shown to the right, adopted pursuant to Ordinance 1637, Series 2013.

The subject properties are generally located within the yellow box on the Land Use Plan, and as such are required to rezone to the Commercial Community – Mixed Use zone district. Staff notes that the LMC includes two zone districts titled Commercial Community. One in Chapter 17.12 District Regulations and another in Chapter 17.14 Mixed Use Zone Districts. These zone districts allow different uses and are subject to different development standards. Staff adds the “- Mixed Use” (MU) following Commercial Community when



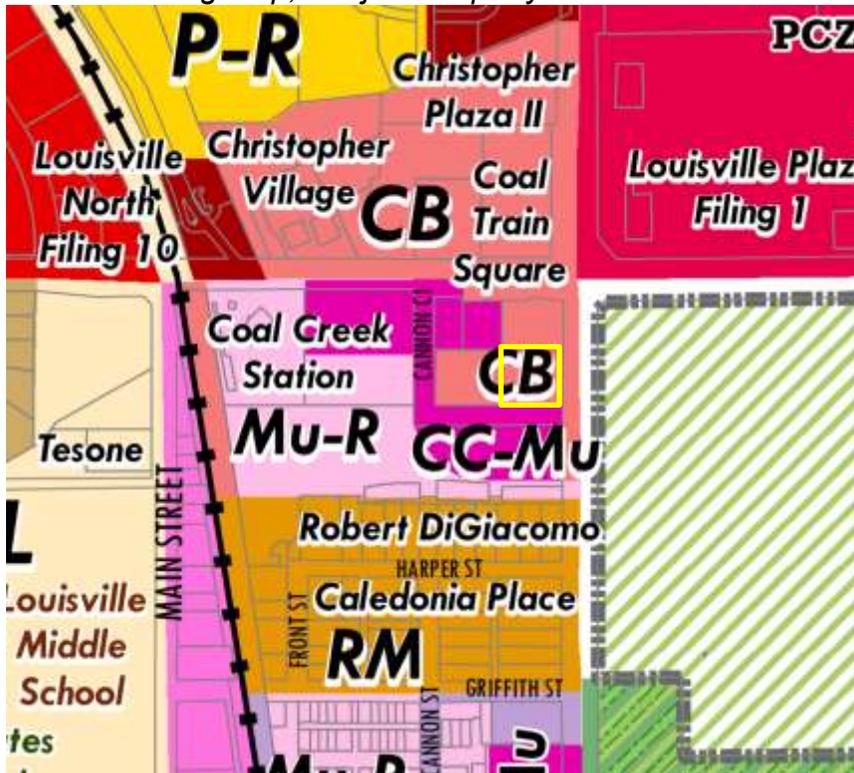
referencing the zone district regulated under Chapter 17.14 for clarity. The LMC sets forth the following for the CC-MU zone district.

Commercial Community (– Mixed Use) zone district is intended to provide zoning which would encourage the development of a limited range of highway oriented commercial uses adjacent to Highway 42. The commercial community zoning is intended to address the market demand for highway-oriented commercial development in a form that would protect the existing residential neighborhoods as well as interface effectively with the future mixed use development of the neighborhood.

The subject property is currently zoned CB and was approved for development of an auto body repair shop through a Planned Unit Development and Special Review Use in 2005. The property is comprised of two lots, but developed as a single property with improvements spanning the property line separating the two lots. In 2007, the property owner executed a covenant and agreement to hold the two lots as a single parcel.

In 2019, the City of Louisville amended the LMC related to marijuana sales, which reduced and removed certain buffers and increased the number of available locations within the City. The applicant was recently approved for a license for retail marijuana sales at this location. The property was sold from The Gordon Fordyce Charitable Remainder Trust to the current owner, Mackey Holdings, LLC earlier this year.

Current Zoning Map, Subject Property Outlined in Yellow



PROPOSAL:

The applicant requests approval of a rezone from CB to CC-MU to accommodate a change in use from auto body repair to retail marijuana sales. At this time, the applicant anticipates changes to the interior of some of the buildings but does not contemplate any changes to the exterior of the building. The interior configuration is reviewed through the marijuana license and a building permit. The site design can accommodate this use and meets parking requirements. These improvements will be reviewed under a building permit application. Under the provisions of Chapter 17.14, the auto body repair use must cease upon commencement of the retail marijuana sales use. Should the property owner desire additional redevelopment on the lot, the uses and site design shall comply with this chapter and may require approval of a PUD Amendment if exterior changes are proposed.

ANALYSIS:

Compliance with LMC Sec. 17.44.050 – Rezoning

The rezoning proposal is subject to Section 17.44.050 of the Louisville Municipal Code, the Declaration of Policy for Rezoning. One or more of the following criteria must be met to approve a rezoning:

1. *The land to be rezoned was zoned in error and as presently zoned is inconsistent with the policies and goals of the city's comprehensive plan.*

There is no evidence that the land was zoned in error. However, the land as presently zoned is inconsistent with the policies and goals of the Framework Plan for the Highway 42 Revitalization Area, which serves as the guide for mixed use redevelopment in the area and to phase out the existing industrial uses. The city's comprehensive plan does not allow industrial uses within the area, and policies support a mix of uses and redevelopment consistent with the Framework Plan. **Staff finds the request meets this criterion.**

2. *The area for which rezoning is requested has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area.*

Staff finds that the area is included within the Highway 42 Revitalization Area, which serves as a guide to accommodate desired change within the area. The area has begun to transition to the desired mixed use development and mixed use rezoning, including DELO and Coal Creek Station. While the property will not undergo physical redevelopment as a result of the zone change at this time, the property is adjacent to Coal Creek Station, and the zone change will facilitate redevelopment over time consistent with the goals and policies of the Framework Plan and Chapter 17.14 of the LMC. **Staff finds the request meets this criterion.**

3. *The proposed rezoning is necessary to provide land for a community-related use which was not anticipated at the time of the adoption of the city's comprehensive*

plan, and such rezoning will be consistent with the policies and goals of the comprehensive plan.

The rezoning is not necessary to provide land for a community-related use. **Staff finds this criterion is not applicable.**

- 4. The rezoning would only permit development which, if evaluated as a proposed annexation under the annexation standards and procedures codified in Title 16, would qualify for annexation.*

The properties are already annexed and within the corporate limits of the City of Louisville. **Staff finds this criterion is not applicable.**

STAFF RECOMMENDATION:

Staff recommends approval of Resolution 7, Series 2020 recommending approval of a draft ordinance approving a request for a zone change from Commercial Business to Commercial Community – Mixed Use for Lots 1 & 2, Crystal Estates Replat A located at 1655 Courtesy Rd and 1655 Cannon Circle.

ATTACHMENTS:

1. Resolution No. 7, Series 2020
2. Draft Ord. XX, Series 2020
3. [Current Zone District Map](#)
4. Application Materials

**RESOLUTION NO. 7
SERIES 2020**

**A RESOLUTION RECOMMENDING APPROVAL OF A DRAFT ORDINANCE
APPROVING A REQUEST FOR A REZONING OF LOTS 1 AND 2, CRYSTAL
ESTATES REPLAT A LOCATED AT 1655 COURTESY ROAD AND 1655 CANNON
CIRCLE FROM THE COMMERCIAL BUSINESS (CB) ZONE DISTRICT TO THE
COMMERCIAL COMMUNITY – MIXED USE ZONE DISTRICT**

WHEREAS, there has been submitted to the Louisville Planning Commission an application for a zone change from Commercial Business to Commercial Community – Mixed Use for Lots 1 and 2, Crystal Estates Replat A located at 1655 Courtesy Road and 1655 Cannon Circle.

WHEREAS, City staff has reviewed the information submitted and found that the application complies with the Louisville subdivision and 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 July 16, 2020, where evidence and testimony were entered into the record, including the findings in the Louisville Planning Commission staff report dated July 16, 2020; and

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Louisville, Colorado does hereby recommend approval of a draft ordinance approving a request for a zone change from Commercial Business to Commercial Community – Mixed Use for Lots 1 and 2, Crystal Estates Replat A located at 1655 Courtesy Road and 1655 Cannon Circle.

PASSED AND ADOPTED this 16th day of July, 2020.

By: _____
Thomas Sullivan Rice, Vice Chair
Planning Commission

Attest: _____
Debra Williams, Secretary
Planning Commission

ORDINANCE NO. ____
SERIES 2020

AN ORDINANCE APPROVING THE REZONING OF LOTS 1 AND 2, CRYSTAL ESTATES REPLAT A LOCATED AT 1655 COURTESY ROAD AND 1655 CANNON CIRCLE FROM THE COMMERCIAL BUSINESS ZONE DISTRICT TO THE COMMERCIAL COMMUNITY, MIXED USE ZONE DISTRICT PURSUANT TO LOUISVILLE MUNICIPAL CODE CHAPTER 17.14 - MIXED USE ZONE DISTRICTS

WHEREAS, the City of Louisville has zoned certain parcels of real property to the Commercial Business Zone District and which parcels are legally described as Lots 1 and 2, Crystal Estates Replat A (the “Properties”), and

WHEREAS, the City of Louisville adopted the Highway 42 Revitalization Area Framework Plan in 2003 and Louisville Municipal Code Chapter 17.14 - Mixed Used Zone Districts in 2007; and

WHEREAS, the City Council has determined that is necessary and desirable to rezone the Properties to the Commercial Community, Mixed Use Zone District to further the goals and polices set forth in the Highway 42 Revitalization Area Framework Plan and to comply with Louisville Municipal Code Chapter 17.14 - Mixed Use Zone Districts, which requires rezoning prior to a change in use; and

WHEREAS, the Louisville Planning Commission, during a duly noticed public hearing, has recommended the City Council approve the rezoning of the Properties to the Commercial Community, Mixed Use Zone District pursuant to Louisville Municipal Code Chapter 17.14 - Mixed Use Zone Districts; and

WHEREAS, the City Council finds and determines that the proposed rezoning of the Properties to the Commercial Community, Mixed Use Zone District meets the goals and policies in the City’s Comprehensive Plan and Highway 42 Revitalization Area Framework Plan; and

WHEREAS, the City Council, after proper notice as required by law, has held a public hearing on this ordinance providing for the rezoning of the Properties to the Commercial Community, Mixed Use Zone District; and

WHEREAS, no protests were received by the City pursuant to C.R.S. §31-23-305;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO:

Section 1. Pursuant to the zoning ordinance of the City, those certain parcels legally described as Lots 1 and 2, Crystal Estates are hereby rezoned Commercial Community, Mixed Use Zone District pursuant to Louisville Municipal Code Chapter 17.14 - Mixed Use Zone Districts and the City zoning map shall be amended accordingly.

Section 2. If any portion of this ordinance is held to be invalid for any reason, such

decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each part hereof irrespective of the fact that any one part be declared invalid.

Section 3. All other ordinances or portions thereof inconsistent or in conflict with this ordinance or any portion hereof are repealed to the extent of such inconsistency or conflict.

INTRODUCED, READ, PASSED ON FIRST READING, AND ORDERED PUBLISHED this ____ day of _____, 2020.

Ashley Stolzmann, Mayor

ATTEST:

Meredyth Muth, City Clerk

APPROVED AS TO FORM:

Kelly, P.C.
City Attorney

PASSED AND ADOPTED ON SECOND AND FINAL READING, this ____ day of _____, 2020

Ashley Stolzmann, Mayor

ATTEST:

Meredyth Muth, City Clerk

DRAFT

ELECTRONIC LAND USE HEARING REQUEST CASE NO. _____

APPLICANT INFORMATION

Firm: Little Lemon LLC
 Contact: Chelsea Duckham
 Address: 1638 Emerson St.
Denver CO ~~80218~~ 80218
 Mailing Address: same
 Telephone: 408-348-3495
 Fax: _____
 Email: Chelsea.Duckham@gmail.com

OWNER INFORMATION

Firm: Mackey Holdings LLC
 Contact: Craig Clark
 Address: 1655 Courtesy Rd.
Louisville CO 80027
 Mailing Address: _____
 Telephone: 720-840-7634
 Fax: _____
 Email: _____

REPRESENTATIVE INFORMATION

Firm: Little Lemon LLC
 Contact: Chelsea Duckham
 Address: see applicant info
 Mailing Address: _____
 Telephone: _____
 Fax: _____
 Email: _____

PROPERTY INFORMATION

Common Address: 1655 Courtesy Rd.
 Legal Description: Lot _____ Blk _____
 Subdivision _____
 Area: _____ Sq. Ft.

TYPE (S) OF APPLICATION

- Annexation
- Zoning CB → CC-MU
- 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)

I hereby request the public hearing(s) on this application be scheduled to be conducted by Electronic Participation in accordance with the attached Resolution No. 30, Series 2020, as adopted by the City Council on April 7, 2020, if such hearing(s) can be scheduled during a time period when in-person meetings are not being held due to a health epidemic or pandemic. I acknowledge that holding a quasi-judicial hearing by Electronic Participation may present certain legal risks and involves an area of legal uncertainty, and that having this application heard at a meeting held by Electronic Participation is optional and undertaken at my own risk. I also understand that in-person meetings are preferred for quasi-judicial hearings, and that even if electronic hearing(s) are scheduled, this application will be heard at an in-person meeting if in-person meetings have resumed by the scheduled hearing date(s). I further agree to defend and indemnify the City of Louisville in any action that may arise out of, or in connection with, conducting the hearing by Electronic Participation.

SIGNATURES & DATE

Applicant: [Signature] 4-22-20
 Print: Chelsea Duckham
 Owner: _____
 Print: _____
 Representative: [Signature] 4-22-20
 Print: _____

CITY STAFF USE ONLY

- Electronic Hearing Approved: _____
- Date(s) of Hearing(s): _____

Chelsea Duckham
Little Lemon LLC
Rezone Applicant
Re: Use of property

Little Lemon LLC is requesting the rezoning of Lots 1 and 2, Crystal Estates Replat A. After rezoning Little Lemon LLC intends to use 1655 Courtesy Rd as a retail marijuana dispensary. 1655 Courtesy Rd has already been conditionally licensed to be a retail marijuana dispensary by the City of Louisville and State of Colorado. Rezoning and the issuance of a certificate of occupancy are required prior to opening of the dispensary.
Thank you for your time and consideration of this rezoning application.

Chelsea Duckham
Owner
Little Lemon LLC

COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL

The undersigned hereby certifies that we are the owners of real property located in the CITY OF LOUISVILLE, STATE OF COLORADO (City), that is legally described as follows:

LOT 1 AND 2, CRYSTAL ESTATES REPLAT A COUNTY OF BOULDER STATE OF COLORADO (legal description)

as recorded in Book _____, Page _____ Records of BOULDER COUNTY. This property is located in the City and is known by the following address:

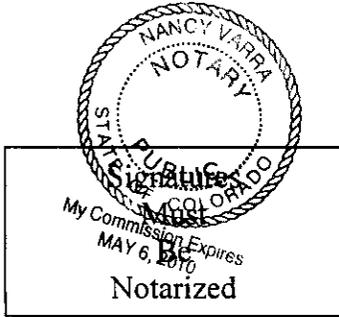
RECEPTION # 01063973 F1643 (common address)

We hereby agree and covenant with the City the above legally described real property shall be held as one parcel and no portion shall be sold separately. This covenant and agreement

is executed for the purpose of HOLDING TWO PARCELS AS ONE PARCEL

as regulated by the City of Louisville Municipal Code.

This covenant and agreement shall run with all of the above described land and shall be binding upon ourselves, and future owners, encumbrances, their successors, heirs or assignees and shall continue in effect until released by the authority of the Planning Director or the Chief Building Official of the City, upon submittal of request, applicable fees and evidence that this covenant and agreement is no longer required by law.



Owner's Name: GORDON FORDYCE (Please type or print)

Signature of Owner: [Handwritten Signature]

Two Officers Signatures Required for Corporations:

[Handwritten Signatures]

Name of Corporation: Fordyce Auto Inc

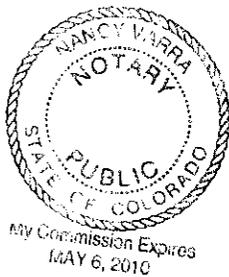
Dated this 3 day of APRIL, 2007.

GENERAL ACKNOWLEDGMENT

STATE OF COLORADO)) SS. COUNTY OF BOULDER)

On this the 3RD day of April, Gordon Fordyce personally appeared before me NANCY VARRA

- whom I know personally
whose identity I verified on the basis of CDL
whose identity I verified on the oath or affirmation of



to be the signer of the above and he/she acknowledged that he/she signed it.

WITNESS my hand and official seal.

[Handwritten Signature] (Notary's Signature)

My Commission expires: May 6, 2010

MUST BE APPROVED BY: Planning Director or Chief Building Official Prior to Recording

Approved by: (Name) (Title) Date:

FOR DEPARTMENT USE ONLY

Branch Office: District Map: Affidavit Number:

ITEM: PUD-0293-2020 – 931 Main St PUD Amendment

PLANNER: Lisa Ritchie, Senior Planner

REPRESENTATIVE: Peter Stewart, Stewart Architecture

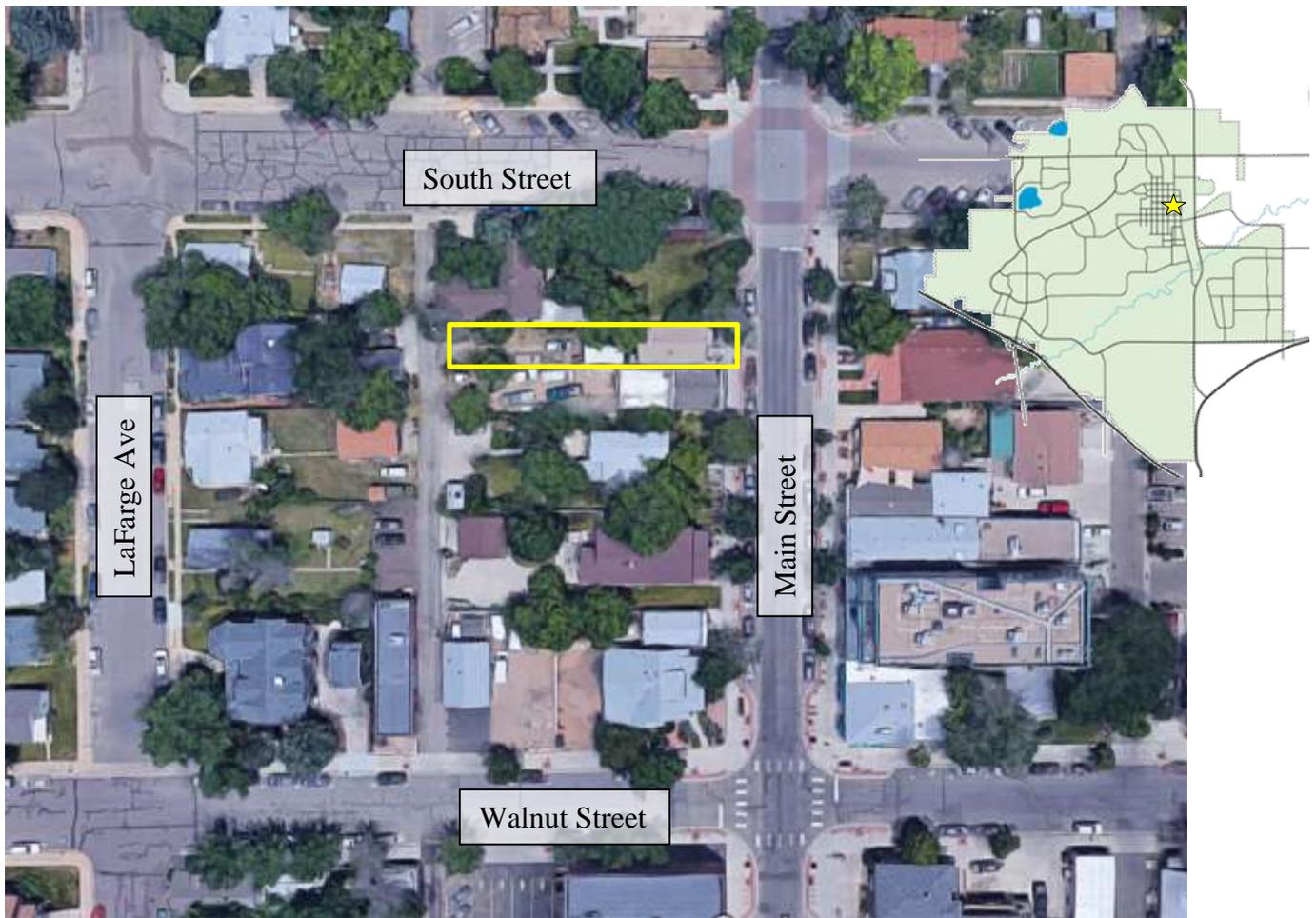
EXISTING ZONING: Commercial Community

LOCATION: 931 Main Street; N ½ Lot 2, Block 5, Town of Louisville

TOTAL SITE AREA: 3,741 Square Feet

REQUEST: Approval of Resolution No. 8, Series 2020, recommending approval of a Planned Unit Development Amendment to allow construction of a single-story addition to the rear of the existing structure and associated site improvements.

VICINITY MAP:



SUMMARY:

The applicant, Peter Stewart, on behalf of the property owners Emily and Jason Kean, request approval of a PUD Amendment to allow construction of a 1,045 sf single-story addition to the rear of the existing structure, rather than the two-story addition previously approved.

BACKGROUND:

The property at 931 Main Street was platted as part of the Town of Louisville subdivision in 1890, and the existing 665 sf building was constructed in 1900. The property currently houses the retail store Pitter Patter. On May 6, 2014, City Council approved a Planned Unit Development for 931 Main Street through Resolution 27, Series 2014. This authorized construction of 2,050 sf building to the rear of the existing building. This PUD was amended in 2017 to allow the new building to connect to the existing building and other minor changes. Both PUDs are included as attachments.

931 Main Street, east elevation



PROPOSAL:

The PUD Amendment under consideration at this time revises the addition at the rear from a 2,050 sf two-story to a 1,045 sf single-story addition. The site design maintains the footprint and design of the existing structure, and locates the entirety of the addition at the rear. New entry areas to the addition are accessible from the front of the property via a sidewalk connection along the southern side, which then further connects to the

rear of the property at the alley, where a yard, two parking spaces, and service areas are located.

The addition is a rectangular shaped structure with a gable roof design clad in horizontal painted and stained wood siding. One new tree is proposed in the rear, along with an artificial turf yard area enclosed with a stained horizontal wood fence. Two parking spaces are provided at the rear off the alley, with one meeting ADA accessibility standards. The application meets the parking requirements in the code, discussed further in the analysis section below.

Figure 1: Site Plan

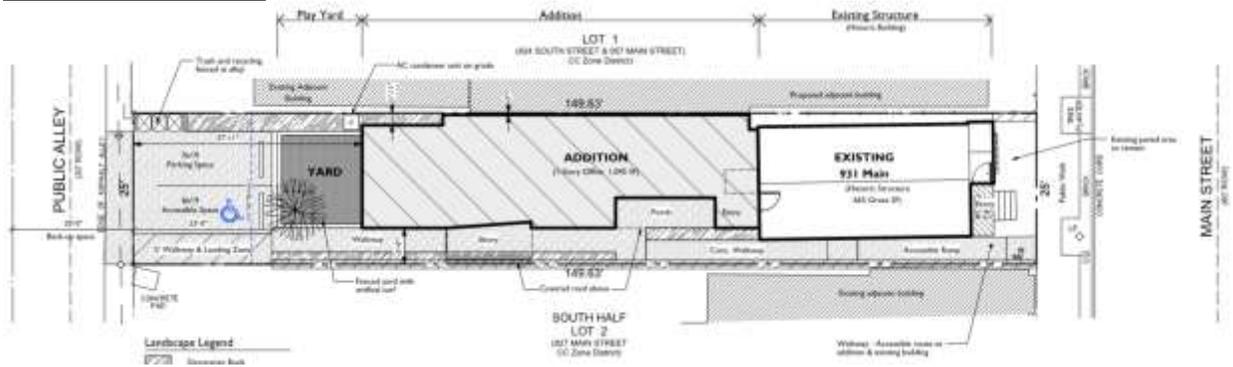


Figure 2: East Elevation (Main Street)



Figure 3: Rendering from the southern property line near the alley



Figure 4: Zoning Data

Lot Area (149.63' x 25') 3,741 SF

	City Standards	Approved PUD	Amendment-1	Amendment-2
Floor Area (Gross) ¹				
Existing	N/A	650 SF	650 SF	650 SF
Addition	N/A	2,050 SF	2,103 SF	1,045 SF
Total Floor Area ¹	N/A	2,700 SF	2,753 SF	1,695 SF
Floor Area Ratio (gross)	1.30	0.72	0.73	0.45
Building Coverage	N/A	1,800 SF	1,919 SF	1,879 SF
Bldg Lot Coverage %	N/A	48%	51%	50%
Commercial Floor Area ²	N/A	N/A	1,955	1,320
Parking Required	2 Spaces	2 Spaces	2 Spaces	1 Space
Building Height	35'	28'	28'	19.5'
Setbacks				
Front Yard Setback ³	0'	7'	7'	7'
Side Yard - north	0'	0.25'	0.25'	0'
Side Yard - south	0'	5'	5'	5'
Rear Setback	20'	26.9'	26.9'	37'11"

ANALYSIS:

The PUD is subject to the standards and policies in the Design Handbook for Downtown Louisville and the Downtown Louisville Framework Plan and the yard and bulk standards for the CC zone district. The property is within the Transition Area of the Framework Plan, which is designed to provide a buffer between commercial development and the existing residential area in the adjacent Old Town neighborhood. This buffer area requires a lower building height and smaller floor area ratio than what is permitted in the Core Commercial Area applicable to the remainder of downtown. Staff finds that this application complies with all applicable standards and policies, described further below, and no waivers are requested. Each relevant design standard is followed by staff's finding in italics.

Compliance Analysis of Applicable Standards in the Design Handbook for Downtown Louisville

- G29.** Maintain the existing range of exterior wall materials found in downtown.
1. Appropriate materials for primary structures include horizontal and vertical siding, shingles and brick.
 2. The lap dimensions of siding should be similar to those found traditionally. Typically 4-6 inches exposed.
 3. Stucco is generally inappropriate as a primary material on the street.
 6. For larger buildings, consider a combination of appropriate materials as a means to reduce the apparent size of the project.

The existing structure is primarily clad with painted horizontal wood siding. The application proposes horizontal wood siding on the addition with a slightly wider exposure than the existing structure. Although the existing structure on the front is not landmarked, it is appropriate in historic preservation to distinguish and addition from the original building with different materials or design. The wider siding and painting the existing and new structures different colors helps to distinguish the two portions of the building.

- G38.** Design an addition to a building such that it will not diminish the character of building traditions in downtown.

1. An addition should be an asset to the building, enhancing its overall character.

The addition does not diminish the existing structure and is minimally visible from the Main Street façade. The addition is an asset to the property, allowing additional uses and development on the site and enhancing the character and amenities on the property. The development includes paved parking, a trash enclosure, and improved landscaping that improves the overall property condition.

- G39.** An addition should be compatible in size and scale with the main building.
1. An addition should respect the proportions, massing and siting of the building. This includes dormer additions.
 2. The form and detailing of an addition should be compatible with the original building.

The addition respects the proportions, massing and siting the existing building. It is single-story in scale and is compatible with the original building. The form of the addition is rectangular, with windows, doors, porches, and fencing elements provided at a residential scale appropriate for the Transition Area.

G41. Use color to coordinate façade elements in an overall composition.

1. Use only one base color for the majority of the background wall surface. Base colors should be muted earth tones or pastels.
2. Look for “built-in” features of the façade that can be highlighted with an accent color. Window frames, sills, moldings, and cornices are potential elements to dramatize with a contrasting color.

As noted above, the majority of the addition will be painted a medium gray-toned color, with smaller inset areas of stained horizontal wood siding. The existing building is painted a darker blue color.

T5. Maintain the average perceived scale of one-story residential buildings.

This application reinforces the perceived scale of one-story residential buildings. While not required along the entire block face, this application balances other projects that exceed one-story, including the project under construction immediately to the north at 824 South Street/957 Main Street which is two-stories, and the approved PUD directly to the south at 927 Main Street which allows a two-story addition on the rear of an existing landmarked building.

T7. Maintain the traditional scale of buildings along the alley.

This application exceeds the minimum 20-foot rear setback for the one-story structure, and provides parking spaces accessible from the alley, one of which is ADA accessible.

T8. Buildings that are predominately rectangular in form are encouraged.

The proposal includes a predominately rectangular form, with minor inset areas and other elements that add architectural interest.

T9. Use roof forms that are similar to those used traditionally.

1. Sloping roof forms, such as hip, gable and shed should be the dominant roof shape.
2. Roofs composed of a combination of roof planes, but simple in form, are also encouraged.
3. Roofs should be in scale with those on historic structures.
4. Non-traditional roof forms are inappropriate.

The roof lines are predominantly gable in form, with minimal areas of flat roof lines used to connect the addition to the existing structure and for covered areas.

T10. Roof should be similar in scale to those used traditionally on comparable buildings.

The roof is similar in scale and pitch to the existing building and does not dominate the massing of the project.

T11. Roof materials should also be similar to those used on traditional residential buildings.

1. Appropriate roof materials include composition shingle, tile or standing seam metal.

The project proposes roof materials of composite shingles to match the existing structure.

T13. Building details that maintain the simple character of this area are encouraged.

The proposal includes building details, including lighting, fencing, landscaping, and windows and doors that are simple in character and do not include ornate elements or other designs that are inconsistent with the existing structure or downtown Louisville.

T14. Repeat the patterns created by similar shapes and sizes of traditional residential building features.

The proposal includes windows, doors, porches and landscaping elements of a residential nature in terms of scale and design.

H1. Respect the original design character of the building.

The proposal is deferential to the existing building, and does not disrespect the original character. The proposal enhances the use of the property while not negatively impacting the original structure.

H2. New uses that require the least change to existing structures are encouraged.

The proposal allows additional use and development on the property with the least impact to the existing structure that allows reasonable development.

H3. Preserve a historic structure in its original location on the site when feasible.

The proposal preserves the existing structure in its original location.

H16. Design an addition to be as inconspicuous as possible.

1. An addition should be visually subordinate to the main building.
2. Set an addition back from the primary façade in order to allow the original proportions, form and overall character of the main building to remain prominent.
3. Consider setting back an addition from the sides of buildings, as well.

As shown above, the addition is minimally visible from the Main Street façade and is visually subordinate. It allows the original form and character to remain the most prominently visible element.

Compliance with 17.20.025 Parking Standards designated for Downtown Louisville

The LMC requires the provision of parking consistent with this chapter at the time of any building construction, expansion or modification that creates additional floor area. Off-street parking spaces shall be provided at a ratio of one parking space per 500 square feet of all non-residential new floor area, exempting the first 999 square feet of new floor area. Currently, there are no parking spaces on the property which meet the standards for off-street parking in the code. Under this chapter, the site development proposed on the PUD requires the provision of one parking space and the PUD site plan includes two spaces.

Compliance with 17.28.120

Section 17.28.120 of the Louisville Municipal Code lists 28 criteria for PUDs that must be satisfied or found not applicable in order to approve a PUD. Analysis and staff’s recommended finding of each criterion is provided in the attached appendix.

HISTORIC PRESERVATION COMMISSION RECOMMENDATION:

Staff and the applicant presented the application as a referral to the Historic Preservation Commission on June 8, 2020. HPC recommended approval of the proposal as submitted. The minutes from this meeting are included as an attachment.

STAFF RECOMMENDATION:

Staff recommends approval of Resolution 8, Series 2020 recommending approval of the PUD Amendment.

ATTACHMENTS:

1. Resolution No. 8, Series 2020
2. Application Materials
3. 931 Main Street PUD Amendment #2
4. 931 Main Street PUD
5. 931 Main Street PUD Amendment #1
6. [Design Handbook for Downtown Louisville](#)
7. HPC minutes: June 8, 2020

APPENDIX: PUD Criteria Analysis – 931 Main St Planned Unit Development Amendment #2

Criteria 17.28.120 (A)	Finding	Narrative
1. An appropriate relationship to the surrounding area.	Compliant	The design is appropriate for the area and permitted in the CC zone district. The site and building design are compatible with the Design Handbook for Downtown

		Louisville, including having a lower profile building in the designated Transition Area.
2. Circulation in terms of the internal street circulation system, designed for the type of traffic generated, safety, separation from living areas, convenience, access, and noise and exhaust control. Proper circulation in parking areas in terms of safety, convenience, separation and screening.	Compliant	The application provides for adequate and safe internal circulation. The City's engineering division and Fire District have reviewed the proposal and have no concerns.
3. Consideration and provision for low and moderate-income housing	Not applicable	The property is zoned CC. Residential uses are not proposed on this parcel.
4. Functional open space in terms of optimum preservation of natural features, including trees and drainage areas, recreation, views, density relief and convenience of function	Compliant	The PUD complies with landscape requirements in the Design Handbook.
5. Variety in terms of housing types, densities, facilities and open space	Not applicable	The property is zoned CC. Residential uses are not proposed on this parcel.
6. Privacy in terms of the needs of individuals, families and neighbors	Compliant	The PUD complies with site planning provisions in the Design Handbook, assuring appropriate privacy of neighboring properties.
7. Pedestrian and bicycle traffic in terms of safety, separation, convenience, access points of destination and attractiveness	Compliant	The PUD complies with pedestrian and bicycle requirements in the Design Handbook, ensuring adequate pedestrian and bicycle access. There is a direct sidewalk connection provided between the building and adjacent public street.
8. Building types in terms of appropriateness to density, site relationship and bulk	Compliant	The application is compatible with surrounding development and appropriate for downtown.
9. Building design in terms of orientation, spacing, materials, color, texture, storage, signs and lighting	Compliant	The PUD complies with the architectural design and site planning requirements in the Design Handbook.
10. Landscaping of total site in terms of purpose, such as screening, ornamental types used, and materials used, if any; and	Compliant	The PUD complies with landscape requirements in the Design Handbook.

maintenance, suitability and effect on the neighborhood		
11. Compliance with all applicable development design standards and guidelines and all applicable regulations pertaining to matters of state interest, as specified in <u>chapter 17.32</u>	Compliant	The PUD complies with all applicable development design standards and guidelines.
12. None of the standards for annexation specified in <u>chapter 16.32</u> have been violated	Not applicable	The property was previously annexed.
13. Services including utilities, fire and police protection, and other such services are available or can be made available to adequately serve the development specified in the final development plan	Compliant	The Public Works Department and Louisville Fire District reviewed the PUD and meets their requirements.

Criteria 17.28.120 (B)	Finding	Narrative
1. Development shall be in accordance with the adopted elements of the comprehensive development plan of the city, and in accordance with any adopted development design standards and guidelines.	Compliant	The PUD complies with the adopted elements of the comprehensive plan, and the adopted development design standards and guidelines.
2. No structures in a planned unit development shall encroach upon the floodplain. Existing bodies of water and existing stream courses shall not be channelized or altered in a planned unit development plan.	Compliant	The property is not located in a floodplain, nor are there any existing bodies of water in the area.
3. No occupied structure shall be located on ground showing severe subsidence potential without adequate design and study approved specifically by the city.	Compliant	There is no known subsidence on the property.
4. The proposal should utilize and preserve existing vegetation, land forms, waterways, and historical or archeological sites in the best manner possible. Steep slopes and important natural drainage systems shall not be disrupted. How the proposal meets this	Compliant	The PUD is appropriate for the context of the existing conditions of the property and downtown.

<p>provision, including an inventory of how existing vegetation is included in the proposal, shall be set forth on the landscape plan submitted to the city.</p>		
<p>5. Visual relief and variety of visual sitings shall be located within a development in the overall site plan. Such relief shall be accomplished by building placements, shortened or interrupted street vistas, visual access to open space and other methods of design.</p>	<p>Compliant</p>	<p>The PUD complies with site planning requirements in the Design Handbook, ensuring proper building placement and orientation.</p>
<p>6. Open space within the project shall be located in such a manner as to facilitate pedestrian use and to create an area that is usable and accessible to residents of surrounding developments.</p>	<p>Compliant</p>	<p>The proposal includes pedestrian access and an accessible area for use by the occupants of the site.</p>
<p>7. Street design should minimize through traffic passing residential units. Suggested standards with respect to paving widths, housing setbacks and landscaping are set forth in public works standards of the city and applicable development design standards and guidelines. The system of streets, including parking lots, shall aid the order and aesthetic quality of the development.</p>	<p>Compliant</p>	<p>The PUD complies with requirements in the Design Handbook, ensuring properly designed orientation to the adjacent street network.</p>
<p>8. There shall exist an internal pedestrian circulation system separate from the vehicular system such that allows access to adjacent parcels as well as to parks, open space or recreation facilities within the development. Pedestrian links to trail systems of the city shall be provided.</p>	<p>Compliant</p>	<p>The PUD complies with bicycle and pedestrian requirements in the Design Handbook, ensuring adequate pedestrian and bicycle access.</p>
<p>9. The project and development should attempt to incorporate features which reduce the demand for water usage.</p>	<p>Compliant</p>	<p>The PUD proposes appropriate use of water, including the use of artificial turf at the rear yard.</p>

<p>10. Landscape plans shall attempt to reduce heating and cooling demands of buildings through the selection and placement of landscape materials, paving, vegetation, earth forms, walls, fences, or other materials.</p>	<p>Compliant</p>	<p>The PUD complies with requirements in the Design Handbook.</p>
<p>11. Proposed developments shall be buffered from collector and arterial streets. Such buffering may be accomplished by earthen berms, landscaping, leafing patterns, and other materials. Entrance islands defining traffic patterns along with landscaping shall be incorporated into entrances to developments.</p>	<p>Not applicable</p>	<p>The PUD complies with the requirements of the Design Handbook, which does not require buffering from adjacent streets.</p>
<p>12. There shall be encouraged the siting of lot arrangement, building orientation and roof orientation in developments so as to obtain the maximum use of solar energy for heating.</p>	<p>Compliant</p>	<p>The PUD provides unshaded roof structures so that solar energy may be utilized in the future.</p>
<p>13. The overall PUD shall provide a variety of housing types.</p>	<p>Not applicable</p>	<p>Housing is not proposed.</p>
<p>14. Neighborhoods within a PUD shall provide a range of housing size.</p>	<p>Not applicable</p>	<p>Housing is not proposed.</p>
<p>15. Architectural design of buildings shall be compatible in design with the contours of the site, compatible with surrounding designs and neighborhoods, shall promote harmonious transitions and scale in character in areas of different planned uses, and shall contribute to a mix of styles within the city.</p>	<p>Compliant</p>	<p>The PUD proposes architecture that is compatible in design with the contours of the site, with surrounding designs and neighborhoods.</p>

**RESOLUTION NO. 8
SERIES 2020**

**A RESOLUTION RECOMMENDING APPROVAL OF A REQUEST FOR A PLANNED
UNIT DEVELOPMENT AMENDMENT TO ALLOW THE CONSTRUCTION OF A
SINGLE-STORY ADDITION TO THE REAR OF THE EXISTING STRUCTURE AND
ASSOCIATED SITE IMPROVEMENTS AT 931 MAIN STREET**

WHEREAS, there has been submitted to the Louisville Planning Commission an application for a Planned Unit Development Amendment to allow construction of a single-story addition to the rear of the existing structure and associated site improvements.

WHEREAS, City staff has reviewed the information submitted and found that the application complies with the Louisville subdivision and 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 July 16, 2020, where evidence and testimony were entered into the record, including the findings in the Louisville Planning Commission staff report dated July 16, 2020; and

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Louisville, Colorado does hereby recommend approval of a request for Planned Unit Development Amendment to allow construction of a single-story addition to the rear of the existing structure and associated site improvements.

PASSED AND ADOPTED this 16th day of July, 2020.

By: _____
Thomas Sullivan Rice, Vice Chair
Planning Commission

Attest: _____
Debra Williams, Secretary
Planning Commission

LAND USE APPLICATION

CASE NO. _____

APPLICANT INFORMATION

Firm: Stewart Architecture

Contact: Peter Stewart

Address: 1132 Jefferson
Louisville, CO 80027

Mailing Address: _____

Telephone: 303-665-1668

Fax: N/A

Email: peter@stewart-architecture.com

OWNER INFORMATION

Firm: 931 Main LLC

Contact: Emily Kean

Address: _____

Mailing Address: 1017 Grant Ave.
Louisville, CO 80027

Telephone: 303-868-2058

Fax: N/A

Email: emily.kean@comcast.net

REPRESENTATIVE INFORMATION

Firm: _____

Contact: _____

Address: _____

Mailing Address: _____

Telephone: _____

Fax: _____

Email: _____

PROPERTY INFORMATION

Common Address: 931 Main Street

Legal Description: Lot N 1/2 lot 2 Blk 5
Subdivision Louisville OT

Area: 3,741 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: Reduce proposed addition from 2-story to 1-story

Current zoning: CC Proposed zoning: CC

SIGNATURES & DATE

Applicant: [Signature]

Print: PETER STEWART

Owner: Emily Kean

Print: Emily Kean

Representative: _____

Print: _____

CITY STAFF USE ONLY

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

ELECTRONIC LAND USE HEARING REQUEST CASE NO. _____

APPLICANT INFORMATION	
re: <u>Young Addition</u>	
Contact: <u>John Stewart</u>	
Address: <u>1111 Jefferson Ave</u>	
<u>Louisville, KY 40217</u>	
Mailing Address: _____	
Telephone: <u>502-463-6665</u>	
Fax: _____	
Email: <u>johnstewart@cityoflouisville.gov</u>	

OWNER INFORMATION	
re: <u>431 Main LLC</u>	
Contact: <u>Emily Keen</u>	
Address: <u>1028 South Ave</u>	
<u>Louisville, KY 40217</u>	
Mailing Address: _____	
Telephone: <u>502-668-1250</u>	
Fax: _____	
Email: <u>em.keen@gmail.com</u>	

REPRESENTATIVE INFORMATION	
Name: _____	
Contact: _____	
Address: _____	
Mailing Address: _____	
Telephone: _____	
Fax: _____	
Email: _____	

PROPERTY INFORMATION	
Common Address: <u>431 Main St</u>	
Legal Description: <u>_____</u>	
Parcel ID: <u>_____</u>	
Area: <u>3.741</u> sq. ft.	

TYPE (S) OF APPLICATION
Innovation _____ Zoning _____ Preliminary Subdivision Plat _____ Final Subdivision Plat _____ Minor Subdivision Plat _____ Preliminary Planned Unit Development (PUD) _____ Final PUD _____ Amended PUD _____ Amended PUD Amendment _____ Special Review Use (SRU) _____ SRU Amendment _____ SRU Administrative Review _____ Temporary Use Permit _____ OSHA Facility _____ Other (insert description of application below): (include zoning type, lot/parcel or lot/parcel number)

I hereby request the public hearing on this application be conducted by the method(s) indicated by Electronic Participation as authorized by the electronic Participation for 30 Days (2025) as defined by the City Council on April 7, 2025. I am requesting that the hearing take place in a form that allows for public hearings to be held via a web-based system or platform. I am requesting that hearing a web-based hearing by Electronic Participation may proceed online and that the hearing be held at a hearing held in Electronic Participation is online and conducted by lot/parcel. I am requesting that in-person hearings are preferred for public hearing and that any Electronic Participation on which the applicant will be held at an in-person hearing, a hearing hearing may proceed by the electronic hearing system. I have agreed to attend and participate in the City of Louisville in any other form that may be held or in accordance with conducting the hearing of Electronic Participation.

SIGNATURES & DATE	
Applicant	<u>John Stewart</u>
Owner	<u>Emily Keen</u>
Agent	<u>John Stewart</u>
Representative	_____
Post	_____

CITY STAFF USE ONLY	
<input type="checkbox"/> Electronic Hearing Approved _____ <input type="checkbox"/> Director of Hearings _____	

March 2, 2020

Robert Zuccaro
Planning & Building Safety Director
City of Louisville
749 Main St
Louisville CO 80027

RE: 931 Main Street
PUD Amendment #2

Mr. Zuccaro,

Please find attached completed application, associated drawings, and documents for the proposed amendment to the approved PUD for 931 Main Street.

As you may recall Dr. Emily Kean, a longtime Louisville resident and psychologist, purchased the property at 931 Main with the intent to create a space for integrated therapeutic services for children in our community. Over time, it became clear the existing building at 931 Main is better used as a retail store (currently Pitter Patter, Children's Boutique) and she is committed to supporting downtown retail in this space.

Due to economic and financial considerations, she is now proposing a scaled down project that will provide the needed office space connected to and behind the retail space. This revised connected design will serve the retail space with a much needed stock room, which will allow the current (or future) tenant to expand their retail offerings and easily utilize the group space in back for community events. This design also has the added benefit of meeting the Public Works definition of a "single premises", which has significant financial impacts for a small addition such as this.

This revised project reduces parking demands on the area from the previous plan, will continue to preserve the existing historical building and promote downtown retail, while allowing Dr. Kean to create a space for needed community therapeutic services.

Amendment Summary

Proposed Use:

Like the previous design the project remains a multi-tenant commercial use allowed in the zone district. We expect the street facing portion of the building to remain a retail use and the addition behind to be used as retail stock room and professional offices.

Downtown Louisville Design Standards:

The architecture of the addition is compatible in scale and character with the existing historic structure. The existing street facing façade will remain as is, unchanged.

This design meets the H guidelines of the Design Handbook as well as other general guidelines. Guideline G38. *“Design an addition to a building such that it will not diminish the character of building traditions in downtown”*, is met by placing the addition behind the historic building – virtually unseen from the street. Guideline G39. *“An addition should be compatible in size and scale with the main building”* is met by the connector addition being *“smaller in scale than the main building and is distinguished from the main building through the treatment of materials”*

Waiver Requests:

None

Utilities:

There are no substantial changes to the previous approved Utility Connection Plan with the exception the neighboring property to the north has abandoned its sewer line that previously crossed the property. The Public Works Department has reviewed the proposed concept plan and determined the addition is adequately connected to the existing building and thus meets their definition of a “single premises”, consistent with other similar building additions.

Drainage:

The building footprint and percent of pervious areas are essentially the same as the prior approved plan.

Floor Area:

The proposed amendment eliminates the second floor of the addition and reduces square footage from 2,753 GSF to 1,695 GSF. FAR is reduced from 0.73 to 0.45.

Parking:

Because of the reduction in floor area, the parking requirements for both the existing and proposed addition are met (in fact exceeded) with the two proposed off street parking spaces.

Parking calculations, in square feet:

Existing:	542
New addition:	778
Total:	1,320
Less	999
=	321 rounded to the nearest 500 = 500SF

Parking spaces required $1 / 500 = 1$ parking space required
2 parking spaces provided (one more than required)

Cooperation with Adjacent Properties

Dr. Kean has been in communications with and is working closely with both adjacent properties. To the north, construction and maintenance easements have been executed and the owners continue to mutually coordinate to ensure the zero-lot line buildings interface properly.

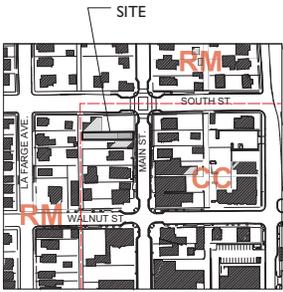
Thank you for your consideration. Please let me know if you have any questions or need any additional information.

Sincerely,

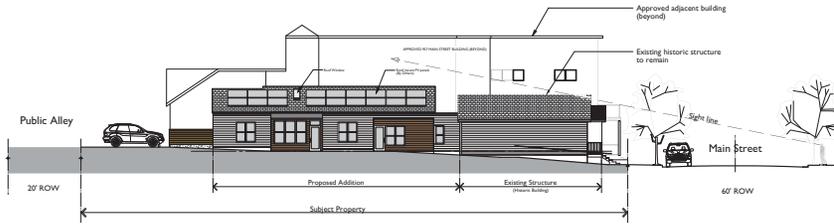
A handwritten signature in blue ink, appearing to read "Peter Stewart". The signature is stylized and includes a long horizontal line extending to the right.

Peter Stewart, Project Representative

931 MAIN STREET PUD AMENDMENT # 2



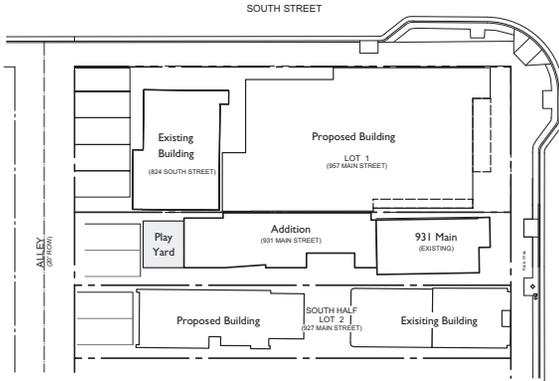
Vicinity Map



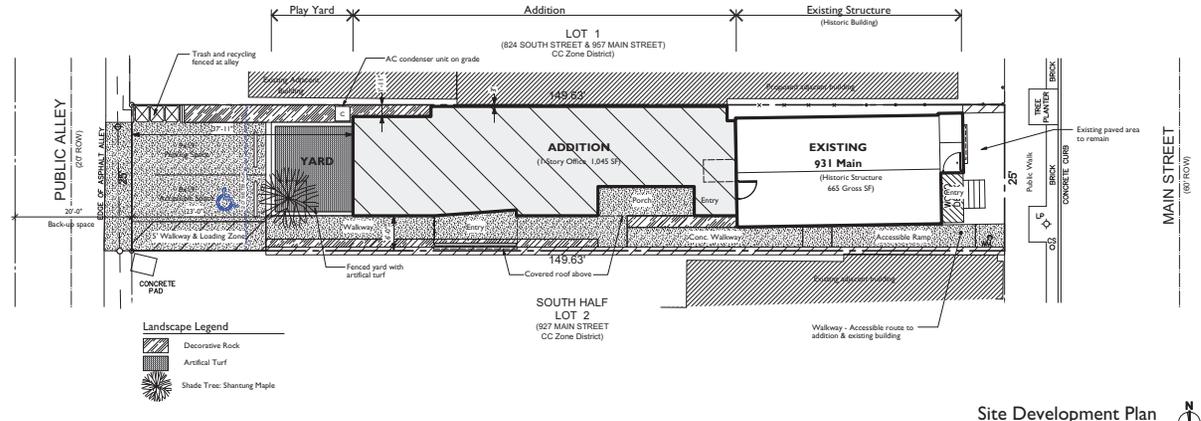
Sight Line Exhibit (South Elevation)
1/16" = 1'-0"



Street Context Elevation
1/16" = 1'-0"



Context Plan
1" = 20'-0"



Site Development Plan
1" = 10'-0"



LEGAL DESCRIPTION

Know all men by these presents, that the undersigned being the owner of a tract of land, located in the Southeast 1/4 of Section 8, Township 1 South, Range 69 West of the 6th principal meridian, City of Louisville, Boulder County, State of Colorado, and being more particularly described as follows: North Half of Lot 2, Block 5, Town of Louisville, County of Boulder

PLANNING COMMISSION CERTIFICATE

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

CITY COUNCIL CERTIFICATE

Approved this _____ day of _____, 20____ by the City Council of the City of Louisville, Colorado. Resolution No. _____, Series _____.

Mayor Signature _____ (City Seal)

City Clerk Signature _____

OWNERSHIP SIGNATURE BLOCK

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

Owners: Emily Kean, Jason Kean

Notary Name and Signature _____

My Commission Expires _____

CLERK AND RECORDER CERTIFICATE

(County of Boulder, State of Colorado) I hereby certify that this instrument was filed in my office at _____ o'clock, _____ M., this _____ day of _____, 20____, and is recorded in Plan File _____, Fee _____, paid.

_____ Film No. _____ Reception.

Clerk & Recorder _____ Deputy

Project Data

General

Address: 931 Main Street, Louisville, Colorado
Legal: North Half of Lot 2, Block 5, Town of Louisville

Project Description: Construction of additional commercial floor area to existing commercial use building. Existing and proposed uses to include retail, office, or professional services.

Zoning: CC (Community Commercial) Central Business District

Design Standards & Guidelines: Design Handbook for Downtown Louisville Downtown Louisville Framework Plan (Transition Area)

Parking Calculations:

Floor Areas ¹	
Existing Floor Area	542 SF
New Floor Area	778 SF
Total Floor Area	1,320 SF
Less:	999 SF
Total	321 SF
Parking Spaces Required: 1/1 500 SF	
500 SF / 500 SF = 1 parking spaces required	
2 Parking Spaces Provided	

Zoning Data

Floor Area (Gross) ¹	City Standards	Approved PUD	Amendment 1	Amendment 2
Existing	N/A	450 SF	450 SF	450 SF
Addition	N/A	2,050 SF	2,103 SF	1,945 SF
Total Floor Area ¹	N/A	2,700 SF	2,753 SF	1,695 SF
Floor Area Ratio (gross)	1.30	0.72	0.73	0.45
Building Coverage	N/A	1,800 SF	1,919 SF	1,879 SF
Build Lot Coverage %	N/A	48%	51%	50%
Commercial Floor Area ¹	N/A	N/A	1,955	1,220
Parking Required	2 Spaces	2 Spaces	2 Spaces	1 Space
Building Height	35'	28'	28'	19.5'
Setbacks				
Front Yard Setback ²	0'	7'	7'	7'
Side Yard - north	0'	0.25'	0.25'	0'
Side Yard - south	0'	5'	5'	5'
Rear Setback	20'	24.9'	24.9'	37.11'

¹ Floor area within the exterior walls
² Only commercial floor area is included in parking calculations per LMC 17.20.025. Parking requirements based on net floor area less 999 SF per LMC 17.20.025 note F.
³ Front yard setback to existing structure

Drawing Index

- SITE DEVELOPMENT PLAN
- ARCHITECTURAL ELEVATIONS
- PHOTOMETRIC PLAN
- UTILITY PLAN
- FLOOR PLAN EXHIBIT

Sheet Title
Site Development
Plan
Sheet No. _____

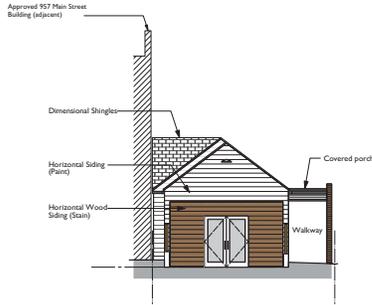
931 Main Street, Louisville, Colorado
North Half of Lot 2, Block 5, Town of Louisville, County of Boulder

A Planned Unit Development - Amendment #2
Prepared for: Emily and Jason Kean

stewart
ARCHITECTURE
1177 1/2 University Ave., Louisville, CO 80007
303.465.6000 (cell)
303.465.6000 (fax)

Sheet Name: _____
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Date: _____
Author: _____
Checker: _____
Date: _____

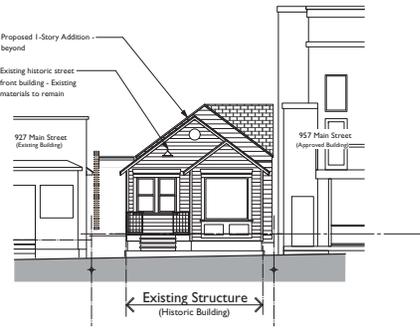
931 MAIN STREET PUD AMENDMENT # 2



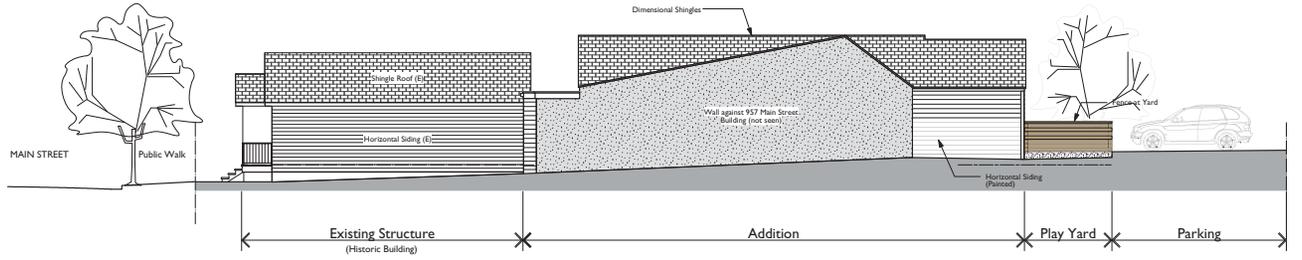
West Elevation
1/8" = 1'-0"



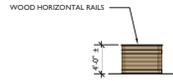
South Elevation
1/8" = 1'-0"



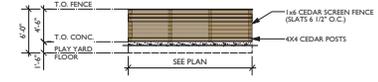
East Elevation
1/8" = 1'-0"



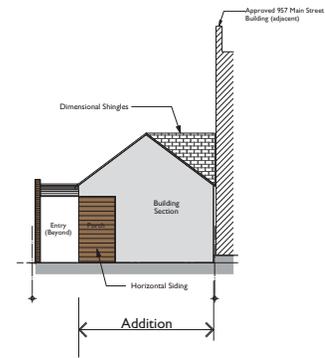
North Elevation
1/8" = 1'-0"



Fence @ Trash Location
(West Elevation)

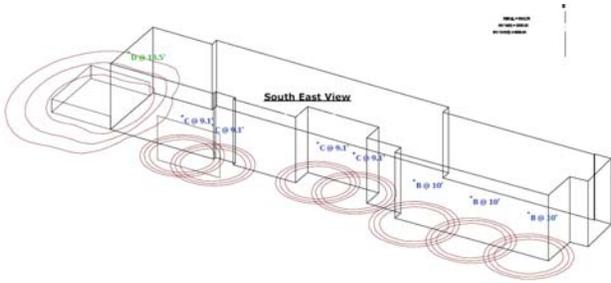


Screen Fence @ Yard
(West Elevation)



West Section Elevation
1/8" = 1'-0"

931 MAIN STREET PUD AMENDMENT # 2



WDGE1 LED Architectural Wall Sconce

Specifications

- Depth: 1.5"
- Height: 10"
- Width: 6"
- Weight: 1.5 lbs

Introduction

The WDGE1 LED family is designed to meet specific every wall-mounted lighting need in a wide array of design styles with any architecture. The clean, modern design comes in four sizes with seven packages ranging from 1000 to 2000 lumens, providing the site-specific lighting solution.

WDGE1 delivers up to 2000 lumens with a well-balanced light source, creating a visually-pleasing environment. The compact size of WDGE1, with its integrated emergency battery that can operate in a stand-over-the-door wall-mounted lighting solution.

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CR VF MVOLT PE DOBDO

Label	Package	Color	Beam Angle	Height	Width	Depth	Weight	Material
WDGE1-B	40K	White	40°	10"	6"	1.5"	1.5 lbs	Aluminum
WDGE1-C	40K	White	40°	10"	6"	1.5"	1.5 lbs	Aluminum
WDGE1-D	40K	White	40°	10"	6"	1.5"	1.5 lbs	Aluminum

Accessories

- Emergency Battery
- Emergency Battery Mount
- Emergency Battery Mount Kit
- Emergency Battery Mount Kit (with 1/2" hole)
- Emergency Battery Mount Kit (with 3/4" hole)
- Emergency Battery Mount Kit (with 1" hole)
- Emergency Battery Mount Kit (with 1 1/4" hole)
- Emergency Battery Mount Kit (with 1 1/2" hole)
- Emergency Battery Mount Kit (with 1 3/4" hole)
- Emergency Battery Mount Kit (with 2" hole)
- Emergency Battery Mount Kit (with 2 1/4" hole)
- Emergency Battery Mount Kit (with 2 1/2" hole)
- Emergency Battery Mount Kit (with 2 3/4" hole)
- Emergency Battery Mount Kit (with 3" hole)
- Emergency Battery Mount Kit (with 3 1/4" hole)
- Emergency Battery Mount Kit (with 3 1/2" hole)
- Emergency Battery Mount Kit (with 3 3/4" hole)
- Emergency Battery Mount Kit (with 4" hole)

LITHONIA LIGHTING

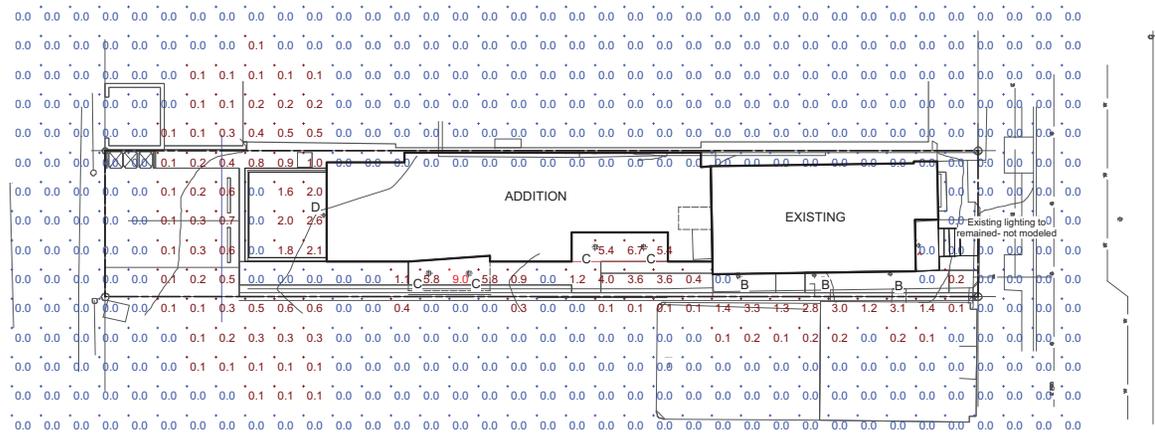
LDN4

FEATURES & SPECIFICATIONS

- LDN4 is a modern, minimalist, and elegant lighting fixture designed for use in a variety of architectural styles.
- LDN4 is available in four sizes: 4", 6", 8", and 10".
- LDN4 is available in three finishes: White, Black, and Bronze.
- LDN4 is available in three beam angles: 40°, 60°, and 80°.
- LDN4 is available in three power options: 1000 lumens, 1500 lumens, and 2000 lumens.
- LDN4 is available in three mounting options: surface mount, recessed mount, and track mount.
- LDN4 is available in three voltage options: 120V, 240V, and 480V.
- LDN4 is available in three dimming options: non-dimmable, dimmable, and dimmable with remote control.
- LDN4 is available in three emergency battery options: non-emergency, emergency, and emergency with remote control.

Photometric Data

Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Efficiency	Plot
B	3	Lithonia Lighting	LDN4 30/05 L04 WR	4IN LDN, 3000K, 500LM, WHITE, 80CRI		1	LDN4_30_05_L04_WR.ies	473	1	5.74	100%	Plot B
C	4	Lithonia Lighting	LDN4 30/05 L04 WR	4IN LDN, 3000K, 500LM, WHITE, 80CRI		1	LDN4_30_05_L04_WR.ies	473	1	5.74	100%	Plot C
D	1	Lithonia Lighting	WDGE1 LED P1 30K 80CRI VF	WDGE1 LED WITH P1 - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT FORWARD OPTIC		1	WDGE1_LED_P1_30K_80CRI_VF.ies	1161	1	10.0002	100%	Plot D

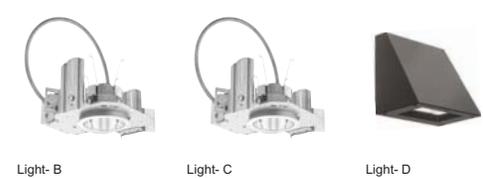


Photometric Plan
1" = 10'-0"

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Efficiency	Plot
⊙	B	3	Lithonia Lighting	LDN4 30/05 L04 WR	4IN LDN, 3000K, 500LM, WHITE, 80CRI		1	LDN4_30_05_L04_WR.ies	473	1	5.74	100%	Plot B
⊙	C	4	Lithonia Lighting	LDN4 30/05 L04 WR	4IN LDN, 3000K, 500LM, WHITE, 80CRI		1	LDN4_30_05_L04_WR.ies	473	1	5.74	100%	Plot C
⊙	D	1	Lithonia Lighting	WDGE1 LED P1 30K 80CRI VF	WDGE1 LED WITH P1 - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT FORWARD OPTIC		1	WDGE1_LED_P1_30K_80CRI_VF.ies	1161	1	10.0002	100%	Plot D

Luminaire Locations												
No.	Label	Location			MH	Orientation	Tilt	Aim				
		X	Y	Z				X	Y	Z		
1	B	70.25	-4.25	10.00	10.00	0.00	0.00	70.25	-4.25	0.00		
2	B	83.25	-4.25	10.00	10.00	0.00	0.00	83.25	-4.25	0.00		
3	B	96.25	-4.00	10.00	10.00	0.00	0.00	96.25	-4.00	0.00		
1	C	17.00	-3.75	9.10	9.10	0.00	0.00	17.00	-3.75	0.00		
2	C	24.00	-3.75	9.10	9.10	0.00	0.00	24.00	-3.75	0.00		
3	C	45.50	0.50	9.10	9.10	0.00	0.00	45.50	0.50	0.00		
4	C	53.75	0.50	9.10	9.10	0.00	0.00	53.75	0.50	0.00		
1	D	-1.00	6.25	13.50	13.50	268.96	0.00	-1.00	6.25	0.00		

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.2 fc	9.0 fc	0.0 fc	N/A	N/A



931 MAIN STREET PUD AMENDMENT # 2

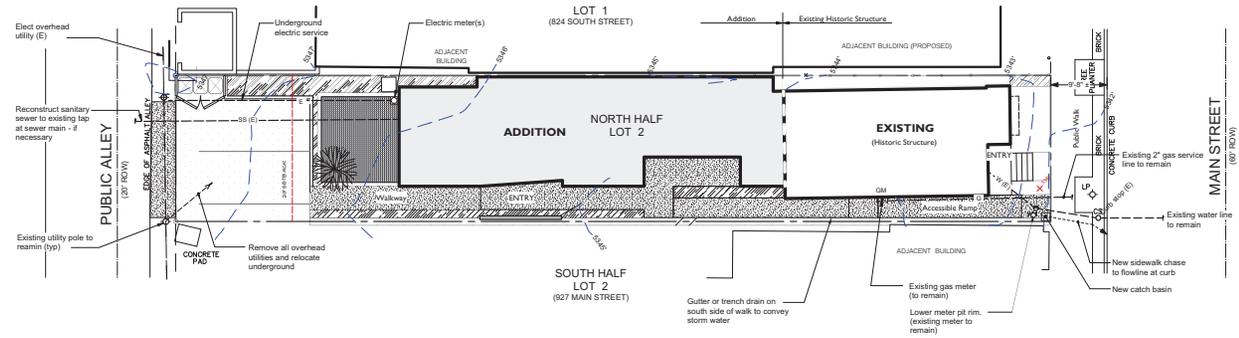
City Utility Table

	Existing	Proposed (Final)
Water Taps	1	1
Sewer Taps	1	1
Commercial Buildings	1	1

Notes:

- Existing water tap, meter, and water service to the building are to remain.
- Provide gutter or trench drain along south property line to direct drainage to proposed catch basin.

LEGEND	
	ELECTRIC METER
	GAS METER
	WATER SERVICE (EXISTING)
	SEWER, UNDERGROUND (EXISTING)
	GAS, UNDERGROUND
	ELECTRIC (UNDERGROUND)
	OVER HEAD UTILITY (EXISTING)
	GRADES (EXISTING)

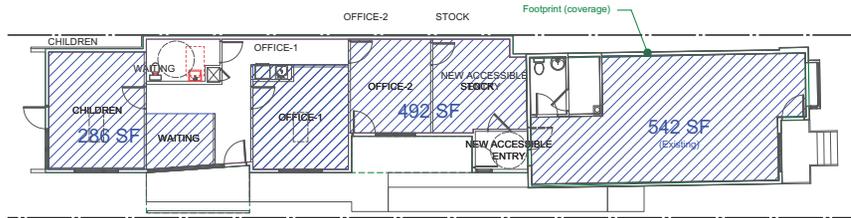


Utility Connection Plan



931 MAIN STREET PUD AMENDMENT # 2

Parking Calculations:	
Floor Area 1	
Existing Floor Area	542 SF
New Floor Area	778 SF
Total Floor Area	1,320 SF
Less	999 SF
Total	321 SF
	Rounded to nearest 500 SF = 500 SF
Parking Spaces Required: 1/500 SF	
500 SF / 500 SF = 1 parking spaces required	
2 Parking Spaces Provided	



LMC Sec. 17.20.025 B. The area measured for purposes of this section shall include the area within the outside walls of a building or portion thereof including habitable tenant houses and attic space, but not including vent shafts, courts, uninhabitable areas below ground level or in attics, or areas within hallways, stairways, elevator shafts and bathrooms. Additionally, the area measured with respect to a restaurant use shall not include floor area designed primarily for use by service and food preparation staff.



COMMERCIAL FLOOR AREA EXHIBIT
(re PARKING)

FINISH SCHEULE

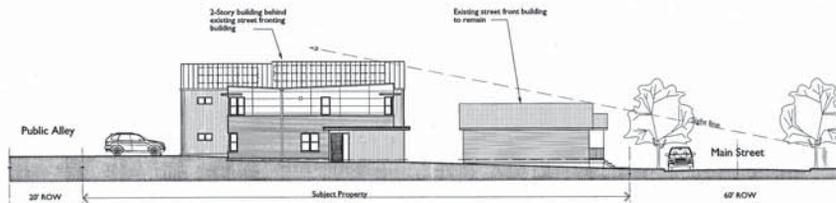
- P-1 Grey paint (SW6249 Storm Cloud
- P-2 Clear wood stain
- P-3 Blue paint (existing to remain)
- R-1 Grey dimensional shingles: (to match existing)



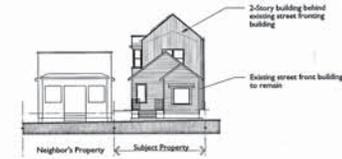
View Looking Northeast
Towards Southwest Building Corner



View Looking Northwest
Towards Southeast Building Corner



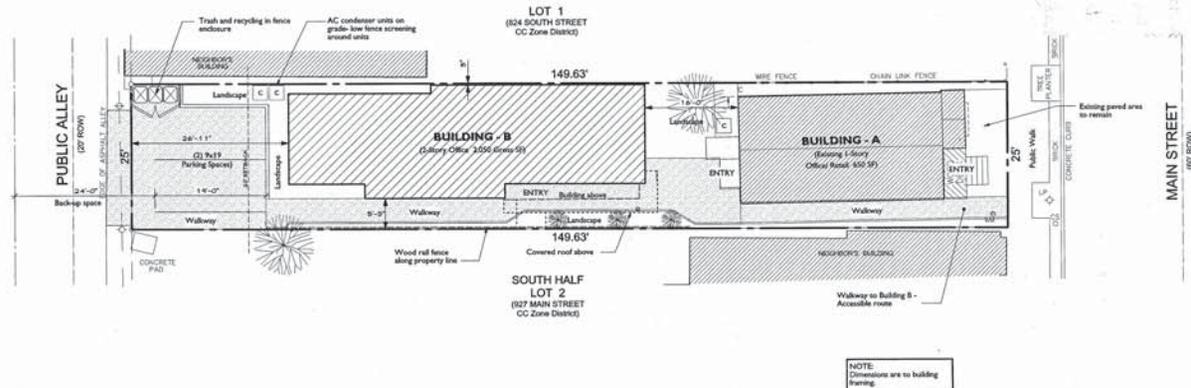
Site Section/ Elevation
1/18" = 1'-0"



Street Elevation
1/18" = 1'-0"



Vicinity - Context Map



Site Development Plan
1" = 10'-0"

LEGAL DESCRIPTION

Know all men by these presents, that the undersigned being the owner of a tract of land, located in the Southeast 1/4 of Section 8, Township 1 South, Range 69 West of the 6th principal meridian, City of Louisville, Boulder County, State of Colorado, and being more particularly described as follows: North Half of Lot 2, Block 5, Town of Louisville, County of Boulder

PLANNING COMMISSION CERTIFICATE

Approved this 10th day of April, 2014 by the Planning Commission of the City of Louisville, Colorado. Resolution No. 2, Series 2014

CITY COUNCIL CERTIFICATE

Approved this 22nd day of May, 2014 by the City Council of the City of Louisville, Colorado. Resolution No. 27, Series 2014

Mayor Signature: *Carol Hanson*
City Clerk Signature: *Carol Hanson*



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 9 day of June, 2016.

Emily Jean, Jason Kean
Notary Name and Signature
My Commission Expires JAN 12, 2020



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 21st day of JUNE, 2016, and is recorded in Plan File _____, Fee _____ paid.
Film No. 03525917 Reception.

Clerk & Recorder: _____ Deputy

Project Data

General
Address: 931 Main Street
Legal: North Half of Lot 2, Block 5, Town of Louisville
Zoning: CC (Community Commercial) Central Business District
Design Standards & Guidelines: Design Handbook for Downtown Louisville
Downtown Louisville Framework Plan (Transition Area)

Building
Use: Group B (Office, Business)
Const. Type: V-B

Zoning Data

	City Standard	Required
Floor Area (gross)		
Building A (existing)	N/A	650 SF
Building B	N/A	2,050 SF
Total Gross Floor Area	N/A	2,700 SF
Floor Area Ratio	1.30	0.75
Building Coverage	N/A	1,800 SF
Sign Lot Coverage %	N/A	48%
Parking Required *	2 Spaces	2 Spaces
Building Height	35'	28'
setbacks		
Front Yard Setback**	0'	7'
Side Yard - north	0'	0.25'
Side Yard - south	0'	5'
Rear Setback	20'	26.9'

* Parking requirements based on the net new floor area of less than 999 SF exemption per UPC 17.20.025
** Front yard setback to existing structure

DRAWING INDEX

- 1 SITE DEVELOPMENT PLAN
- 2 ARCHITECTURAL ELEVATIONS & UTILITY CONNECTION PLAN
- 3 PHOTOMETRIC PLAN

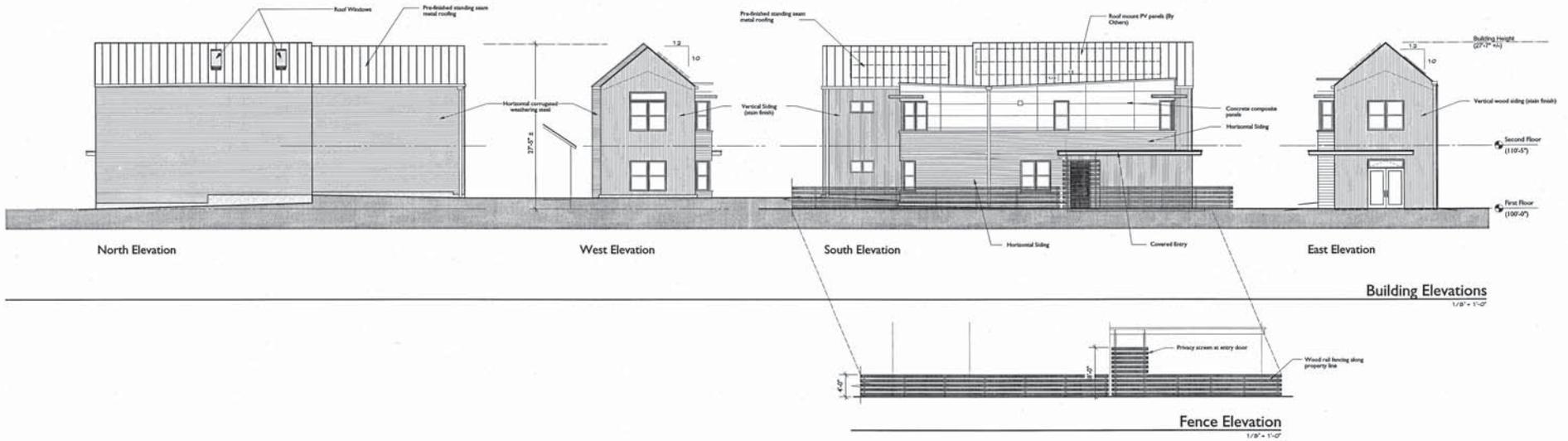


Sheet Name	Date	Author	Checker	Scale
1	10/15/2014	Emily Jean	Jason Kean	1" = 10'-0"
2	10/15/2014	Emily Jean	Jason Kean	1" = 10'-0"
3	10/15/2014	Emily Jean	Jason Kean	1" = 10'-0"

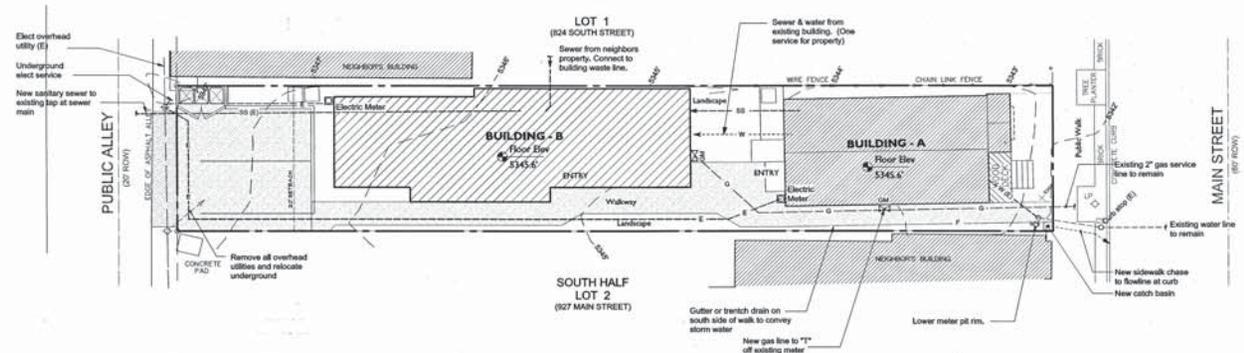
A Planned Unit Development
Prepared for:
Emily and Jason Kean

931 Main Street, Louisville, Colorado
North Half of Lot 2, Block 5, Town of Louisville, County of Boulder

Sheet Title
SITE PLAN
Sheet No. 1



LEGEND	
	ELECTRIC METER
	GAS METER
	WATER SERVICE
	SEWER, UNDERGROUND
	GAS, UNDERGROUND
	ELECTRIC (UNDERGROUND)
	OVER HEAD UTILITY (EXISTING)
	GRADES (EXISTING)

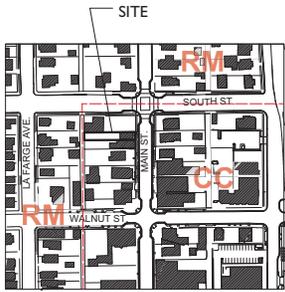


Notes:
 1. Existing water service to Building A to remain.
 2. Building A and B to share water and sewer service and taps.
 3. Provide gutter or trench drain along south property line to direct drainage to catch basin.

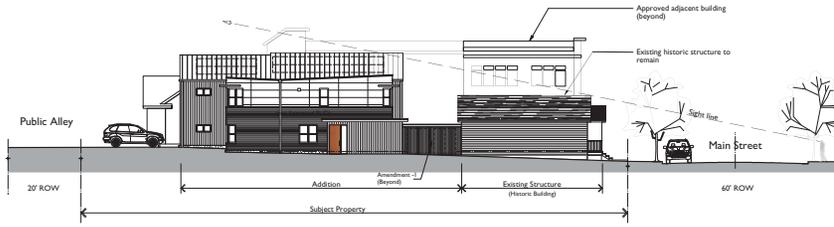
Utility Connection Plan
 1" = 10'-0"



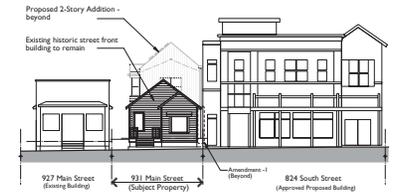
931 MAIN STREET PUD AMENDMENT # 1



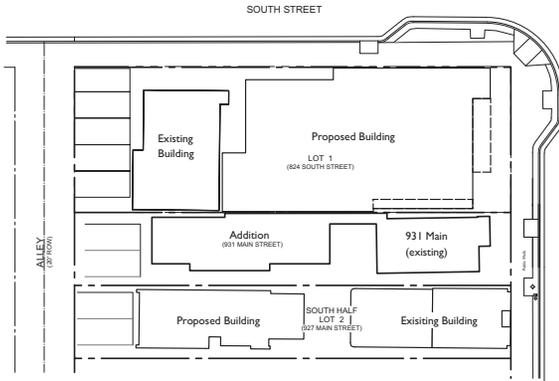
Vicinity Map



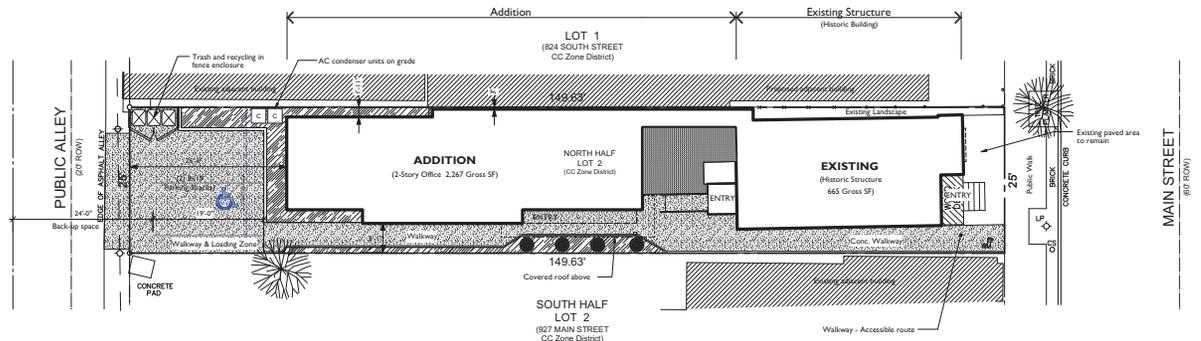
Sight Line Exhibit (South Elevation)



Street Context Elevation



Context Plan



Site Development Plan

- Landscape Legend**
- Ornamental Grasses
 - Xeric Landscaping
 - Pavers or pea gravel

LEGAL DESCRIPTION

Know all men by these presents, that the undersigned being the owner of a tract of land, located in the Southeast 1/4 of Section 8, Township 1 South, Range 69 West of the 6th principal meridian, City of Louisville, Boulder County, State of Colorado, and being more particularly described as follows: North Half of Lot 2, Block 5, Town of Louisville, County of Boulder

PLANNING COMMISSION CERTIFICATE

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

CITY COUNCIL CERTIFICATE

Approved this _____ day of _____, 20____ by the City Council of the City of Louisville, Colorado. Resolution No. _____, Series _____.

Mayor Signature _____ (City Seal)

City Clerk Signature _____

OWNERSHIP SIGNATURE BLOCK

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

Owners: Emily Kean, Jason Kean

Notary Name and Signature _____
My Commission Expires _____

CLERK AND RECORDER CERTIFICATE

(County of Boulder, State of Colorado) I hereby certify that this instrument was filed in my office at _____ o'clock, _____ M., this _____ day of _____, 20____, and is recorded in Plan File _____, Fee _____, paid.

Film No. _____ Reception. _____
Clerk & Recorder _____ Deputy _____

Project Data

General
Address: 931 Main Street, Louisville, Colorado
Legal: North Half of Lot 2, Block 5, Town of Louisville

Project Description: Construction of additional commercial floor area to existing commercial use building. Existing and proposed uses to include retail, office, or professional services.

Zoning: CC (Community Commercial) Central Business District

Design Standards & Guidelines: Design Handbook for Downtown Louisville, Downtown Louisville Framework Plan (Transition Area)

Parking Calculations:

Floor Area ¹	
Existing Floor Area	542 SF
New Floor Area	1,538 SF
Total Floor Area	2,080 SF
Less:	999 SF
Total	1,081 SF

Parking Spaces Required: 1/1,500 SF
1,000 SF / 500 SF = 2 parking spaces required

Zoning Data

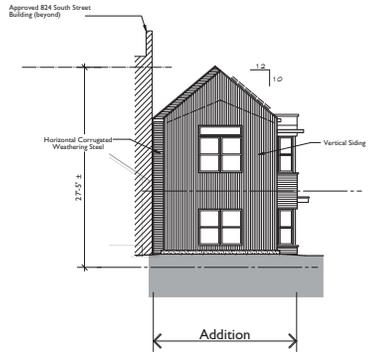
Lot Area (149.62 x 25) = 3,741 SF			
Floor Area ¹	City Standards	Approved P.D.	Development
Existing	N/A	658 SF	658 SF
Addition	N/A	2,050 SF	2,163 SF
Total Floor Area ¹	N/A	2,708 SF	2,783 SF
Floor Area Ratio (gross)	1.30	0.72	0.73
Building Coverage	N/A	1,800 SF	1,919 SF
Bldg Lot Coverage %	N/A	48%	51%
Commercial Floor Area ¹	N/A	N/A	2,080 SF
Parking Required ¹	2 Spaces	2 Spaces	No Change
Building Height	35'	28'	28'
Setbacks			
Front Yard Setback ²	0'	7'	7'
Side Yard - north	0'	0.25'	0.25'
Side Yard - south	0'	5'	5'
Rear Setback	20'	16.9'	16.9'

¹ Floor area within the exterior walls (including stairways)
² Only commercial floor area is included in parking calculations per LMC 17.20.025. Parking requirements based on net floor areas less 999 SF per LMC 17.20.025 note 1.
³ Front yard setback to existing structure

Drawing Index

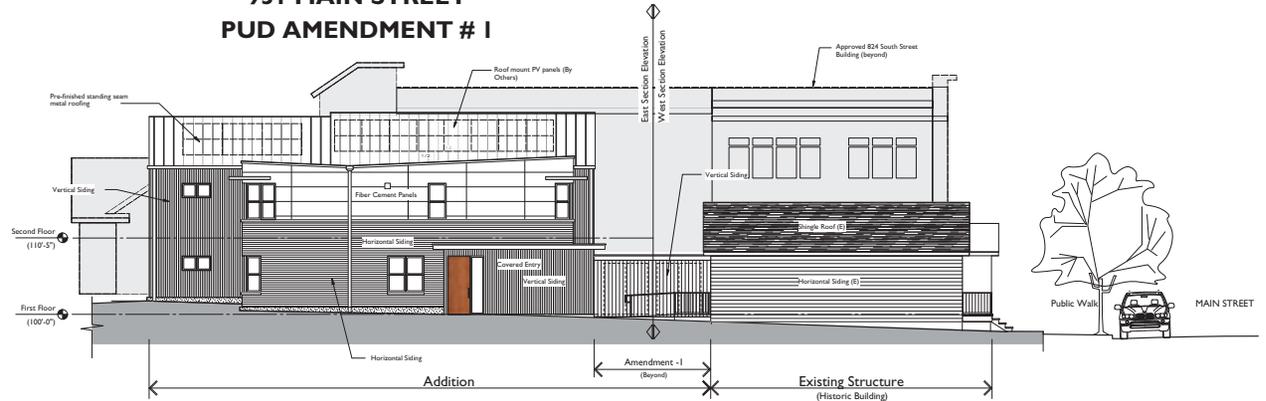
- 1 SITE DEVELOPMENT PLAN
- 2 ARCHITECTURAL ELEVATIONS
- 3 PHOTOMETRIC PLAN
- U UTILITY PLAN

931 MAIN STREET PUD AMENDMENT # I



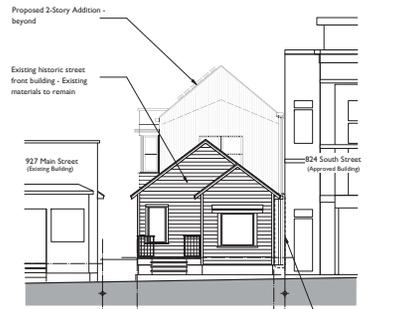
West Elevation

1/8" = 1'-0"
1/4" = 1'-0"



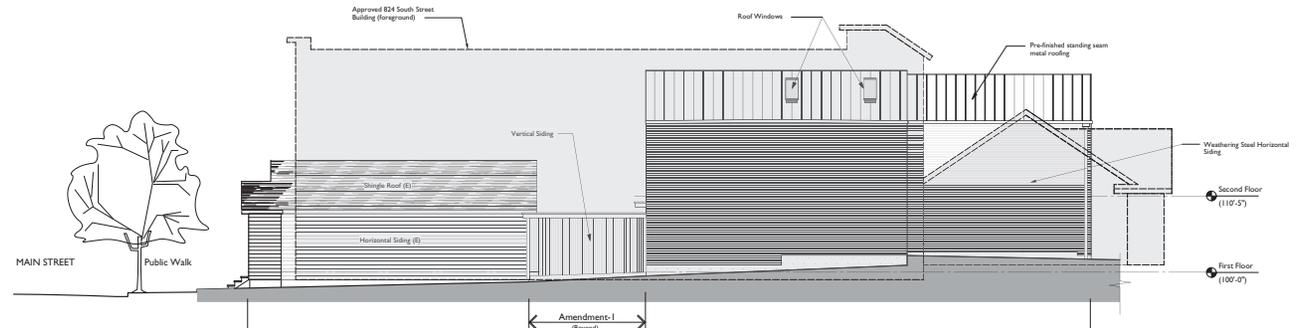
South Elevation

1/8" = 1'-0"
1/4" = 1'-0"



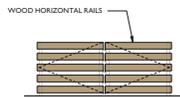
East Elevation

1/8" = 1'-0"
1/4" = 1'-0"



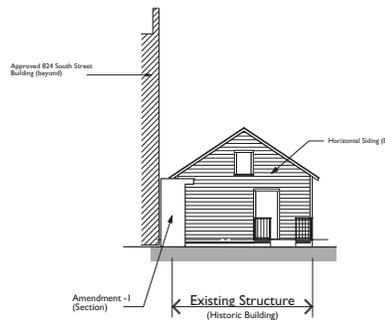
North Elevation

1/8" = 1'-0"
1/4" = 1'-0"



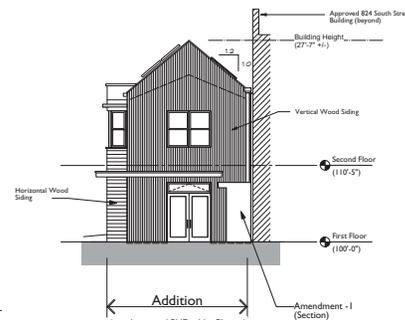
Trash Enclosure (Elevation)

1/4" = 1'-0"



West Section Elevation

1/8" = 1'-0"
1/4" = 1'-0"



East Section Elevation

1/8" = 1'-0"
1/4" = 1'-0"

931 MAIN STREET PUD AMENDMENT # 1

City Utility Table

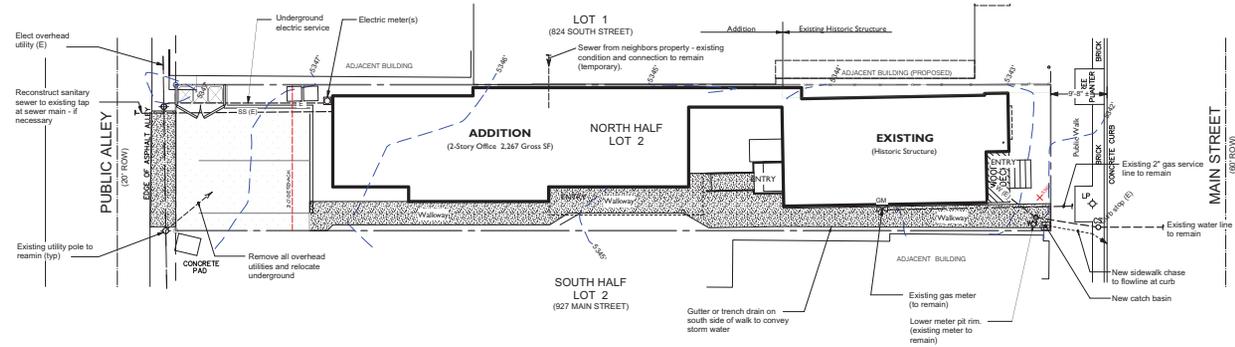
	Existing	Proposed (Total)
Water Taps	1	1
Sewer Taps	1	1
Commercial Premises*	1	1

* "Premises" per City of Louisville standards (Title 13, Louisville Municipal Code).

Notes:

- Existing water tap and meter service to the premises are to remain.
- The shared sewer service to the neighboring property is subject to the Sewer Agreement between property owners, (previously approved by the City of Louisville).
- Provide gutter or trench drain along south property line to direct drainage to proposed catch basin.
- A sewer license agreement between property owners of 931 Main and 827 South Street, previously recorded.

LEGEND	
	ELECTRIC METER
	GAS METER
	WATER SERVICE (EXISTING)
	SEWER, UNDERGROUND (EXISTING)
	GAS, UNDERGROUND
	ELECTRIC (UNDERGROUND)
	OVER-HEAD UTILITY (EXISTING)
	GRADES (EXISTING)



Utility Connection Plan

1" = 10'-0"



Chair Haley stated that she sees so much architectural integrity in this house and it is a good example of Louisville's architectural history but understands the needs of the applicants to expand.

Parris clarified that the Commission is not anti-additions. The original house would be a prime candidate for landmarking and the HPC would love to work the applicants but any stay is not meant to be punitive.

Dunlap appreciated all the comments tonight and letters that were received. He noted the historic photo of the house. He expressed interest in saving the front portion of the house including the stone front porch. He also reminded everyone that this is a voluntary program as opposed to mandatory.

Klemme noted the difference between historic and structures with a false sense of history. The focus is on preservation as opposed to recreating it.

The owners restated that they are still considering all options, although it's unlikely they will preserve. They have been exploring all options since closing on the house in March. Their preference would be for a 60 day stay as they have already pursued possible options.

Public Comment:

John Obremski, 248 Centennial Dr., Louisville, CO 80027, commented to propose design changes to the exterior,

Chair Haley clarified that that is beyond the purview of the Commission and that best practice in preservation is to distinguish old from new.

Haley stated that she would be in favor of a sixty day stay.

Klemme, Dunlap, Parris expressed agreement.

Keller stated that the applicants seem to have made up their mind. While he would prefer preservation, he would be fine with no stay.

Parris stated that they are continuing to pursue possible preservation, something they can consider during the stay.

Parris moved to recommend approval of the demolition with a 60 day stay expiring on July 3, 2020. Passed unanimously by voice vote.

822 La Farge Avenue: Probable Cause

Staff presented the following the research and information on 822 La Farge Avenue:

This is a request to find probable cause for a landmark designation to allow for funding of a historic structure assessment for 822 La Farge Avenue. Under Resolution No. 17, Series 2019, a property may be eligible for reimbursement for a historic structure assessment (HSA) from the Historic Preservation Fund (HPF) if the Historic Preservation Commission finds "probable cause to believe the building may be eligible for landmarking. The principal structure at 822 La Farge Avenue was constructed prior to 1904. The house is a late 19th/early 20th century wood frame

vernacular house. This house is associated with the historic development of Louisville and the Jefferson Place subdivision. The façade of the house has undergone minor changes over time (window and siding replacement, changes to front porch posts) but retains significant architectural integrity when viewed from the street. The house was owned by several Louisville families since its construction. The original owners, the Bottinelli family, had ties to Louisville's mining industry and immigrant heritage. The Bottinelli family owned the property through 1953. The house was later owned by Paul Weissmann, a Colorado State Senator. This structure adds character and value to Old Town and remains on its original lot. Staff recommends that the HPC finds there is probable cause for landmarking 822 La Farge Avenue under the criteria in the LMC, making the properties eligible for the cost of a historic structure assessment (\$4000 maximum).

Chair Haley stated that this seems like an obvious decision.

Klemme and Parris stated that they didn't see the need for a discussion – this application meets the probable cause criteria.

Dunlap stated that this was bit of good news after the last hearing.

Haley reiterated this this project meets integrity, age, and significance criteria.

Klemme moved to approve the probable cause determinate. Parris seconded. Passed unanimously by voice vote.

Referral: 931 Main Street PUD Amendment

Lisa Ritchie presented for the Planning Department.

This application is in front of the HPC for review because it is located in the historic Old Town area. The property is located along Main Street near South Street. Pitter Patter is currently located in this building. The existing structure was built in 1900. A PUD was approved for the property in 2014 and amended in 2017 to allow for the construction of a two-story addition to the rear. The current application seeks to reduce the addition from two stories to one.

Klemme clarified that this building is not currently landmarked.

Peter Stewart, Stewart Architecture, confirmed that they are not pursuing the landmark incentives at this time but have approached the project in a way that would not preclude landmarking in the future.

Dunlap stated that this is the first PUD review he's been a part of and he was unsure of the reason for review.

Ritchie clarified that this is because of the close ties between development in downtown and the historic preservation goals.

Parris stated that this was a great project, particularly the one story addition that isn't visible from the street.

Haley agreed that this really is what they like to see and wouldn't want to recommend any changes.

Dunlap made a motion to recommend approval of the PUD application as presented for 931 Main Street. Klemme seconded. Passed unanimously by voice vote.

Items from Staff:

Staff gave an update for future meeting, June 15th.

- 925 Jefferson (Landmark, Grant, Alteration Certificate)
- 1016 Grant (Landmark, Grant, Alteration Certificate)
- 1200 Jefferson (Landmark, Grant, Alteration Certificate)

Updates from Commission Members: None

Discussion Items for Future Meetings: None

Adjourn:

Parris motioned to adjourn and Keller seconded. Voice motion passed, 5-0. Meeting adjourned at 8:50 pm.

DRAFT