

Development Review Application Form

Please complete this form and include it with the submittal documents for your development review application. Applications will not be processed until all required information is provided to the satisfaction of the City of Louisville Planning Department.

Property Information

Common Address(es): _____

Legal Description: _____

Lot _____ Block _____ Subdivision _____

Lot Area: _____ Sq. Ft. or _____ Acres

LAND USE PROCESS (check all that apply)

- ☐ Annexation
- ☐ Concept Plan
- ☐ Easement Vacation
- ☐ Oil and Gas
- ☐ General Development Plan (GDP)
 - ☐ Amendment
 - ☐ New GDP
- ☐ Planned Unit Development (PUD)
 - ☐ Amendment
 - ☐ Preliminary
 - ☐ New PUD
- ☐ Rezoning
- ☐ Special Review Use (SRU)
 - ☐ Amendment
 - ☐ New SRU
- ☐ Subdivision
 - ☐ Final or Replat
 - ☐ Preliminary Plat
- ☐ Temporary Use Permit
- ☐ Variance
- ☐ Vested Property Right
- ☐ Wireless Facility
- ☐ Other: _____

PROJECT DESCRIPTION:

Property Owner Information

Name: _____ Entity (if applicable) _____

Address: _____

Phone: _____ Email: _____

Application Representative Information

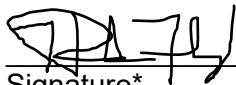
Name: _____ Entity (if applicable) _____

Address: _____

Phone: _____ Email: _____

Certification/Signature

I certify that the information I have submitted is true and correct to the best of my knowledge and in filing the application and submittal documents, I am acting as and/or with the knowledge and consent of those persons who are owners of the subject property or are parties to this application.



Signature*

Print Name

Date

*If acting as a representative/agent of the owner, include written authorization from the owner that certifies the agent's right to submit this application

To : City of Louisville

From : Courtesy Road Partners LLC ; Live Forward Development

Contact : Todd Kilkenny – todd@liveforward.build

Subject : Delo / Boom Concept Plan Submittal

Project Description

Live Forward is excited to continue to work with the City of Louisville to create a new community at 1301 Courtesy Rd / 1390 Cannon St in the Delo area that will further enhance the city's charm, create more support for local business and provide much needed access to affordable and attainable housing. The property lies south of Griffith Street along Highway 42 bounded by Old World Sausage to the south and Louisville Trade Center to the north. It is within the Highway 42 Urban Renewal Area and a part of the Highway 42 Revitalization Area Framework Plan and Comprehensive Amendment. The current use of the property is light industrial containing a steel fabrication yard Plan and what used to be an explosive testing facility, however the entire site is now mostly vacant.

The Live Forward team has been reaching out, listening, and collaborating with the adjacent neighborhood, community business owners, and Louisville leaders regarding the best use for this site since last fall and have received support for this project from many of the adjacent neighbors at the Delo Townhomes, neighborhood business owners, and the overall local community. We feel this project meets the goals of the Highway 42 Revitalization Area Framework Plan and Comprehensive Plan Amendment as well as the intent of the Mixed Use Development Design Standards and Guidelines for MU-R zoning and the Delo area.

We are currently planning for a project that would include 135 units of residential housing, both in the form of townhouses and apartments designed in a style that promotes walkability, green space, sustainability, and a connected community. The proposed mix of units will consist of studios, 1 bedroom, 2 bedroom and 3 bedroom units and include 13.5% of the units as affordable meeting city guidelines. We intend to build the affordable units on site in lieu of paying a fee. Additionally, we are planning for retail to be incorporated into the apartment building on the ground floor facing Highway 42 to add another amenity for the area and its new residents.

POTENTIAL WAIVER REQUESTS

Density

MU-R Zoning allows for 20 units/gross ac of density on site. We would like to request a density waiver which would allow approximately 25 units/ acre. This will allow us to build more affordable and attainable units with potentially smaller unit sizes, increasing affordability.

Building area and length

The maximum building footprints and lengths are indicated below. We will pursue a waiver to increase the size of the building footprint and maximum length.

- Maximum building footprint
 - 10,000 sf
 - >10,000 sf with special review
- Maximum length
 - Fronting Highway 42 – Noted as N/A
 - All other buildings – 200'

Building Height

The maximum and minimum building heights are indicated below. We will pursue a waiver to decrease the minimum height of the townhome buildings.

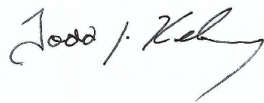
- Maximum building height
 - 3 stories or 45'
- Minimum building height
 - 2 stories or 35'

2021 IECC Appendix RC (Net Zero)

Louisville has adopted the 2021 IECC Net Zero appendix which will require this project to essentially be a net zero building and community. We endeavor to meet this requirement fully, but understand that providing enough community or on-site solar may be a challenge to meet the full letter of the code.

Thank you for your consideration. We look forward to working with you and the community to enhance the charm, character, sustainability and affordability of Louisville and bring the Highway 42 framework vision to life.

In Service,



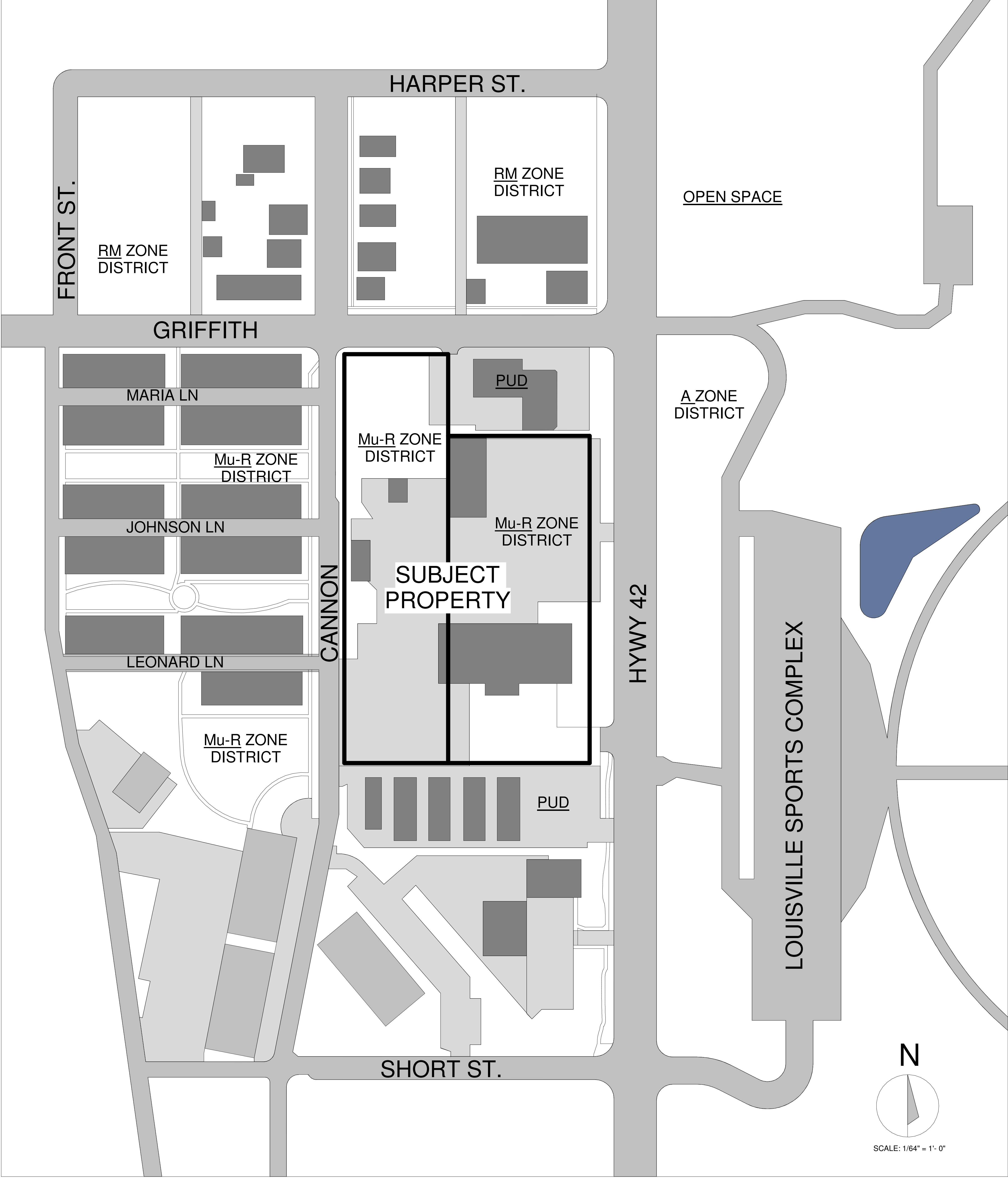
Todd Kilkenny

Courtesy Road Partners LLC

(Please consider this written consent of the owner to proceed with this process)

VICINITY MAP





A photograph of a lush garden bed. The foreground is dominated by a dense carpet of small, daisy-like flowers in shades of yellow, orange, and pink. In the background, a portion of a light-colored house is visible, along with a tree and other greenery. The scene is bright and colorful, suggesting a well-maintained and thriving garden.

A photograph of a modern, multi-story brick building with a complex, stepped facade. The building features large, dark-framed windows and a central entrance area. The facade is constructed from reddish-brown bricks, and the roofline is irregular with several gabled sections. The building is set against a clear blue sky. In the foreground, there is a paved area and some low-lying greenery.

An aerial photograph of a proposed garden at the University of York. The garden is a rectangular space with a central green lawn. It is divided into several sections by low wooden walls and paths. There are numerous raised garden beds, some of which are already planted with flowers. A large tree stands on the right side of the garden. In the background, there are several buildings, including a prominent green building. The sky is blue with some clouds.

A photograph of a modern outdoor pool area. In the foreground, a rectangular pool of water reflects the sky and the surrounding greenery. Behind the pool, a wooden fence runs across the frame. In front of the fence, there are two white lounge chairs with black frames, a small wooden table, and a wicker basket. To the right, there is a striped cushioned bench and a potted plant. In the background, a wooden pergola structure is visible, surrounded by lush green trees and foliage.

CANNON

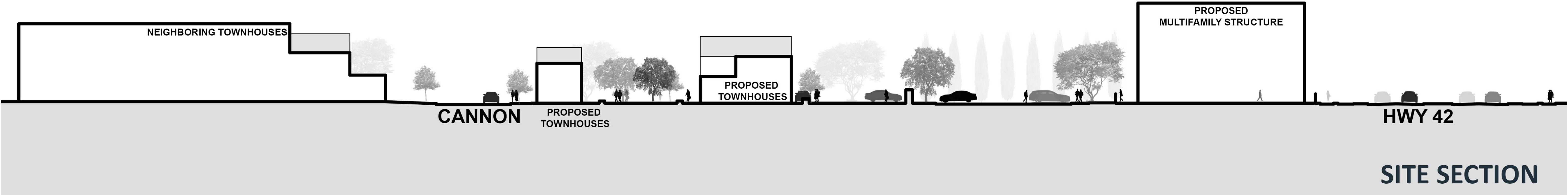


A photograph of a stone wall and a stone bench in a garden. The wall is made of irregular stones, and the bench is made of large, flat stones. Behind the wall is a dense garden with various green plants and trees.

A photograph showing three large, cylindrical metal rainwater harvesting tanks installed in a garden. Two tanks are tall and narrow, while one is shorter and wider. They are connected by black pipes. The tanks are situated next to a wooden planter box filled with green plants. In the background, there is a wooden fence and some trees.

Useable outdoor green spaces

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DELO BOOM
LOUISVILLE, COLORADO

DATE: 12.13.2023	ISSUED FOR: CITY REVIEW	SHEET TITLE: SITE SECTION
DRAWN: M1A		
PROJ. NO. NUMBER		

SHEET NUMBER
A0.00

LOTS 1 THROUGH 9, BLOCK 1, AND TRACTS A, B, C, D AND E, DELO LOFTS SUBDIVISION
PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



RAPTOR
CIVIL ENGINEERING

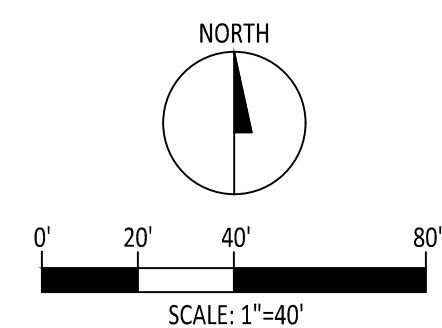
WORK@RAPTOR-CIVIL.COM
WWW.RAPTOR-CIVIL.COM
720-774-7736

23-45

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SHEET 1 OF 01



	PROPERTY LINE
	EASEMENT
	ADA ROUTE
	CONCRETE
	ASPHALT
	RETAINING WALL
	FENCE
	DOWNSPOUT
	PARKING COUNT