



City Council
September 22, 2020

Addendum #2
Updated Staff Report – Item 3

SUBJECT: **SUPPLEMENT - RESOLUTION 70, SERIES 2020 - A RESOLUTION APPROVING AN AMENDMENT TO THE NAPA AUTO PARTS FINAL PLANNED UNIT DEVELOPMENT FOR LOUISVILLE PLAZA FILING NO. 2, LOT 4, FIRST AMENDMENT, LOT 4B, 1413 HECLA WAY**

DATE: **SEPTEMBER 22, 2020**

PRESENTED BY: **ROB ZUCCARO, AICP, PLANNING AND BUILDING SAFETY DIRECTOR**

VICINITY MAP:



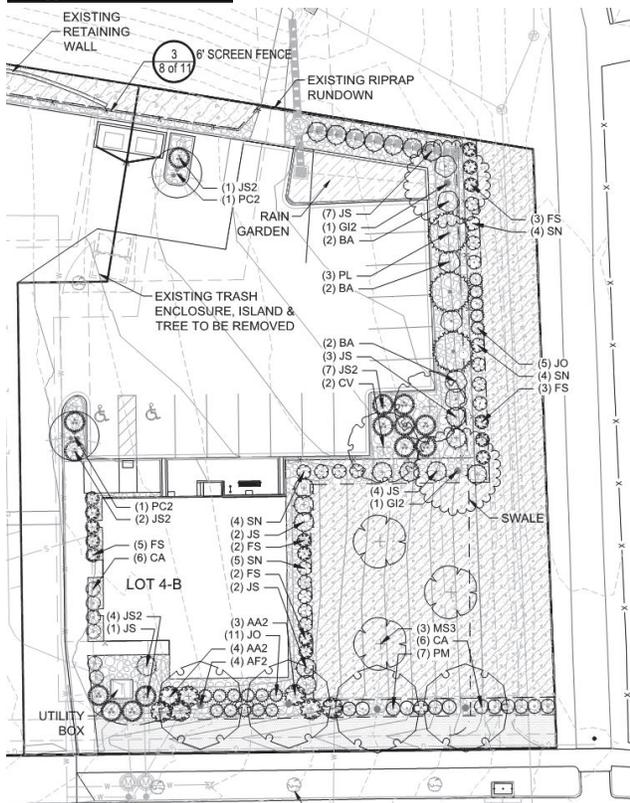
SUMMARY:

The applicant has submitted the attached letter and exhibit describing proposed changes to the parking lot layout, fencing and landscaping for the property. This change is based on a neighborhood meeting that the applicant held on Sept. 17th. More specifically, the changes include:

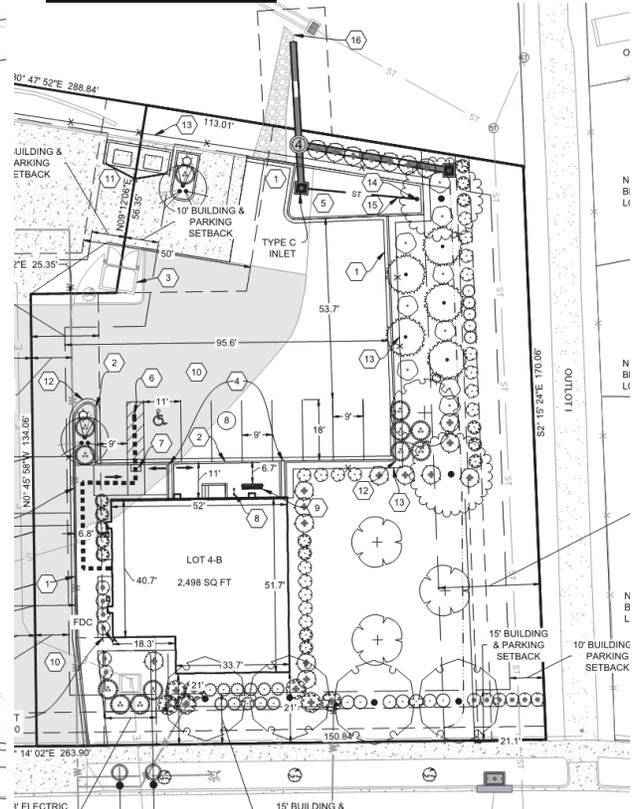
- **Parking Changes:** Elimination of the six parking spaces on the east side of the parking lot that face the residential neighborhood. The addition of one parking space on the southern row of parking in order to maintain 12 parking spaces, which is the minimum required by code.
- **Fence Changes:** Reduction in the fence height from 6' to 4' and changing the materials of the fence from a concrete with stone veneer design to cedar fence with brick columns. The cedar picket would be overlapping to fully block vehicle lights and the columns and fence would include a decorative cap. The fence would also be moved as far west as possible and additional landscaping added on the east side of the property. The fence design requires a waiver from the Commercial Development Design Standards and Guidelines (CDDSG), which does not allow a wood fence in commercial areas.

Staff finds the changes are consistent with PUD and CDDSG requirements if the fence material waiver is supported. The final PUD document, including any changes to grading, drainage and landscaping could be reviewed and finalized administratively. Staff supports the lower fence height and design if this is the most desirable design for the neighborhood. The cedar fence is more consistent with the three-rail fence design between the trail and neighboring homes and still provides an upgraded commercial design with brick columns and decorative caps.

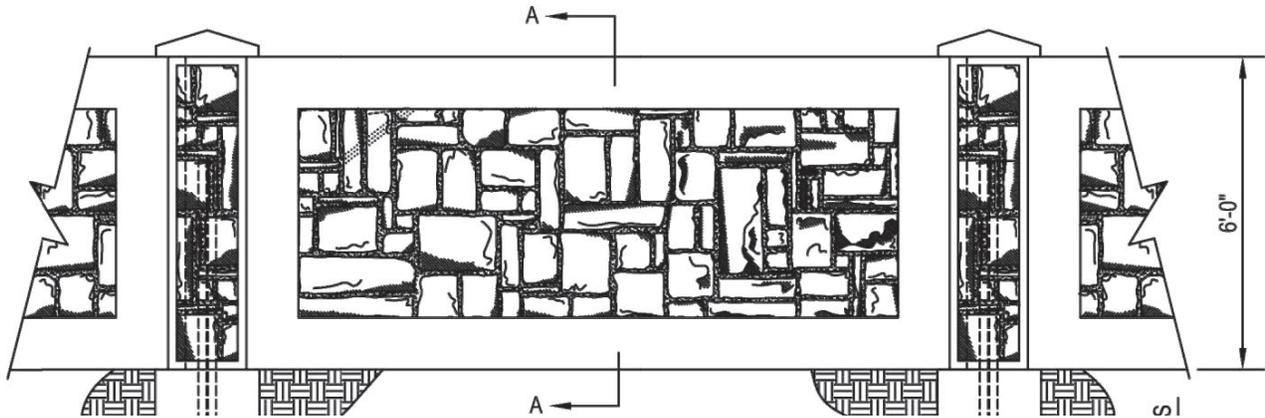
Original Site Plan



Revised Site Plan



Original Wall Design



Revised Wall Design



Council may consider any of the following next steps:

- Following completion of this hearing, take action on the application as amended.
- Continue the hearing if additional information or final plan documents are desired to complete the review.
- Remand the amended application back to the Planning Commission for recommendation on the amended application.

Staff has provided a revised resolution with added conditions if the Council desires to take action on the application at this hearing. The conditions allow for final administrative review of the changes proposed by the applicant.

ATTACHMENTS:

1. Letter and Exhibit from Applicant
2. Revised Resolution 70, Series 2020

6 Eyed Jack

Rob, below is a list of conditions regarding 1314 Hecla Way we are prepared to accept at the upcoming hearing on Sep 22. These design changes take into consideration our interests in addition to the interests of near by residents.

- Install a 4'(wall base elevation will match parking lot elevation) screen wall per the Commercial Design Guidelines on the north and east locations with one waiver request.
 - The wall will have stone capped brick columns paired with over lapping cedar panels topped with a decorative cedar detail.
 - Cedar wood has been selected to match the abutting residential fencing. The waiver is regarding the CDGL wood fence requirement, If the waiver is not approved, we will fully comply with the CDGL.
- Add additional landscape screening along the east and north sides of the parking lot.
- Remove all parking spaces facing East and add one additional parking space on the south row to satisfy the parking requirements of 12 spaces.

Sincerely,

Brandon Banks

**RESOLUTION NO. 70
SERIES 2020**

**A RESOLUTION APPROVING AN AMENDMENT TO THE NAPA AUTO PARTS
FINAL PLANNED UNIT DEVELOPMENT FOR LOUISVILLE PLAZA FILING NO.2,
LOT 4, FIRST AMENDMENT, LOT 4B AT 1413 HECLA WAY**

WHEREAS, there has been submitted to the Louisville Planning Commission an application for an amendment to a Final Planned Unit Development to allow construction of a commercial building and associated site improvements; and

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, after a duly noticed public hearing on July 9, 2020, where evidence and testimony were entered into the record, including the findings in the Louisville Planning Commission Staff Report dated June 25, 2020, the Planning Commission recommended approval the PUD, with the following condition:

- That physical backshields be added to the pole mounted light fixtures, or that a new light fixture model that does includes physical backshields be used in place to those currently proposed for the pole mounted lights.
- That a note be added to the cover page indicating that Lot 4b will accommodate delivery truck access for Lot 4a.
- The applicant shall amend the Final Planned Unit Development to include a 4' screen fence around the north, east and south sides of the parking lot. Such screen fence shall include brick columns to match the brick building material, overlapping cedar slats, and decorative caps on the columns and fence. The fence will be located as far west as possible. Final fence design and location and landscaping plan must be reviewed and approved by City staff prior to recordation of the Final Planned Unit Development.
- The applicant shall amend the Final Planned Unit Development to remove the six parking spaces on the east side of the parking lot and add an additional parking space to the southern row of parking. Final parking layout, and grading and drainage plan must be reviewed and approved by City staff prior to recordation of the Final Planned Unit Development.

WHEREAS, City Council has reviewed the application, including the recommendation of the Planning Commission and finds that said Final Plat and Planned Unit Development should be approved.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Louisville, Colorado does hereby approve and application for an amendment to a Final Planned Unit Development to allow construction of a commercial building and associated site improvements.

PASSED AND ADOPTED this 22nd day of September, 2020.

By: _____
Ashley Stolzmann, Mayor

Attest: _____
Meredyth Muth, City Clerk