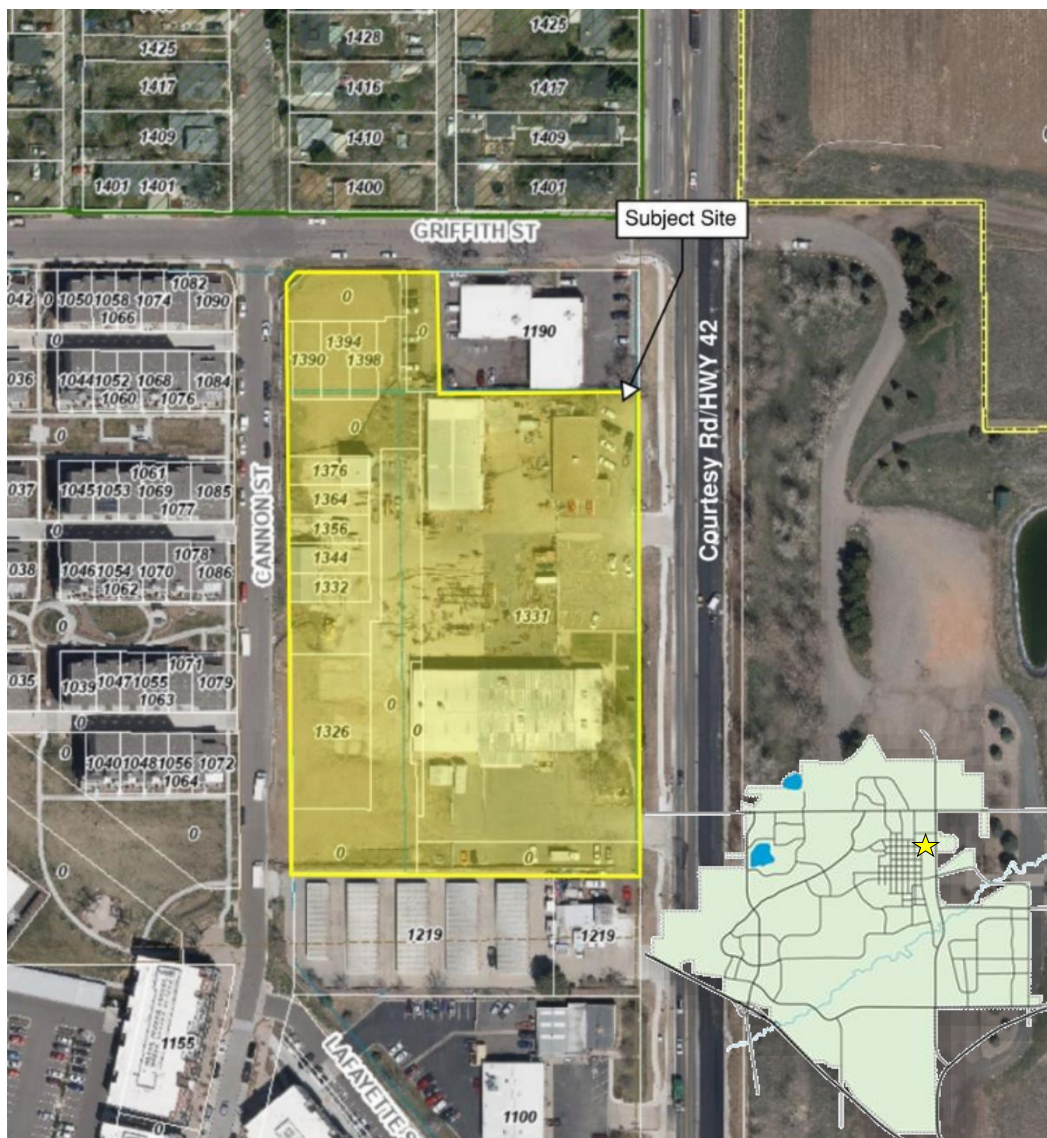


SUBJECT: CONCEPT PLAN REVIEW – 1301 COURTESY RD /
1390 CANNON ST, DELO BOOM (WEST)

DATE: FEBRUARY 6, 2024

PRESENTED BY: MATT POST, SENIOR PLANNER - COMMUNITY
DEVELOPMENT



SUBJECT: DELO BOOM CONCEPT PLAN REVIEW

DATE: FEBRUARY 6, 2024

PAGE 2 OF 5

SUMMARY:

Attached for review is a Concept Plan for the property located at 1301 Courtesy Rd / 1390 Cannon St, otherwise referred to as DELO Boom (West).

PROPOSAL:

The applicant, Live Forward Development, requests a Concept Plan review (Attachment 1) for the development of a 4.38-acre site in the Mixed Use Residential (MU-R) zone district. The proposal includes 135 dwelling units distributed amongst attached townhouses and multifamily apartments in addition to ground-floor retail / commercial space in the multifamily building.

CONCEPT PLAN:

The Concept Plan Review process was adopted by the City Council in October of 2023. The purpose of the Concept Plan Review is to provide an opportunity for an applicant to solicit comments from the City Council in the early stages of the development review process on relevant existing plans, policies, and ordinances related to the proposal prior to preparing a final land use application.

The City Council is not required to provide specific feedback on a Concept Plan application and a consensus or majority vote will not be taken. All comments provided by the City Council are advisory in nature and are not binding on the City Council. No other boards or commissions have commented on or reviewed this proposal.

Staff will not provide a recommendation on this proposal as it relates to policy or code compliance but will provide guidance on provisions relevant to the review. If the applicant chooses to move forward following this Concept Plan Review, future opportunities for public input and hearings will come with a final land use application.

PROPERTY BACKGROUND

The subject site is currently accessed at two points on Highway 42 and includes six primary and accessory structures that support existing office and industrial uses. The site is bound on the north by Griffith Street and Louisville Tire, zoned Industrial (I), on the east by Highway 42 and the Louisville Sports Complex, zoned Agriculture (A), on the south by Old Style Sausage and Louisville Store & Lock zoned Industrial (I), and on the west by Cannon Street and a townhouse development zoned Mixed Use Residential (MU-R).

The property is in the Highway 42 Revitalization Area. In 2003, the City adopted the [Highway 42 Revitalization Area Framework Plan](#) and the [Highway 42 Revitalization Area Comprehensive Plan Amendment](#). To implement these adopted plans, the city created a [Mixed Use Overlay District \(Sec. 17.14 of the LMC\)](#) and the [Mixed Use Development Design Standards and Guidelines \(MUDDSG\)](#) in 2007, which govern development of properties within the Mixed Use district. In the Highway 42 Revitalization Area, any new development, a change in use, or a substantial alteration

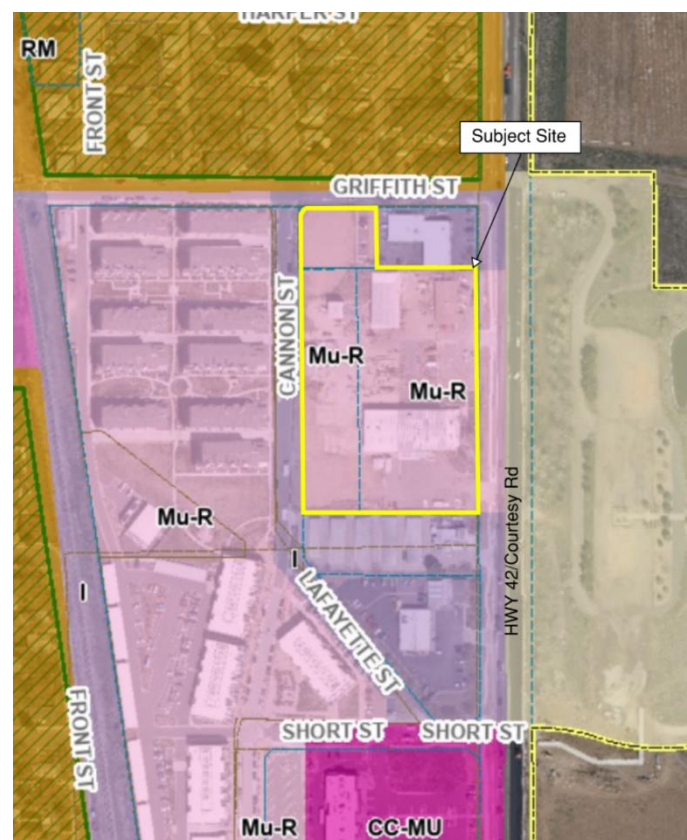
or expansion shall first apply to the city for a rezoning to either the Mixed Use Residential (MU-R) zone district or the Commercial Community (CC) zone district ([Sec. 17.14.020 of the LMC](#)).

The subject property is also located in the Highway 42 Urban Renewal Area. The city and the city's Urban Renewal Authority have adopted an [Urban Renewal Plan](#) that is intended to: *reduce, eliminate and prevent the spread of blight... to stimulate growth and reinvestment... and promote local objectives with respect to appropriate land uses* in the Urban Renewal Area (Sec. 1.3).

PROPERTY HISTORY

In 2015, the city rezoned a portion of the subject property from Industrial (I) to CC-MU by Ordinance 1704, Series 2015 (see Attachment 2). This was part of a proposal that included platting of the subject property and platting, rezoning, and developing the 1.9-acre parcel to the west (DELO Lofts). The 1.9-acre DELO Lofts parcel was rezoned to MU-R and included a preliminary PUD for a mixed use residential development.

In 2016 the city approved a final plat for all the parcels and a final Planned Unit Development (PUD) for DELO Lofts, which included a three-story apartment building with 33 units and 8 live/work units in two buildings (see Attachment 3). In 2020, the city granted a one-year extension to the PUD approval, but the project was never built. The DELO Lofts PUD has since expired.



In 2022, a PUD with a new development plan for the DELO Lofts property was submitted for review that renamed the project DELO West. The applicant proposed two apartment buildings with 66 total units, at a density of 29.5 dwellings per acres, and a 1,575 sq. ft. commercial building. The residential component exceeded the maximum density of 20 dwellings per acre and included a waiver request to the density standard as part of the application. This application was recommended for approval by the Planning Commission; however, the City Council voted to deny the application (see Attachment 4).

In 2023, the applicant submitted an application to rezone the eastern 2.47 acres of the DELO Lofts Final Subdivision Plat (Lot 10, Block 1 and Outlot 1) from CC-MU (Commercial Community – Mixed Use) to MU-R (Residential Mixed Use). The City Council approved the request which resulted in the 4.38-acre MU-R site under consideration with this Concept Plan Review (see Attachment 5).

APPLICABLE CITY REGULATIONS AND POLICIES:

The property is zoned MU-R and any proposed development and / or subdivision of land will be evaluated against the [Mixed Use Development Design Standards and Guidelines \(MUDDSG\)](#), and Titles [16](#) and [17](#) of the Louisville Municipal Code (LMC). A Planned Unit Development (PUD) and Plat (subdivision) are required to develop the subject property. All PUDs shall satisfy the review criteria in [Sec. 17.28.120 of the LMC](#), and all Plats shall be reviewed according to the procedures outlined in [Sec. 16.12 of the LMC](#). Both processes require consistency with the adopted city-wide plans listed below:

- [Comprehensive Plan](#)
- [Transportation Master Plan](#)
- [Future 42](#)
- [Highway 42 Revitalization Area Framework Plan & Amendment](#)
- [Parks, Recreation, Open Space, and Trails Comprehensive Master Plan](#)

PRELIMINARY KEY ISSUES

Staff and the applicant have identified several key issues for consideration during this Concept Plan review. These items do not reflect a full and complete evaluation of the proposal as they relate to applicable development provisions. Staff will complete a full and in-depth review of this proposal with a final land use application.

- **Density:** The applicant will request consideration of a waiver to the maximum residential density allowed. [Sec. 17.14.160 of the LMC](#) limits residential uses in the MU-R zone district to 20 units per acre. The Concept Plan shows 25 units per acre. The applicant states that permitting more units on site will allow the development to include inclusionary housing pursuant to the requirements of [Sec. 17.76](#) of the LMC.
- **Building Area:** The applicant will request consideration of a Special Review Use to allow a building footprint of greater than 10,000 square feet. Pursuant to [Sec. 17.14.160 of the LMC](#), the maximum ground floor building footprint in the MU-R zone district is 10,000 square feet. The proposed multifamily building exceeds 10,000 square feet. Special Review Uses are evaluated against the review criteria found in [Sec. 17.40.100 of the LMC](#). A Special Review Use shall be referred to the Planning Commission for recommendation and approved by the City Council.

- **Building Height:** The applicant will request consideration of a waiver to decrease the minimum building height. In accordance with [Sec. 17.14.160 of the LMC](#), the minimum building height in the MU-R zone district is 35 feet and two-stories. The applicant is proposing two-story townhouses that are less than 35 feet in height.

Other elements of the proposed development and site design that require further consideration include but are not limited to:

- Inclusionary Housing – the applicant has indicated that providing the total number of required inclusionary units on-site may be a challenge with current density limitations and Energy Code requirements, though have indicated their intent to provide the required percentage of on-site units.
- Transportation Improvements – a traffic study submitted with a formal land use application will inform the scope of required transportation infrastructure improvements and any additional street connection requirements.
- Architectural Massing and Building Design – final building massing, design, and heights will be a key item to review against the MUDDSG.

CONCLUSION:

All comments provided to the applicant by the City Council in response to this Concept Plan are advisory in nature and are not binding on the City Council.

In accordance with the Concept Plan Review process, staff have not provided a recommendation on this proposal as it relates to policy or code compliance.

PUBLIC COMMENTS:

No public comments have been received.

ATTACHMENTS:

1. Application Materials
2. Ordinance No. 1704, Series 2015
3. DELO Lofts PUD and Subdivision
4. Resolution No. 37, Series 2022
5. Ordinance No. 1864, Series 2023
6. Presentation

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): 1390 Cannon St, 1301 Courtesy Rd.

Legal Description:

Lot 1-9 Block 1, A-E Subdivision DeLo Lofts

Lot Area: _____ Sq. Ft. or 4.386 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:

Development of a Multifamily, Townhomes and potential mixed use, including retail, project in the Highway 42 Urban Renewal Area, also known as DELO. 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 potentially include 13.5% of the units as affordable meeting city guidelines. 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.

Property Owner Information

Name: Todd Kilkeny Entity (if applicable) Courtesy Road Partners LLC

Address: 915 S Pearl St Denver, CO 80209

Phone: 480-747-0365 Email: todd@liveforward.build

Application Representative Information

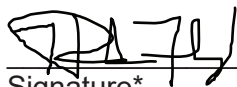
Name: Hunter Floyd Entity (if applicable) _____

Address: _____

Phone: 480-747-0365 Email: hfloyd@stayble-re.com

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*

Hunter Floyd

Print Name

01.29.24

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.

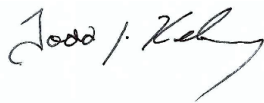
- Maximum building height
 - 3 stories or 45'
- Minimum building height
 - 2 stories or 35'

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,

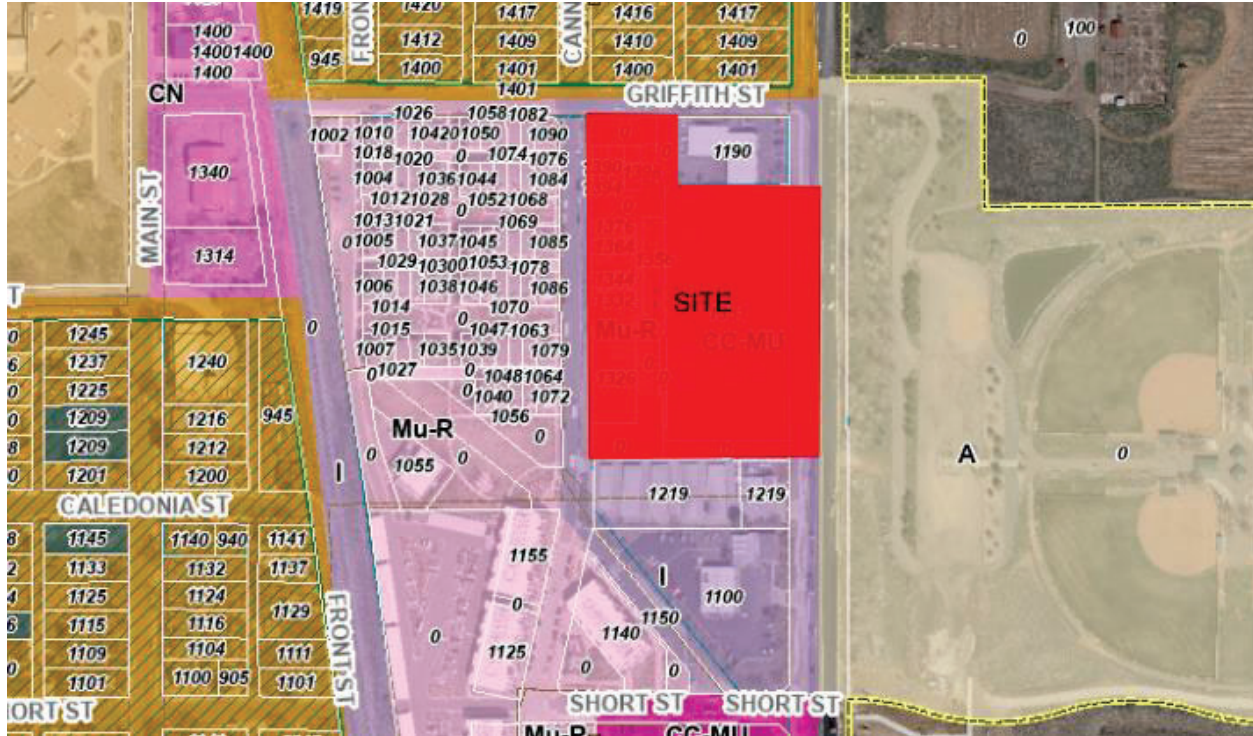


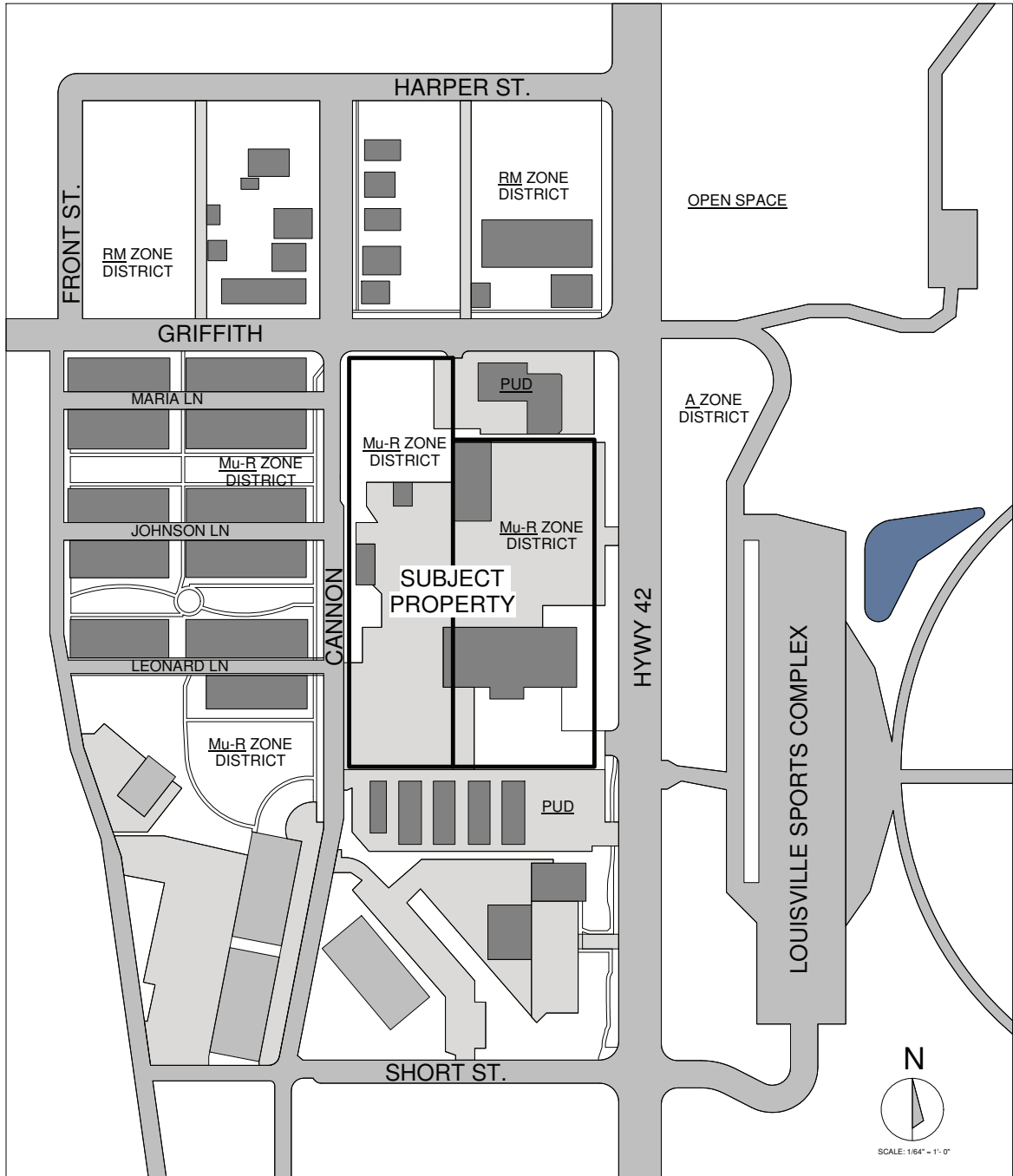
Todd Kilkenny

Courtesy Road Partners LLC

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

VICINITY MAP





A modern outdoor lounge area featuring a wooden slat wall, two white lounge chairs, and a swimming pool. The scene is set in a lush, green environment with a large tree on the left and a wooden structure in the background. The pool is in the foreground, reflecting the sky and the surrounding greenery.

CANNON



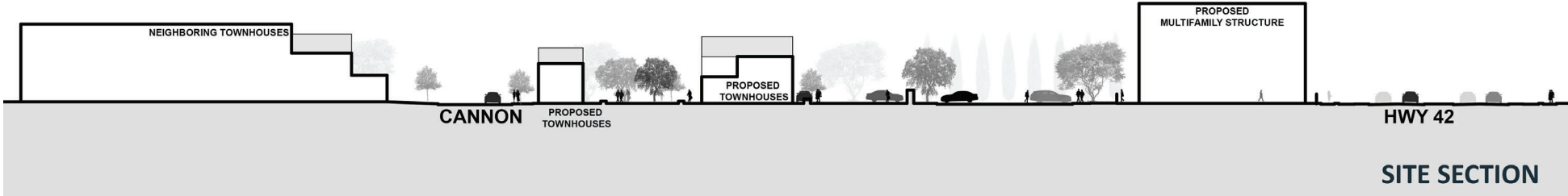
A photograph of a modern building with a textured, stone-like facade. The building features large, dark-framed windows and a prominent external staircase on the left side. The architecture is characterized by its geometric forms and natural material finish.

Useable outdoor green spaces

HYWY 42

HWY 42

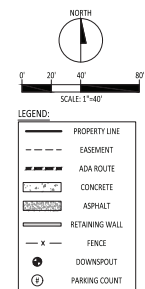
C:\Users\chad\OneDrive\Documents\Louisville_Central_mitchell@meridian108.com.rvt 12/14/2023 9:54:48 AM



		M1A MERIDIAN 108 ARCHITECTURE	DELO BOOM LOUISVILLE, COLORADO	DATE: 12.13.2023	ISSUED FOR: CITY REVIEW	SHEET TITLE: SITE SECTION	SHEET NUMBER A0.00
				DRAWN: M1A			
				PROJ. NO. NUMBER			

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

SITE SUMMARY:
TOWNHOMES: 36 UNITS
APARTMENTS: 99 UNITS
PARKING: 236 SPACES
*INCLUDES 176 SURFACE SPACES (WITH 7 ADA SPACES), 20 PARALLEL SPACES
ALONG CANNON STREET, 20 DRIVEWAY SPACES, & 20 GARAGE SPACES



DELO BOOM
CONCEPT DRAWINGS
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

23-45

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USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED
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ENGINEERING.

NOT FOR CONSTRUCTION

[illegible]

CONCEPT SITE PLAN

1

SHEET 1 OF 01

**ORDINANCE NO. 1704
SERIES 2015**

**AN ORDINANCE APPROVING A REZONING OF A 4.39-ACRE PARCEL OF LAND
LOCATED AT 1100 GRIFFITH STREET, 1331 CANNON STREET, AND 1301
COURTESY ROAD FROM CITY OF LOUISVILLE INDUSTRIAL (I) ZONING TO
CITY OF LOUISVILLE COMMERCIAL COMMUNITY (CC) AND CITY OF
LOUISVILLE MIXED-USE RESIDENTIAL (MU-R).**

WHEREAS, BOOM, LLC is the owner of certain real property totaling approximately 4.39 acres, which property is designated as a portion of the Louisville Trade Center, Industrial Area and Caledonia Place subdivisions, is within the Highway 42 Revitalization Area and the legal description of which is attached hereto as Exhibit A (the "Property"); and

WHEREAS, the landowner of said property has submitted to the City Council of the City of Louisville a request to approve a rezoning of the Property from Industrial (I) to Commercial Community (CC) and Mixed-Use Residential (MU-R); and

WHEREAS, the Louisville Planning Commission has held a public hearing on the proposed rezoning and has forwarded a recommendation to the City Council to approve the rezoning, and the City Council has duly considered the Commission's recommendation; and

WHEREAS, the City Staff and Louisville Planning Commission have reviewed the proposed rezoning and found it to comply with the comprehensive plan, Louisville zoning regulations and other applicable sections of the Louisville Municipal Code; and

WHEREAS, the City Council finds the request complies with the Highway 42 Revitalization Area Land Use Plan Exhibit referenced in Section 17.14.090 of the Louisville Municipal Code; and

WHEREAS, the City Council has held a public hearing on the proposed rezoning and has provided notice of the public hearing as provided by law; and

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

WHEREAS, the Commercial Community (CC) and Mixed-Use Residential (MU-R) zoning classification for the Property are consistent with the City of Louisville comprehensive plan, Louisville zoning regulations and other applicable sections of the Louisville Municipal Code.

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

Section 1. Pursuant to the zoning ordinances of the City, that certain Property located at 1100 Griffith Street, 1331 Cannon Street, and 1301 Courtesy Road within the Highway 42 Revitalization Area and legally described on Exhibit A, attached hereto and incorporated herein by reference, is hereby zoned from City of Louisville Industrial (I) to City of Louisville Commercial

Community (CC) and City of Louisville Mixed Use Residential (MU-R), and the City zoning map shall be amended accordingly. The portions of the Property rezoned to CC and MU-R are identified on Exhibit A.

**INTRODUCED, READ, PASSED ON FIRST READING, AND ORDERED
PUBLISHED** this 10th day of October 2015.

ATTEST:

Nancy Varra
Nancy Varra, City Clerk



Robert P. Muckle
Robert P. Muckle, Mayor

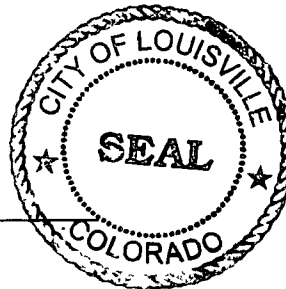
APPROVED AS TO FORM:

Light Kelly, P.C.
Light Kelly, P.C.
City Attorney

PASSED AND ADOPTED ON SECOND AND FINAL READING, this 2nd day of
November, 2015.

ATTEST:

Nancy Varra
Nancy Varra, City Clerk



Robert P. Muckle
Robert P. Muckle, Mayor

Exhibit A
Legal Description

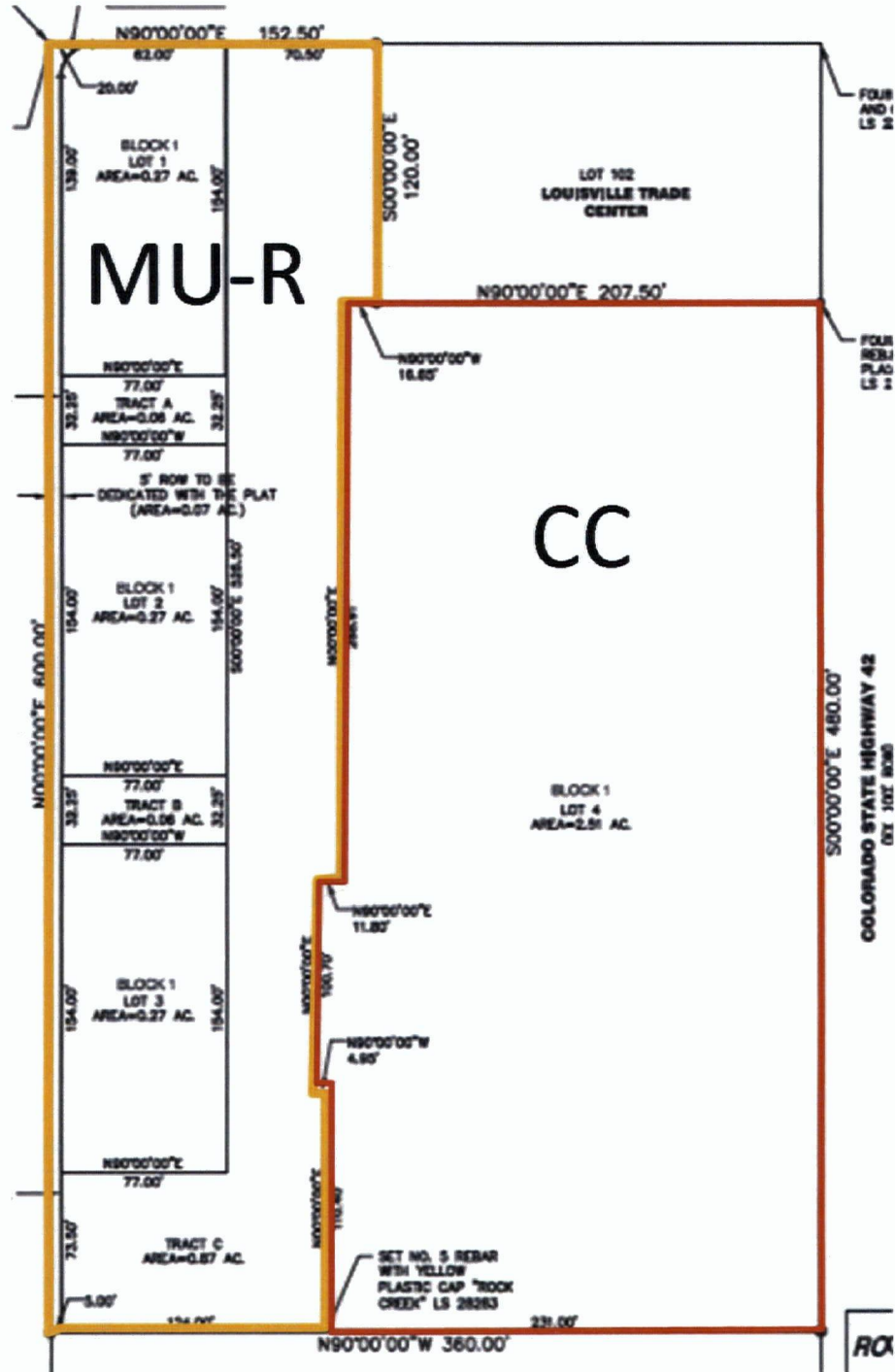
LOT 101, LOUISVILLE TRADE CENTER, LOTS 2 THROUGH 5, BLOCK A, INDUSTRIAL AREA SUBDIVISION AND A PORTION OF LOT 4, BLOCK 13, CALEDONIA PLACE LOCATED IN THE NORTHEAST ¼ OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 101;
THENCE NORTH 90°00'00" EAST A DISTANCE OF 152.50 FEET ALONG THE SOUTH RIGHT-OF WAY LINE OF GRIFFITH STREET TO THE NORTHEAST CORNER OF SAID LOT 101;
THENCE SOUTH 00°00'00" EAST, 120.00 FEET ALONG THE EAST LINE OF SAID LOT 101 TO THE SOUTHEAST CORNER OF SAID LOT 101 BEING A POINT ON THE NORTH LINE OF SAID LOT 2;
THENCE NORTH 90°00'00" EAST, 207.50 FEET ALONG THE NORTH LINE OF SAID LOT 2 TO THE NORTHEAST CORNER OF SAID LOT 2;
THENCE SOUTH 00°00'00" EAST A DISTANCE OF 480.00 ALONG THE EAST LINE OF SAID INDUSTRIAL AREA SUBDIVISION TO THE SOUTHEAST CORNER OF SAID LOT 5;
THENCE NORTH 90°00'00" WEST, 360.00 FEET ALONG THE SOUTH LINE OF SAID LOT 5 TO THE SOUTHWEST CORNER OF SAID LOT 5;
THENCE NORTH 00°00'00" WEST, 600.00 FEET ALONG THE WEST LINE OF SAID LOTS 5, 4, 3, 2 AND 101 TO THE NORTHWEST CORNER OF SAID LOT 101, THE POINT OF BEGINNING;

CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

AREA = 4.39 ACRES

EXHIBIT A



delo Final Planned Unit Development

A part of section 8, township 1 south, range 69 west of the 6th p.m.
City of Louisville, County of Boulder, State of Colorado

LOFTS

ATTACHMENT 3

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P.O. Box 18287
Denver, CO 80218
Phone (303) 531-4905
www.pcsgruopco.com



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Suite 204
Louisville, CO 80027
Phone (720) 975-0177
www.j3engineering.net



architecture
OZ Architecture
3003 Larimer Street
Denver, CO 80205
Phone (303) 861-5704
www.OZarch.com



owner's representative
Foundry Builders, Inc.
21 South Sunset Street
Longmont, CO 80501
Phone: (720) 524-3420



delo

LOFTS

COVER SHEET

SUBMITTAL	no	date	description
	1	03.11.2016	Initial Submittal
designed by: sta	2	07.29.2016	Second Submittal
drawn by: kim	3	09.16.2016	Third Submittal
checked by: pms	4	11.16.2016	Fourth Submittal
project #: 8675309	5	05.19.2017	For Approval

CITY COUNCIL SIGNATURE BLOCK

APPROVED THIS 16 DAY OF DECEMBER 2016 BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO. Resolution No. 71, Series 2016

MAYOR [Signature] CITY CLERK [Signature]



PLANNING COMMISSION CERTIFICATION

RECOMMENDED APPROVAL THIS 16 DAY OF NOVEMBER 2016 BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO. RESOLUTION NO. 25 SERIES 2016

CHAIRMAN _____

CLERK & RECORDER CERTIFICATE - COUNTY OF BOULDER, STATE OF COLORADO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK _____ M. THIS 16 DAY OF JUNE, OF 2017, AND IS RECORDED IN PLAN FILE _____ FEE _____ PAID _____ FILM NO. 03600773 RECEPTION _____

RECORDER _____

DEPUTY _____

OWNERSHIP SIGNATURE BLOCK

BY SIGNING THIS FDP/UD, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL THE REQUIREMENTS AND INTENT SET FORTH BY THIS FDP/UD. WITNESS OUR HANDS AND SEALS THIS 16 DAY OF June, 2017

OWNER: DELO WEST, LLC
JUSTIN MACGILLIVRAY, MANAGER

NOTARY [Signature]



(NOTARY SEAL)

Louisville, Colorado

sheet

1 of 21

delo Final Planned Unit Development

LOFTS

A part of section 8, township 1 south, range 69 west of the 6th p.m.
City of Louisville, County of Boulder, State of Colorado

LEGAL DESCRIPTION

LOT 101, LOUISVILLE TRADE CENTER AND A PORTION OF LOT 2, BLOCK A, LOT 3, BLOCK A, LOT 4, BLOCK A AND LOT 5, BLOCK A, INDUSTRIAL AREA SUBDIVISION LOCATED IN THE NORTHEAST ¼ OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 101;
THENCE NORTH 90°00'00" EAST A DISTANCE OF 152.50 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF GRIFFITH STREET TO THE NORTHEAST CORNER OF SAID LOT 101;
THENCE SOUTH 00°00'00" EAST, 120.00 FEET ALONG THE EAST LINE OF SAID LOT 101 TO THE SOUTHEAST CORNER OF SAID LOT 101 BEING A POINT ON THE NORTH LINE OF SAID LOT 2;
THENCE NORTH 90°00'00" WEST, 16.60 FEET ALONG THE SOUTH LINE OF SAID LOT 101;
THENCE SOUTH 00°00'00" EAST A DISTANCE OF 266.90;
THENCE NORTH 90°00'00" WEST, 11.80 FEET;
THENCE SOUTH 00°00'00" EAST A DISTANCE OF 100.70 FEET;
THENCE NORTH 90°00'00" EAST, 4.95 FEET;
THENCE SOUTH 00°00'00" EAST A DISTANCE OF 110.40 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 5;
THENCE NORTH 90°00'00" WEST, 129.00 FEET ALONG THE SOUTH LINE OF SAID LOT 5 TO THE SOUTHWEST CORNER OF SAID LOT 5;
THENCE NORTH 00°00'00" WEST, 800.00 FEET ALONG THE WEST LINE OF SAID LOTS 5, 4, 3, 2 AND 101 TO THE NORTHWEST CORNER OF SAID LOT 101, THE POINT OF BEGINNING.

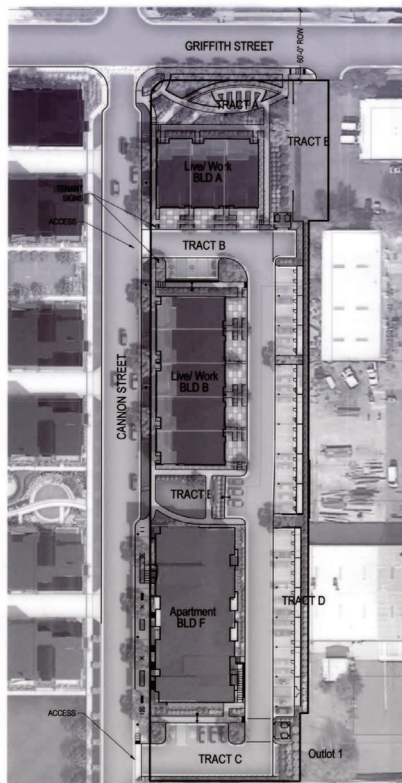
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.

AREA = 1.87 ACRES
(SURVEY BY ROCK CREEK, DATED AUGUST 28th 2013)

PROJECT DESCRIPTION

PLATTED AREA: 44.39 AC.
TOTAL GROSS PROJECT AREA: 41.91 AC.

CURRENT ZONING: MIXED USE RESIDENTIAL (MU-R)
PROPOSED ZONING: MIXED USE RESIDENTIAL (MU-R)
ACCESS: CANNON STREET (FULL MOVEMENT)

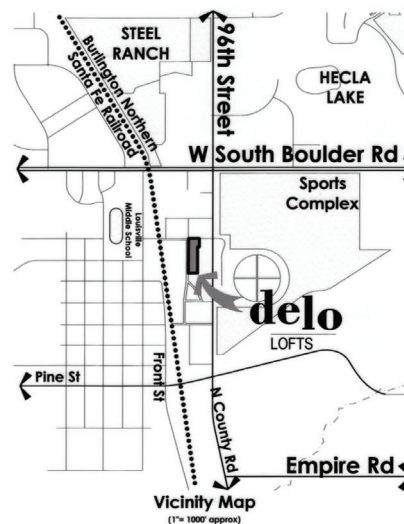


1 MASTER PLAN - DELO LOFTS

OWNERSHIP AND LAND USE SUMMARY

PARCEL	TOTAL AREA (AC)	OWNERSHIP	PRIMARY USES	MAINTENANCE
TRACT A	0.14	DELO WEST, LLC	PRIVATE UTILITIES, DRY UTILITY EASEMENTS, DRAINAGE, OUTDOOR USES, PUBLIC ACCESS, MONUMENTATION AND DRAINAGE	DELO LOFTS OA
TRACT B	0.38	DELO WEST, LLC	PRIVATE UTILITIES, DRY UTILITY EASEMENTS, DRAINAGE, OUTDOOR USES AND PUBLIC ACCESS	DELO LOFTS OA
TRACT C	0.55	DELO WEST, LLC	PRIVATE UTILITIES, PRIVATE PARKING, ACCESS, DRY UTILITY EASEMENTS, MONUMENTATION AND DRAINAGE	DELO LOFTS OA
TRACT D	0.04	DELO WEST, LLC	PRIVATE UTILITIES AND PARKING, DRY UTILITY EASEMENTS, DRAINAGE, OUTDOOR USES AND PUBLIC ACCESS	DELO LOFTS OA
TRACT E	0.08	DELO WEST, LLC	PRIVATE UTILITIES, DRY UTILITY EASEMENTS, DRAINAGE, OUTDOOR USES AND PUBLIC ACCESS, PARKING	DELO LOFTS OA
OUTLOT 1	0.17	BOOM, LLC	PRIVATE UTILITIES, DRY UTILITY EASEMENTS, DRAINAGE, AND PUBLIC ACCESS	DELO LOFTS OA

NOTE: EXISTING ENCUMBRANCES AND USES ARE NOTED ON THE DRAWINGS AND ARE NOT SUPERSEDED BY THE OWNERSHIP / USE TABLE.



delo

LOFTS

SHEET TITLE

PROJECT INTRODUCTION

SUBMITTAL	no	date	description
designed by: sta	1	03.11.2016	Initial Submittal
drawn by: km	2	07.29.2016	Second Submittal
checked by: pms	3	09.16.2016	Third Submittal
project #: 8675309	4	11.16.2016	Fourth Submittal
	5	05.19.2017	For Approval

scale: 1"=50'

0 25 50 100

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PCS Group Inc.
P.O. Box 18287
Denver, CO 80218
Phone (303) 531-4905
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OZ Architecture
3003 Larimer Street
Denver, CO 80205
Phone (303) 861-5704
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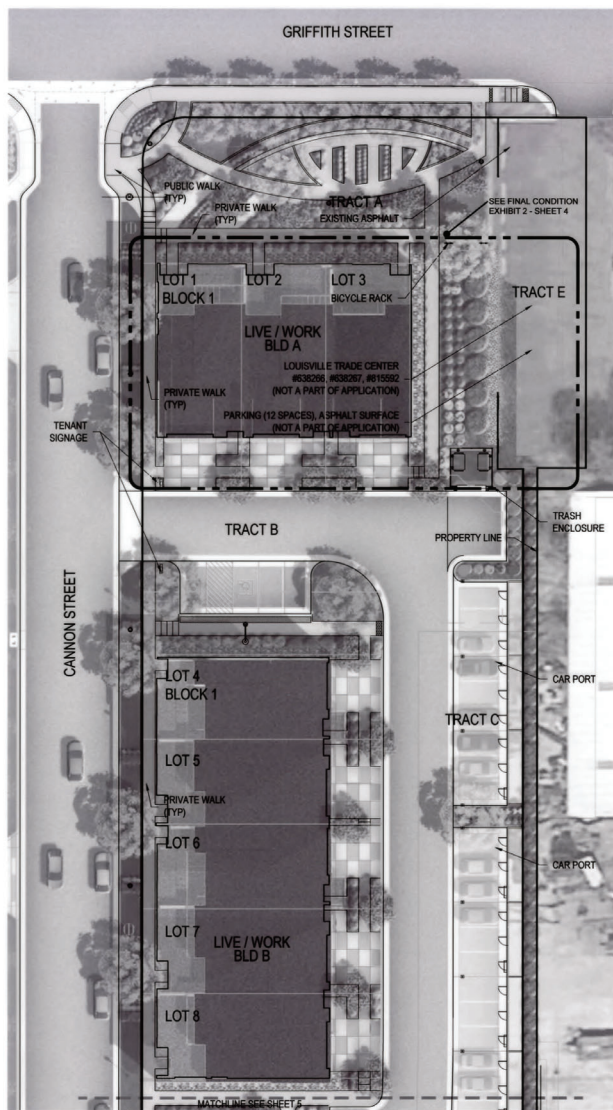
owner's representative
Foundry Builders, Inc.
21 South Sunset Street
Longmont, CO 80501
Phone (720) 524-3620

sheet
2 of 2

delo Final Planned Unit Development

LOFTS

A part of section 8, township 1 south, range 69 west of the 6th p.m.
City of Louisville, County of Boulder, State of Colorado



1 COMMERCIAL / LIVE WORK AREA-INTERIM CONDITION

BULK & DIMENSION STANDARDS - COMMERCIAL / LIVE WORK

	STANDARD	PROVIDED ¹
MIN. LOT AREA	1,800 SF	2,392.5 SF
MIN. LOT WIDTH	25'	29'
MIN. LOT COVERAGE	40%	70%
MIN. LANDSCAPE COVERAGE ²	10%	18.5%
MAX. FOOTPRINT	15,000 SF ³	8,414 SF
MAX. LENGTH ALONG STREET	200'	145'
MIN. % STREET FRONTAGE	70%	62% ⁴
BUILDING SETBACKS		
MIN. & MAX. PUBLIC STREET TRACT ^{5,6}	MAXIMUM: 10'	MAXIMUM: 10'
SETBACK (PRINCIPAL USES)	MINIMUM: 0'	MINIMUM: 0'
MIN. SIDE YARD SETBACK ^{1,3}	0'	0'
(PRINCIPAL & ACCESSORY USES)	0'	0'
MIN. STREET SIDE YARD SETBACK	0'	0'
(PRINCIPAL & ACCESSORY USES)	0'	0'
MIN. REAR YARD SETBACK ¹	20'	70'
(PRINCIPAL USES)	0'	4'
MIN. REAR YARD SETBACK ³	0'	4'
(ACCESSORY USES)	0'	4'
MAX. BUILDING HEIGHT		
PRINCIPAL USES ^{1,3}	MIN. 2 STORIES/24'	3 STORIES / 39'
ACCESSORY USES ^{1,3}	MAX. 3 STORIES/34'	
PARKING SETBACK		
GRIFFITH ST. & CANNON ST. R.O.W.	10'	13'
PROPERTY LINE	5'	1.5'

¹ SEE SIMPLE LOTS CREATED WITHIN BUILDINGS SHALL HAVE NO SETBACK REQUIREMENT BETWEEN INTERNAL UNITS.

² ACCESSORY STRUCTURES AS ALLOWED PER APPLICABLE CITY CODE AND PER MASTER PLAN AND GENERAL NOTES.

³ SHALL BE SUBJECT TO MUDDOG, SECTION 4, RESIDENTIAL PROTECTION AND TRANSITIONAL STANDARDS.

⁴ TO BE ADHERED TO AS A FRONT SETBACK.

⁵ REAR SETBACKS SHALL BE MEASURED FROM EXTERNAL PROPERTY LINES OF THE DEVELOPMENT.

⁶ A 30' IS REQUIRED FOR BUILDING FOOTPRINTS OVER 10,000 SF.

⁷ LANDSCAPE COVERAGE IS BASED ON TOTAL PROJECT AREA.

⁸ MINIMUM % OF STREET FRONTAGE IS BASED ON A TOTAL SITE CALCULATION AND NOT ITEMIZED BY USES.

⁹ THE INFORMATION PROVIDED IS DEPICTING GENERAL INTENT AND MAY VARY WITHIN THE CONSTRUCTION DOCUMENTS, BUT SHALL NOT DEVIATE FROM THE STANDARDS SET FORTH AS PRESCRIBED WITHIN THIS FINAL PUD.

USE CHART

PRINCIPAL ¹	USE GROUP	USES ²	LOCATION	UNITS
COMMERCIAL / LIVE WORK	PROFESSIONAL / BUSINESS / OFFICE / RETAIL / LIVE WORK		LOT 1-8	8

¹ THE ANTICIPATED PRINCIPAL USES EXCEED THE MINIMUM REQUIREMENTS OF TWO USES AND PROVIDES A PUBLIC BENEFIT.

² ALL USES PER TABLE 1 OF SECTION 17.14.050 ARE ALLOWED, WHICH MAY FURTHER DIVERSIFY THE RANGE OF USES WITHIN THE PROJECT.

PARKING SUMMARY

COMMERCIAL & LIVE WORK CRITERIA	GROSS LEASEABLE AREA (GLA)	REQUIRED	INTERIM	PROVIDED
COMMERCIAL 1 SP / 300 SF	1,430 SF per UNIT ³	32	OFF STREET= 11 ON STREET= 14	OFF STREET= 24 ON STREET= 14
LIVE WORK	2,770 per UNIT ³	16	INDOOR= 32 OUTDOOR= 4	INDOOR= 32 OUTDOOR= 4
TOTAL	33,600 SF	48 ^{3,4}	57 ^{3,4}	70 ^{3,4}
		RATIO: 1:560 SF ¹	RATIO: 1:455 SF ²	

¹ GLA IS ASSUMED TO BE 80% OF TOTAL COMMERCIAL AREA AS PROPOSED.

² THE COMMERCIAL / LIVE WORK BUILDINGS ARE COMPATIBLE WITH THE OVERALL USES WITHIN DELO SUBDIVISION AND MAY ALSO SHARE EXISTING PARKING FROM DELO PHASE I, PHASE II, AND PHASE III.

³ SQUARE FOOTAGE FOR COMMERCIAL AND LIVE WORK USES ARE BASED ON AN ANTICIPATED AVERAGE AND NOT A REQUIRED OR ALLOWABLE AMOUNT TO LONG AS THE MAXIMUM AMOUNT OF RESIDENTIAL AREA DOES NOT EXCEED 80% OF THE TOTAL OCCUPABLE SPACE.

⁴ ALL PARKING FOR DELO LOFTS SHALL BE CALCULATED ON AN AGGREGATE BASIS FOR THE PROJECT AND NOT BY INDIVIDUAL UNITS.

COMMERCIAL / LIVE WORK AREA NOTES

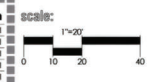
- THE COMMERCIAL / LIVE WORK BUILDINGS ARE ORGANIZED AROUND TWO PRIMARY POINTS OF ACCESS KNOWN AS CANNON STREET. ADDITIONALLY THIS SITE LAYOUT ENHANCES ACCESS TO EXISTING AND FUTURE PUBLIC PLAZAS, GREEN SPACES, GREENWAYS, AND MULTI-MODAL TRANSPORTATION OPPORTUNITIES.
- REFER TO THE LAND USE SUMMARY AND/OR SUBDIVISION AGREEMENT FOR TRACT OWNERSHIP AND GENERAL MAINTENANCE INFORMATION INCLUDING DELINEATION OF MAINTENANCE RESPONSIBILITIES.
- USES ALLOWED BY RIGHT: ALL USES AS PERMITTED IN THE LOUISVILLE MUNICIPAL CODE SECTION 17.14.050, TABLE 1 IN ADDITION TO THOSE NOTED ON THE MASTER PLAN AND GENERAL NOTES.
- BUILDINGS MAY BE BUILT AT TWO OR THREE STORY HEIGHTS, OR COMBINATIONS THEREOF AND MAY INCLUDE OUTDOOR LIVING SPACES.
- LANDSCAPING WILL MEET THE INTENT OF THE APPROVED PLAN AND WITH MUDDOG REQUIREMENTS.
- THE PROPOSED COMMERCIAL AND LIVE WORK BUILDINGS SHALL BE PROTECTED WITH A FIRE SPRINKLER SYSTEM THAT SHALL BE OFF A LOOPED MAIN SUCH THAT NO MORE THAN ONE SERVICE IS OFF A DEAD-END LINE.
- ALL BUILDING HEIGHTS RELATIVE TO ASSOCIATED GRADE SHALL BE MEASURED PER THE CITY OF LOUISVILLE MUNICIPAL CODE.
- BLOCKS AND TRACTS DO NOT CONSTITUTE A FIRM DELINEATION OF PARKING AND SHALL BE SHARED BETWEEN RESIDENTIAL AND COMMERCIAL / LIVE WORK UNITS.
- THE COMMERCIAL / LIVE WORK UNITS SHALL HAVE ADDITIONAL CONDITIONS, COVENANTS AND RESTRICTIONS (CCRs) THAT WILL BE CREATED BY DELO LOFTS H.O.A.
- IT IS ENCOURAGED TO PLANT DROUGHT TOLERANT, LOW GROWING PLANT MATERIAL IN THE ISLANDS BETWEEN THE PAVEMENT STRIPS CREATED BY DRIVE APRONS AND EDGE OF LAKE / GARAGE. EVERGREEN AND DECIDUOUS SHRUB PLANTINGS WILL AID IN CREATING A MORE INVITING SPACE BY SOFTENING MANY OF HARDSCAPE ELEMENTS, AND SHALL COMPLY WITH ESTABLISHED SETBACKS.
- ALL SNOW REMOVAL SHALL BE THE RESPONSIBILITY OF THE OWNERS ASSOCIATION AND SNOW REMOVAL FROM THE WALK WITHIN RIGHT-OF-WAY AND IN PUBLIC ACCESS EASEMENT ON PRIVATE PROPERTY SHALL BE CONSISTENT WITH THE REQUIREMENTS OF THE CITY CODE.
- FINAL CONDITION IS CONCEPTUAL ONLY, IS NOT APPROVED BY THIS PUD AND IS SUBJECT TO FURTHER REVIEW AND APPROVAL, DISAPPROVAL OR MODIFICATION THROUGH A SEPARATE PUD AMENDMENT PROCESS.



2 COMMERCIAL / LIVE WORK AREA-FINAL CONDITION SCALE: 1"=40'

SHEET TITLE COMMERCIAL / LIVE WORK AREA

SUBMITTAL	no	date	description
designed by: sta	1	03.11.2016	Initial Submittal
drawn by: km	2	07.29.2016	Second Submittal
checked by: pms	3	09.16.2016	Third Submittal
project #: 8675309	4	11.16.2016	Fourth Submittal
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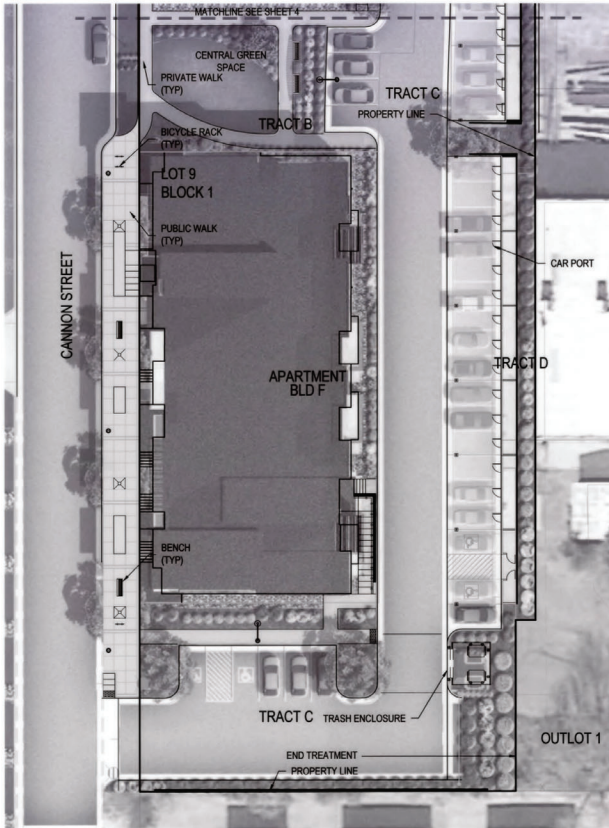
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delo Final Planned Unit Development

A part of section 8, township 1 south, range 69 west of the 6th p.m.
City of Louisville, County of Boulder, State of Colorado

LOFTS



BULK & DIMENSION STANDARDS - RESIDENTIAL

	STANDARD	PROVIDED ¹
MIN. LOT AREA	NA	12,641.5 SF
MIN. LOT WIDTH	NA	82'
MIN. LOT COVERAGE	40%	77%
MIN. LANDSCAPE COVERAGE ²	10%	22%
MAX. FOOTPRINT	15,000 SF ³	9,828 SF
MAX. LENGTH ALONG STREET	200'	151'
MIN. % STREET FRONTAGE	70%	62% ⁴
BUILDING SETBACKS		
MIN. & MAX. PUBLIC STREET/TRACT ^{5,6} SETBACK (PRINCIPAL USES)	MAXIMUM: 10' MINIMUM: 0'	4.5'
MIN. SIDE YARD SETBACK ^{1,7} (PRINCIPAL & ACCESSORY USES)	0'	0'
MIN. STREET SIDE YARD SETBACK ^{1,8} (PRINCIPAL & ACCESSORY USES)	0'	NA
MIN. REAR YARD SETBACK ¹ (PRINCIPAL USES)	0'	63'
MIN. REAR YARD SETBACK ² (ACCESSORY USES)	0'	5'
MAX. BUILDING HEIGHT	MIN. 3 STORIES/30' MAX. 5 STORIES/45'	3 STORIES/45'
PRINCIPAL USES ⁹	MIN. 3 STORIES/30' MAX. 5 STORIES/45'	3 STORIES/45'
ACCESSORY USES ¹⁰	20' MAX.	11'
PARKING SETBACK		
GRIFFITH ST. & CANNON ST. R.O.W.	10'	13'
PROPERTY LINE	5'	5'

¹ SEE SAMPLE LOTS CREATED WITHIN BUILDINGS SHALL HAVE NO SETBACK REQUIREMENT BETWEEN INTERNAL UNITS.
² ACCESSORY STRUCTURES AS ALLOWED PER APPLICABLE CITY CODE AND PER MASTER PLAN AND GENERAL NOTES.
³ SHALL BE SUBJECT TO MUDDSG, SECTION 8, RESIDENTIAL PROTECTION AND TRANSITIONAL STANDARDS.
⁴ TO BE ADJUSTED TO MEET 10% AS A FRONT SETBACK.
⁵ REAR SETBACKS SHALL BE MEASURED FROM EXTERNAL PROPERTY LINES OF THE DEVELOPMENT.
⁶ A BRU IS REQUIRED FOR BUILDING FOOTPRINTS OVER 10,000 SF.
⁷ LANDSCAPE COVERAGE IS BASED ON TOTAL PROJECT AREA.
⁸ MINIMUM % OF STREET FRONTAGE IS BASED ON A TOTAL SITE CALCULATION AND NOT ITEMIZED BY USES.
⁹ THE INFORMATION PROVIDED IS DEPICTING GENERAL INTENT AND MAY VARY WITHIN THE CONSTRUCTION DOCUMENTS, BUT SHALL NOT DEVIATE FROM THE STANDARDS SET FORTH AS PRESCRIBED WITHIN THIS FINAL PUD.

USE CHART

PRINCIPAL USE GROUP	USES ¹	LOCATION
RESIDENTIAL	MULTI-UNIT DWELLING APARTMENTS/CONDOMINIUMS	LOT 9

¹ ALL USES PER TABLE 1 OF SECTION 17.14.050.A ARE ALLOWED, WHICH MAY FURTHER DIVERSIFY THE RANGE OF USES WITHIN THE PROJECT.

PARKING SUMMARY

RESIDENTIAL CRITERIA	DWELLING UNITS	REQUIRED	PROVIDED	PARKING RATIO
STUDIO / 1 BR X 1 SP / DU	STUDIO / 1 BR : 27	27	OFF STREET+45	
2 & 3 BR X 2 SP / DU	2 & 3 BR X 2 : 6	12	LOADING+1	
GUEST 1 SP / 8 DU		4	BICYCLE+6	
TOTAL	33 UNITS	43	43	1.3

RESIDENTIAL NOTES AND STANDARDS

- THE RESIDENTIAL (MULTI DWELLING UNITS) WILL BE ORGANIZED AROUND TWO PRIMARY POINTS OF ACCESS KNOWN AS CANNON STREET. THIS SITE LAYOUT ENHANCES ACCESS TO PUBLIC PLAZAS, GREEN SPACES, GREENWAYS, AND MULTI-MODAL TRANSPORTATION OPPORTUNITIES.
- REFER TO THE LAND USE SUMMARY AND/OR SUBDIVISION AGREEMENT FOR TRACT OWNERSHIP AND GENERAL MAINTENANCE INFORMATION INCLUDING DELINEATION OF MAINTENANCE RESPONSIBILITIES.
- USES ALLOWED BY RIGHT: ALL USES AS PERMITTED IN THE LOUISVILLE MUNICIPAL CODE SECTION 17.14.050.A, TABLE 1 IN ADDITION TO THOSE NOTED ON THE MASTER PLAN AND GENERAL NOTES.
- BUILDINGS MAY BE BUILT AT TWO OR THREE STORY HEIGHTS, OR COMBINATIONS THEREOF AND MAY INCLUDE OUTDOOR LIVING SPACES.
- THE PROPOSED RESIDENTIAL (MULTI DWELLING UNITS) SHALL BE PROTECTED WITH A FIRE SPRINKLER SYSTEM THAT SHALL BE OFF A LOOPED MAIN SUCH THAT NO MORE THAN ONE SERVICE IS OFF A DEAD-END LINE.
- BLOCKS AND TRACTS DO NOT CONSTITUTE A FIRM DELINEATION OF PARKING AND SHALL BE SHARED BETWEEN RESIDENTIAL AND COMMERCIAL / LIVE WORK USES.
- LANDSCAPING WILL MEET THE INTENT OF THE APPROVED PLAN AND WITH THE MUDDSG REQUIREMENTS.
- ALL SNOW REMOVAL SHALL BE THE RESPONSIBILITY OF THE OWNERS ASSOCIATION AND SNOW REMOVAL FROM THE WALK WITHIN RIGHT-OF-WAY AND IN PUBLIC ACCESS EASEMENT ON PRIVATE PROPERTY SHALL BE CONSISTENT WITH THE REQUIREMENTS OF THE CITY CODE.
- FINAL CONDITION IS CONCEPTUAL ONLY, IS NOT APPROVED BY THIS PUD AND IS SUBJECT TO FURTHER REVIEW AND APPROVAL, DISAPPROVAL OR MODIFICATION THROUGH A SEPARATE PUD AMENDMENT PROCESS.



delo
LOFTS

SHEET TITLE

RESIDENTIAL AREA

SUBMITTAL	no	date	description
designed by: sta	1	03.11.2016	Initial Submittal
drawn by: km	2	07.29.2016	Second Submittal
checked by: pms	3	09.16.2016	Third Submittal
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scale: 1"=20'
0 10 20 40
north
sheet 5 of 21

A part of section 8, township 1 south, range 69 west of the 6th p.m.
City of Louisville, County of Boulder, State of Colorado

2 LUMINAIRE SCHEDULE - INTERIM SITE CONDITION

Luminaire Schedule							
Symbol	Qty	Label	LLF	Description	Lum. Watts	Lum. Lumens	Mounting Height
+ 10	Euroflex Wall Vail Source	0.9000	26262-013	5.1	189	8"	
- 3	Landscape Forma Boldard	0.9000	HW-013-003A-ROD-NW	16.44	716	8"	
- 1	Landscape Forma Type 5	0.9000	MPTP-R08WBLEDQK-T-LR	11.10	1110	12"	
- 13	BELP Canopy Light	0.7500	VFM-70M-QT	96	3744	10"	
- 12	Lumex MRQ4 LED Type 2	0.9000	MPTP-R08WBLEDQK-T-LR2	81	6833	12"	
- 1	Lumex MRQ4 LED Type 1	0.9000	MPTP-R08WBLEDQK-T-LR1	81	6784	12"	
[4]	Garcia Slenderform Type 3	0.9000	SFRS-3-1SDA-ROD3-NW	127.9	1110	20"	
[4]	Garcia Slenderform Type 5	0.9000	SFRS-SW-13DA-ROD3-NW	126.6	12495	20"	

3 LUMINAIRE SCHEDULE - FINAL SITE CONDITION

Luminaire Schedule							
Symbol	Qty	Label	LLF	Description	Lum. Watts	Lum. Lumen	Mounting Height
+ 10		Eurofase Wall Wet Sconce	0.900	28282-013		1	189
- 2		Landscape Forms Bollard	0.900	HW-01125-035F-K08	15.44	718	8'
- 3		Lumec Modem Type 5	0.900	MPTFR-B0W48LEDK4-TL-E5	11	11	12
- 15		EELP Canopy Light	0.750	MPRA-Y0M-OT	95	3754	10'
- 2		Lumec Modem Type 2	0.900	MPTFR-B0W48LEDK4-TL-E2	81	6833	12'
- 1		Lumec Modem Type 4	0.900	MPTFR-B0W48LEDK4-TL-E4	81	6874	12'
- 13		Gastros Slimline Form Type 3	0.900	SPRFA-3-130LA-805S-WA	127.9	11714	20'
- 1		Gastros Slimline Form Type 1	0.900	SPRFA-3-130LA-805S-WA	127.9	11714	20'

4 PHOTOMETRIC PLAN - FINAL SITE CONDITION

FINAL CONDITION IS CONCEPTUAL ONLY, IS NOT APPROVED BY THIS PUD AND IS SUBJECT TO FURTHER REVIEW AND APPROVAL, DISAPPROVAL OR MODIFICATION THROUGH A SEPARATE PUD AMENDMENT PROCESS.

3 SHORT POLE DETAIL

2 N.T.S.

2 TALL POLE DETAIL

NTS

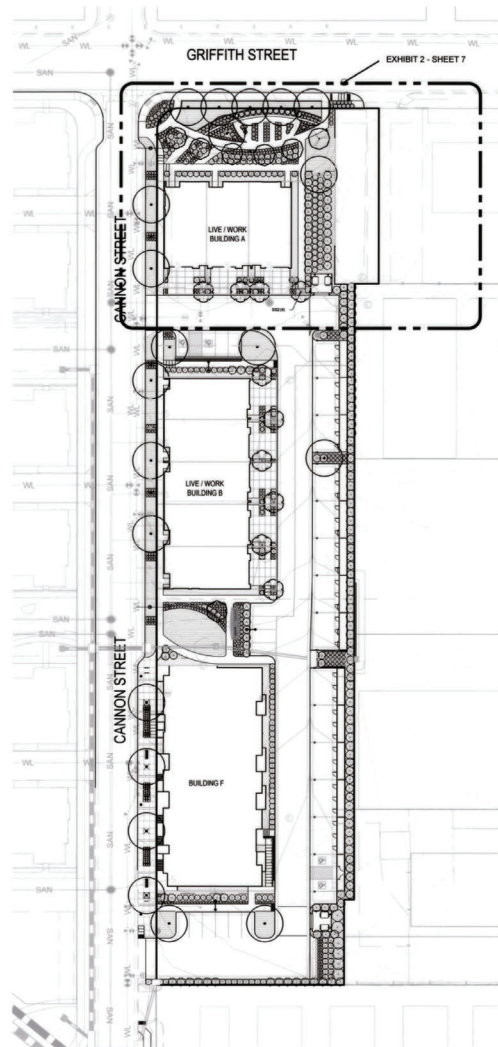
1 PHOTOMETRIC PLAN - INTERIM SITE PLAN CONDITION

SCALE: 1"=40'

delo Final Planned Unit Development

A part of section 8, township 1 south, range 69 west of the 6th p.m.
City of Louisville, County of Boulder, State of Colorado

LOFTS



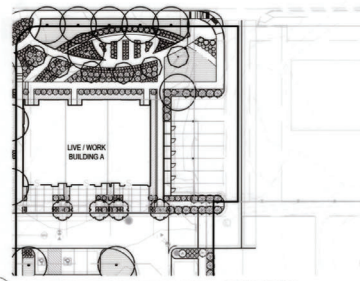
SUGGESTED PLANT PALETTE:

BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES	
ACER MIYABE STATE STREET	STATE STREET MAPLE
CELTIS OCCIDENTALIS	WESTERN HACKBERRY
QUERCUS BLANDA 'SHARLOTTE'	MADONNA TREE
GLADSTONIA TRIACANTHOS 'IMPERIAL'	IMPERIAL HONEYLOCUST
TILIA CORDATA 'GREENSPICE'	GREENSPICE LITTLELEAF LINDEN
ULMUS X FRONTIER	FRONTIER ELM
EVERGREEN TREES	
PRINUS HELDREICHII	BOSNIAN PINE
PRINUS NIGRA	AUSTRIAN BLACK PINE
ORNAMENTAL TREES	
ACER GINNALA 'FLAME'	FLAME ACUR MAPLE
AMELANCHIER CANADENSIS 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY
PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR
DECIDUOUS SHRUBS	
AMELANCHIER ALNIFOLIA 'REGENCY'	SASKATOON SERVICEBERRY
BERBERIS THUNBERGII 'HELMOND PILLAR'	COLUMBIAN BARBERRY
CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	BLUE MIST SPIREA
CORNUS SERICEA 'SANTIT'	SANTIT REDOSIER DOGWOOD
CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD
EUCONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH
HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE SMOOTH HYDRANGEA
PHYSCARPUS OULIFOLUS 'DART'S GOLD'	YELLOW NINEBARK
RHUS TRILOBATA 'GRO LOW'	SLUNKYSH SUMAC
ROSA X PINK KNOCKOUT	ROSE
SPIRAEA JAPONICA 'ANTHONY WATERER'	SPIREA
VIORUM LENTAGO	NANNYBERRY
EVERGREEN SHRUBS	
EUCONYMUS FORTUNEI 'COLORATA'	PURPLE-LEAF WINTER GREENER
JUNIPERUS CHINENSIS 'HOLBERT'	HOLBERT JUNIPER
JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER
JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER
JUNIPERUS SABINA 'ARCADIA'	ARCADIA JUNIPER
JUNIPERUS SCOPULORUM 'COLOGREEN'	COLOGREEN JUNIPER
JUNIPERUS SCOPULORUM 'MOONGLW'	MOONGLW JUNIPER
JUNIPERUS X MEDIA 'SEA GREEN'	SEA GREEN JUNIPER
TAUS X MEDIA 'TAUTON'	TAUTON YEW
GRASSES	
CALAMAGROSTIS BRACHYTRICHA	REED GRASS
CALAMAGROSTIS X ACUTIFLORA 'KARL FORSTER'	FEATHER REED GRASS
HELIOTROPICUM SPERMOPHYTES	BLUE OAT GRASS
MISCANTHUS SINENSIS 'MORNING LIGHT'	EULALIA GRASS
MISCANTHUS SINENSIS 'YAKU JIMA'	DWARF MAIDEN GRASS
PENNISETUM ALOPECUROIDES 'HAMELY'	HAMELY DWARF FOUNTAIN GRASS
PENNISETUM ALOPECUROIDES 'RED HEAD'	RED HEAD FOUNTAIN GRASS
ANNUAL SPERMATOPHYTES	
ACHILLEA X 'MOONSHINE'	MOONSHINE YARROW
COREOPSIS VERTICILLATA 'MOONBEAM'	THREADLEAF COREOPSIS
EDIMORPHIS PURPUREA 'MAGNUS'	MAGNUS PURPLE CENFLOUNDER
HENICOCALUS X 'STELLA DE OR'	STELLA DE OR DARTLEY
ROEBUCKIA FLUIDA 'GOLDSTURM'	GOLDSTURM BLACK-EYED SUSAN

LANDSCAPE KEY

- DECIDUOUS TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS
- SOD - IRRIGATED
- ROCK MULCH - NON IRRIGATED
- WOOD MULCH - IRRIGATED
- CRUSHER FINES-GRAY
- EDGER - PERFORATED
- FENCE

1 LANDSCAPE PLAN
SCALE: 1"=40'



2 LANDSCAPE PLAN AREA-FINAL CONDITION
SCALE: 1"=40' Conceptual Plan
FINAL CONCEPT IS CONCEPTUAL ONLY. IS NOT APPROVED BY THIS PUD AND IS SUBJECT TO FURTHER REVIEW AND APPROVAL, DISAPPROVAL, OR MODIFICATION THROUGH A SEPARATE PUD AMENDMENT PROCESS.

LANDSCAPE REQUIREMENTS

STREET TREES	REQUIREMENT	LF	REQUIRED	PROVIDED
GRIFFITH STREET	1 TREE / 20 L.F.	116	6	5 WITHIN ROW 1 ON SITE
CANNON STREET	1 TREE / 20 L.F.	512	26	16 WITHIN ROW 16 ON SITE
PARKING LOT	REQUIREMENT	INTERIOR S.F.	REQUIRED	PROVIDED
INTERIOR	5% OF THE TOTAL INTERIOR AREA LANDSCAPED	30,804	1,540 SF	2,907 SF
TREES	1 TREE/200 SF OF INTERNAL LANDSCAPED AREA	1,540	6	6
SITE TOTAL*				
TREES	30	40	44	
SHRUBS	NA	668	616	
PERENNIAL/GRASSES	NA	423	423	

*SITE TOTAL INCLUDES TREES LOCATED WITHIN THE ROW, PARKING LOT ISLANDS AS WELL AS THE PROPOSED GREEN SPACES, WHICH MEETS AND EXCEEDS THE TREE AND SHRUB REQUIREMENTS FOR THE SITE PER THE CITY OF LOUISVILLE'S MUDDOGE.

GENERAL LANDSCAPE NOTES:

- FINAL CONSTRUCTION DOCUMENTS SHALL CONFORM TO THE REQUIREMENTS OUTLINED WITHIN THIS PUD SUBMITTAL.
- LANDSCAPE PLANS ARE SCHEMATIC IN NATURE AND ARE SUBJECT TO MODIFICATIONS TO MEET THE CITY'S REQUIREMENTS, THE DEVELOPER'S PROGRAM, THE BUILDING AND ARCHITECTURE AND TARGET DEMOGRAPHIC OR OTHER NECESSARY REQUIREMENTS.
- THE LOCATION OF LANDSCAPE PLANTINGS MAY BE ALTERED TO PROVIDE ADEQUATE CLEARANCE FROM THE FINAL LOCATION OF UNDERGROUND UTILITIES, HOWEVER SHALL NOT BE USED AS A MEANS OF REDUCING THE NUMBER OF TREES AND SHRUBS AS REQUIRED PER THE MUDDOGE. THE BASE OF DECIDUOUS TREES SHALL BE PLANTED NO CLOSER THAN 5' FROM ALL WET UTILITIES UNLESS OTHERWISE DIRECTED BY THE CITY.
- GRASS AREAS DESIGNATED AS IRRIGATED TURF SHALL BE SEED OR SODDED WITH A DROUGHT TOLERANT GRASS MIXTURE.
- THE SIZE OF DECIDUOUS TREES SHALL BE A MINIMUM OF 2 1/2" CALIPER AND THE SIZE OF EVERGREEN TREES SHALL BE A MINIMUM OF 6' 8" IN HEIGHT.
- THE SIZE OF DECIDUOUS AND EVERGREEN SHRUBS SHALL BE A MINIMUM OF 5 GALLONS.
- WHENEVER POSSIBLE, MECHANICAL DEVICES SHALL BE SCREENED WITH LANDSCAPE MATERIAL.
- SITE MONUMENTATION AND AMENITIES THROUGHOUT THE DEVELOPMENT WILL BE CONSTRUCTED IN CONCERT WITH ASSOCIATED PAVED IMPROVEMENTS.
- RIGHT OF WAY, PRIVATE PARKING AND THEIR ASSOCIATED IMPROVEMENTS WILL BE PRIVATELY MAINTAINED BY THE OWNERS ASSOCIATION WHICH SHALL INCLUDE LANDSCAPE MAINTENANCE AND SNOW REMOVAL. OTHER PUBLIC OR PRIVATE IMPROVEMENTS, INCLUDING CAPITAL IMPROVEMENTS TO THE ROW AND THEIR ASSOCIATED MAINTENANCE SHALL BE FURTHER DEFINED IN THE SUBDIVISION AGREEMENT.
- ALL LANDSCAPE IMPROVEMENTS SHALL BE DESIGNED AND INSTALLED WITH THE INTENT TO PRESERVE THE PEDESTRIAN EXPERIENCE WHILE ENSURING PUBLIC SAFETY AND MAINTAINING A HIGH AESTHETIC QUALITY WITHIN THE SITE.
- PLANT DIVERSITY SHOULD BE CONSIDERED WHEN SELECTING STREET TREES. THE MAXIMUM PERCENTAGE OF ANY ONE TREE SPECIES ON SITE SHOULD NOT EXCEED 33%.
- EACH STREET TREE SHALL BE IRRIGATED VIA DRIP IRRIGATION OR A DRIP RING EMITTER.
- A LOW WATER PLANT PALETTE IS PROPOSED. ADDITIONAL PLANTS MAY BE PROPOSED IN SUBSEQUENT PROCESSES.
- THE USE OF ROOT BARRIERS IS REQUIRED FOR CANOPY TREES PLANTED IN PARKWAYS THAT ARE LESS THAN 10' IN WIDTH.
- THE QUANTITY AND LOCATION OF LANDSCAPE AND HARDSCAPE ELEMENTS DEPICTED MAY BE ALTERED WITHIN THE CONSTRUCTION DOCUMENTS.
- THE LANDSCAPE PLAN DEPICTED HEREIN SHALL BE USED AS THE GUIDING DOCUMENT FOR THE LANDSCAPE CONSTRUCTION DRAWINGS, BUT MAY BE ALTERED TO ACCOMMODATE UTILITIES, WALLS, GRADING, ADA ACCESSIBILITY AND OTHER HORIZONTAL AND VERTICAL REFINEMENTS.
- FINAL CONDITION IS CONCEPTUAL ONLY. IS NOT APPROVED BY THIS PUD AND IS SUBJECT TO FURTHER REVIEW AND APPROVAL, DISAPPROVAL, OR MODIFICATION THROUGH A SEPARATE PUD AMENDMENT PROCESS.



delo
LOFTS

SHEET TITLE

LANDSCAPE PLAN

SUBMITTAL	no	date	description	scale:
designed by: sta	1	03.11.2016	Initial Submittal	1"=40'
drawn by: km	2	07.29.2016	Second Submittal	0 20 40 80
checked by: pms	3	09.16.2016	Third Submittal	
project #: 8675309	4	11.16.2016	Fourth Submittal	
	5	05.19.2017	For Approval	

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www.OZarch.com

owner's representative

Foundry Builders, Inc.
21 South Sunset Street
Longmont, CO 80501
Phone (720) 524-3620

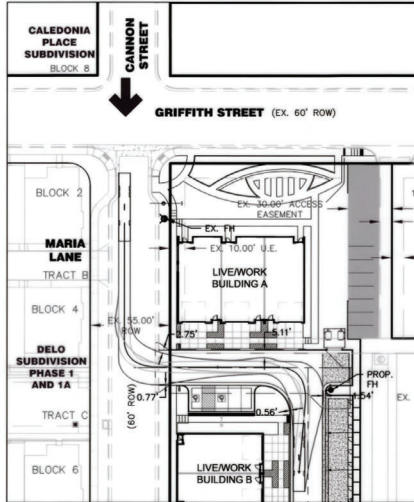
FOUNDRY

Final Planned Unit Development

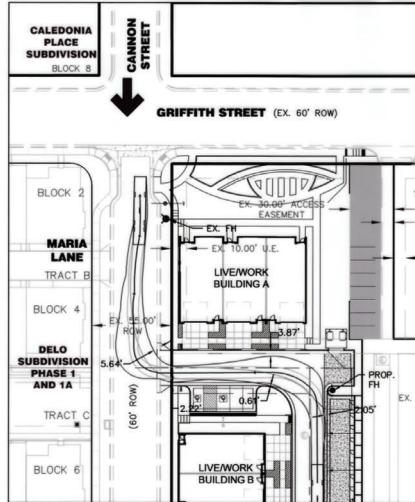
A part of section 8, township 1 south, range 69 west of the 6th p.m.
City of Louisville, County of Boulder, State of Colorado

TURNING LEGEND

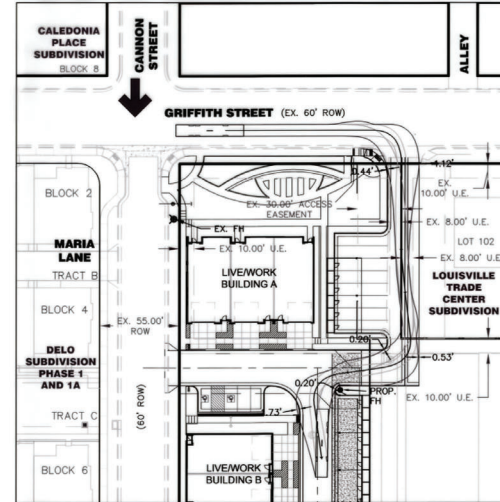
- VEHICLE LADDER/BUMPER OVERHANG
- VEHICLE FRONT TIRES
- VEHICLE REAR TIRES



TURNING MOVEMENT - ENTERING SITE
INTERIM CONDITIONS

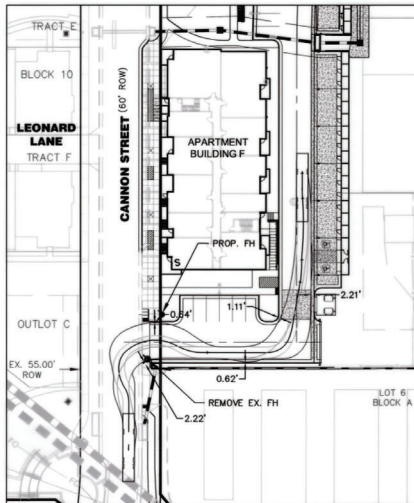


TURNING MOVEMENT - LEAVING SITE
INTERIM CONDITIONS

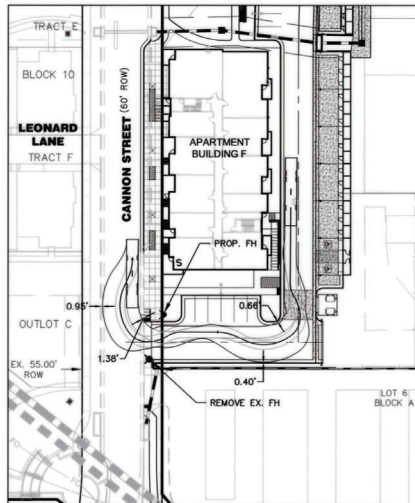


TURNING MOVEMENT - ENTERING SITE
FINAL CONDITIONS

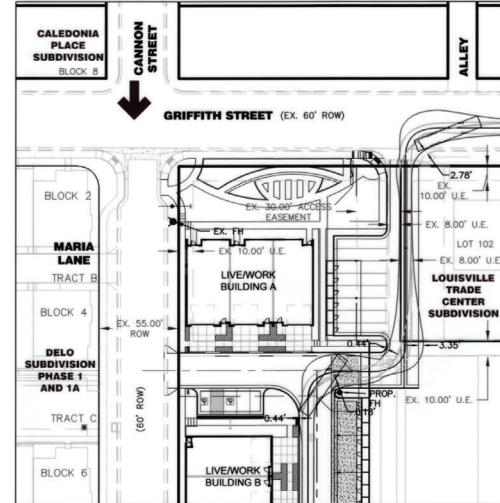
FINAL CONDITION IS CONCEPTUAL ONLY, IS NOT APPROVED BY THIS PUD AND IS SUBJECT TO FURTHER REVIEW AND APPROVAL, DISAPPROVAL OR MODIFICATION THROUGH A SEPARATE PUD AMENDMENT PROCESS.



TURNING MOVEMENT - ENTERING SITE
INTERIM & FINAL CONDITIONS



TURNING MOVEMENT - LEAVING SITE
INTERIM & FINAL CONDITIONS

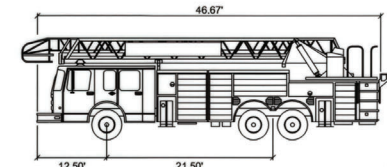


TURNING MOVEMENT - LEAVING SITE
FINAL CONDITIONS

FINAL CONDITION IS CONCEPTUAL ONLY, IS NOT APPROVED BY THIS PUD AND IS SUBJECT TO FURTHER REVIEW AND APPROVAL, DISAPPROVAL OR MODIFICATION THROUGH A SEPARATE PUD AMENDMENT PROCESS.

NOTES:

1. THE CITY OF LOUISVILLE TRUCK WAS EVALUATED UTILIZING THE PROGRAM AUTOTURN FOR ALL ROADS DEPICTED IN GRAY. THOSE AREAS ACCOMMODATE THIS VEHICLE.
2. FIRE HYDRANTS DEPICTED ARE TO PROVIDE THE REQUIRED COVERAGE TO THE SITE. FINAL LOCATION OF THE FIRE HYDRANTS SHALL BE DETERMINED WITHIN THE CONSTRUCTION DOCUMENTS.
3. FINAL CONDITION IS CONCEPTUAL ONLY, IS NOT APPROVED BY THIS PUD AND IS SUBJECT TO FURTHER REVIEW AND APPROVAL, DISAPPROVAL OR MODIFICATION THROUGH A SEPARATE PUD AMENDMENT PROCESS.



LOUISVILLE TRUCK 17

WIDTH	FEET
TRACK	8.00
LOCK TO LOCK TIME	5.00
STEERING ANGLE	45.00

SHEET TITLE EMERGENCY VEHICLE ACCESS PLAN

SUBMITTAL	no	date	description
designed by: sta	1	03.11.2016	initial submitted
drawn by: klm	2	07.14.2016	second submitted
checked by: pms	3	09.16.2016	third submitted
project #: 8675309	4	11.16.2016	fourth submitted
	5	5.19.2017	for approval



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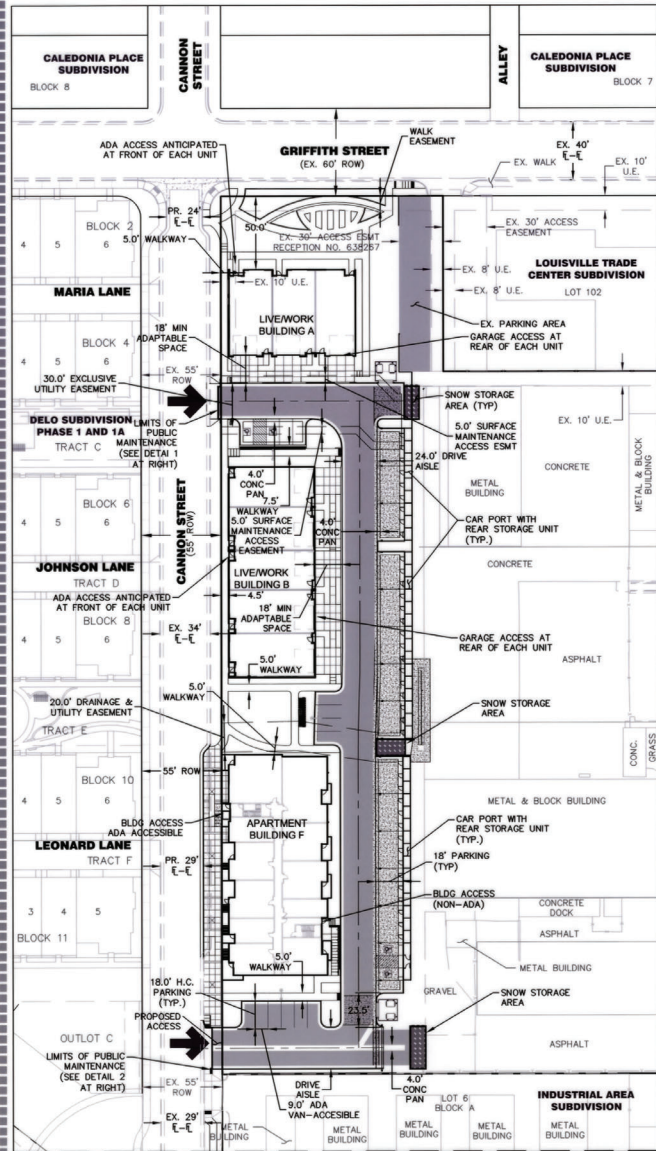


owner's representative
Foundry Builders, Inc.
21 South Sunset Street
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Phone (720) 524-3620

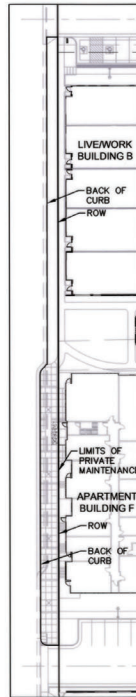
delo Final Planned Unit Development

LOFTS

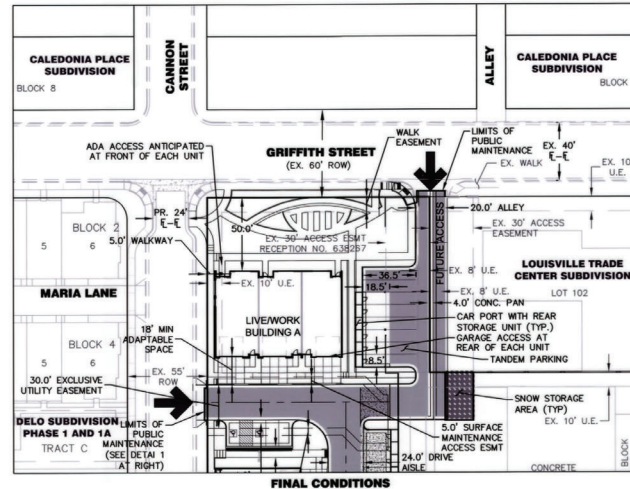
A part of section 8, township 1 south, range 69 west of the 6th p.m.
City of Louisville, County of Boulder, State of Colorado



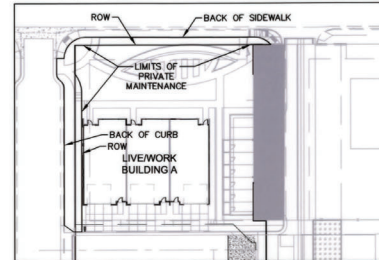
SEE VIEW AT RIGHT
INTERIM CONDITIONS



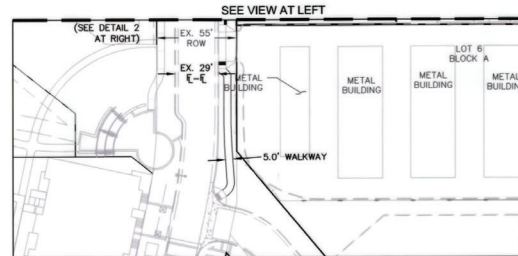
MAINTENANCE EXHIBIT



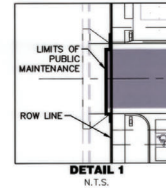
FINAL CONDITION IS CONCEPTUAL ONLY, IS NOT APPROVED BY THIS PUD AND IS SUBJECT TO FURTHER REVIEW AND APPROVAL, DISAPPROVAL OR MODIFICATION THROUGH A SEPARATE PUD AMENDMENT PROCESS.



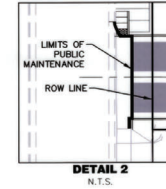
MAINTENANCE EXHIBIT
(FINAL CONDITIONS)



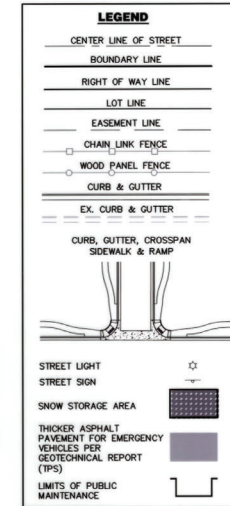
EXTENDED WALK DETAIL



DETAIL 1
N.T.S.



DETAIL 2
N.T.S.



NOTE:

- 1) THE HORIZONTAL LAYOUT PRESENTED IN THIS PLAN IS A REPRESENTATION OF THE DESIGN INTENT FOR THE LOFTS AT DELO DEVELOPMENT. SPECIFIC ELEMENTS ARE SUBJECT TO REVISION IN ORDER TO ACCOMMODATE UNFORESEEN CIRCUMSTANCES AND CHANGING PROJECT CONDITIONS.
- 2) FINAL CONDITION IS CONCEPTUAL ONLY, IS NOT APPROVED BY THIS PUD AND IS SUBJECT TO FURTHER REVIEW AND APPROVAL, DISAPPROVAL OR MODIFICATION THROUGH A SEPARATE PUD AMENDMENT PROCESS.
- 3) IMPROVEMENTS WITHIN THE PRIVATE MAINTENANCE AREAS SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE HOA.

SHEET TITLE HORIZONTAL CONTROL PLAN

SUBMITTAL	no	date	description
designed by: sta	1	03.11.2016	Initial Submittal
drawn by: km	2	07.14.2016	Second Submittal
checked by: pms	3	09.16.2016	Third Submittal
project #: 8675309	4	11.16.2016	Fourth Submittal
	5	5.19.2017	For Approval

scale: 1"=40'



sheet

9 of 21

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architects
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www.ozarch.com

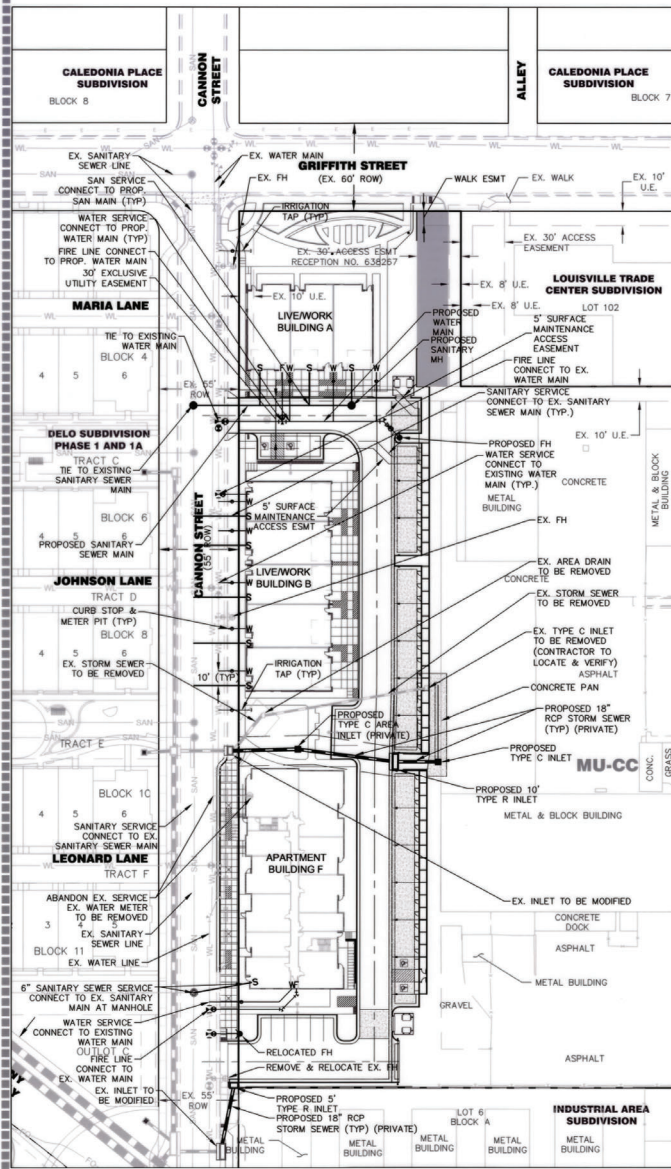
engineering
J3 Engineering Consultants
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Phone (720) 775-0177
www.j3engineering.net

foundry
Foundry Builders, Inc.
21 South Sunset Street
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Phone (720) 524-3620

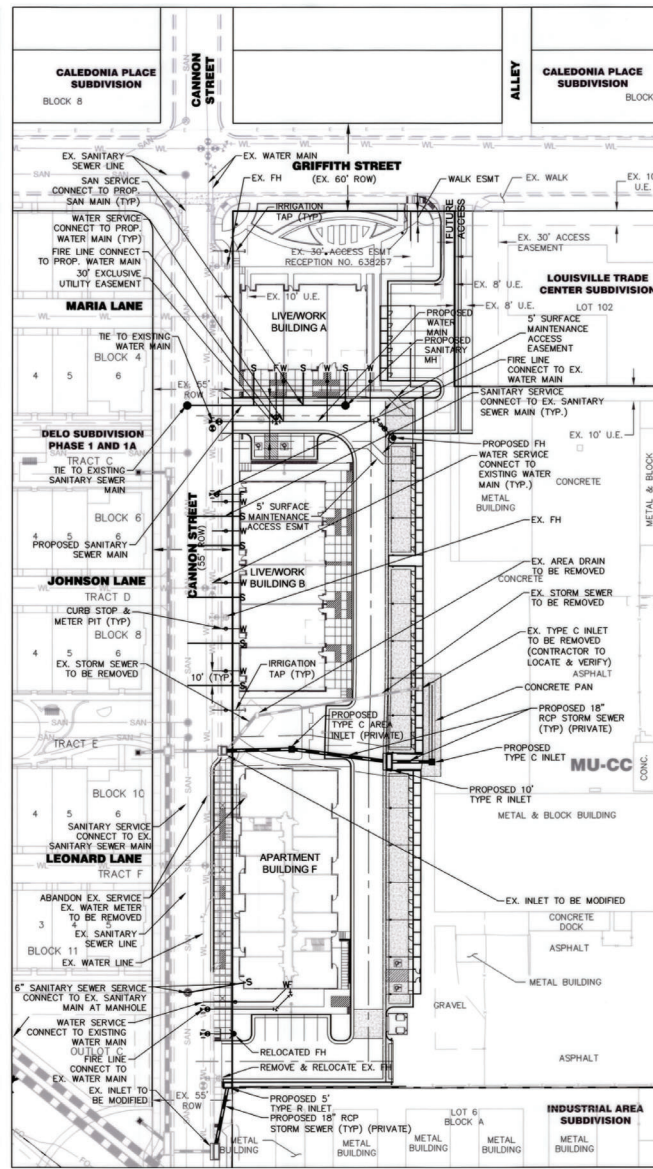
delo Final Planned Unit Development

LOFTS

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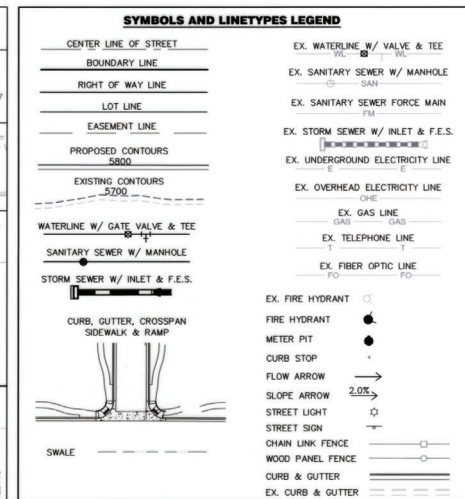


INTERIM CONDITIONS



FINAL CONDITIONS

FINAL CONDITION IS CONCEPTUAL ONLY. IS NOT APPROVED BY THIS PUD AND IS SUBJECT TO FURTHER REVIEW AND APPROVAL, DISAPPROVAL OR MODIFICATION THROUGH A SEPARATE PUD AMENDMENT PROCESS.



NOTES

1. THE UTILITY LAYOUT PRESENTED IN THIS PLAN IS A REPRESENTATION OF THE DESIGN INTENT FOR THE LOFTS AT DELO DEVELOPMENT. SPECIFIC ELEMENTS ARE SUBJECT TO REVISION IN ORDER TO ACCOMMODATE UNFORESEEN CIRCUMSTANCES AND CHANGING PROJECT CONDITIONS.
2. FOR THE PURPOSES OF CLARITY, CERTAIN EXISTING UTILITIES ARE NOT SHOWN ON THIS PLAN. THESE INCLUDE MOST DRY UTILITIES, UTILITIES BEING ABANDONED OR REMOVED AS A PART OF THIS PROJECT.
3. WATER VALVES AND MANHOLE LIDS SHALL NOT BE PLACED IN THE CURB AND GUTTER.
4. FINAL CONDITION IS CONCEPTUAL ONLY, IS NOT APPROVED BY THIS PUD AND IS SUBJECT TO FURTHER REVIEW AND APPROVAL, DISAPPROVAL OR MODIFICATION THROUGH A SEPARATE PUD AMENDMENT PROCESS.

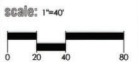
delo

LOFTS

SHEET TITLE

UTILITY PLAN

SUBMITTAL	no	date	description
designed by: sla	1	03.11.2016	Initial Submittal
drawn by: km	2	07.14.2016	Second Submittal
checked by: pms	3	09.16.2016	Third Submittal
project #: 8675309	4	11.16.2016	Fourth Submittal
	5	5.19.2017	For Approval



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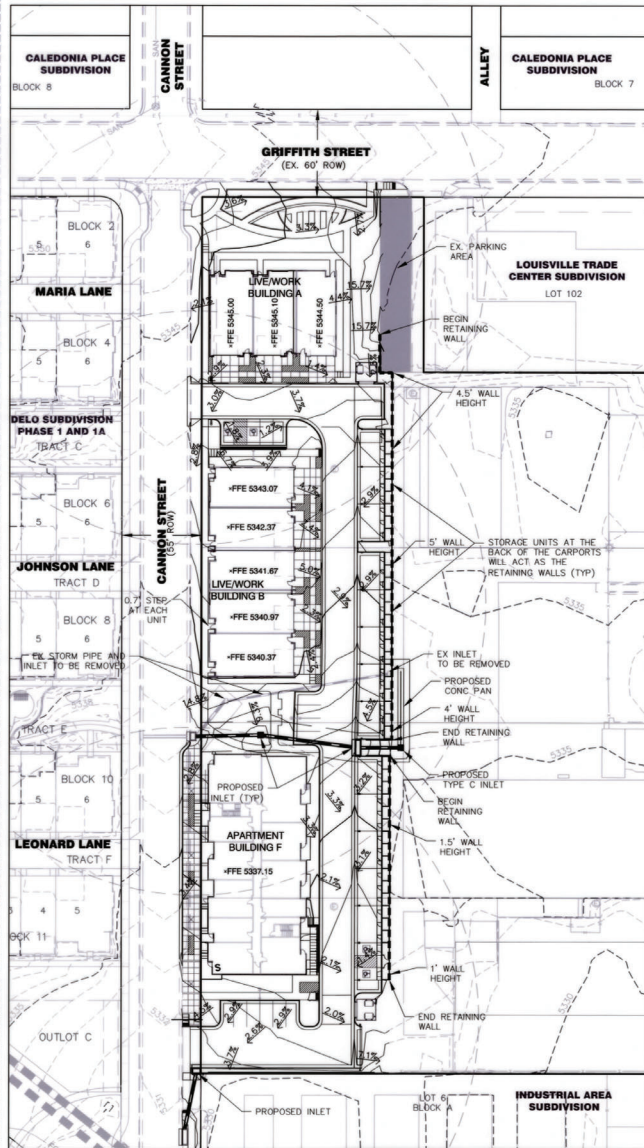
owner's representative
Foundry Builders, Inc.
21 South Sunset Street
Longmont, CO 80501
Phone (720) 524-3620

sheet
10 of 21

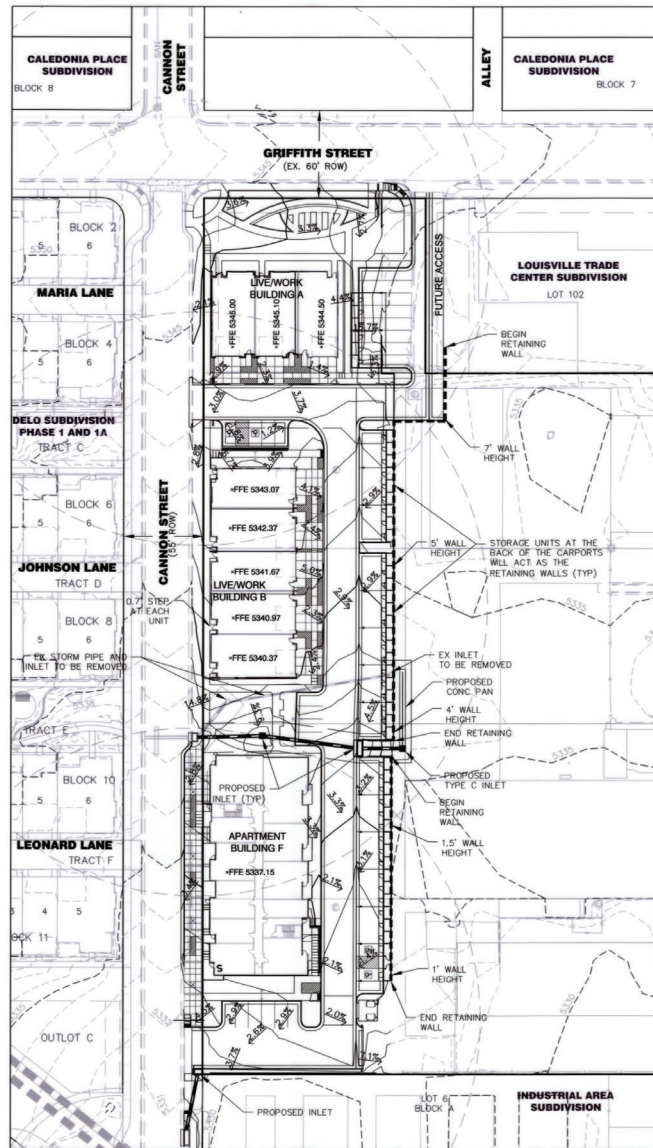
delo Final Planned Unit Development

A part of section 8, township 1 south, range 69 west of the 6th p.m.
City of Louisville, County of Boulder, State of Colorado

LOFTS

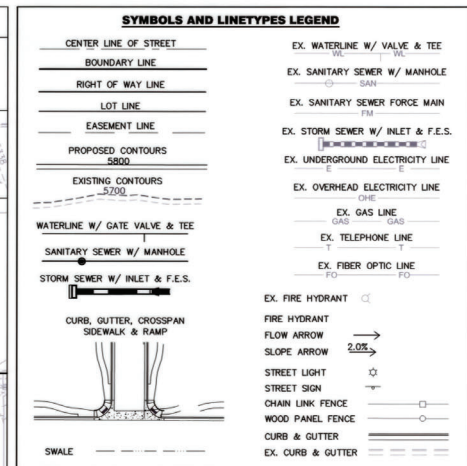


INTERIM CONDITIONS



FINAL CONDITIONS

FINAL CONDITION IS CONCEPTUAL ONLY, IS NOT APPROVED BY THIS PUD AND IS SUBJECT TO FURTHER REVIEW AND APPROVAL, DISAPPROVAL OR MODIFICATION THROUGH A SEPARATE PUD AMENDMENT PROCESS.



NOTE

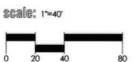
- 1) THE GRADING PRESENTED IS CONCEPTUAL BUT SHALL BE CONSIDERED THE BASIS FOR SUBSEQUENT GRADING PLANS.
- 2) FINAL CONDITION IS CONCEPTUAL ONLY, IS NOT APPROVED BY THIS PUD AND IS SUBJECT TO FURTHER REVIEW AND APPROVAL, DISAPPROVAL OR MODIFICATION THROUGH A SEPARATE PUD AMENDMENT PROCESS.

SHEET TITLE

LOFTS

GRADING PLAN

SUBMITTAL	no	date	description
designed by: sto	1	03.11.2016	Initial Submittal
drawn by: kim	2	07.14.2016	Second Submittal
checked by: pms	3	09.16.2016	Third Submittal
project #: 8675309	4	11.16.2016	Fourth Submittal
	5	5.19.2017	For Approval



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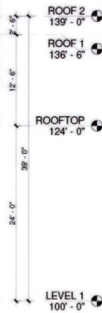
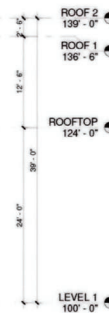


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north
sheet
11 of 21

A part of section 8, township 1 south, range 69 west of the 6th p.m.
City of Louisville, County of Boulder, State of Colorado

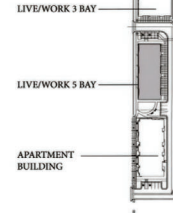

$$1/8'' = 1'-0''$$

$$1/8'' = 1'-0''$$

NOTES

ALL BUILDING MATERIALS AND COLORS ARE FROM THE BUILDING MATERIAL PALETTE ARE ELIGIBLE FOR USE IN THE CONSTRUCTION DOCUMENTATION PROCESS.

THE ARCHITECT WILL VARY THE COLORS ON THE EXTERIOR BALCONIES OF THE RESIDENTIAL BUILDINGS PROPOSING TO USE COMPLEMENTARY COLORS SELECTED OUT OF THE MATERIAL PALETTE FOR EACH BUILDING. THE ACTUAL COLOR ASSIGNMENT WILL BE FINALIZED IN SUBSEQUENT BUILDING CONSTRUCTION DOCUMENTS.

LIVE/WORK 3 BAY



SUBMITTAL	no	date	description	scale: 1/8"=1'
-----------	----	------	-------------	----------------

scale: 1/8"=1'

OZ
ARCHITECTURE

architecture
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WWW.OZarch.com

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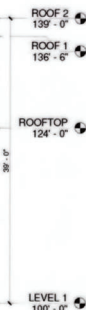


12 of 21

A part of section 8, township 1 south, range 69 west of the 6th p.m.
City of Louisville, County of Boulder, State of Colorado



NORTH ELEVATION

$$1/8'' = 1'-0''$$


EAST ELEVATION

$$1/8'' = 1'-0''$$

MATERIAL PALETTE

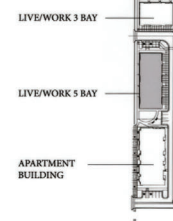


NOTES

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THE ARCHITECT WILL VARY THE COLORS ON THE EXTERIOR BALCONIES OF THE RESIDENTIAL BUILDINGS PROPOSING TO USE COMPLEMENTARY COLORS SELECTED OUT OF THE MATERIAL PALETTE FOR EACH BUILDING. THE ACTUAL COLOR ASSIGNMENT WILL BE FINALIZED IN SUBSEQUENT BUILDING CONSTRUCTION DOCUMENTS.

KEY PLAN



SUBMITTAL	no	date	description	scale: 1/8"=1'
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SUBMITTAL	no	date	description	scale: 1/8"=1'
designed by: OZ	2	07.29.2016	Second Submittal	
drawn by: KA	3	09.16.2016	Third Submittal	
checked by: RR	4	11.16.2016	Fourth Submittal	
project #: 8675309				

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engineering

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13 of 21

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EAST ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"

MATERIAL PALETTE

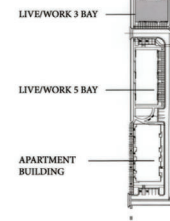
BR1. BRICK, RUNNING BOND, COLOR: MEDIUM BROWN	SS2. STANDING SEAM METAL PANEL SIDING, COLOR: LIGHT GREY
BR2. BRICK, RUNNING BOND, COLOR: DARK BROWN	W01. ALUMINUM CLAD WINDOW FRAME, COLOR: CHARCOAL
LS2. CEMENT LAP SIDING OR STUCCO, COLOR: ORANGE	TP1. PAINTED ACCENT TRIM, COLOR: DARK GREY
LS1. CEMENT LAP SIDING OR STUCCO, COLOR: LIGHT GREY/TBD	MS3. PAINTED FAUX METAL EXPOSED BEAM, COLOR: BLACK
MS1. VERTICAL OR HORIZONTAL CORRUGATED METAL SIDING, COLOR: MEDIUM GREY	GR1. POWDERCOATED METAL GUARDRAIL, COLOR: BLACK
WS1. HORIZONTAL TONGUE AND GROOVE WOOD RAINSCREEN 6" ROUGH SAWN CEDAR STAINED & SEALED	ST1. STOREFRONT SYSTEM, COLOR: CHARCOAL
SS1. STANDING SEAM METAL PANEL SIDING, COLOR: CHARCOAL	MT1. METAL CANOPY

NOTES

ALL BUILDING MATERIALS AND COLORS ARE FROM THE BUILDING MATERIAL PALETTE ARE ELIGIBLE FOR USE IN THE CONSTRUCTION DOCUMENTATION PROCESS.

THE ARCHITECT WILL VARY THE COLORS ON THE EXTERIOR BALCONIES OF THE RESIDENTIAL BUILDINGS PROPOSING TO USE COMPLEMENTARY COLORS SELECTED OUT OF THE MATERIAL PALETTE FOR EACH BUILDING. THE ACTUAL COLOR ASSIGNMENT WILL BE FINALIZED IN SUBSEQUENT BUILDING CONSTRUCTION DOCUMENTS.

KEY PLAN



SHEET TITLE: ELEVATIONS - 3 BAY COMMERCIAL/LIVE WORK

SUBMITTAL	no	date	description	scale: 1/8"=1'
designed by: OZ	2	07.29.2016	Second Submittal	
drawn by: KA	3	09.16.2016	Third Submittal	
checked by: RR	4	11.16.2016	Fourth Submittal	
project #:	8675309			

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www.pcsgroupco.com



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Foundry Builders, Inc.
11 South Sunset Street
Longmont, CO 80501
Phone (720) 524-3620

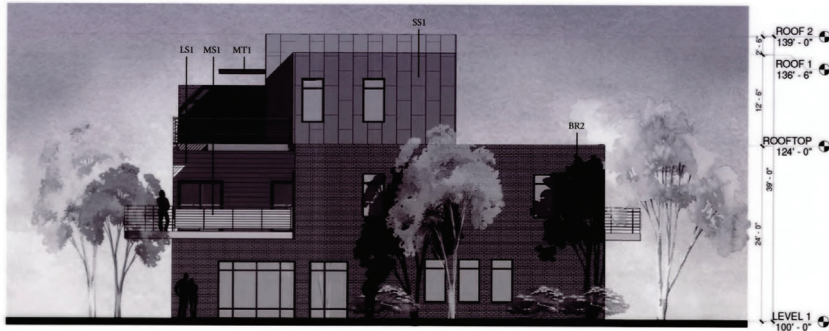


sheet
14 of 21

delo Final Planned Unit Development

LOFTS

A part of section 8, township 1 south, range 69 west of the 6th p.m.
City of Louisville, County of Boulder, State of Colorado



WEST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"

MATERIAL PALETTE

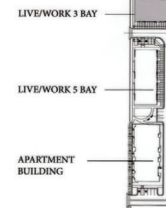
BR1. BRICK, RUNNING BOND, COLOR: MEDIUM BROWN	SS2. STANDING SEAM METAL PANEL SIDING, COLOR: LIGHT GREY
BR2. BRICK, RUNNING BOND, COLOR: DARK BROWN	W01. ALUMINUM CLAD WINDOW FRAME, COLOR: CHARCOAL
LS2. CEMENT LAP SIDING OR STUCCO, COLOR: ORANGE	TP1. PAINTED ACCENT TRIM, COLOR: DARK GREY
LS1. CEMENT LAP SIDING OR STUCCO, COLOR: LIGHT GREY/TBD	MS3. PAINTED FAUX METAL EXPOSED BEAM, COLOR: BLACK
MS1. VERTICAL OR HORIZONTAL CORRUGATED METAL SIDING, COLOR: MEDIUM GREY	GR1. POWDERCOATED METAL GUARDRAIL, COLOR: BLACK
WS1. HORIZONTAL TONGUE AND GROOVE WOOD RAINSCREEN 8" ROUGH SAWN CEDAR STAINED & SEALED	ST1. STOREFRONT SYSTEM, COLOR: CHARCOAL
SS1. STANDING SEAM METAL PANEL SIDING, COLOR: CHARCOAL	MT1. METAL CANOPY

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KEY PLAN



SHEET TITLE: ELEVATIONS - 3 BAY COMMERCIAL/LIVE WORK

SUBMITTAL	no	date	description	scale: 1/8"=1'
designed by: OZ	2	07.22.2016	Second Submittal	
drawn by: KA	3	09.16.2016	Third Submittal	
checked by: RR	4	11.16.2016	Fourth Submittal	
project #:	8675309			

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owner's representative
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Phone (720) 524-3620



sheet
15 of 21

delo Final Planned Unit Development

LOFTS

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SOUTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

MATERIAL PALETTE

BR1. BRICK, RUNNING BOND, COLOR: MEDIUM BROWN	W01. ALUMINUM CLAD WINDOW FRAME, COLOR: CHARCOAL
BR2. BRICK, RUNNING BOND, COLOR: DARK BROWN	TP1. PAINTED ACCENT TRIM, COLOR: DARK GREY
LS2. CEMENT LAP SIDING OR STUCCO: TBD	MS3. PAINTED FAUX METAL EXPOSED BEAM, COLOR: BLACK
LS1. CEMENT LAP SIDING OR STUCCO COLOR: WHITE	GR1. POWDERCOATED METAL GUARDRAIL, COLOR: BLACK
MS2. VERTICAL OR HORIZONTAL CORRUGATED METAL SIDING, COLOR: MEDIUM GREY	ST1. STOREFRONT SYSTEM, COLOR: CHARCOAL
WS1. HORIZONTAL WOOD RAINSCREEN 8" ROUGH SAWN CHARRED WOOD	MT1. METAL CANOPY
MS1. CORTEN METAL PANEL	MT2. METAL MECHANICAL SCREENING

NOTES

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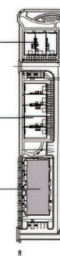
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KEY PLAN

LIVE/WORK 3 BAY

LIVE/WORK 5 BAY

APARTMENT BUILDING



SHEET TITLE: ELEVATIONS - RESIDENTIAL MULTI UNIT DWELLINGS

SUBMITTAL	no	date	description
1	03.11.2016	Initial Submittal	
2	07.29.2016	Second Submittal	
3	09.16.2016	Third Submittal	
4	11.16.2016	Fourth Submittal	

designed by: OZ
drawn by: KA
checked by: RR
project #: 8675309

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delo Final Planned Unit Development

LOFTS

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City of Louisville, County of Boulder, State of Colorado



NORTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"

MATERIAL PALETTE

BR1. BRICK, RUNNING BOND, COLOR: MEDIUM BROWN	W01. ALUMINUM CLAD WINDOW FRAME, COLOR: CHARCOAL
BR2. BRICK, RUNNING BOND, COLOR: DARK BROWN	TP1. PAINTED ACCENT TRIM, COLOR: DARK GREY
LS2. CEMENT LAP SIDING OR STUCCO: TBD	MS3. PAINTED FAUX METAL EXPOSED BEAM, COLOR: BLACK
LS1. CEMENT LAP SIDING OR STUCCO COLOR: WHITE	GR1. POWDERCOATED METAL GUARDRAIL, COLOR: BLACK
MS2. VERTICAL OR HORIZONTAL CORRUGATED METAL SIDING, COLOR: MEDIUM GREY	ST1. STOREFRONT SYSTEM, COLOR: CHARCOAL
WS1. HORIZONTAL WOOD RAINSCREEN 8" ROUGH SAWN CHARRED WOOD	MT1. METAL CANOPY
MS1. CORTEN METAL PANEL	MT2. METAL MECHANICAL SCREENING

NOTES

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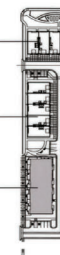
THE ARCHITECT WILL VARY THE COLORS ON THE EXTERIOR BALCONIES OF THE RESIDENTIAL BUILDINGS PROPOSING TO USE COMPLEMENTARY COLORS SELECTED OUT OF THE MATERIAL PALETTE FOR EACH BUILDING. THE ACTUAL COLOR ASSIGNMENT WILL BE FINALIZED IN SUBSEQUENT BUILDING CONSTRUCTION DOCUMENTS.

KEY PLAN

LIVE/WORK 3 BAY

LIVE/WORK 5 BAY

APARTMENT BUILDING



SHEET TITLE: ELEVATIONS - RESIDENTIAL MULTI UNIT DWELLINGS

SUBMITTAL	no	date	description
designed by: OZ	1	03.11.2016	Initial Submittal
drawn by: KA	2	07.29.2016	Second Submittal
checked by: RR	3	09.16.2016	Third Submittal
project #: 6675309	4	11.16.2016	Fourth Submittal

scale: 1/8"=1'

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North

sheet

17 of 21

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City of Louisville, County of Boulder, State of Colorado

A part of section 8, township 1 south, range 69 west of the 6th p.m.
City of Louisville, County of Boulder, State of Colorado



FINAL CONDITION IS CONCEPTUAL ONLY, IS NOT APPROVED BY THIS PUD AND IS SUBJECT TO FURTHER REVIEW AND APPROVAL, DISAPPROVAL OR MODIFICATION THROUGH A SEPARATE PUD AMENDMENT PROCESS.

1. THE INTERIM SITE PLAN CONDITION AND FINAL SITE PLAN CONDITION SHALL BE CONSTRUCTED TO MEET THE CITY OF LOUISVILLE STANDARDS
2. EASEMENTS AND ROW, LAND VACATIONS AND DEDICATIONS SHALL FOLLOW THE FINAL CONDITION DEPICTED WITHIN THE FINAL PLAN.
3. IN BOTH THE INTERIM SITE PLAN CONDITION AND FINAL SITE PLAN CONDITION, ACCESS IS GRANTED HEREIN OVER AND ACROSS THE PAVED AREAS FOR EMERGENCY, PUBLIC AND PRIVATE VEHICULAR ACCESS. PUBLIC ACCESS IS GRANTED HEREIN OVER AND ACROSS ALL SIDEWALKS ALONG CANNON STREET AND GRIFFITH STREET
4. EXCLUSIVE CITY EASEMENTS ARE RESERVED FOR CITY OF LOUISVILLE UTILITY SERVICES
5. FINAL CONDITION IS CONCEPTUAL ONLY, IS NOT APPROVED BY THIS PUD AND IS SUBJECT TO FURTHER REVIEW AND APPROVAL, DISAPPROVAL OR MODIFICATION THROUGH A CITY AND PUD BOARD ACTION.

SHEET TITLE
INTERIM & FINAL SITE PLAN CONDITIONS

SUBMITTAL				
designed by: sta		no	date	description
drawn by: kim				
checked by: pms	3	09.16.2016		Third Submittal
project #: 8675309	4	11.16.2016		Fourth Submittal
	5	05.19.2017		For Approval

scale:
1"=20'



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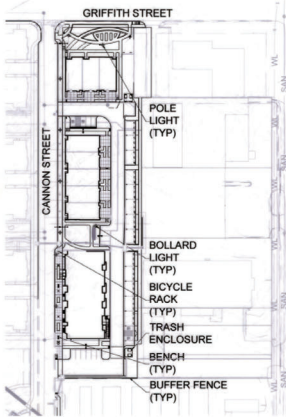
north

sheet
18 of 21

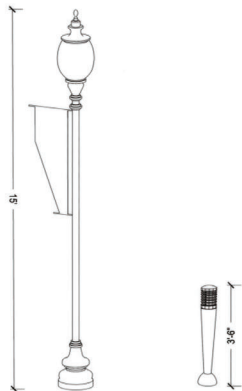
delo Final Planned Unit Development

LOFTS

A part of section 8, township 1 south, range 69 west of the 6th p.m.
City of Louisville, County of Boulder, State of Colorado



1 SITE DETAILS PLAN
SCALE: 1"=100'



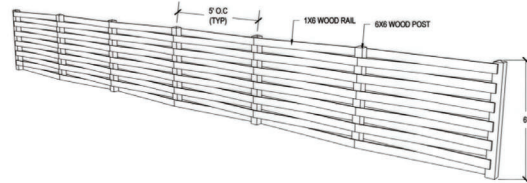
4 LIGHTS - POLE W/ BANNER & BOLLARD
SCALE: NTS

LIGHTING DESCRIPTION

LIGHTING IS COMPRISED OF THE FOLLOWING CATEGORIES: PARKING LOT LIGHTING, STREET LIGHTING, BUILDING LIGHTING, PLAZA/PEDESTRIAN LIGHTING AND LANDSCAPE LIGHTING. LIGHTING SHALL CONSIST OF QUALITY FIXTURES THAT ARE BOTH APPEALING AND PROVIDE SAFETY FOR BOTH PEDESTRIANS AND AUTOMOBILES. LIGHTING SHALL COMPLEMENT THE BUILDING ARCHITECTURE AND CHARACTER OF THE PROJECT. FIXTURES ARE TO BE USED THAT REDUCE GLARE AND MINIMIZE IMPACT TO SURROUNDING PROPERTIES.

DESIGN NOTES & STANDARDS

- PARKING LOT LIGHTING IS TO BE OF A ZERO CUTOFF TYPE AND BE NO TALLER THAN 25 FEET IN HEIGHT. THE FIXTURES ARE TO BE IN THE STYLE, TYPE AND COLOR THAT COMPLEMENT THE ARCHITECTURE AND CHARACTER OF THE PROJECT.
- STREET LIGHTING IS TO BE ZERO OR PARTIAL CUTOFF TYPE AND BE NO TALLER THAN 15 FEET IN HEIGHT.
- BUILDING MOUNTED LIGHTING IS ENCOURAGED TO ENHANCE THE ADJACENT SIDEWALKS AS WELL AS THE ARCHITECTURE ITSELF. LIGHTING MAY BE USED TO ENHANCE IMPORTANT ARCHITECTURAL FEATURES OF THE BUILDING IT SERVES.
- LANDSCAPE LIGHTING IS TO ENHANCE THE LANDSCAPE FEATURE IT SERVES, AS WELL AS TO FURTHER ENHANCE THE SAFETY OF THE PEDESTRIAN AREA.



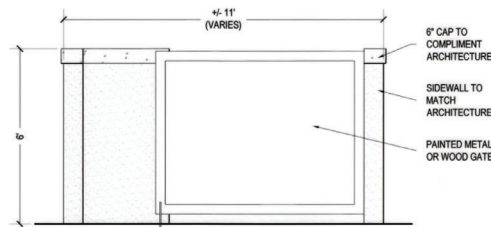
2 CONCEPTUAL BUFFER FENCE
SCALE: NTS

SCREENING & FENCING

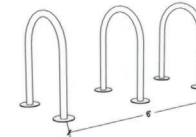
SCREENING AND BUFFERING AREAS BETWEEN SERVICE AREAS AND PLAZAS, STREETSCAPES, PEDESTRIAN CORRIDORS AND PARKS, WILL AID TO THE AESTHETICS OF THE COMMUNITY.

DESIGN NOTES & STANDARDS

- THE SCREENING OF SERVICE AREAS AND TRASH ENCLOSURES SHALL COMPLY WITH THE CITY OF LOUISVILLE DESIGN STANDARDS.
- TRASH ENCLOSURES AND SERVICE AREAS SHALL BE LOCATED TO THE REAR OF OR BETWEEN BUILDINGS WHENEVER FEASIBLE.
- TRASH DUMPSTERS SHALL BE LOCATED WITHIN WALLED AND GATED ENCLOSURES AND PLACED ON A CONCRETE SLAB. SERVICE AREAS VISIBLE FROM ADJACENT AREAS SHALL BE SCREENED BEHIND WALLS OR DECORATIVE FENCES IN COMBINATION WITH DENSE LANDSCAPING.
- FENCING ALONG THE PROPERTY BOUNDARY SHALL BE INSTALLED TO AID IN THE SEPARATION AND PROTECTION OF ADJACENT USES. FENCING TO BE LOCATED AS ILLUSTRATED WITHIN THIS FINAL PLAN.
- DETAILED LOCATIONS FOR FENCES AND ENCLOSURES WILL BE FINALIZED WITHIN THE CONSTRUCTION DOCUMENTS.



5 TRASH ENCLOSURE



BICYCLE RACKS

(DEPICTION IS FOR PURPOSES OF INTENT ONLY. PROPOSED BIKE RACKS SHALL MATCH THE DOWN TOWN CITY OF LOUISVILLE'S EXISTING BIKE RACKS)



BENCH

3 SITE FURNISHINGS
SCALE: NTS

SITE FURNISHINGS AND DETAILS

- KIT OF PARTS PROJECT DESCRIPTION

THE SITE FURNITURE IN DELO LOFTS SHALL BE CONSISTENT WITH THAT OF THE SITE FURNITURE IN DOWNTOWN LOUISVILLE.

THE DEVELOPMENT OF THIS PROMINENT SITE WILL SERVE TO STRENGTHEN AND UNIFY THE SURROUNDING AREA. LIGHTING, STREET FURNISHINGS, PLANTERS, TREE GRATES, ETC. WILL ENHANCE AND UNIFY THE OVERALL PROJECT, CONTRIBUTING TO THE SENSE OF PLACE AND OVERALL CHARACTER. THE INTENT IS TO BENEFIT ALL USERS WITH A THEMATIC, WELL LIT, SAFE AND PLEASANT ENVIRONMENT. A KIT-OF-PARTS HAS BEEN DEVELOPED AS A STARTING POINT FOR THE DESIGN OF THE STREET FURNISHINGS WITHIN THE THE STREETScape AND PUBLIC AREAS AND WILL HELP TO GUIDE THE SITE PLANNING PROCESS WHICH FOLLOWS THIS DOCUMENT. THE FURNISHINGS BEING SHOWN ARE INTENDED TO PORTRAY THE CHARACTER AND QUALITY FOR DELO LOFTS.

delo
LOFTS

SHEET TITLE

TYPICAL SITE DETAILS

SUBMITTAL	no	date	description	scale:
designed by: sta	1	03.11.2016	Initial Submittal	VARIES
drawn by: klm	2	07.29.2016	Second Submittal	
checked by: pms	3	09.16.2016	Third Submittal	
project #: 8675309	4	11.16.2016	Fourth Submittal	
	5	05.19.2017	For Approval	

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owner's representative

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foundry

foundry

north

sheet

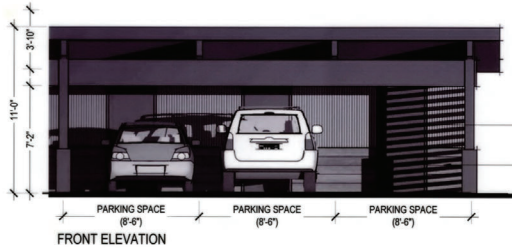
19 of 20

delo Final Planned Unit Development

LOFTS

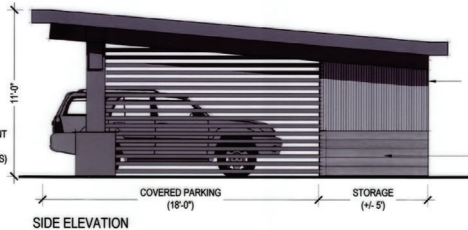
A part of section 8, township 1 south, range 69 west of the 6th p.m.
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NOTE:
ENTRY MONUMENTS, PROJECT IDENTITY AND SITE DETAILS INCLUDING FENCING, CARPORT AND ARBORS ARE
CONCEPTUAL IN NATURE. FINAL DESIGN DETAILS TO BE PROVIDED DURING CONSTRUCTION DOCUMENTS.



FRONT ELEVATION

CARPORT TYPICAL



SIDE ELEVATION

THE CARPORTS ARE TO COMPLEMENT
THE ARCHITECTURE
(LIMITED TO TWO EXTERIOR FINISHES)



2 ROOT BARRIER
SCALE: NTS

ROOT BARRIER BY DEEPROOT
MODEL: UB 18-2 (UNIVERSAL) OR APPROVED EQUAL
INSTALL PER MANUFACTURER'S SPECIFICATIONS.

18" UNIVERSAL GUIDE - UB 18-2

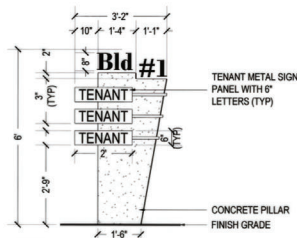
18" High x 24" wide (UB 18-2) and panels for Linear Applications, Humus Applications and Root Pruning. Our UB 18-2 panels include our patented, integrated dipper spacing mechanism for easy assembly. The 18" wide height is ideal for protection from invasive roots to sidewalks, driveways, patios and many other planting situations.

APPLICATIONS					PRODUCT USES				
Product	Linear	Humus	Root Pruning	Root Barrier	Product	Linear	Humus	Root Pruning	Root Barrier
UB 18-2	+	+	+	+	UB 18-2	+	+	+	+
UB 18-2	+	+	+	+	UB 18-2	+	+	+	+
UB 18-2	+	+	+	+	UB 18-2	+	+	+	+
UB 18-2	+	+	+	+	UB 18-2	+	+	+	+
UB 18-2	+	+	+	+	UB 18-2	+	+	+	+

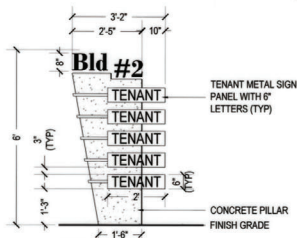
- Intended assembly panels align together with a zipper joint system
- Universal Guide (UB 18-2) and root pruning applications
- Being adjustable to 2" (81) and modules
- 18" x 24" and 18" x 36" modules with self-aligning ribs
- Durable back side to prevent lifting by tree
- Double top edge for strength, safety, appearance and root overgrowth protection
- Chemical resistant
- Reinforced edges for safety in handling
- Manufactured in USA with 100% recycled polypropylene
- DeepRoot products are produced under one or more of the following U.S. Patents: 5,975,842; 5,975,843 and 5,975,844

PANEL DIMENSIONS
18" H x 24" W (UB 18-2) or 36" W (UB 18-3)

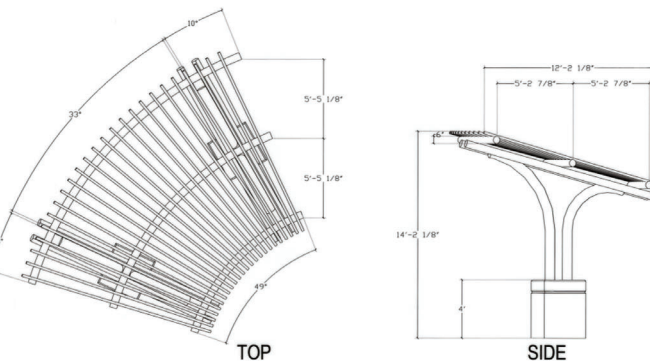
- DeepRoot products are produced under one or more of the following U.S. Patents: 5,975,842; 5,975,843 and 5,975,844
- 100% recycled polypropylene
- Chemical resistant
- Made in USA



3 TENANT SIGN
SCALE: 1/2" = 1'-0"

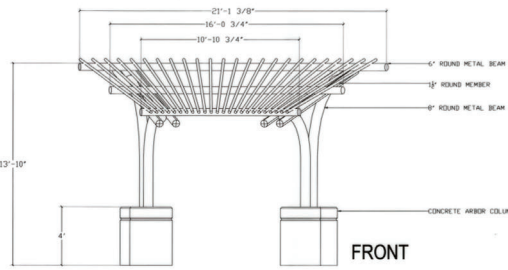


SIGN B



TOP

SIDE



FRONT

4 TRELLIS
SCALE: 1/4" = 1'-0"

delo

LOFTS

SHEET TITLE

TYPICAL SITE DETAILS

SUBMITTAL	no	date	description	scale:
designed by: sta	1	03.11.2016	Initial Submittal	VARIES
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foundry

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sheet
20 of 20

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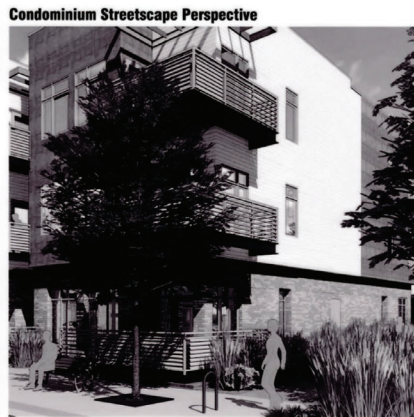
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City of Louisville, County of Boulder, State of Colorado



Central Green Space Perspective



North Park Plaza Perspective



Condominium Streetscape Perspective



Live/Work Space Perspective



North Park Plaza Perspective



Live/Work Space Perspective



Central Green Space Perspective



Central Green Space Perspective

delo

LOFTS

SHEET TITLE

CHARACTER SKETCHES

SUBMITTAL	no	date	description
designed by: stg	1	03.11.2016	Initial Submittal
drawn by: klm	2	07.29.2016	Second Submittal
checked by: pms	3	09.16.2016	Third Submittal
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	5	05.19.2017	For Approval

scale:



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north

21 of 21

A Replat of a Portion of Lots 2 Through 5, Block A, Industrial Area Subdivision, Lot 101, Louisville Trade Center and Lot 4, Block 13, Caledonia Place located in the Northeast ¼ of Section 8, Township 1 South, Range 69 West of the 6th P.M, County of Boulder, City of Louisville, State of Colorado

[illegible]

LINE TABLE		
LINE #	BEARING	DISTANCE
L28	S81°30'12"E	56.09
L29	N89°59'36"E	14.84
L30	N00°00'21"W	50.27
L31	N89°59'36"E	20.00
L32	S00°00'12"E	70.37
L33	S89°59'36"W	36.11
L34	N81°36'12"W	55.87
L35	N00°00'00"E	30.67
L36	N00°00'00"E	29.00
L37	N00°00'00"E	29.00
L38	N00°00'00"E	29.00
L39	N00°00'00"E	29.00
L40	N00°00'00"E	29.00
L41	N80°00'00"E	82.50
L42	S00°00'00"E	29.00
L43	S00°00'00"E	29.00
L44	S00°00'00"E	29.00
L45	S00°00'00"E	29.00
L46	S00°00'00"W	29.00
L47	N80°00'00"E	82.50
L48	N80°00'00"E	82.50
L49	N80°00'00"E	82.50
L50	N80°00'00"E	82.50
L51	N80°00'00"E	82.50
L52	N80°00'00"E	4.95
L53	N00°00'00"E	1.54

* MISSING SEQUENTIAL LINE AND
CURVE TAGS HAVE BEEN
PURPOSEFULLY OMITTED.

LEGEND

- FOUND NO. 4 REBAR
 UNLESS NOTED OTHERWISE
 D.U.E. DRAINAGE AND UTILITY EASEMENT
 A.E. ACCESS EASEMENT
 P.U.E. PRIVATE UTILITY EASEMENT
 C.U.E. CITY OF LOUISVILLE EXCLUSIVE
 UTILITY EASEMENT
 ROW RIGHT OF WAY



ROCK CREEK SURVEYING, LLC
3021 GARDENIA WAY
SUPERIOR, COLORADO 80027
(303) 521-7376

**RESOLUTION NO. 37
SERIES 2022**

**A RESOLUTION DENYING APPROVAL OF AN AMENDMENT TO THE DELO LOFTS
(DELO WEST) PLANNED UNIT DEVELOPMENT TO ALLOW CONSTRUCTION OF
TWO 33-UNIT MULTI-FAMILY STRUCTURES AND A 1,575 SF COMMERCIAL
STRUCTURE, A SPECIAL REVIEW USE TO ALLOW RESIDENTIAL USES ON THE
GROUND FLOOR, AND A PLAT FOR THE PROPERTY LOCATED ON THE
SOUTHEAST CORNER OF GRIFFITH STREET AND CANNON STREET**

WHEREAS, the City of Louisville is a home rule municipal corporation organized under and pursuant to Article XX of the Colorado Constitution and the Home Rule Charter; and

WHEREAS, by virtue of such authority, and as further authorized by state statutes, including but not limited to C.R.S. §§ 31-23 -206 et seq. the City has broad authority to make and adopt a comprehensive plan for the physical development of the municipality; and

WHEREAS, by virtue of such authority, and as further authorized by state statutes, including but not limited to C.R.S. §§ 24-67-101 et seq., the City has authority under Section 17.28 Planned Unit Developments and Section 17.40 Special Review Uses to regulate the physical development of the municipality; and

WHEREAS, by virtue of such authority, and as further authorized by state statutes, including but not limited to C.R.S. §§ 31-23-201 et seq. and C.R.S. §§ 29-20-101 et seq, the City has the authority under Title 16 to regulate the subdivision of land; and

WHEREAS, on June 23, 2022, the Planning Commission of the City of Louisville recommended approval of the application at a duly noticed public hearing, where evidence and testimony were entered into the record; and

WHEREAS, after consideration of the evidence and testimony presented at the public hearing and based on the following findings, the City Council voted 6-1 to direct City staff to draft a resolution denying the approval of the application.

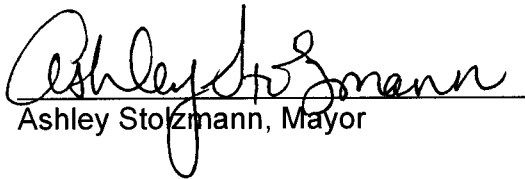
NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Louisville, Colorado does hereby deny approval of the Planned Unit Development Amendment, the Special Review Use and the Plat for the property located on the southeast corner of Griffith Street and Cannon Street and adopts the following findings in support of the denial:

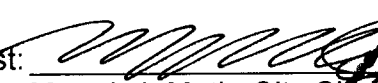
City Council Finding: The City Council finds that the waiver to the Mixed Use Zone District Residential Density Standard does not meet Section 17.14.090.A.2.b of the Louisville Municipal Code regarding approval of waivers, which requires that City Council finds the proposed development represents an

improvement in site and building design over that which could be accomplished through strict compliance with the code; and

City Council Finding: The City Council finds that the additional traffic generated as a result of approval of the density waiver would negatively impact the surrounding neighborhoods.

PASSED AND ADOPTED this 20th day of September, 2022

By: 
Ashley Stolzmann, Mayor

Attest: 
Meredyth Muth, City Clerk



**ORDINANCE NO. 1864
SERIES 2023**

**AN ORDINANCE APPROVING A REZONING OF LOT 10, BLOCK 1 AND OUTLOT 1
OF DELO LOFTS FINAL SUBDIVISION PLAT FROM COMMERCIAL COMMUNITY
(CC) TO MIXED-USE RESIDENTIAL (MU-R) AND APPROVING AN AMENDMENT TO
EXHIBIT A, LAND USE PLAN EXHIBIT, REFERENCED IN LOUISVILLE MUNICIPAL
CODE CHAPTER 17.14 – MIXED USE ZONE DISTRICTS**

WHEREAS, Courtesy Road Partners LLC is the owner of certain real property described as Lot 10, Block 1 and Outlot 1 of DELO Lofts Final Subdivision Plat; and

WHEREAS, the land owner has requested rezoning of the property from Commercial Community (CC) to Mixed-Use Residential (MU-R) and an amendment to Exhibit A, Land Use Plan Exhibit referenced in Louisville Municipal Code Chapter 17.14 – Mixed Use Zone Districts; and

WHEREAS, the Louisville Planning Commission has held a public hearing on September 14, 2023 to review the proposed rezoning, has provided notice of the public hearing as provided by law, and has forwarded a recommendation to the City Council to approve the rezoning and amendment to Exhibit A, Land Use Plan Exhibit; and

WHEREAS, the City Council held a public hearing on October 17, 2023 to review the proposed rezoning and has provided notice of the public hearing as provided by law; and

WHEREAS, the City Council finds that the rezoning and amendment to Exhibit A, Land Use Plan Exhibit are consistent with Louisville Municipal Code Sec. 17.44.050.A.2, Declaration of Policy for Rezoning, which states that 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*; and

WHEREAS, the City Council finds that conditions of the property have changed including potential market feasibility of commercial-only development on the parcel and changes to vehicular access plans that are not supportive of highway-oriented commercial development; and

WHEREAS, the City Council finds that it is in the public interest to support redevelopment of the property which is located in the Highway 42 Revitalization Area and rezoning of the property will support the goal of the Urban Renewal Plan to reduce, eliminate and prevent the spread of blight, to stimulate growth and redevelopment, and promote appropriate land uses.

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, certain property described as Lot 10, Block 1 and Outlot 1, DELO Lofts Final Subdivision Plat, is hereby rezoned from Commercial Community (CC) to Mixed-Use Residential (MU-R).

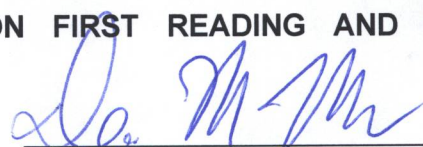
Section 2. Exhibit A, Land Use Plan Exhibit referenced in Louisville Municipal Code Chapter 17.14 – Mixed Use Zone Districts, is hereby amended as reflected in Exhibit A to this ordinance.

Section 3. 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 4. The repeal or modification of any provision of the Municipal Code of the City of Louisville by this ordinance shall not release, extinguish, alter, modify, or change in whole or in part any penalty, forfeiture, or liability, either civil or criminal, which shall have been incurred under such provision, and each provision shall be treated and held as still remaining in force for the purpose of sustaining any and all proper actions, suits, proceedings, and prosecutions for the enforcement of the penalty, forfeiture, or liability, as well as for the purpose of sustaining any judgment, decree, or order which can or may be rendered, entered, or made in such actions, suits, proceedings, or prosecutions.

Section 5. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

**INTRODUCED, READ, PASSED ON FIRST READING AND ORDERED
PUBLISHED** this 2nd day of October, 2023.


Dennis Maloney, Mayor

ATTEST:


Meredyth Muth, City Clerk



APPROVED AS TO FORM:



Kelly PC, City Attorney

PASSED AND ADOPTED ON SECOND AND FINAL READING, this 17th day of
October, 2023.



Dennis Maloney, Mayor

ATTEST:



Meredyth Muth, City Clerk



Land Use Plan Exhibit A



City Council Public Hearing

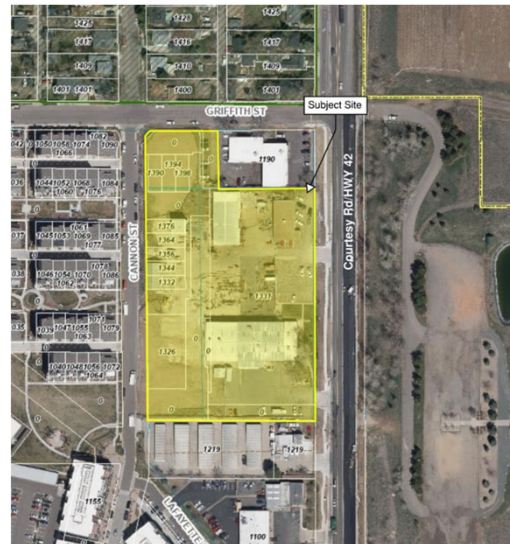
February 6, 2024

DELO Boom (West) Concept Plan 1301 Courtesy Rd / 1390 Cannon St



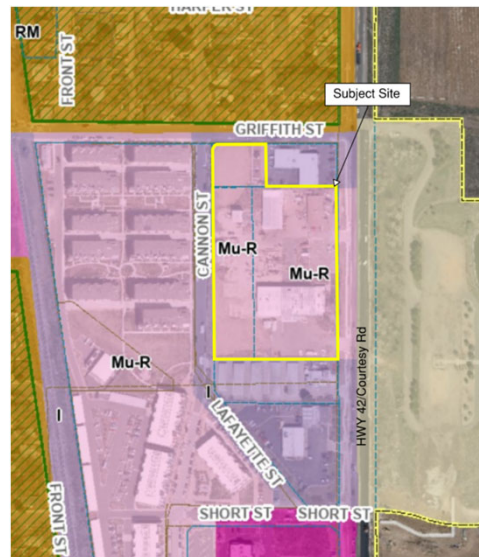
DELO Boom Concept Plan

- The Concept Plan Review provides an opportunity for an applicant to solicit comments from the City Council in the early stages of the development process.
 - The City Council is not required to provide specific feedback on a Concept Plan application and a consensus or majority vote will not be taken
 - All comments provided by the City Council are advisory in nature and are not binding on the City Council.
 - No other boards or commissions have commented on or reviewed this proposal.



DELO Boom Concept Plan

- 4.39-acre property located in the Mixed Residential Zone District (MU-R)
 - Rezoned from Industrial (I) and Commercial Community – Mixed Use (CC-MU) to MU-R in 2015 and 2023
- Currently improved with multiple structures supporting industrial, warehouse, and office uses



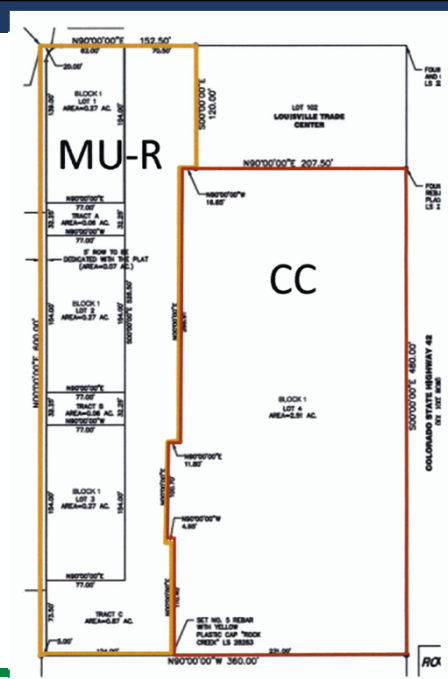
Highway 42 Revitalization Area

- Subject property is located in the Highway 42 Urban Renewal Area.
- The Urban Renewal Plan is intended to *reduce, eliminate and prevent the spread of blight... to stimulate growth and reinvestment... and promote local objectives with respect to appropriate land uses in the Urban Renewal Area (Sec. 1.3).*



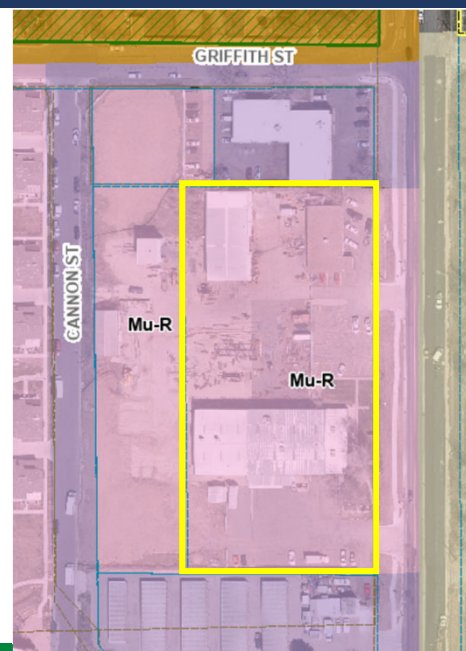
Site History

- Property is located the mandatory rezone area.
- In 2015 the property was rezoned from Industrial (I) to CC-MU and MU-R.
- In 2016, the city approved a Final Plat and PUD for 41 townhouses. Permits never pulled, PUD expired



Site History Cont.

- In 2022, a PUD was submitted for review consisting of 66 dwelling units in two multifamily buildings and one commercial building. The application was denied by City Council.
- In 2023, the eastern 2.47 acres of the property was rezoned from CC-MU to MU-R.



DELO Boom Concept Plan

- 135 dwelling units total
 - 25 dwelling units per acre
 - Density calculated in accordance with Sec. 17.14.060.C.1 of the LMC
 - 193 parking spaces
- 4,000 Sq. Ft. retail space in apartment building



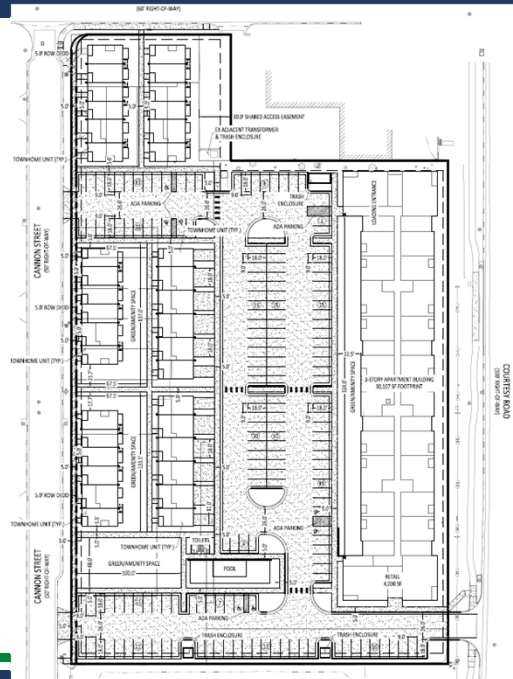
Applicable Regulations and Policies

- Mixed Use Development Design Standards and Guidelines
- Title 17 of the Lakewood Municipal Code
- Title 16 of Lakewood Municipal Code
- Adopted, city-wide plans including:
 - Comprehensive Plan
 - Transportation Master Plan
 - Future 42
 - Highway 42 Revitalization Area Framework Plan
 - Parks, Recreation, Open Space, and Trails Comprehensive Master Plan



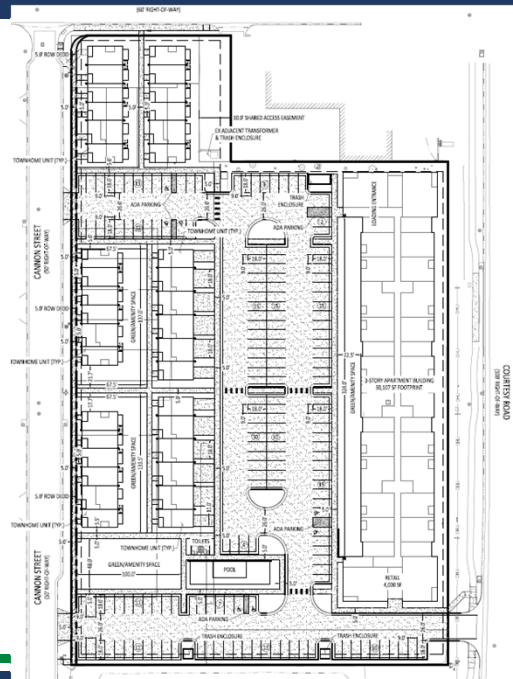
Key Issues to Consider

- Density:** The applicant will request consideration of a waiver to the maximum residential density of 20 units/acre allowed in the MU-R zone district. The applicant is requesting 25 units/acre. The applicant asserts that permitting more units on site will allow the development to include inclusionary housing pursuant to the requirements of [Sec. 17.76](#) of the LMC.



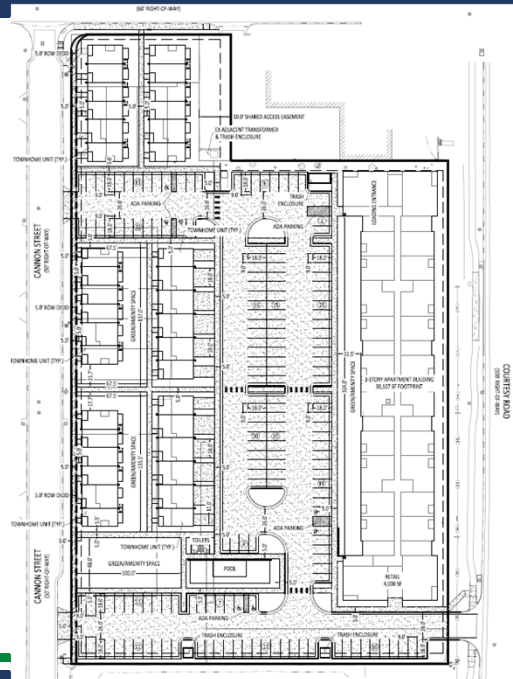
Key Issues to Consider

- Building Area:** The applicant will request consideration of a Special Review Use to allow a larger-than-permitted building footprint. The maximum ground floor building footprint in the MU-R zone district is 10,000 square feet – the proposed apartment is +/- 30,000 square feet.



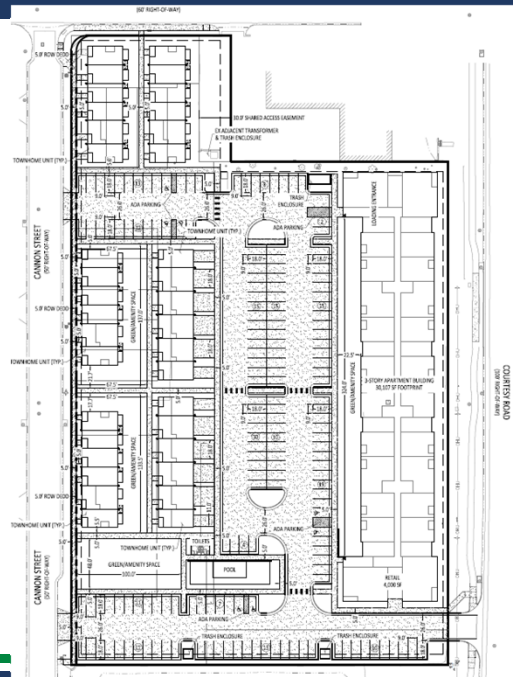
Key Issues to Consider

- **Building Height:** The applicant will request consideration of a waiver to decrease the minimum allowed building height. The minimum building height in the MU-R zone district is 35 feet and two-stories. The applicant is proposing two-story townhouses that are less than 35 feet in height.



Key Issues to Consider

- **Street and Block Design:** The applicant may request consideration of a waiver to the block design and dimension standards found in Section 1 of the MUDDSG.
 - Permitted block width: 270-320 feet
 - Permitted block length: 300-400 feet



Additional Items for Consideration

- **Inclusionary Housing:** The applicant has indicated that providing the total number of required inclusionary units on-site may be a challenge with current density limitations and Energy Code requirements.
- **Transportation Improvements:** A traffic study submitted with a formal land use application will inform the scope of required transportation infrastructure improvements and any additional street connection requirements.
- **Architectural Massing and Building Design:** Final building massing, design, and heights will be a key item to review against the MUDDSG.

*These items do not reflect a full and complete evaluation of the proposal as they relate to applicable development provisions. Staff will complete a full and in-depth review of this proposal with a final land use application.

DELO Boom Concept Plan

- Subsequent Land Use Process
 - Preliminary Plat and PUD
 - Final Plat and PUD
- Staff have not made a recommendation on this Concept Plan
- The City Council may provide non-binding, advisory feedback to the applicant