

From: [sherry sommer](#)
To: [Planning Commission](#)
Subject: Murphy Express Proposal
Date: Thursday, October 13, 2022 1:13:05 PM

Members of the Planning Commission,

Sustainability is the stated top priority of the City of Louisville, tragically, our building code updates are lagging. That means that when you look at the proposal for a new gas station in McCaslin, you don't have all the tools you need to make this use less environmentally damaging. This is a serious problem as the air quality along the Front Range is classified as severely out of attainment by the EPA and where the heat island effect contributes to ever increasing temperatures.

With this in mind I would like to advocate for a conversation with the applicant to find places where our goals as a community and the applicant's goal of running a successful business overlap.

1) the roof is flat with a view that solar could be installed. If the roof was, at a minimum built to be solar ready, taking the next step to solar would be much less expensive for new construction and retrofitting.

2) the roof should also be bright white to minimize solar absorption. This will reduce cooling costs for the applicant and make the area less uncomfortable in summer.

3) Fueling stations will soon be less and less useful as more electric cars are used. It would be a waste of resources to build an expensive building that will only be relevant for a few years.

Please ask that construction include wiring for high speed electric charging stations that can replace gasoline pumps easily. That way the station can make the switch to electric seamlessly and in step with demand.

4) Please make all new tree and other plantings drought tolerant/pollinator friendly. This will save the business money on water.

6) per our code require 2 electric charging parking spots (section 17) please make sure this requirement is met.

Also, please ask what steps will be taken to reduce fugitive emissions from spills and ask what will be done to prevent gasoline from leaking into the ground.

Thank you,

Sherry Sommer
910 South Plaisade Court

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From: [Michiko Christiansen](#)
To: [Planning Commission](#)
Subject: Gas station
Date: Thursday, October 13, 2022 12:37:37 PM
Attachments: [Dear Planning Commissioners 101122.docx](#)

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From: [Planning](#)
To: [Planning Commission](#)
Subject: FW: Public Comment - 10/13 Agenda
Date: Thursday, October 13, 2022 10:38:37 AM
Attachments: [20221013 Planning Commission.pdf](#)

Elizabeth Kay Marchetti, AICP

ekaymarchetti@louisvilleco.gov

Office Phone: 303-335-4593

Cell: 720-813-9142

From: RJ Harrington <transitionrj@gmail.com>

Sent: Thursday, October 13, 2022 10:01 AM

To: Planning <planning@Louisvilleco.gov>

Cc: City Council <Council@louisvilleco.gov>

Subject: Public Comment - 10/13 Agenda

Dear Neighbors,

Please see attached and embedded message.

Louisville Planning Commission,

I'm writing with regard to items #6 & 7 on this evening's agenda. I will not be able to attend.

#6 – Thank you. Council will be hearing more detail to support your recommendation for denial.

#7 – Part of me wants to remain silent and wait for the applicants to lose their imprudent investment in additional fossil infrastructure.

That part is tiny compared to our understanding that new supply for continued extraction & combustion of fossil fuels are killing ours and most other species. The air we breathe is poisoned due to pollution from the supply of fracked gasoline inputs. The fact that our city staff recommends approval indicates the complete disconnect that they, City policy and our process has from required protections for our collective biosphere.

However, despite that lack, please also deny this PUD. There are too many reasons, but most importantly is the science.

According to the United Nation's International Panel on Climate Change, the amount of carbon in the ground is vastly greater than the carbon budget civilization has left to burn to stay $\leq 2^{\circ}\text{C}$ atmospheric temperature. Removing investments from fossil fuels indicates Louisville is not willing to sacrifice our children's future to an increasingly unstable climate that burning all of that carbon will lead.

Divestment and socially responsible decisions are not impossible and the benefits are clear. Many of us missed the opportunity to ask the City not to approve the 7-11 and adding two DC EV chargers will not be enough to offset the environmental catastrophe of that decision.

I trust that you will deny the application for another environmental travesty within our City limits. The Marshall Fire is a big enough signal that extraction and combustion of fossil fuels must end.

Thank you,

RJ Harrington, Jr.
457 E Raintree Ct

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From: [Laura Pederson](#)
To: [Planning Commission](#)
Subject: No New Gas Station on McCaslin Blvd
Date: Thursday, October 13, 2022 9:29:56 AM

Louisville Planning Commission Members:

I am strongly opposed to the development of a new gas station, which is incompatible with the critically urgent need to mitigate climate change. It is not needed - there is already a gas station and convenience store directly across McCaslin Boulevard from the proposed development site. A new gas station would further compromise our air quality through its emissions, and the convenience store's offerings would not fit with the City's commitments to local agriculture and food.

The proposal conflicts with aspects of the Comprehensive Plan's vision statement. The development of a gas station is **not forward-thinking**. The gas station would worsen climate change and degrade air quality, **failing to preserve and enhance Louisville's quality of life**. The gas station and convenience store **would not contribute to a livable, innovative, and economically diverse community**.

I strongly oppose the development of a new gas station and convenience store along McCaslin Boulevard.

I am in favor of and would support a sensible and sustainable redevelopment proposal, but unfortunately this is NOT sensible or sustainable.

Thanks and Regards,

[Laura Parks-Pederson](#)

[2297 Cliffrose Lane](#)

[Louisville, Co. 80027](#)

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From: [Joshua Cooperman](#)
To: [Planning Commission](#)
Subject: Comments on Murphy Express Planned Unit Development
Date: Wednesday, October 12, 2022 10:37:28 PM

Dear members of the Louisville Planning Commission,

This Thursday evening I will urge you not to approve the proposed Planned Unit Development amendment that would allow for the construction of a gasoline station and convenience store along McCaslin Boulevard. I set forth a series of arguments against this development application in the following two blog posts.

<https://www.sustainablelouisvillecolorado.com/blog/opposemurphyexpressonmccaslinboulevard>

<https://www.sustainablelouisvillecolorado.com/blog/boycottlouisvillesnewconoco7eleven>

Best,
Josh

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From: [sherry sommer](#)
To: [Planning Commission](#)
Subject: Items for consideration, Resolution 13, Series 2022
Date: Monday, October 10, 2022 8:14:45 PM

Members of the Planning Commission,

Commissioners have raised concerns during the public review process of Redtail Ridge Preliminary and Final Plats which have not been included in the Resolution Recommending Denial: Resolution 13, Series 2022.

Please consider including the following items in the resolution:

1) The Applicant has not demonstrated that the proposed subdivision complies with LMC requirements to preserve natural beauty, topography, trees, and natural drainage:

16.04.020 N To preserve and enhance to the extent reasonably possible the **natural beauty** and **topography** of the city

16.16.010 D

Natural features, historical and archaeological sites, and vegetation of the area, including **trees**, must be preserved to the extent possible.

16.16.020 B

Drainage areas, wherever possible, should be left in a **natural** state and no encroachments shall be made on the **natural** channel area.

2) The proposed alignment of Campus Drive, and in particular, its intersection with 96th Street, does not comply with LMC requirements for proper arrangement of streets and adequate and convenient open spaces for traffic:

16.04.020 B To provide for the proper arrangement of streets in relation to existing or planned streets and to the comprehensive plan;

C To provide for adequate and convenient open spaces for motor vehicle, pedestrian and bicycle traffic, utilities, access of **firefighting apparatus**, civil defense, recreation, and sites for **schools**, educational facilities, and related structures.

3) Because buildings have not been clustered, the Applicant has not demonstrated that the proposal meets the requirements of 16.04.020 A, M N,O,S and 16.16.010.

16.04.020

A To promote the health, safety, convenience, order, prosperity and welfare of the present and future inhabitants of the city

M To mitigate the pollution of air, streams and ponds, assure the adequacy of drainage facilities, safeguard the water table, and encourage the wise use and management of the natural environment;

N To preserve and enhance to the extent reasonably possible the natural beauty and topography of the city and areas of historical or archeological importance and to ensure appropriate development with regard to such natural, historical and archaeological sites and features;

O regulate the use of land within the city on the basis of the impact thereof on the community or surrounding areas

S To otherwise plan for and regulate the use of land so as to provide planned and orderly use of land and protection of the environment in a manner consistent with constitutional rights.

16.16.010

C The layout of lots, blocks, and buildings and other structures must provide desirable settings for buildings and other structures, make appropriate use of natural contours, protect the view, provide for adequate light and air, and afford privacy and protection from adverse noise and traffic for the residents and neighbors.

4) The open space dedication proposed by the applicant does not meet the requirements of the LMC.16.16.010 D and E and 17.28.080 A 1-5.

16.16.010

D Natural features, historical and archaeological sites, and vegetation of the area, including trees, must be preserved to the extent possible.

E Schools, parks, churches and other community facilities should be planned for as an integral part of the area to the extent possible. Open space, park, and recreation areas must be located in such a manner as to create an area that is usable and accessible to the residents of the subdivision and shall otherwise conform to all applicable city standards and requirements. The need for additional open space, park, and recreation areas shall be based on the following factors: the city's comprehensive plan; topography, drainage, vegetation and other physical conditions; the type and density of the proposed development; the availability of other open space, park and recreation areas; and the overall need within the proposed development for such areas.

17.28.080 A

Open space, in addition to the public use dedications specified in [title 16](#), may be required by the city council upon recommendation by the planning commission. The requirement for additional open space will be based on the following factors:

1. Comprehensive development plan (including matters of state interest);
2. Topography, drainage, vegetation and other such physical conditions;
3. Anticipated socio-economic conditions;
4. Type and density of development and employment.
5. Overall need for open space and recreational facilities.

5) Changes proposed to the alignment of Campus Drive require an amendment to the GDP in order to demonstrate adherence with LMC 17.72.050: Any development of a property must be in compliance with the approved GDP.

17.17.050

The planned community general development plan and supplementary development standards, after approval and adoption as provided herein, shall be recorded in the office of the county clerk and recorder and all development within the district shall substantially comply therewith, unless the development plan is amended. The standards and regulations contained in this chapter, together with any amendments thereto as may be adopted, shall limit and control the issuance and validity of all building and occupancy permits within the planned community zone district.

6) The Applicant has not provided sufficient detail regarding Sustainability Commitments.

Thank you so very much for committing your time to the work of the Planning Commission.

Sherry Somme
910 South Palisade Court
Louisville

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Subject: Items for consideration, Resolution 13, Series 2022
Date: Monday, October 10, 2022 7:44:23 PM

Members of the Planning Commission,

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