City of Louisville
COLORADO • SINCE 1878

Planning Commission

Agenda

September 12, 2024
City Hall, Council Chambers
749 Main Street
6:30 PM for Regular Meeting

Members of the public are welcome to attend and give comments remotely.

1) ***You can call in to +1 253 215 8782 or +1 346 248 7799 Webinar ID # 823 1948 7837 Passcode 773858***
2) ***You can log in via your computer. Please visit the City's website here to link to the meeting:*** www.louisvilleco.gov/planningcommission

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

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes – June
5. Public Comment on Items Not on the Agenda
6. New Business - Public Hearing Items
    a. **PUD Amendment and Special Review Use – 947 Pine:** Consideration of Resolution 9, Series 2024, regarding a recommendation to City Council for a bar with virtual and mini golf and outdoor dining.
    b. **Preliminary PUD, Preliminary Plat, Land Use Exhibit Amendment, Rezoning, and Special Review Use - 1032, 1034, and 1040 E South Boulder Road**: Consideration of Resolution 10, Series 2024, regarding a

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recommendation to City Council for a mixed use project with 188 residential units and 13,534 square feet of commercial space.

7. Planning Commission Comments
8. Staff Comments
    a. Comprehensive Plan update
9. Select Items Tentatively Scheduled for Future Meetings
    a. Natural Medicines zoning code amendment
10. Adjourn

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Planning Commission
Meeting Minutes
June 13, 2024
City Hall, Council Chambers
749 Main Street
6:30 PM

Call to Order – Chairperson **Brauneis** called the meeting to order at 6:31 PM.

Roll Call was taken, and the following members were present:

Commission Members Present:	Steve Brauneis, Chair
	Jeff Moline, Vice Chair
	Debra Baskett, Secretary
	David Bangs
	Cullen Choi
	Jennifer Hunt
	Jonathan Mihaly
Staff Members Present:	Jeff Hirt, Planning Manager
	Amelia Brackett, Senior Planner
	Matt Post, Senior Planner
	Ben Jackson, Planning Clerk

APPROVAL OF AGENDA

Motion to approve the agenda was moved by **Baskett**, seconded by **Moline**, and adopted by voice vote.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None were heard.

PUBLIC HEARING ITEMS – NEW BUSINESS

a) **Minor Subdivision – 1147 and 1149 W Enclave:** Consideration of Resolution 5, Series 2024 regarding a recommendation to City Council to adjust a lot line between 1147 and 1149 W Enclave.

Staff Presentation:

Brackett introduced the presentation for the minor subdivision change. The applicant was requesting to adjust the location of the lot boundary. The reasoning for the adjustment was to improve solar panel access on the northern lot, and to address drainage issues

on the southern lot. The applicant had requested one waiver, but was otherwise compliant with the subdivision requirements, and met the existing PUD lot size range. The application met the requirements for the lot depth waiver as the lot depth nonconformities already existed, and it did not alter the density or character of the neighborhood.

Staff Recommendation:
Staff recommended approval of Resolution 5, Series 2024.

Commissioner Questions of Staff:
Mihaly asked to confirm that the setback requirements were still met with the proposed changes.
Brackett said yes.

Applicant Presentation:
Thomas Greany, resident, introduced presentation. Noted that the planned house was to be nearly identical to one destroyed in Marshall Fire. Also retained damage to original property during 2013 floods. Changes allow home to be rotated 25 degrees for best solar potential. Explained why the changes were necessary, and the benefits it would produce. Noted that broader impacts from changes would be very limited.

Commissioner Questions of Applicant:
Mihaly asked whether the retaining wall had already been built, and whether it crossed the current lot boundary.
Greany said yes, and noted that it was allowed by the City since they owned both lots.
Mihaly asked to clarify that the only waiver was for the width to depth ratio.
Brackett confirmed this.

Public Comment:
None were heard.

Commissioner Discussion:
Hunt said that she saw no reason to reject the application, and noted that she personally had experienced similar drainage issues, so she could understand the applicant's predicament.
Moline said that he was in support, and acknowledged the difficulty the applicant would have meeting the required width to depth ratio given the size of the lots.
Bangs said that he was in support
Choi said that he was in support.
Baskett said that she was in support.
Mihaly said that he was in support, and added that the presentation alleviated his initial concerns about the application.

Brauneis said that he was in support.

Motion to approve Resolution 5, Series 2024 was moved by **Moline** and seconded by **Mihaly**. The motion was adopted by a vote of 7 to 0.

b) **Planned Unit Development (PUD) – 745 S Pierce:** Consideration of Resolution 6, Series 2024, regarding a recommendation to City Council for a PUD to allow a small storage facility at 745 S Pierce.

Staff Presentation:
Post introduced the presentation for the PUD application. He said that the application was for a new self-storage facility in the Colorado Tech Centre (CTC). He noted that the site was vacant and had been zoned for industrial use. The proposal included a detention and water quality pond on the east side of site.

Post said that the applicant had proposed including 11 parking spaces, 3 vehicle loading spaces, and 4 bike parking spaces. He noted that this was well below the approximately 32 spaces that would be required under the City's parking requirements.

Post then covered the proposed design of the building, and the waivers that had been requested by the applicant. The first waiver was to allow the applicant to not have trees on the north side buffer due to the presence of the storm drain. Staff found that this was a reasonable request. The second waiver request was to allow the applicant to install additional wall signage. The applicant wanted to install an additional sign on the west side of the property as it would be highly visible. Staff found that the request was in line with the intent and limitations of the sign code. The third request was for a reduction in the required number of parking spaces. The applicant had asserted that the nature of the proposed land use meant that the proposed number of parking spaces would be adequate. Post also noted that on-street parking was prohibited in the CTC by covenant. Staff found that this request was reasonable.

Staff Recommendation:
Staff recommended approval of Resolution 6, Series 2024, with the condition that the applicant shall establish and record a shared access easement with the property to the south concurrent with the proposed shared access point prior to the building permit application.

Commissioner Questions of Staff:
Baskett asked how many staff were anticipated to work there.
Post deferred to the applicant.

Mihaly asked whether the proposed number of electric vehicle charging spaces would comply with the code.
Post said that code was applied to the number of spaces proposed by the applicant, rather than the number of spaces required by the parking minimums.
Choi asked about the dimensions and clearance for the western gate. He also asked to clarify whether customers would use the fire lane for loading and unloading.
Post said yes, and noted that the Louisville Fire Department had signed off on the proposal with no additional comments.
Brauneis asked whether Choi wanted to revisit this issue.
Choi said that he just wanted to check, and did not want to second-guess the judgement of the fire department.
Choi asked whether the mechanical equipment was intended to be roof or ground mounted.
Post deferred to the applicant. He also noted that there was to be a transformer on the east side of the building.
Bangs asked whether there were concerns about the hours that the proposed signage would be illuminated for.
Post said that he would have to check the code, but noted that the applicant would still need to apply for a sign permit, and that issues like this would be covered during that process.
Brauneis asked about the adjacent zoning. He also asked whether the reduced number of parking spaces would be used for additional leasable space in the building.
Post said that the applicant had argued that an increase in the number of parking spaces would necessitate a reduction in the amount of leasable space.
Brauneis asked about the proposed lot coverage.
Post said that the proposed landscaping kept the lot coverage in compliance with the code.
Hirt said that the railroad right of way was zoned industrial, and the area beyond that was planned community commercial.

Applicant Presentation:
Mark Delgado, non-resident, was the applicant's architect with DCB Construction. He spoke to the proposed color and design of the building, and noted that it was intended to meet the industrial design standards. He said that the proposed 35 foot wide fire lane would be wider than required 20 feet. He added that though they did not intend to have cars parked in the fire lane, the added width meant that parked cars would not impede Fire Department access.

Delgado said that the proposal for 14 parking spaces was be double the typical number of spaces for similarly sized storage uses. He noted that a nearby similarly sized property had an average of 33 customer visits per day, and that the expectation would be for there

to be no more than 8 customers visiting simultaneously. He added that some of the reduced parking area was repurposed as landscaping and additional leasable area. He also noted that the expectation was to have one on-site employee in the long term.

Commissioner Questions of Applicant:
Mihaly asked what proportion of the applicant's other sites had been rented out.
Delgado said that they had rented out about 44% of the Glacier Park facility, and that Dylan Rd Storage had around a 96% occupancy.
Mihaly asked whether there was a national average for storage facility occupancy.
Delgado said that they had provided some regional averages from the "Self Storage Almanac".
Moline asked whether there was a backup plan for parking in case there were more customers than available spaces.
Delgado said that worst case scenario, they could use some of the additional landscaped area. He reiterated that the number of proposed spaces would be more than demanded and necessary, and therefore should be able to cope.
Moline asked if applicant would consider leasing off-site parking spaces if worst came to worst.
Delgado noted that applicant also operated another nearby storage location that could be used for additional parking.
Hunt asked how long people would typically spend at the unloading area.
Delgado said that most activity was at the recessed unloading area. He also noted that customers tended to arrive throughout the day, and that they tended to minimize the amount of time they spent at the facility.
Hunt asked whether the facility would be accessible 24/7.
Delgado said that it would only be open when it was fully staffed, which should be until about 9pm or so.
Brauneis asked whether there were any regulations on the lumen output of the proposed sign.
Post said that there were not.
Brauneis said that he had some concerns about how bright the sign would be, and how it would fit with the neighboring area.
Post said that there was a lighting ordinance that applied to the industrial district, and that there would be a chance for staff to review the proposed sign in conjunction with the photometric plan.
Post spoke to the City's sign code, and noted that internally illuminated sign were not permitted in the industrial zone district.

Public Comment:
Moline moved to enter the letter from DCB Construction into to the record. The motion was seconded by **Hunt** and adopted by voice vote.

No other comments were heard.

Commissioner Discussion:
Bangs said that he was inclined to support the application. He said that he still had some concerns about the proposed signage and its illumination, and added that he would like to learn more about it during the signage application process.
Choi said that he was in support.
Mihaly said that he was in support, but noted that he still had some concerns about the waivers for the proposed signage.
Baskett said that she was comfortable with supporting the application given the information provided. She particularly liked the reduced parking waiver.
Moline said that he was in support, and that he agreed with the previous comments on the waivers. He was excited that it would have less parking than required under the code.
Hunt concurred, and said that she was in support.
Brauneis said that he was in support, though noted that there would not be all that much additional landscaping.

Motion to approve Resolution 6, Series 2024 was moved by **Mihaly** and seconded by **Baskett**. The motion was adopted by a vote of 7 to 0.

DISCUSSION ITEM – NEW BUSINESS

a) **Comprehensive Plan Update –** Discussion related to draft vision and values statements for upcoming community engagement and project update.

Staff Presentation:
Hirt introduced the presentation for the Comprehensive Plan update. He said that the purpose of the presentation and discussion was to provide the final results from the first round of community engagement and discuss the plan's vision and values for upcoming engagement. He also updated the Commission on new legislation passed by the Colorado Legislature that impacted the Comprehensive Plan.

Commissioner Discussion:
Mihaly asked how the legislation would impact existing neighborhoods that had already been built out, and whether it would apply to vacant lots in those neighborhoods.
Hirt said that this was something staff was still trying to determine. He added that there were questions as to whether the new ADU rules would contribute to the density requirements. He said that it was the understanding of staff that the density requirements were applied across the whole transit area, and that any deficits in existing neighborhoods would have to be made up elsewhere.
Mihaly also asked whether the new rules would apply to open space.

Hirt said that those areas were exempted.
Mihaly asked whether the average density could be applied across the two transit corridors, or if each one had to meet the average.
Hirt said that the density could be extended beyond the bubble, but it would have to be a contiguous area of increased density.
Moline spoke to the importance of these changes to the drafting of the Plan.
Hirt agreed, and noted that there were still more details that needed to be worked out.
Hunt asked about how the purchase of Cinebar by the University of Colorado would play into this, as it was located right in the transit-oriented circle.
Hirt said that the impact of that redevelopment would be discussed over the coming months as it went through the planning process.
Mihaly noted that most of the existing DASH bus route area had already been developed.
Brauneis asked whether there was a formula that meant the DASH was included but the 228 was not.
Hirt spoke to how a transit corridor was defined in the legislation, and noted that it required a 15 minute headway between services, something the DASH was proposed to have in future, but that the 228 would not.
Brauneis noted that the 40 dwelling units per acre requirement could mean five or six story building with average unit sizes.
Hirt said that he did not think unit size had been defined. He said that the state would be issuing guidance on issues like this by the end of 2024.
Bangs wondered whether this would be a disincentive to adding more transit corridors. He asked about the penalties the City would face for not complying with the new laws.
Hirt said that the initial proposal to reduce state highway funding was removed from the bill.
Moline asked if staff could start to drill down on what residents meant when they talk about Louisville's "small town atmosphere".
Hunt said that housing affordability challenges would likely outweigh concerns about the consequences of increasing transit service from the bill.
Mihaly asked if there was a timeline for when staff would know how existing developments would be impacted by the bill.
Hirt said that staff should know more about this by the end of the year.

Brauneis moved the discussion onto the proposed vision statement.
Hunt said that Council had captured her thoughts about changes to the language.
Brauneis spoke about his concerns about the way the term "sustainability" was being used, and its potential implications in excluding economic and social sustainability.
Hirt noted that there had been some discussion about the use of the phrase "builds on" when referring to the City's "small town atmosphere", with particular focus on replacing it with "preserves".

There was an extended discussion of the specific phrasing of the idea of the “small town atmosphere”.
Hirt noted that staff was trying to understand what “small town” meant to residents.

Brauneis moved the discussion onto the proposed values.
Baskett noted that the proposed values needed to be better defined, and that they needed to get a better sense of how residents of Louisville related to them. She suggested that the term “transportation choices” could be too jargony.
Hirt noted that there would be a reliance on imagery for this to help convey its meaning with community engagement.
Mihaly suggested that it could be rephrased as “support a multitude of transportation options and connections to places for all abilities”.
There was a consensus that “options” would be a more appropriate word to use.
There was further discussion of how the proposed values would be interpreted, and their potential implications.
Baskett suggested that there be an additional value statement to address regional partnerships with other local governments.
Mihaly asked whether a point about affordable housing would be added.
Hirt said that there had been a serious discussion, but the consensus was that it was covered by the point about “inclusivity”.

PLANNING COMMISSION COMMENTS

None were heard.

STAFF COMMENTS

None were heard.

ADJOURNMENT

Motion to adjourn was moved by **Baskett**, seconded by **Hunt**, and adopted by voice vote. The Commission adjourned at 8:33pm.

City of Louisville
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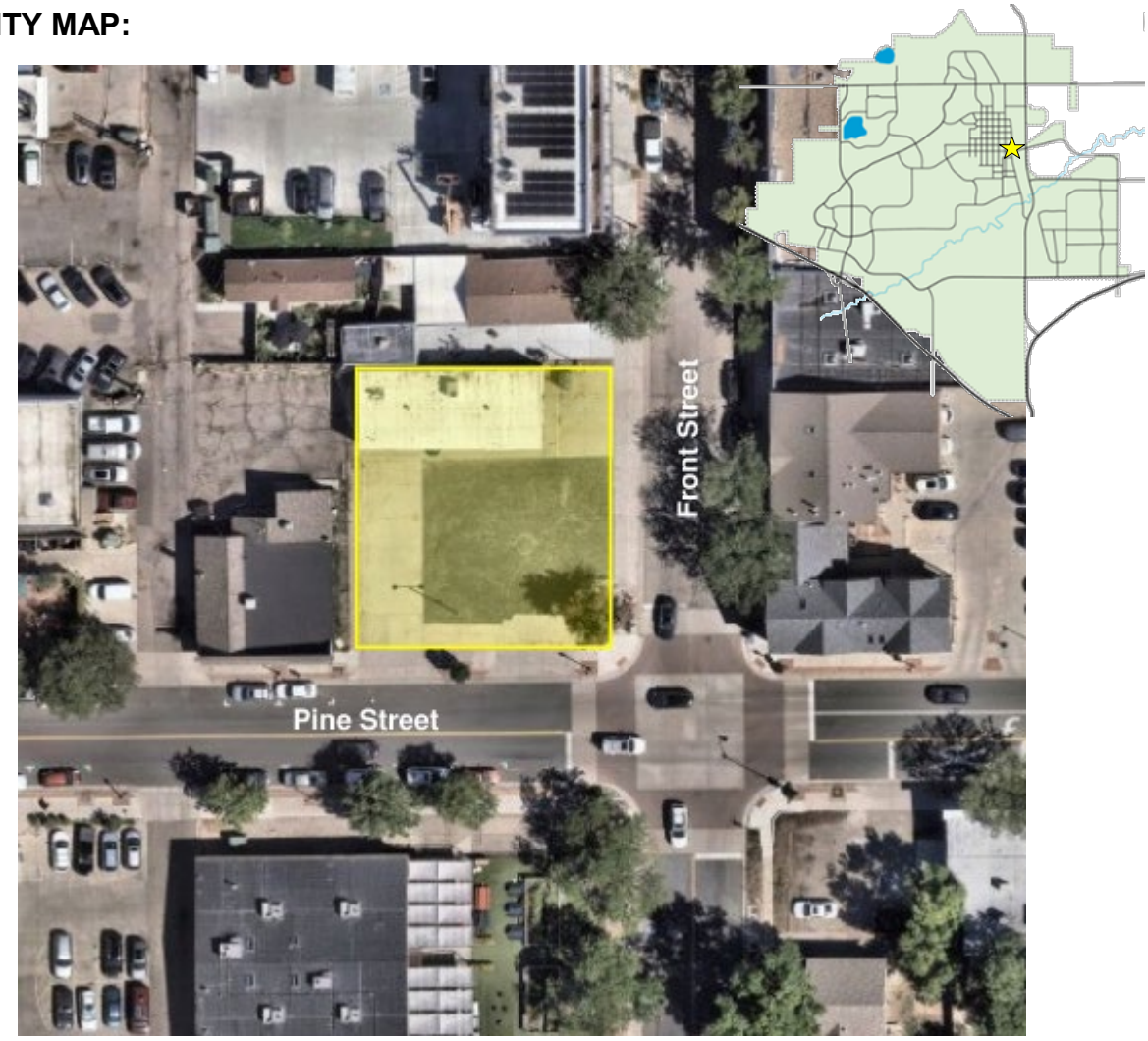
Planning Commission
Staff Report
September 12, 2024

ITEM:	Case No. PUD-000502-2024 and SRU-000521-2024
PLANNER:	Matt Post, Senior Planner
APPLICANT:	Construction Concepts, Inc.
OWNER:	947 Pine St., LLC
LOCATION:	947 Pine Street
REQUEST:	Approval of Resolution 9, Series 2024, recommending approval of request for a Planned Unit Development (PUD) Amendment and Special Review Use to allow a bar and restaurant with outdoor dining and miniature golf.

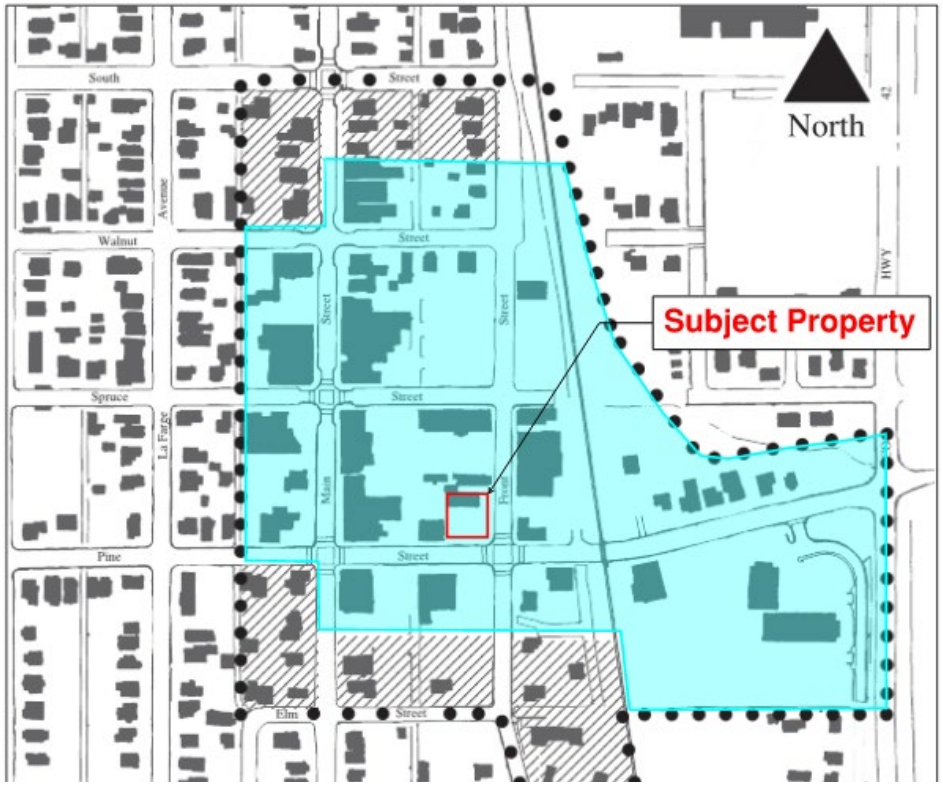
VICINITY MAP:



SUMMARY:
The applicant, Construction Concepts, LLC, is requesting approval of a Planned Unit Development (PUD) Amendment and Special Review Use (SRU) to allow outdoor dining and outdoor miniature golf, with a bar and restaurant. The proposed development will include a 728 square-foot addition to the existing structure that will accommodate indoor virtual golf with a bar and restaurant. Exterior improvements will include outdoor dining and seating areas with a 1,634 square-foot miniature golf course.

BACKGROUND:
The existing building and use were entitled as part of the George Oil PUD and Special Review Use approved in 1988 which established a fueling station and grocery store on the subject site.

The property is zoned Commercial Community (C-C) and is subject to the Downtown Louisville Design Handbook ("Design Handbook") and Downtown Louisville Framework Plan ("Framework Plan"). The Design Handbook and Framework Plan designate two character areas in Downtown, the "Core Area" and the "Transition Area." The map below shows the Core Area highlighted in blue and the Transition Area crosshatched. The Core Area is the traditional business center for Downtown while the Transition Area includes more of a mix of traditional commercial and residential uses. The Transition Area features policies that mandate shorter building heights and reduced density when compared to the Core Area. This approach facilitates the transition of buildings between the commercial core and the nearby residential neighborhoods.



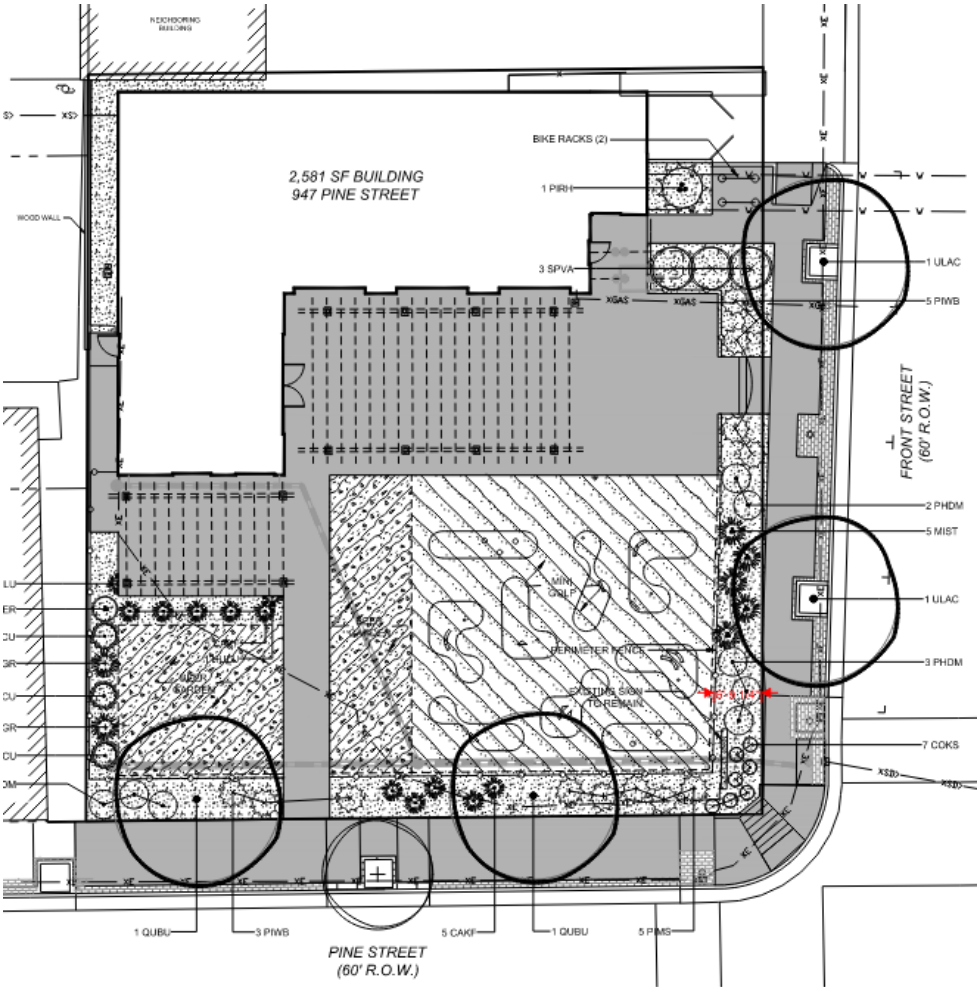
Downtown Map with Core Area in Blue and Transition Area is Crosshatch

PROPOSAL:

PUD/SRU Proposal

The applicant has proposed a 728 square-foot addition to the existing structure for a total building size of 2,608 square feet. The expanded structure will house indoor virtual golf with a bar and small eatery. Exterior improvements will include dining and seating areas, as well as a 1,634 square-foot miniature golf course, with landscaping and additional hardscape improvements.

The subject property is a corner lot with frontage on both Pine Street and Front Street which holds a prominent location near a highly trafficked entry point to Downtown Louisville. The proposed addition on the west side of the site will bring the building closer to Pine Street with activated exterior space proposed behind the public sidewalks on both street-adjacent sides of the site. Pergolas are proposed on the south side of the buildings which will provide additional visual interest and further activate the exterior space, according to the applicant. A low, decorative, open-style fence will be installed within a six – seven-foot landscape buffer around the site which the applicant has designed to define the edge of the pedestrian way.



Site plan

Current conditions on site include two vehicle curb cuts on Pine Street, and a vehicle curb cut and five head-in parking spaces on Front Street. The parking spaces on Front Street are configured such that existing vehicles would back out over the sidewalk and into the street right-of-way, which would not be permitted under currently adopted standards. When combined with the curb cut, the total length of vehicular access points is roughly 84 feet of a 105-foot property line on Front Street, and roughly 50 feet of 95-foot property line on Pine Street. Twelve parking spaces are currently present on site.

According to Louisville Municipal Code (LMC) Sec. 17.20.025, developments in Downtown Louisville must provide one off-street parking space for every 500 square feet of nonresidential floor area, except that the first 999 square feet of new or additional floor area are exempt from parking requirements. Because the addition is 728 square feet, parking ratio requirements will be applied to the existing building square footage of 1,880 square feet. As such, four off-street parking spaces are required.

Site rendering

In an effort to increase walkability in Downtown Louisville and reduce the likelihood of vehicle-pedestrian conflicts near the site, staff recommended that the applicant satisfy the parking requirement with a nonrefundable parking improvement fee in lieu (LMC Sec. 17.20.025.G) to be paid into the Downtown Parking Improvement Fund. The fee is $23,521 per required parking space to be paid in full when the first building permit is issued for construction. The applicant has agreed to pay the parking improvement fee and has designed the site accordingly. No off-street parking is proposed with this development.

The closure of vehicle access points on the site will permit the construction of full-width, unimpeded sidewalks that will match existing public improvements in the direct vicinity of the site. Additional streetlights and street trees will be installed on both Pine Street and Front Street, and seven to eight new on-street, public parking spaces will be provided directly adjacent to the site.

Staff support the applicant's intent to pay into the Downtown Parking Improvement Fund to satisfy the off-street parking requirement.

Additional site improvements include four bicycle parking spaces and an enclosed trash container in the northeast corner of the site. Site lighting includes downcast and shielded fixtures, with low wattage, low temperature string lights mounted above the outdoor dining and miniature golf area.

Pursuant to Louisville Municipal Code (LMC) Sec. 17.12.030, outdoor eating and drinking establishments and outdoor commercial amusement (miniature golf) are permitted as SRUs in the C-C zone district. The applicant has provided rationale for the use, and staff have provided further analysis below. Staff recommend approval of both SRUs.

The property includes a Landmarked sign on the southeast corner of the site. The sign currently bears the Shamrock logo from the most recent fueling station/convenience store use. However, it is Landmarked as the Standard Oil Sign. The sign will remain in place with this development proposal, and the applicant may change the sign copy with an alteration certificate from the Historic Preservation Commission.

Landmarked sign

The applicant has requested two waivers to facilitate redevelopment of this site. The first waiver request is for relief from the 20-foot rear setback standard that applies to the north property line. The existing building setback on the north side of the property is 2.5 feet. The applicant intends to extend the building by 8.3 feet on the south while maintaining the existing setback on the north, therefore the waiver request is necessary.

The second waiver request is for relief from the 10-foot side interior setback on the west side of the site. The existing building setback is 4.3 feet, and the applicant intends to extend the building by 28 feet while maintaining the existing setback.

ANALYSIS:
Staff analysis includes a review of applicable Design Louisville Design Handbook policies followed by the waiver criteria, and the SRU criteria. The PUD review criteria are included as an appendix.

Design Handbook for Downtown Louisville
Any PUD within Downtown is subject to the Design Handbook policies. Staff have highlighted the following policies that are applicable to the project, along with staff's analysis in italics. Policies are broken out by categories of General Standards and Guidelines ("**G**") applicable to all areas of Downtown and Core Area Standards and Guidelines ("**C**"). Not all policies need to be met for approval or support of a project, but all projects should seek to meet all applicable polices when appropriate. Please reference pg. 4 of the Design Handbook for further discussion on how the policies are structured as either mandatory or only encouraged. Each policy is followed by staff's analysis in italics.

G1. All projects should respect the traditional context of downtown.
1) In all cases, consideration should be given to the broader context of the block and the town at large.

This block of Front Street is comprised of a mix of commercial uses, including offices, retail, and a restaurant. Pine Street includes bars, restaurants and entertainment uses with structures pulled directly to the street. Building heights and form vary significantly from historic one-story structures to two-story modern office and commercial buildings. The applicant has considered directly adjacent building forms and site improvements in their design.

G4. Develop the street and alley edges of a property to be at a pedestrian scale.
1) Provide visual interest on all facades which will be seen from streets, alleys and pedestrian ways.
3) Buildings should express human scale, through materials and forms that are familiar building elements in town.
4) Use varied building setbacks and changes in materials to create interest and reduce the perceived scale of buildings along alleys.

The building materials at the ground level is predominantly smooth wood siding with a traditional 6-inch exposure and brick. Both street front elevations utilize large glass and storefront displays to engage pedestrians and allow visual connection to interior activities. No parking is proposed on site, allowing for expanded and continuous sidewalks where they did not exist previously. The addition to the existing structure created varied setbacks with material variation.

G10. Minimize the visual impacts of site and architectural lighting.
1) Prevent glare onto adjacent properties by using shielded and focused light sources that direct light onto the ground.
2) Un-shielded, high intensity light sources and those which direct light upward will not be permitted.
3) Shield lighting associated with service areas, parking lots and parking structures.
4) Avoid placing lights in highly visible locations, such as on the upper walls of buildings.

All lighting is full cut off to minimize glare, while the proposed string lights are low wattage and low temperature.

G11. Provide site lighting that encourages pedestrian activity at night.
1) Site lighting should be at a pedestrian scale and help define different functional areas of the property.

The development will include additional streetlights along Front Street and Pine Street to encourage pedestrian street activity.

G13. Where appropriate, design a parking area to be accessed from an alley rather than the street.
1) In a residential context, the use of a detached garage, located along the alley, is especially encouraged.

The project includes no parking on site and is instead adding public street parking.

G15. Locate parking such that it will be subordinate to other site features.
1) An on-site parking area should be located inside or behind a building, where its visual impacts will be minimized.

No parking is included on site.

G20. New construction should appear similar in mass and scale to structures found traditionally in the area.

The design takes inspiration from the flat/low-slope roof form of 637 Front Street and the gable roof form of 702 Front St, not directly adjacent to the site. The proposed height of the structure is 24 feet, which is similar to or less than existing heights on Front Street.

G24. New interpretations of traditional building styles are encouraged
1) A new design that draws upon the fundamental similarities among traditional buildings in the community without copying them is preferred. This will allow them

to be seen as products of their own time yet compatible with their older neighbors.

Staff find the new construction is differentiated from the existing, historic buildings in Downtown and appears as a product of its own time while maintaining historic elements.

G29. Maintain the existing range of exterior wall materials found in downtown.

1) Appropriate materials for primary structures include horizontal and vertical siding, shingles and brick.
2) The lap dimensions of siding should be similar to those found traditionally. Typically 4-6 inches exposed.
6) For larger buildings, consider a combination of appropriate materials as a means to reduce the apparent size of the project.

Staff find brick is an appropriate material for the primary façade of a Downtown building. The façade also include smooth lap siding similar to traditional siding in Downtown. The use of materials that includes brick and pedestrian-scale windows. The colors were selected from a historic colors preservation palette.

G31. New materials may be considered, if they appear similar in character and detailing to those used traditionally.

3) Details of hard board siding, and their joints, should match that of traditional wood siding.

Staff find the use of brick and horizontal siding matches traditional materials and form in Downtown.

C3. Maintain the average scale of one-story buildings at the sidewalk.

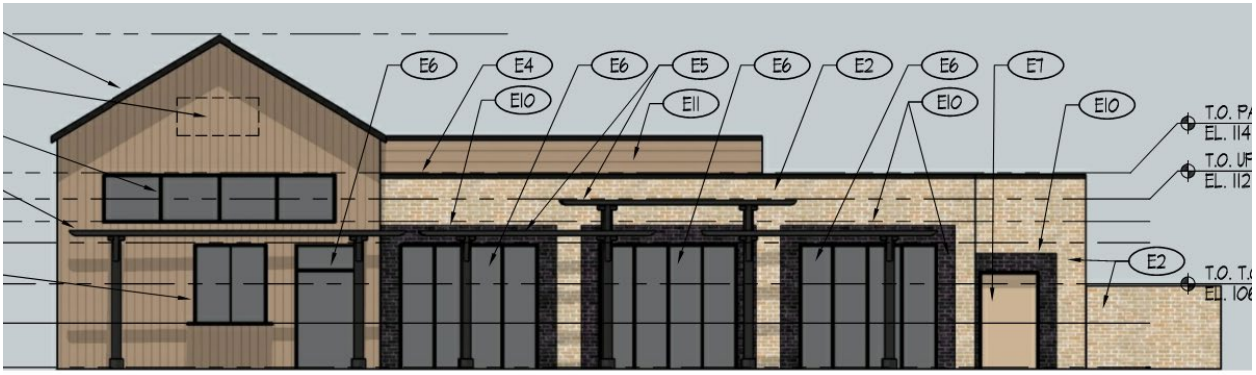
1) Traditionally, most commercial storefronts in this area were one- or two-stories in height and, while each block contained a mix of these heights, an overall sense of unity in scale was established.
2) In larger projects, a mix of one- and two-story modules should be used to maintain variety in heights.
3) New construction should present a tall one-story or two-story facade at the front property line. This facade height should not exceed 30 feet.
4) Floor-to-floor heights should also appear similar to those buildings seen traditionally.

The use of the storefront windows and horizontal wood siding help to provides a one-story visual element to help reinforce the pedestrian scale of the building. Staff finds the intent of this policy is met with the building design.

C7. Rectangular forms should be dominant on Core Area facades.

1) The facade should appear as predominantly flat, with any decorative elements and projecting or setback “articulations” appearing to be subordinate to the dominant form.

The building and building elements are predominantly rectangular in form.



C9. Use a flat roof line as the dominant roof form.

1) Historically, commercial roof forms were flat, sloped or gabled, but each had a false front that gave the appearance of a flat roof as seen from the street.
2) False fronts and parapets should be considered for new buildings with gabled roof forms.
3) Parapets on side facades should step down towards the rear of the building.

The dominate roof form is flat, though gable designs are included.

Waiver Criteria

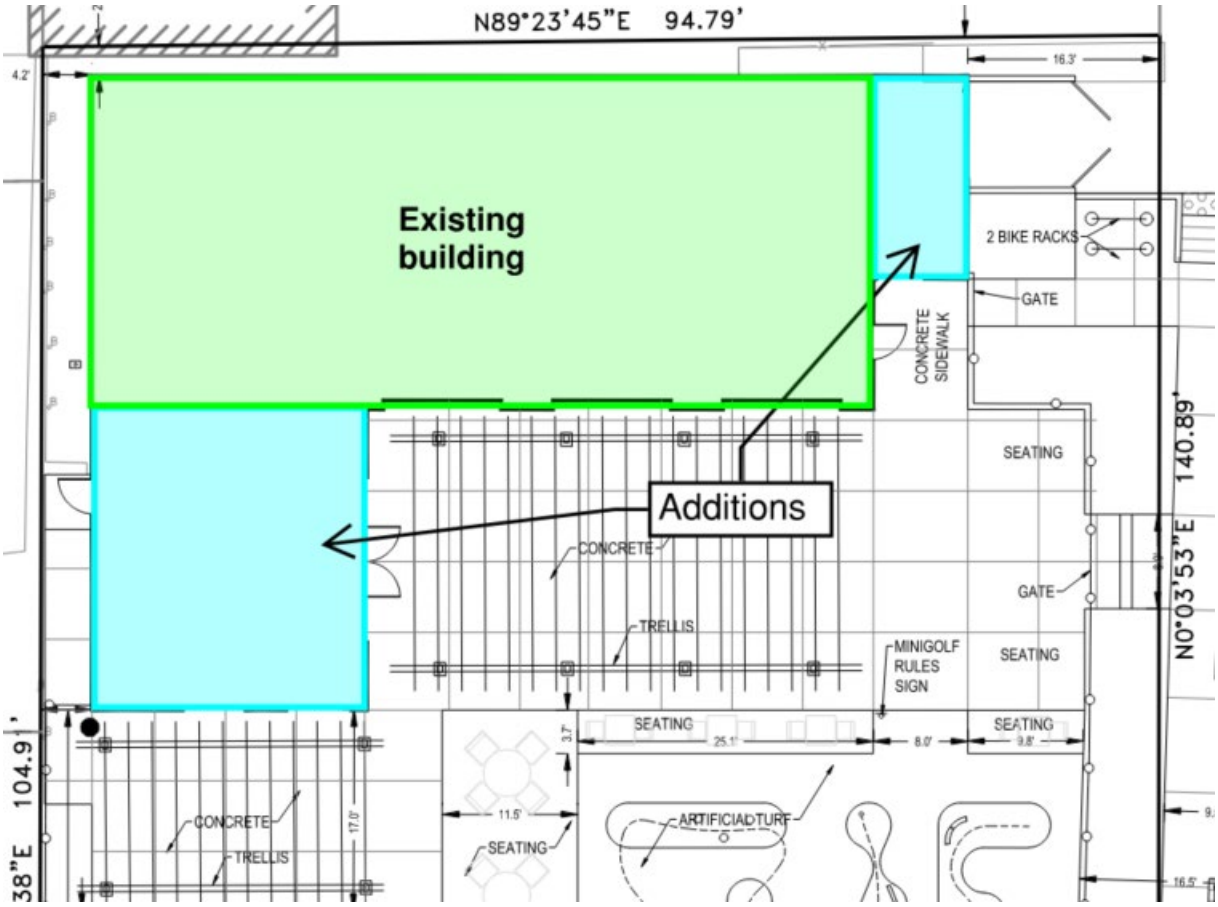
The applicant has requested two waivers to support the redevelopment of the site.

The first waiver seeks relief from the 20-foot rear setback requirement along the north side property line. The existing building is setback 2.5 feet on the north side, and the applicant plans to extend the building by 8.3 feet while retaining the existing setback.

The second waiver requests relief from the 10-foot side interior setback on the west side of the site. The existing setback is 4.3 feet, and the applicant intends to extend the building by 28 feet while retaining the current setback.

Staff find that the side interior and rear setbacks applicable to the C-C zoning district are limiting for this corner property in Downtown Louisville. Existing and historic development patterns in the core area of downtown include conditions with minimal side and rear setbacks, which support the traditional development context present.

The requested waivers will allow for the adaptive reuse of the existing building while retaining a large portion of the site as functional and activated open space. Adjacent property impacts are anticipated to be limited as the applicant is continuing an existing condition on site. Staff recommend approval of the waivers as requested.



Proposed additions – waiver exhibit

Special Review Use

Pursuant to Louisville Municipal Code (LMC) Sec. 17.12.030, outdoor eating and drinking establishments and outdoor commercial amusement (miniature golf) are permitted as SRUs in the C-C zoning district.

SRUs shall be reviewed against the criteria listed in LMC Sec. 17.40.100 to determine whether the proposed use is compatible with the surrounding area and if any conditions on the use may be appropriate. Staff's analysis of the SRU review criteria is provided below.

1. That the proposed use/development is consistent in all respects with the spirit and intent of the comprehensive plan and of this chapter, and that it would not be contrary to the general welfare and economic prosperity of the city or the immediate neighborhood;

The Comprehensive Plan (Plan) envisions "a healthy and vibrant Downtown" (Policy LU-4.2) with a "mix of uses that bring new revenue generation to the Downtown area" (Policy ED-5.3). The Comprehensive Plan classifies Downtown Louisville as Center type development and describes Center development by the following:

Centers are defined by their mixture of uses (retail, commercial, and residential), street interconnectivity, and integrated public spaces. A center's physical design is that of a destination or gathering point for city-wide activities. Centers are connected to and oriented toward their adjacent land uses. Centers typically have the greatest retailing opportunities. Centers feature integrated public spaces with a recognized public space, or focal point.

The Downtown Louisville Framework Plan includes a goal to "Maintain downtown as a vibrant, mixed-use activity center". The use and activation of this previously vacant site will improve economic activity and vibrancy of downtown while also improving the streetscape and pedestrian scale development patterns. **Staff find the proposal meets this criterion.**

2. That such use/development will lend economic stability, compatible with the character of any surrounding established areas;

   The proposed uses will support continued economic activity and investment in the area. The building design is consistent with Design Handbook policies, including creating an inviting pedestrian scale to Downtown. Surrounding development includes office, retail, restaurant and the public library, and some residential, which are all compatible with an outdoor dining and outdoor amusement use in the downtown area. **Staff find the proposal meets this criterion.**

3. That the use/development is adequate for internal efficiency of the proposal, considering the functions of residents, recreation, public access, safety and such factors including storm drainage facilities, sewage and water facilities, grades, dust control and such other factors directly related to public health and convenience;

   Public Works has reviewed the drainage plan and is coordinating the utility plans for the development and is in support of the proposal. The Fire District has also reviewed the plans and has no conflict with the proposal. **Staff finds the proposal meets this criterion.**

4. That external effects of the proposal are controlled, considering compatibility of land use; movement or congestion of traffic; services, including arrangement of signs and lighting devices as to prevent the occurrence of nuisances; landscaping and other similar features to prevent the littering or accumulation of

trash, together with other factors deemed to effect public health, welfare, safety and convenience;

External effects of the proposed uses are anticipated to be limited and similar to nearby uses with outdoor dining areas. Lighting plans meet the Design Handbook Standards, though staff do propose conditions to ensure that lighting does not become a nuisance. The site is fenced and landscaped, providing a buffer from the public way. Staff are also recommending a condition prohibiting amplified music be limited between the hours of 10:00pm and 8:00am, as has been proposed for other outdoor dining uses in the vicinity. **Staff find the proposal meets this criterion.**

5. That an adequate amount and proper location of pedestrian walks, malls and landscaped spaces to prevent pedestrian use of vehicular ways and parking spaces and to separate pedestrian walks, malls and public transportation loading places from general vehicular circulation facilities.

   The applicant has removed all parking from the site allowing for continuous, unimpeded improvements of the pedestrian way around the full extent of the site. The site will be updated with landscaping and decorative fencing creating a clear and defined public way. **Staff find the proposal meets this criterion.**

DEVELOPMENT CAP IN WESTERLY PORTION OF DOWNTOWN
Section 17.12.060 of the LMC allows a maximum of 475,000 sq. ft. of floor area for the westerly portion of Downtown. Recent analysis of the total floor shows that the current sum total 347,467 square feet. With the proposed 728 square-foot addition, the new total floor area for the westerly portion of downtown 348,195 square feet, which is within the maximum floor area allowed.

PUBLIC COMMENTS:
No public comments have been received as of the date of this report.

STAFF RECOMMENDATION:
Staff recommend approval of Resolution 9, Series 2024, recommending approval of a Planned Unit Development (PUD) Amendment and Special Review Use to allow a bar and restaurant with outdoor dining and miniature golf.

ATTACHMENTS:
1. Resolution 9, Series 2024
2. Application Materials

APPENDIX: PUD Criteria Analysis

Criteria 17.28.120 (A)	Finding	Narrative
1. An appropriate relationship to the surrounding area.	Compliant	The design is appropriate for the area and permitted in the CC zone district. The site and building design are compatible with the Design Handbook for Downtown Louisville
2. Circulation in terms of the internal street circulation system, designed for the type of traffic generated, safety, separation from living areas, convenience, access, and noise and exhaust control. Proper circulation in parking areas in terms of safety, convenience, separation and screening.	Compliant	The application provides for adequate and safe internal circulation. The City's engineering division and Fire District have reviewed the proposal and have no concerns.
3. Consideration and provision for low and moderate-income housing	Compliant	The proposed housing is not designated for low or moderate income housing, but does provide a greater variant of housing choices for the City.
4. Functional open space in terms of optimum preservation of natural features, including trees and drainage areas, recreation, views, density relief and convenience of function	Compliant	The PUD complies with landscape requirements in the Design Handbook.
5. Variety in terms of housing types, densities, facilities and open space	Complaint	The proposed housing provides a greater variant of housing density and types.

6. Privacy in terms of the needs of individuals, families and neighbors	Compliant	The housing proposed is intended for a downtown urban environment. The outdoor spaces designed into the units adequately separate units to be reasonably private.
7. Pedestrian and bicycle traffic in terms of safety, separation, convenience, access points of destination and attractiveness	Compliant	The PUD provides pedestrian amenities, creates pedestrian scale development in Downtown and adds bicycle parking.
8. Building types in terms of appropriateness to density, site relationship and bulk	Compliant	The application is compatible with surrounding development and appropriate for Downtown and meets Design Handbook policy for density, height and massing. The project has a Floor Area Ratio (FAR) of 1.0, while an FAR of 2.0 is allowed in the Core Area.
9. Building design in terms of orientation, spacing, materials, color, texture, storage, signs and lighting	Compliant	The PUD complies with the architectural design and site planning requirements in the Design Handbook.
10. Landscaping of total site in terms of purpose, such as screening, ornamental types used, and materials used, if any; and maintenance, suitability and effect on the neighborhood	Compliant	The PUD complies with landscape requirements in the Design Handbook.
11. Compliance with all applicable development design standards and guidelines and all applicable regulations pertaining to matters of state interest, as specified in chapter 17.32	Compliant	The PUD complies with all applicable development design standards and guidelines.
12. None of the standards for annexation specified in chapter 16.32 have been violated	Not applicable	The property was previously annexed.
13. Services including utilities, fire and police protection, and other such services are available or can be made available to adequately serve the development specified in the final development plan	Compliant	The Public Works Department and Louisville Fire District reviewed the PUD and meets their requirements.

Criteria 17.28.120 (B)	Finding	Narrative
1. Development shall be in accordance with the adopted elements of the comprehensive development plan of the city, and in accordance with any adopted development design standards and guidelines.	Compliant	The PUD complies with the adopted elements of the comprehensive plan, and the adopted development design standards and guidelines.
2. No structures in a planned unit development shall encroach upon the floodplain. Existing bodies of water and existing stream courses shall not be channelized or altered in a planned unit development plan.	Compliant	The property is not located in a floodplain, nor are there any existing bodies of water in the area.
3. No occupied structure shall be located on ground showing severe subsidence potential without adequate design and study approved specifically by the city.	Compliant	There is no known subsidence on the property.
4. The proposal should utilize and preserve existing vegetation, land forms, waterways, and historical or archeological sites in the best manner possible. Steep slopes and important natural drainage systems shall not be disrupted. How the proposal meets this provision, including an inventory of how existing vegetation is included in the proposal, shall be set forth on the landscape plan submitted to the city.	Compliant	The PUD is appropriate for the context of the existing conditions of the property and downtown.
5. Visual relief and variety of visual sitings shall be located within a development in the overall site plan. Such relief shall be accomplished by building placements, shortened or interrupted street vistas, visual access to open space and other methods of design.	Compliant	The PUD complies with site planning requirements in the Design Handbook, ensuring proper building placement and orientation.

6. Open space within the project shall be located in such a manner as to facilitate pedestrian use and to create an area that is usable and accessible to residents of surrounding developments.	Compliant	The proposal includes pedestrian access and an accessible area for use by the occupants of the site.
7. Street design should minimize through traffic passing residential units. Suggested standards with respect to paving widths, housing setbacks and landscaping are set forth in public works standards of the city and applicable development design standards and guidelines. The system of streets, including parking lots, shall aid the order and aesthetic quality of the development.	Compliant	The PUD complies with requirements in the Design Handbook, ensuring properly designed orientation to the adjacent street network.
8. There shall exist an internal pedestrian circulation system separate from the vehicular system such that allows access to adjacent parcels as well as to parks, open space or recreation facilities within the development. Pedestrian links to trail systems of the city shall be provided.	Compliant	The PUD complies with bicycle and pedestrian requirements in the Design Handbook and municipal code, ensuring adequate pedestrian and bicycle access.
9. The project and development should attempt to incorporate features which reduce the demand for water usage.	Compliant	The PUD proposes appropriate use of water, with minimal landscaping and no turf included in the proposal.
10. Landscape plans shall attempt to reduce heating and cooling demands of buildings through the selection and placement of landscape materials, paving, vegetation, earth forms, walls, fences, or other materials.	Compliant	The proposal includes added two new street trees and new trees in the parking lot to aid in shading and cooling paved areas and pedestrian ways.
11. Proposed developments shall be buffered from collector and arterial streets. Such buffering may be accomplished by earthen berms, landscaping, leafing patterns, and other materials. Entrance islands defining traffic patterns along with landscaping	Not applicable	The PUD complies with the requirements of the Design Handbook, which does not require buffering from adjacent streets.

shall be incorporated into entrances to developments.		
12. There shall be encouraged the siting of lot arrangement, building orientation and roof orientation in developments so as to obtain the maximum use of solar energy for heating.	Compliant	The PUD provides unshaded roof structures so that solar energy may be utilized in the future.
13. The overall PUD shall provide a variety of housing types.	Not applicable	The proposal increases housing variety in the City and in Downtown.
14. Neighborhoods within a PUD shall provide a range of housing size.	Not applicable	The proposal is not for a neighborhood scale PUD.
15. Architectural design of buildings shall be compatible in design with the contours of the site, compatible with surrounding designs and neighborhoods, shall promote harmonious transitions and scale in character in areas of different planned uses, and shall contribute to a mix of styles within the city.	Compliant	The PUD proposes architecture that is compatible in design with the contours of the site, with surrounding designs and neighborhoods.

RESOLUTION NO. 9
SERIES 2024

A RESOLUTION RECOMMENDING APPROVAL OF A PLANNED UNIT DEVELOPMENT AMENDMENT AND SPECIAL REVIEW USE TO ALLOW CONSTRUCTION OF A 728 SF ADDITION TO AN EXISTING BUILDING TO ESTABLISH OUTDOOR DINING AND OUTDOOR COMMERCIAL AMUSEMENT USES WITH A BAR AND RESTAURANT LOCATED AT 947 PINE STREET.

WHEREAS, there has been submitted to the Louisville Planning Commission an application for a final planned unit development amendment to allow construction of a 728 sf addition located at 947 Pine Street; ELY 95 FT LOTS 5 & 6 & ELY 95 FT OF SLY 13 FT LOT 4 LESS MIN BLK 3; and

WHEREAS, there has been submitted to the Louisville Planning Commission an application to approve a Special Review Use to allow and and outdoor dining use and outdoor commercial amusement use at 947 Pine Street; ELY 95 FT LOTS 5 & 6 & ELY 95 FT OF SLY 13 FT LOT 4 LESS MIN BLK 3; and

WHEREAS, City staff has reviewed the information submitted and found that, with the two requested waivers, the application complies with the Louisville zoning regulations and other applicable sections of the Louisville Municipal Code; and

WHEREAS, the Planning Commission has considered the application at a duly noticed public hearing on September 12, 2024, where evidence and testimony where entered into the record.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Louisville, Colorado does hereby recommend approval of a Planned unit development amendment and Special Review Use to allow construction of a 728 square feet addition to an existing building to establish outdoor dining and outdoor commercial amusement uses with a bar and restaurant located at 947 Pine Street

PASSED AND ADOPTED this 12th day of September, 2024.

By: _____
Steve Brauneis, Chair
Planning Commission

Attest: _____
Debra Baskett, Secretary
Planning Commission

City of Louisville
COLORADO • SINCE 1878

Community Development

749 Main Street • Louisville CO 80027 • 303.335.4592 • www.louisvilleco.gov

ELECTRONIC LAND USE HEARING REQUEST

CASE NO. _____

APPLICANT INFORMATION

Firm: Construction Concepts Inc.
Contact: Joel C. Hardy
Address: 14125 Mead Street
Longmont, CO 80504
Mailing Address: 14125 Mead Street
Longmont, CO 80504
Telephone: (970) 535-0600
Fax: (970) 535-0299
Email: joel@constructionconceptsinc.com

OWNER INFORMATION

Firm: 947 Pine St., LLC
Contact: Danny Gryzmala
Address: 2645 E. 74th Ave.
Denver, CO 80229
Mailing Address: 2645E. 74th Ave
Denver, CO 80229
Telephone: (303) 464-9267
Fax: _____
Email: dgryzmala@a-1chipseal.com

REPRESENTATIVE INFORMATION

Firm: Construction Concepts Inc.
Contact: Joel C. Hardy
Address: 14125 Mead Street
Longmont, CO 80504
Mailing Address: 14125 Mead Street
Longmont, CO 80504
Telephone: (970) 535-0600
Fax: _____
Email: joel@constructionconceptsinc.com

PROPERTY INFORMATION

Common Address: 947 Pine Street, Louisville, CO
Legal Description: Lot Parts of 4, 5 and 6 Blk 3
Subdivision _____
Area: 9836 Sq. Ft.

TYPE (S) OF APPLICATION

- ☐ Annexation
- ☐ Zoning
- ☐ Preliminary Subdivision Plat
- ☐ Final Subdivision Plat
- ☐ Minor Subdivision Plat
- ☐ Preliminary Planned Unit Development (PUD)
- ☐ Final PUD
- ■ Amended PUD
- ☐ Administrative PUD Amendment
- ☐ Special Review Use (SRU)
- ☐ SRU Amendment
- ☐ SRU Administrative Review
- ☐ Temporary Use Permit: _____
- ☐ CMRS Facility: _____
- ☐ Other: (easement / right-of-way; floodplain; variance; vested right; 1041 permit; oil / gas production permit)

I hereby request the public hearing(s) on this application be scheduled to be conducted by Electronic Participation in accordance with the attached Resolution No. 30, Series 2020, as adopted by the City Council on April 7, 2020, and in accordance with Resolution No. 38, Series 2020, as adopted by City Council on June 2, 2020 if such hearing(s) can be scheduled during a time period when in-person meetings are not being held due to a health epidemic or pandemic. I acknowledge that holding a quasi-judicial hearing by Electronic Participation may present certain legal risks and involves an area of legal uncertainty, and that having this application heard at a meeting held by Electronic Participation is optional and undertaken at my own risk. I also understand that in-person meetings are preferred for quasi-judicial hearings, and that even if electronic hearing(s) are scheduled, this application will be heard at an in-person meeting if in person meetings have resumed by the scheduled hearing date(s). I further agree to defend and indemnify the City of Louisville in any action that may arise out of, or in connection with, conducting the hearing by Electronic Participation.

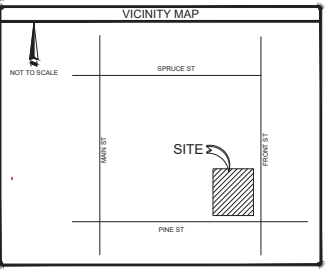
SIGNATURES & DATE

Applicant: Joel C Hardy Digitally signed by Joel C Hardy DN: C=US, E=joel@constructionconceptsinc.com, O=Construction Concepts Inc, CN=Joel C Hardy Date: 2024.02.26 17:38:37-07'00'
Print: Joel C. Hardy
Owner: _____ Manager
Print: Daniel S. Gryzmala
Representative: Joel C Hardy Digitally signed by Joel C Hardy DN: C=US, E=joel@constructionconceptsinc.com, O=Construction Concepts Inc, CN=Joel C Hardy Date: 2024.02.26 17:38:37-07'00'
Print: Joel C Hardy

CITY STAFF USE ONLY

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

VICINITY MAP



BASIS OF BEARING

The bearings are based on the westerly line of Block 3, Town of Louisville, Boulder County, State of Colorado, said line bearing S00°04'09"E and being monumented as shown hereon.

BENCHMARK

Boulder County Bench Mark LL 16D
2-1/2" Brass Cap
NW corner of storm inlet at SW corner of Main Street and Spruce Street.
ELEV. = 5338.16 (NAVD88)

OBSERVED SIGNIFICANT OBSERVATIONS

- CURB EXTENDS INTO RIGHT-OF-WAY BY VARYING DISTANCES.
- BUILDING EXTENDS INTO SETBACK BY ±17.5'

ZONING INFORMATION

ITEM	REQUIRED
ZONING DESIGNATION	CC (COMMERCIAL COMMUNITY)
MINIMUM LOT AREA (SQ. FT.)	7,000 SQ. FT.
MINIMUM FRONTAGE	NONE STATED
MINIMUM LOT WIDTH	50 FEET
MAXIMUM LOT COVERAGE	40%
MAXIMUM FLOOR AREA (FAR)	2:1
MAX BUILDING HEIGHT	35 FEET
MINIMUM SETBACKS	
FRONT	25 FEET
STREET	20 FEET
INTERIOR SIDE	10 FEET IF PROVIDED
REAR	20 FEET

CONTACT: PARTNER ENGINEERING AND SCIENCE, INC.
800-419-4923

REPORT DATE: SEPTEMBER 12, 2023

REPORT #: 23-419896.2

PARKING REQUIREMENTS:

MINIMUM FOR RETAIL USE
1 SPACE PER 300 SQUARE FEET OF GFA
1 X (1,958 / 300) = 6.5

TOTAL REQUIRED PARKING SPACES = 7 SPACES

NOTES:

THE ZONING REPORT WAS PREPARED BY PARTNER ENGINEERING AND SCIENCE, INC.
THE ABOVE INFORMATION IS PRELIMINARY UNTIL A FINAL APPROVED ZONING REPORT IS PROVIDED.

FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 08013C0592K (MAP NO. 0592K), WHICH BEARS AN EFFECTIVE DATE OF 08/15/2019, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.
ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

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NOTES CORRESPONDING TO SCHEDULE "B" ITEMS

1. - 6. NOT SURVEY ITEMS.

7. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER. **(AMBIGUOUS; NOT PLOTTABLE)**

8. NOT A SURVEY ITEM.

9. RESERVATION OF ALL COAL, OIL, GAS, OR MINERAL RIGHTS AND SUCH SURFACE RIGHTS AS MAY BE NECESSARY TO MINE AND REMOVE THE SAME, IN INSTRUMENT RECORDED JULY 6, 1967 UNDER RECEPTION NO. 851321. **(BLANKET IN NATURE OVER THE SURVEYED PROPERTY)**

10. EASEMENT FOR THE PURPOSE OF MAINTAINING A ROOF OVERHANG AND STRUCTURE AS GRANTED IN INSTRUMENT RECORDED JANUARY 19, 1979 UNDER RECEPTION NO. 319545. **(PLOTTED)**

11. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 32 SERIES OF 2016, APPROVING AN ICONIC SIGN DESIGNATION FOR THE FORMER STANDARD OIL SIGN LOCATED AT 947 PINE STREET RECORDED AUGUST 09, 2016 UNDER RECEPTION NO. 03535802. **(BLANKET IN NATURE OVER THE SURVEYED PROPERTY)**

BUILDING AREA

BUILDING 1: 1,848 SQ. FT.

BUILDING HEIGHT

BUILDING 1: 17.0'±

LAND AREA

TOTAL AREA: 9,951 SQ. FT., ±0.228 ACRES

PARKING

REGULAR:	12
HANDICAP:	0
TOTAL PARKING:	12

UTILITY NOTE

THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5.E.IV TOGETHER WITH EVIDENCE PROVIDED BY THE CLIENT AND MARKINGS REQUESTED BY THE CLIENT PURSUANT TO A 811 UTILITY LOCATE OR SIMILAR REQUEST.

TITLE DESCRIPTION

THE EASTERLY 95.00 FEET OF LOTS 5 AND 6, AND THE EASTERLY 95.00 FEET OF THE SOUTH 1/2 OF LOT 4, EXCEPT THE NORTHERLY 12.00 FEET OF SAID EASTERLY 95.00 FEET OF THE SOUTH 1/2 OF LOT 4, BLOCK 3, TOWN OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.

THE SURVEYED PROPERTY IS THE SAME PROPERTY AS SHOWN ON CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. ABZ70816490 HAVING AN EFFECTIVE DATE OF JULY 27, 2023 AT 5:00 PM.

TITLE COMMITMENT INFORMATION

The Title Description and Schedule 'B' items are the same as shown on the title commitment provided by Chicago Title Insurance Company, Commitment No. ABZ70816490, issued July 27, 2023 with an effective date of July 27, 2023

SURVEYOR'S NOTES

1. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, EASEMENTS, SERVITUDES, FOUNDATIONS AND POSSIBLE ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

2. SUBJECT TRACT HAS DIRECT PHYSICAL ACCESS TO PINE STREET AND FRONT STREET, BOTH DEDICATED PUBLIC RIGHTS-OF-WAY.

3. THE DIMENSIONS AND AREA OF THE BUILDING(S) SHOWN ARE BASED ON THE BUILDING'S EXTERIOR FOOTPRINT AT GROUND LEVEL.

4. THE POINT OF HEIGHT MEASUREMENT IS IDENTIFIED ON THE SURVEY AND WAS TAKEN FROM THE NEAREST ADJACENT GRADE AT SAID POINT. THIS POINT REPRESENTS THE HEIGHT OF THE STRUCTURE AS OBSERVED FROM GROUND LEVEL.

5. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, OR BUILDING CONSTRUCTION ON THE SURVEYED PROPERTY.

6. THERE ARE NO OBSERVABLE EVIDENCE OF ANY CHANGES IN STREET RIGHT-OF-WAYS OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.

7. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES ON THE SURVEYED PROPERTY.

8. ALL RECIPROCAL EASEMENT AGREEMENTS ("REAS") THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON.

9. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.

10. UNLESS SHOWN OTHERWISE, THE SURVEYED BOUNDARY SHOWN HEREON ARE CONTIGUOUS WITH ADJOINING PROPERTIES AND/OR RIGHTS OF WAY WITHOUT ANY GAPS, GORES OR OVERLAPS.

11. UNLESS SHOWN OTHERWISE, NO VISIBLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED.

12. LINEAR DIMENSIONS ARE IN U.S. SURVEY FEET.

13. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.

14. ANY BURIED UTILITY OR PIPE LINES ARE AS SHOWN PER SURFACE EVIDENCE AND MARKINGS AS A RESULT OF A PRIVATE UTILITY LOCATED PERFORMED BY GPRS ON DECEMBER 18, 2023. BOUNDARY BOYS, LLC WAS NOT SUPPLIED AS-BUILT DRAWINGS OF THE CONSTRUCTED UTILITY LINES. IF ANY UNDERGROUND UTILITY LOCATIONS ARE NEEDED EXACTLY, THEY WILL HAVE TO BE VERIFIED BY FIELD POTHOLEING THE EXISTING UTILITIES. BOUNDARY BOYS, LLC; AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.

SURVEYOR'S CERTIFICATE

TO: 947 PINE ST., LLC, A COLORADO LIMITED LIABILITY COMPANY; LAND TITLE GUARANTEE CO; PUEBLO BANK & TRUST; CHICAGO TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11b, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 26, 2023.

DATE OF PLAT OR MAP: JANUARY 5, 2024.

SURVEYOR: GREGORY A. CLARK
REGISTRATION NUMBER: 32430
STATE OF REGISTRATION: COLORADO

PRELIMINARY

THIS SURVEY WAS COORDINATED, NOT PERFORMED, BY PARTNER. SURVEY OBTAINED FROM AND CERTIFIED TO BY A PROFESSIONAL SURVEYOR LICENSED TO PRACTICE IN THE SAME STATE THE SUBJECT PROPERTY IS LOCATED

SHEET 1 OF 3

2021 ALTA/NSPS LAND TITLE SURVEY

947 PINE STREET

SITE ADDRESS

947 PINE STREET
LOUISVILLE, COLORADO 80027
COUNTY OF BOULDER

PARTNER PROJECT NUMBER: 23-419896.3

COORDINATED BY

PARTNER
CORPORATE OFFICE
2154 Torrance Boulevard
Torrance, CA 90501
Phone: 888-213-7479
ALTA@partneresi.com
www.partneresi.com

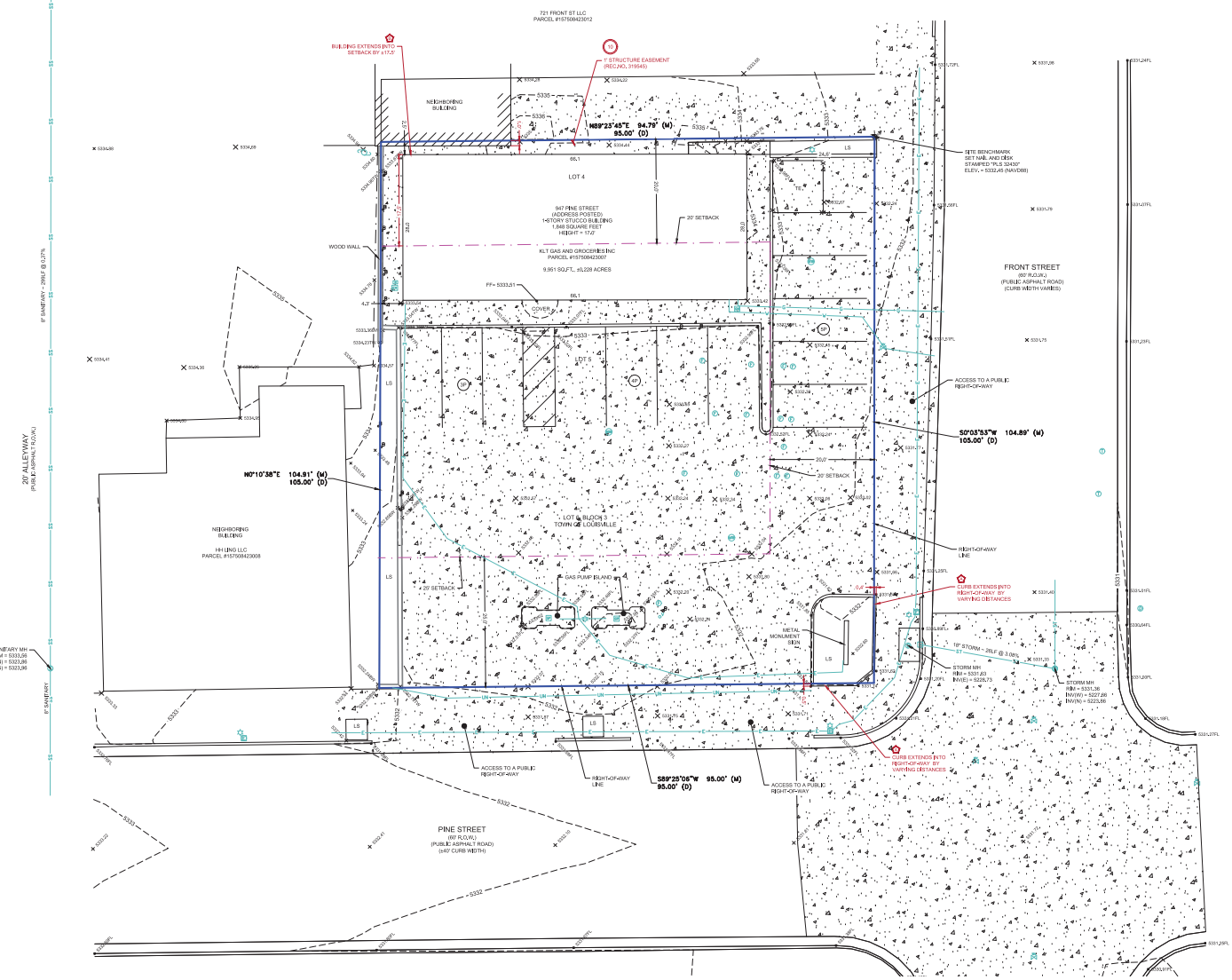
DATE	REVISIONS	DRAWN BY: TU	DRAWING SCALE: 1" = 10'
01/08/2024	REVISION #1	CHECKED BY: GAC	JOB NO.: 1PES0548
01/19/2024	REVISION #2	FILENAME: 1PES0548-947 PINE ST-LOUISVILLE, CO-TOPO.DWG	

SURVEYED BY

Boundary Boys, LLC
P.O. Box 2441
Harker Heights, TX 76548
Phone: 303-709-7899
boundaryboys@reagan.com

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

A PARCEL OF LAND SITUATED IN THE SE¼ OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO



LEGEND

(M) MEASURED	LOCATION OF HEIGHT MEASUREMENT	SET NO.5 REBAR 18" LONG WITH RED PLASTIC CAP STAMPED "PLS 32430" (UNLESS OTHERWISE NOTED)	
(D) DEEDED	HANDICAP PARKING	SET NAIL AND DISK STAMPED "PLS 32430" (UNLESS OTHERWISE NOTED)	
(P) PLATTED	FUEL MANHOLE	FOUND MONUMENT AS DESCRIBED	
(C) CALCULATED	GAS METER	CALCULATED POSITION	
LS LANDSCAPE AREA	GAS PUMP	EASEMENT	
TE TRASH ENCLOSURE	CLEANOUT	PROPERTY LINE	
BOLLARD	MONITOR WELL	FENCE	
BENCHMARK	SANITARY MANHOLE	GAS LINE	
SIGN	STORM GRATE	UNDERGROUND ELECTRIC LINE	
AIR PUMP	STORM MANHOLE	UNKNOWN LINE	
LIGHT POLE	TELEPHONE MANHOLE	SANITARY LINE	
ELECTRICAL BOX	TELEPHONE PEDESTAL	STORM LINE	
ELECTRIC METER	FIRE HYDRANT	WATER LINE	
ELECTRIC POWER	WATER MANHOLE	PARKING SPACE COUNT	
ELECTRIC POLE	WATER METER	CONCRETE PAVEMENT	
GUY WIRE ANCHOR	WATER VALVE		
ELECTRIC VAULT	VENT PIPE		
	MANHOLE (UNKNOWN TYPE)		

1" = 10'
GRAPHIC SCALE
0 5' 10' 20'

2021 ALTA/NSPS LAND TITLE SURVEY
947 PINE STREET
SITE ADDRESS
947 PINE STREET LOUISVILLE, COLORADO 80027 COUNTY OF BOULDER
PARTNER PROJECT NUMBER: 23-419896.3

COORDINATED BY

PARTNER

CORPORATE OFFICE
2154 Torrance Boulevard
Torrance, CA 90501
Phone: 888-213-7479
ALTA@partneresi.com
www.partneresi.com

DATE	REVISIONS	DRAWN BY: TU	DRAWING SCALE: 1" = 10'
01/08/2024	REVISION #1	CHECKED BY: GAC	JOB NO.: 1PES0548
01/19/2024	REVISION #2	FILENAME: 1PES0548-947 PINE ST-LOUISVILLE, CO-TOPO.DWG	

SURVEYED BY

Boundary Boys, LLC
P.O. Box 2441
Harker Heights, TX 76548
Phone: 303-709-7899
boundaryboys@reagan.com

SHEET 2 OF 3

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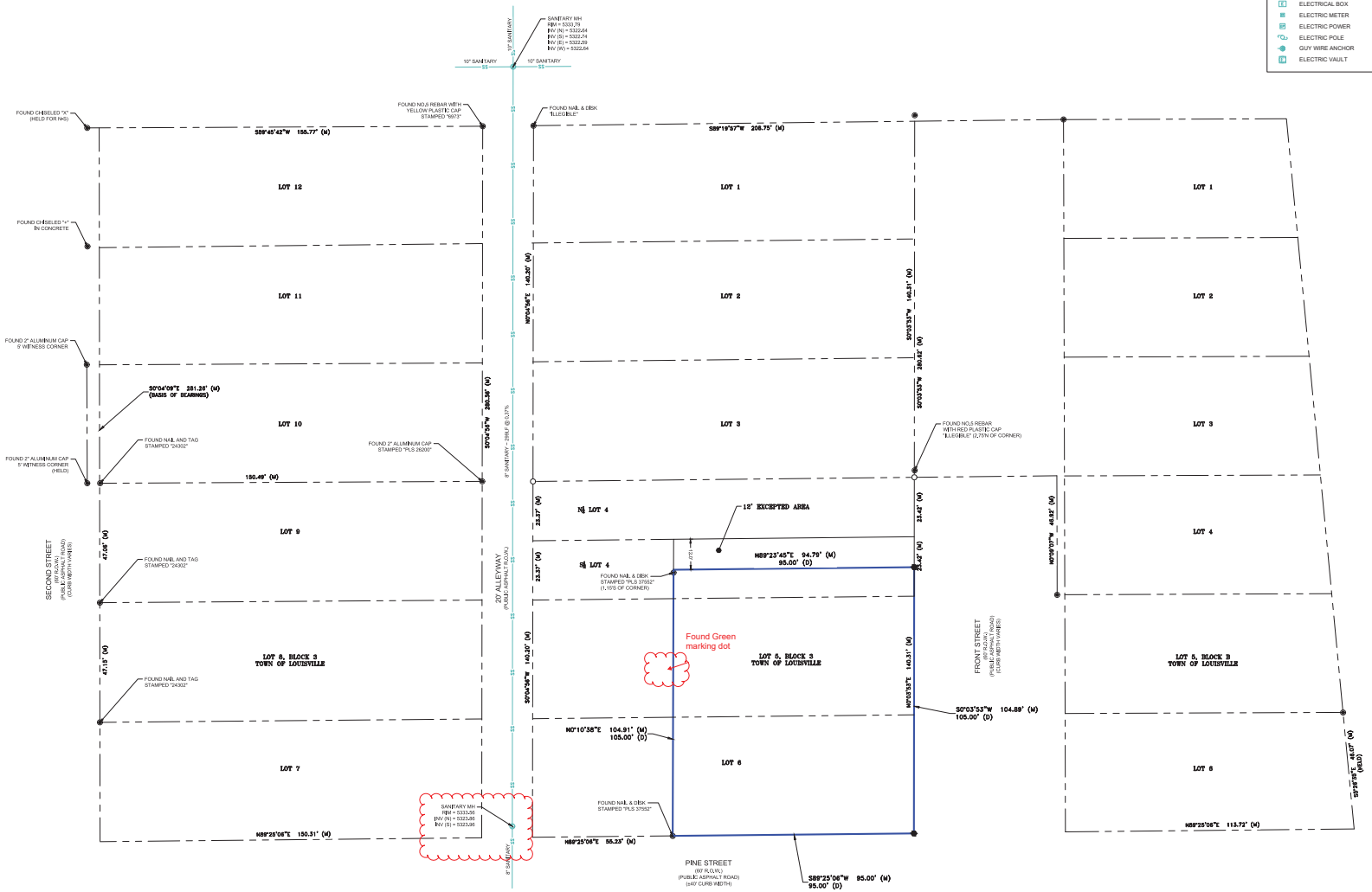
THIS SURVEY WAS COORDINATED, NOT PERFORMED, BY PARTNER. SURVEY OBTAINED FROM AND CERTIFIED TO BY A PROFESSIONAL SURVEYOR LICENSED TO PRACTICE IN THE SAME STATE THE SUBJECT PROPERTY IS LOCATED

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

A PARCEL OF LAND SITUATED IN THE SE¼ OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO



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LS	LANDSCAPE AREA		GAS PUMP		EASEMENT
TE	TRASH ENCLOSURE		CLEANOUT		PROPERTY LINE
	BOLLARD		MONITOR WELL		FENCE
BM	BENCHMARK		SANITARY MANHOLE		GAS LINE
	SIGN		STORM GRATE		UNDERGROND ELECTRIC LINE
	AIR PUMP		STORM MANHOLE		UNKNOWN LINE
	LIGHT POLE		TELEPHONE MANHOLE		SANITARY LINE
	ELECTRICAL BOX		TELEPHONE PEDESTAL		STORM LINE
	ELECTRIC METER		FIRE HYDRANT		WATER LINE
	ELECTRIC POWER		WATER MANHOLE		PARKING SPACE COUNT
	ELECTRIC POLE		WATER METER		CONCRETE PAVEMENT
	GUY WIRE ANCHOR		WATER VALVE		
	ELECTRIC VAULT		VENT PIPE		
			MANHOLE (UNKNOWN TYPE)		

1" = 20'
GRAPHIC SCALE
0 10' 20' 40'

2021 ALTA/NSPS LAND TITLE SURVEY
947 PINE STREET
SITE ADDRESS
947 PINE STREET LOUISVILLE, COLORADO 80027 COUNTY OF BOULDER
PARTNER PROJECT NUMBER: 23-419896.3

COORDINATED BY

PARTNER

CORPORATE OFFICE
2154 Torrance Boulevard
Torrance, CA 90501
Phone: 888-213-7479
ALTA@partneresi.com
www.partneresi.com

DATE	REVISIONS	DRAWN BY: TU	DRAWING SCALE: 1" = 20'
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01/19/2024	REVISION #2	FILENAME: 1PES0548-947 PINE ST-LOUISVILLE, CO-TOPO.DWG	

SURVEYED BY

Boundary Boys, LLC
P.O. Box 2441
Harker Heights, TX 76548
Phone: 303-709-7899
boundaryboys@reagan.com

SHEET 3 OF 3

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GEORGE OIL PUD AND SPECIAL REVIEW USE 1ST AMENDMENT

PART OF LOTS 4, 5, AND 6, BLOCK 3
PLAT OF THE TOWN OF LOUISVILLE
COUNTY OF BOULDER, STATE OF COLORADO

LEGAL DESCRIPTION

THE EASTERLY 95.00 FEET OF LOTS 5 AND 6, AND THE EASTERLY 95.00 FEET OF THE SOUTH 1/2 OF LOT 4, EXCEPT THE NORTHERLY 12.00 FEET OF SAID EASTERLY 95.00 FEET OF THE SOUTH 1/2 OF LOT 4, BLOCK 3, TOWN OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.

BASIS OF BEARING

THE BEARINGS ARE BASED ON THE WESTERLY LINE OF BLOCK 3, TOWN OF LOUISVILLE, BOULDER COUNTY, STATE OF COLORADO, SAID LINE BEARING S00°04'09"E AND BEING MONUMENTED AS SHOWN HEREON.

BENCHMARK

BOULDER COUNTY BENCH MARK LL 16D 2-1/2" BRASS CAP NW CORNER OF STORM INLET AT SW CORNER OF MAIN STREET AND SPRUCE STREET. ELEV. = 5338.16 (NAVD88)

GENERAL NOTES

THE CITY OF LOUISVILLE IS NOT RESPONSIBLE FOR DAMAGE TO OR REPAIR OF MONUMENT SIGNS, PAVEMENT SURFACES, OR LANDSCAPING CAUSED DURING REPAIR OR MAINTENANCE OF UTILITIES LOCATED WITHIN PUBLIC UTILITY EASEMENTS

PROJECT DESCRIPTION

RENOVATE AND EXPAND EXISTING BUILDING TO ACCOMMODATE A NEW INDOOR VIRTUAL GOLF FACILITY WITH BAR AND LIGHT FOOD SERVICE. REMOVE EXISTING OUTDOOR GAS PUMPS AND CONSTRUCT NEW MINIATURE GOLF FACILITY.

PROJECT HISTORY

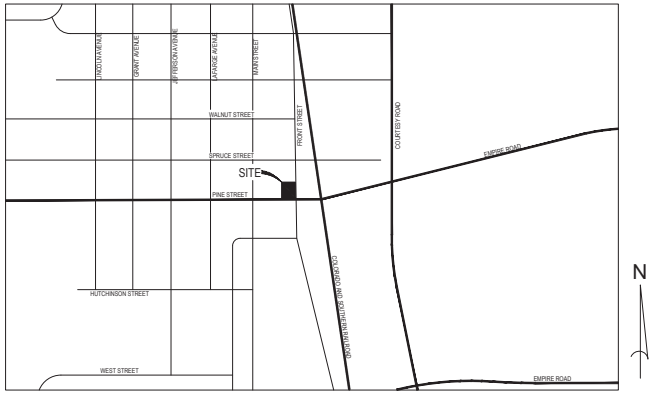
PREVIOUSLY APPROVED AS A GAS STATION UNDER GEORGE OIL CO SITE PLAN APPROVED OCTOBER 21, 1986.

NOTES

ALL LIGHTING ASSOCIATED WITH THE OUTDOOR EATING AND DRINKING USE SHALL BE DOWNCAST, SHIELDED, OR OF A BRIGHTNESS AND TEMPERATURE THAT DOES NOT CREATE A NUISANCE TO SURROUNDING PROPERTIES AND RIGHTS-OF-WAY.

- THE PROPOSED STRING LIGHTS AT 7W AND 2500K WILL MEET THE STANDARD.

AMPLIFIED MUSIC SHALL NOT BE USED BETWEEN THE HOURS OF 10:00PM AND 8:00AM



VICINITY MAP

SCALE: 1" = 500'

SITE DATA TABLE

SITE ZONING	COMMERCIAL COMMUNITY (CC) GEORGE OIL SPECIAL REVIEW USE DOWNTOWN DESIGN STANDARDS AND GUIDELINES (DDSG)	
SITE AREA	AREA	PERCENT
GROSS SITE AREA	9,951 SF / 0.2284 AC	100.0%
BLDG. COVERAGE	2,608 SF	26.2%
SIDEWALKS AND PAVEMENT	5,354 SF	53.8%
LANDSCAPING	1,989 SF	20.0%
BUILDING STANDARDS		
	STANDARD	PROPOSED
BUILDING HEIGHT (MAX0	45'	24'
BUILDING COVERAGE F.A.R. (MAX)	N/A	0.259
FRONT BUILDING - SOUTH	N/A	48.5'
REAR BUILDING - NORTH	N/A	2.5'
SIDE BUILDING - EAST	N/A	16.3'
SIDE BUILDING - WEST	N/A	4.2'
PARKING		
	REQUIRED	PROVIDED
	EXISTING BUILDING 1,848 SF 1 SPACE PER 500 SF ADDITION AREA EXEMPT	
	1,848SF / 500 = 4 REQUIRED	FEE IN LIEU OF SPACES
	N/A	2 BIKE RACKS

OWNERSHIP SIGNATURE BLOCK

BY SIGNING THIS PUD, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL THE REQUIREMENTS AND INTENT SET FORTH IN THIS PUD.
WITNESS MY / OUR HAND(S) SEAL(S) THIS _____ DAY OF _____ , 20 _____

_____
OWNER NAME AND SIGNATURE

_____
NOTARY NAME SEAL

_____
NOTARY SIGNATURE

MY COMMISSION EXPIRES _____

PLANNING COMMISSION CERTIFICATE

RECOMMENDED FOR APPROVAL

BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO.

CITY COUNCIL CERTIFICATE

APPROVED THIS _____ DAY OF _____ , 20 ____ BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.

BY _____
MAYOR

BY _____
CITY CLERK

ORDINANCE FROM RESOLUTION NO. _____ , SERIES _____

ENGINEER

PERCEPTION DESIGN GROUP, INC.
6901 SOUTH PIERCE STREET, SUITE 315
LITTLETON, CO 80128
(303) 232-8088
CONTACT: JERRY W. DAVIDSON, P.E.
JDAVIDSON@PERCEPTIONDESIGNGROUP.COM

LANDSCAPE ARCHITECT

SEVEN 29 DESIGN
5856 S. LOWELL BLVD, UNIT 32 #260
LITTLETON ,CO 80123
(303) 883-3278
CONTACT: CHRIS MARCH
CMARCH@SEVEN29DESIGN.COM

LIGHTING ENGINEER

BRIAN'S ELECTRIC LLC
1410 WEBSTER AVENUE
FORT COLLINS, CO 80524
(970) 443-0179
CONTACT: TERRY ENKE
TERRYBRIANSELECTRIC@GMAIL.COM

OWNER

947 PINE ST LLC
270 SAINT PAUL ST STE 200
DENVER, CO 80206-5133
720-540-8276
CONTACT: DANNY GRYZMALA
DGRYZMALA@A-1CHIPSEAL.COM

ARCHITECT

STUDIO DH ARCHITECTURE
1300 JACKSON STREET, SUITE 200
GOLDEN , CO 80401
303-458-9864
CONTACT: ROB DAVIS
ROB@STUDIO-DH.US

SURVEYOR

BOUNDARY BOYS LLC
P.O. BOX 2441
HARKER HEIGHTS, TX 76548
PHONE: 303-709-7899
BOUNDARYBOYS@REAGAN.COM

SHEET INDEX

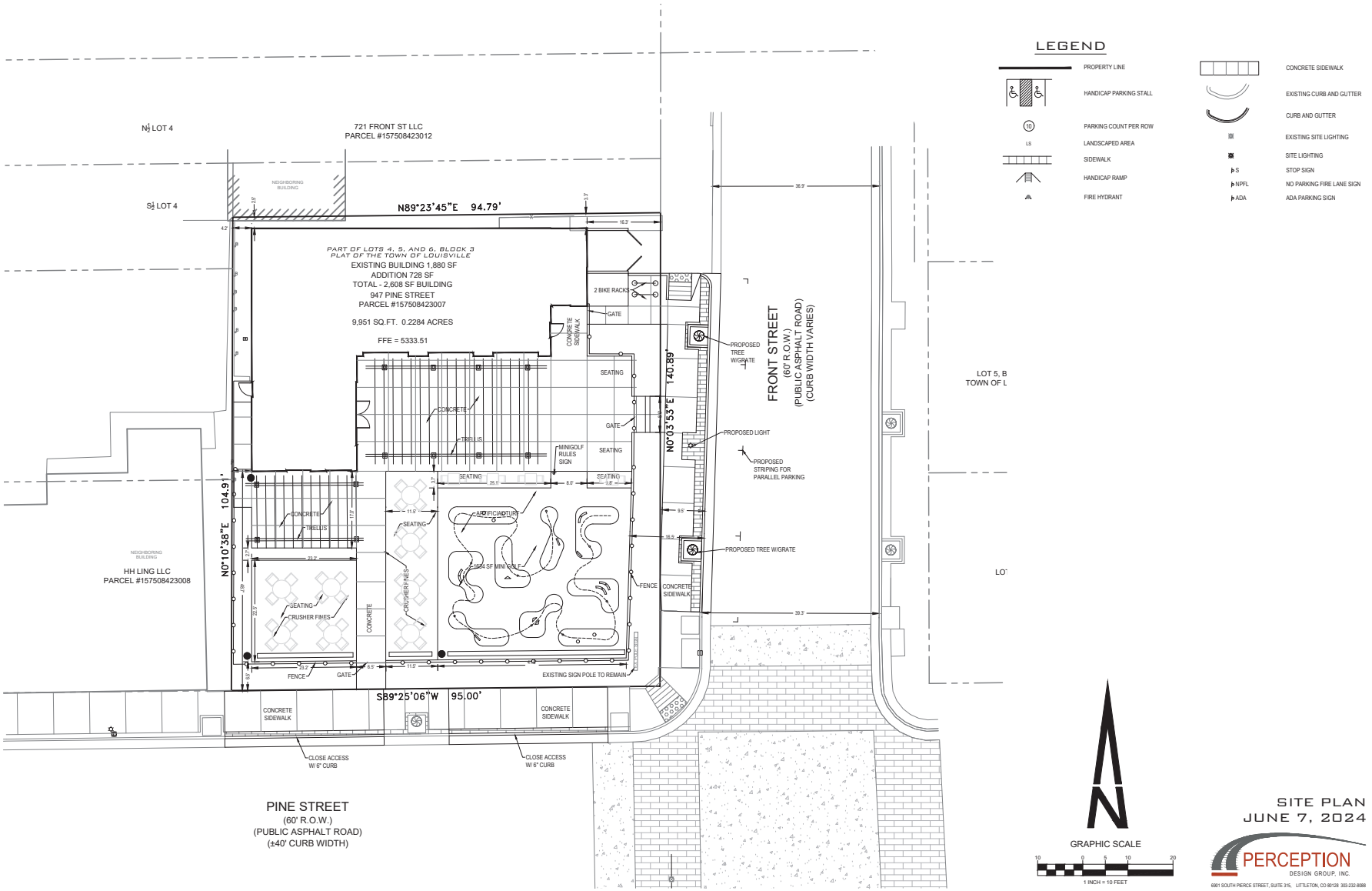
COVER SHEET	1
SITE PLAN	2
UTILITY PLAN	3
GRADING PLAN	4
LANDSCAPE PLAN	5
EXTERIOR ELEVATIONS	6
PHOTOMETRIC PLAN	7
PHOTOMETRIC CUT SHEETS	8
FLOOR PLAN	9
EXTERIOR MATERIALS	10

COVER SHEET
MARCH 1, 2024

PERCEPTION
DESIGN GROUP, INC.
6901 SOUTH PIERCE STREET, SUITE 315, LITTLETON, CO 80128 303-232-8088
WWW.PERCEPTIONDESIGNGROUP.COM

GEORGE OIL PUD AND SPECIAL REVIEW USE 1ST AMENDMENT

PART OF LOTS 4, 5, AND 6, BLOCK 3
PLAT OF THE TOWN OF LOUISVILLE
COUNTY OF BOULDER, STATE OF COLORADO



SITE PLAN
JUNE 7, 2024

PERCEPTION
DESIGN GROUP, INC.
6961 SOUTH PIERCE STREET, SUITE 315, LITTLETON, CO 80128 303-232-8088
WWW.PERCEPTIONDESIGNGROUP.COM

GEORGE OIL PUD AND SPECIAL REVIEW USE 1ST AMENDMENT

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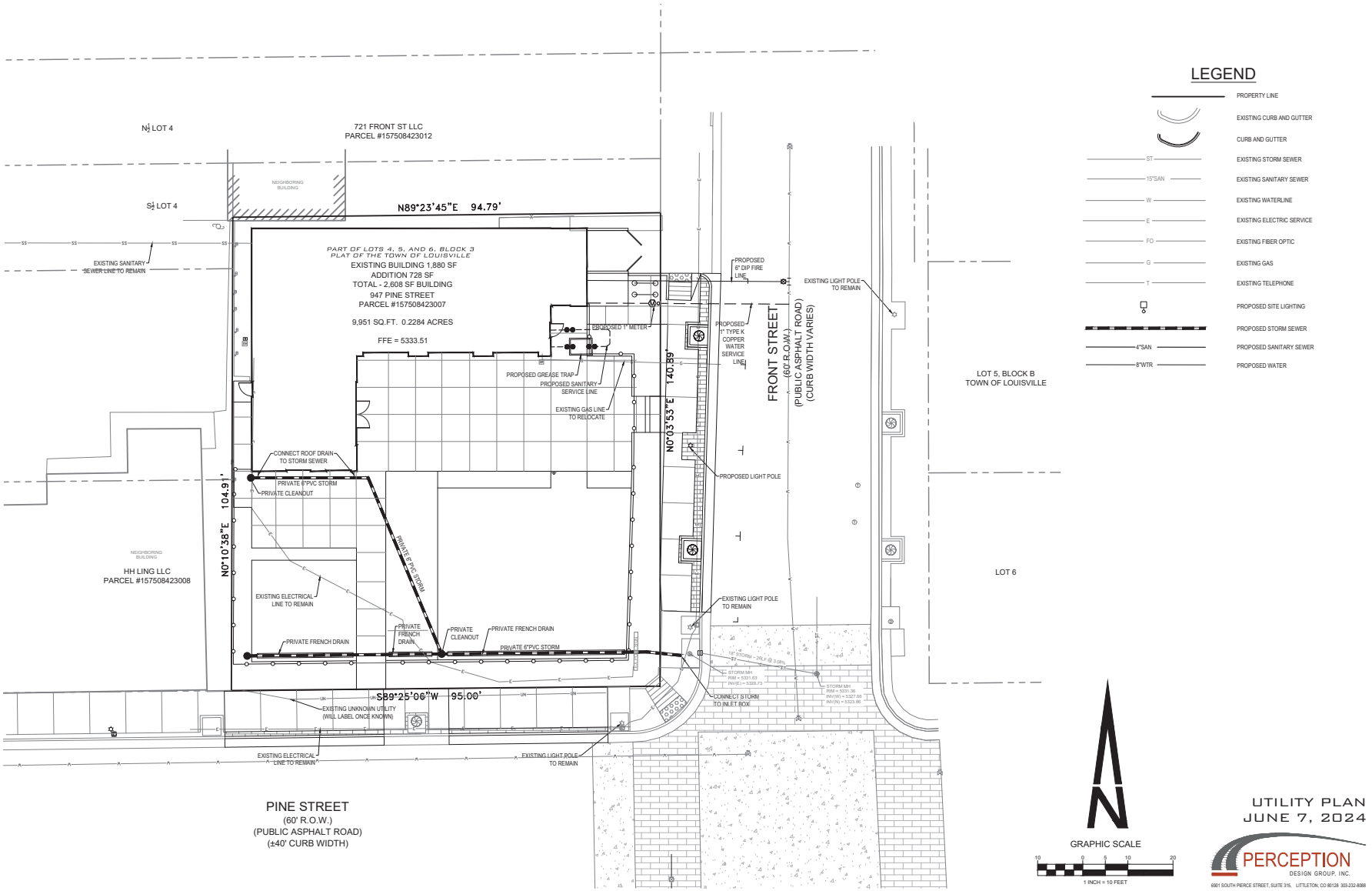

LEGEND

- PROPERTY LINE
- EXISTING CURB AND GUTTER
- CURB AND GUTTER
- ST — EXISTING STORM SEWER
- 15"SAN — EXISTING SANITARY SEWER
- W — EXISTING WATERLINE
- E — EXISTING ELECTRIC SERVICE
- FO — EXISTING FIBER OPTIC
- G — EXISTING GAS
- T — EXISTING TELEPHONE
- PROPOSED SITE LIGHTING
- PROPOSED STORM SEWER
- 4"SAN — PROPOSED SANITARY SEWER
- 8"WTR — PROPOSED WATER

GRAPHIC SCALE
10 0 5 10 20
1 INCH = 10 FEET

UTILITY PLAN
JUNE 7, 2024

PERCEPTION DESIGN GROUP, INC.
6961 SOUTH PIERCE STREET, SUITE 315, LITTLETON, CO 80128 303-232-8088
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GEORGE OIL PUD AND SPECIAL REVIEW USE 1ST AMENDMENT

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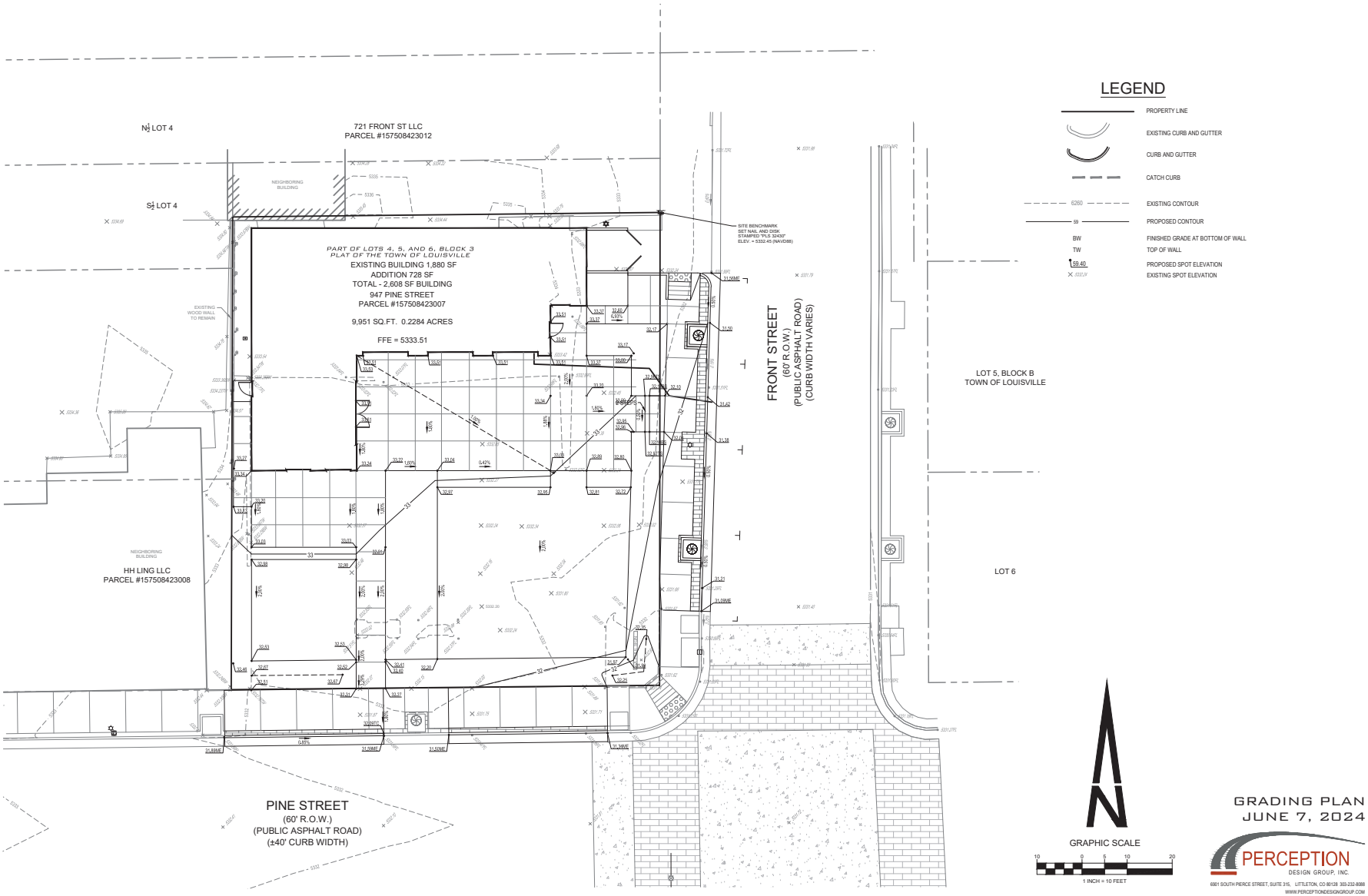

GRADING PLAN
JUNE 7, 2024

PERCEPTION
DESIGN GROUP, INC.
6901 SOUTH PIERCE STREET, SUITE 315, LITTLETON, CO 80128 303-232-8088
WWW.PERCEPTIONDESIGNGROUP.COM

GEORGE OIL PUD AND SPECIAL REVIEW USE 1ST AMENDMENT

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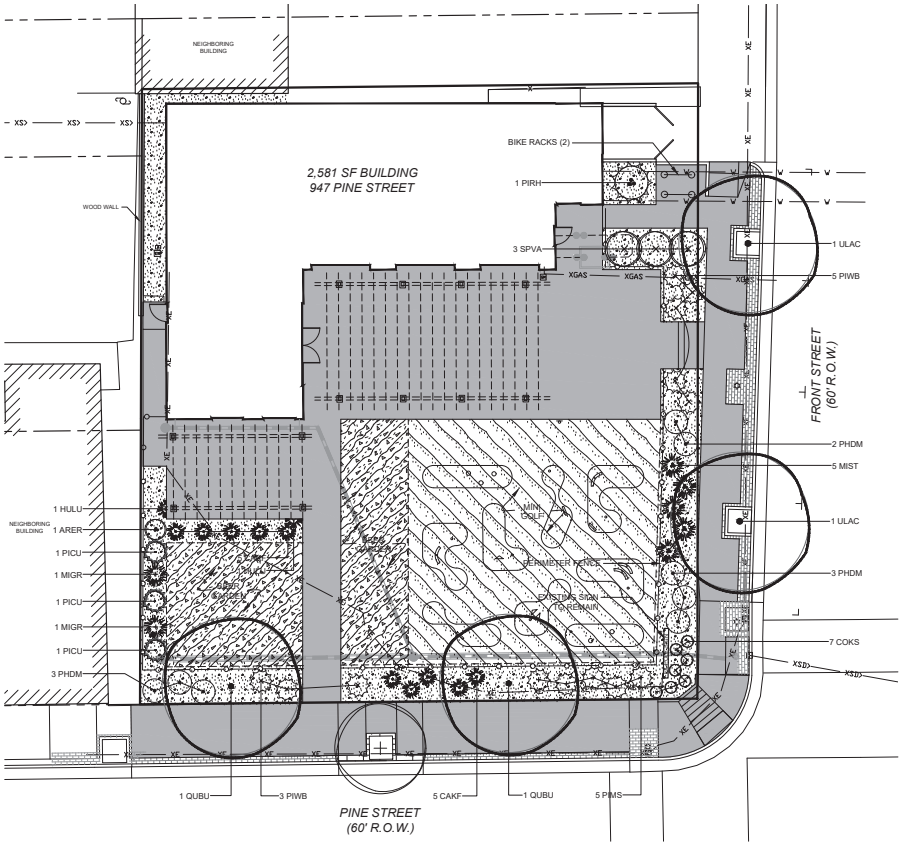
PLAT OF THE TOWN OF LOUISVILLE
COUNTY OF BOULDER, STATE OF COLORADO



LANDSCAPE PLAN

N
0 5 10 20
SCALE: 1"=10'-0"

LEGEND

SYMBOL	DESCRIPTION
+	EXISTING DECIDUOUS TREE (TO REMAIN)
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL GRASS
	DECIDUOUS SHRUBS
	EVERGREEN SHRUBS
	VINES
	CONCRETE PAVING
	ROCK MULCH
	CRUSHER FINES
	SYNTHETIC TURF
	PERIMETER FENCE

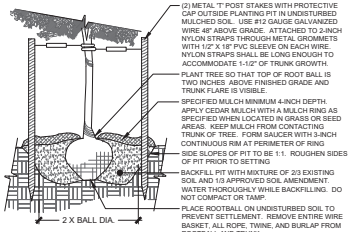
NOTES

ANY CHANGES TO FENCE STYLE TO MEET ZONING CODE UNDER SEPARATE PERMIT

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
DECIDUOUS TREES						
QUBU	2	QUERCUS BUCKLEYI	TEXAS RED OAK	B & B	2"CAL	
ULAC	2	ULMUS X `ACCOLADE`	ACCOLADE ELM	B & B	2"CAL	
EVERGREEN TREES						
PICU	3	PICEA ABIES `CUPRESSINA`	FASTIGIATE NORWAY SPRUCE	20 GAL		5`-6`
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT		
DECIDUOUS SHRUBS						
ARER	1	ARONIA ARBUTIFOLIA `ERECTA`	UPRIGHT RED CHOKEBERRY	5 GAL		
COKS	7	CORNUS SERICEA `KELSEYI`	KELSEY`S DWARF RED TWIG DOGWOOD	5 GAL		
PHDM	8	PHYSOCARPUS OPULIFOLIUS `DONNA MAY`	LITTLE DEVIL NINEBARK	5 GAL		
SPVA	3	SPIRAEA X VANHOUTTEI	SPIREA VANHOUTTEI	5 GAL		
EVERGREEN SHRUBS						
PIRH	1	PICEA PUNGENS `RH MONTGOMERY`	RH MONTGOMERY SPRUCE	5 GAL		
PIMS	5	PINUS MUGO `SLOWMOUND`	SLOWMOUND MUGO PINE	5 GAL		
PIWB	8	PINUS MUGO `WHITEBUD`	WHITEBUD MUGO PINE	5 GAL		
ORNAMENTAL GRASS						
CAKF	10	CALAMAGROSTIS ACUTIFLORA `KARL FOERSTER`	FEATHER REED GRASS	5 GAL		
MIGR	2	MISCANTHUS SINENSIS `GRACILLIMUS`	MAIDEN GRASS	5 GAL		
MIST	5	MISCANTHUS SINENSIS `STRICTUS`	ZEBRA GRASS	5 GAL		
VINES						
HULU	2	HUMULUS LUPULUS	COMMON HOP	5 GAL		

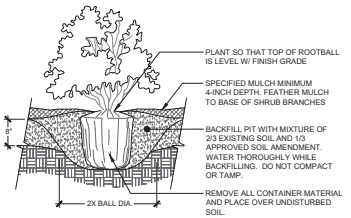
SIZE NOTE: ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS.



NOTES:
1. SET TRUNK PLUMB. DO NOT CUT LEADER. PRUNE ALL DAMAGED OR DEAD WOOD AFTER PLANTING, STAKING & MULCHING. KEEP CROWN SHAPE TYPICAL OF SPECIES.
2. REMOVE ALL PLANTING LABELS AFTER FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT.
3. REFER TO PLANTING NOTES/SPECIFICATIONS FOR FULL DESCRIPTION OF INSTALLATION PROCEDURES TO BE FOLLOWED.

1 DECIDUOUS TREE PLANTING

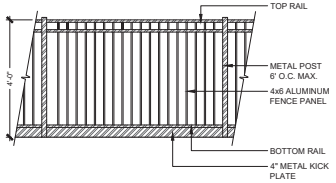
NTS 329300-02



NOTES:
1. SET SHRUB PLUMB. DO NOT CUT LEADER. PRUNE ALL DAMAGED OR DEAD WOOD AFTER PLANTING, STAKING & MULCHING. KEEP CROWN SHAPE TYPICAL OF SPECIES.
2. SET SHRUBS 1/2 MATURE WIDTH FROM EDGE OF WALK, CURB OR EDGING.
3. ENTIRE SHRUB BED AREA SHALL RECEIVE AMENDED SOIL.
4. REMOVE ALL PLANTING LABELS AFTER FINAL ACCEPTANCE .
5. REFER TO PLANTING NOTES/SPECIFICATIONS FOR FULL DESCRIPTION OF INSTALLATION PROCEDURES TO BE FOLLOWED.

2 SHRUB / ORNAMENTAL GRASS PLANTING

NTS 329300-05



NOTES:
1. ALL METAL TO BE POWDER COATED BLACK MATTE FINISH

3 PERIMETER FENCE

1/2" = 1'-0" P-24006-01

SEVEN LANDSCAPE ARCHITECTURE PLANNING
5856 S LOWELL BLVD, UNIT32 #260
LITTLETON, CO 80123
303.883.3278

LANDSCAPE PLAN
JUNE 7, 2024

PERCEPTION DESIGN GROUP, INC.
6961 SOUTH PIERCE STREET, SUITE 315, LITTLETON, CO 80128 303-232-8088
WWW.PERCEPTIONDESIGNGROUP.COM

GEORGE OIL PUD & SPECIAL REVIEW USE 1ST AMENDMENT

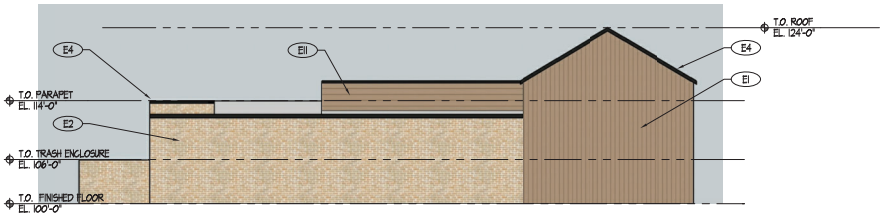
PART OF LOTS 4, 5, AND 6, BLOCK 3
PLAT OF THE TOWN OF LOUISVILLE
COUNTY OF BOULDER, STATE OF COLORADO
CASE # PUXXXX-2024

MATERIAL LEGEND

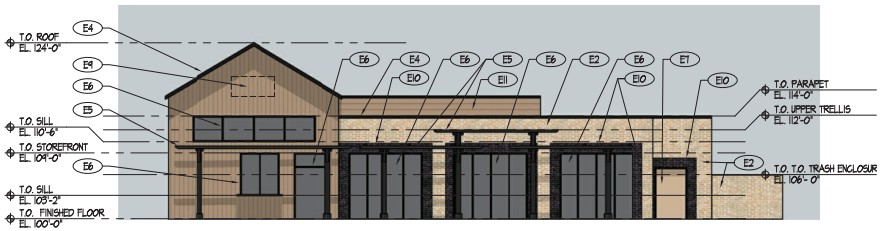
E1	VERTICAL WOOD SIDING w/ 6" EXPOSURE - PAINT SW 2821 COLONIAL REVIVAL STONE
E2	BRICK VENEER - SUMMIT #XXXX TO APPROXIMATE SW 2829 CLASSICAL WHITE
E3	STANDING SEAM ROOF - BERRIDGE BLACK
E4	PREFINISHED METAL FLASHING - BLACK TO MATCH ROOFING
E5	WOOD FRAMED TRELLIS PAINT - BLACK PAINTED
E6	ALUMINUM STOREFRONT BLACK W/ LOW-E GLASS
E7	EXTERIOR HOLLOW METAL DOOR COLOR - MATCH ADJ. MATL.
E8	CORRUGATED METAL INFILL PANEL ON STEEL FRAME COLOR - MATCH ADJ. MATL.
E9	SIGNAGE BY SEPARATE BUILDING PERMIT - NOT A PART OF THE PUD APPROVAL
E10	BRICK VENEER - SUMMIT #XXXX TO APPROXIMATE SW 6258 TRIGON BLACK
E11	HORIZONTAL WOOD SIDING w/ 6" EXPOSURE - PAINT SW 2821 COLONIAL REVIVAL STONE

A CONCEPTUAL EAST ELEVATION
SCALE: 1/8" = 1'-0"

B CONCEPTUAL WEST ELEVATION
SCALE: 1/8" = 1'-0"



C CONCEPTUAL NORTH ELEVATION
SCALE: 1/8" = 1'-0"



D CONCEPTUAL SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

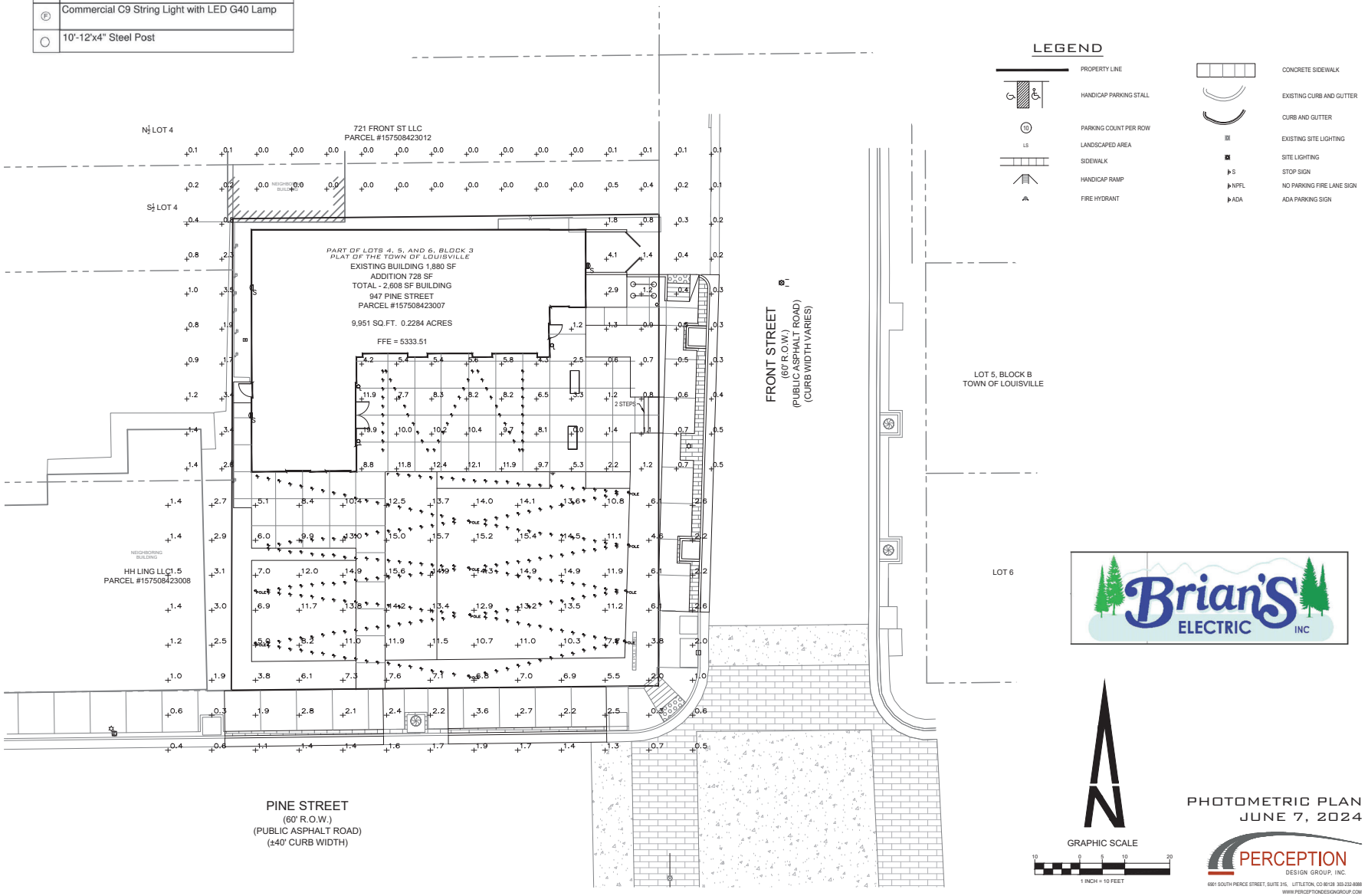
EXTERIOR ELEVATIONS
JUNE 12, 2024

STUDIO DH architecture
1300 JACKSON STREET, SUITE 200, GOLDEN, CO 80401 303-455-9600
WWW.STUDIO-DH.US

GEORGE OIL PUD AND SPECIAL REVIEW USE 1ST AMENDMENT

PART OF LOTS 4, 5, AND 6, BLOCK 3
PLAT OF THE TOWN OF LOUISVILLE
COUNTY OF BOUNDER, STATE OF COLORADO

Ⓛ	Henry Dark Sky Friendly Outdoor Wall Sconce
Ⓢ	Natural LED Cut Off Wall Pack
Ⓕ	Commercial C9 String Light with LED G40 Lamp
◯	10'-12'x4" Steel Post



PHOTOMETRIC PLAN
JUNE 7, 2024

PERCEPTION DESIGN GROUP, INC.
6961 SOUTH PIERCE STREET, SUITE 315, LITTLETON, CO 80128 303-232-8088
WWW.PERCEPTIONDESIGNGROUP.COM

GEORGE OIL PUD AND SPECIAL REVIEW USE 1ST AMENDMENT

PART OF LOTS 4, 5, AND 6, BLOCK 3
PLAT OF THE TOWN OF LOUISVILLE
COUNTY OF BOULDER, STATE OF COLORADO

Lightology

Henry Dark Sky Friendly Outdoor Wall Sconce

ITEM NUMBER HUB857419

BRAND Hubbardton Forge

DESCRIPTION

The Henry Outdoor Dark Sky Friendly Sconce offers a classic look with an industrial edge that will suit a number of exterior applications, featuring a riveted, spun-aluminum conical shade extending out from a square backplate by a gooseneck arm. Dark Sky Ordinance was developed as outdoor lighting standards that reduce glare, light trespass, and sky glow. Robust Coastal Outdoor finishes are specifically formulated to resist some of the harshest environmental conditions. Lifetime Limited Warranty when installed in residential setting. Handcrafted to order by skilled artisans in Vermont, USA.

Shown in: Coastal Black

SHADE COLOR	N/A
BODY FINISH	Coastal Black
WATTAGE	10W
DIMMER	Standard 120V
DIMENSIONS	12.1"W x 10.3"H x 10.4"D
BULB NOT INCLUDED	
LAMP	1 x PAR20 Medium (E26) 50W Halogen 1 x PAR20 Medium (E26) 120V LED

ITEM NUMBER HUB857419

COMPANY | PROJECT | FIXTURE TYPE | APPROVED BY | DATE

LIGHTOLOGY.COM | RUSH@LIGHTOLOGY.COM | tel: 212.202.4110 | 1.866.964.4469

SATCO | NUVO

1

SATCO S29406

6.5PAR20/LED/40'/830/120V

Notes

General	
Status	Active
Watts	6.5
Incandescent Equivalent	50
Fluorescent Equivalent	11.00
Volts	120V
Shape	PAR20
Base	Medium
ANSI Base	E26
Finish	Silver
CCT (Kelvin)	3000
Temperature	Warm White
CRI	80
Lumens	520
Beam Spread	40
Dimmable	Yes - Dimmable
Hours Rated	25000
Lamp Type	PAR
Technology	LED

Electrical	
Operating Frequency	60 Hz
CBCP	560
Dimming Type	Thyristor
Power Factor	0.9
Operating Temperature	-20C (-4F) to a maximum of +45C (+113F)

Physical	
MOL	2.69
MOD	2.44
Lensec	Lensec Lamp
Lens Finish	Clear
Lens Material	Thermo Plastic
Housing Color	Silver
Weight (lb.)	0.10

Additional Information	
Rated For Enclosed Fixture	Yes
Warranty	3 Year Limited - 12 hr per day

Compliance	
Safety Listing	cULus
Location Rating	Wet
Energy Star	Yes
ES Unique ID	ESID-2364468
California Status	California T24 Listed
Nevada Status	Lawful for sale in Nevada
RoHS Compliant	Yes
FCC Compliant	Yes

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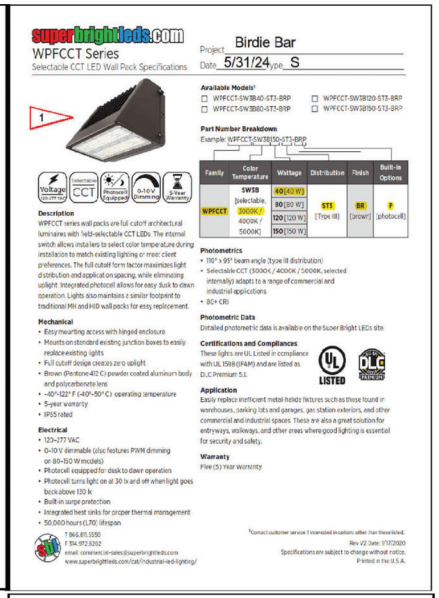
For More Information Visit:
https://www.satco.com/


superbrightleds.com

WPFCCT Series

Selectable CCT LED Wall Pack Specifications

Project Birdie Bar

Date 5/31/24 Type S

1

Available Models*

- ☐ WPFCCT-SW3840-ST3-BRP
- ☐ WPFCCT-SW3880-ST3-BRP
- ☐ WPFCCT-SW38120-ST3-BRP
- ☐ WPFCCT-SW38150-ST3-BRP

Part Number Breakdown

Example: WPFCCT-SW38150-ST3-BRP

Family	Color Temperature	Wattage	Distribution	Finish	Built-In Options
WPFCCT	SW3B (Selectable 3000K / 4000K / 5000K)	40 (40 W) 80 (80 W) 120 (120 W) 150 (150 W)	ST3 (Type III)	BR (Bronz)	P (photocell)

Description

WPFCCT series wall packs are full cutoff architectural luminaires with field-selectable CCT LEDs. The internal switch allows installers to select color temperature during installation to match existing lighting or meet client preferences. The full cutoff form factor maximizes light distribution and application spacing, while eliminating uplight. Integrated photocell allows for easy dusk to dawn operation. Lights also maintains a similar footprint to traditional MH and HID wall packs for easy replacement.

Mechanical

- Easy mounting access with hinged enclosure
- Mounts on standard existing junction boxes to easily replace existing lights
- Full cutoff design creates zero uplight
- Bronze die-cast A3 Cu powder coated aluminum body and polycarbonate lens
- -40°-122° F (-40°-50° C) operating temperature
- 5-year warranty
- IP65 rated

Electrical

- 120-277 VAC
- 0-10 V dimmable (disc features PWM dimming on 80-150 W models)
- Photocell equipped for dusk to dawn operation
- Photocell turns light on at 30 lx and off when light goes back above 130 lx
- Built-in surge protection
- Integrated heat sinks for proper thermal management
- 50,000 hours (L70) lifespan

T 866.811.1550
T 314.972.3202
email: commercial-sales@superbrightleds.com
www.superbrightleds.com/cat/industrial-led-lighting/

Photometrics

- 110° x 95° beam angle (Type III distribution)
- Selectable CCT (3000K / 4000K / 5000K, selected internally) adapts to a range of commercial and industrial applications.
- 80+ CRI

Photometric Data

Detailed photometric data is available on the Super Bright LEDs site.

Certifications and Compliances

These lights are UL Listed in compliance with UL 1598 (FAM) and are listed as DLC Premium 5.1.

Application

Easily replace inefficient metal-halide fixtures such as those found in warehouses, parking lots and garages, gas station exteriors, and other commercial and industrial spaces. These are also a great solution for entryways, walkways, and other areas where good lighting is essential for security and safety.

Warranty

Five (5) Year Warranty

*Contact customer service if interested in options other than those listed.

Rev V2 Date: 7/17/2020

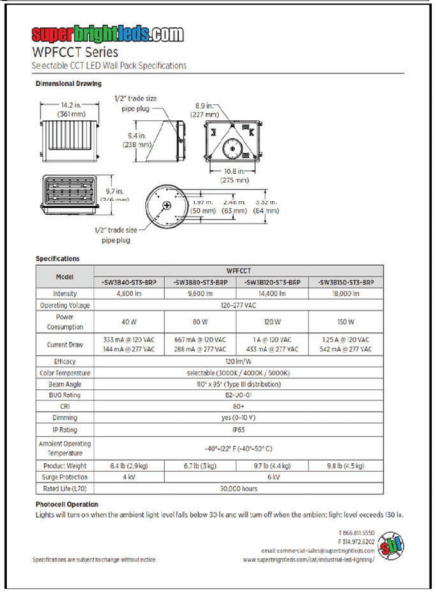
Specifications are subject to change without notice.

Printed in the U.S.A.

TOTAL LENGTH: 330 feet
SOCKET SIZE: C9 / E17 / intermediate base
NUMBER OF SOCKETS: 264 sockets
SOCKET SPACING: 15 inches
GAUGE: 16AWG & SPT-2 wire
CONNECTION: No plug or terminated end
MAXIMUM RUN: 1200 watts (can use entire reel with these bulbs)
MAX WATTAGE PER SOCKET: Up to 10 watt bulbs
RATING: RoHS compliant / IP64 Rating
Bulb Specs:

TYPE: LED G40 premium bulb (5 LEDs per bulb)
QUANTITY: 275 included (264 for full reel + 11 free spare bulbs)
SIZE: 1.5" diameter (2.25" high with base) with C9/E17 intermediate base
MATERIAL: Glass
WATTAGE: 0.6 watts each (use 2W for installation calculation purposes)
DIMMABLE: No
COLOR TEMPERATURE: 2500K (warm white is similar to regular incandescent bulbs)
AVERAGE LIFE: 15,000 hours
BRIGHTNESS: Equivalent to an 7W incandescent bulb

SOCKET SIZE:C9-Intermediate-E17
CORD GRADE:Commercial
SOCKET STYLE:Inline
CORD COLOR:Black
CORD LENGTH:330 foot bulk reel
SOCKET SPACING: 15 inches
QTY OF LIGHTS/SOCKETS:264
BULB TYPE:LED
BULB SHAPE:G40
BULB COLOR:Warm White
DIMMABLE:No
BULB MATERIAL:Glass
PLUG STYLE:No plug
CORD RATING:RoHS compliant / IP64 Rating
WIRE GAUGE:16 AWG SPT-2 wire
MAX WATTAGE PER SOCKET:10W
MAX RUN:1200W
BULB WATTAGE:0.6W
LED COLOR TEMPERATURE:2500K


superbrightleds.com

WPFCCT Series

Selectable CCT LED Wall Pack Specifications

Dimensional Drawing

Specifications

Model	WPFCCT			
	-SW3840-ST3-BRP	-SW3880-ST3-BRP	-SW38120-ST3-BRP	-SW38150-ST3-BRP
Intensity	4,800 lm	9,600 lm	14,400 lm	18,000 lm
Operating Voltage	120-277 VAC			
Power Consumption	40 W	80 W	120 W	150 W
Current Draw	333 mA @ 120 VAC 144 mA @ 277 VAC	667 mA @ 120 VAC 288 mA @ 277 VAC	1 A @ 120 VAC 433 mA @ 277 VAC	1.25 A @ 120 VAC 542 mA @ 277 VAC
Efficacy	120 lm/W			
Color Temperature	selectable (3000K / 4000K / 5000K)			
Beam Angle	110° x 95° (Type III distribution)			
BUG Rating	B2-U0-G1			
CRI	80+			
Dimming	yes (0-10 V)			
IP Rating	IP65			
Ambient Operating Temperature	-40°-122° F (-40°-50° C)			
Product Weight	6.4 lb (2.9kg)	6.7 lb (3kg)	9.7 lb (4.4kg)	9.8 lb (4.5kg)
Surge Protection	4 kV	6 kV		
Rated Life (L70)	50,000 hours			

Photocell Operation

Lights will turn on when the ambient light level falls below 30 lx and will turn off when the ambient light level exceeds 130 lx.

T 866.811.1550
T 314.972.3202
email: commercial-sales@superbrightleds.com
www.superbrightleds.com/cat/industrial-led-lighting/

Specifications are subject to change without notice.

Brian's ELECTRIC INC

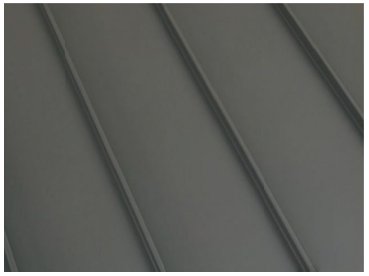
PHOTOMETRIC CUT SHEETS
JUNE 7, 2024

PERCEPTION DESIGN GROUP, INC.
6961 SOUTH PIERCE STREET, SUITE 315, LITTLETON, CO 80128 303-232-8088
WWW.PERCEPTIONDESIGNGROUP.COM

GEORGE OIL PUD & SPECIAL REVIEW USE 1ST AMENDMENT

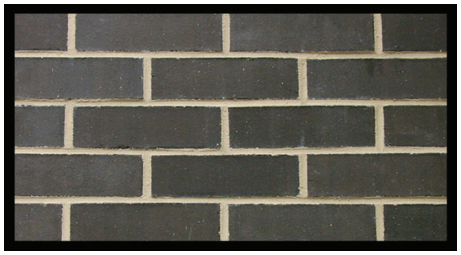
PART OF LOTS 4, 5, AND 6, BLOCK 3
PLAT OF THE TOWN OF LOUISVILLE
COUNTY OF BOULDER, STATE OF COLORADO
CASE # PUXXXX-2024

FIELD BRICK
SUMMIT - FOSSIL GRAY

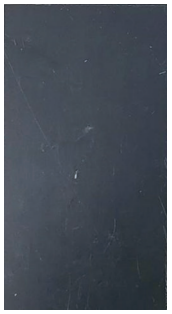


ROOFING
BLACK STANDING SEAM

WOOD SIDING - SMOOTH,
6" EXPOSURE, SW2827
COLONIAL REVIVAL STONE



ACCENT BRICK
SUMMIT - ONYX



FLASHING/COPING
BLACK TO
MATCH ROOFING

GLASS
CLEAR LOW-E

ALUMINUM STOREFRONT
BLACK ANNODIZED

EXTERIOR MATERIALS
JUNE 12, 2024

STUDIO DH
architecture
1300 JACKSON STREET, SUITE 200, GOLDEN, CO 80401 303-456-8600
WWW.STUDIODH.US

Brownstein

Brownstein Hyatt Farber Schreck, LLP
303.223.1100 main
675 Fifteenth Street, Suite 2900
Denver, Colorado 80202

August 23, 2024

Carolynne C. White
Attorney at Law
303.223.1197 direct
cwhite@bhfs.com

VIA EMAIL

City of Louisville Planning Division
Attn: Robert Zuccaro
749 Main Street
Louisville, CO 80027
rzuccaro@louisvilleco.gov

RE: The Birdie Bar – Application for a Special Review Use

Dear Mr. Zuccaro:

We represent The Birdie Bar, LLC (the "**Applicant**"), the owner and developer of the real property with an associated address of 947 Pine Street (the "**Property**") in the city of Louisville (the "**City**"), county of Boulder (the "**County**"), state of Colorado (the "**State**"). The Applicant is proposing to redevelop the Property into a modern neighborhood tavern with outdoor miniature golf and indoor virtual state-of-the-art golf simulators (the "**Project**"). To allow for the development of the Project, the Applicant is seeking a special review use ("**SRU**") for outdoor dining and serving and outdoor miniature golf (the "**Proposed Use**") in the Commercial Community ("**CC**") zone district, and an associated amendment to the Property's existing site plan, the "George Oil PUD". This letter is intended to supplement the Project application and set forth how the Projects meets the City's applicable approval criteria for an SRU.

I. BACKGROUND

The Property is located in the heart of the City's downtown and was once used as a gas station. The original site plan for the Property, the George Oil PUD, was approved in 1986 to allow for the gas station use. However, the character of the downtown area has changed significantly since the 1980's and a gas station is no longer a desirable use for the Property or aligns with the other surrounding uses in the City's historic downtown area. The Applicant therefore proposes a redevelopment of the site to reactivate the space and provide for a more suitable use for the downtown area. The Applicant is proposing to reimagine the existing building and obsolete surface parking area into a vibrant new space.

The Project will include the following features and uses:

- A restaurant and bar with outdoor dining and curated food and bar menus
- Outdoor miniature golf
- Indoor state-of-the-art virtual golf simulators for players of all skills, with membership options
- Tailored events providing an engaging and bespoke experience

The Project will function as a modern family-friendly neighborhood gathering place, with lighter fare, craft cocktails, premium beer and wine, and fun activities for everyone to enjoy. A draft concept plan ("**Concept Plan**") is included in the application and shown herein below:

In addition to the aforementioned uses, the Project also proposes to integrate with the existing streetscape enhancing the aesthetic continuity and contributing to the urban canopy. Drought-tolerant plants will be used throughout the site to promote water conservation and sustainability. The Project will incorporate familiar rectangular, gable and parapet form architecture that conforms to the City's Downtown Development Standards and Guidelines (the "**Design Standards**"). The existing building will be reimagined with a natural brick veneer retrofit, and the new building addition will feature a smooth wood siding with opaque painting and a traditional 6-inch exposure. The Project also proposes low output light fixtures that minimize glare and festoon lighting for the outdoor patio space. The proposed design of the overall site will be elevated yet approachable, organic but updated.

The site plan included in the application shows the layout of the Project, which incorporates an "L" shaped design, and was carefully designed to provide visual interest and enhance the customer experience with building elevations that provide a clear presentation to the street, leading the customer to the primary entrance, and development of the ground floor level to relate to the pedestrian scale by incorporating varied setbacks from the street and stepped-down, pedestrian-scale, pergola structures. To-scale-to-site and floor plans with the locations of all the proposed uses are included in the application.

The planned general hours of operation for the Project are:

Mondays: Closed
Tuesdays – Saturdays: 10am – 9:30pm
Sundays: 10am – 9pm
Closed: major holidays, private buyouts, special events

Hours of operation may be adjusted to account for customer demand and business conditions.

The Applicant proposes to preserve the existing landmark sign at the northwest corner of Front Street and Pine Street by updating the signage with The Birdie Bar logo as conceptualized below:

As mentioned, in conjunction with the request for an SRU for outdoor dining and serving and outdoor miniature golf uses, the Applicant is also seeking an amendment to the existing George Oil PUD in accordance with the procedures set forth in Section 17.72.170.

II. SPECIAL REVIEW USE

According to the City's official zoning map, the Property is zoned CC zone district. However, the outdoor dining and serving and outdoor miniature golf uses proposed by the Project require an SRU pursuant to Chapter 40 of the Code the City's Zoning Code (the "**Code**"). *Code, § 17.12.030*.

Pursuant to Section 17.14.050 of the Code, outdoor eating and serving areas are allowed as an accessory use to a principal eating and drinking establishment subject to compliance with the following conditions:

- The outdoor seating and food service area shall not obstruct the movement of pedestrians along adjoining public sidewalks, through plazas, or through other areas intended for public usage.
- If food service is provided outdoors, only employees of the principal eating and drinking establishment shall provide the food service.
- In approving outdoor seating or food service areas, the City may impose conditions relating to the location, configuration, and operational aspects (such as lighting, noise and hours of operation) of such outdoor areas to ensure that such outdoor areas will be compatible with surrounding uses, will be maintained in an attractive manner, and will comply with applicable building, fire, and liquor licensing codes.

As discussed herein, the Applicant will comply with all of the above conditions and shall remain compliant with such conditions applicable to the Project operations once the Project is operational.

An SRU must also meet the criteria of approval set forth in Section 17.40.100 of the Code. As discussed herein below, the Project meets all of the criteria of approval for an SRU.

A. *The Proposed Use is consistent with the Comprehensive Plan and would not be contrary to the general welfare and economic prosperity of the City or the immediate neighborhood*.

The Proposes Use furthers the vision of the City's Comprehensive Plan (the "**Comp Plan**") by enhancing the quality of life for the those who live, work and spend time within the City. The Project also furthers many of the Comp Plan goals and policies, including but not limited to, the following core community values:

- A sense of community – where residents, property owners, business owners, and visitors feel a connection to Louisville and to each other.

- A healthy, vibrant and sustainable economy – where the City understands and appreciates the trust of the residents, property owners and business owners, and the City is committed to a strong and supportive business climate.

- Unique commercial areas – where the City is committed to recognizing the diversity of Louisville's commercial areas and neighborhoods by establishing customized policies and tools that each maintains its individual character and economic vitality.

Comp Plan, p. 18.

The Project furthers these core values by creating a vibrant indoor/outdoor unique space for the community to gather in the downtown area. By offering miniature golf and golf simulators, in addition to food and beverage, the Project creates unique recreational opportunities within the City as well as promoting physical activity and social engagement while also contributing to the economic vitality of the downtown area.

Additionally, the Project is designated as within the "urban pattern" portion of the City, where the vitality of the downtown is promoted and business diversity with new private investment and business development is encouraged. *Comp Plan, p. 26*. The Project seeks to bring a new indoor/outdoor restaurant concept and experience that currently does not exist within the City or in the downtown area.

The Project as a whole also adheres to the format and framework of the Comp Plan, including building architecture, site design, building form and design. *Comp Plan, p. 24.* Additionally, the Project is located along a "retail primary street" that is best positioned for retail success. *Comp Plan, p. 29*.

The Project also complies with the economic development goals of the Comp Plan, including but not limited to:

- *Principle ED-1.1* – The City should work to maintain a business-friendly environment, where services to new and existing businesses are delivered in a timely and efficient manner.

- *Principle ED-1.3* – The City should focus on primary job creation that provides job diversity, employment opportunities and increased revenue for Louisville.

- *Principle ED-2* – The City should direct growth in an economically responsible way in order to maintain high quality amenities and high service levels for residents.

- *Principle ED-5.2* – The City should support and promote the revitalization of existing structures that maintain the character of downtown, while providing a diverse business base.

- *Principle ED-5.3* – The City should support a mix of uses which bring new revenues to the downtown area.

The Project furthers the above-mentioned economic goals and principles of the Comp Plan by generating new sales tax revenue in the downtown area of the City with food and beverage sales, in addition to the tax imposed on the golf activities. The Project proposes a new service – indoor golf simulation and outdoor miniature golf coupled with a dining experience – that currently does not exist within the City. Indoor golf simulation is a growing attraction in today's market, and the Project will attract a new customer base to the City.

The Project therefore enhances the general welfare and economic prosperity of the City in the immediate neighborhood. Accordingly, this criterion is met.

B. *The Proposed Use will lend economic stability to the City and is compatible with the surrounding established areas*.

As described above, the Project will generate new sales tax revenue for the City and attract a new customer base to enhance the City's economic stability. The proposed membership options for use of the Project's golf simulators will also draw a reoccurring and consistent customer base for the City.

The Project is also compatible with the existing downtown area and surrounding uses. The Project is located near other restaurants but provides a different dining experience than those that currently exist in the immediate area, thereby contributing variety and diversity of the downtown culture. Henry's Bar & Grill is located next door to the Property, Sweet Cow is located across the street, Moxie Bread Co., the Huckleberry, Tilt Pinball, Verde Mexican and Azul Fuego Mexican Restaurant are located one block a way, and various other retail, restaurant and commercial uses are located throughout the immediate area. With its unique and new offerings, the Project enhances the downtown area and revitalizes a vacant and obsolete property.

As such, this criterion is met.

C. *Adequate facilities and utilities exist to serve the Property and ensure internal efficiency of the Proposed Use*.

The Project considers the functions of the residents, recreation, public access, safety and such other factors including circulation, storm drainage, sewage and water facilities, grades, and dust control related to public health and conveniences as required by this criterion.

The site connects to the existing downtown pedestrian circulation system and encourages pedestrian access and bicycling activity. Bicycle racks will be provided. Improvements to the right-of-way will be made to align with the current streetscape design.

The Project proposes on-street parking with the Applicant proposing to pay a fee-in-lieu for the required parking stalls. The existing on-site parking does not conform to the current City standards and a new off-street parking lot would be impractical for the Project and hinder pedestrian activities that the city seeks to protect.

The Project incorporates low flow plumbing fixtures to reduce water consumption. The existing sewer service will be maintained to serve the Project. A new water service is proposed to meet the Project demands pursuant to the Code requirements. Existing concrete/asphalt is proposed to be replaced with gravel, mulch, shrubs and plantings to reduce heating and cooling demands of buildings.

This criterion is therefore met.

D. External effects of the proposal are controlled to ensure public health, welfare, safety and convenience.

The Project ensures that any potential external effects are controlled. The Project utilizes adequate site lighting in accordance with the Design Standards. The Project also meets the Code's requirement pursuant to Section 17.72.090 for commercial and office uses that noise shall be confined to the site and will not exceed noise levels established by applicable noise ordinances.

A lighting design for the Project is included in the application. The design features traditional, simple and low-output fixtures to minimize glare and light pollution. The design will also incorporate aesthetically pleasing string lights to enhance the ambiance of the outdoor space. The proposed lighting is intended to encourage pedestrian activity and exterior seating at night, in alignment with the Design Standards.

The existing building will largely stay intact throughout the renovation process (keeping debris out of the landfill). From a safety standpoint, the renovation will include fire sparklers and fire alarms to the structure (previous uses of the Property did not have a fire protection system). Lastly, the site drainage will be routed to existing facilities, thereby reducing any potential impacts to traffic operations. The Applicant aims to provide a minimally disruptive renovation to the existing building to redevelop the site into a fun and safe environment providing dining, socializing, community gathering and golf.

This criterion is met.

E. The Project proposes adequate pedestrian walks and landscape spaces.

The landscape design aims to create an inviting, sustainable, and visually appealing environment that integrates seamlessly with the existing streetscape. The outdoor patio will feature comfortable seating, shaded areas, and landscaping to create a welcoming space for visitors. The mini-golf course will be designed with creative and engaging features, surrounded by landscaping to enhance the overall experience. The perimeter of the outdoor area will be secured by an ornamental fence which will include a 4 inch tall kickplate to prevent errant golf balls from escaping the Property.

A landscape plan is included in the application and proposes an aesthetic and functional design with the following key design elements:

Street Trees

- *Integration with the Existing Streetscape*: New street trees will be planted to align with the current streetscape design, enhancing the aesthetic continuity and contributing to the urban canopy.
- *Species Selection*: Trees will be chosen based on the compatibility with the local climate, soil conditions, and ability to provide shade and seasonal interest.

Outdoor Patio and Mini-Golf Course

- *Patio Area*: The patio will feature comfortable seating, shaded areas and landscape to create a welcoming space for visitors.
- *Mini-Golf Course*: The mini-golf course will be designed with creative and engaging features, surrounded by landscaping to enhance the overall experience.

Plant Selection

- *Low Water Plants*: Drought–tolerant plants will be used throughout the site to promote water conservation and sustainability. These plants will be selected for their hardiness and low maintenance requirements.
- *Winter Interest*: The landscape design will include plants that provide visual interest during the winter months, such as evergreen, ornamental grasses and shrubs with attractive bark and flowers.

Sustainability Features

- *Water Management*: The landscape design will incorporate efficient irrigation systems and system features where possible to minimize water use.
- *Soil Health*: Soil preparation and amendments will be used to ensure healthy plant growth and reduce the need for chemical fertilizers.
- *Exterior ground surfaces*: The Project proposes to take out all the existing concrete and asphalt on the site and replace it with gravel, mulch, shrubs and plantings to reduce heating and cooling demands of buildings.

Aesthetic and Functional Design

- *Walkways and Lighting*: Well-designed pathways will provide easy access to different areas of the site, and strategically placed lighting will enhance safety and ambiance.
- *Seating and Gathering Spaces*: Various seating options and gathering areas will be incorporated to encourage social interaction and relaxation.

Benefits to the Community

- *Enhanced Urban Environment*: The project will transform a disused site into a vibrant recreational area, improving the visual appeal of the neighborhood.
- *Sustainable Landscaping*: The use of low water plants and sustainable practices will contribute to environmental conservation and resilience.
- *Recreational Opportunities*: The new facility will offer unique recreational opportunities for residents and visitors, promoting physical activity and social engagement.

This landscape design is crafted to ensure a harmonious blend of functionality, sustainability, and aesthetic appeal, creating a valuable addition to the community.

Accordingly, this criterion is met.

III. CONCLUSION

As described herein, the Project meets all of the criteria of approval for an SRU for the outdoor dining and serving and outdoor miniature golf uses. We therefore request your approval of a SRU for an outdoor eating and serving area the Project. The Birdie Bar will enhance the downtown area by revitalizing the former gas station property into a new dining and golf experience for all to enjoy.

Sincerely,

Carolynne C. White

cc: Matt Post, Senior Planner
Jeff Hirt, Planning Manger
Kathleen Kelly, City Attorney

City of Louisville
COLORADO • SINCE 1878

Planning Commission
Staff Report
September 12, 2024

ITEM:	Coal Creek Village Mixed-Use Development
LOCATION:	Southwest corner of E South Boulder Rd and Highway 42 - TR 688-B LESS B1 8-1S-69 LESS COAL CREEK STATION 2 & 3 SPLIT SEE IDS 92643-44
PLANNER:	Matt Post, Senior Planner
APPLICANT:	Ripley Design, Inc
REQUEST:	Approval of Resolution 10, Series 2024 Recommending to the Planning Commission Approval of a Preliminary Planned Unit Development (PUD), Preliminary Plat, an Ordinance Rezoning a Portion of the Property from CC-MU (Commercial Community – Mixed Use) and R-M (Residential Medium Density) to MU-R (Residential Mixed Use), Amending Exhibit A, Land Use Exhibit, Referenced in LMC Chapter 17.14, and a Special Review Use to permit multi-unit dwellings on the ground floor in the MU-R zone district.

VICINITY MAP:

SUMMARY:
The applicant, Ripley Design Inc., requests approval of a Preliminary Planned Unit Development (PUD), a Preliminary Plat, a Rezoning of a portion of the property from the CC-MU (Commercial Community – Mixed Use) and R-M (Residential Medium Density) zoning districts to the MU-R (Residential Mixed Use) zoning district, a Land Use Exhibit Amendment, and a Special Review Use to allow ground floor multi-unit dwellings in the MU-R zoning district.

A portion of the property is currently zoned CC-MU, which limits development to commercial, office, and institutional land uses. The requested MU-R zoning district allows for a range of residential uses in addition to commercial, office, and institutional uses, including townhouses and apartments, up to a maximum gross density of 20 dwellings per acre. To ensure a balance of uses, properties that are greater than 5 acres in size in the MU-R zoning district must include a minimum of two distinct principal uses on site.

The requested rezoning will require the applicant to amend Land Use Plan, Exhibit A referenced in Louisville Municipal Code (LMC) Chapter 17.14 – Mixed Use Zone Districts. The existing Land Use Plan Exhibit designates the property as CC-Mixed Use, R-M, and Park. To match the requested zoning change, the exhibit needs to be updated to classify the entire property as MU-R (Attachment F).

BACKGROUND:
The property is located 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. In order to implement these adopted plans the City created a Mixed Use Overlay District (Zoning Chapter 17.14) and the Mixed Use Development Design Standards and Guidelines (MUDDSG), which govern development of properties within the Mixed Use district.

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).

Pursuant to LMC Sec. 17.14.020, any property within the Highway 42 Revitalization Area undergoing new development or redevelopment shall be rezoned to a zoning district consistent with the Land Use Plan, Exhibit A (Attachment F). In 2013, the City Council approved the rezoning of the subject properties from Commercial Business (CB) to Mixed-Use Residential (MU-R), Commercial Community (CC), and Residential Medium Density (RM) under Ordinance No. 1641-2013 (Attachment G). This rezoning was approved concurrent with a Preliminary PUD and Plat.

In 2016, the City Council approved a Final PUD and Plat, known as Coal Creek Station, allowing 51 residential units and 29,472 square feet of commercial space on the subject

property. The applicant never executed the Final PUD and Plat, and eligibility for permit issuance lapsed on May 17, 2019.

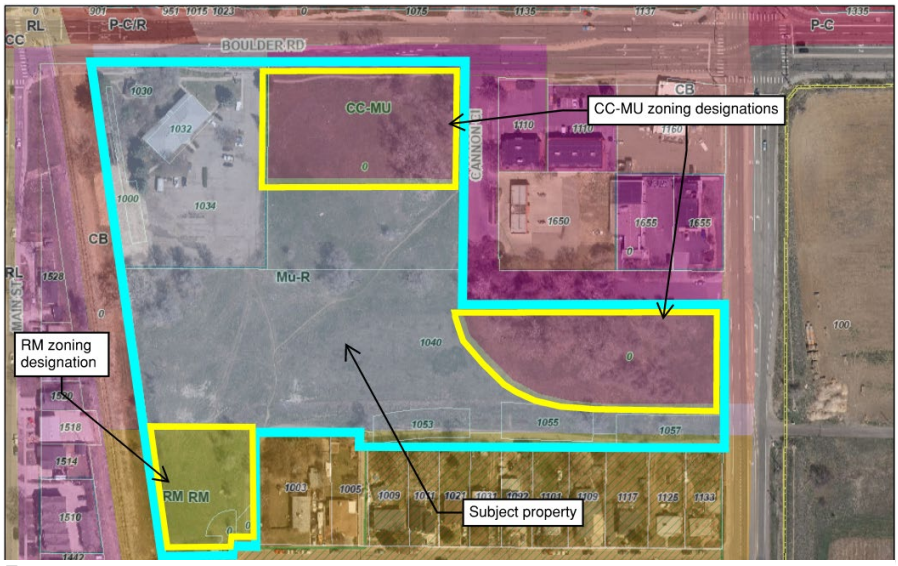
PROPOSAL:

Rezoning

The current zoning designation of CC-MU on the north and east sides of the site prohibits residential uses. The applicant is requesting to rezone the portions of the property zoned CC-MU and RM to MU-R to allow for a mix of uses and housing types. This is a discretionary request from the applicant as the mandatory rezone requirement for redevelopment of the subject property was satisfied with the approved 2013 rezoning.

In the provided narrative, the applicant asserts that the proposed rezoning will support the City's goals as outlined in the Highway 42 Revitalization Area Framework Plan and the MUDDSG by developing a variety of housing types while providing additional commercial space along South Boulder Road. The applicant notes that the area has changed since the initial rezoning, and that the current CC-MU zoning is commercially focused and does not support needed housing in the community.

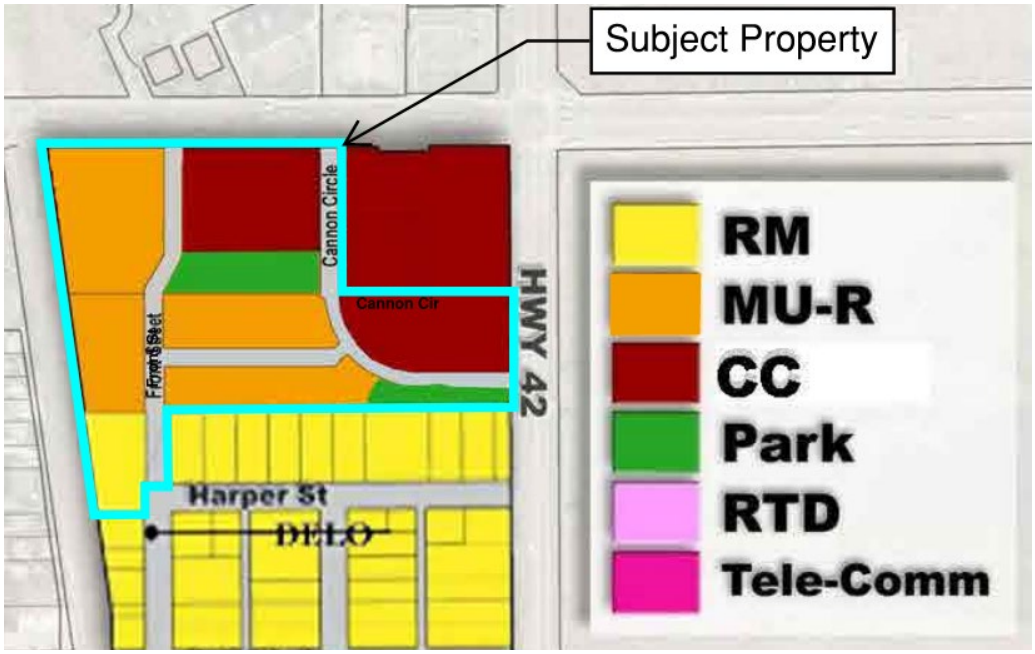
The applicant provided a market analysis by CBRE (Attachment H) indicating that new retail construction and absorption have significantly declined due to the rise of e-commerce and last-mile delivery platforms. The analysis states that demand has largely shifted towards smaller-scale retail users (gas stations, convenience stores, and fast food outlets). Metro-Denver statistical data show that new retail construction and absorption have dropped, despite sustained population growth in the metro area, and office demand has continued to decline due to high construction costs and a large-scale move to remote work post-COVID. Further analysis of the rezoning is provided below.



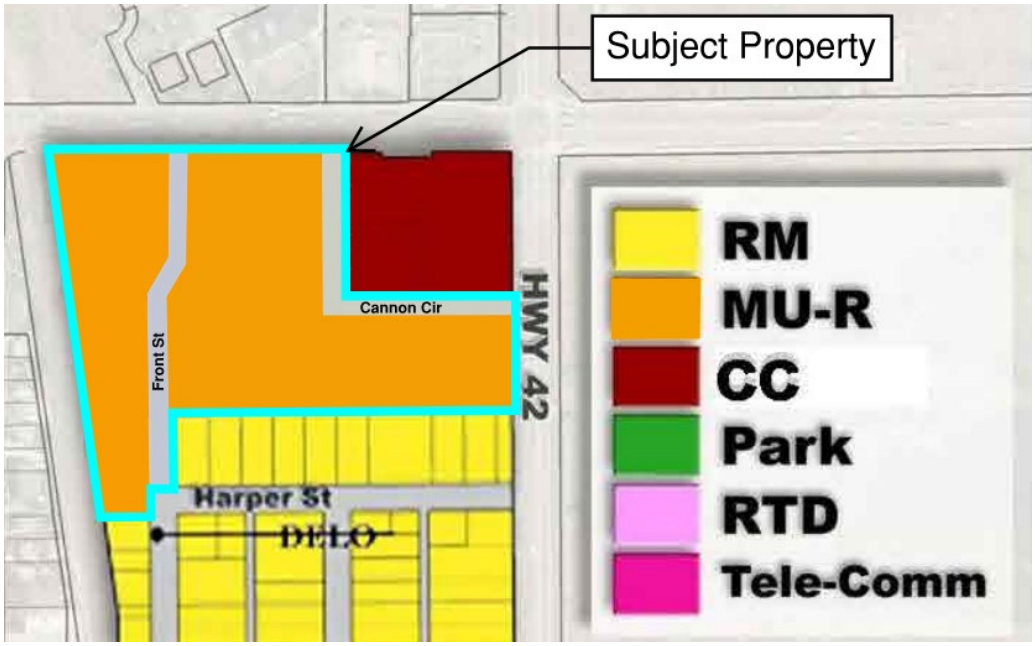
Zoning map

Land Use Plan Amendment

The rezoning request necessitates an update to the Land Use Plan, Exhibit A, to reflect the new zoning district designations and the proposed street connections. Presently, the existing zoning designations are consistent with those outlined in the current Land Use Plan.



Current Land Use Plan, Exhibit A



Proposed Land Use Plan, Exhibit A

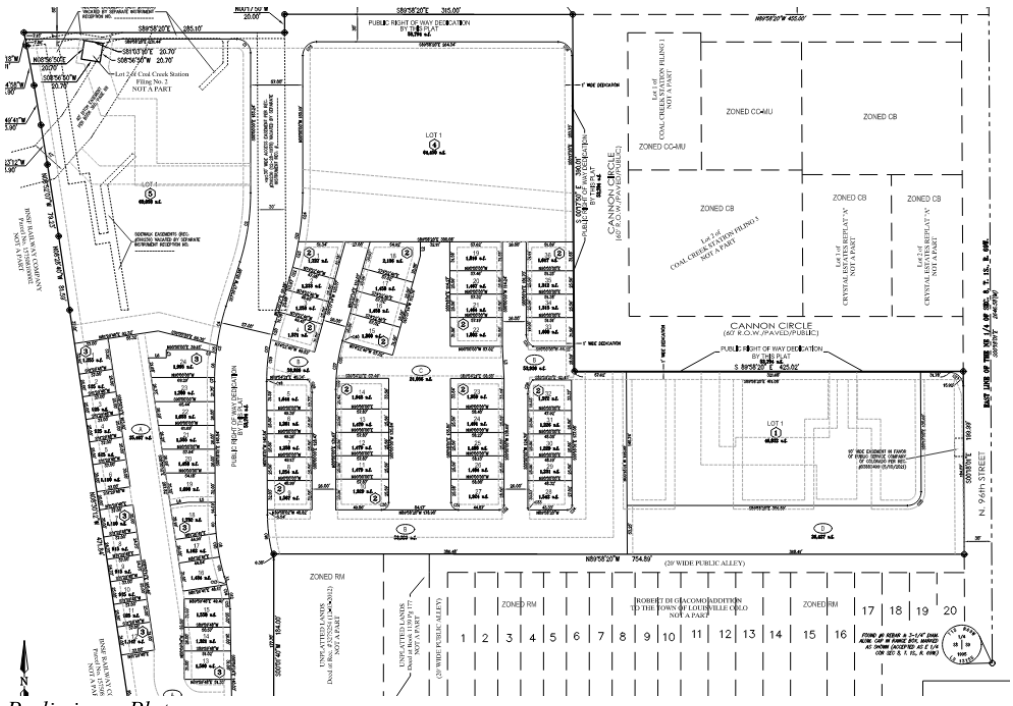
Preliminary Plat

The request includes a proposal to subdivide the existing 10.7 acres property into five blocks that will accommodate the anticipated development. Further subdivision of the townhome blocks (blocks 2 & 3) into individual lots will allow for the fee-simple sale of those units. The plat sets aside 4 Outlots totaling 2.9 acres in size that include private roads, drainage and detention areas, utilities, open space and parks. The Outlots will be shared areas that are maintained by a required owner's association. The City will accept 1.2 acres of right-of-way, dedicated via this plat, that will allow for the construction of Front Street and Cannon Circle. The total right-of-way dedication includes additional area along South Boulder Road that will align the property boundary with the edge of public improvements. A Subdivision Improvement Agreement will be entered into during the Final Plat review process outlining maintenance and improvement responsibilities.

A portion of the plat will include the Coal Creek Station Filing No. 2 subdivision; a previously subdivided portion on the property on the northwest corner of the site. That plat created Lot 2 (also depicted on this Preliminary Plat) which is currently developed and occupied by The Argentos Empanada and maintained under separate ownership. The proposed subdivision will maintain the current boundary and configuration of Lot 2.

A portion of the south side of the site, occupied by Outlot D, will include 26,397 square-foot detention and water quality pond. Outlot C is proposed as a 20,908 square-foot park in the center of the site that will be privately owned and maintained by the required owner's association.

Sixty townhome lots are proposed in Blocks 2 and 3 of the plat, all accessed by private drives which are contained in Outlots A and B, respectively. Blocks 4 and 5 include two multifamily and two mixed-use buildings, while Block contains "micro townhome units".



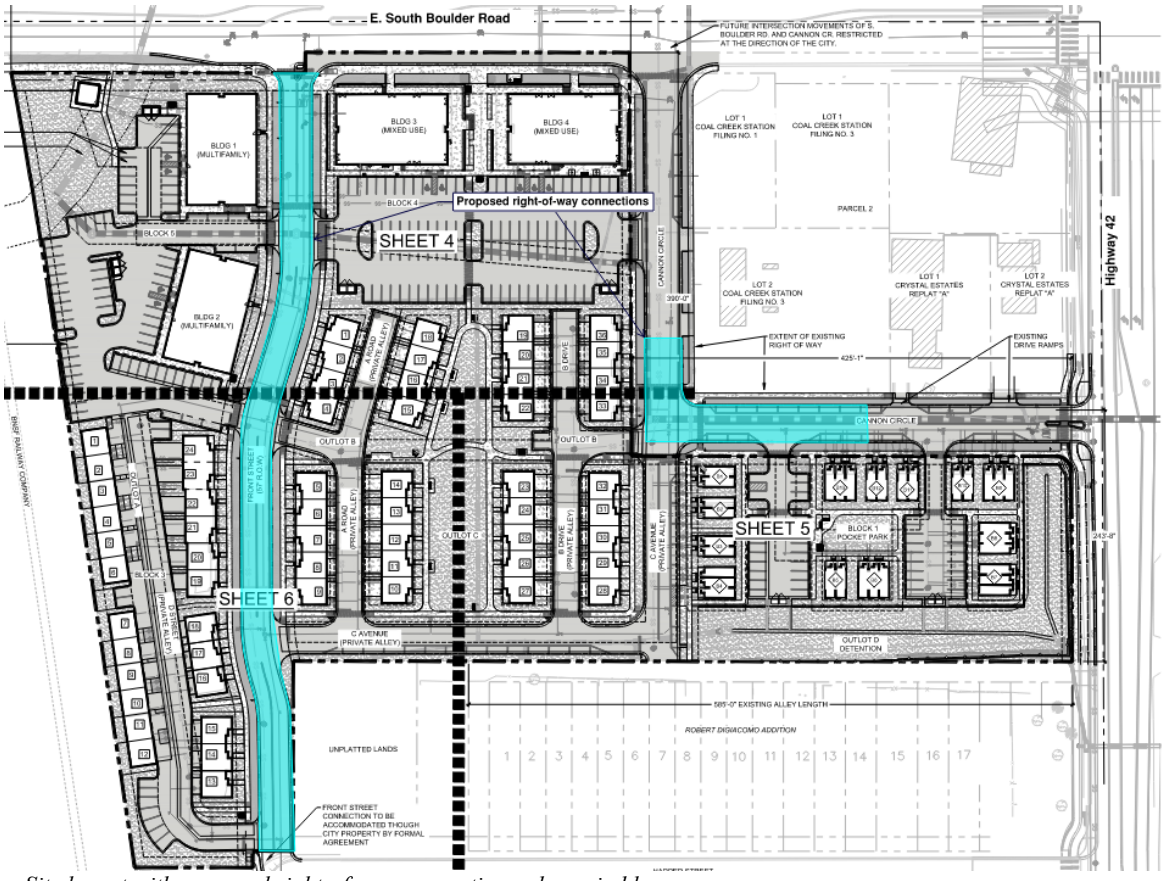
Preliminary Plat

Staff find that the Preliminary Plat complies with the design standards in the LMC Sec. 16.16.

Preliminary PUD

The Preliminary PUD plan includes 188 dwelling units and 13,534 square feet of commercial space. The 188 dwelling units include 60 townhomes, 96 apartments, and 32 "micro-townhome units," which are defined by the applicant as 350-400 square-foot homes designed to be offered at "attainable" rates. The proposal features two, three-story mixed-use buildings near South Boulder Road (buildings 3 & 4), with commercial space on the ground floor and studios, one- and two-bedroom apartments on the second and third floors. A plaza space is provided between the mixed-use buildings in accordance with MUDDSG standards. An additional two, three-story multifamily buildings (buildings 1 & 2) are planned for the interior of the site along Front Street, each offering 24 units ranging from 500 to 900 square feet in size.

The development will require the dedication, construction, and connection of Front Street from its north terminus on the south side of the site to E. South Boulder Road, where right-in right-out access is proposed. Cannon Circle, on the northeast side of the site, will also be dedicated, constructed, and connected providing access to the site from Highway 42 and South Boulder Road. According to the future Land Use Plan, Exhibit A, both Front Street and Cannon Circle are planned to connect through the site to improve overall connectivity in this part of the city.



Site layout with proposed right-of-way connections, shown in blue

The full extent of both Front Street and Cannon Circle will include 5-foot detached sidewalks with 8-foot tree lawns, while similarly designed detached walks are provided adjacent to private alleys throughout the site.

The site is appropriately parked, with all proposed townhomes designed with alley-loaded garages which account for 120 total spaces on site. 316 parking spaces are provided with a minimum of 304 required by the LMC to support all uses on site. The apartments, mixed-use buildings, and micro townhomes include surface parking internal to their respective blocks and located behind buildings so as not to be prominent from the street.

A 20,908 square-foot park is located on Outlot C which is designed to accommodate the main entrance of 18 townhomes on site, while a smaller, 2,350 square-foot pocket park is provided within the micro townhome block. It is important to note that the entirety of this property was originally platted as part of the Caledonia Place subdivision in 1890, and therefore the public land dedication requirement of LMC Section 16.16.060 does not apply.

Landscaping includes low-water shrubs, grasses, perennials, and trees in common areas, open space areas, the detention area, and within the public and private tree lawns through the site. The applicant has proposed some high-demand water areas on site that utilize turf as a landscape material. Recently adopted Colorado SB24-005 states that, on or after January 1, 2026, local governments are prohibited from allowing the installation of “nonfunctional turf” with certain development proposals. Due to the timescale of this project, staff will work with applicant through the Final PUD and Plat process to ensure compliance with this measure.

Block 1 of the development includes 32 micro townhome units, proposed to be 350-400 square feet in size and designed at an “attainable” scale, consisting of three-unit and two-unit townhomes to a maximum height of 25 feet.

Micro townhomes

Block 2 of the development includes four- and five-unit townhomes, each 40 feet tall, arranged around a central proposed park. All units include alley-loaded garages.

Block 2 - four-unit townhomes

Block 3 of the development includes three- and six-unit townhomes. The six-unit dwellings are proposed at 40 feet tall, while the three-unit dwellings are adjacent to the west side of the existing single-family homes in the Little Italy neighborhood and are limited to 34 feet in height in accordance with height transition standard in MUDDSG Chapter 8.

Block 3 - height restricted, three-unit dwellings

Block 3 - six-unit dwellings

Blocks 4 and 5 of the development include the mixed-use and multifamily buildings with associated site improvements, including surface parking and a plaza space between buildings.

Mixed-use building

Multifamily building

A traffic impact study was submitted for this development. The report concludes that the proposed development can be successfully incorporated into the existing roadway network, with four of five studied intersections anticipated to operate at a level of service C or better through 2050. The Highway 42 and South Boulder Road intersection was found to be operating at poor level of service due to existing volumes and roadway constraints, with poor levels of service anticipated through 2050.

#	Int.	Traffic Control	Approach	Year 2029 Total Level of Service (Delay in Seconds)			Year 2050 Total Level of Service (Delay in Seconds)		
				AM	PM	SAT	AM	PM	SAT
1	Front Street & S. Boulder Road	3/4 Mvmnt.	**Overall**	**A (0.3)**	**A (0.3)**	**A (0.4)**	**A (0.2)**	**A (0.4)**	**A (0.4)**
			EB	A (0.0)	A (0.0)	A (0.0)	A (0.0)	A (0.0)	A (0.0)
			WB	A (0.3)	A (1.2)	A (0.7)	A (0.3)	A (3.3)	A (0.9)
			NB	B (11.8)	C (16.2)	B (13.9)	B (13.7)	C (23.6)	C (17.5)
			SB	B (13.7)	C (15.3)	B (13.6)	C (17.0)	C (20.5)	C (17.0)
2	Cannon Circle & S. Boulder Road	3/4 Mvmnt.	**Overall**	**A (0.9)**	**A (1.3)**	**A (1.3)**	**A (0.8)**	**A (1.6)**	**A (1.2)**
			EB	A (0.6)	A (1.0)	A (0.4)	A (0.7)	A (2.1)	A (0.4)
			WB	A (0.3)	A (1.2)	A (0.8)	A (0.3)	A (1.6)	A (0.9)
			NB	B (12.5)	C (18.6)	B (14.7)	B (14.7)	D (28.8)	C (19.0)
			SB	B (14.3)	C (15.7)	B (14.8)	C (18.2)	C (23.4)	C (19.3)
3	Courtesy Road (SH 42) & S. Boulder Road	Signal	**Overall**	**F (100.8)**	**F (213.8)**	**F (89.8)**	**F (180.8)**	**F (334.6)**	**F (139.7)**
			EB	F (272.9)	F (540.8)	F (215.6)	F (467.9)	F (877.0)	F (363.4)
			WB	D (42.8)	D (43.3)	D (42.4)	E (56.6)	E (55.5)	D (49.6)
			NB	D (38.9)	F (82.8)	D (39.6)	F (143.5)	F (98.8)	D (44.9)
			SB	E (60.7)	F (101.8)	D (38.6)	F (88.5)	F (144.1)	D (54.7)
4	Front Street & Harper Street	WB Stop	**Overall**	**A (3.0)**	**A (2.9)**	**A (3.3)**	**A (2.2)**	**A (1.6)**	**A (2.1)**
			WB	A (8.6)	A (8.7)	A (8.6)	A (8.7)	A (8.8)	A (8.7)
			NB	A (0.0)	A (0.0)	A (0.0)	A (0.0)	A (0.0)	A (0.0)
			SB	A (0.0)	A (0.0)	A (0.0)	A (0.0)	A (0.0)	A (0.0)
5	Cannon Circle & Courtesy Road (SH 42)	EB Stop	**Overall**	**A (0.0)**	**A (0.0)**	**A (0.0)**	-	-	-
			EB	B (11.7)	B (14.0)	B (12.4)	-	-	-
			NB	A (0.2)	A (0.4)	A (0.3)	-	-	-
			SB	A (0.0)	A (0.0)	A (0.0)	-	-	-
5	Cannon Circle & Courtesy Road (SH 42)	RIRO	**Overall**	-	-	-	**A (0.0)**	**A (0.0)**	**A (0.0)**
			EB	-	-	-	B (13.0)	C (16.6)	B (14.0)
			NB	-	-	-	A (0.0)	A (0.0)	A (0.0)
			SB	-	-	-	A (0.0)	A (0.0)	A (0.0)

Level of service table - traffic impact study

To satisfy the requirements for inclusionary housing, the applicant is intending to pursue a *voluntary alternative agreement* pursuant to LMC Sec. 17.76.050.F. This provision allows a developer to propose an alternative manner in which the development will satisfy inclusionary housing obligations that will result in additional affordable housing to the benefit of the City. The applicant asserts that the 300-450 square-foot homes will be marketed at an attainable price point and will satisfy the inclusionary standard.

ANALYSIS:

Rezoning Analysis

The purpose of the Mixed Use Zone Districts is to support implementation of the Highway 42 Revitalization Area to support potential development of a commuter rail station. The intent is to transition the historically industrial and vacant properties within the district to mixed-use developments with multi-modal transportation and walkability oriented to the rail station. While the commuter rail station has not yet materialized as planned, there is a current RTD study underway looking at “Peak Service” rail (limited rail service to support peak hour commuting on a single track) and the new Front Range

Passenger Rail commission is also considering the Northwest Rail corridor as a possible alignment for rail service. No timeline has been established for completion of the project or finalization of the study.

Per LMC Sec. 17.14.030, the MU-R zoning district is *intended to implement the residential mixed use land use and planning goals depicted and discussed in the Highway 42 Revitalization Area Plan. Areas zoned MU-R should be used predominantly for higher density multi-family residential, with subsidiary commercial uses and civic uses that cater to the needs of residents and transit commuters.*

LMC Sec. 17.44.050 establishes four potential policies for rezoning. Any request for a rezoning should meet one or more of the established policies. Staff recommend a finding that the following policy is met with the requested rezoning:

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

Staff find that changed conditions include the lack of market feasibility for purely commercial uses on the current CC-MU parcels. This is due to weak market conditions to support additional retail or office development. According to the provided market analysis, retail construction and absorption have significantly declined due to the rise of e-commerce and last-mile delivery platforms, and rising construction costs and the large-scale move to remote work post-COVID have negatively impacted office markets.

The public interest for rezoning this property is to stimulate development of the vacant areas around Highway 42 and South Boulder Road to achieve the desired mixed-use environment, boost economic activity, and provide additional housing in the City of Louisville. Rezoning the CC-MU portions of this property will allow for development that will support surrounding commercial uses by activating this site and adding residences to the neighborhood, satisfying the goals of the Highway 42 Revitalization Area Framework Plan.

Additional residential development on site will support the implementation of the recently adopted Louisville Housing Plan, the primary goals of which include increasing development opportunities in Louisville by expanding, maintaining, and diversifying Louisville's housing stock.

Staff also note that the Highway 42 Revitalization Area Comprehensive Plan Amendment envisioned mixed-use residential development adjoining Highway 42 in addition to commercial development, and specifically shows mixed-use residential development in the vicinity of the subject property.

Fiscal Analysis

The City's development review policy requires a fiscal analysis of any request for rezoning and change of use. The City's fiscal model provides an estimate of anticipated revenues resulting from the development and costs for City services related to the development over a 20-year period. Staff note that this analysis does not take into consideration what could be broader positive economic impacts to the City from the development of a currently vacant property.

Staff have provided both a "High" and "Low" fiscal summary of an assumed development scenario comparing the current zoning to the proposed zoning. The purpose of the two scenarios is to provide a potential range of outcomes depending on how the development could build out over time.

The fiscal analysis assumes development of the entire 10.7-acres located within the Caledonia Place Subdivision Plat and the Coal Creek Station Filing No. 2 Subdivision Plat based on the PUD provided by the applicant and assumed development under the current zoning. The "Low" fiscal analysis adjusts several of the base assumptions to 80% of value of the "High" fiscal analysis and assumes a longer absorption period. The base assumptions are summarized below:

Current Zoning Scenario	Proposed Zoning Scenario
- 51 Dwelling Units	- 154 Apartment Units
- 20,000 sq. ft. Commercial	- 60 Townhome Units
	- 13,510 sq. ft. Commercial

	High Scenario	***Low Scenario***
Current Zoning Scenario		
Apartments - Market Value	$515,000/unit	$412,000/unit
Apartments - Construction Value	$271,400/unit	$217,120/unit
Apartments - Household Income	$105,862	$84,665
Apartments - Absorption	4 years	7 years
Retail Center – Market Value	$195/sq. ft.	$156/sq. ft.
Retail Center – Construction Value	$230/ sq. ft.	$195/ sq. ft.
Retail Center – Sales/sq. ft.	$230	$200
Retail Center – Annual spending/employee	$1,200	$960
Retail Center – Absorption	7 years	10 years
Proposed Zoning Scenario		
Apartments - Market Value	$515,000/unit	$412,000/unit
Apartments - Construction Value	$271,400/unit	$217,120/unit
Apartments - Household Income	$105,862	$84,665
Apartments - Absorption	4 years	7 years
Townhomes - Market Value	$680,000/unit	$544,000/unit
Townhomes - Construction Value	$347,760/unit	$278,202/unit
Townhomes - Household Income	$151,000	$120,800
Townhomes - Absorption	4 years	7 years
Retail Center – Market Value	$230/ sq. ft.	$195/ sq. ft.
Retail Center – Construction Value	$230	$200
Retail Center – Sales/ sq. ft.	$1,200	$960
Retail Center – Annual spending/employee	$230/ sq. ft.	$195/ sq. ft.
Retail Center – Absorption	4 years	7years

Fiscal Model Results (x$1,000)

	"HIGH" SCENARIO				"LOW" SCENARIO			
	Current Zoning		Proposed Zoning		Current Zoning		Proposed Zoning	
Revenue by Fund								
General Fund	$1,499	47%	$2,970	40%	$965	44%	$2,602	40%
Open Spaces & Parks Fund	$238	7%	$494	7%	$144	7%	$413	6%
Recreation Fund	$378	12%	$955	13%	$315	14%	$923	14%
Historic Preservation Fund	$51	2%	$98	1%	$25	1%	$84	1%
Capital Projects Fund	$1,055	33%	$2,913	39%	$725	33%	$2,495	38%
TOTAL REVENUE	**$3,221**	**100%**	**$7,431**	**100%**	**$2,175**	**100%**	**$6,516**	**100%**
Expenditures by Fund								
General Fund	$1,699	43%	$2,865	43%	$1,385	44%	$2,846	46%
Open Spaces & Parks Fund	$166	4%	$444	7%	$151	5%	$444	7%
Recreation Fund	$345	9%	$922	14%	$313	10%	$922	15%
Historic Preservation Fund	$0	0%	$0	0%	$0	0%	$0	0%
Capital Projects Fund	$1,676	43%	$2,380	36%	$1,270	41%	$1,973	32%
TOTAL EXPENDITURE	**$3,855**	**100%**	**$6,612**	**100%**	**$3,119**	**100%**	**$6,185**	**100%**
NET FISCAL RESULT/ FUND								
General Fund	($169)		$105		($420)		($243)	
Open Spaces & Parks Fund	$72		$51		($7)		($31)	
Recreation Fund	$34		$33		$2		$1	
Historic Preservation Fund	$51		$98		$25		$84	
Capital Projects Fund	($622)		$533		($544)		$522	
20-YEAR NET FISCAL IMPACT	**($634)**		**$819**		**($944)**		**$331**	
AVG. ANNUAL NET IMPACT	**($32)**		**$41**		**($47)**		**$17**	

The fiscal model results show that the current zoning scenario results in a slight net fiscal deficit to the City, while the proposed zoning scenario results in positive revenue generation for the City.

Preliminary Plat Analysis

Section 16.12.075 of the LMC establishes the following criteria for consideration of Preliminary Plats by Planning Commission and City Council:

1. *Whether the plat conforms to all of the requirements of Title 16 (Subdivisions);*
    - No modifications have been requested by the applicant, and the plat conforms to all other requirements of Title 16. Further and more detailed review will occur at the Final Plat stage.

2. *Whether approval of the plat will be consistent with the city's comprehensive plan, applicable zoning requirements, and other applicable federal, state and city laws;*
    - The application is consistent with the City of Louisville Comprehensive Plan. The area lies within an urban neighborhood designation in the plan, which is characterized by smaller blocks and lots with a street orientation. The plat provides a design that supports this urban development pattern.

3. *Whether the proposed subdivision will promote the purposes set forth in Section 16.04.020 of this Code and comply with the standards set forth in Chapter 16.16 of this Code and this title.*
    - Staff find that the proposal promotes the purposes set forth in the LMC Title 16, including the assurance that public services are available, that character and economic stability of the city is protected, that there is safe and efficient circulation of traffic, and that the plat provides appropriate regulation of the use of land in the city. New public right-of-way is proposed to be dedicated and constructed, while easements will be established for utility service and drainage areas. The plat allows for a residential and mixed-use development and meets permitted densities for the net site area.

The entirety of this property was originally platted as part of the Caledonia Place subdivision in 1890 and the Coal Creek Station Filing No. 2 subdivision in 1978. Because the property has been previously subdivided, the public land dedication requirement of LMC Section 16.16.060 does not apply.

Staff find the Preliminary Plat to be consistent with the criteria in LMC Chapters 16 and 17 and recommend approval.

Preliminary PUD Analysis
The site design is regulated by LMC Chapter 17.14 and 17.28, the MUDDSG, and the 2013 Comprehensive Plan.

Inclusionary Housing
The applicant is pursuing a *voluntary alternative agreement* pursuant to LMC Sec. 17.76.050.F to satisfy the inclusionary housing requirement on this site. This provision allows a developer to propose an alternative manner in which the development will satisfy inclusionary housing obligations that will result in additional affordable housing for the benefit of the City. City Council approval is required to utilize the *voluntary alternative agreement* option.

The applicant has indicated the intended market value of the micro townhome units will average $295,000. The applicant does not intend to deed-restrict the units, owners would have the opportunity to gain equity in their homes.

Staff recommend approval of the *voluntary alternative agreement* option for this development. The project provides a variety of housing types, including townhome units, apartment units, and micro townhome units, which the applicant states will be marketed at a more attainable rate.

2013 Comprehensive Plan
The subject property has an “Urban” and “Corridor” designation in the Comprehensive Plan’s future land use framework (p. 24) and is consistent with several Plan policies.

Specifically, the proposal fits many characteristics of the Plan's urban pattern areas (p. 19) through alley/rear loaded properties, smaller blocks/parcels, street oriented buildings, and formal landscaping. The proposal will include retail, commercial and multi-family development opportunities (p. 22), and also fits the neighborhood development type, which includes a range of densities up to multi-family communities, adjacent public spaces, and well defined edges through fencing and building layout/ architectural style (p. 22).

The proposal is consistent with policies in the Comprehensive Plan's Neighborhoods and Housing, and Economic Development framework, including:

- PRINCIPAL NH-3.5 - Diverse housing opportunities shall be available for residents of varying income levels (p. 38)
- PRINCIPLE NH-4 - The character and identity of existing residential neighborhoods should be maintained while allowing for evolution and reinvestment (p. 38)
- PRINCIPLE NH-5. -There should be a mix of housing types and pricing to meet changing economic, social, and multi-generational needs of those who reside, and would like to reside, in Louisville. (p. 38)
- PRINCIPAL ED-3 - The City should be responsive to market opportunities as they occur, and maintain and enhance the City's competitive position to attract development that adheres to the Community Vision (p. 38)

The proposal is consistent with the policies in the Neighborhoods and Housing, and Economic Development framework because:

- It provide a variety of housing types for varying income levels
- The housing is relatively close to Downtown and the South Boulder Road commercial corridor. The resulting customer base supports vibrant retail and commercial centers that serves local residents;
- The proposed housing ensures a variety of housing types to meet changing social needs of current and future residents; and
- The proposal is appropriate due to current market conditions.

PUD Waiver Compliance with LMC Sec. 17.28.110 Analysis
Section 17.28.110 sets forth the PUD waiver process and criteria. The applicant requests zoning waivers from the MU-R zoning requirements and MUDDSG design requirements as set forth below.

Section 17.28.110 sets forth the PUD waiver process and criteria. The applicant requests zoning waivers from the MU-R zoning requirements and MUDDSG design requirements as set forth below.

WAIVERS*			
	CODE SECTION	REQUIREMENT	PROPOSED
1	MUDDSG 1.3.A.1 MUDDSG 1.3.B.1	EAST/ WEST BLOCK WIDTH = 270 - 320' NORTH/ SOUTH BLOCK WIDTH = 300 - 400'	**BLOCK ONE:** EAST AND WEST SIDES =146', NORTH AND SOUTH SIDES =321'; **BLOCK TWO:** EAST AND WEST SIDES =293', NORTH AND SOUTH SIDES =333'; **BLOCK THREE:** EAST AND WEST SIDES =443', NORTH AND SOUTH SIDES =155'; **BLOCK FOUR:** EAST AND WEST SIDES =221', NORTH AND SOUTH SIDES 295'; **BLOCK FIVE:** EAST AND WEST SIDES = 332', NORTH AND SOUTH SIDES = 246'
2	MUDDSG 5.4.B	ALL PUBLIC SIDEWALKS SHALL BE A MINIMUM OF TEN (10) FEET WIDE INCORPORATING TREE PLANTING INTO THE RIGHT OF WAY (ROW).	ALONG FRONT STREET AND CANNON CIRCLE: 5' WIDE DETACHED SIDEWALK AND AN 8' TREE LAWN
3	MUNICIPAL CODE 17.14.060. - TABLE 3: DIMENSIONAL AND BULK STANDARDS	MINIMUM LOT WIDTH = 40 FEET	TOWNHOME LOTS VARY FROM 24'-6" TO 32 FEET WIDE.
4	MUNICIPAL CODE 17.14.060. - TABLE 3: DIMENSIONAL AND BULK STANDARDS	MINIMUM BUILDING COVERAGE (SF) = 40%	BUILDING COVERAGE PROVIDED = 21.2%
5	MUNICIPAL CODE 17.14.060. - TABLE 3: DIMENSIONAL AND BULK STANDARDS	20-FOOT MINIMUM SETBACK FROM REAR PROPERTY LINE.	TOWNHOME REAR YARD SETBACK RANGES FROM 6-20 FEET.
6	MUNICIPAL CODE 17.14.060. - TABLE 3: DIMENSIONAL AND BULK STANDARDS	MINIMUM 70% OF STREET FACING PROPERTY LINES MUST CONTAIN A BUILDING OR BUILDING WALL.	58.6% OF STREET FACING PROPERTY LINES CONTAIN A BUILDING OR BUILDING WALL.

Waiver table

In the MU-R zone district, there is a 40% minimum lot coverage requirement, a requirement that at least 70% of the street-facing property lines contain buildings, and a minimum lot width of 40 feet. The total proposed lot coverage for the entire development is 21.2%, allowing for more open space and pedestrian connectivity. The 70% frontage requirement adds additional challenges as the project will construct new public streets. The total percentage of buildings along the street-facing property lines is 58.6%. Considering the reduced density, these modifications to the yard and bulk standards are justified to make an attractive and functional development.

The applicant is requesting a waiver from the required internal sidewalk width of eight feet to allow sidewalks to be 5 feet wide, with an 8-foot tree lawn. Staff support the request, as the National Association of City Transportation Engineers recommends residential walk widths between 5-7 feet.

The request for waiver from block length standards will allow the development to more closely align with proposed access points while ensuring that traffic is dispersed through and out of the site, while the addition of detached sidewalks along all streets and some private alley ways allows for accessible and safe pedestrian circulation.

The requested waiver for rear setback standards will have little to no impact on adjacent properties. The western-most townhomes abut the BNSF rail right-of-way, and there are no rear setbacks adjacent to the Little Italy neighborhood to the south.

Strict adherence to the dimensional standards of the MU-R zone district would limit the number of dwellings permitted, resulting in larger units on fewer lots. The intent of the MU-R zoning district is to provide higher density multi-family residential, with subsidiary commercial uses that cater to the needs of residents and transit commuters (LMC Sec. 17.14.030). The requested waivers will support the intent of the zoning district by allowing a reasonable, modern density of townhouses and apartments while still

maintaining the character of development in Louisville with less building coverage proposed on site. Staff recommend approval of the requested waivers.

Staff find that the applicant has satisfied the standards for Preliminary PUD review and recommend approval with the conditions listed below.

Special Review Use Analysis
A SRU is required to establish dwelling units on the ground floor of the proposed mixed-use buildings in the MU-R zoning district. SRUs are reviewed against the criteria and conditions for approval presented in LMC Sec. 17.40.100. The criteria include ensuring that use meets the following:

- Satisfies the intent of the Comprehensive Plan and LMC Chapter 17
- The use is economically stable and compatible with surrounding areas
- The design promotes safety and welfare, including appropriate site layout
- External and negative impacts on adjacent properties are controlled for and reduced
- Adequate pedestrian walks and landscape areas are provided, including accommodations for public transportation.

A further, in-depth analysis of the SRU will occur during the Final PUD and Plat stage for final approvals. Staff have reviewed the proposal as part of the preliminary package and found that the application for SRU satisfies all relevant standards at this time.

PUBLIC COMMENTS:
As of the date of this report, no public comments have been received.

STAFF RECOMMENDATION:
Staff recommend approval of an ordinance rezoning portions of Caledonia Place Subdivision Plat from CC-MU (Commercial Community – Mixed Use) and R-M (Residential Medium Density) to MU-R (Residential Mixed Use)) and Amending Exhibit A, Land Use Exhibit, Referenced in LMC Chapter 17.14.

Staff recommend approval of Resolution 10, Series 2024 for approval of the Coal Creek Village Preliminary PUD and Plat with the following conditions:

1. The applicant will work with staff in the Final PUD process to redesign the proposed sidewalk and right-of-way improvements adjacent to South Boulder Road.
2. The Final PUD shall comply with Colorado SB24-005, which will prohibit local governments from allowing the installation of “nonfunctional turf” as defined and outlined in the Bill.
3. The applicant will work with staff to address compliance with LMC Sec. 17.76.050 regarding the Voluntary Alternative Agreement as part of the City’s Inclusionary Housing Ordinance.

ATTACHMENTS:

A. Resolution 10, Series 2024
B. Proposed Ordinance
C. Application Materials
D. Land Use Plan Exhibit A
E. Ordinance 1641-2013
F. Market Analysis

RESOLUTION NO. 10
SERIES 2024

A RESOLUTION RECOMMENDING APPROVAL OF A PRELIMINARY PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAT TO ALLOW A 188 DWELLING UNIT AND 13,755 SQUARE FEET OF COMMERCIAL SPACE IN A MIXED-USE DEVELOPMENT AT 1030, 1042, 1034 AND 1040 SOUITH BOULDER ROAD

WHEREAS, there has been submitted to the Louisville Planning Commission an application for a preliminary planned unit development to allow construction 188 dwelling unit mixed-use development and 13,755 square feet of commercial space at 1030, 1042, 1034 and 1040 South Boulder Road; and

WHEREAS, there has been submitted to the Louisville Planning Commission an application for a preliminary plat to subdivide the existing property at 1030, 1042, 1034 and 1040 South Boulder Road; and

WHEREAS, a rezoning application is under concurrent review to permit the proposed uses: and

WHEREAS, City staff has reviewed the information submitted and found that, with the six requested waivers, the application complies with the Louisville zoning regulations and other applicable sections of the Louisville Municipal Code; and

WHEREAS, the Planning Commission has considered the application at a duly noticed public hearing on September 12, 2024, where evidence and testimony where entered into the record.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Louisville, Colorado does hereby recommend approval of a preliminary planned unit development and preliminary plat to allow 188 dwelling-units and 13,755 square feet in a mixed-use development at 1030, 1042, 1034 and 1040 South Boulder Road;

PASSED AND ADOPTED this 12th day of September, 2024.

By: _____
Steve Brauneis, Chair
Planning Commission

Attest: _____
Debra Baskett, Secretary
Planning Commission

ORDINANCE NO. XXXX
SERIES 2024

AN ORDINANCE APPROVING A REZONING OF A PORTION OF THE CALEDONIA PLACE SUBDIVISION PLAT FROM COMMERCIAL COMMUNITY (CC) AND RESIDENITAL MEDIUM DENSITY (R-M) 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, Coal Creek Village, LLC is the owner of certain real property described as a portion of Coal Creek Station Filing No. 1 Subdivision Plat; and

WHEREAS, the land owner has requested rezoning of the property from Commercial Community (CC) and Residential Medium Density (R-M) 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 12, 2024 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 _____, 2024 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 portion of Coal Creek Station Filing No. 1 Subdivision Plat, is hereby rezoned from Commercial Community (CC) and Residential Medium (R-M) 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 __ day of _____, 2024.

_____
Christopher M. Leh, Mayor

ATTEST:

_____
Genny Kline, Interim City Clerk

DRAFT

APPROVED AS TO FORM:

_____
Kelly PC, City Attorney

PASSED AND ADOPTED ON SECOND AND FINAL READING, this __ day of _____, 2024.

_____
Christopher M. Leh, Mayor

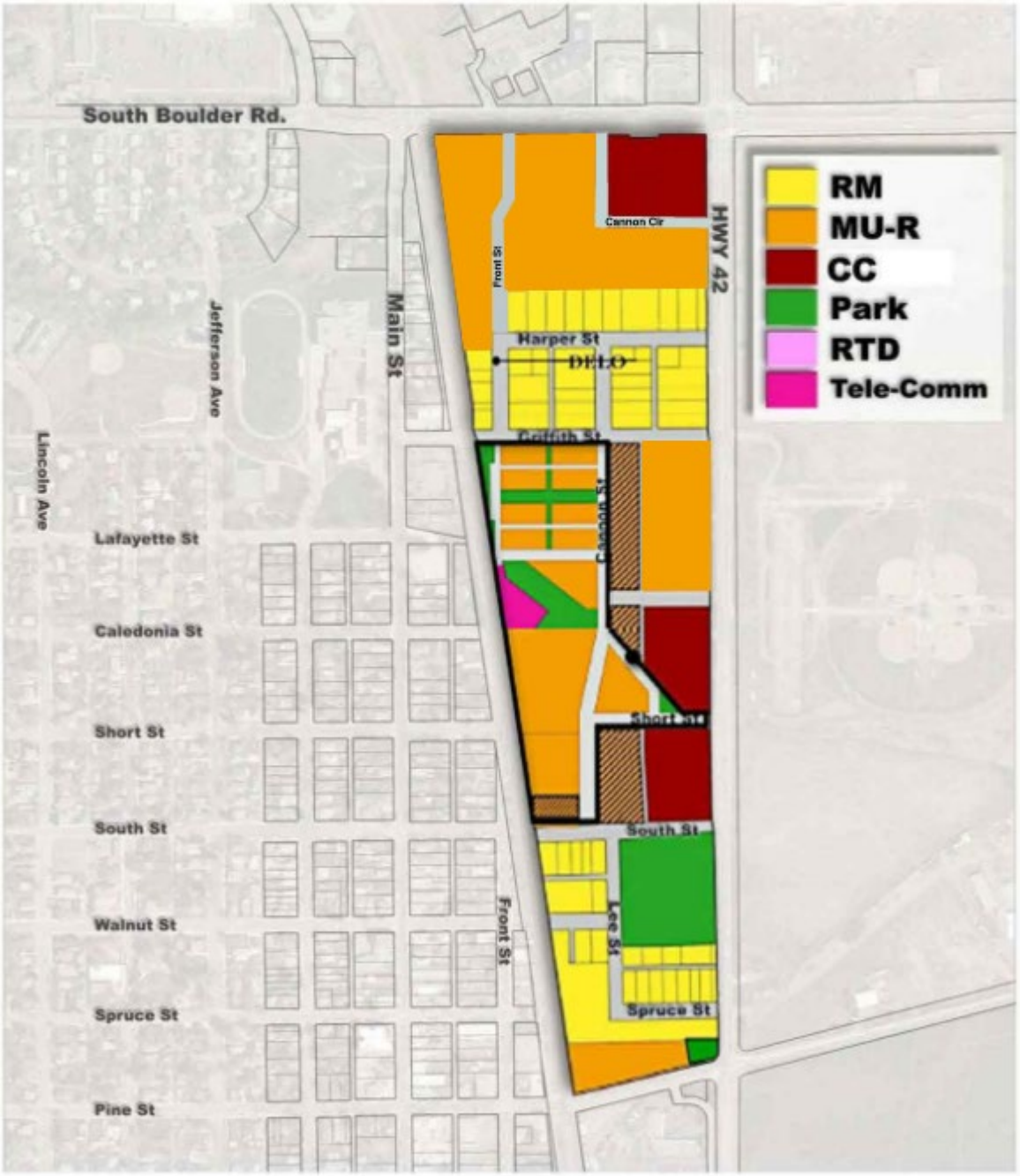
ATTEST:

_____
Genny Kline, Interim City Clerk

DRAFT

Exhibit A to Ordinance

Land Use Plan
Exhibit A



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City of Louisville
COLORADO • SINCE 1878

Department of Planning and Building Safety

749 Main Street • Louisville CO 80027 • 303.335.4592 • www.louisvilleco.gov

ELECTRONIC LAND USE HEARING REQUEST CASE NO. _____

APPLICANT INFORMATION

Firm: Ridgeline Development Corporation
Contact: Chad Kipfer & Michael Markel
Address: 5723 Arapahoe Ave. #2B
Boulder CO 80303
Mailing Address: same
Telephone: 303-449-8689
Fax: n/a
Email: chad@markelhomes.com; michael@markelhomes.com

OWNER INFORMATION

Firm: COAL CREEK STATION PROPERTIES, LLC
Contact: BILL ARNOLD
Address: 1600 38TH STREET
BOULDER, CO 80301
Mailing Address: _____
Telephone: (720) 371-3416
Fax: n/a
Email: billarnold10@gmail.com

REPRESENTATIVE INFORMATION

Firm: See Applicant Information
Contact: _____
Address: _____
Mailing Address: _____
Telephone: _____
Fax: _____
Email: _____

PROPERTY INFORMATION

Common Address: Coal Creek Station
Legal Description: Lot _____ Blk _____
Subdivision _____
Area: 435,600 Sq. Ft.

TYPE (S) OF APPLICATION

- ☐ Annexation
- ■ Zoning
- ■ Preliminary Subdivision Plat
- ☐ Final Subdivision Plat
- ☐ Minor Subdivision Plat
- ■ Preliminary Planned Unit Development (PUD)
- ☐ Final PUD
- ☐ Amended PUD
- ☐ Administrative PUD Amendment
- ☐ Special Review Use (SRU)
- ☐ SRU Amendment
- ☐ SRU Administrative Review
- ☐ Temporary Use Permit: _____
- ☐ CMRS Facility: _____
- ☐ Other: (easement / right-of-way; floodplain; variance; vested right; 1041 permit; oil / gas production permit)

I hereby request the public hearing(s) on this application be scheduled to be conducted by Electronic Participation in accordance with the attached Resolution No. 30, Series 2020, as adopted by the City Council on April 7, 2020, and in accordance with Resolution No. 38, Series 2020, as adopted by City Council on June 2, 2020 if such hearing(s) can be scheduled during a time period when in-person meetings are not being held due to a health epidemic or pandemic. I acknowledge that holding a quasi-judicial hearing by Electronic Participation may present certain legal risks and involves an area of legal uncertainty, and that having this application heard at a meeting held by Electronic Participation is optional and undertaken at my own risk. I also understand that in-person meetings are preferred for quasi-judicial hearings, and that even if electronic hearing(s) are scheduled, this application will be heard at an in-person meeting if in-person meetings have resumed by the scheduled hearing date(s). I further agree to defend and indemnify the City of Louisville in any action that may arise out of, or in connection with, conducting the hearing by Electronic Participation.

SIGNATURES & DATE

Applicant: DocuSigned by: Chad Kipfer D7984C5AF409403... 1/22/2021 | 12:28 PM
Print: Chad Kipfer
Owner: DocuSigned by: William Arnold C24F5FF2E3FBD442... 1/22/2021 | 11:58 AM PST
Print: Bill Arnold
Representative: DocuSigned by: Chad Kipfer D7984C5AF409403... 1/22/2021 | 12:28 PM
Print: Chad Kipfer

CITY STAFF USE ONLY

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

Coal Creek Village PUD
Project Narrative

Introduction
Coal Creek Village, (formerly called Coal Creek Station) is a proposed mixed-use development located southwest of the intersection of South Boulder Road (SBR) and Highway 42. The proposed development plan is supported by the City's goals for the Highway 42 revitalization area and is consistent with the intent and purposes of the Mixed-Use Development Design Standards and Guidelines (MUDDSG) as well as the requirements contained in Section 17.14 of the Municipal Code created for mixed-use development.

Site Description
Commercial development exists at the southwest corner of the SBR and Highway 42 intersection. The Coal Creek Village PUD is proposed on vacant property located south and west of the commercial area. The Argentos Empanadas Shop exists near the northwest corner on a separate lot. The BNSF Railroad borders the site on the west and the existing "Little Italy" residential neighborhood is located to the south. The Louisville Sports Complex is located to the east on the other side of Highway 42. The Goodhue Ditch cuts through the property diagonally at the northwest corner and the site slopes to the south with thickets of unmaintained vegetation. No significant natural features exist on the site.

Project Description
The Applicant proposes to develop a vibrant mixed-use project including 13,534 square feet of commercial use adjacent to South Boulder Road along with a unique mix of medium to high density residential development. With over 19,000 vehicle trips per day along South Boulder Road the commercial is expected to do well. The small-scale commercial uses expected to include retail, restaurants, offices and personal service shops would benefit from drive-by traffic and be supported by neighborhood residents.

The site is also well suited to residential development for the following reasons:

- Shopping and Restaurants
  There is existing retail and service shops located at the intersection corner. In addition, historic downtown Louisville, with its many restaurants, shops and breweries is located one half mile to the south, easily accessible by car, bicycle or on foot.
- Recreation
  Just west of the railroad tracks residents will have trail access to Pirates Park, Lawrence Enrietto Park, Lake Park and eventually the Coyote Run Open Space. The Louisville Sports Complex is located to the east along with acres of open space and an interconnected trail system.

- Schools
  Louisville Middle School is located to the west of the railroad tracks within easy walking distance. Centaurus High School is located to the east and is accessible by car or bicycle via trails east of the Louisville Sports Complex.

The Applicant is proposing a wide a variety of housing choices that are architecturally exciting, energy efficient and most of all attainable. Specific product types are described as follows:

- Two 3-story **mixed-use buildings** are proposed to be located along South Boulder Road. Commercial space occupies the 1st floor, with residential units on the 2nd and 3rd floors. The commercial spaces face South Boulder Road and to the interior of the site, creating attractive and inviting architectural space on both sides. Each building contains twenty-four studios, 1- and 2-bedroom units ranging in size from 500-800 square feet. The residential units are served by an elevator that provides for many accessible units. Parking for the commercial uses and residents is provided south of the buildings.
- Two 3-story **multi-family buildings** face Front Street and create an attractive pedestrian-oriented streetscape at the entrance to the neighborhood. These buildings each have twenty-four residential units ranging in size from 500-900 square feet.
- Further south along Front Street **alley-loaded townhomes** continue the architecturally cohesive streetscape. The townhomes are 3-stories with a garage on the first level accessed from the alley. Living and bedroom spaces are located above the garage.
- The **micro townhome condominiums** located south of the existing commercial area form an ideal transition between the existing commercial uses and the existing “Little Italy” residential neighborhood to the south. These unique townhome dwelling units organized as duplexes and triplexes are located on a shared lot and share common amenities including a central park space, benches, dog waste station, bicycle parking and landscaping. These homes at 300-450 square feet are the most attainable homes in the neighborhood.

The proposed street pattern is logical and conforms to the street pattern proposed in the Highway 42 Revitalization Framework Plan. It is designed to be convenient and safe for both motorists and pedestrians. Front Street connects to the existing Front Street located to the south, providing neighborhood continuity. Streets and curb-cuts are aligned where possible and pedestrian crosswalks prioritize the pedestrian.

All the public streets have detached sidewalks and street trees that provide an attractive interconnected pedestrian system throughout the neighborhood. Wherever possible, buildings are located along the streetscape making the walking experience more interesting and comfortable. Parking lots are located behind buildings where possible and attractively screened with a variety of trees, shrubs and ornamental grasses.

Park, open space and a variety of site amenities are provided throughout the project. A plaza space between the mixed-use buildings along South Boulder Road provides shade, benches and opportunities for outdoor dining. The Applicant plans to pipe the Goodhue Ditch which runs diagonally through the northwest corner allowing the area to be seeded, enhanced with additional plant material and utilized as a passive recreation space. A sidewalk will provide access to the existing empanada shop. There is a centrally located park that will allow residents to have expansive recreation space without the responsibility of having to maintain a large landscape on their own individual lot/ property. The park is connected to the proposed mixed-use buildings via multiple sidewalk connections.

Small families, young professionals, singles, and older adults that prefer urban living will welcome this innovative community in Louisville. All the housing types are energy efficient utilizing heat pumps, tankless hot water heaters and tight construction. The dwelling units are small making them more energy efficient, easy to maintain and most importantly attainable. The Applicant expects the proposed micro townhome condominiums to be especially popular because they will allow first time buyers to own their own home, an important step in gaining long term financial stability.

The project is planned to be phased. While the design of the project adheres to the majority of the standards and design guidelines contained in the MUDDSG and the Municipal Code, there are a few specific instances where waivers are requested. Narratives detailing the waivers along with justifications are included in this Submittal package.

Conclusion

The design of the project is supported by the Purpose and Intent of the Highway 42 Revitalization Plan and the MUDDSG. As the last major development in the Highway 42 Revitalization Area the project will implement the goals and objectives of the Plan in the following ways:

- Mixed-use development that includes commercial uses and a variety of housing types.
- Provides medium to high density residential development within walking distance of historic downtown Louisville.
- Creates pedestrian connections that are safe, comfortable and interesting.
- Establishes streetscapes that enhance adjacent architecture with detached sidewalks, street trees, and attractive parkways.
- Provides dynamic and sustainable architecture that will complement existing development within the Revitalization Plan area.
- Offers diverse product choices that are attractive, energy efficient and attainable for both buyers and renters.

- Provides publicly accessible parks, natural areas and urban plaza space that include seating, shade, seasonal plantings, outdoor dining opportunities, and doggie stations.
- Provides a comfortable land use transition between the existing Little Italy neighborhood and the commercial area to the north.

In conclusion, we believe the commercial uses proposed along South Boulder Road are consistent with the commercial use proposed in the original Revitalization Plan. The urban-style housing offered in this project at 16.5 DU/AC is well above the minimum density requirement of 12 DU/AC. The medium to high density proposed will ensure the success of the commercial uses and provide residents with a variety of housing choices to rent or to buy. It is the kind of housing described in the Revitalization Plan for this area and is needed in Louisville now more than ever.

COAL CREEK VILLAGE
PLANNED UNIT DEVELOPMENT

COAL CREEK STATION FILING NO.4, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.

SIGNATURE BLOCKS

OWNERSHIP SIGNATURE BLOCK

The undersigned as the owner of the lands described herein, hereby agrees on behalf of itself, and its heirs, successors and assigns to develop and maintain the property described hereon in accordance and compliance with this approved plan and the Louisville Municipal Code.

(/ COAL CREEK VILLAGE LLC

Witness my/our hand(s) and seal(s) this ____ day of _____, 20___.

BY:_____
Coal Creek Village LLC
Michael Markel, President

_____ SEAL:
Notary Signature

MY COMMISSION EXPIRES _____

City Council Certificate
Approved this ___ day of _____, 20___ by the City Council of the City of Louisville, Colorado.
Resolution No. _____, Series _____
(City Seal)
_____
Mayor Signature
_____
City Clerk Signature

PLANNING COMMISSION CERTIFICATE

RECOMMENDED APPROVAL THIS ____ DAY OF _____, 20___ BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. _____, SERIES _____

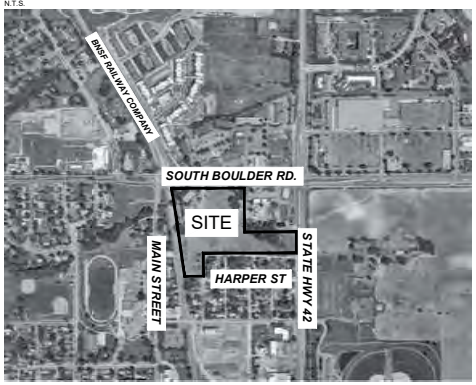
GOODHUE DITCH & RESERVOIR COMPANY

APPROVED THIS _____ DAY OF _____, 20_____ .

SIGNATURE OF REPRESENTATIVE

VICINITY MAP

N.T.S.



SITE SUMMARY

EXISTING ZONING:	CC-MU, Mu-R & RM
PROPOSED ZONING:	Mu-R
TOTAL GROSS SITE AREA:	495,658 SF (11.378 ACRES)
TOTAL COMMERCIAL AREA:	13,534 SF (1ST FLOOR OF BUILDINGS 3 & 4, BLOCK 4)
TOTAL RESIDENTIAL UNITS:	188
GROSS DENSITY*:	16.5 DU/ACRE

*AREA OF DENSITY CALCULATION INCLUDES PLATTED ACREAGE AND ½ THE AREA OF ANY ADJACENT STREET PER SECTION 17.14.060.C.1.A

LEGAL DESCRIPTION

A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF BLOCK 1, CALEDONIA PLACE, ACCORDING TO THE RECORDED PLAT; THENCE SOUTH 330 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST 967 FEET, MORE OR LESS TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE COLORADO AND SOUTHERN RAILROAD; THENCE SOUTHEASTERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTH LINE OF BLOCK 4 IN SAID CALEDONIA PLACE; THENCE EAST, ALONG THE SOUTH LINE OF BLOCK 4 IN SAID CALEDONIA PLACE TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE REX MINE NO. 1 SPUR; THENCE EASTERLY, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID REX MINE NO. 1 SPUR, TO A POINT ON THE EAST LINE OF BLOCK 6 IN SAID CALEDONIA PLACE; THENCE NORTH, ALONG THE EAST LINE OF BLOCK 6 AND ALONG THE EAST LINE OF BLOCK 1, IN SAID CALEDONIA PLACE, 230 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF THE NORTH 1/2 OF VACATED HARPER STREET LYING ADJACENT THERETO, AS VACATED IN ORDINANCE RECORDED JANUARY 13, 1981 UNDER RECEPTION NO. 430265 AND RECORDED JANUARY 21, 1981 UNDER RECEPTION NO. 431497.

EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED IN BOOK 946 AT PAGE 505 AND EXCEPTING ANY PORTION PLATTED AS COAL CREEK STATION FILING NO. 1 AND EXCEPTING THAT PORTION DESCRIBED IN DEED RECORDED FEBRUARY 11, 2013 UNDER RECEPTION NO. 3288869. AND EXCEPTING ANY PORTION LYING WITHIN THE ROBERT DI GIACOMO ADDITION TI THE TOWN OF LOUISVILLE.

CONTAINING ±440,608 SQUARE FEET OR ±10.115 ACRES OF LAND, MORE OR LESS.

A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8,TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) FROM WHENCE THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) BEARS NORTH 89°58'20" WEST A DISTANCE OF 2642.02 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO; THENCE ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE 1/4), SOUTH 00°18'01" EAST, 30.00 FEET TO THE SOUTH LINE OF SOUTH BOULDER CANNON CIRCLE, AND BEING THE POINT OF BEGINNING.

THENCE ALONG SAID WEST LINE OF CANNON CIRCLE, SOUTH 00°17'50" EAST, 390.01 TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF CANNON CIRCLE;
THENCE ALONG SAID SOUTH LINE, SOUTH 89°58'20" EAST , 425.02 FEET TO THE WEST LINE OF NORTH 99TH STREET;
THENCE ALONG SAID WEST LINE, SOUTH 00°18'01" EAST, 199.99 FEET TO THE NORTHEAST CORNER OF THE ROBERT DI GIACOMO SUBDIVISION, SAID POINT ALSO BEING ON THE NORTH LINE OF A 20 FOOT WIDE PUBLIC ALLEY;
THENCE ALONG SAID NORTH LINE, NORTH 89°58'20" WEST, 754.89 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED AND CONVEYED IN THAT CERTAIN QUITCLAIM DEED RECORDED DECEMBER 14, 2012 AT RECEPTION NO. 03275254;
THENCE ALONG THE WEST LINE OF SAID PARCEL, SOUTH 00°01'40" WEST, 184.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, SAID POINT ALSO BEING ON THE NORTH LINE OF HARPER STREET;
THENCE ALONG SAID NORTH LINE, NORTH 89°58'20" WEST, 39.08 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF FRONT STREET;
THENCE ALONG SAID WEST LINE, SOUTH 00°18'07" EAST, 16.00 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF LOT 1 OF HUNT-RUKSAS SUBDIVISION;
THENCE ALONG SAID NORTH LINE, NORTH 89°58'20" WEST, 114.35 FEET TO A POINT ON THE EAST LINE OF THE B.N.S.F. RAILROAD RIGHT-OF-WAY;
THENCE ALONG SAID EAST LINE THE FOLLOWING SEVEN (7) COURSES:

1. *NORTH 08°30'12" WEST, 471.84 FEET TO A POINT;*
2. *NORTH 08°28'40" WEST, 81.59 FEET TO A POINT;*
3. *NORTH 08°52'07" WEST, 79.23 FEET TO A POINT;*
4. *NORTH 09°23'12" WEST, 43.90 FEET TO A POINT;*
5. *NORTH 09°49'41" WEST, 43.80 FEET TO A POINT;*
6. *NORTH 10°34'58" WEST, 43.90 FEET TO A POINT;*
7. *NORTH 11°44'16" WEST, 15.01 FEET TO A POINT ON THE SOUTH LINE OF SOUTH BOULDER ROAD;*

THENCE ALONG SAID SOUTH LINE THE FOLLOWING THREE (3) COURSES:

1. *SOUTH 89°58'20" EAST, 285.10 FEET TO A POINT;*
2. *NORTH 00°17'50" WEST, 20.00 FEET TO A POINT;*
3. *SOUTH 89°58'20" EAST, 315.00 FEET TO THE POINT OF BEGINNING.*

CONTAINING 440,608 SQUARE FEET OF 10,115 ACRES OF LAND, MORE OR LESS.

LAND USE SUMMARY

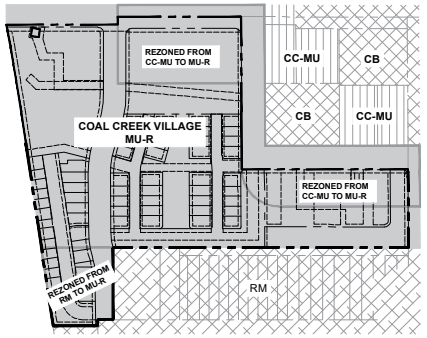
AREA	AREA (SF)	AREA (AC)	USE
OUTLOT A	25,120	0.58	PRIVATE ROAD, DRAINAGE, PUBLIC UTILITY & MAINTENANCE, LANDSCAPE, ACCESS EASEMENT
OUTLOT B	53,927	1.24	PRIVATE ROAD, DRAINAGE, PUBLIC UTILITY & MAINTENANCE, LANDSCAPE, ACCESS EASEMENT
OUTLOT C	21,056	0.48	DRAINAGE, UTILITY, LANDSCAPE, PEDESTRIAN ACCESS, PARK
OUTLOT D	26,318	0.60	PRIVATE ROAD, DRAINAGE, UTILITY, LANDSCAPE, PEDESTRIAN ACCESS, EAE
ROW DEDICATION	53,689	1.23	PUBLIC STREETS

SHEET INDEX

Sheet Number	Sheet Title	Sheet Number	Sheet Title
1	COVER SHEET	28	HYDROZONE PLAN
2	SITE PLAN DATA AND NOTES	29	TREE INVENTORY PLAN
3	SITE PLAN	30	TREE INVENTORY
4	SITE PLAN ENLARGEMENT	31	FENCING PLAN
5	SITE PLAN ENLARGEMENT	32	SITE DETAILS
6	SITE PLAN ENLARGEMENT		
7	PEDESTRIAN CIRCULATION PLAN		
8	PLANNING STREET SECTIONS AND TYPICALS		
9	PARKING PLAN		
10	MICRO TOWNHOME ELEVATIONS		
11	MULTI-FAMILY & MIXED-USE ELEVATIONS		
12	ALLEY LOADED TOWNHOME ELEVATIONS		
13	ALLEY LOADED TOWNHOME ELEVATIONS		
14	FRONT LOADED TOWNHOME ELEVATIONS		
15	STREET SECTIONS		
16	OVERALL UTILITY PLAN		
17	DRAINAGE AND GRADING PLAN		
18	GRADING PLAN		
19	RETAINING WALL DETAILS		
20	OVERALL LANDSCAPE PLAN		
21	LANDSCAPE PLAN ENLARGEMENT		
22	LANDSCAPE PLAN ENLARGEMENT		
23	LANDSCAPE PLAN ENLARGEMENT		
24	LANDSCAPE PLAN ENLARGEMENT		
25	LANDSCAPE PLAN ENLARGEMENT		
26	PLANT SCHEDULE		
27	LANDSCAPE DETAILS & NOTES		

PROPOSED ZONING

SCALE: 1"=150'-0"



PROJECT HISTORY

12.04.1980 AMENDED P.U.D PLAN

PROPOSED PUD

THIS PRELIMINARY PUD PROPOSES TO DEVELOP A VIBRANT MIXED-USE PROJECT THAT INCLUDES APPROXIMATELY 13.534 SQUARE FEET OF COMMERCIAL USE ADJACENT TO SOUTH BOULDER ROAD. A WIDE VARIETY OF HOUSING CHOICES ARE PROPOSED THAT ARE EXCITING, ENERGY EFFICIENT AND MOST OF ALL ATTAINABLE. SPECIFIC PRODUCT TYPES ARE DESCRIBED AS FOLLOWS:

1. 3-STORY MIXED-USE BUILDINGS PROPOSED TO BE LOCATED ALONG SOUTH BOULDER ROAD.
2. 3-STORY MULTI-FAMILY BUILDINGS FACE FRONT STREET AND CREATE AND ATTRACTIVE PEDESTRIAN-ORIENTED STREETSCAPE AT THE ENTRANCE TO THE NEIGHBORHOOD.
3. FURTHER SOUTH ALONG FRONT STREET, ALLEY-LOADED TOWNHOMES CONTINUE THE ARCHITECTURALLY DOMINANT STREETSCAPE. THEY ARE 3-STORIES WITH A GARAGE ON THE FIRST LEVEL ACCESSED FROM THE ALLEYS.
4. MICRO TOWNHOMES LOCATED SOUTH OF THE EXISTING C-B COMMERCIAL AREA FORM AN IDEAL TRANSITION BETWEEN THE EXISTING COMMERCIAL USES AND THE EXISTING "LITTLE ITALY" RESIDENTIAL NEIGHBORHOOD TO THE SOUTH.
5. A SPECIAL REVIEW USE IS REQUESTED WITH THIS PUD APPLICATION TO ALLOW RESIDENTIAL USE ON THE FIRST FLOOR OF MULTI-UNIT DWELLINGS (MULTIFAMILY AND TOWNHOMES).
6. THIS PUD WILL SUPERSEDE ALL PREVIOUSLY RECORDED PUD'S RELATED TO THE SITE.

PROPOSED PHASING

UPON FINAL PUD ACCEPTANCE, THE BUILDER OR DEVELOPER CAN OBTAIN PERMITS FOR 42 RESIDENTIAL UNITS. BEFORE ISSUING PERMITS FOR ADDITIONAL RESIDENTIAL UNITS, A PERMIT FOR ONE MIXED-USE BUILDING MUST BE OBTAINED, AND ITS FOUNDATION COMPLETED, BACKFILLED, AND ACCEPTED BY THE CITY. ONCE THIS IS DONE, ANOTHER 42 RESIDENTIAL UNIT PERMITS CAN BE ISSUED.

THE PERMIT FOR THE SECOND MIXED-USE BUILDING AND THE COMPLETION AND BACKFILLING OF ITS FOUNDATION ARE REQUIRED BEFORE ISSUING THE REMAINING RESIDENTIAL UNIT PERMITS. IF THE BUILDER OR DEVELOPER OBTAINS MIXED-USE BUILDING PERMITS AND COMPLETES THE FOUNDATION WORK AHEAD OF SCHEDULE, ALL RESTRICTIONS ON RESIDENTIAL PERMIT ISSUANCE ARE REMOVED.

COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO

PREPARED BY:

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ENGINEER
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P. 303.651.8626

NORTH

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
1	PRELIMINARY PUD	01/22/2021
2	PRELIMINARY PUD RD 2	06/21/2021
3	PRELIMINARY PUD RD 3	09/17/2022
4	PRELIMINARY PUD RD 4	12/23/2022
5	PRELIMINARY PUD RD 5	08/04/2023
6	PRELIMINARY PUD RD 6	05/14/2024

REVISIONS

No.	DESCRIPTION	DATE

COVER SHEET

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R20-030
DRAWN BY:	
REVIEWED BY:	

DRAWING NUMBER:

1 OF 32

Plotted By: Megan McGregor **Layout:** S1 COVER SHEET **Printed On:** 3/26/2024 10:27 AM **File Name:** SITE PLAN.dwg

GROSS DENSITY

GROSS AREA* (ACRES)	11.378
TOTAL DWELLING UNITS	188
GROSS DENSITY (DU/AC)	16.5

*AREA OF DENSITY CALCULATION INCLUDES PLATTED ACREAGE AND ½ THE AREA OF ANY ADJACENT STREET PER SECTION 17.14.060.C.1.A

DWELLING UNIT BREAK DOWN

DWELLING TYPE	DUs
MULTI-FAMILY	96
ALLEY-LOADED TOWNHOME UNITS	60
MICRO TOWNHOME UNITS	32
TOTAL	188

SETBACKS & HEIGHT PER LOT

DWELLING TYPE / BLOCK	HEIGHT (FT.)	STORIES	MINIMUM SETBACK PROVIDED FRONT (FT.)	SIDE (FT.)	REAR (FT.)
MIXED USE (BLOCK 4)	45'	3	10'-1"	10'	20'+
TOWNHOMES (BLOCK 3)	(2)	3	1'	0'	6'
MULTI-FAMILY (BLOCK 5)	45'	3	10'	13'	20'+
TOWNHOMES (BLOCK 2)	40'	3	8'-7"	0'	8'-9"
MICRO-TOWNHOMES (BLOCK 1)	25'	1.5	10'	(1)	8'

(1) 8' AT STREET OR OUTLOT. 10' BETWEEN BUILDINGS.

(2) TYPICAL 40'-0" MAXIMUM BUILDING HEIGHT. FOR TOWNHOMES #13-18, WHICH ARE LOCATED IN RM DISTRICT TRANSITIONAL HEIGHT SETBACK, MAXIMUM HEIGHT SHALL BE 35'-0".

TOTAL BUILDING FRONTAGE/COVERAGE CALCULATIONS

STREET	APPLICABLE STREET FRONTAGE(FT)	TOTAL BUILDING FRONTAGE(FT)	% BUILDING FRONTAGE	TOTAL BUILDING COVERAGE(SF)
SOUTH BOULDER ROAD	543	304	55.9853	
EAST OF FRONT STREET	295	216	73.2203	
WEST OF FRONT STREET	248	88	35.4839	
FRONT STREET	1240	825	66.5323	
EAST SIDE	532	297	55.8271	
WEST SIDE	708	528	74.5763	
CANNON CIRCLE	692	320	46.2428	
NORTH/ SOUTH LEG	363	170	46.8320	
EAST/ WEST LEG	329	150	45.5927	
HIGHWAY 42	147	90	61.2245	
TOTALS:	5097	2988	58.6227 *	80070
TOTAL % BUILDING COVERAGE (USING TOTAL NET SITE ACREAGE 8.66 AC):				21.2% *

* WAIVER REQUEST INCLUDED WITH THIS APPLICATION.

DIMENSIONAL STANDARDS

RESIDENTIAL DENSITY	REQUIRED BY CODE			PROVIDED	
	MIN:	12	UNITS/GROSS ACRE	16.5	UNITS/ GROSS ACRE
	MAX:	20	UNITS/GROSS ACRE		
MINIMUM LOT AREA	NA			915 SF/.02 AC	
MINIMUM LOT WIDTH	40'-0"			24'-6"**	
MINIMUM BUILDING COVERAGE	40%			21.2%**	
MINIMUM LANDSCAPE COVERAGE	10%			31% ***	
BUILDING SETBACKS FROM PROPERTY LINES:					
MINIMUM/MAXIMUM SETBACKS FROM PROPERTY LINE ADJACENT TO HWY. 42 AND SOUTH BOULDER ROAD:		NA		NA	
MINIMUM/MAXIMUM SETBACKS FROM ALL OTHER STREET-FACING PROPERTY LINES:	MIN:	0		1'-0"	
	MAX:	10'-0"		10'-0"	
MINIMUM SIDE-YARD SETBACK		0		0	
MINIMUM REAR-YARD SETBACK		20'-0"		6'-0" MIN.**	
MAXIMUM BUILDING HEIGHT (PRINCIPAL BUILDINGS)	2-STORIES	35'-0"		2-STORIES: 35'-0"	
	3-STORIES	45'-0"		3-STORIES: 45'-0"	
MAXIMUM GROUND FLOOR BUILDING FOOTPRINT	(1)			7,325 SF	
MAXIMUM BUILDING LENGTH ALONG STREET FRONTAGE					
FRONTING HWY. 42:	NA			N/A	
ALL OTHER BUILDINGS:	200'-0"			156'-0"	
MINIMUM % OF STREET-FACING PROPERTY LINES THAT MUST FRONT A BUILDING OR BUILDING WALL	70%			58.6%**	

(1) 10,000 SQ. FT. OPTION: SPECIAL REVIEW REQUIRED FOR BUILDINGS > 10,000 SQ. FT

* AREA OF DENSITY CALCULATION INCLUDES PLATTED ACREAGE AND ½ THE AREA OF ANY ADJACENT STREET PER SECTION 17.14.060.C.1.A

** WAIVER REQUEST INCLUDED WITH THIS APPLICATION.

*** 31% (OR 3.53 ACRES) OF THE SITE IS DEDICATED TO LANDSCAPE AREA (1.87 ACRES ARE DEDICATED TO LANDSCAPED PLANT MATERIAL AND 1.66 ACRES ARE HARDSCAPED). IT IS THE APPLICANT'S UNDERSTANDING THAT THE SITE IS COMPLIANT WITH MUDDSG SEC. 7.4.B.1.B AS HARDSCAPE ELEMENTS MAKE UP LESS THAN ¾ OF THE LANDSCAPE AREA REQUIREMENT.

WAIVERS*

	CODE SECTION	REQUIREMENT	PROPOSED
1	MUDDSG 1.3.A.1 MUDDSG 1.3.B.1	EAST/ WEST BLOCK WIDTH = 270 - 320' NORTH/ SOUTH BLOCK WIDTH = 300 - 400'	**BLOCK ONE:** EAST AND WEST SIDES =146', NORTH AND SOUTH SIDES =321'; **BLOCK TWO:** EAST AND WEST SIDES =295', NORTH AND SOUTH SIDES =333'; **BLOCK THREE:** EAST AND WEST SIDES =443', NORTH AND SOUTH SIDES =155'; **BLOCK FOUR:** EAST AND WEST SIDES =221', NORTH AND SOUTH SIDES 295'; **BLOCK FIVE:** EAST AND WEST SIDES = 33Z, NORTH AND SOUTH SIDES = 246'
2	MUDDSG 5.4.B	ALL PUBLIC SIDEWALKS SHALL BE A MINIMUM OF TEN (10) FEET WIDE INCORPORATING TREE PLANTING INTO THE RIGHT OF WAY (ROW).	ALONG SOUTH BOULDER ROAD AND HIGHWAY 42: 8' DETACHED SIDEWALK AND AN 8' TREE LAWN. ALONG FRONT STREET AND CANNON CIRCLE: 5' WIDE DETACHED SIDEWALK AND AN 8' TREE LAWN.
3	CDDSG 2.2.1.E	ORIENT PARKING AISLES PERPENDICULAR TO BUILDINGS SO PEDESTRIANS WALK PARALLEL TO MOVING CARS. MINIMIZE THE NEED FOR PEDESTRIANS TO CROSS MULTIPLE PARKING AISLES AND LANDSCAPE AREAS.	THE PARKING LOT SERVING THE PROPOSED COMMERCIAL USES ALONG SOUTH BOULDER ROAD CONTAINS 91 PARKING SPACES ARRANGED PARALLEL TO THE BUILDINGS ON SOUTH BOULDER ROAD.
4	MUNICIPAL CODE 17.14.060. - TABLE 3: DIMENSIONAL AND BULK STANDARDS	MINIMUM LOT WIDTH = 40 FEET	TOWNHOME LOTS VARY FROM 24'-6" TO 32 FEET WIDE.
5	MUNICIPAL CODE 17.14.060. - TABLE 3: DIMENSIONAL AND BULK STANDARDS	MINIMUM BUILDING COVERAGE (SF) = 40%	BUILDING COVERAGE PROVIDED = 21.2%
6	MUNICIPAL CODE 17.14.060. - TABLE 3: DIMENSIONAL AND BULK STANDARDS	20-FOOT MINIMUM SETBACK FROM REAR PROPERTY LINE.	TOWNHOME REAR YARD SETBACK RANGES FROM 6-20 FEET.
7	MUNICIPAL CODE 17.14.060. - TABLE 3: DIMENSIONAL AND BULK STANDARDS	MINIMUM 70% OF STREET FACING PROPERTY LINES MUST CONTAIN A BUILDING OR BUILDING WALL.	58.6% OF STREET FACING PROPERTY LINES CONTAIN A BUILDING OR BUILDING WALL.

*PLEASE REFER TO WAIVER REFERENCE DIAGRAMS INCLUDED WITH SUBMITTAL PACKAGE AND DESCRIPTIONS IN WAIVER REQUEST DOCUMENT FOR MORE INFORMATION.

SITE PLAN NOTES

1. REFER TO UTILITY PLANS FOR LOCATIONS OF STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES.
2. REFER TO THE CIVIL ENGINEERING PLANS FOR DETAILED INFORMATION OF PROPOSED TOPOGRAPHY, UTILITY, AND STREET IMPROVEMENTS.
3. REFER TO THE PLAT FOR LOT AREAS, TRACT SIZES, EASEMENTS, LOT DIMENSIONS, UTILITY EASEMENTS, OTHER EASEMENTS, AND OTHER SURVEY INFORMATION.
4. ALL SIDEWALKS AND RAMPS WILL CONFORM TO CITY STANDARDS. ALL HANDICAP PARKING SPACES AND RAMPS ARE TO BE VERIFIED WITH CIVIL ENGINEER FOR GRADING DRAINAGE, AND ACCESSIBLE ROUTE CONSIDERATIONS. HANDICAP PARKING SPACES SHOULD SLOPE NO MORE THAN 1:48 IN ANY DIRECTION. ALL ACCESSIBLE ROUTES SHOULD SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND NO MORE THAN 1:48 IN CROSS SLOPE.
5. ACCESSIBLE RAMPS TO BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT ALL DESIGNATED ACCESSIBLE PARKING SPACES.
6. PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SIGHT DISTANCE CRITERIA AS SPECIFIED BY THE CITY OF LOUISVILLE. NO STRUCTURES OF LANDSCAPE ELEMENTS GREATER THAN 24" SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLE OF EASEMENT WITH THE EXCEPTION OF DECIDUOUS TREES PROVIDING THE LOWEST BRANCH IS AT LEAST 6' FROM GRADE. ANY FENCES WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT SHALL BE NO MORE THAN 42" IN HEIGHT AND AT LEAST 80% OPEN.
7. MARKED CROSSWALK PAVEMENT MARKING AND SIGNAGE SHOWN ON PRIVATE DRIVES SHALL BE MAINTAINED BY HOA, UNLESS OTHERWISE NOTED.
8. PRIVATE ALLEYS/ DRIVES/ CONCRETE APRONS SHALL BE MAINTAINED BY HOA AS SHOWN. THIS INFORMATION SHALL BE SHOWN ON THE PUD.
9. HANDICAP RAMPS THAT CROSS PRIVATE DRIVES SHALL BE MAINTAINED BY THE HOA.
10. DRAINAGE FACILITIES WITHIN PRIVATE PROPERTY SHALL BE MAINTAINED BY THE HOA. CITY WILL MAINTAIN DRAINAGE FACILITIES THAT ARE ACCESSIBLE VIA PUBLIC DRAINAGE FACILITY IN THE RIGHT OF WAY.
11. HOA SHALL PROVIDE SNOW REMOVAL FROM PUBLIC WALKS WITHIN RIGHT OF WAY. SNOW REMOVAL FROM PRIVATE DRIVES AND STOCKPILE ON PRIVATE PROPERTY SHALL BE PROVIDED BY HOA. SNOW REMOVAL FROM PRIVATE DRIVES SHALL NOT BE DEPOSITED WITHIN THE PUBLIC RIGHT OF WAY. SNOW STOCKPILES ON CITY STREETS BY THE HOA SHALL BE PROMPTLY REMOVED. CITY MAP REMOVE SNOW STOCKPILES ON PUBLIC STREETS AT HOA EXPENSE.
12. HOA RESPONSIBLE FOR SURFACE MAINTENANCE WITHIN EUE DAMAGED/ DISTURBED DURING CITY MAINTENANCE OF PUBLIC UTILITY LINES.
13. FUTURE INTERSECTION MOVEMENTS AT SH42 AND SOUTH BOULDER ROAD MAY BE RESTRICTED AT THE DIRECTION OF THE CITY.

COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO

PREPARED BY:

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ENGINEER

ROCKY RIDGE CIVIL ENGINEERING
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NORTH

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
1	PRELIMINARY PUD	01/22/2021
2	PRELIMINARY PUD RD 2	06/21/2021
3	PRELIMINARY PUD RD 3	06/17/2022
4	PRELIMINARY PUD RD 4	12/23/2022
5	PRELIMINARY PUD RD 5	08/04/2023
6	PRELIMINARY PUD RD 6	05/14/2024

REVISIONS

No.	DESCRIPTION	DATE

SITE PLAN DATA AND NOTES

SEAL:

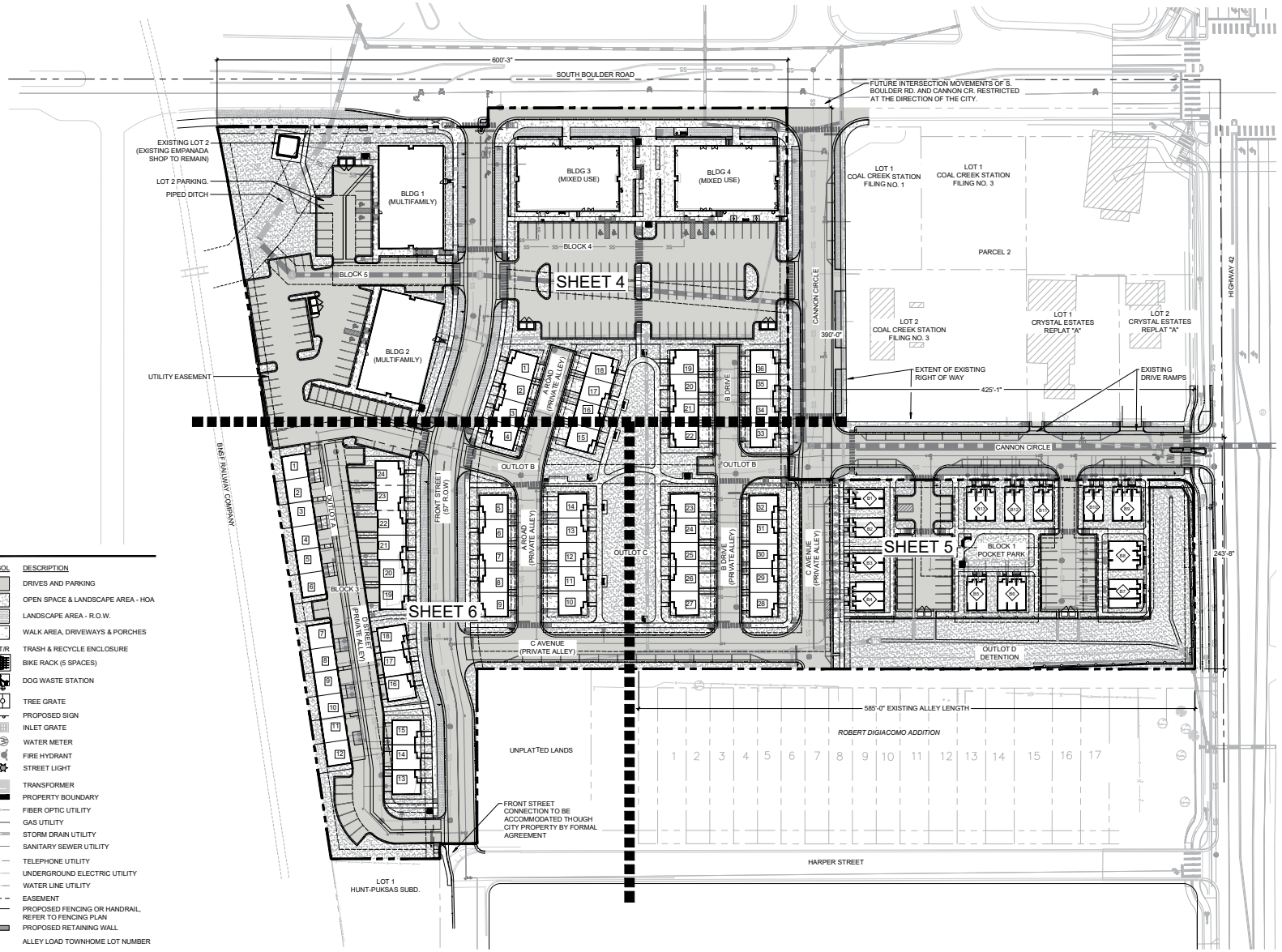
ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R20-030
DRAWN BY:	
REVIEWED BY:	

DRAWING NUMBER:

2 OF 32

Plotted By: Megan McGregor **Layout:** S2 SITE PLAN DATA **Printed On:** 3/26/2024 2:23 PM **File Name:** SITE PLAN.dwg



LEGEND

SYMBOL	DESCRIPTION
	DRIVES AND PARKING
	OPEN SPACE & LANDSCAPE AREA - HOA
	LANDSCAPE AREA - R.O.W.
	WALK AREA, DRIVEWAYS & PORCHES
T/R	TRASH & RECYCLE ENCLOSURE
	BIKE RACK (5 SPACES)
	DOG WASTE STATION
	TREE GRATE
	PROPOSED SIGN
	INLET GRATE
	WATER METER
	FIRE HYDRANT
	STREET LIGHT
	TRANSFORMER
	PROPERTY BOUNDARY
	FIBER OPTIC UTILITY
	GAS UTILITY
	STORM DRAIN UTILITY
	SANITARY SEWER UTILITY
	TELEPHONE UTILITY
	UNDERGROUND ELECTRIC UTILITY
	WATER LINE UTILITY
	EASEMENT
	PROPOSED FENCING OR HANDRAIL, REFER TO FENCING PLAN
	PROPOSED RETAINING WALL
	ALLEY LOAD TOWNHOME LOT NUMBER
	MICRO TOWNHOME BUILDING NUMBER
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
E.A.E.	EMERGENCY ACCESS EASEMENT
U.S.M.E	UTILITY, SIDEWALK, AND MAINTENANCE EASEMENT
E.U.E	EXCLUSIVE UTILITY EASEMENT

NOTE:
* CONCEPTUAL IMPROVEMENTS FOR HIGHWAY 42 SHOWN. DESIGN OF HIGHWAY 42 IMPROVEMENTS BY OTHERS.

Plotted By: Megan McGregor **Layout:** S3 SITE PLAN **Printed On:** 4/2/2024 9:27 AM **File Name:** SITE PLAN.dwg

COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO

PREPARED BY:

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NORTH SCALE: 1"=50'-0"
0 25 50 100
ORIGINAL SIZE 24X36

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REVISIONS

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SITE PLAN

SEAL:

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PROJECT No.:	R20-030
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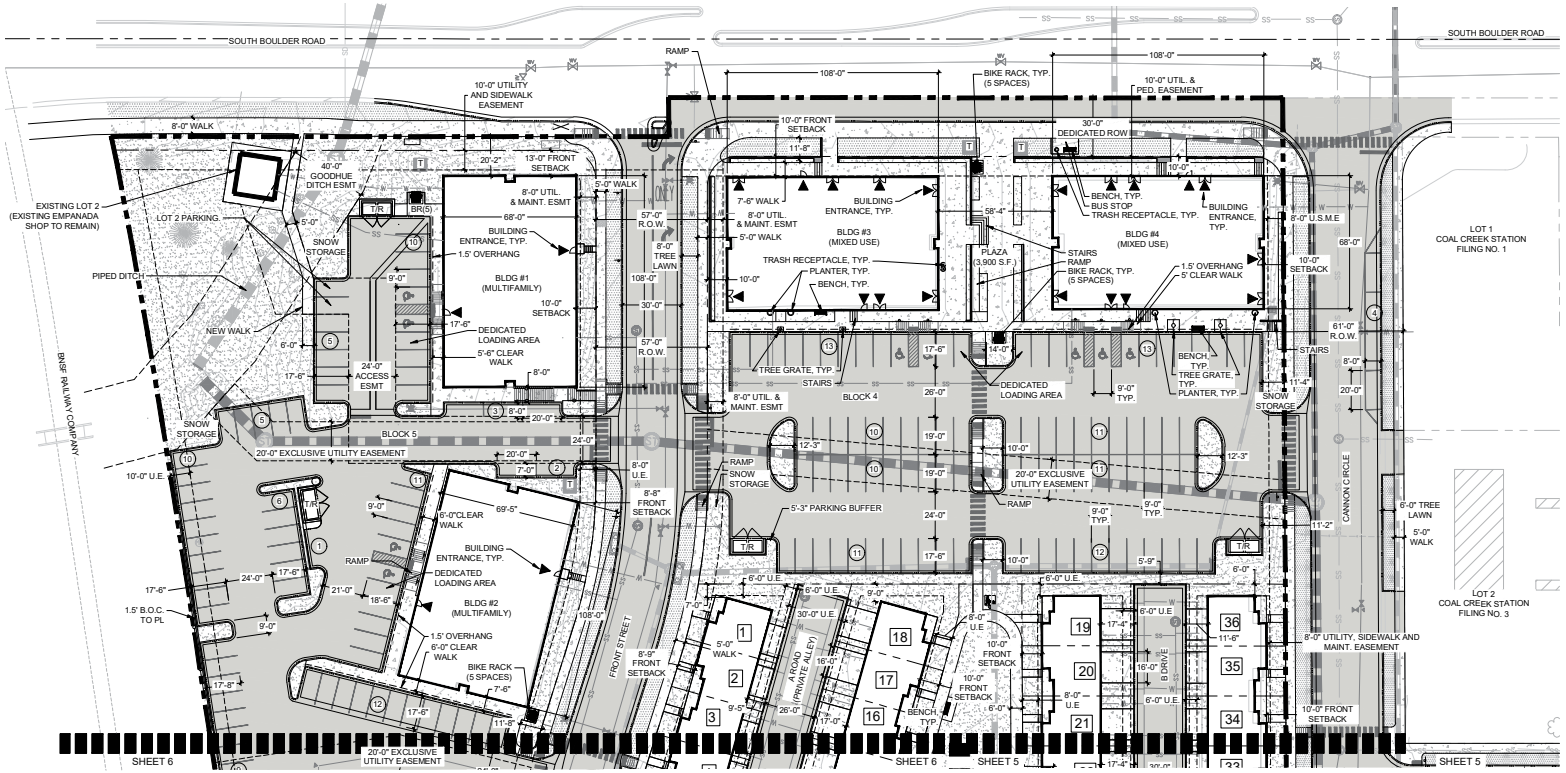
REVIEWED BY:	

DRAWING NUMBER:

3 OF 32



LEGEND

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	TREE GRATE
	PROPOSED SIGN
	INLET GRATE
	WATER METER
	FIRE HYDRANT
	STREET LIGHT
	TRANSFORMER

	PROPERTY BOUNDARY
FO	FIBER OPTIC UTILITY
G	GAS UTILITY
SD	STORM DRAIN UTILITY
SS	SANITARY SEWER UTILITY
T	TELEPHONE UTILITY
E	UNDERGROUND ELECTRIC UTILITY
W	WATER LINE UTILITY
	EASEMENT
	PROPOSED FENCING OR HANDRAIL, REFER TO FENCING PLAN
	PROPOSED RETAINING WALL
B	ALLEY LOAD TOWNHOME LOT NUMBER
24	MICRO TOWNHOME BUILDING NUMBER
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
E.A.E.	EMERGENCY ACCESS EASEMENT
U.S.M.E	UTILITY, SIDEWALK, AND MAINTENANCE EASEMENT
E.U.E	EXCLUSIVE UTILITY EASEMENT

COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO

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ISSUED

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4	PRELIMINARY PUD RD 4	12/23/2022
5	PRELIMINARY PUD RD 5	08/04/2023
6	PRELIMINARY PUD RD 6	05/14/2024

REVISIONS

No.	DESCRIPTION	DATE

SITE PLAN ENLARGEMENT

SEAL:

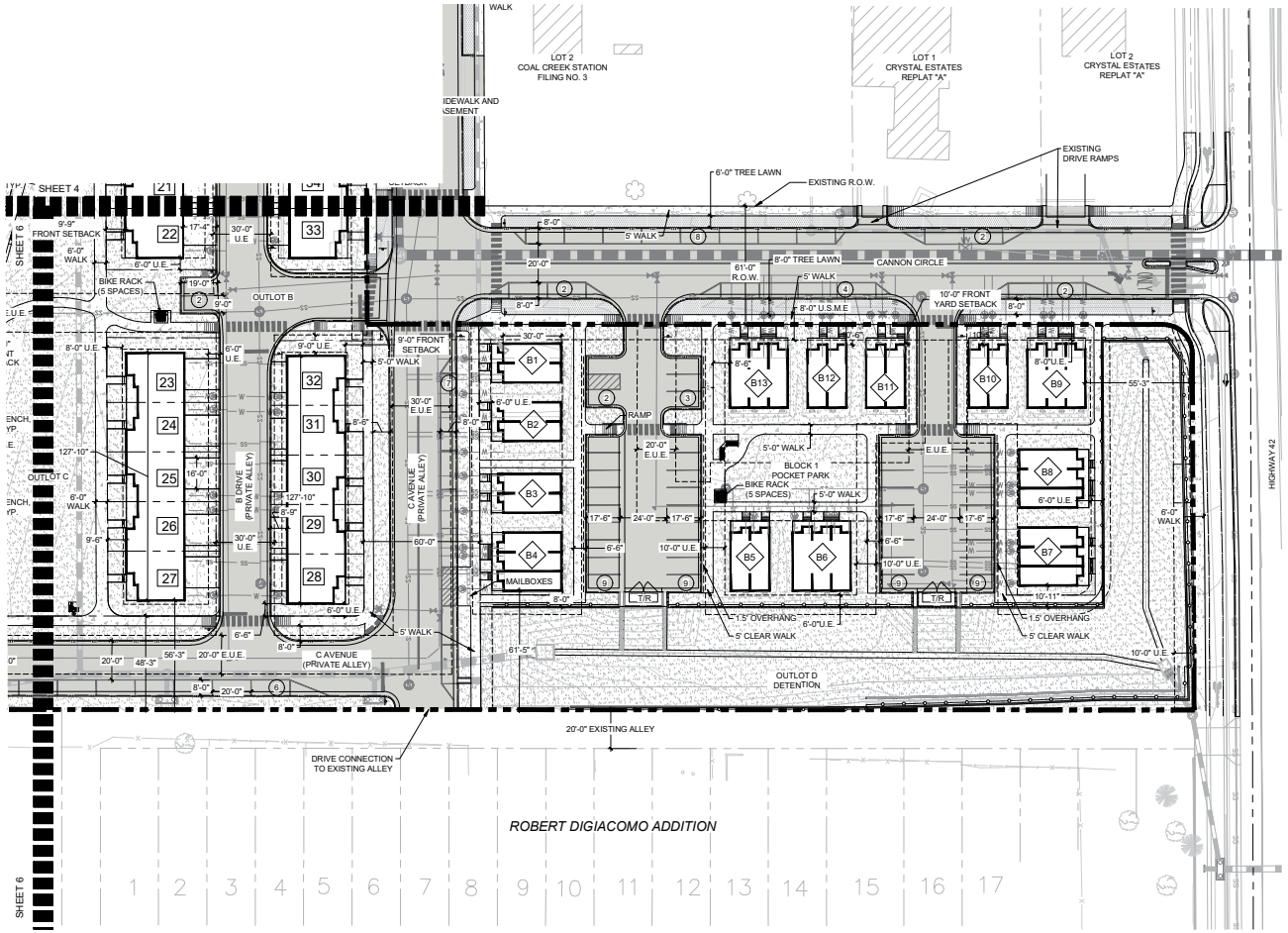
ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R20-030
DRAWN BY:	
REVIEWED BY:	

DRAWING NUMBER:

4 OF 32

Plotted By: Megan McGregor **Layout:** SITE PLAN ENLARGEMENT **Printed On:** 4/2/2024 9:12 AM **File Name:** SITE PLAN ENLARGEMENT.dwg



LEGEND

SYMBOL	DESCRIPTION
	DRIVES AND PARKING
	OPEN SPACE & LANDSCAPE AREA - HOA
	LANDSCAPE AREA - R.O.W.
	WALK AREA, DRIVEWAYS & PORCHES
T/R	TRASH & RECYCLE ENCLOSURE
	BIKE RACK (5 SPACES)
	DOG WASTE STATION
	TREE GRATE
	PROPOSED SIGN
	INLET GRATE
	WATER METER
	FIRE HYDRANT
	STREET LIGHT
	TRANSFORMER

	PROPERTY BOUNDARY
FO	FIBER OPTIC UTILITY
G	GAS UTILITY
SD	STORM DRAIN UTILITY
SS	SANITARY SEWER UTILITY
T	TELEPHONE UTILITY
E	UNDERGROUND ELECTRIC UTILITY
W	WATER LINE UTILITY
	EASEMENT
	PROPOSED FENCING OR HANDRAIL, REFER TO FENCING PLAN
	PROPOSED RETAINING WALL
B	ALLEY LOAD TOWNHOME LOT NUMBER
B4	MICRO TOWNHOME BUILDING NUMBER
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
E.A.E.	EMERGENCY ACCESS EASEMENT
U.S.M.E	UTILITY, SIDEWALK, AND MAINTENANCE EASEMENT
E.U.E	EXCLUSIVE UTILITY EASEMENT

NOTE:
* CONCEPTUAL IMPROVEMENTS FOR HIGHWAY 42 SHOWN. DESIGN OF HIGHWAY 42 IMPROVEMENTS BY OTHERS.

Plotted By: Joel Welkert **Layout:** SITE PLAN ENLARGEMENT (2) **Printed On:** 5/14/2024 10:39 AM **File Name:** SITE PLAN ENLARGEMENT.dwg

COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO
PREPARED BY:

ripleydesign
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.224.6617 | www.ripleydesigninc.com

PLANNER / LANDSCAPE ARCHITECT
RIPLEY DESIGN INC.
Joel Welkert
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828

OWNER
COAL CREEK VILLAGE LLC
Michael Markel
5723 ARAPAHOE AVE.
BOULDER, COLORADO 80303
P. 303.775.5524

ENGINEER
ROCKY RIDGE CIVIL ENGINEERING
Joel Seamons
420 21ST AVENUE, SUITE 101
LONGMONT, COLORADO 80501
P. 303.651.6626

NORTH
0 15 30 60
SCALE: 1"=30'-0"
ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
1	PRELIMINARY PUD	1/25/2021
2	CITY COMMENTS	6/2/2021
3	CITY COMMENTS	11/18/2021
4	CITY COMMENTS	6/10/2022
5	CITY COMMENTS	12/19/2022
6	CITY COMMENTS	05/14/2024

REVISIONS

No.	DESCRIPTION	DATE

SITE PLAN ENLARGEMENT

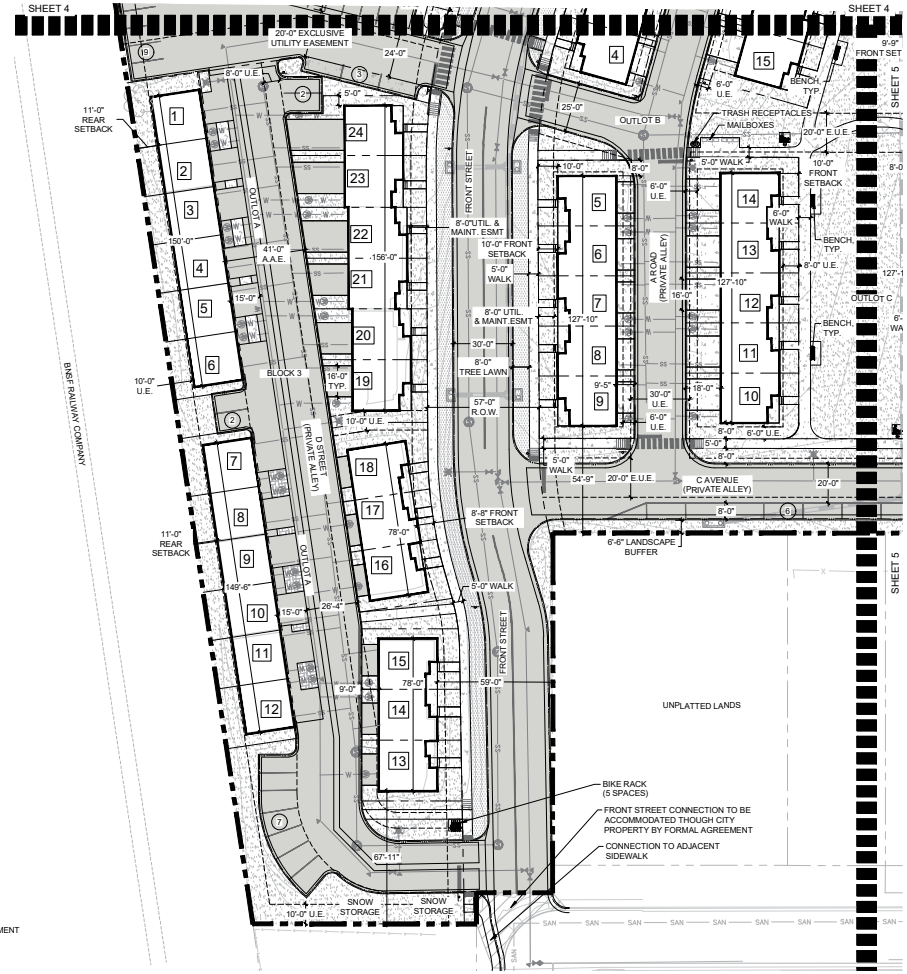
SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R20-030
DRAWN BY:	
REVIEWED BY:	

DRAWING NUMBER:

5 OF 32



LEGEND

SYMBOL	DESCRIPTION
	DRIVES AND PARKING
	OPEN SPACE & LANDSCAPE AREA - HOA
	LANDSCAPE AREA - R.O.W.
	WALK AREA, DRIVEWAYS & PORCHES
T/R	TRASH & RECYCLE ENCLOSURE
	BIKE RACK (5 SPACES)
	DOG WASTE STATION
	TREE GRATE
	PROPOSED SIGN
	INLET GRATE
	WATER METER
	FIRE HYDRANT
	STREET LIGHT
	TRANSFORMER

	PROPERTY BOUNDARY
FO	FIBER OPTIC UTILITY
G	GAS UTILITY
SD	STORM DRAIN UTILITY
SS	SANITARY SEWER UTILITY
T	TELEPHONE UTILITY
UE	UNDERGROUND ELECTRIC UTILITY
W	WATER LINE UTILITY
	EASEMENT
	PROPOSED FENCING OR HANDRAIL, REFER TO FENCING PLAN
	PROPOSED RETAINING WALL
#	ALLEY LOAD TOWNHOME LOT NUMBER
1A	MICRO TOWNHOME BUILDING NUMBER
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
E.A.E.	EMERGENCY ACCESS EASEMENT
U.S.M.E	UTILITY, SIDEWALK, AND MAINTENANCE EASEMENT
E.U.E	EXCLUSIVE UTILITY EASEMENT

NORTH
0 15 30 60
SCALE: 1"=30'-0"
ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
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3	CITY COMMENTS	11/18/2021
4	CITY COMMENTS	6/10/2022
5	CITY COMMENTS	12/19/2022
6	CITY COMMENTS	05/14/2024

REVISIONS

No.	DESCRIPTION	DATE

COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO

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SITE PLAN ENLARGEMENT

SEAL:

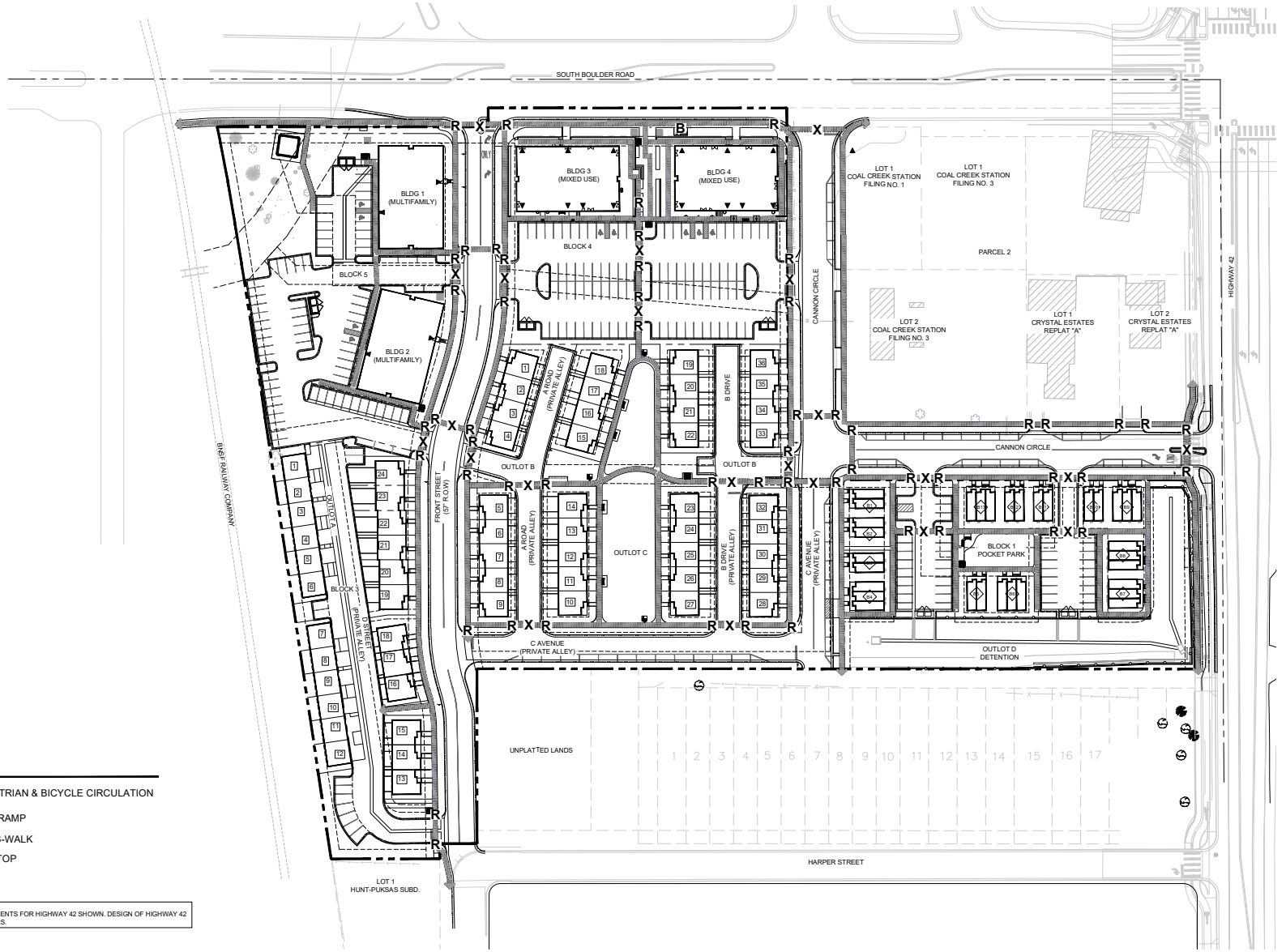
ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R20-030
DRAWN BY:	
REVIEWED BY:	

DRAWING NUMBER:

6 OF 32

Plotted By: Joel Welkert **Layout:** SITE PLAN ENLARGEMENT (3) **Printed On:** 5/14/2024 10:44 AM **File Name:** SITE PLAN ENLARGEMENT.dwg



LEGEND

PEDESTRIAN & BICYCLE CIRCULATION

R WALK RAMP

X CROSS-WALK

B BUS-STOP

NOTE:
+ CONCEPTUAL IMPROVEMENTS FOR HIGHWAY 42 SHOWN. DESIGN OF HIGHWAY 42 IMPROVEMENTS BY OTHERS.

Plotted By: Megan McGregor **Layout:** PED & BIKE CIRCULATION **Printed On:** 3/28/2024 4:45 PM **File Name:** PEDESTRIAN & BICYCLE CIRCULATION.dwg

COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO

PREPARED BY:

ripleydesign
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420 21ST AVENUE, SUITE 101
LONGMONT, COLORADO 80501
P. 303.651.6626

0 25 50 100

SCALE: 1"=50'-0"

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
1	PRELIMINARY PUD	01/22/2021
2	PRELIMINARY PUD RD 2	06/21/2021
3	PRELIMINARY PUD RD 3	06/17/2022
4	PRELIMINARY PUD RD 4	12/23/2022
5	PRELIMINARY PUD RD 5	08/04/2023
6	PRELIMINARY PUD RD 6	05/14/2024

REVISIONS

No.	DESCRIPTION	DATE

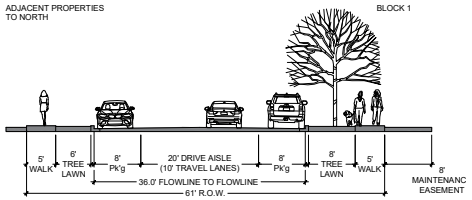
PEDESTRIAN CIRCULATION PLAN

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

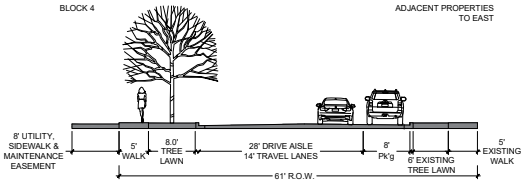
PROJECT No.:	R20-030
DRAWN BY:	
REVIEWED BY:	

DRAWING NUMBER:

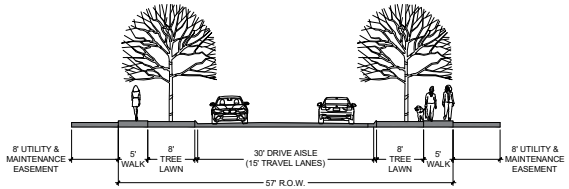


CANNON CIRCLE (EAST/WEST DIRECTION)

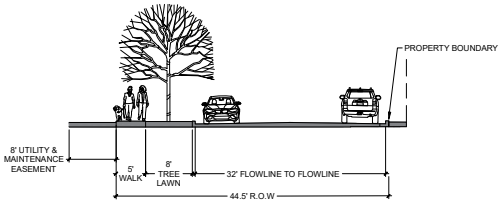
PARKING ON BOTH SIDES



CANNON CIRCLE (NORTH/SOUTH DIRECTION)

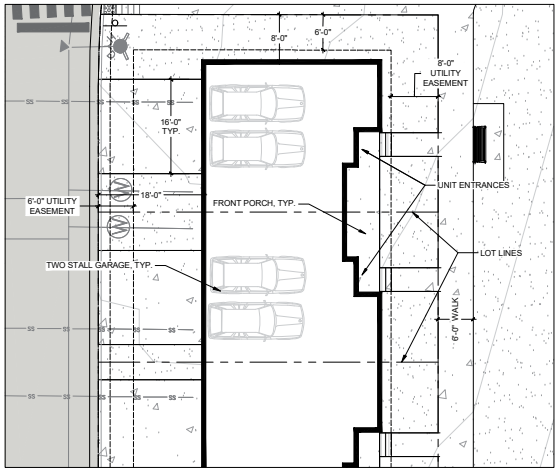


FRONT STREET (NORTH OF OUTLOT B)



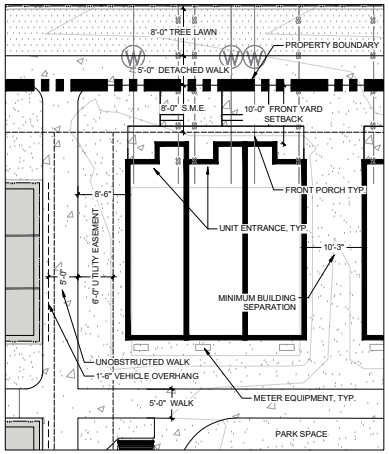
FRONT STREET (SOUTH OF OUTLOT B TO HARPER)

PARKING ON ONE SIDE



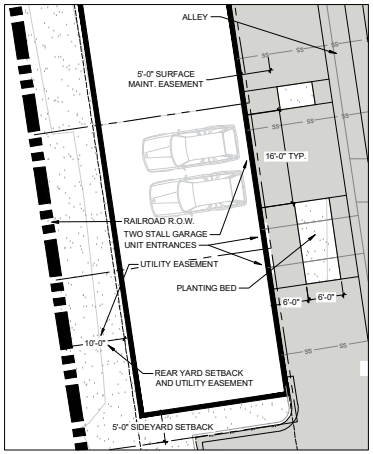
TYPICAL ALLEY LOADED TOWNHOME

SCALE: 1"=10'



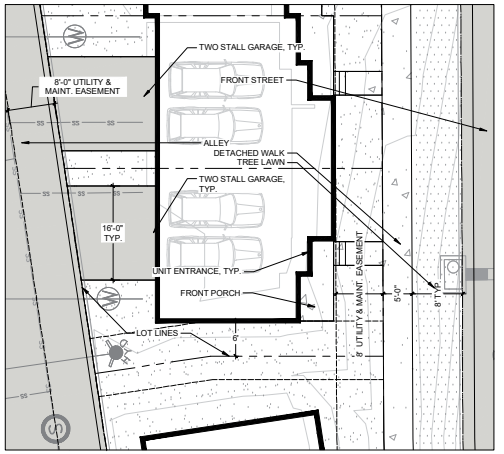
TYPICAL MICRO TOWNHOME

SCALE: 1"=10'



FRONT LOADED TOWNHOME

SCALE: 1"=10'



HEIGHT RESTRICTED ALLEY LOADED TOWNHOME

SCALE: 1"=10'

COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO

PREPARED BY:

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ENGINEER

ROCKY RIDGE CIVIL ENGINEERING
Joel Seamons
420 21ST AVENUE, SUITE 101
LONGMONT, COLORADO 80501
P. 303.651.6626

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
1	PRELIMINARY PUD	01/22/2021
2	PRELIMINARY PUD RD 2	06/21/2021
3	PRELIMINARY PUD RD 3	05/17/2022
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5	PRELIMINARY PUD RD 5	08/04/2023
6	PRELIMINARY PUD RD 6	05/14/2024

REVISIONS

No.	DESCRIPTION	DATE

PLANNING STREET SECTIONS AND TYPICALS

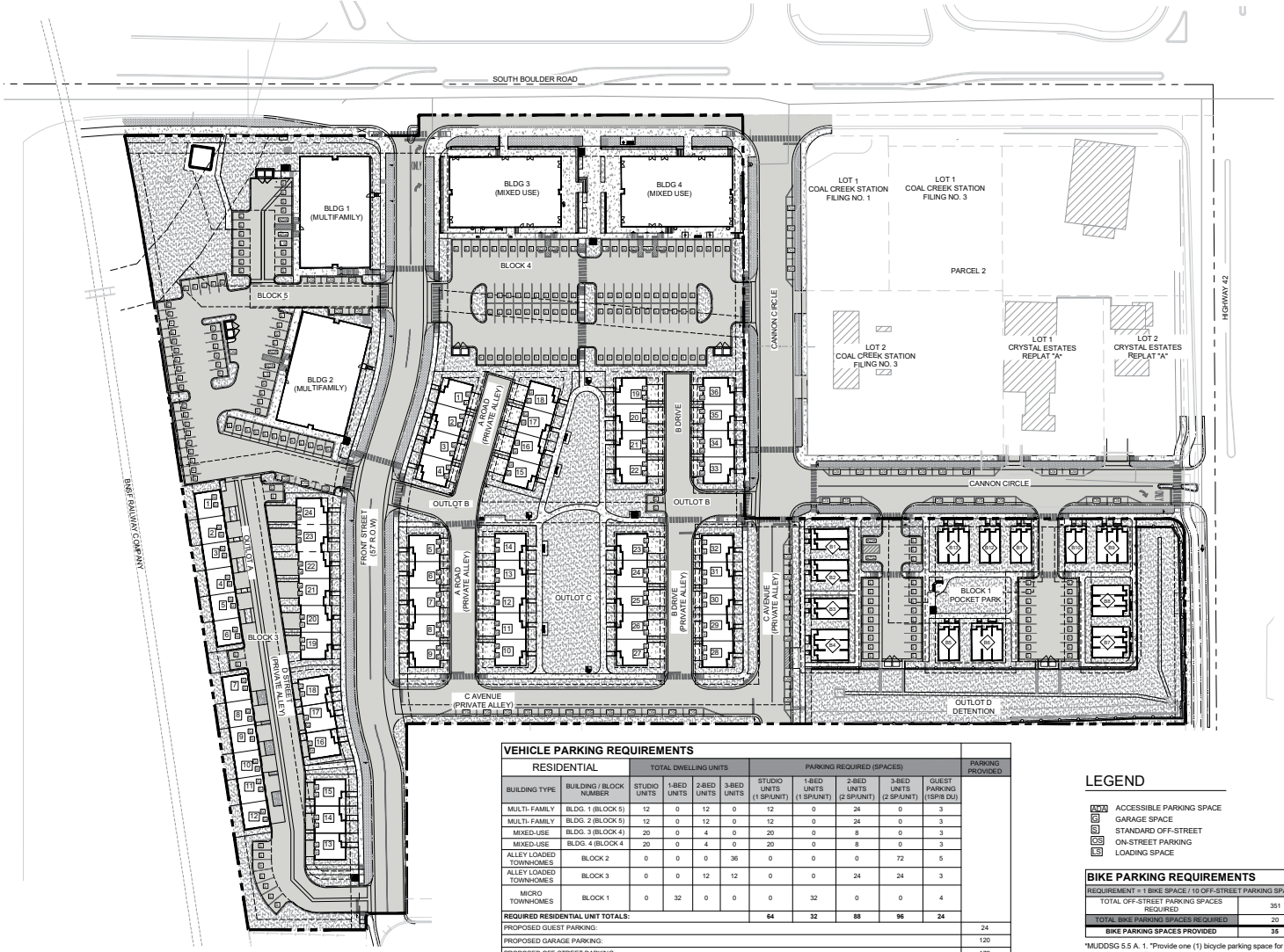
SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R20-030
DRAWN BY:	
REVIEWED BY:	

DRAWING NUMBER:

Plotted By: Megan McGregor **Layout:** 84 STREET SECTIONS **Printed On:** 3/28/2024 4:45 PM **File Name:** SITE PLAN.dwg



VEHICLE PARKING REQUIREMENTS

RESIDENTIAL

BUILDING TYPE	BUILDING / BLOCK NUMBER	TOTAL DWELLING UNITS: STUDIO UNITS	1-BED UNITS	2-BED UNITS	3-BED UNITS	PARKING REQUIRED (SPACES): STUDIO UNITS (1 SP/UNIT)	1-BED UNITS (1 SP/UNIT)	2-BED UNITS (2 SP/UNIT)	3-BED UNITS (2 SP/UNIT)	GUEST PARKING (1SP/8 DU)	PARKING PROVIDED
MULTI- FAMILY	BLDG. 1 (BLOCK 5)	12	0	12	0	12	0	24	0	3	
MULTI- FAMILY	BLDG. 2 (BLOCK 5)	12	0	12	0	12	0	24	0	3	
MIXED-USE	BLDG. 3 (BLOCK 4)	20	0	4	0	20	0	8	0	3	
MIXED-USE	BLDG. 4 (BLOCK 4	20	0	4	0	20	0	8	0	3	
ALLEY LOADED TOWNHOMES	BLOCK 2	0	0	0	36	0	0	0	72	5	
ALLEY LOADED TOWNHOMES	BLOCK 3	0	0	12	12	0	0	24	24	3	
MICRO TOWNHOMES	BLOCK 1	0	32	0	0	0	32	0	0	4	
REQUIRED RESIDENTIAL UNIT TOTALS:						**64**	**32**	**88**	**96**	**24**	
PROPOSED GUEST PARKING:											24
PROPOSED GARAGE PARKING:											120
PROPOSED OFF-STREET PARKING:											172
TOTAL PARKING REQUIRED FOR RESIDENTIAL								**304**			**316**

VEHICLE PARKING REQUIREMENTS

COMMERCIAL

BUILDING TYPE	BUILDING / BLOCK NUMBER	TOTAL COMMERCIAL AREA (S.F.)	PARKING REQUIRED (1 SPACE / 300 S.F.)	PARKING PROVIDED
MIXED-USE	BLDG. 3 (BLOCK 4)	6767	22	
MIXED-USE	BLDG. 4 (BLOCK 4)	6767	22	
EXISTING BUILDING LOT 2		428	2	
TOTAL PARKING REQUIRED FOR COMMERCIAL			**46**	**46**

VEHICLE PARKING TOTALS

TOTAL PARKING REQUIRED FOR RESIDENTIAL	**304**
TOTAL PARKING REQUIRED FOR COMMERCIAL	**46**
TOTAL PROJECT PARKING REQUIRED	350
TOTAL PROJECT PARKING PROVIDED	**384***

*TOTAL INCLUDES 21 SPACES PROVIDED ON PUBLIC STREETS

OFF STREET LOADING SPACES

OFF-STREET LOADING SPACES PROVIDED	4

* A minimum of one (1) dedicated, off-street loading space is required for nonresidential uses greater than 50,000 square feet in gross leasable area and for multi-family residential uses containing more than fifteen (15) units, per MUDDSG Sec. 4.3

LEGEND

- ADA ACCESSIBLE PARKING SPACE
- G GARAGE SPACE
- S STANDARD OFF-STREET
- OS ON-STREET PARKING
- LS LOADING SPACE

BIKE PARKING REQUIREMENTS

REQUIREMENT = 1 BIKE SPACE / 10 OFF-STREET PARKING SPACES	
TOTAL OFF-STREET PARKING SPACES REQUIRED	351
TOTAL BIKE PARKING SPACES REQUIRED	20
BIKE PARKING SPACES PROVIDED	**35**

*MUDDSG 5.5 A. 1. "Provide one (1) bicycle parking space for every ten (10) required off-street automobile parking spaces up to a total of twenty (20) bicycle parking spaces. (S)"

COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO

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NORTH
0 25 50 100
SCALE: 1"=50'-0"
ORIGINAL SIZE 24X36

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6	PRELIMINARY PUD RD 6	05/14/2024

REVISIONS

No.	DESCRIPTION	DATE

PARKING PLAN

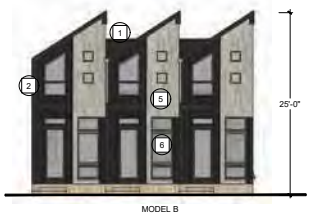
SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

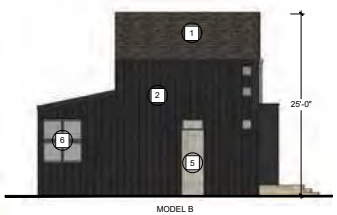
PROJECT No.:	R20-030
DRAWN BY:	
REVIEWED BY:	

DRAWING NUMBER:

Plotted By: Megan McGregor **Layout:** PARKING PLAN **Printed On:** 3/28/2024 4:45 PM **File Name:** PARKING PLAN.dwg

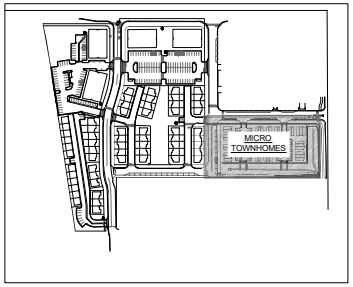


FRONT ELEVATIONS

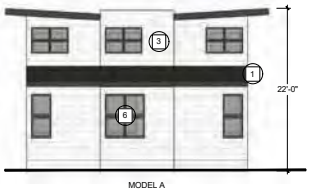


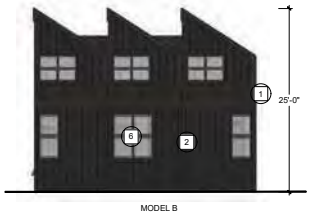
LEFT ELEVATIONS

KEY MAP



MATERIAL LEGEND	
KEY - ITEM	MATERIAL - ITEM
1	ASPHALT SHINGLES
2	BOARD & BATTEN SIDING
3	LAP SIDING
4	PANEL OR STUCCO
5	SYNTHETIC MASONRY VENEER
6	VINYL WINDOWS

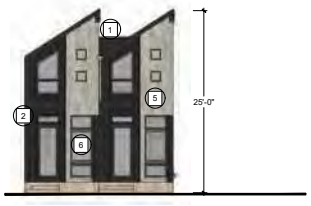




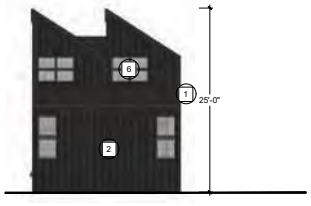
REAR ELEVATIONS

RIGHT ELEVATIONS

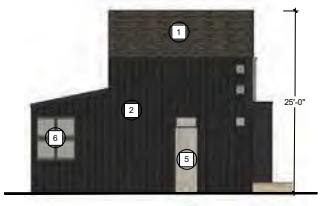
MICRO TOWNHOME UNITS, TRIPLEX



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION

RIGHT ELEVATION

MICRO TOWNHOME UNITS, DUPLEX

COAL CREEK VILLAGE

PRELIMINARY PUD
AND SRU

LOUISVILLE, COLORADO

PREPARED BY:

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OWNER

COAL CREEK VILLAGE LLC
Michael Markel
5723 ARAPAHOE AVE.
BOULDER, COLORADO 80303
P. 303.775.5524

ENGINEER

ROCKY RIDGE CIVIL ENGINEERING
Joel Seamons
420 21ST AVENUE, SUITE 101
LONGMONT, COLORADO 80501
P. 303.651.6626

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
1	PRELIMINARY PUD	01/22/2021
2	PRELIMINARY PUD RD 2	06/21/2021
3	PRELIMINARY PUD RD 3	06/17/2022
4	PRELIMINARY PUD RD 4	12/23/2022
5	PRELIMINARY PUD RD 5	08/04/2023
6	PRELIMINARY PUD RD 6	05/14/2024

REVISIONS

No.	DESCRIPTION	DATE

MICRO TOWNHOME
ELEVATIONS

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R20-030
DRAWN BY:	
REVIEWED BY:	

DRAWING NUMBER:

10 OF 32

Plotted By: Megan McGregor **Layout:** S6 MICRO COTTAGE CONDO ELEVATIONS **Printed On:** 3/26/2024 10:29 AM **File Name:** ELEVATIONS_MICRO-HOMES.dwg

FRONT ELEVATION VIEW

REAR ELEVATION VIEW

END ELEVATION VIEW 1

FRONT PERSPECTIVE VIEW

REAR PERSPECTIVE VIEW

END ELEVATION VIEW 2

MULTI-FAMILY BUILDINGS

FRONT ELEVATION VIEW

REAR ELEVATION VIEW

END ELEVATION VIEW 1

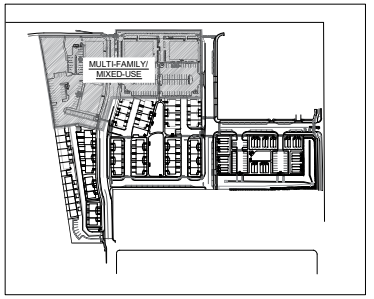
FRONT PERSPECTIVE VIEW

REAR PERSPECTIVE VIEW

END ELEVATION VIEW 2

MIXED-USE BUILDINGS

KEY MAP



MATERIAL LEGEND

KEY - ITEM	MATERIAL - ITEM
1	ARCHITECTURAL PANEL & LAP SIDING/STUCCO
2	EPDM ROOF
3	PANEL OR STUCCO
4	SYNTHETIC MASONRY VENEER
5	VINYL WINDOWS
6	STUCCO
7	ALUMINUM STORE-FRONT
8	STEEL RAILING

COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO

PREPARED BY:

riply design
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.224.6837 | www.ripleydesigninc.com

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Fort Collins, CO 80521
p. 970.224.5828

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P. 303.651.6626

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
1	PRELIMINARY PUD	01/22/2021
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5	PRELIMINARY PUD RD 5	08/04/2023
6	PRELIMINARY PUD RD 6	05/14/2024

REVISIONS

No.	DESCRIPTION	DATE

MULTI-FAMILY & MIXED-USE ELEVATIONS

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R20-030
DRAWN BY:	
REVIEWED BY:	

DRAWING NUMBER:

11 OF 32

Plotted By: Megan McGregor **Layout:** S7 MULTI-FAMILY & MIXED-USE ELEVATIONS **Printed On:** 3/26/2024 10:30 AM **File Name:** ELEVATIONS_MULTI-FAMILY-MIXED-USE.dwg

MODEL A

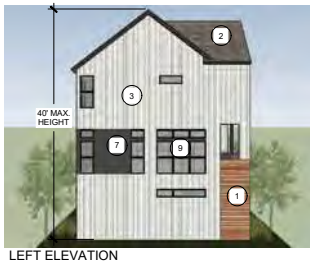
MODEL B

FRONT ELEVATIONS

MODEL A

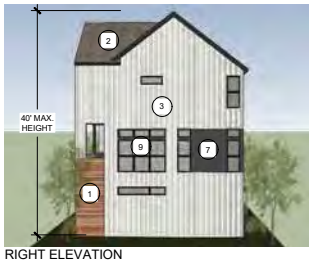
MODEL B

REAR ELEVATIONS



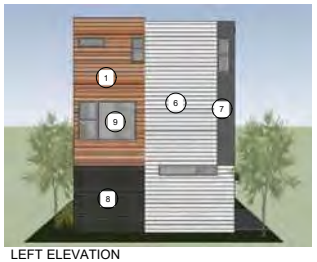
LEFT ELEVATION

MODEL A



RIGHT ELEVATION

MODEL A



LEFT ELEVATION

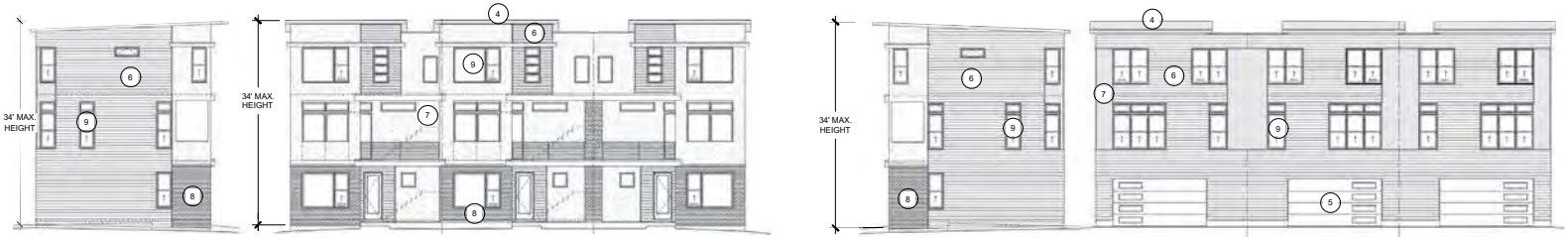
MODEL B

RIGHT ELEVATION

MODEL B

END ELEVATIONS

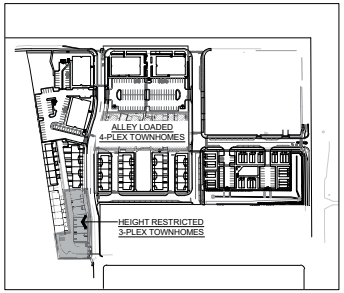
ALLEY LOADED TOWNHOME (4-PLEX)



LEFT ELEVATION FRONT ELEVATION RIGHT ELEVATION REAR ELEVATION

HEIGHT RESTRICTED, ALLEY LOADED TOWNHOME (3-PLEX)

KEY MAP



MATERIAL LEGEND

KEY - ITEM	MATERIAL - ITEM
1	ARCHITECTURAL PANEL & LAP SIDING/STUCCO
2	ASPHALT SHINGLES
3	BOARD & BATTEN SIDING
4	EPDM ROOF
5	GARAGE DOORS WITH WINDOWS
6	LAP SIDING
7	PANEL OR STUCCO
8	SYNTHETIC MASONRY VENEER
9	VINYL WINDOWS

COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO

PREPARED BY:

ripleydesign
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
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ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
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6	PRELIMINARY PUD RD 6	05/14/2024

REVISIONS

No.	DESCRIPTION	DATE

ALLEY LOADED TOWNHOME ELEVATIONS

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

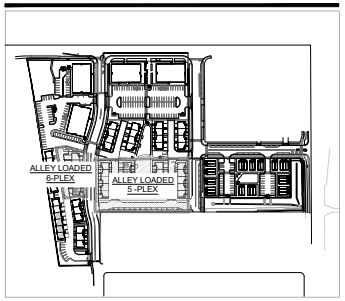
PROJECT No.:	R20-030
DRAWN BY:	
REVIEWED BY:	

DRAWING NUMBER:

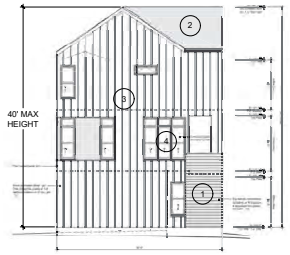
12 OF 32

Plotted By: Megan McGregor **Layout:** S8 TOWN HOME ELEVATIONS **Printed On:** 3/26/2024 10:31 AM **File Name:** ELEVATIONS_TOWNHOMES.dwg

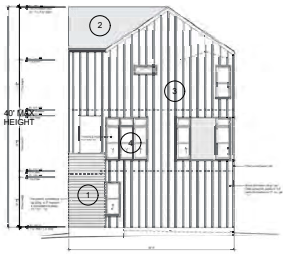
KEY MAP



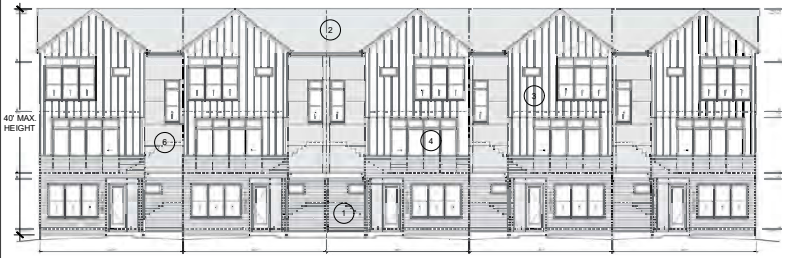
MATERIAL LEGEND	
KEY - ITEM	MATERIAL - ITEM
1	ARCHITECTURAL PANEL & LAP SIDING/STUCCO
2	ASPHALT SHINGLES
3	BOARD & BATTEN SIDING
4	VINYL WINDOWS
5	GARAGE DOORS WITH WINDOWS
6	PANEL OR STUCCO



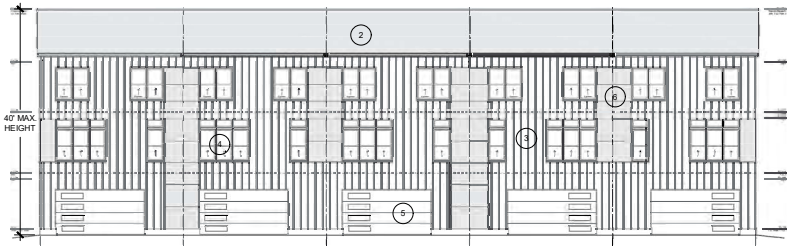
LEFT ELEVATION



RIGHT ELEVATION

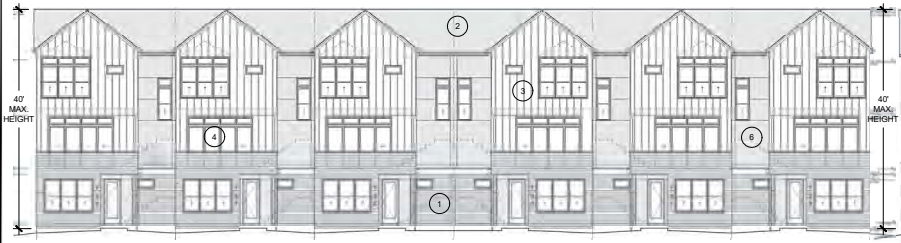


FRONT ELEVATION

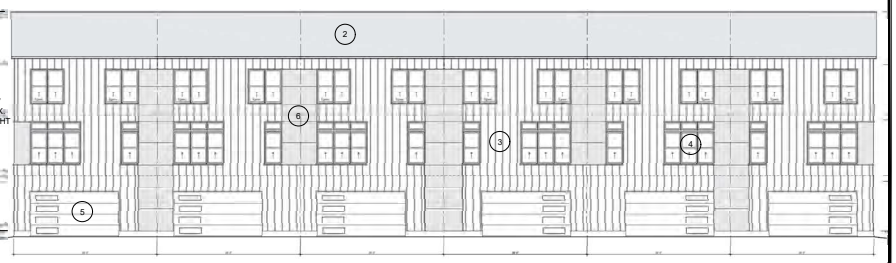


REAR ELEVATION

ALLEY LOADED TOWNHOME (5-PLEX) - FARMHOUSE



FRONT ELEVATION



REAR ELEVATION

ALLEY LOADED TOWNHOME (6-PLEX) - FARMHOUSE

COAL CREEK VILLAGE

PRELIMINARY PUD
AND SRU

LOUISVILLE, COLORADO

PREPARED BY:

ripleydesign
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Fort Collins, CO 80521
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ROCKY RIDGE CIVIL ENGINEERING
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LONGMONT, COLORADO 80501
P. 303.651.6626

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
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5	PRELIMINARY PUD RD 5	06/04/2023
6	PRELIMINARY PUD RD 6	05/14/2024

REVISIONS

No.	DESCRIPTION	DATE

ALLEY LOADED
TOWNHOME
ELEVATIONS

SEAL:

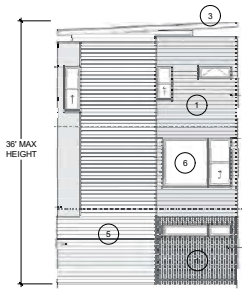
ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R20-030
DRAWN BY:	
REVIEWED BY:	

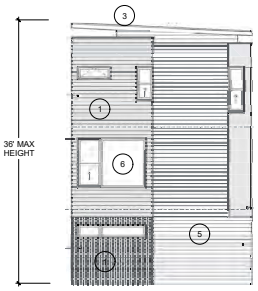
DRAWING NUMBER:

13 OF 32

Plotted By: Megan McGregor **Layout:** S10 ALLEY LOADED TOWN HOME ELEVATIONS **Printed On:** 3/26/2024 2:33 PM **File Name:** ELEVATIONS_TOWNHOMES.dwg

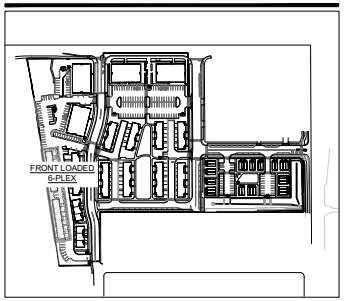


LEFT ELEVATION

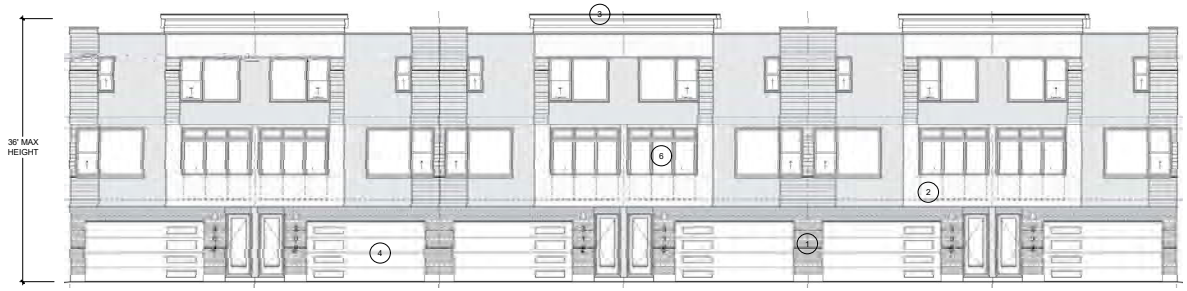


RIGHT ELEVATION

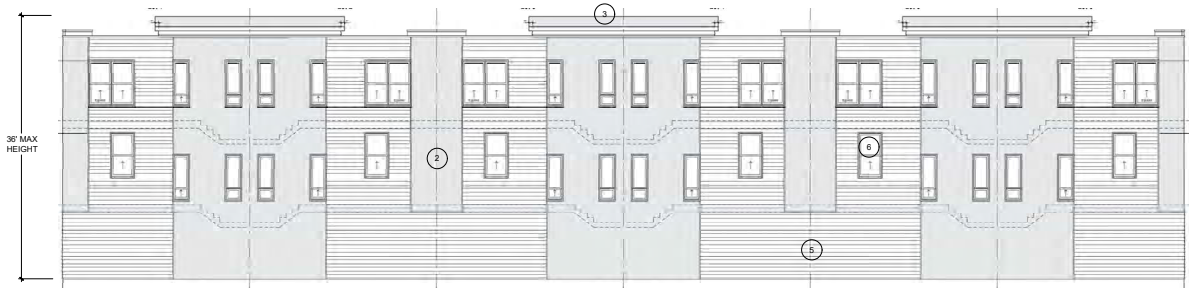
KEY MAP



MATERIAL LEGEND	
KEY - ITEM	MATERIAL - ITEM
1	BRICK OR TILE VENEER
2	PANEL OR STUCCO
3	EPDM ROOF
4	GARAGE DOORS WITH WINDOWS
5	LAP SIDING
6	VINYL WINDOWS



FRONT ELEVATIONS



REAR ELEVATIONS

FRONT LOADED TOWNHOME (6-PLEX) - MODERN

COAL CREEK VILLAGE

PRELIMINARY PUD
AND SRU

LOUISVILLE, COLORADO

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5	PRELIMINARY PUD RD 5	06/04/2023
6	PRELIMINARY PUD RD 6	05/14/2024

REVISIONS

No.	DESCRIPTION	DATE

FRONT LOADED
TOWNHOME
ELEVATIONS

SEAL:

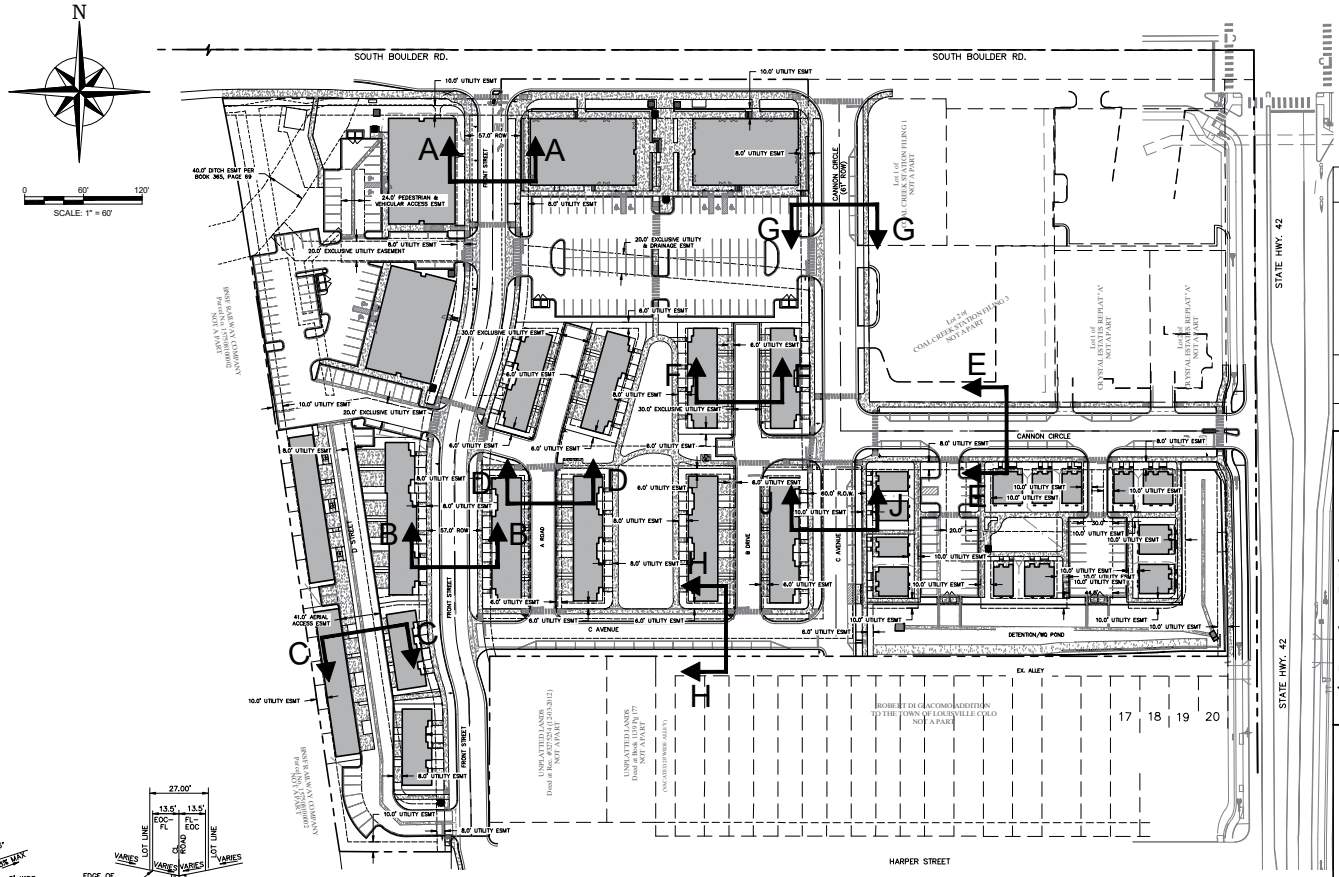
ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

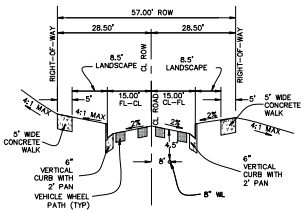
PROJECT No.:	R20-030
DRAWN BY:	
REVIEWED BY:	

DRAWING NUMBER:

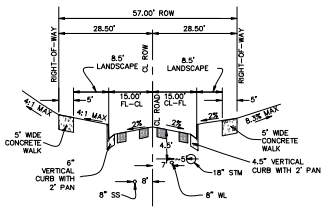
14 OF 32

Plotted By: Megan McGregor **Layout:** S11 ALLEY LOADED TOWN HOME ELEVATIONS **Printed On:** 3/26/2024 2:38 PM **File Name:** ELEVATIONS_TOWNHOMES.dwg

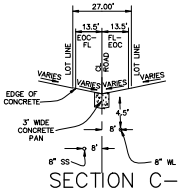




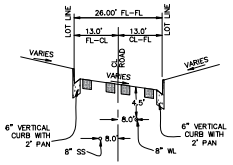
SECTION A–A
FRONT STREET



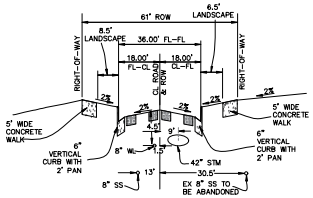
SECTION B–B
FRONT STREET



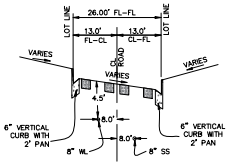
SECTION C–C
PRIVATE DRIVE D



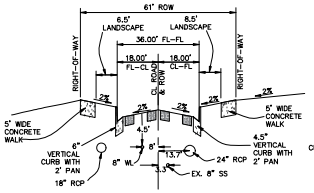
SECTION D–D
PRIVATE DRIVE A



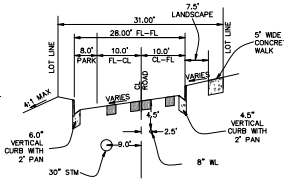
SECTION E–E
CANNON CIRCLE



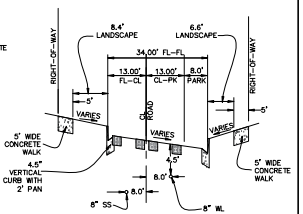
SECTION F–F
PRIVATE DRIVE B



SECTION G–G
CANNON CIRCLE



SECTION H–H
PRIVATE DRIVE C



SECTION J–J
PRIVATE DRIVE C

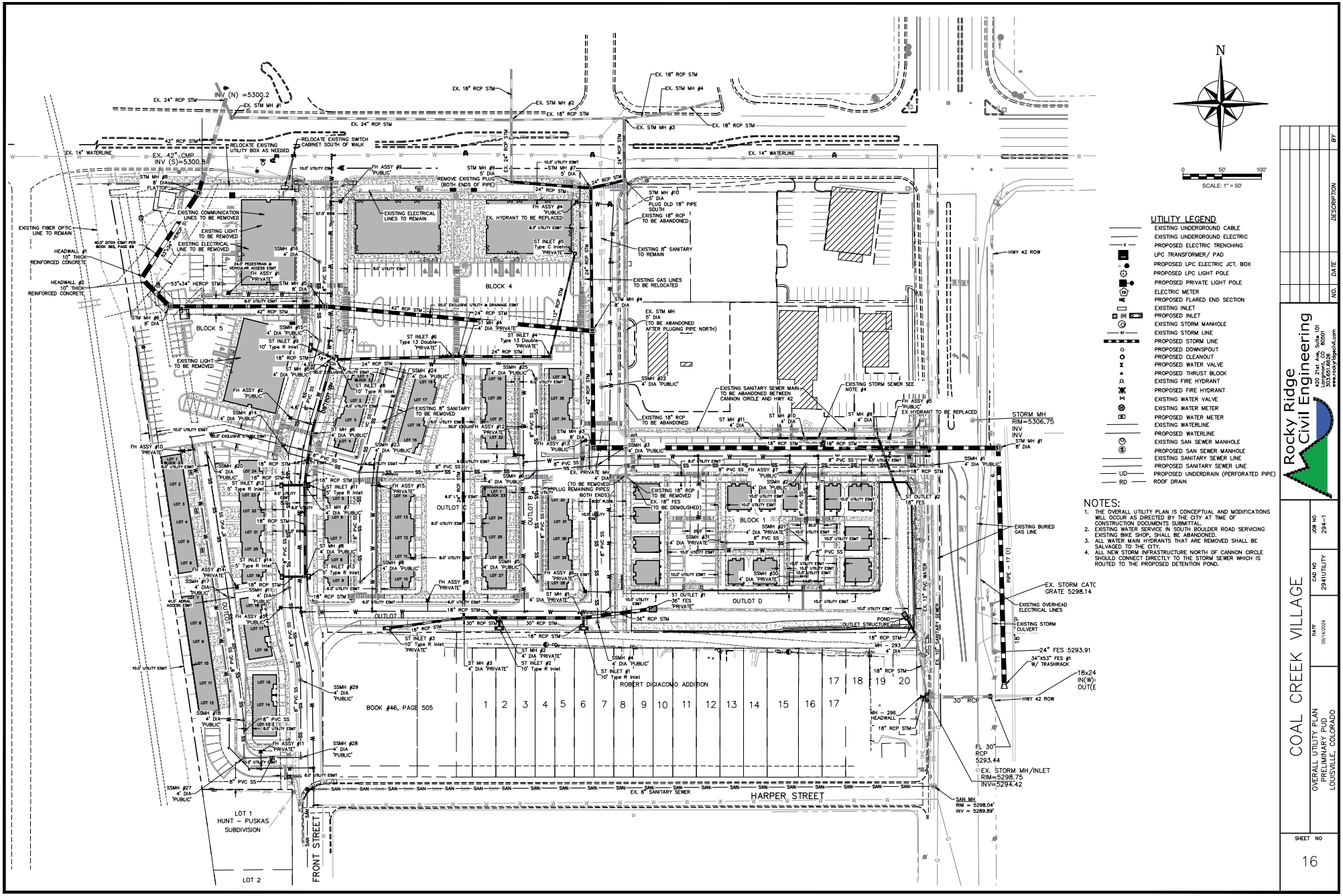
COAL CREEK VILLAGE
STREET SECTIONS
PRELIMINARY PUD
LOUISVILLE, COLORADO

DATE 06/14/2024
CAD NO 2941BASE
JOB NO 294-1

SHEET NO
15

NO.	DATE	DESCRIPTION	BY

Rocky Ridge Civil Engineering
420 21st Ave, Suite 101
Longmont, CO 80501
303.651.6626
www.rockyridgecivil.com



Rocky Ridge Civil Engineering
420 21st Ave, Suite 101
Longmont, CO 80501
303.651.6626
www.rockyridgecivil.com

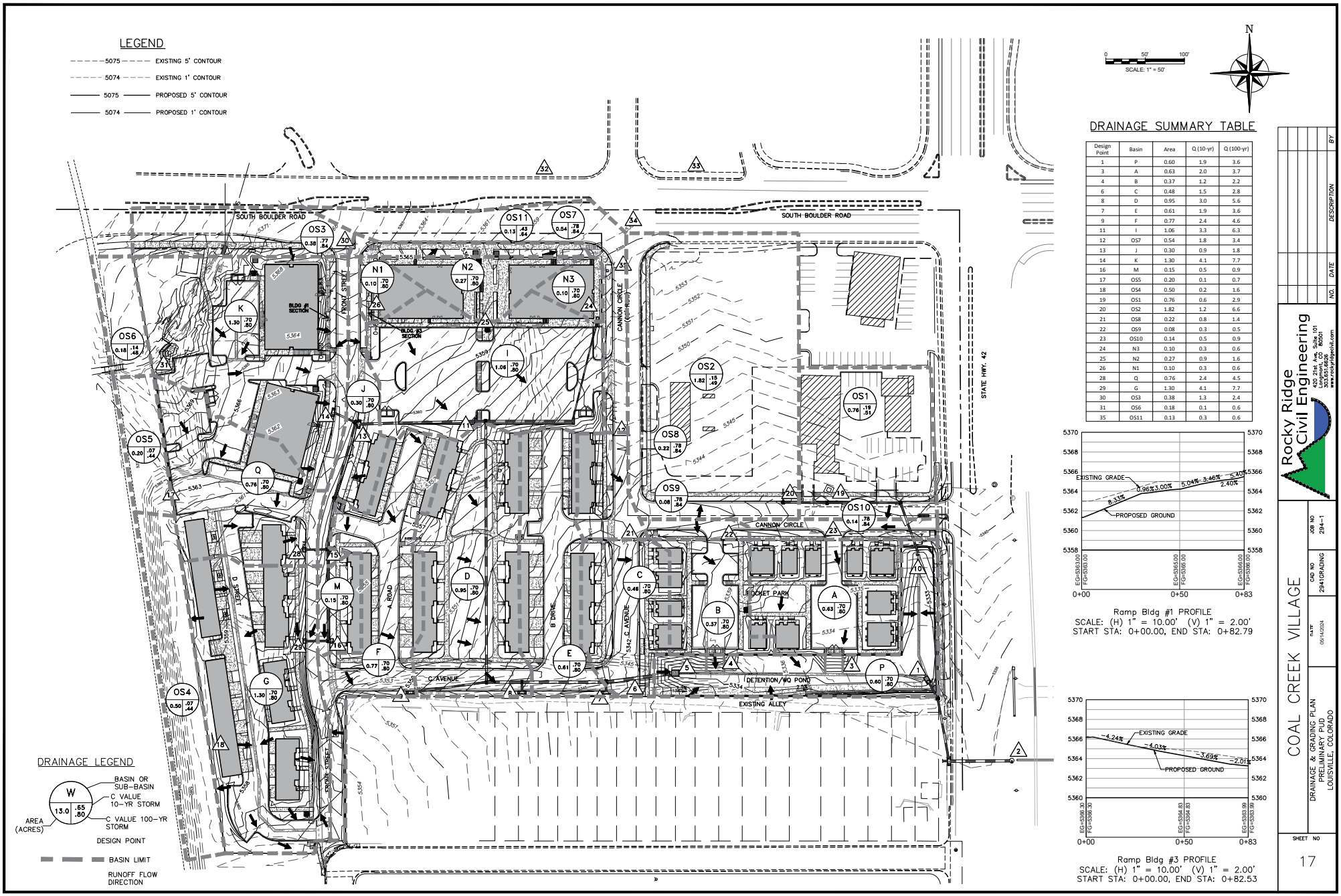
NO.	DATE	DESCRIPTION	BY

COAL CREEK VILLAGE

OVERALL UTILITY PLAN
PRELIMINARY PUD
LOUISVILLE, COLORADO

DATE: 05/14/2024
CAD NO: 2341UTILITY
JOB NO: 234-1

SHEET NO
16



DRAINAGE LEGEND

W
13.0 .65 .80
AREA (ACRES)
BASIN OR SUB-BASIN
C VALUE 10-YR STORM
C VALUE 100-YR STORM
DESIGN POINT
BASIN LIMIT
RUNOFF FLOW DIRECTION

DRAINAGE SUMMARY TABLE

Design Point	Basin	Area	Q (10-yr)	Q (100-yr)
1	P	0.60	1.9	3.6
3	A	0.63	2.0	3.7
4	B	0.37	1.2	2.2
6	C	0.48	1.5	2.8
8	D	0.95	3.0	5.6
7	E	0.61	1.9	3.6
9	F	0.77	2.4	4.6
11	I	1.06	3.3	6.3
12	OS7	0.54	1.8	3.4
13	J	0.30	0.9	1.8
14	K	1.30	4.1	7.7
16	M	0.15	0.5	0.9
17	OS5	0.20	0.1	0.7
18	OS4	0.50	0.2	1.6
19	OS1	0.76	0.6	2.9
20	OS2	1.82	1.2	6.6
21	OS8	0.22	0.8	1.4
22	OS9	0.08	0.3	0.5
23	OS10	0.14	0.5	0.9
24	N3	0.10	0.3	0.6
25	N2	0.27	0.9	1.6
26	N1	0.10	0.3	0.6
28	Q	0.76	2.4	4.5
29	G	1.30	4.1	7.7
30	OS3	0.38	1.3	2.4
31	OS6	0.18	0.1	0.6
35	OS11	0.13	0.3	0.6

Ramp Bldg #1 PROFILE
SCALE: (H) 1" = 10.00' (V) 1" = 2.00'
START STA: 0+00.00, END STA: 0+82.79

Ramp Bldg #3 PROFILE
SCALE: (H) 1" = 10.00' (V) 1" = 2.00'
START STA: 0+00.00, END STA: 0+82.53

Rocky Ridge Civil Engineering
420 21st Ave, Suite 101
Longmont, CO 80501
303.651.6626
www.rockyridgecivil.com

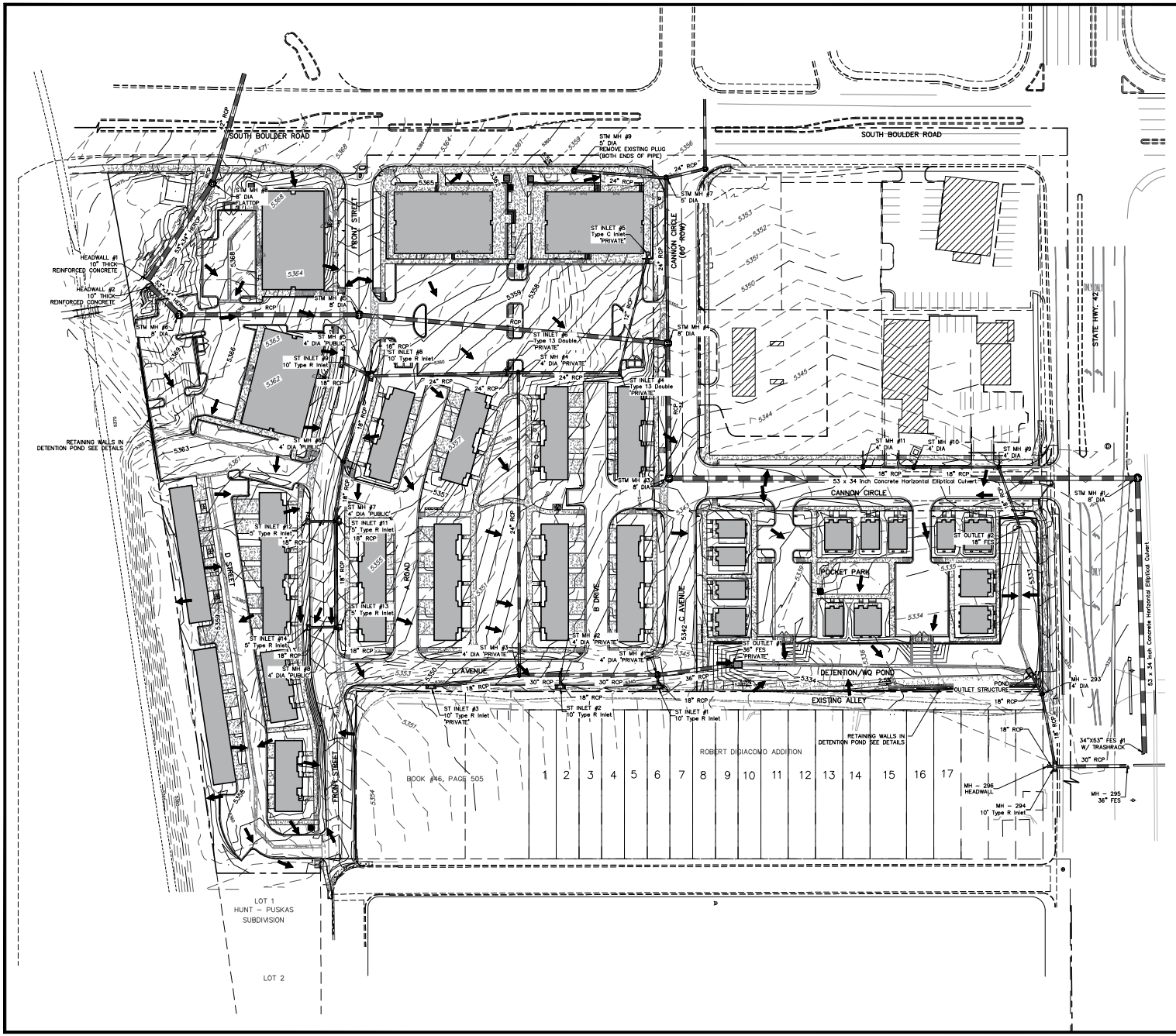
NO.	DATE	DESCRIPTION	BY

COAL CREEK VILLAGE

DRAINAGE & GRADING PLAN
PRELIMINARY PUD
LOUISVILLE, COLORADO

DATE 08/14/2024
CAD NO 2941GRADING
JOB NO 294-1

SHEET NO 17



N

0 50' 100'

SCALE: 1" = 50'

LEGEND

- 5075 EXISTING 5' CONTOUR
- 5074 EXISTING 1' CONTOUR
- 5075 PROPOSED 5' CONTOUR
- 5074 PROPOSED 1' CONTOUR

NOTES:

1. SPECIAL SPOT ELEVATION NOTATIONS ARE AS FOLLOWS:
   - 1.1. EOC – EDGE OF CONCRETE
   - 1.2. FG – FINISHED GRADE
   - 1.3. EOP – EDGE OF PROPERTY
   - 1.4. HP – HIGH POINT
   - 1.5. ME – MATCH EXISTING
   - 1.6. TOS – TOP OF STAIRS
   - 1.7. BOS – BOTTOM OF STAIRS
2. EXISTING CONTOURS (DASHED) SHOWN AT 1' INTERVALS.
3. PROPOSED CONTOURS (SOLID) SHOWN AT 1' INTERVALS.
4. FINISHED GRADE AROUND HOUSE IS TYPICALLY 8" BELOW TOP OF FOUNDATION (TOF) OR TOP OF WALL.
5. FINISHED FLOOR ELEVATION (FFE) IS 1.18' ABOVE TOP OF FOUNDATION (TOF).
6. 44" GARAGE CUT MEASURED FROM TOF TO BOTTOM OF CONCRETE SLAB AT GARAGE DOOR.
7. BENCHMARK INFORMATION: SMARTNET NORTH AMERICA CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) NETWORK WAS USED TO ESTABLISH A GPS DERIVED ELEVATION ON AN ON-SITE BENCHMARK AT A 3 FOOT OFFSET TO THE SOUTHEAST CORNER OF LOT 19, BLOCK 1, BEING A FOUND CHISELED CROSS WITH AN ELEVATION OF 5602.00 FEET (NAVD 88). NGS POINT X 413, BEING A METAL ROD LOCATED 1.2 MILES NORTHWEST OF THE SUBJECT PROPERTY, WITH A PUBLISHED ELEVATION OF 5338.119 FEET. NO DIFFERENTIAL LEVELING WAS PERFORMED TO ESTABLISH THE ELEVATION OF THE ON-SITE BENCHMARK.
8. FINISHED GRADE IS DESIGNED TO REESTABLISH PRE-FIRE GRADES AT THE PROPERTY LINES PER CITY OF LOUISVILLE TOPOGRAPHY MAPPING.

811 Know what's below. Call before you dig.

NO.	DATE	DESCRIPTION	BY

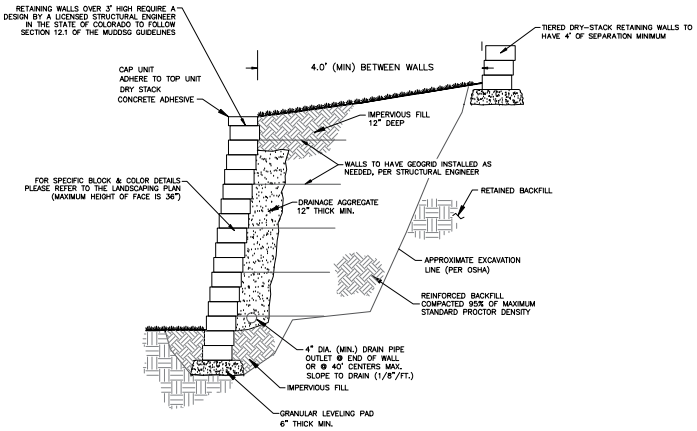
Rocky Ridge Civil Engineering
420 21st AVE, Suite 101
Longmont, CO 80501
303.651.6626
www.rockyridgecivil.com

COAL CREEK VILLAGE

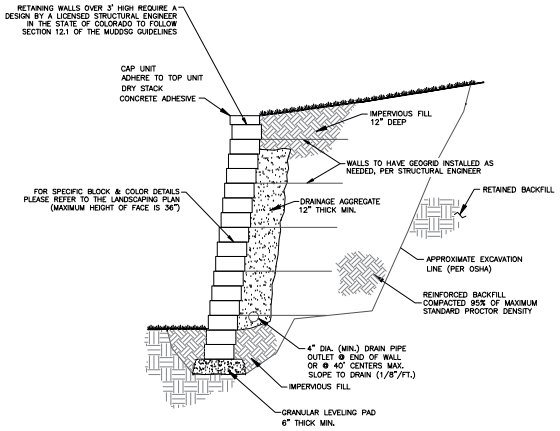
GRADING PLAN
PRELIMINARY PUD
LOUISVILLE, COLORADO

DATE: 06/14/2024
CAD NO: 2941GRADING
JOB NO: 294-1

SHEET NO
18



TYPICAL SECTION–DRY STACK RETAINING WALL
(LOCATED IN DETENTION POND)
SCALE: NONE



TYPICAL SECTION–DRY STACK RETAINING WALL
(LOCATED ON WEST PROPERTY LINE)
SCALE: NONE

NO.	DATE	DESCRIPTION	BY

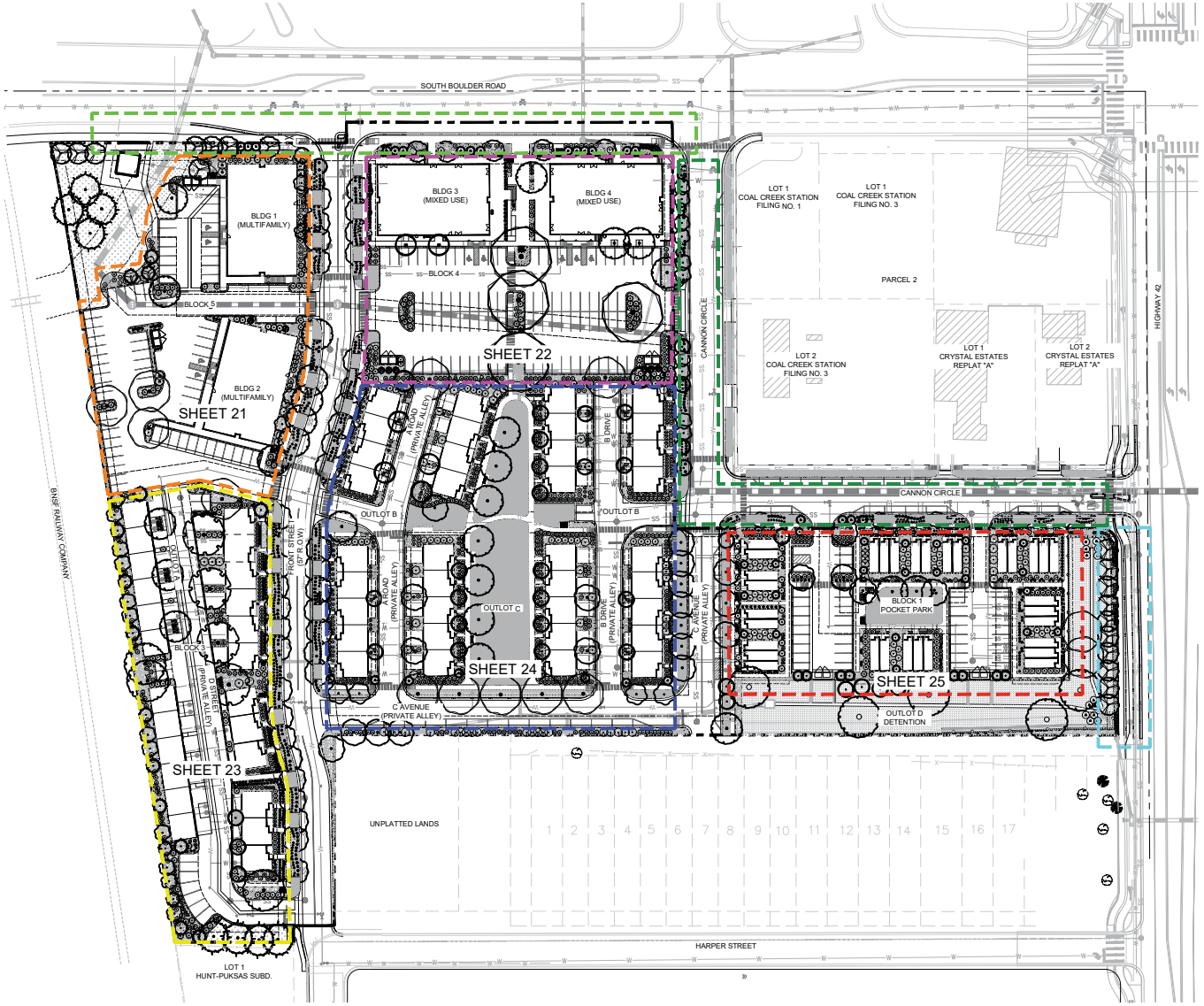
Rocky Ridge Civil Engineering
420 21st Ave, Suite 101
Longmont, CO 80501
303.651.6626
www.rockyridgecivil.com

COAL CREEK VILLAGE

RETAINING WALL DETAILS
PRELIMINARY PUD
LOUISVILLE, COLORADO

DATE 09/14/2024
CAD NO 2941GRADING
JOB NO 294-1

SHEET NO
19



LANDSCAPE LEGEND

DECIDUOUS SHADE TREES
DECIDUOUS ORNAMENTAL TREES
EVERGREEN TREES
DECIDUOUS SHRUBS
EVERGREEN SHRUBS
PERENNIALS

LANDSCAPE MATERIAL LEGEND	
SYMBOL	DESCRIPTION
	2-3" RIVER ROCK MULCH
	NATIVE GRASS, UPLAND BLEND
	NATIVE GRASS, WET-MEADOW BLEND
	IRRIGATED TURF
	COBBLE ROCK MULCH

LANDSCAPE REQUIREMENTS

CODE SECTION

REQUIRED PLANT MATERIAL - SOUTH BOULDER ROAD

CODE SECTION	AREA / ITEM	REQUIREMENT	REQUIRED AREA	PROVIDED AREA
5.4.B.1	REQ. STREET TREES	1 TREE / 20 L.F.	531 / 20 = 26.55	27 TREES

REQUIRED PLANT MATERIAL - HIGHWAY 42

CODE SECTION	AREA / ITEM	REQUIREMENT	REQUIRED AREA	PROVIDED AREA
5.4.B.1	REQ. STREET TREES	1 TREE / 20 L.F.	193 / 20 = 9.6 TREES	10 TREES

REQUIRED PLANT MATERIAL - CANNON CIRCLE

CODE SECTION	AREA / ITEM	REQUIREMENT	REQUIRED AREA	PROVIDED AREA
5.4.E.1	REQ. STREET TREES	1 TREE / 20 L.F.	598 / 20 = 29.9	29 TREES

REQUIRED PLANT MATERIAL - BLOCK 4 OVERALL & PARKING

CODE SECTION	AREA / ITEM	REQUIREMENT	REQUIRED AREA	PROVIDED AREA
7.4.B.1.a	LANDSCAPED AREA	10% AREA REQ. OF 64,608 S.F.	6,460 SF	10,365 SF (16%)
7.4.B.1.b	HARDSCAPED AREA	HARDSCAPED AREA MUST BE LESS THAN 2/3 OF MIN. LANDSCAPED AREA REQ.	< 4,283 SF	3,875 SF
7.3.B.2.b.i	PARKING INTERIOR L.S. AREA	5% AREA REQ. OF 33,018 S.F.	1,651 SF	4,608 SF (7%)
7.1.B.1	PARKING PERIMETER	5' BUFFER @ PERIMETER	5' BUFFER MIN	5' BUFFER
7.3.E	LANDSCAPE ISLANDS	1 TREE / 300 SF OF LANDSCAPED AREA	2,453/300=8	9

REQUIRED PLANT MATERIAL - BLOCK 5 OVERALL & PARKING

CODE SECTION	AREA / ITEM	REQUIREMENT	REQUIRED AREA	PROVIDED AREA
7.4.B.1.a	LANDSCAPED AREA	10% AREA REQ. OF 80,766 S.F.	8,039 SF	19,915 SF (24%)
7.4.B.1.b	HARDSCAPED AREA	HARDSCAPED AREA MUST BE LESS THAN 2/3 OF MIN. LANDSCAPED AREA REQ.	< 2,665 SF	0 SF
7.3.B.2.b.i	PARKING INTERIOR L.S. AREA	5% AREA REQ. OF 30,823 S.F.	1,541 SF	3,408 SF (9%)
7.1.B.1	PARKING PERIMETER	5' BUFFER @ PERIMETER	5' BUFFER	5' BUFFER
7.3.E	LANDSCAPE ISLANDS	1 TREE / 300 SF OF LANDSCAPED AREA	3,408/300=11	11

REQUIRED PLANT MATERIAL - BLOCK 1 OVERALL & PARKING

CODE SECTION	AREA / ITEM	REQUIREMENT	REQUIRED AREA	PROVIDED AREA
7.4.B.1.a	LANDSCAPED AREA	10% AREA REQ. OF 78,766 S.F.	7,879 SF	17,355 (22%)
7.4.B.1.b	HARDSCAPED AREA	HARDSCAPED AREA MUST BE LESS THAN 2/3 OF MIN. LANDSCAPED AREA REQ.	< 5,200 SF	95 SF
7.3.B.2.b.i	PARKING INTERIOR L.S. AREA	5% AREA REQ. OF 12,732 S.F.	633 SF	1,298 SF (10%)
7.1.B.1	PARKING PERIMETER	5' BUFFER @ PERIMETER	5' BUFFER	5' BUFFER
7.3.E	LANDSCAPE ISLANDS	1 TREE / 300 SF OF LANDSCAPED AREA	1,298/300 = 4	12

REQUIRED PLANT MATERIAL - BLOCK 3 OVERALL

CODE SECTION	AREA / ITEM	REQUIREMENT	REQUIRED AREA	PROVIDED AREA
7.4.B.1.a	LANDSCAPED AREA	10% AREA REQ. OF 56,894 S.F.	5,689 SF	15,717 SF (27%)
7.4.B.1.b	HARDSCAPED AREA	HARDSCAPED AREA MUST BE LESS THAN 2/3 OF MIN. LANDSCAPED AREA REQ.	<3,741 SF	0 SF

REQUIRED PLANT MATERIAL - BLOCK 2 OVERALL

CODE SECTION	AREA / ITEM	REQUIREMENT	REQUIRED AREA	PROVIDED AREA
7.4.B.1.a	LANDSCAPED AREA	10% AREA REQ. OF 116,198 S.F.	11,619 SF	36,756 SF (31%)
7.4.B.1.b	HARDSCAPED AREA	HARDSCAPED AREA MUST BE LESS THAN 2/3 OF MIN. LANDSCAPED AREA REQ.	<7,668 SF	1,040 SF

COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO

PREPARED BY:

ripleydesign
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.224.6617 | www.ripleydesigninc.com

PLANNER / LANDSCAPE ARCHITECT

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Joel Welkert
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828

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P. 303.775.5524

ENGINEER

ROCKY RIDGE CIVIL ENGINEERING
Joel Seamons
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LONGMONT, COLORADO 80501
P. 303.651.6626

NORTH
0 25 50 100
SCALE: 1"=50'-0"
ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
1	PRELIMINARY PUD	01/22/2021
2	PRELIMINARY PUD RD 2	06/21/2021
3	PRELIMINARY PUD RD 3	05/17/2022
4	PRELIMINARY PUD RD 4	12/23/2022
5	PRELIMINARY PUD RD 5	08/04/2023
6	PRELIMINARY PUD RD 6	05/14/2024

REVISIONS

No.	DESCRIPTION	DATE

OVERALL LANDSCAPE PLAN

SEAL:

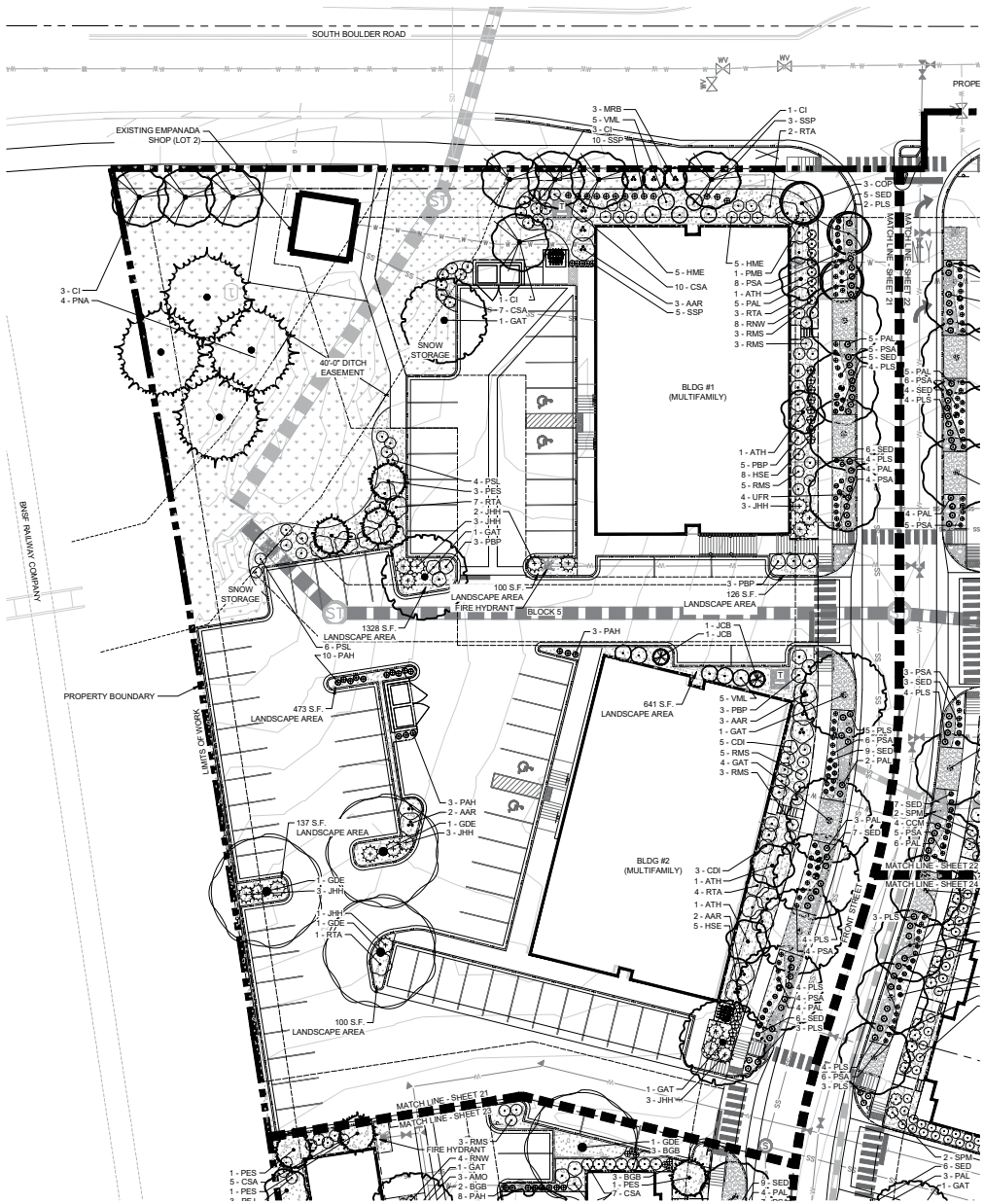
ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R20-030
DRAWN BY:	RDI
REVIEWED BY:	RDI

DRAWING NUMBER:

20 OF 32

Plotted By: Megan McGregor **Layout:** L1 OVERALL LANDSCAPE PLAN **Printed On:** 3/29/2024 9:33 AM **File Name:** LANDSCAPE PLAN.dwg



PLANT LEGEND

CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
DECIDUOUS TREES					
COP	3	CELTIS OCCIDENTALIS 'PRAIRIE SENTINEL' / PRAIRIE SENTINEL HACKBERRY	B & B	2.5"CAL	
GAT	8	GLEDITSIA TRIACANTHOS 'SKYLINE' / SKYLINE HONEY LOCUST	B & B	2.5"CAL	
GDE	3	GYMNOCLADUS DIOICA 'ESPRESSO' / SEEDLESS KENTUCKY COFFEETREE	B & B	2.5"CAL	
UFR	4	ULMUS 'FRONTIER' / FRONTIER ELM	B & B	2.5"CAL	
EVERGREEN TREES					
JCB	2	JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER	B & B		6' HT
PES	3	PINUS EDULIS / PINYON PINE	B & B		6' HT
PNA	4	PINUS NIGRA / AUSTRIAN PINE	B & B		6' HT
ORNAMENTAL TREES					
ATH	4	ACER TATARICUM 'HOT WINGS' / HOT WINGS MAPLE	B & B	1.5"CAL	
CI	8	CRATAEGUS CRUS-GALLI INERMIS / THORNLESS COCKSPUR HAWTHORN	B & B	1.5"CAL	
MRB	3	MALUS X 'RED BARRON' / RED BARRON CRAB APPLE	B & B	1.5"CAL	

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HYDROZONE
DECIDUOUS SHRUBS				
AAR	10	AMELANCHIER ALNIFOLIA 'REGENT' / REGENT SERVICEBERRY	5 GAL	
CSA	17	CORNUS SERICEA 'ARCTIC FIRE' / ARCTIC FIRE RED TWIG DOGWOOD	5 GAL	
CDI	8	COTONEASTER DIVARICATUS / SPREADING COTONEASTER	5 GAL	
HME	10	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER' / ENDLESS SUMMER HYDRANGEA	5 GAL	
PAL	23	PEROVSKIA ATRIPLICIFOLIA 'LISSLITT' / LACEY BLUE RUSSIAN SAGE	5 GAL	
PSL	10	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM / DWARF NINEBARK	5 GAL	
PBP	14	PRUNUS BESSEYI 'PAWNEE BUTTES' / DWARF WESTERN SAND CHERRY	5 GAL	
RTA	17	RHUS TRILOBATA 'GRO LOW' / SKUNKBUSH SUMAC	5 GAL	
RMS	19	ROSA SHRUB 'MORDEN SUNRISE' / MORDEN SUNRISE SHRUB ROSE	5 GAL	
RNW	8	ROSA X 'NEARLY WILD' / NEARLY WILD SHRUB ROSE	5 GAL	
VML	10	VIBURNUM LENTAGO / NANNYBERRY	5 GAL	
EVERGREEN SHRUBS				
JHH	18	JUNIPERUS HORIZONTALIS 'HUGHES' / HUGHES JUNIPER	5 GAL	
PLS	26	PINUS LEUCODERMIS 'SMIDTII' / DWARF GLOBE BOSNIAN PINE	5 GAL	
PMB	1	PINUS MUGO 'BIG TUNA' / BIG TUNA MUGO PINE	10 GAL	-
PERENNIALS				
HSE	13	HELICTOTRICHON SEMPERVIRENS / BLUE AVENA GRASS	1 GAL	
PAH	16	PENNISETUM ALOPECUROIDES 'HAMELN' / DWARF FOUNTAIN GRASS	1 GAL	
PSA	31	PENNISETUM SETACEUM 'ALBA' / WHITE FOUNTAIN GRASS	5 GAL	
SSP	18	SCHIZACHYRIUM SCOPARIUM 'PRAIRIE BLUES' / LITTLE BLUESTEM GRASS	1 GAL	
SED	38	SEDUM X 'DAZZLEBERRY' / DAZZELBERRY STONECROP	1 GAL	

REQUIRED PLANT MATERIAL - BLOCK 4 OVERALL & PARKING

CODE SECTION	AREA / ITEM	REQUIREMENT	REQUIRED AREA	PROVIDED AREA
7.4.B.1.a	LANDSCAPED AREA	10% AREA REQ. OF 64,608 S.F.	6,460 SF	10,365 SF (16%)
7.4.B.1.b	HARDSCAPED AREA	HARDSCAPED AREA MUST BE LESS THAN 2/3 OF MIN. LANDSCAPED AREA REQ.	< 4,263 SF	3,875 SF
7.3.B.2.b.i	PARKING INTERIOR L.S. AREA	5% AREA REQ. OF 33,018 S.F.	1,651 SF	4,608 SF (7%)

LANDSCAPE LEGEND

DECIDUOUS SHADE TREES
DECIDUOUS SHRUBS
EVERGREEN SHRUBS
DECIDUOUS ORNAMENTAL TREES
PERENNIALS
EVERGREEN TREES

LANDSCAPE MATERIAL LEGEND	
SYMBOL	DESCRIPTION
	2-3" RIVER ROCK MULCH
	NATIVE GRASS, UPLAND BLEND
	NATIVE GRASS, WET-MEADOW BLEND
	IRRIGATED TURF
	COBBLE ROCK MULCH

COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO

PREPARED BY:

ripleydesign
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200/Fort Collins, CO 80521
phone 970.224.5828 / fax 970.224.5821 / www.ripleydesigninc.com

PLANNER / LANDSCAPE ARCHITECT

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OWNER

COAL CREEK VILLAGE LLC
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BOULDER, COLORADO 80303
P. 303.775.5524

ENGINEER

ROCKY RIDGE CIVIL ENGINEERING
Joel Seamons
420 21ST AVENUE, SUITE 101
LONGMONT, COLORADO 80501
P. 303.651.6626

NORTH
SCALE: 1"=20'-0"
0 10 20 40
ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
1	PRELIMINARY PUD	01/22/2021
2	PRELIMINARY PUD RD 2	06/21/2021
3	PRELIMINARY PUD RD 3	06/17/2022
4	PRELIMINARY PUD RD 4	12/23/2022
5	PRELIMINARY PUD RD 5	08/04/2023
6	PRELIMINARY PUD RD 6	05/14/2024

REVISIONS

No.	DESCRIPTION	DATE

LANDSCAPE PLAN ENLARGEMENT

SEAL:

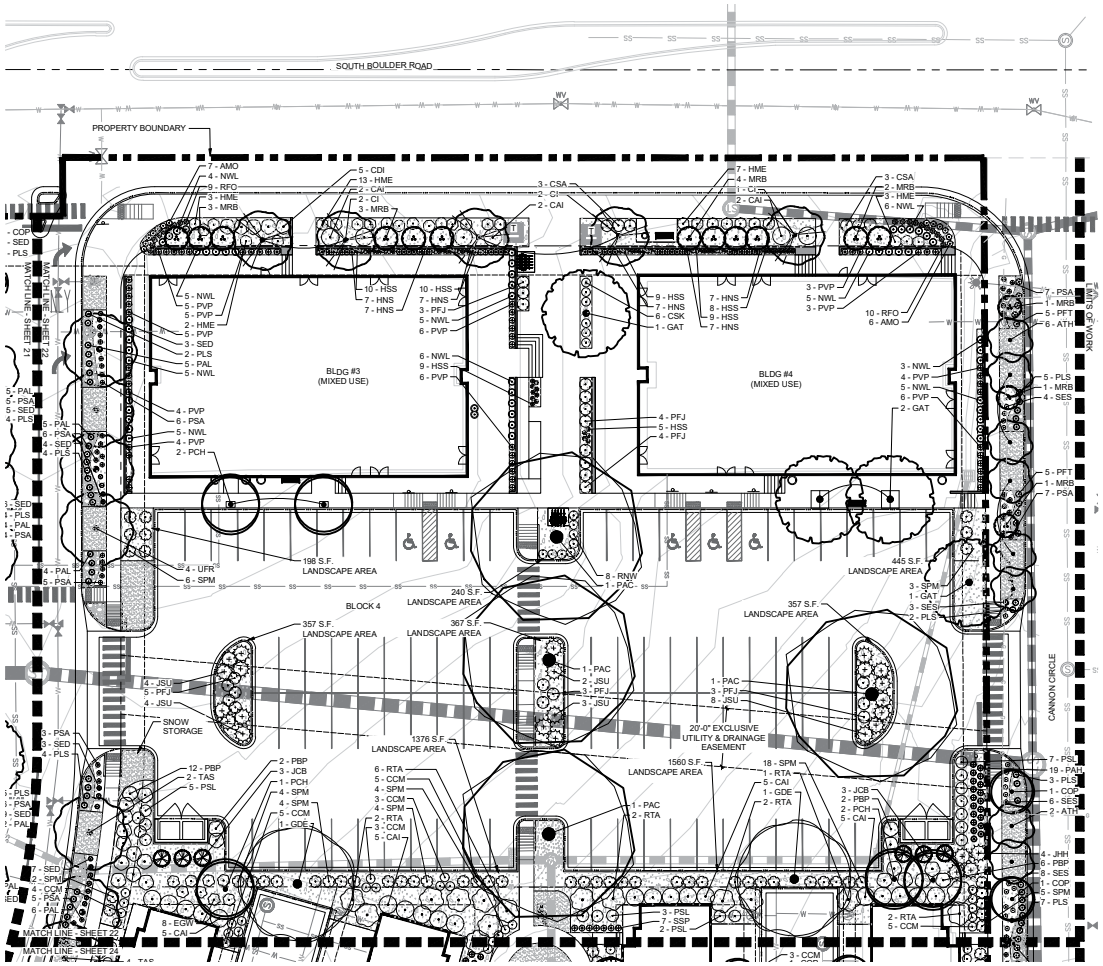
ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R20-030
DRAWN BY:	
REVIEWED BY:	

DRAWING NUMBER:

21 OF 32

Plotted By: Megan McGregor **Layout:** L2 LANDSCAPE PLAN - BLOCK 6 **Printed On:** 4/2/2024 9:04 AM **File Name:** LANDSCAPE PLAN.dwg



PLANT LEGEND

CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
DECIDUOUS TREES					
COP	2	CELTIS OCCIDENTALIS `PRAIRIE SENTINEL` / PRAIRIE SENTINEL HACKBERRY	B & B	2.5"CAL	
GAT	4	GLEDITSIA TRIACANTHOS `SKYLINE` / SKYLINE HONEY LOCUST	B & B	2.5"CAL	
GDE	2	GYMNOCLADUS DIOICA `ESPRESSO` / SEEDLESS KENTUCKY COFFEETREE	B & B	2.5"CAL	
PAC	4	PLATANUS X ACERIFOLIA `BLOODGOOD` / BLOODGOOD LONDON PLANETREE	B & B	2.5"CAL	
TAS	2	TILIA AMERICANA `SENTRY` / AMERICAN LINDEN	B & B	2.5"CAL	
UFR	4	ULMUS `FRONTIER` / FRONTIER ELM	B & B	2.5"CAL	
EVERGREEN TREES					
JCB	6	JUNIPERUS CHINENSIS `BLUE POINT` / BLUE POINT JUNIPER	B & B		6` HT
ORNAMENTAL TREES					
ATH	8	ACER TATARICUM `HOT WINGS` / HOT WINGS MAPLE	B & B	1.5"CAL	
CI	5	CRATAEGUS CRUS-GALLI INERMIS / THORNLESS COCKSPUR HAWTHORN	B & B	1.5"CAL	
MRB	15	MALUS X `RED BARRON` / RED BARRON CRAB APPLE	B & B	1.5"CAL	
PCH	5	PYRUS CALLERYANA `CHANTICLEER` / CHANTICLEER ORNAMENTAL PEAR	B & B	1.5"CAL	

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HYDROZONE
DECIDUOUS SHRUBS				
CCM	25	CARYOPTERIS X CLANDONENSIS `BLUE MIST` / BLUE MIST SPIREA	5 GAL	
CAI	26	CORNUS ALBA `IVORY HALO` / IVORY HALO VARIEGATED DOGWOOD	5 GAL	
CSA	6	CORNUS SERICEA `ARCTIC FIRE` / ARCTIC FIRE RED TWIG DOGWOOD	5 GAL	
CSK	6	CORNUS SERICEA `KELSEY!` / KELSEY DWARF DOGWOOD	5 GAL	
CDI	5	COTONEASTER DIVARICATUS / SPREADING COTONEASTER	5 GAL	
HME	28	HYDRANGEA MACROPHYLLA `ENDLESS SUMMER` / ENDLESS SUMMER HYDRANGEA	5 GAL	
PAL	20	PEROVSKIA ATRIPLICIFOLIA `LISSLITT` / LACEY BLUE RUSSIAN SAGE	5 GAL	
PSL	17	PHYSOCARPUS OPULIFOLIUS `LITTLE DEVIL` TM / DWARF NINEBARK	5 GAL	
PFJ	22	POTENTILLA FRUTICOSA `JACKMANII` / JACKMAN POTENTILLA	5 GAL	
PFT	11	POTENTILLA FRUTICOSA `TANGERINE` / TANGERINE BUSH CINQUEFOIL	5 GAL	
PBP	22	PRUNUS BESSEYI `PAWNEE BUTTES` / DWARF WESTERN SAND CHERRY	5 GAL	
RTA	15	RHUS TRILOBATA `GRO LOW` / SKUNKBUSH SUMAC	5 GAL	
RNW	8	ROSA X `NEARLY WILD` / NEARLY WILD SHRUB ROSE	5 GAL	
SPM	50	SYRINGA PATULA `MISS KIM` / MISS KIM DWARF LILAC	5 GAL	
EVERGREEN SHRUBS				
EGW	8	EUONYMUS FORTUNEI 'EMERALD GAIETY' TM / EMERALD GAIETY WINTERCREEPER	5 GAL	
JHH	4	JUNIPERUS HORIZONTALIS `HUGHES` / HUGHES JUNIPER	5 GAL	
JSU	21	JUNIPERUS SABINA `BUFFALO` / BUFFALO JUNIPER	5 GAL	
PLS	27	PINUS LEUCODERMIS 'SMIDTII' / DWARF GLOBE BOSNIAN PINE	5 GAL	
PERENNIALS				
AMO	13	ACHILLEA X `MOONSHINE` / MOONSHINE YARROW	1 GAL	
HNS	42	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL	
HSS	60	HEUCHERA SANGUINEA `SNOW ANGEL` / VARIEGATED CORAL BELLS	1 GAL	
NWL	49	NEPETA X FAASSENII `WALKERS LOW` / WALKERS LOW CATMINT	1 GAL	
PVP	51	PANICUM VIRGATUM `PRAIRE FIRE` / RED SWITCH GRASS	5 GAL	
PAH	20	PENNISETUM ALOPECUROIDES `HAMELN` / DWARF FOUNTAIN GRASS	1 GAL	
PSA	40	PENNISETUM SETACEUM 'ALBA' / WHITE FOUNTAIN GRASS	5 GAL	
RFO	19	RUDBECKIA FULGIDA `GOLDSTURM` / BLACK-EYED SUSAN	1 GAL	
SSP	7	SCHIZACHYRIUM SCOPARIUM `PRAIRIE BLUES` / LITTLE BLUESTEM GRASS	1 GAL	
SED	17	SEDUM X `DAZZLEBERRY` / DAZZELBERRY STONECROP	1 GAL	
SES	21	SEDUM X `KNIGHT RIDER` / KNIGHT RIDER STONECROP	1 GAL	

REQUIRED PLANT MATERIAL - BLOCK 4 OVERALL & PARKING

CODE SECTION	AREA / ITEM	REQUIREMENT	REQUIRED AREA	PROVIDED AREA
7.4.B.1.a	LANDSCAPED AREA	10% AREA REQ. OF 64,608 S.F.	6,460 SF	10,365 SF (16%)
7.4.B.1.b	HARDSCAPED AREA	HARDSCAPED AREA MUST BE LESS THAN 2/3 OF MIN. LANDSCAPED AREA REQ.	< 4,263 SF	3,875 SF
7.3.B.2.b.i	PARKING INTERIOR L.S. AREA	5% AREA REQ. OF 33,018 S.F.	1,651 SF	4,608 SF (7%)
7.1.B.1	PARKING PERIMETER	5' BUFFER @ PERIMETER	5' BUFFER MIN	5' BUFFER
7.3.E	LANDSCAPE ISLANDS	1 TREE / 300 SF OF LANDSCAPED AREA	2,453/300=8	9

LANDSCAPE LEGEND

DECIDUOUS SHADE TREES
DECIDUOUS ORNAMENTAL TREES
EVERGREEN TREES
DECIDUOUS SHRUBS
EVERGREEN SHRUBS
PERENNIALS

LANDSCAPE MATERIAL LEGEND	
SYMBOL	DESCRIPTION
	2-3" RIVER ROCK MULCH
	NATIVE GRASS, UPLAND BLEND
	NATIVE GRASS, WET-MEADOW BLEND
	IRRIGATED TURF
	COBBLE ROCK MULCH

NORTH
SCALE: 1"=20'-0"
ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
1	PRELIMINARY PUD	01/22/2021
2	PRELIMINARY PUD RD 2	06/21/2021
3	PRELIMINARY PUD RD 3	06/17/2022
4	PRELIMINARY PUD RD 4	12/23/2022
5	PRELIMINARY PUD RD 5	09/04/2023
6	PRELIMINARY PUD RD 6	05/14/2024

REVISIONS		
No.	DESCRIPTION	DATE

COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO

PREPARED BY:

ripleydesign
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.224.8671 | www.ripleydesign.com

PLANNER / LANDSCAPE ARCHITECT

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OWNER

COAL CREEK VILLAGE LLC
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ENGINEER

ROCKY RIDGE CIVIL ENGINEERING
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LONGMONT, COLORADO 80501
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LANDSCAPE PLAN ENLARGEMENT

SEAL:

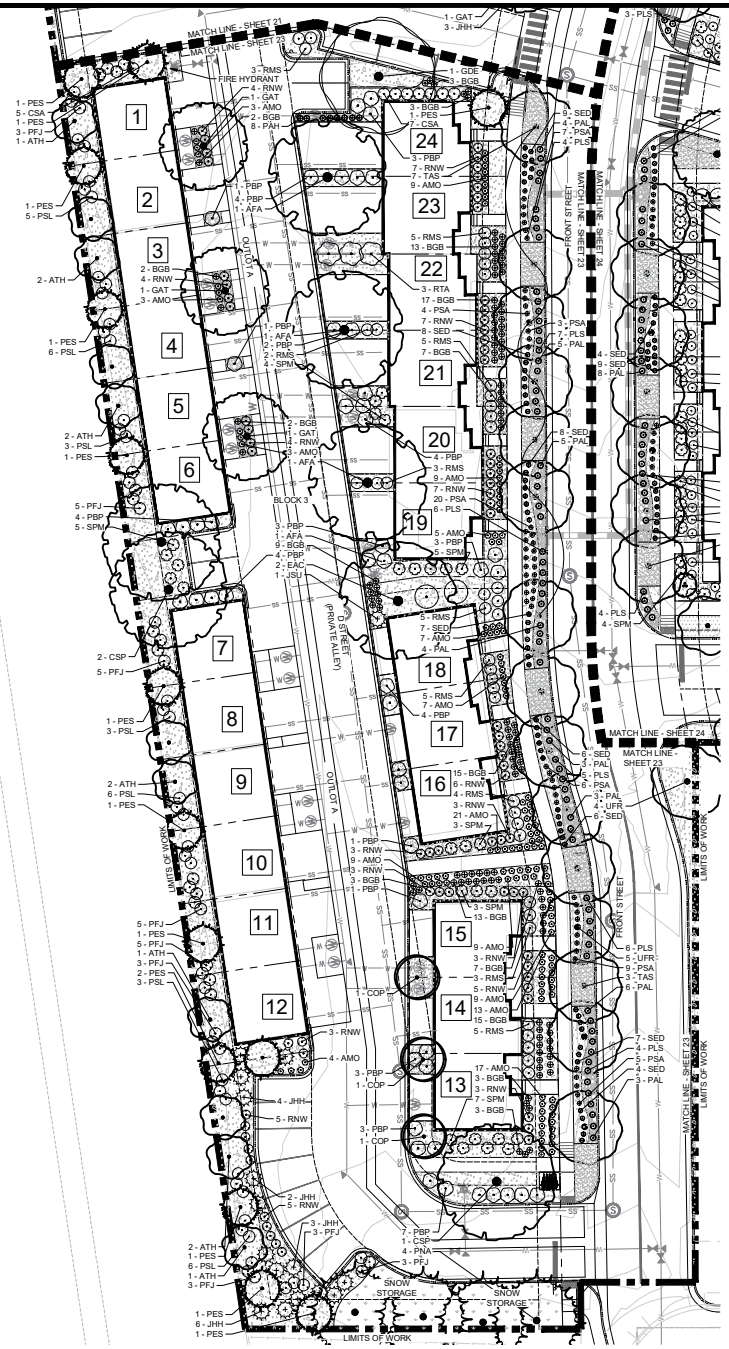
ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R20-030
DRAWN BY:	
REVIEWED BY:	

DRAWING NUMBER:

22 OF 32

Plotted By: Megan McGregor **Layout:** L3 LANDSCAPE PLAN - BLOCK 4 **Printed On:** 4/2/2024 9:05 AM **File Name:** LANDSCAPE PLAN.dwg



PLANT LEGEND

CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
DECIDUOUS TREES					
AFA	4	ACER X FREEMANII AUTUMN BLAZE / AUTUMN BLAZE MAPLE	B & B	2.5"CAL	
CSP	3	CATALPA SPECIOSA / WESTERN CATALPA	B & B	2.5"CAL	
COP	3	CELTIS OCCIDENTALIS `PRAIRIE SENTINEL` / PRAIRIE SENTINEL HACKBERRY	B & B	2.5"CAL	
GAT	3	GLEDITSIA TRIACANTHOS `SKYLINE` / SKYLINE HONEY LOCUST	B & B	2.5"CAL	
GDE	1	GYMNOCLADUS DIOICA `ESPRESSO` / SEEDLESS KENTUCKY COFFEETREE	B & B	2.5"CAL	
TAS	10	TILIA AMERICANA `SENTRY` / AMERICAN LINDEN	B & B	2.5"CAL	
UFR	5	ULMUS `FRONTIER` / FRONTIER ELM	B & B	2.5"CAL	
EVERGREEN TREES					
PES	14	PINUS EDULIS / PINYON PINE	B & B		6` HT
PNA	4	PINUS NIGRA / AUSTRIAN PINE	B & B		6` HT
ORNAMENTAL TREES					
ATH	11	ACER TATARICUM `HOT WINGS` / HOT WINGS MAPLE	B & B	1.5"CAL	

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HYDROZONE
DECIDUOUS SHRUBS				
CSA	12	CORNUS SERICEA `ARCTIC FIRE` / ARCTIC FIRE RED TWIG DOGWOOD	5 GAL	
EAC	2	EUONYMUS ALATUS `COMPACTUS` / DWARF BURNING BUSH	5 GAL	
PAL	33	PEROVSKIA ATRIPLICIFOLIA `LISSLITT` / LACEY BLUE RUSSIAN SAGE	5 GAL	
PSL	32	PHYSOCARPUS OPULIFOLIUS `LITTLE DEVIL` TM / DWARF NINEBARK	5 GAL	
PFJ	35	POTENTILLA FRUTICOSA `JACKMANII` / JACKMAN POTENTILLA	5 GAL	
PBP	48	PRUNUS BESSEYI `PAWNEE BUTTES` / DWARF WESTERN SAND CHERRY	5 GAL	
RTA	3	RHUS TRILOBATA `GRO LOW` / SKUNKBUSH SUMAC	5 GAL	
RMS	40	ROSA SHRUB `MORDEN SUNRISE` / MORDEN SUNRISE SHRUB ROSE	5 GAL	
RNW	72	ROSA X `NEARLY WILD` / NEARLY WILD SHRUB ROSE	5 GAL	
SPM	27	SYRINGA PATULA `MISS KIM` / MISS KIM DWARF LILAC	5 GAL	
EVERGREEN SHRUBS				
JHH	15	JUNIPERUS HORIZONTALIS `HUGHES` / HUGHES JUNIPER	5 GAL	
JSU	1	JUNIPERUS SABINA `BUFFALO` / BUFFALO JUNIPER	5 GAL	
PLS	32	PINUS LEUCODERMIS `SMIDTII` / DWARF GLOBE BOSNIAN PINE	5 GAL	
PERENNIALS				
AMO	128	ACHILLEA X `MOONSHINE` / MOONSHINE YARROW	1 GAL	
BGB	117	BOUTELOUA GRACILIS `BLONDE AMBITION` / BLONDE AMBITION GRAMA GRASS	1 GAL	
PAH	8	PENNISETUM ALOPECUROIDES `HAMELN` / DWARF FOUNTAIN GRASS	1 GAL	
PSA	54	PENNISETUM SETACEUM `ALBA` / WHITE FOUNTAIN GRASS	5 GAL	
SED	55	SEDUM X `DAZZLEBERRY` / DAZZELBERRY STONECROP	1 GAL	

REQUIRED PLANT MATERIAL - BLOCK 3 OVERALL				
CODE SECTION	AREA / ITEM	REQUIREMENT	REQUIRED AREA	PROVIDED AREA
7.4.B.1.a	LANDSCAPED AREA	10% AREA REQ. OF 56,694 S.F.	5,669 SF	5,717 SF (27%)
7.4.B.1.b	HARDSCAPED AREA	HARDSCAPED AREA MUST BE LESS THAN 2/3 OF MIN. LANDSCAPED AREA REQ.	<3,741 SF	0 SF

LANDSCAPE LEGEND

LANDSCAPE MATERIAL LEGEND	
SYMBOL	DESCRIPTION
	2-3" RIVER ROCK MULCH
	NATIVE GRASS, UPLAND BLEND
	NATIVE GRASS, WET-MEADOW BLEND
	IRRIGATED TURF
	COBBLE ROCK MULCH

COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO

PREPARED BY:

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LONGMONT, COLORADO 80501
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NORTH
0 10 20 40
SCALE: 1"=20'-0"
ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
1	PRELIMINARY PUD	01/22/2021
2	PRELIMINARY PUD RD 2	06/21/2021
3	PRELIMINARY PUD RD 3	06/17/2022
4	PRELIMINARY PUD RD 4	12/23/2022
5	PRELIMINARY PUD RD 5	08/04/2023
6	PRELIMINARY PUD RD 6	05/14/2024

REVISIONS

No.	DESCRIPTION	DATE

LANDSCAPE PLAN ENLARGEMENT

SEAL:

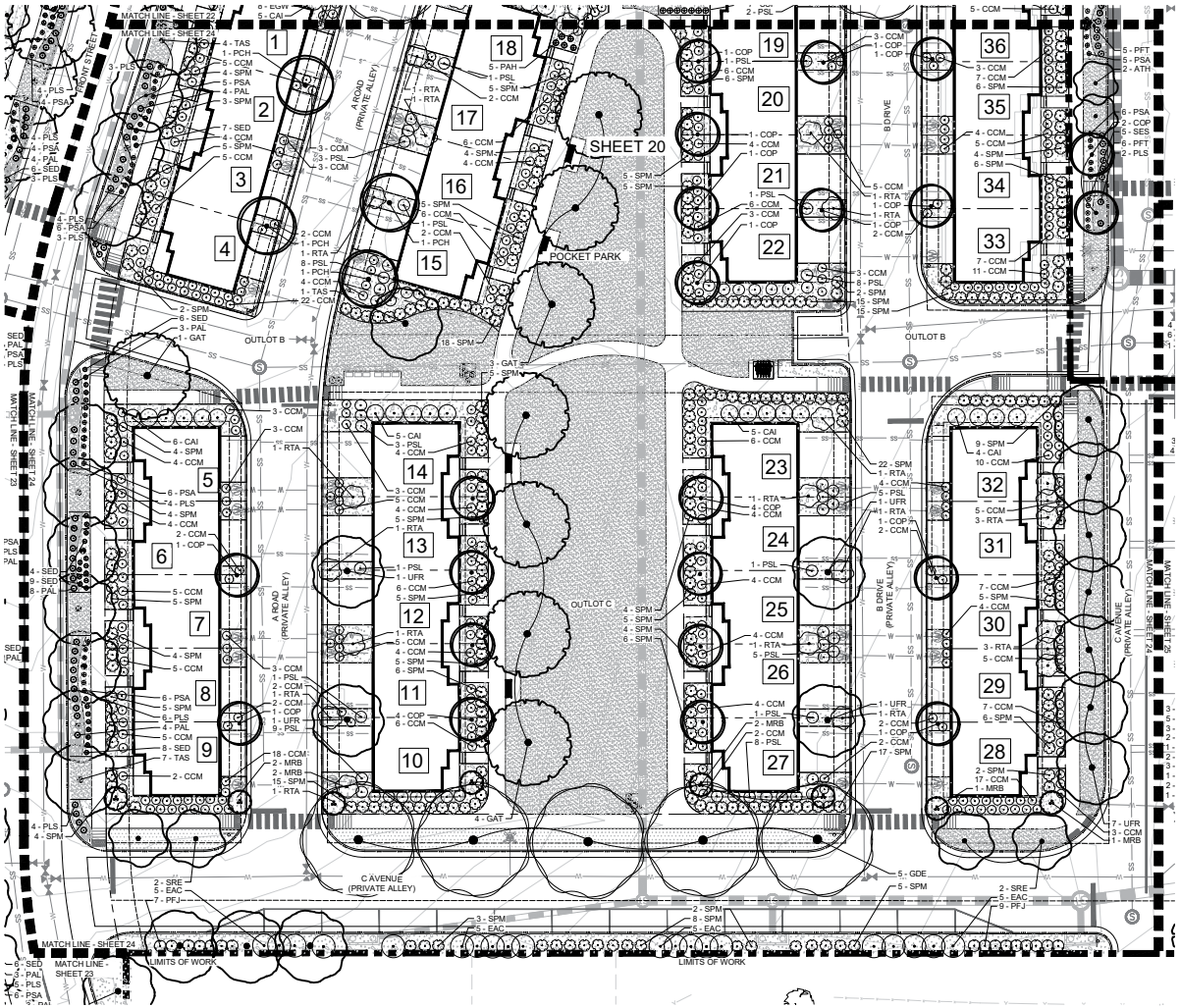
ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R20-030
DRAWN BY:	
REVIEWED BY:	

DRAWING NUMBER:

23 OF 32

Plotted By: Megan McGregor **Layout:** L4 LANDSCAPE PLAN - BLOCK 5 **Printed On:** 4/2/2024 9:06 AM **File Name:** LANDSCAPE PLAN.dwg



PLANT LEGEND

CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
DECIDUOUS TREES				
COP	22	CELTIS OCCIDENTALIS 'PRAIRIE SENTINEL' / PRAIRIE SENTINEL HACKBERRY	B & B	2.5"CAL
GAT	8	GLEDITSIA TRIACANTHOS 'SKYLINE' / SKYLINE HONEY LOCUST	B & B	2.5"CAL
GDE	5	GYMNOCLADUS DIOICA 'ESPRESSO' / SEEDLESS KENTUCKY COFFEETREE	B & B	2.5"CAL
TAS	12	TILIA AMERICANA 'SENTRY' / AMERICAN LINDEN	B & B	2.5"CAL
UFR	15	ULMUS 'FRONTIER' / FRONTIER ELM	B & B	2.5"CAL
ORNAMENTAL TREES				
ATH	2	ACER TATARICUM 'HOT WINGS' / HOT WINGS MAPLE	B & B	1.5"CAL
MRB	8	MALUS X 'RED BARRON' / RED BARRON CRAB APPLE	B & B	1.5"CAL
PCH	4	PYRUS CALLERYANA 'CHANTICLEER' / CHANTICLEER ORNAMENTAL PEAR	B & B	1.5"CAL
SRE	4	SYRINGA RETICULATA / JAPANESE LILAC TREE	B & B	1.5"CAL

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HYDROZONE
DECIDUOUS SHRUBS				
CCM	326	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST SPIREA	5 GAL	
CAI	20	CORNUS ALBA 'IVORY HALO' / IVORY HALO VARIEGATED DOGWOOD	5 GAL	
EAC	20	EUONYMUS ALATUS 'COMPACTUS' / DWARF BURNING BUSH	5 GAL	
PAL	19	PEROVSKIA ATRIPLICIFOLIA 'LISSLITT' / LACEY BLUE RUSSIAN SAGE	5 GAL	
PSL	57	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM / DWARF NINEBARK	5 GAL	
PFJ	16	POTENTILLA FRUTICOSA 'JACKMANII' / JACKMAN POTENTILLA	5 GAL	
PFT	10	POTENTILLA FRUTICOSA 'TANGERINE' / TANGERINE BUSH CINQUEFOIL	5 GAL	
RTA	22	RHUS TRILOBATA 'GRO LOW' / SKUNKBUSH SUMAC	5 GAL	
SPM	275	SYRINGA PATULA 'MISS KIM' / MISS KIM DWARF LILAC	5 GAL	
EVERGREEN SHRUBS				
PLS	26	PINUS LEUCODERMIS 'SMIDTII' / DWARF GLOBE BOSNIAN PINE	5 GAL	
PERENNIALS				
PAH	5	PENNISETUM ALOPECUROIDES 'HAMELN' / DWARF FOUNTAIN GRASS	1 GAL	
PSA	33	PENNISETUM SETACEUM 'ALBA' / WHITE FOUNTAIN GRASS	5 GAL	
SED	34	SEDUM X 'DAZZLEBERRY' / DAZZELBERRY STONECROP	1 GAL	
SES	5	SEDUM X 'KNIGHT RIDER' / KNIGHT RIDER STONECROP	1 GAL	

REQUIRED PLANT MATERIAL - BLOCK 2 OVERALL

CODE SECTION	AREA / ITEM	REQUIREMENT	REQUIRED AREA	PROVIDED AREA
7.4.B.1.a	LANDSCAPED AREA	10% AREA REQ. OF 116,156 S.F.	1,619 SF	36,706 SF (31%)
7.4.B.1.b	HARDSCAPED AREA	HARDSCAPED AREA MUST BE LESS THAN 2/3 OF MIN. LANDSCAPED AREA REQ.	17,668 SF	3,040 SF

LANDSCAPE LEGEND

LANDSCAPE MATERIAL LEGEND	
SYMBOL	DESCRIPTION
	2-3" RIVER ROCK MULCH
	NATIVE GRASS, UPLAND BLEND
	NATIVE GRASS, WET-MEADOW BLEND
	IRRIGATED TURF
	COBBLE ROCK MULCH

COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO

PREPARED BY:

ripley design
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OWNER

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ENGINEER

ROCKY RIDGE CIVIL ENGINEERING
Joel Seamons
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P. 303.651.6626

NORTH
SCALE: 1"=20'-0"
0 10 20 40
ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
1	PRELIMINARY PUD	01/22/2021
2	PRELIMINARY PUD RD 2	06/21/2021
3	PRELIMINARY PUD RD 3	06/17/2022
4	PRELIMINARY PUD RD 4	12/23/2022
5	PRELIMINARY PUD RD 5	08/04/2023
6	PRELIMINARY PUD RD 6	05/14/2024

REVISIONS

No.	DESCRIPTION	DATE

LANDSCAPE PLAN ENLARGEMENT

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R20-030
DRAWN BY:	
REVIEWED BY:	

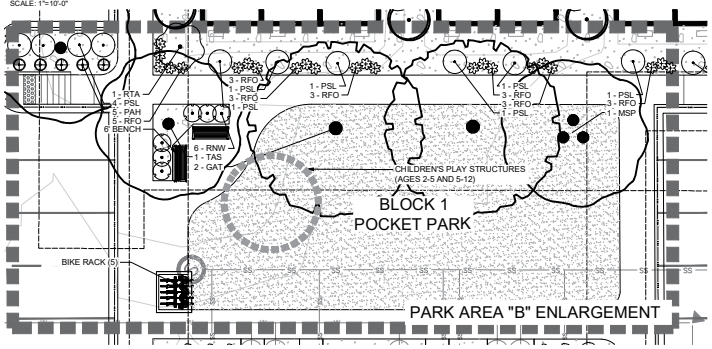
DRAWING NUMBER:

24 OF 32

Plotted By: Megan McGregor **Layout:** L5 LANDSCAPE PLAN - BLOCKS 2 & 3 **Printed On:** 4/2/2024 9:06 AM **File Name:** LANDSCAPE PLAN.dwg

PARK AREA "B" - ENLARGEMENT

SCALE: 1"=10'-0"



PLANT LEGEND (PARK AREA "B" ENLARGEMENT)

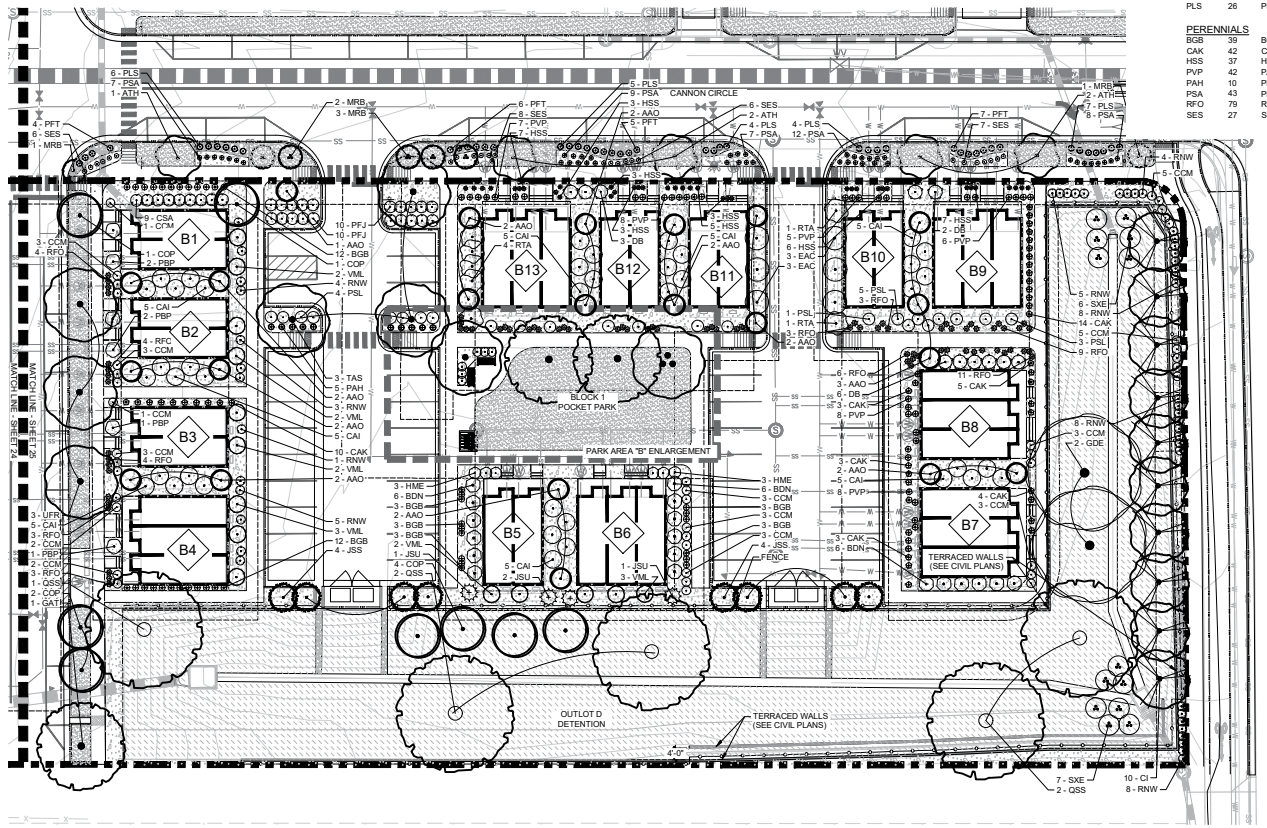
CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
DECIDUOUS TREES				
GAT	2	GLEDITSIA TRIACANTHOS `SKYLINE` SKYLINE HONEY LOCUST 40'-50' HT. 30'-40' W.	B & B	2.5"CAL
TAS	2	TILIA AMERICANA `SENTRY` AMERICAN LINDEN 60'-80' HT. 30'-50' W.	B & B	2.5"CAL
ORNAMENTAL TREES				
AAO	3	AMELANCHIER ALNIFOLIA `OBELISK` STANDING OVATION SERVICEBERRY 12'-15' HT 5'-7' W.	B & B	1.5"CAL
MSP	1	MALUS `SPRING SNOW` SPRING SNOW CRAB APPLE 20'-25' HT 20'-25' W.	B & B	1.5"CAL

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HYDROZONE
DECIDUOUS SHRUBS				
PSL	11	PHYSOCARPUS OPULIFOLIUS `LITTLE DEVIL` TM DWARF NINEBARK 3'-4' HT. 3'-4' W.	5 GAL	
RTA	1	RHUS TRILOBATA `GRO LOW` SKUNKBUSH SUMAC 2'-3' HT. 6'-8' W.	5 GAL	
RNW	6	ROSA X `NEARLY WILD` NEARLY WILD SHRUB ROSE 2'-3' HT. 2'-3' W.	5 GAL	
PERENNIALS				
PAH	5	PENNISETUM ALOPECUROIDES `HAMELN` DWARF FOUNTAIN GRASS 1'-2' HT. 12"-18" W.	1 GAL	
RFO	23	RUDBECKIA FULGIDA `GOLDSTURM` BLACK-EYED SUSAN 18"-24" HT. 18"-24" W.	1 GAL	

PLANT LEGEND

CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
DECIDUOUS TREES					
COP	8	CELTIS OCCIDENTALIS `PRAIRIE SENTINEL` / PRAIRIE SENTINEL HACKBERRY	B & B	2.5"CAL	
GAT	3	GLEDITSIA TRIACANTHOS `SKYLINE` / SKYLINE HONEY LOCUST	B & B	2.5"CAL	
GDE	2	GYMNOCLADUS DIOICA `ESPRESSO` / SEEDLESS KENTUCKY COFFEETREE	B & B	2.5"CAL	
QSS	5	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	2.5"CAL	
TAS	4	TILIA AMERICANA `SENTRY` / AMERICAN LINDEN	B & B	2.5"CAL	
UFR	3	ULMUS `FRONTIER` / FRONTIER ELM	B & B	2.5"CAL	
EVERGREEN TREES					
JSS	8	JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER	B & B		6` HT
ORNAMENTAL TREES					
ATH	5	ACER TATARICUM `HOT WINGS` / HOT WINGS MAPLE	B & B	1.5"CAL	
AAO	22	AMELANCHIER ALNIFOLIA `OBELISK` / STANDING OVATION SERVICEBERRY	B & B	1.5"CAL	
CI	10	CRATAEGUS CRUS-GALLI INERMIS / THORNLESS COCKSPUR HAWTHORN	B & B	1.5"CAL	
MSP	1	MALUS `SPRING SNOW` / SPRING SNOW CRAB APPLE	B & B	1.5"CAL	
MRB	7	MALUS X `RED BARRON` / RED BARRON CRAB APPLE	B & B	1.5"CAL	

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HYDROZONE
DECIDUOUS SHRUBS				
BDN	18	BUDDLEJA DAVIDII NANHOENSIS `PETITE SNOW` / COMPACT BUTTERFLY BUSH	5 GAL	
CCM	40	CARYOPTERIS X CLANDONENSIS `BLUE MIST` / BLUE MIST SPIREA	5 GAL	
CAI	40	CORNUS ALBA `IVORY HALO` / IVORY HALO VARIEGATED DOGWOOD	5 GAL	
CSA	9	CORNUS SERICEA `ARCTIC FIRE` / ARCTIC FIRE RED TWIG DOGWOOD	5 GAL	
DB	11	DAPHNE X BURKWOODII `CAROL MACKIE` / CAROL MACKIE DAPHNE	5 GAL	
EAC	6	EUONYMUS ALATUS `COMPACTUS` / DWARF BURNING BUSH	5 GAL	
HME	6	HYDRANGEA MACROPHYLLA `ENDLESS SUMMER` / ENDLESS SUMMER HYDRANGEA	5 GAL	
PSL	24	PHYSOCARPUS OPULIFOLIUS `LITTLE DEVIL` TM / DWARF NINEBARK	5 GAL	
PFJ	20	POTENTILLA FRUTICOSA `JACKMANII` / JACKMAN POTENTILLA	5 GAL	
PFT	22	POTENTILLA FRUTICOSA `TANGERINE` / TANGERINE BUSH CINQUEFOIL	5 GAL	
PBP	6	PRUNUS BESSEYI `PAWNEE BUTTES` / DWARF WESTERN SAND CHERRY	5 GAL	
RTA	7	RHUS TRILOBATA `GRO LOW` / SKUNKBUSH SUMAC	5 GAL	
RNW	52	ROSA X `NEARLY WILD` / NEARLY WILD SHRUB ROSE	5 GAL	
SXE	13	SALIX EXIGUA / COYOTE WILLOW	5 GAL	
VML	14	VIBURNUM LENTAGO / NANNYBERRY	5 GAL	
EVERGREEN SHRUBS				
JSU	4	JUNIPERUS SABINA `BUFFALO` / BUFFALO JUNIPER	5 GAL	
PLS	26	PINUS LEUCODERMIS `SMIDTII` / DWARF GLOBE BOSNIAN PINE	5 GAL	
PERENNIALS				
BGB	39	BOUTELOUA GRACILIS `BLONDE AMBITION` / BLONDE AMBITION GRAMA GRASS	1 GAL	
CAK	42	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS	1 GAL	
HSS	37	HEUCHERA SANGUINEA `SNOW ANGEL` / VARIEGATED CORAL BELLS	1 GAL	
PVP	42	PANICUM VIRGATUM `PRAIRE FIRE` / RED SWITCH GRASS	5 GAL	
PAH	10	PENNISETUM ALOPECUROIDES `HAMELN` / DWARF FOUNTAIN GRASS	1 GAL	
PSA	43	PENNISETUM SETACEUM `ALBA` / WHITE FOUNTAIN GRASS	5 GAL	
RFO	79	RUDBECKIA FULGIDA `GOLDSTURM` / BLACK-EYED SUSAN	1 GAL	
SES	27	SEDUM X `KNIGHT RIDER` / KNIGHT RIDER STONECROP	1 GAL	



REQUIRED PLANT MATERIAL - BLOCK 1 OVERALL & PARKING

CODE SECTION	AREA / ITEM	REQUIREMENT	REQUIRED AREA	PROVIDED AREA
7.4.B.1.a	LANDSCAPED AREA	10% AREA REQ. OF 78,798 s.f.	7,879 SF	17,355 (22%)
7.4.B.1.b	HARDSCAPED AREA	HARDSCAPED AREA MUST BE LESS THAN 2/3 OF MIN. LANDSCAPED AREA REQ.	< 5,300 SF	95 SF
7.3.B.2.b.i	PARKING INTERIOR L.S. AREA	5% AREA REQ. OF 12,762 s.f.	633 SF	1,298 SF (10%)
7.1.B.1	PARKING PERIMETER	5' BUFFER @ PERIMETER	5' BUFFER	5' BUFFER
7.3.E	LANDSCAPE ISLANDS	1 TREE / 300 SF OF LANDSCAPED AREA	1,298,000 ÷ 4	12

LANDSCAPE LEGEND

DECIDUOUS SHADE TREES
DECIDUOUS SHRUBS
EVERGREEN SHRUBS
DECIDUOUS ORNAMENTAL TREES
PERENNIALS
EVERGREEN TREES

LANDSCAPE MATERIAL LEGEND	
SYMBOL	DESCRIPTION
	2-3" RIVER ROCK MULCH
	NATIVE GRASS, UPLAND BLEND
	NATIVE GRASS, WET-MEADOW BLEND
	IRRIGATED TURF
	COBBLE ROCK MULCH

COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISEVILLE, COLORADO

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NORTH
SCALE: 1"=20'-0"
ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
1	PRELIMINARY PUD	01/22/2021
2	PRELIMINARY PUD RD 2	06/21/2021
3	PRELIMINARY PUD RD 3	06/17/2022
4	PRELIMINARY PUD RD 4	12/23/2022
5	PRELIMINARY PUD RD 5	08/04/2023
6	PRELIMINARY PUD RD 6	05/14/2024

REVISIONS

No.	DESCRIPTION	DATE

LANDSCAPE PLAN ENLARGEMENT

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R20-030
DRAWN BY:	
REVIEWED BY:	

DRAWING NUMBER:

25 OF 32

Plotted By: Megan McGregor **Layout:** L6 LANDSCAPE PLAN - BLOCK 1 **Printed On:** 4/2/2024 9:05 AM **File Name:** LANDSCAPE PLAN.dwg

PLANT SCHEDULE

SYMBOL	CODE	QTY	REMARKS	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
DECIDUOUS TREES							
	AFA	4	40'-50' HT. 30'-40' W.	ACER X FREEMANII AUTUMN BLAZE / AUTUMN BLAZE MAPLE	B & B	2.5"CAL	
	CSP	3	40'-60' HT. 30'-50' W.	CATALPA SPECIOSA / WESTERN CATALPA	B & B	2.5"CAL	
	COP	38	35'-45' HT. 10'-12' W.	CELTIS OCCIDENTALIS `PRAIRIE SENTINEL` / PRAIRIE SENTINEL HACKBERRY	B & B	2.5"CAL	
	GAT	26	40'-50' HT. 30'-40' W.	GLEDITSIA TRIACANTHOS `SKYLINE` / SKYLINE HONEY LOCUST	B & B	2.5"CAL	
	GDE	13	50'-60' HT. 40'-50' W.	GYMNOCLADUS DIOICA `ESPRESSO` / SEEDLESS KENTUCKY COFFEETREE	B & B	2.5"CAL	
	PAC	4	70'-100' HT. 65'-80' W.	PLATANUS X ACERIFOLIA `BLOODGOOD` / BLOODGOOD LONDON PLANETREE	B & B	2.5"CAL	
	QSS	5	40'-50' HT. 30'-40' W.	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	2.5"CAL	
	TAS	28	60'-80' HT. 30'-50' W.	TILIA AMERICANA `SENTRY` / AMERICAN LINDEN	B & B	2.5"CAL	
	UFR	31	25'-35-' HT. 15'-25' W.	ULMUS `FRONTIER` / FRONTIER ELM	B & B	2.5"CAL	
EVERGREEN TREES							
	JCB	8	8'-12' HT. 5'-6' W.	JUNIPERUS CHINENSIS `BLUE POINT` / BLUE POINT JUNIPER	B & B		6` HT
	JSS	8	20'-30' HT. 10'-15' W.	JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER	B & B		6` HT
	PES	17	20'-30' HT. 10'-20' W.	PINUS EDULIS / PINYON PINE	B & B		6` HT
	PNA	8	40'-60' HT. 30'-40' W.	PINUS NIGRA / AUSTRIAN PINE	B & B		6` HT
ORNAMENTAL TREES							
	ATH	30	18'-20' HT 15'-20' W.	ACER TATARICUM `HOT WINGS` / HOT WINGS MAPLE	B & B	1.5"CAL	
	AAO	22	12'-15' HT 5'-7' W.	AMELANCHIER ALNIFOLIA `OBELISK` / STANDING OVATION SERVICEBERRY	B & B	1.5"CAL	
	CI	23	15'-25' HT. 15'-20' W.	CRATAEGUS CRUS-GALLI INERMIS / THORNLESS COCKSPUR HAWTHORN	B & B	1.5"CAL	
	MSP	1	20'-25' HT 20'-25' W.	MALUS `SPRING SNOW` / SPRING SNOW CRAB APPLE	B & B	1.5"CAL	
	MRB	33	15'-18' HT. 7'-8' W.	MALUS X `RED BARRON` / RED BARRON CRAB APPLE	B & B	1.5"CAL	
	PCH	9	20-30' HT. 15'-20' W.	PYRUS CALLERYANA `CHANTICLEER` / CHANTICLEER ORNAMENTAL PEAR	B & B	1.5"CAL	
	SRE	4	15'-25' HT. 15'-20' W.	SYRINGA RETICULATA / JAPANESE LILAC TREE	B & B	1.5"CAL	

SYMBOL	CODE	QTY	REMARKS	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS SHRUBS					
	AAR	10	6'-8' HT. 6'-8' W.	AMELANCHIER ALNIFOLIA `REGENT` / REGENT SERVICEBERRY	5 GAL
	BDN	18	4'-6' HT. 4'-5' W.	BUDDLEJA DAVIDII NANHOENSIS `PETITE SNOW` / COMPACT BUTTERFLY BUSH	5 GAL
	CCM	389	3'-4' HT. 2'-3' W.	CARYOPTERIS X CLANDONENSIS `BLUE MIST` / BLUE MIST SPIREA	5 GAL
	CAI	86	5'-6' HT. 5'-6' W.	CORNUS ALBA `IVORY HALO` / IVORY HALO VARIEGATED DOGWOOD	5 GAL
	CSA	44	3'-4' HT. 3'-4' W.	CORNUS SERICEA `ARCTIC FIRE` / ARCTIC FIRE RED TWIG DOGWOOD	5 GAL
	CSK	6	2'-3' HT. 2'-3' W.	CORNUS SERICEA `KELSEYI` / KELSEY DWARF DOGWOOD	5 GAL
	CDI	13	4'-6' HT. 6'-8' W.	COTONEASTER DIVARICATUS / SPREADING COTONEASTER	5 GAL
	DB	11	3'-5' HT. 3'-5' W.	DAPHNE X BURKWOODII 'CAROL MACKIE' / CAROL MACKIE DAPHNE	5 GAL
	EAC	28	6'-8' HT. 6'-8' W.	EUONYMUS ALATUS `COMPACTUS` / DWARF BURNING BUSH	5 GAL
	HME	44	3'-5' HT. 3'-5' W.	HYDRANGEA MACROPHYLLA `ENDLESS SUMMER` / ENDLESS SUMMER HYDRANGEA	5 GAL
	PAL	95	18-24"H X 18-24"W	PEROVSKIA ATRIPLICIFOLIA 'LISSLITT' / LACEY BLUE RUSSIAN SAGE	5 GAL
	PSL	140	3'-4' HT. 3'-4' W.	PHYSOCARPUS OPULIFOLIUS `LITTLE DEVIL` TM / DWARF NINEBARK	5 GAL
	PFJ	93	2'-3' HT. 3'-4' W.	POTENTILLA FRUTICOSA `JACKMANII` / JACKMAN POTENTILLA	5 GAL
	PFT	43	18-24"H X 18-24"W	POTENTILLA FRUTICOSA 'TANGERINE' / TANGERINE BUSH CINQUEFOIL	5 GAL
	PBP	90	15"-30" HT. 4'-6' W.	PRUNUS BESSEYI 'PAWNEE BUTTES' / DWARF WESTERN SAND CHERRY	5 GAL
	RTA	63	2'-3' HT. 6'-8' W.	RHUS TRILOBATA `GRO LOW` / SKUNKBUSH SUMAC	5 GAL
	RMS	59	2'-4' HT. 2'-3' W.	ROSA SHRUB `MORDEN SUNRISE` / MORDEN SUNRISE SHRUB ROSE	5 GAL
	RNW	140	2'-3' HT. 2'-3' W.	ROSA X `NEARLY WILD` / NEARLY WILD SHRUB ROSE	5 GAL
	SXE	13	6'-12' HT. 4'-8' W.	SALIX EXIGUA / COYOTE WILLOW	5 GAL
	SPM	352	3'-5' HT. 3'-5' W.	SYRINGA PATULA `MISS KIM` / MISS KIM DWARF LILAC	5 GAL
	VML	24	8'-15' HT. 6'-8' W.	VIBURNUM LENTAGO / NANNYBERRY	5 GAL
EVERGREEN SHRUBS					
	EGW	8	18"-24" HT. 3'-4' W.	EUONYMUS FORTUNEI 'EMERALD GAIETY' TM / EMERALD GAIETY WINTERCREEPER	5 GAL
	JHH	37	1'-2' HT. 5'-8' W.	JUNIPERUS HORIZONTALIS `HUGHES` / HUGHES JUNIPER	5 GAL
	JSU	26	12"-18" HT. 6'-8' W.	JUNIPERUS SABINA `BUFFALO` / BUFFALO JUNIPER	5 GAL
	PLS	137	1-2H X 1-2W	PINUS LEUCODERMIS 'SMIDTII' / DWARF GLOBE BOSNIAN PINE	5 GAL
	PMB	1	6'-8' HT. 5'-6' W.	PINUS MUGO `BIG TUNA` / BIG TUNA MUGO PINE	10 GAL
PERENNIALS					
	AMO	141	24"-30" HT. 18"-24" W.	ACHILLEA X `MOONSHINE` / MOONSHINE YARROW	1 GAL
	BGB	156	30"-36" HT. 20"-24" W.	BOUTELOUA GRACILIS `BLONDE AMBITION` / BLONDE AMBITION GRAMA GRASS	1 GAL
	CAK	42	4'-5' HT. 18"-24" W.	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS	1 GAL
	HSE	13	2'-3' HT. 18"-24" W.	HELICTOTRICHON SEMPERVIRENS / BLUE AVENA GRASS	1 GAL
	HNS	42	2'-3' HT. 2'-3' W.	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL
	HSS	97	12"-18" HT. 10"-15" W.	HEUCHERA SANGUINEA `SNOW ANGEL` / VARIEGATED CORAL BELLS	1 GAL
	NWL	49	18"-24" HT. 2'-3' W.	NEPETA X FAASSENII `WALKERS LOW` / WALKERS LOW CATMINT	1 GAL
	PVP	93	4-5H X 2W	PANICUM VIRGATUM `PRAIRE FIRE` / RED SWITCH GRASS	5 GAL
	PAH	58	1'-2' HT. 12"-18" W.	PENNISETUM ALOPECUROIDES `HAMELN` / DWARF FOUNTAIN GRASS	1 GAL
	PSA	201	1-2H X 12-18"W	PENNISETUM SETACEUM 'ALBA' / WHITE FOUNTAIN GRASS	5 GAL
	RFO	98	18"-24" HT. 18"-24" W.	RUDBECKIA FULGIDA `GOLDSTURM` / BLACK-EYED SUSAN	1 GAL
	SSP	25	3'-4' HT. 15"-18"	SCHIZACHYRIUM SCOPARIUM `PRAIRIE BLUES` / LITTLE BLUESTEM GRASS	1 GAL
	SED	144	6-8"H X 15-18"W	SEDUM X 'DAZZLEBERRY' / DAZZELBERRY STONECROP	1 GAL
	SES	53	20-24"H X 12-18"W	SEDUM X 'KNIGHT RIDER' / KNIGHT RIDER STONECROP	1 GAL

Plotted By: Megan McGregor **Layout:** L7 LANDSCAPE SCHEDULE **Printed On:** 3/28/2024 4:54 PM **File Name:** LANDSCAPE PLAN.dwg

COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO

PREPARED BY:

ripleydesign
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.224.8637 | www.ripleydesigninc.com

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REVISIONS

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REVIEWED BY:	

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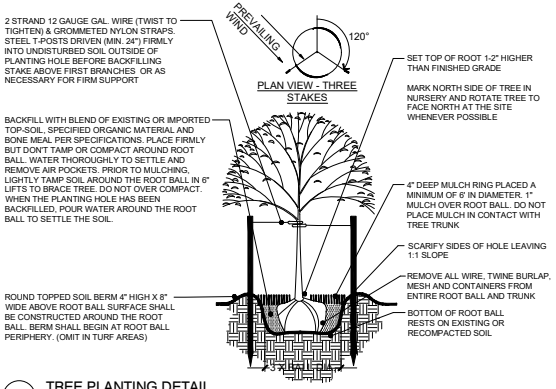
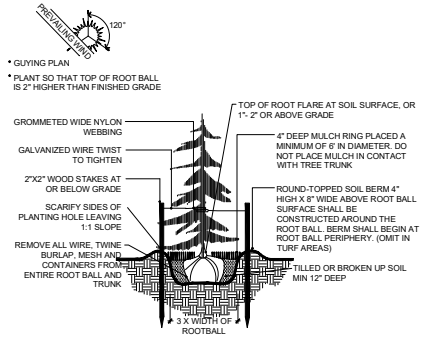
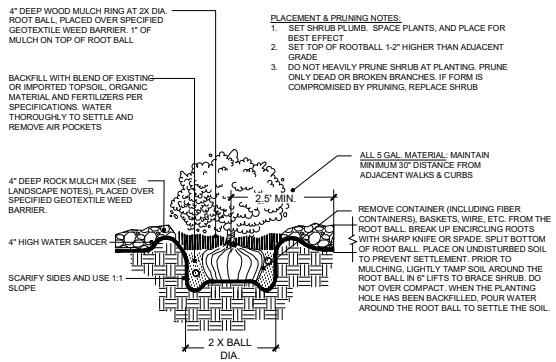
26 OF 32



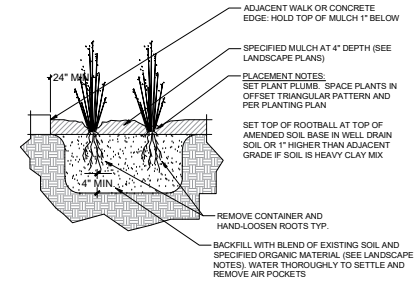
1 TREE PLANTING DETAIL
NO SCALE OP-KE3-01



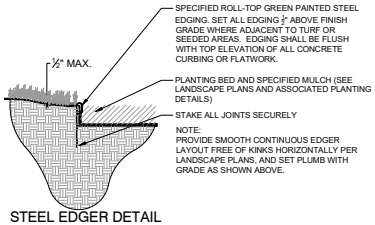
2 CONIFER TREE PLANTING DETAIL
3/8" = 1'-0" OP-NO1-05



3 SHRUB PLANTING DETAIL
NO SCALE OP-KE3-02



4 PERENNIAL PLANTING DETAIL
NO SCALE OP-KE3-03



5 STEEL EDGER DETAIL
NO SCALE OP-KE3-04

GENERAL LANDSCAPE NOTES

1. TREE PLANTING SHALL BE COORDINATED WITH THE PUBLIC SERVICE COMPANY. DECIDUOUS TREES SHALL NOT BE PLANTED CLOSER THAN 4 FEET TO ANY GAS OR ELECTRIC LINE AND NO CLOSER THAN 7 FEET TO ANY WATER OR SEWER LINE. EVERGREEN TREES SHALL NOT BE PLANTED CLOSER THAN 10 FEET TO ANY CITY UTILITY LINE. LOCATION OF ALL UTILITIES SHALL BE VERIFIED IN THE FIELD PRIOR TO PLANTING. A HORIZONTAL DISTANCE OF 40' BETWEEN STREET TREES AND STREET LIGHTS AND 15' BETWEEN ORNAMENTAL TREES AND STREET LIGHTS SHALL BE MAINTAINED. PLANT MATERIAL SHALL BE ADJUSTED IN THE FIELD TO MAINTAIN THE ABOVE CLEARANCE.
2. ALL TURF SHALL BE AT LEAST 5 FEET AWAY FROM BUILDING FOUNDATIONS.
3. ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) FOR NUMBER ONE GRADE. ALL TREES SHALL BE BALLED AND BURLAPPED OR EQUIVALENT.
4. ALL TURF AREAS TO BE PLANTED WITH TEXAS BLUEGRASS "REVELL" TURF MIX UNLESS INDICATED ON PLAN AS NATIVE GRASS AREA.
5. ALL SHRUB BEDS EXCEPT THOSE NOTED SHALL BE MULCHED WITH A MINIMUM 4" DEPTH RIVER ROCK, 2-3" (INCHES) IN DIAMETER OVER WATER PERMEABLE GEO-TEXTILE FABRIC MESH WEED BARRIER.
6. EDGING BETWEEN SOD AND SHRUB BEDS SHALL BE 14 GA. X 4" GALVANIZED STEEL SET LEVEL WITH TOP OF SOD.
7. MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION AS REQUIRED BY SITE CONDITIONS. OVERALL QUALITY AND QUANTITY SHALL BE CONSISTENT WITH THIS PLAN.
8. EXISTING TREES SHALL BE PRESERVED WHENEVER POSSIBLE.
9. ALL TURF AREAS SHALL HAVE SOIL PREPARATION AT A RATE OF 3 CUBIC YARDS OF ORGANIC MATERIAL PER 1000 SQ. FEET OF LANDSCAPED AREA.
10. NO TREES, SHRUBS, FENCES, BERMS, OR OTHER MATERIAL CONSTITUTING VISUAL OBSTRUCTION SHALL BE PLANTED WITHIN ANY SITE DISTANCE TRIANGLE.
11. MINIMUM REQUIREMENTS FOR SOIL PREPARATION SHALL INCLUDE 3 CUBIC YARDS OF ORGANIC MATERIAL PER 1000 SF OF EXISTING SOIL TILLED TO A MINIMUM DEPTH OF 6 INCHES. TREE AND SHRUB PITS SHALL BE BACKFILLED USING A MIXTURE OF ONE THIRD EXISTING SITE SOIL AND ONE THIRD TOPSOIL, AND ONE THIRD ORGANIC MATTER.
12. APPLICANT TO PROVIDE IRRIGATION TO THE FRONT YARDS, TREE LAWN AREAS AND DRIP TO STREET TREES ON PRIVATE LOTS. APPLICANT TO SOD THE LAWNS AND TREE LAWN AREAS WITH TEXAS BLUEGRASS 'REVEILL'.
13. OPEN SPACE TO BE SEEDED NATIVE SEED AND RECEIVE TEMPORARY IRRIGATION TO ESTABLISHMENT. A MANAGEMENT GUIDE OUTLINING NATIVE GRASS MAINTENANCE SHALL BE PROVIDED TO THE HOA.
14. DRIP IRRIGATION TO TREES AND LANDSCAPING IN OPEN SPACE AREA AND DETENTION POND TO HAVE COMMON LANDSCAPE IRRIGATION METER, CONTROLLER AND SYSTEM MAINTAINED BY HOME OWNERS ASSOCIATION. APPROXIMATE LOCATION SHOWN ON PLAN.
15. STREET TREES TO BE INSTALLED WITH ADJACENT LOT CONSTRUCTION.
16. ALL IRRIGATION AND MAINTENANCE OF THE STREET TREES AND THE LANDSCAPE WITHIN THE RIGHT-OF-WAY ARE THE RESPONSIBILITY OF THE ADJACENT LOT OWNER OR ITS HEIRS, SUCCESSORS OR ASSIGNS.
17. QUANTITIES PROVIDED ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING THEIR OWN QUANTITY TAKE-OFFS FOR PLANTS AND MATERIALS SHOWN ON THESE PLANS. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE OWNER'S REPRESENTATIVE OF ANY MAJOR DISCREPANCIES FOR REVIEW AND DIRECTION.
18. TREES ADJACENT TO PUBLIC STREETS WITHIN TREE LAWNS, PLANTED CLOSER THAN 5' TO WALKS OR STREET CURBS, SHALL INCLUDE ROOT BARRIER PROTECTION PER THE INCLUDED DETAIL.

NATIVE GRASS SEED MIXES

NATIVE DRYLAND SEED MIX	
SEED PERCENTAGE	**SEED TYPE**
44%	FAIRWAY CRESTED WHEAT GRASS
10%	BLUE GRAMMA
10%	BUTTE SIDE OATS GRAMA
3%	TEXOKA BUFFALO GRASS
20%	ANNUAL RYE GRASS
10%	WESTERN WHEAT GRASS
3%	CRITANA WHEAT GRASS
100%	PURE LIVE SEED (PLS)

SEEDING RATES:
1. MECHANICAL DRILL SEEDED RATE:
15 LB/ACRE BY VOLUME (½ LB/1000 S.F.)
2. BROADCAST SEEDED RATE:
40 LB/ACRE BY VOLUME (1 LB/1000 S.F.)

WET MEADOW NATIVE SEED MIX	
SEED PERCENTAGE	**SEED TYPE**
5%	ALKALI BULRUSH
20%	CANADA WILDRYE
20%	SWITCHGRASS
15%	INDIANGRASS
15%	PRAIRIE CORDGRASS
5%	SOFT STEM RUSH
5%	THREE SQUARE BULRUSH
5%	HARDSTEM BULRUSH
5%	NEBRASKA SEDGE, BALTIC RUSH
5%	CREEPING SPIKERUSH
100%	PURE LIVE SEED (PLS)

SEEDING RATES:
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40 LB/ACRE BY VOLUME (1 LB/1000 S.F.)

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LANDSCAPE DETAILS & NOTES

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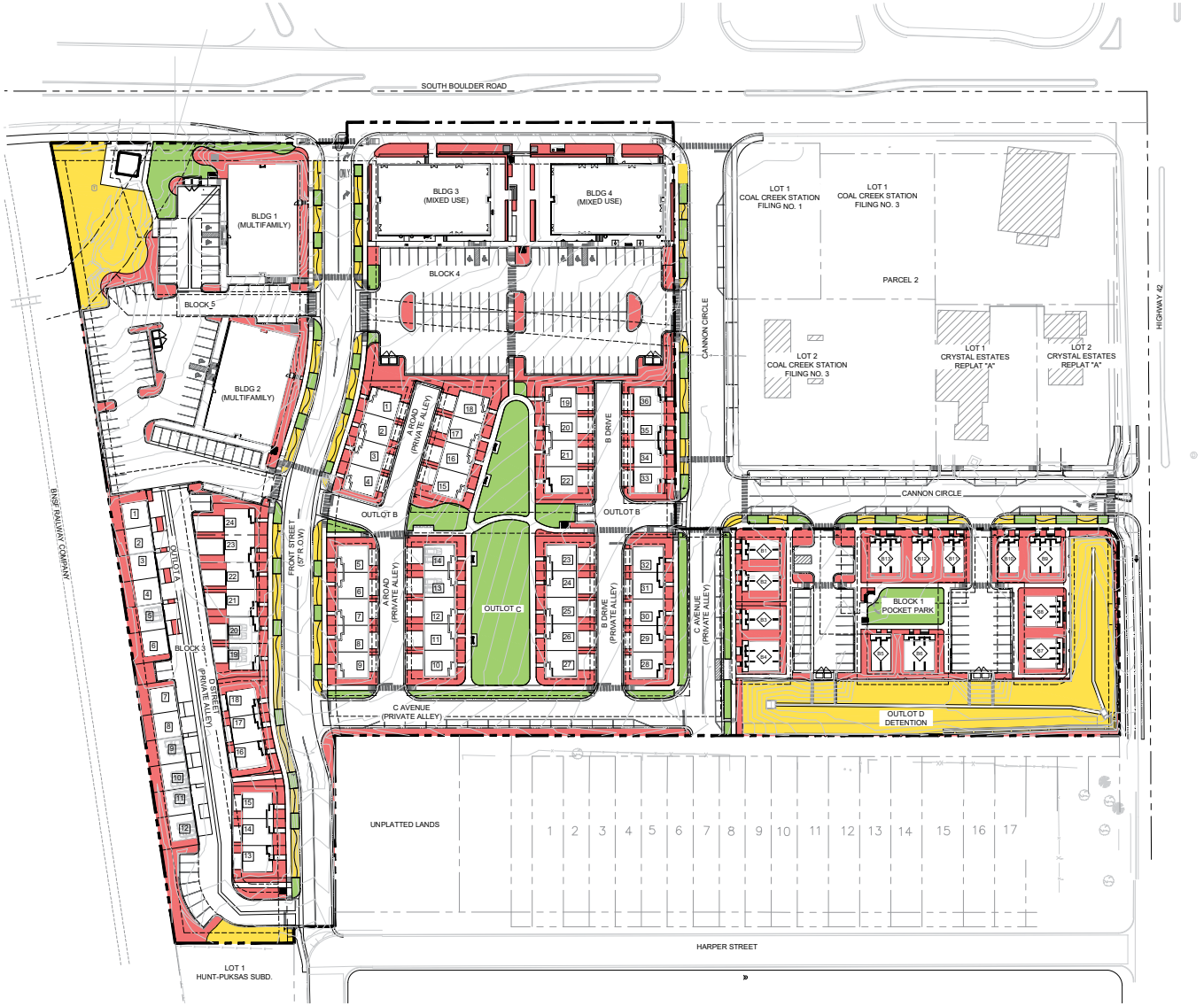
REVIEWED BY:	RDI

DRAWING NUMBER:

27 OF 32

Plotted By: Megan McGregor **Layout:** L7 LANDSCAPE DETAILS & NOTES **Printed On:** 3/28/2024 4:55 PM **File Name:** LANDSCAPE PLAN.dwg



LEGEND

- PROPERTY BOUNDARY
- FIBER OPTIC UTILITY
- GAS UTILITY
- STORM DRAIN UTILITY
- SANITARY SEWER UTILITY
- TELEPHONE UTILITY
- UNDERGROUND ELECTRIC UTILITY
- WATER LINE UTILITY
- EASEMENT
- PROPOSED FENCING OR HANDRAIL, REFER TO FENCING PLAN
- PROPOSED RETAINING WALL

HYDROZONE LEGEND

SYMBOL	DESCRIPTION	QTY
	HYDROZONE - HIGH	33,072 SF
	HYDROZONE - MODERATE	63,503 SF
	HYDROZONE - LOW	38,836 SF

WATER USE TABLE

HYDROZONE	AREA (SF)	WATER NEEDED (GALLONS/SF)	ANNUAL WATER USE (GALLONS)
HIGH	33,072	18	595,296
MODERATE	62,786	14	879,004
LOW	38,836	8	310,688
TOTAL	134,694	13.25	1,784,988

COAL CREEK VILLAGE

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NORTH
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HYDROZONE PLAN

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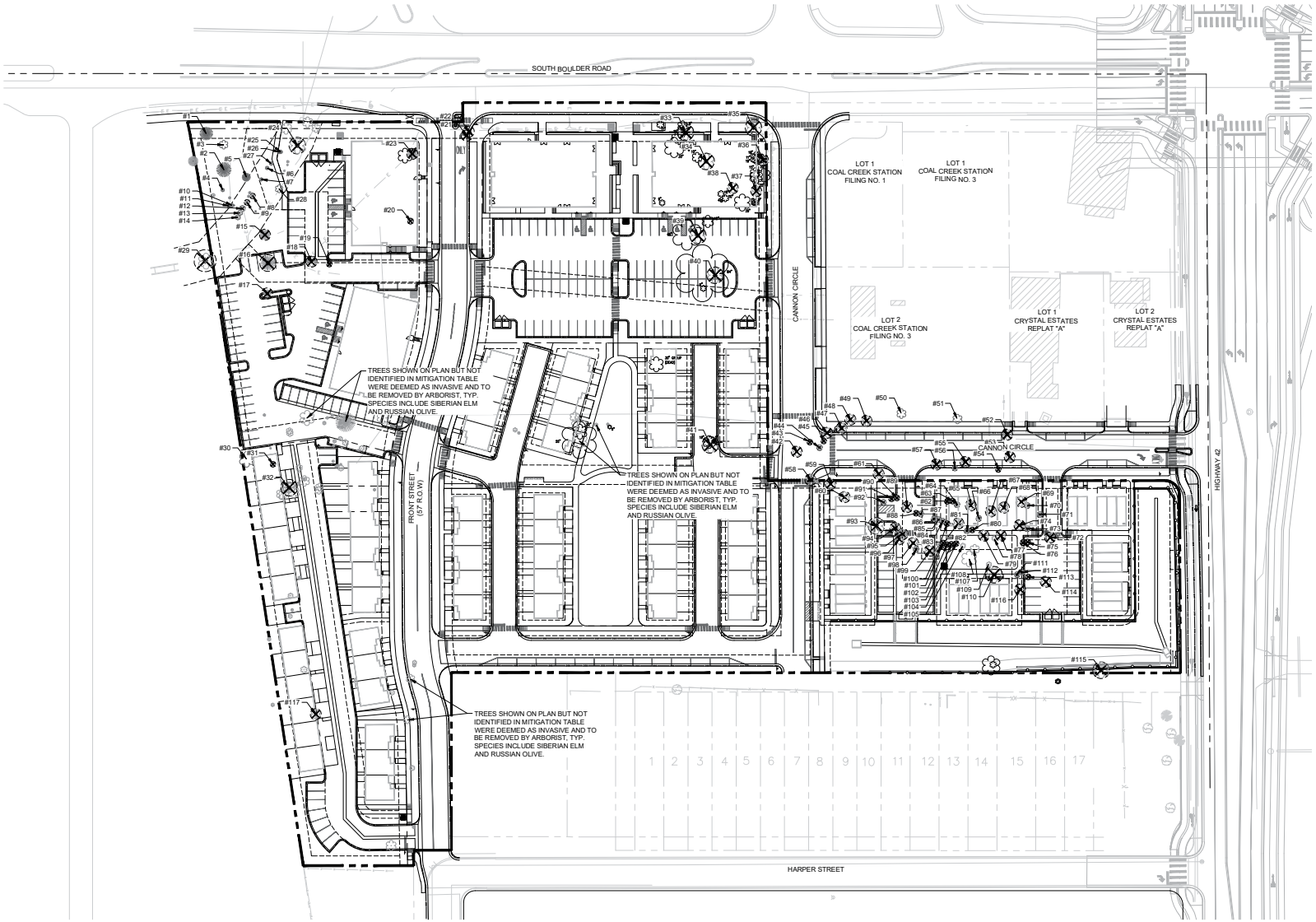
DRAWN BY:	RDI
REVIEWED BY:	RDI

DRAWING NUMBER:

28 OF 32

Plotted By: Megan McGregor **Layout:** L8 HYDROZONE PLAN **Printed On:** 3/28/2024 5:19 PM **File Name:** HYDROZONE PLAN.dwg



TREE MITIGATION LEGEND

XXX EXISTING TREES TO SAVE IN PLACE

XXX EXISTING TO BE REMOVED

NOTES:
1. THIS PLAN IS REPRESENTATIVE ONLY. FIELD VERIFY BEFORE REMOVAL OF ANY TREE.
2. TREES SHOWN ON PLAN BUT NOT IDENTIFIED IN MITIGATION TABLE WERE DEEMED AS INVASIVE AND ARE TO BE REMOVED BY ARBORIST. INVASIVE TREE SPECIES INCLUDE: SIBERIAN ELM (*ULMUS PUMILA*), AND RUSSIAN OLIVE (*ELAEAGNUS ANGUSTIFOLIA*).

COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO

PREPARED BY:

ripleydesign
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.224.5821 | www.ripleydesigninc.com

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OWNER

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Michael Markel
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ENGINEER

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NORTH SCALE: 1"=50'-0"
0 25 50 100
ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
1	PRELIMINARY PUD	01/22/2021
2	PRELIMINARY PUD RD 2	06/21/2021
3	PRELIMINARY PUD RD 3	06/17/2022
4	PRELIMINARY PUD RD 4	12/23/2022
5	PRELIMINARY PUD RD 5	08/04/2023
6	PRELIMINARY PUD RD 6	05/14/2024

REVISIONS

No.	DESCRIPTION	DATE

TREE INVENTORY PLAN

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R20-030
DRAWN BY:	
REVIEWED BY:	

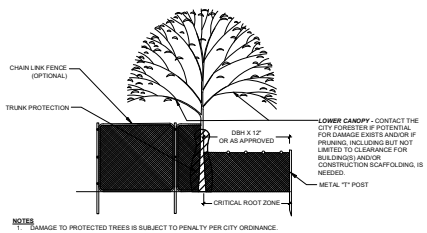
DRAWING NUMBER:

29 OF 32

Plotted By: Megan McGregor **Layout:** TREE INVENTORY **Printed On:** 3/28/2024 4:52 PM **File Name:** TREE INVENTORY .dwg

TREE INVENTORY

#	SPECIES NAME	DBH	HEALTH	ARBORIST NOTES	ACTION
1	AUSTRIAN PINE	23"	85	GOOD SPECIMEN	PRESERVE
2	AUSTRIAN PINE	22"	75	GOOD SPECIMEN. CANOPY SUPPRESSION ON EAST.	PRESERVE
3	GREEN ASH	22"	60	MODERATE STRUCTURE. IMMEDIATE EAB TREATMENT WOULD BE NECESSARY.	PRESERVE
4	CHOKECHERRY	8"	65		PRESERVE
5	BLUE SPRUCE	20"	70	CANOPY SUPPRESSION ON WEST.	PRESERVE
6	GREEN ASH	21"	65	IMMEDIATE EAB TREATMENT WOULD BE NECESSARY.	PRESERVE
7	QUAKING ASPEN	7"	45	POOR STRUCTURE. POOR LOCATION.	PRESERVE
8	QUAKING ASPEN	9"	35	POOR STRUCTURE.	REMOVE
9	QUAKING ASPEN	7"	35	LOW LCR.	REMOVE
10	QUAKING ASPEN	11" (X2)	40	LOW LCR.	PRESERVE
11	QUAKING ASPEN	6"	50	LOW LCR.	PRESERVE
12	QUAKING ASPEN	11" (X2)	30	LOW LCR.	REMOVE
13	GREEN ASH	15"	40	IMMEDIATE EAB TREATMENT WOULD BE NECESSARY. POOR STRUCTURE. POOR LOCATION. SIGNIFICANT STRUCTURAL DEFECT.	PRESERVE
14	GREEN ASH	11"	50	IMMEDIATE EAB TREATMENT WOULD BE NECESSARY.	PRESERVE
15	BLUE SPRUCE	22"	85	GOOD SPECIMEN.	REMOVE
16	BLUE SPRUCE	23"	85	GOOD SPECIMEN.	REMOVE
17	BLUE SPRUCE	22"	50	POOR STRUCTURE. LEAN. SHOWING SIGNS OF STRESS.	REMOVE
18	HONEYLOCUST	23"	90	GOOD SPECIMEN.	REMOVE
19	HONEYLOCUST	12"	60	POOR STRUCTURE. CANOPY SUPPRESSION.	REMOVE
20	HONEYLOCUST	17"	75	GOOD SPECIMEN. LOW ROOT ZONE.	REMOVE
21	AUSTRIAN PINE	14"	80	GOOD SPECIMEN.	REMOVE
22	AUSTRIAN PINE	13"	70		REMOVE
23	BLUE SPRUCE	23"	85	GOOD SPECIMEN.	REMOVE
24	CRABAPPLE	26" (X3)	30	LOW LCR. MAJOR DECLINE.	REMOVE
25	HONEYLOCUST	4"	60	POOR STRUCTURE. POOR LOCATION.	PRESERVE
26	HONEYLOCUST	4"	60	POOR LOCATION.	PRESERVE
27	HONEYLOCUST	21"	70		PRESERVE
28	HONEYLOCUST	4"	55	POOR STRUCTURE. LEAN.	PRESERVE
29	CRACK WILLOW	61" (X3)	30	MULTIPLE STEMS REMOVED PREVIOUSLY. BASAL ROT. LEAN.	REMOVE
30	COTTONWOOD SSP.	107"	80	GOOD SPECIMEN. POOR STRUCTURE. MAJOR FAILURES PRESENT.	PRESERVE
31	GREEN ASH	10"	50	IMMEDIATE EAB TREATMENT WOULD BE NECESSARY. LOW LCR.	REMOVE
32	GREEN ASH	21" (X4)	45	IMMEDIATE EAB TREATMENT WOULD BE NECESSARY. POOR STRUCTURE.	REMOVE
33	WHITE MULBERRY	16"	40	POOR STRUCTURE. POOR LOCATION. LEAN.	REMOVE
34	WHITE MULBERRY	24"	55	POOR STRUCTURE. LOW LCR.	REMOVE
35	GREEN ASH	44"	55	IMMEDIATE EAB TREATMENT WOULD BE NECESSARY. POOR STRUCTURE.	REMOVE
36	GREEN ASH	25" (X4)	30	POOR STRUCTURE.	REMOVE
37	GREEN ASH	24"	50	IMMEDIATE EAB TREATMENT WOULD BE NECESSARY. POOR STRUCTURE.	REMOVE
38	GREEN ASH	18"	40	IMMEDIATE EAB TREATMENT WOULD BE NECESSARY.	REMOVE
39	COTTONWOOD SSP.	46"	85	GOOD SPECIMEN.	REMOVE
40	COTTONWOOD SSP.	84"	75	GOOD SPECIMEN. MAJOR DIEBACK PRESENT.	REMOVE
41	HACKBERRY	30" (X2)	70	POOR STRUCTURE.	REMOVE
42	GREEN ASH	27" (X3)	55	IMMEDIATE EAB TREATMENT WOULD BE NECESSARY. POOR STRUCTURE.	REMOVE
43	GREEN ASH	6"	55	IMMEDIATE EAB TREATMENT WOULD BE NECESSARY.	REMOVE
44	GREEN ASH	8" (X2)	30	POOR STRUCTURE.	REMOVE
45	COTTONWOOD SSP.	11"	65		REMOVE
46	COTTONWOOD SSP.	31" (X2)	50	POOR STRUCTURE.	REMOVE
47	GREEN ASH	12" (X3)	30	POOR STRUCTURE.	REMOVE
48	GREEN ASH	15" (X2)	35	POOR STRUCTURE.	REMOVE
49	AMUR MAPLE	24" (X5)	30	POOR STRUCTURE. LOW LCR.	REMOVE
50	HONEYLOCUST	16"	75	GOOD SPECIMEN.	PRESERVE
51	HONEYLOCUST	19"	70	T-POST IN TRUNK.	PRESERVE
52	COTTONWOOD SSP.	16"	65		REMOVE
53	COTTONWOOD SSP.	21"	70		REMOVE
54	GREEN ASH	4"	55	IMMEDIATE EAB TREATMENT WOULD BE NECESSARY.	REMOVE
55	PEACHLEAF WILLOW	10"	70		REMOVE
56	COTTONWOOD SSP.	6"	30	LOW LCR.	REMOVE
57	COTTONWOOD SSP.	22"	80	GOOD SPECIMEN.	REMOVE
58	GREEN ASH	12" (X3)	30	POOR STRUCTURE. POOR LOCATION. LEAN. BASAL INJURIES.	REMOVE
59	COTTONWOOD SSP.	12"	60	LEAN.	REMOVE
60	GREEN ASH	10" (X2)	30	POOR STRUCTURE. POOR LOCATION. LOW LCR.	REMOVE
61	GREEN ASH	16" (X3)	25	POOR STRUCTURE. LEAN.	REMOVE
62	GREEN ASH	6"	50	IMMEDIATE EAB TREATMENT WOULD BE NECESSARY.	REMOVE
63	GREEN ASH	4"	45	IMMEDIATE EAB TREATMENT WOULD BE NECESSARY.	REMOVE
64	GREEN ASH	5"	30	LOW LCR.	REMOVE
65	GREEN ASH	24" (X4)	25	POOR STRUCTURE.	REMOVE
66	GREEN ASH	4"	30	POOR STRUCTURE.	REMOVE
67	GREEN ASH	11" (X3)	30	POOR STRUCTURE. LEAN.	REMOVE
68	GREEN ASH	16" (X4)	30	POOR STRUCTURE. LEAN.	REMOVE
69	GREEN ASH	23" (X4)	30	POOR STRUCTURE. LEAN.	REMOVE
70	GREEN ASH	4"	25	POOR STRUCTURE. HEAVY LEAN.	REMOVE
71	GREEN ASH	8" (X2)	30	POOR STRUCTURE. LEAN.	REMOVE
72	COTTONWOOD SSP.	15" (X2)	45	POOR STRUCTURE.	REMOVE
73	GREEN ASH	5"	20	POOR STRUCTURE. LEAN.	REMOVE
74	CHOKECHERRY	12" (X6)	60		REMOVE
75	GREEN ASH	5"	45		REMOVE
76	GREEN ASH	4"	40	LEAN.	REMOVE
77	GREEN ASH	13" (X3)	40	POOR STRUCTURE. LEAN.	REMOVE
78	GREEN ASH	4"	45		PRESERVE
79	GREEN ASH	18" (X4)	30	POOR STRUCTURE. LEAN.	REMOVE
80	GREEN ASH	5"	40	LOW LCR. ERODED ROOT BASE.	REMOVE
81	GREEN ASH	4"	30	HEAVY LEAN.	REMOVE
82	GREEN ASH	15" (X4)	25	POOR STRUCTURE.	REMOVE
83	GREEN ASH	6"	40		REMOVE
84	GREEN ASH	5"	25	HEAVY LEAN.	REMOVE
85	GREEN ASH	4"	25	HEAVY LEAN.	REMOVE
86	GREEN ASH	5"	35		REMOVE
87	GREEN ASH	6" (X2)	25	POOR STRUCTURE.	REMOVE
88	GREEN ASH	6"	50		REMOVE
89	GREEN ASH	12" (X4)	30	POOR STRUCTURE. POOR LOCATION. HEAVY LEAN.	REMOVE
90	COTTONWOOD SSP.	8"	65	POOR LOCATION.	REMOVE
91	COTTONWOOD SSP.	4"	60	POOR LOCATION.	REMOVE
92	GREEN ASH	6" (X2)	25	POOR LOCATION.	REMOVE
93	COTTONWOOD SSP.	97" (X3)	20	LOW LCR (<25%).	REMOVE
94	BLACK LOCUST	15" (X3)	30	POOR STRUCTURE. LOW LCR.	REMOVE
95	BLACK LOCUST	9" (X3)	30	POOR STRUCTURE. DAMAGE FROM DEADFALL.	REMOVE
96	BLACK LOCUST	7" (X3)	25	LOW LCR. APICAL DIEBACK.	REMOVE
97	BLACK LOCUST	11" (X3)	30	LOW LCR. APICAL DIEBACK.	REMOVE
98	BLACK LOCUST	4" (X2)	35	APICAL DIEBACK POOR STRUCTURE.	REMOVE
99	COTTONWOOD SSP.	30"	55	APICAL DIEBACK. STRUCTURAL DEFECTS. LOW LCR.	REMOVE
100	BLACK LOCUST	5" (X2)	30	LOW LCR. APICAL DIEBACK.	REMOVE
101	COTTONWOOD SSP.	5"	70		REMOVE
102	GREEN ASH	4"	40	IMMEDIATE EAB TREATMENT WOULD BE NECESSARY.	REMOVE
103	COTTONWOOD SSP.	8"	60		REMOVE
104	COTTONWOOD SSP.	4"	55		REMOVE
105	COTTONWOOD SSP.	9"	50	PROBLEMATIC ROOT FLARE.	PRESERVE
106					
107	CHOKECHERRY	13" (X5)	75	GOOD SPECIMEN.	PRESERVE
108	COTTONWOOD SSP.	154" (X7)	70	POOR STRUCTURE.	PRESERVE
109	CHOKECHERRY	7" (X4)	60		PRESERVE
110	COTTONWOOD SSP.	109" (X5)	65	POOR STRUCTURE. HEAVY LEAN.	REMOVE
111	GREEN ASH	5" (X2)	30	POOR STRUCTURE.	REMOVE
112	GREEN ASH	7" (X2)	30	POOR STRUCTURE.	REMOVE
113	COTTONWOOD SSP.	9"	70		REMOVE
114	PEACHLEAF WILLOW	26" (X6)	65		REMOVE
115	BOXELDER	51" (X9)	30	POOR STRUCTURE. MAJOR DEFECTS.	REMOVE
116	PEACHLEAF WILLOW	12" (X2)	55	HEAVY LEAN.	REMOVE
117	FLESHY HAWTHORN	13" (X4)	65	INTERESTING SPECIMEN.	REMOVE



NOTES
1. DAMAGE TO PROTECTED TREES IS SUBJECT TO PENALTY PER CITY ORDINANCE.
2. TREE PROTECTION SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF DEMOLITION/CONSTRUCTION ACTIVITIES AND MAY ONLY BE REMOVED TEMPORARILY IF TRUNK PROTECTION IS INSTALLED. IT SHALL REMAIN IN PLACE UNTIL CERTIFICATE OF OCCUPANCY IS ISSUED.
3. NO MATERIALS, DEBRIS, EQUIPMENT, OR SITE AMENITIES SHALL BE STORED WITHIN THE TREE PROTECTION FENCE.
4. WATER AT LEAST EVERY 14 DAYS DURING CONSTRUCTION PERIOD BY FORMING SUITABLE DIKES AND/OR SOAKING DEVICES AT DRIP LINE AND APPLYING APPROXIMATELY 6 INCHES OF WATER EACH TIME. WATER FREQUENCY DURING WINTER RAIN SEASON MAY BE REDUCED UPON ACCEPTANCE OF ARCHITECT.
5. TREE PROTECTION FENCING SHALL BE "ORANGE PLASTIC SAFETY FENCING," 72" IN HEIGHT, TOP SECURED TO METAL T-POSTS WITH 12-GAUGE WIRE WOVEN THROUGH TOP OF FENCING FOR ENTIRE LENGTH.
   - HEAVY DUTY T-POSTS SHALL BE PLACED SO THAT WIRE & FENCE ARE TAUT.
   - CHAIN LINK FENCING IS OPTIONAL.
6. TRUNK PROTECTION IS REQUIRED IF CONSTRUCTION OCCURS WITHIN TEN FEET OR LESS OF TRUNK. CONSTRUCTION INSIDE CRITICAL ROOT ZONE IS ONLY PERMITTED WHEN EQUIPMENT IS OPERATED EXCLUSIVELY ON EXISTING HARDSCAPE, AND NO SOIL COMPACTION TAKES PLACE.

1 TREE PROTECTION FENCE
SCALE: NTS DETAIL-FILE

TREE PROTECTION NOTES

1. ALL EXISTING TREES WITHIN THE LIMITS OF THE DEVELOPMENT SHALL REMAIN AND BE PROTECTED UNLESS NOTED ON THESE PLANS FOR REMOVAL.
2. WITHIN THE DRIP LINE OF ANY PROTECTED EXISTING TREE, THERE SHALL BE NO CUT OR FILL OVER A FOUR-INCH DEPTH UNLESS A QUALIFIED ARBORIST OR FORESTER HAS EVALUATED AND APPROVED THE DISTURBANCE.
3. PRIOR TO AND DURING CONSTRUCTION, BARRIERS SHALL BE ERECTED AROUND ALL PROTECTED EXISTING TREES WITH SUCH BARRIERS TO BE OF ORANGE FENCING A MINIMUM OF FOUR (4) FEET IN HEIGHT, SECURED WITH METAL T-POSTS, NO CLOSER THAN SIX (6) FEET FROM THE TRUNK OR ONE-HALF (½) OF THE DRIP LINE, WHICHEVER IS GREATER. THERE SHALL BE NO STORAGE OR MOVEMENT OF EQUIPMENT, MATERIAL, DEBRIS OR FILL WITHIN THE FENCED TREE PROTECTION ZONE.
4. DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE APPLICANT SHALL PREVENT THE CLEANING OF EQUIPMENT OR MATERIAL OR THE STORAGE AND DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MOTOR OIL OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE WITHIN THE DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES.
5. NO DAMAGING ATTACHMENT, WIRES, SIGNS OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.
6. NO TREES SHALL BE REMOVED DURING THE SONGBIRD NESTING SEASON (FEBRUARY 1 TO JULY 31) WITHOUT FIRST HAVING A PROFESSIONAL ECOLOGIST OR WILDLIFE BIOLOGIST COMPLETE A NESTING SURVEY TO IDENTIFY ANY ACTIVE NESTS EXISTING ON THE PROJECT SITE. IF ACTIVE NESTS ARE FOUND, THE CITY WILL COORDINATE WITH RELEVANT STATE AND FEDERAL REPRESENTATIVES TO DETERMINE WHETHER ADDITIONAL RESTRICTIONS ON TREE REMOVAL AND CONSTRUCTION APPLY.

COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO

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ORIGINAL SIZE 24X36

ISSUED

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6	PRELIMINARY PUD RD 6	05/14/2024

REVISIONS

No.	DESCRIPTION	DATE

TREE INVENTORY

SEAL:

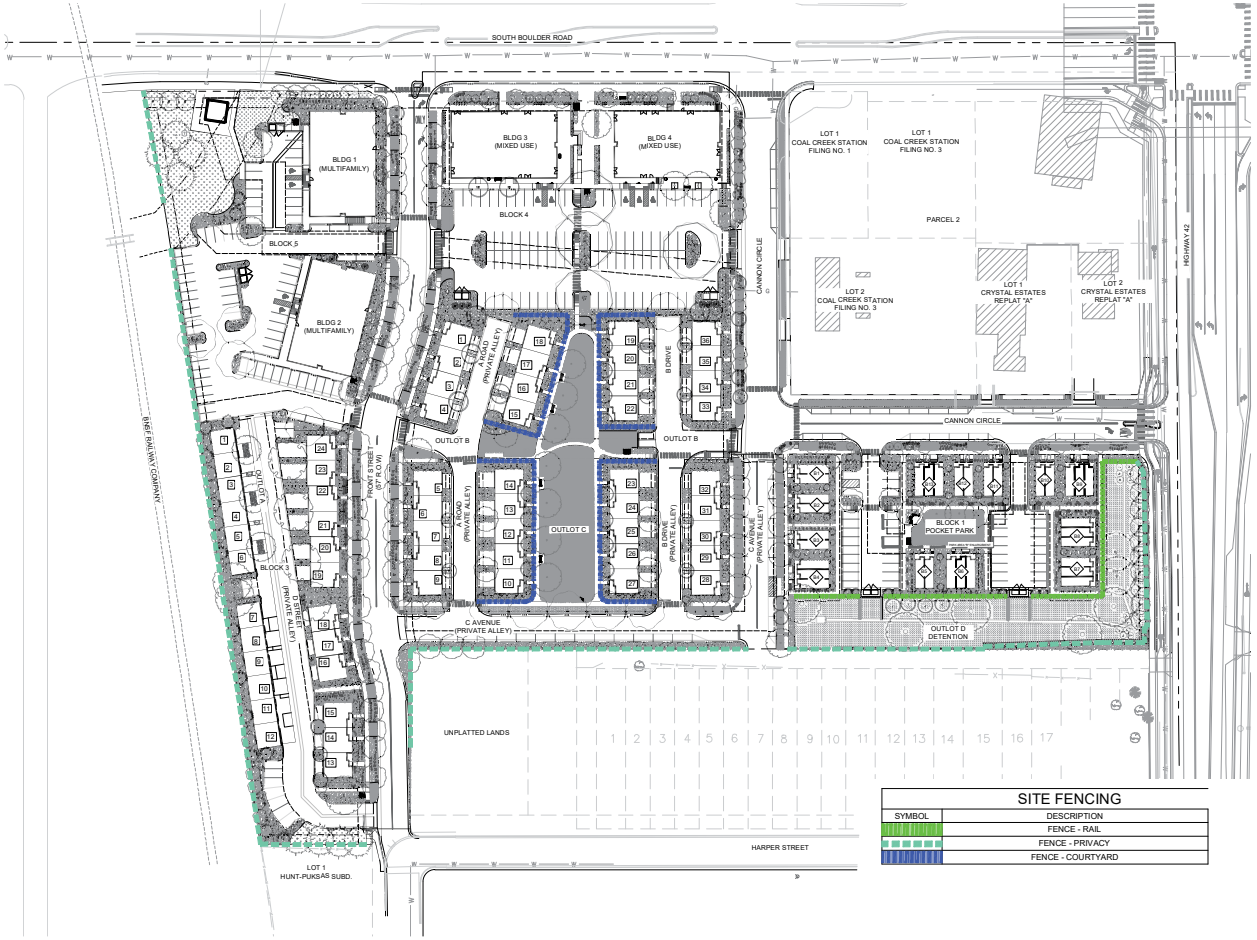
ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R20-030
DRAWN BY:	
REVIEWED BY:	

DRAWING NUMBER:

30 OF 32

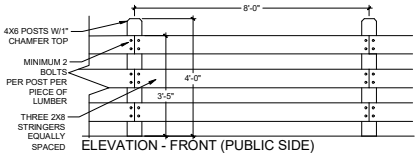
Plotted By: Megan McGregor **Layout:** TREE INVENTORY (2) **Printed On:** 3/26/2024 2:39 PM **File Name:** TREE INVENTORY.dwg



SITE FENCING

SYMBOL	DESCRIPTION
	FENCE - RAIL
	FENCE - PRIVACY
	FENCE - COURTYARD

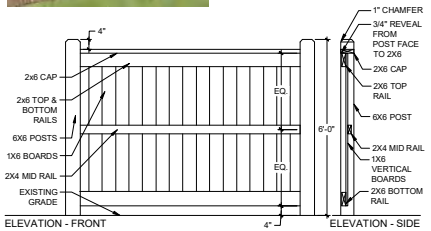
NOTE:
1. UNLESS OTHERWISE REQUESTED ALL WOOD TO BE EITHER STAINED RED CEDAR OR COMPOSITE WOOD SUCH AS TREX OR SIMILAR BRAND.
2. ALL FASTENERS & GLUES TO BE WEATHER PROOF TOP OF FENCE TO BE LEVEL BOTTOM OF FENCE TO STEP WITH GRADE AS NEEDED FENCE MAY STEP DOWN AT POSTS IN 6" INCREMENTS IF NECESSARY



1 RAIL FENCE

1/2" = 1'-0" OP-SI-05

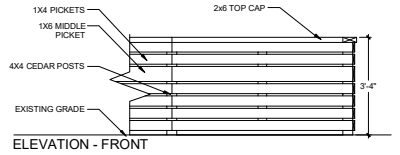
NOTE:
1. UNLESS OTHERWISE REQUESTED ALL WOOD TO BE EITHER STAINED RED CEDAR OR COMPOSITE WOOD SUCH AS TREX OR SIMILAR BRAND.
2. ALL FASTENERS & GLUES TO BE WEATHER PROOF TOP OF FENCE TO BE LEVEL BOTTOM OF FENCE TO STEP WITH GRADE AS NEEDED FENCE MAY STEP DOWN AT POSTS IN 6" INCREMENTS IF NECESSARY



2 PRIVACY FENCE

1/2" = 1'-0" OP-SI-07

NOTE:
1. UNLESS OTHERWISE REQUESTED ALL WOOD TO BE EITHER STAINED RED CEDAR OR COMPOSITE WOOD SUCH AS TREX OR SIMILAR BRAND.
2. ALL FASTENERS & GLUES TO BE WEATHER PROOF TOP OF FENCE TO BE LEVEL BOTTOM OF FENCE TO STEP WITH GRADE AS NEEDED FENCE MAY STEP DOWN AT POSTS IN 6" INCREMENTS IF NECESSARY



3 COURTYARD FENCE

1/2" = 1'-0" OP-SI-06

COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO

PREPARED BY:

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NORTH SCALE: 1"=60'-0"
0 30 60 120

ORIGINAL SIZE 24X36

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6	PRELIMINARY PUD RD 6	05/14/2024

REVISIONS

No.	DESCRIPTION	DATE

FENCING PLAN

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

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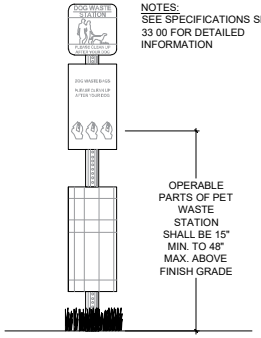
DRAWN BY:	
REVIEWED BY:	

DRAWING NUMBER:

31 OF 32

Plotted By: Megan McGregor **Layout:** L9 FENCING PLAN & SITE DETAILS **Printed On:** 3/26/2024 10:3:6 AM **File Name:** LANDSCAPE PLAN.dwg



NOTES:
SEE SPECIFICATIONS SECTION 32 33 00 FOR DETAILED INFORMATION

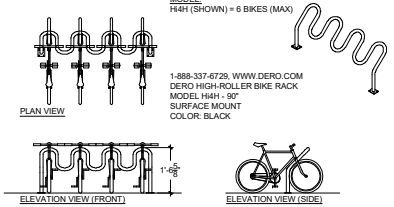
1 DOG WASTE STATION.
1/2" = 1'-0" — OP-BR2-33

MANUFACTURER: ANOVA FURNISHINGS
MODEL: MADISON 6' RECYCLED PLASTIC CONTOUR BENCH
PLASTIC SLAT COLOR: CEDAR
FRAME COLOR: TEXTURED BLACK

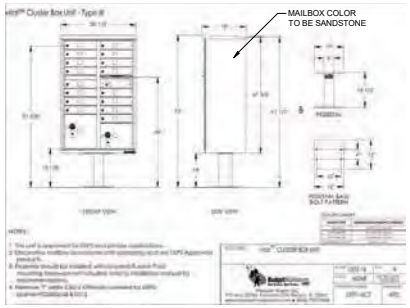
NOTE: THIS SPECIFICATION SHALL SERVE AS A BASIS OF DESIGN.

2 BENCH
NTS — OP-CO3-01

NOTE: THIS SPECIFICATION SHALL SERVE AS A BASIS OF DESIGN.



3 BIKE RACK
1/2" = 1'-0" — OP-CO3-05



4 MAILBOX
1/2" = 1'-0" — OP-NO2-17

MANUFACTURER: ANOVA FURNISHINGS
MODEL: MADISON 35 GAL RECYCLED PLASTIC RECEPTACLE, OPEN HOOD TOP
PLASTIC SLAT COLOR: CEDAR
FRAME COLOR: TEXTURED BLACK
LID COLOR: TEXTURED BLACK

NOTE: THIS SPECIFICATION SHALL SERVE AS A BASIS OF DESIGN.

5 TRASH CAN
NTS — OP-CO3-02

MANUFACTURER: PLANTERS UNLIMITED
MODEL: MODERN FIBERGLASS TAPERED ROUND PLANTER
COLOR: BLACK
SIZE: 36" DIAMETER, 30" HEIGHT

NOTE: THIS SPECIFICATION SHALL SERVE AS A BASIS OF DESIGN.

6 PLANTER
NTS — OP-CO3-03

COLOR: PEWTER

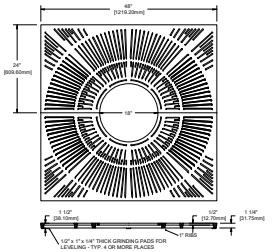
COLOR: PEWTER

MANUFACTURER: BELGARD
MODEL: MELVILLE TANDEM
BLOCK COLOR: PEWTER
CAP COLOR: PEWTER

NOTE: THIS SPECIFICATION SHALL SERVE AS A BASIS OF DESIGN.

7 RUNNING BOND BLOCK RETAINING WALL
NTS — OP-CO3-04

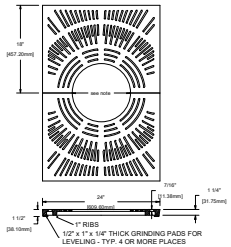
TREE GRATE #M4814-1
STYLE: STARBURST
SERIES 1



NOTES:
SLOT WIDTH IS 1/4" MAXIMUM. MEETS ADA COMPLIANCE.
GRATE CAST FROM GRAY IRON OR ALUMINUM.
TREE OPENING SIZE: 18"
STEEL ANGLE FRAME REQUIRED FOR INSTALLATION, USE MODEL M4800F - SEE SIDE WALK CHASE DETAIL A CIVIL DWGS.
OUTER FRAME DIM. IS 3/4" ± 1/8" GREATER THAN GRATE. .

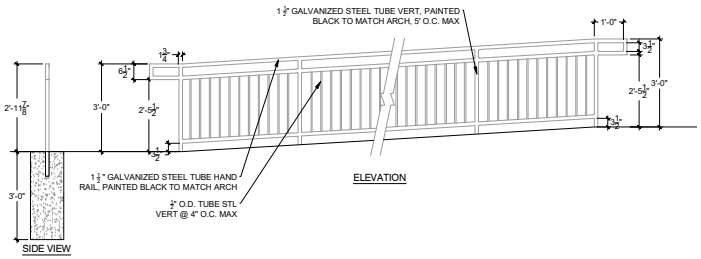
8 IRONSMITH STARBURST SERIES 1 TREE GRATE
3/4" = 1'-0" — OP-AI5-05

TREE GRATE #M3654-1
STYLE: STARBURST
RECTANGULAR
SERIES 1



NOTES:
SLOT WIDTH IS 1/4" MAXIMUM. MEETS ADA COMPLIANCE.
GRATE CAST FROM GRAY IRON OR ALUMINUM
TREE OPENING SIZE. 16", 18", OR 28"
STEEL ANGLE FRAME REQUIRED FOR INSTALLATION USE MODEL M24X36F
OUTER FRAME DIM. IS 3/4" ± 1/8"
GREATER THAN GRATE. .

9 IRONSMITH STARBURST SERIES 1 TREE GRATE
1" = 1'-0" — OP-CO3-06



10 SURFACE MOUNTED RAMP RAILING
1/2" = 1'-0" — OP-CO3-07

Plotted By: Megan McGregor Layout: L10 SITE DETAILS Printed On: 3/26/2024 10:39 AM File Name: LANDSCAPE PLAN.dwg

COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO

PREPARED BY:
ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.224.6037 | www.ripleydesigninc.com

PLANNER / LANDSCAPE ARCHITECT
RIPLEY DESIGN INC.
Joel Welkert
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828

OWNER
COAL CREEK VILLAGE LLC
Michael Markel
5723 ARAPAHOE AVE.
BOULDER, COLORADO 80303
P.303.775.5524

ENGINEER
ROCKY RIDGE CIVIL ENGINEERING
Joel Seamons
420 21ST AVENUE, SUITE 101
LONGMONT, COLORADO 80501
P. 303.651.6626

NORTH — SCALE: 1"=60'-0" — 0 30 60 120
ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
1	PRELIMINARY PUD	01/22/2021
2	PRELIMINARY PUD RD 2	06/21/2021
3	PRELIMINARY PUD RD 3	05/17/2022
4	PRELIMINARY PUD RD 4	12/23/2022
5	PRELIMINARY PUD RD 5	08/04/2023
6	PRELIMINARY PUD RD 6	05/14/2024

REVISIONS

No.	DESCRIPTION	DATE

SITE DETAILS

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R20-030
DRAWN BY:	
REVIEWED BY:	

DRAWING NUMBER:

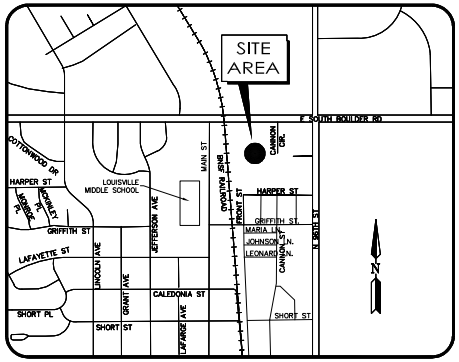
32 OF 32

COAL CREEK VILLAGE

PRELIMINARY PLAT

A RESUBDIVISION OF PORTIONS OF COAL CREEK STATION FILING NO 1 AND CALEDONIA PLACE, TOGETHER WITH ALL OF COAL CREEK STATION FILING NO. 2, ALSO TOGETHER WITH OTHER LANDS, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 5



VICINITY MAP
Not to scale

INDEX TO SHEETS

1	COVER SHEET
2	HISTORIC PLATTING INFORMATION
3	PRELIMINARY PLAT PLAN
4	NEW EASEMENT INFORMATION
5	LINE AND CURVE TABLES

LAND USE SUMMARY

	AREA	USE	OWNERSHIP	MAINTENANCE
OUTLOT A	0.585 AC.	PRIVATE ROAD, DRAINAGE, PUBLIC UTILITY & MAINTENANCE, LANDSCAPE, ACCESS EASEMENT	HOA	HOA
OUTLOT B	1.238 AC.	PRIVATE ROAD, DRAINAGE, PUBLIC UTILITY & MAINTENANCE, LANDSCAPE, ACCESS EASEMENT	HOA	HOA
OUTLOT C	0.483 AC.	DRAINAGE, UTILITY, LANDSCAPE, PEDESTRIAN ACCESS, PARK	HOA	HOA
OUTLOT D	0.606 AC.	PRIVATE ROAD, DRAINAGE, UTILITY, LANDSCAPE, PEDESTRIAN ACCESS & EMERGENCY ACCESS EASEMENT	HOA	HOA
RIGHT OF WAY DEDICATION	1.235 AC.	PUBLIC STREETS	CITY	CITY

OWNER / SUBDIVIDER

COAL CREEK VILLAGE LLC
5723 ARAPAHOE AVE., SUITE B2
BOULDER, CO 80301
(303) 449-8689

CONTACT: MICHAEL MARKEL / CHAD KIPFER

CIVIL ENGINEER

ROCKY RIDGE CIVIL ENGINEERING
420 21ST AVENUE, SUITE 101
LONGMONT, CO 80501
(303) 651-6626

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS, THAT RIDGELINE DEVELOPMENT CORPORATION, BEING THE OWNERS OF THE LANDS DESCRIBED HEREIN, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE 1/4), FROM WHENCE THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) BEARS NORTH 89°58'20" WEST A DISTANCE OF 2642.02 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO;
THENCE ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE 1/4), SOUTH 00°18'01" EAST, 30.00 FEET TO THE SOUTH LINE OF SOUTH BOULDER ROAD;
THENCE LEAVING SAID EAST LINE, ALONG SAID SOUTH LINE OF SOUTH BOULDER ROAD, NORTH 89°58'20" WEST, 455.00 FEET TO THE WEST LINE OF CANNON CIRCLE, AND BEING THE POINT OF BEGINNING;

THENCE ALONG SAID WEST LINE OF CANNON CIRCLE, SOUTH 00°17'50" EAST, 390.01 TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF CANNON CIRCLE;
THENCE ALONG SAID SOUTH LINE, SOUTH 89°58'20" EAST, 425.02 FEET TO THE WEST LINE OF NORTH 96TH STREET;
THENCE ALONG SAID WEST LINE, SOUTH 00°18'01" EAST, 199.99 FEET TO THE NORTHEAST CORNER OF THE ROBERT DI GIACOMO SUBDIVISION, SAID POINT ALSO BEING ON THE NORTH LINE OF A 20 FOOT WIDE PUBLIC ALLEY;
THENCE ALONG SAID NORTH LINE, NORTH 89°58'20" WEST, 754.69 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED AND CONVEYED IN THAT CERTAIN QUITCLAIM DEED RECORDED DECEMBER 14, 2014 AT RECEPTION No. 03275254;
THENCE ALONG THE WEST LINE OF SAID PARCEL, SOUTH 00°01'40" WEST, 184.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, SAID POINT ALSO BEING ON THE NORTH LINE OF HARPER STREET;
THENCE ALONG SAID NORTH LINE, NORTH 89°58'20" WEST, 39.06 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF FRONT STREET;
THENCE ALONG SAID WEST LINE, SOUTH 00°18'07" EAST, 16.00 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF LOT 1 OF HUNT-PUKSAS SUBDIVISION;
THENCE ALONG SAID NORTH LINE, NORTH 89°58'20" WEST, 114.35 FEET TO A POINT ON THE EAST LINE OF THE B.N.S.F. RAILROAD RIGHT-OF-WAY;
THENCE ALONG SAID EAST LINE THE FOLLOWING SEVEN (7) COURSES:

1. NORTH 08°30'12" WEST, 471.84 FEET TO A POINT;
2. NORTH 08°28'40" WEST, 81.59 FEET TO A POINT;
3. NORTH 08°52'07" WEST, 79.23 FEET TO A POINT;
4. NORTH 09°23'12" WEST, 43.90 FEET TO A POINT;
5. NORTH 09°49'41" WEST, 43.90 FEET TO A POINT;
6. NORTH 10°34'58" WEST, 43.90 FEET TO A POINT;
7. NORTH 11°44'18" WEST, 15.01 FEET TO A POINT ON THE SOUTH LINE OF SOUTH BOULDER ROAD;

THENCE ALONG SAID SOUTH LINE THE FOLLOWING THREE (3) COURSES:

1. SOUTH 89°58'20" EAST, 285.10 FEET TO A POINT;
2. NORTH 00°17'50" WEST, 20.00 FEET TO A POINT;
3. SOUTH 89°58'20" EAST, 315.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL OF LOT 2 OF COAL CREEK STATION FILING NO. 2.

CONTAINING 440,180 TOTAL SQUARE FEET OR 10.105 TOTAL ACRES OF LAND, MORE OR LESS.

GENERAL NOTES

1. NOTICE: ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS 2 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.

2. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

3. THE LINEAR UNIT OF MEASUREMENT FOR THIS SUBDIVISION PLAT IS THE U.S. SURVEY FOOT, DEFINED AS EXACTLY 1200/3937 METER.

4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POWER SURVEYING INC. FOR INFORMATION REGARDING BOUNDARY, EASEMENTS AND TITLE POWER SURVEYING RELIED UPON OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NO. ABZ7066398S-4, WITH AN EFFECTIVE DATE OF MAY 27, 2021 AT 5:00 P.M..

5. ALL SINGLE FAMILY DETACHED, FEE SIMPLE LOTS HAVE 5' DRAINAGE EASEMENTS ALONG SHARED/COMMON LOT LINES TO ALLOW FOR CONVEYANCES OF STORM WATER RUNOFF. CONSTRUCTION OF IMPROVEMENTS, BEYOND THOSE DEPICTED ON THE CITY APPROVED CONSTRUCTION PLANS, OR MODIFICATION OF LOT DRAINAGE CHARACTERISTICS IS STRICTLY PROHIBITED.

6. THE CITY OF LOUISVILLE SHALL REVIEW AND APPROVE THE LOCATIONS OF UTILITY LINES, PEDESTALS AND CABINETS WITHIN PUBLIC PROPERTY AND WITHIN CITY OF LOUISVILLE EXCLUSIVE WATER, STORM AND SANITARY SEWER EASEMENTS.

7. THE MINIMUM SEPARATION BETWEEN WATER AND SANITARY SHALL BE 10' OUTSIDE OF PIPE TO OUTSIDE OF PIPE. SEPARATION BETWEEN ALL OTHER UTILITIES SHALL NOT BE LESS THAN 7' TO THE EXTENT PRACTICAL BASED ON CONSTRUCTIBILITY, COST, RIGHT-OF-WAY AND ASSOCIATED STREET WIDTHS, ETC. THE CITY WILL WORK WITH THE SUBDIVIDER TO GENERATE PRACTICAL SOLUTIONS FOR AREAS OF UTILITY SEPARATION CONCERNS.

8. EXCLUSIVE CITY UTILITY EASEMENTS ARE RESERVED FOR CITY OF LOUISVILLE EXCLUSIVE USE FOR CITY WATER, SANITARY SEWER AND STORM SEWER FACILITIES. DRY UTILITIES COMPANIES AND/OR PRIVATE OWNERS OF STORM DRAINAGE AND IRRIGATION LINES MUST OBTAIN PRIOR WRITTEN APPROVAL FROM THE CITY FOR ANY PROPOSED CROSSING OF ANY CITY WET UTILITY EASEMENTS AND MUST EXECUTE AN AGREEMENT WHICH STIPULATES THE DRY UTILITIES, STORM DRAINAGE AND/OR IRRIGATION LINES APPROVED TO CROSS CITY EASEMENTS ARE SUBJECT TO RELOCATION AT THE COMPANY'S OR OWNER'S EXPENSE AT THE DIRECTION OF THE CITY. DRY UTILITIES, STORM DRAINAGE AND/OR IRRIGATION LINES THAT ARE APPROVED TO CROSS CITY EASEMENTS SHALL DO SO AT SUBSTANTIALLY RIGHT ANGLES. WET UTILITIES MAY TRAVERSE DRY UTILITY EASEMENTS WITHOUT REQUIREMENT FOR FURTHER PERMISSION. NO JOINT USE OF ANY CITY EXCLUSIVE UTILITY EASEMENT IS PERMITTED WITHOUT EXPRESS WRITTEN APPROVAL OF THE CITY AND EXECUTION OF A JOINT USE AGREEMENT, WHICH SHALL BE AT THE CITY'S DISCRETION.

9. UTILITY EASEMENTS ARE DEDICATED TO THE CITY OF LOUISVILLE FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.

10. THE EXISTING 30' WIDE ACCESS EASEMENT AND PUBLIC SIDEWALK EASEMENTS THAT WERE ORIGINALLY GRANTED PER THE PLAT OF COAL CREEK STATION FILING No. 2 WERE VACATED BY ORDINANCE No. _____, THAT CERTAIN PORTION OF CANNON CIRCLE RIGHT OF WAY DEDICATED PER THE PLAT OF COAL CREEK STATION FILING No. 1 WAS VACATED PER ORDINANCE No. _____.

11. THE CITY OF LOUISVILLE IS GRANTED A 4' WIDE MAINTENANCE ACCESS EASEMENT BEYOND RIGHT OF WAY FOR MAINTENANCE OF CURB AND WALK. MINIMUM SURFACE DISTURBANCE IS ALLOWED WITHIN THIS EASEMENT.

12. A 10' WIDE MAINTENANCE ACCESS EASEMENT ALLOWED ON EITHER SIDE OF EXCLUSIVE UTILITY EASEMENTS OR 5' ON EACH SIDE OF THE EXCLUSIVE UTILITY EASEMENTS.

13. PEDESTRIAN EASEMENTS AND ACCESS EASEMENTS ARE HEREBY GRANTED FOR BLOCKS 1, 4 & 5 OVER ALL PAVED SURFACES, SUCH AS PARKING LOTS AND SIDEWALKS.

MAINTENANCE NOTE

FOUR FOOT WIDTH (4') WILL BE ASSUMED OUTSIDE EDGE OF WALK TO BE USED FOR MAINTENANCE OF THE WALKS BY THE CITY OF LOUISVILLE.

FLOODPLAIN STATEMENT

THE SUBJECT PROPERTY LIES ENTIRELY WITHIN ZONE X (AREAS OF MINIMAL FLOOD HAZARD; AREAS DETERMINED TO BE OUTSIDE THE 0.2% PERCENT ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON F.I.R.M. PANEL #08013 C 0582K, WITH AN EFFECTIVE DATE OF AUGUST 15, 2019.

BASIS OF BEARINGS

NORTH 89°58'20" WEST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS DEFINED AND MEASURED BETWEEN A FOUND 2" DIAMETER ILLEGIBLE BRASS CAP IN RANGE BOX AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) AND A FOUND 2-1/2" DIAMETER ILLEGIBLE ALUMINUM CAP IN RANGE BOX AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NE 1/4).

SURVEYOR'S CERTIFICATE

I, RICHARD BRUCE GABRIEL, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREIN WAS MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, THE MONUMENTS SHOWN THEREON ACTUALLY EXIST; THE PLAT ACCURATELY REPRESENTS SAID SURVEY; AND THIS SUBDIVISION PLAT WAS MADE IN ACCORDANCE WITH C.R.S. 35-51-101.

RICHARD BRUCE GABRIEL, P.L.S.
Colorado License No. 37929
For and on behalf of
Power Surveying Company, Inc.

COVER SHEET

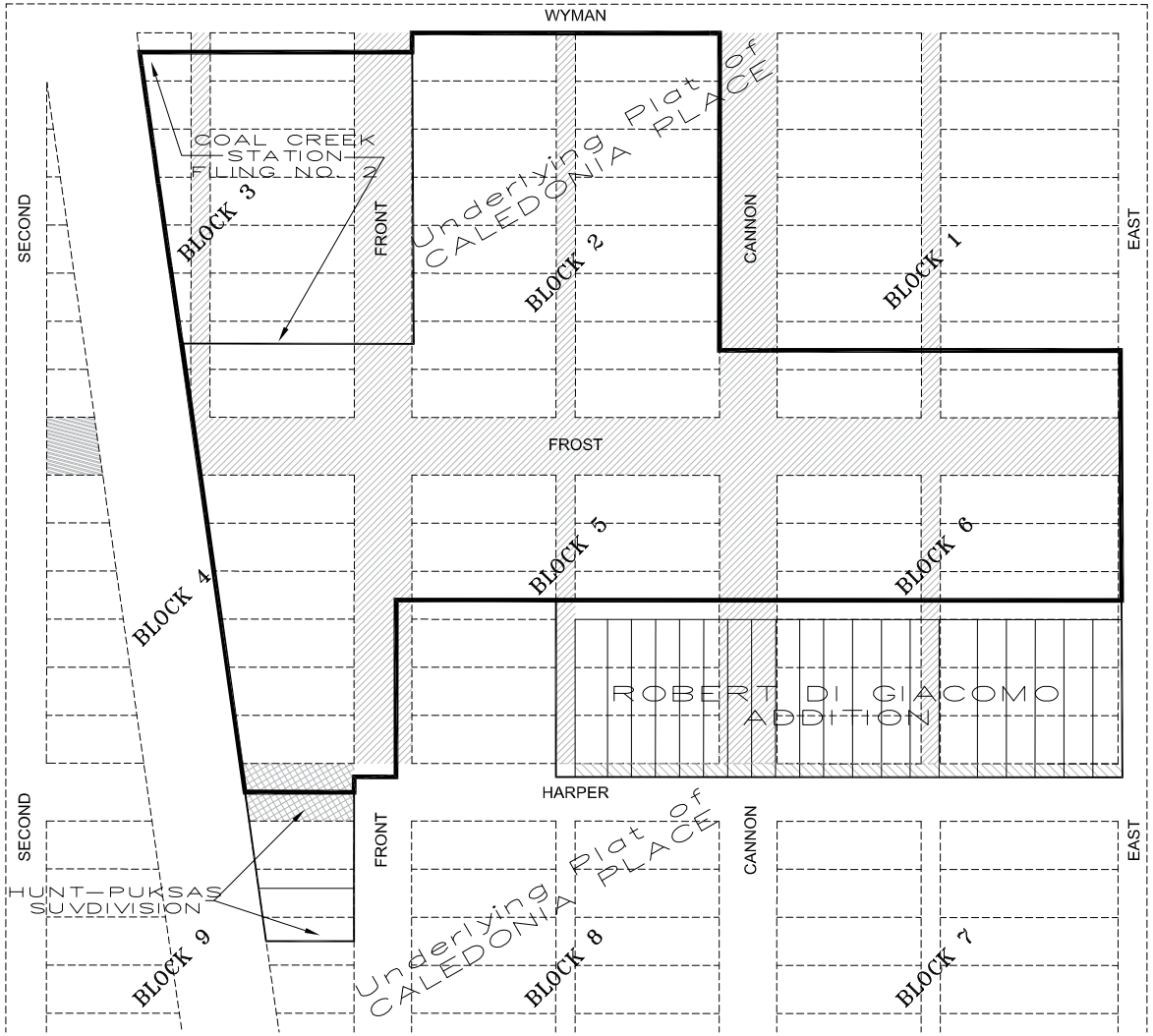
POWER™ Surveying Company, Inc.
Established 1978
5611 BROADWAY
DENVER, CO 80221
PH. 303-705-1117
FAX. 303-705-1650
www.powersurvey.com

TYPE OF SUBMITTAL:	PRELIMINARY PLAT
PREPARATION DATE:	DECEMBER 22, 2022
REVISION DATE:	FEBRUARY 5, 2024
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
DRAWN BY: MB	REVIEWED BY: FZ
JOB NO. 16-216	501-16-216 PP 2022-12-22.dwg

COAL CREEK VILLAGE

PRELIMINARY PLAT

SHEET 2 OF 5



1901 VACATION OF CERTAIN STREETS AND ALLEYS IN CALEDONIA PLACE

14' WIDE VACATION OF A PORTION OF HARPER STREET PER ORDINANCE 352

60' WIDE VACATION OF A PORTION OF FROST STREET PER ORDINANCE 369

60' WIDE VACATION OF A PORTION OF HARPER STREET PER ORDINANCE 599

N

SCALE: 1" = 60'

60' 0 30' 60'

HISTORIC PLATTING INFORMATION

POWER™ Surveying Company, Inc.
Established 1918
PH. 303-790-1917
FAX. 303-790-1818
www.powersurveyco.com
5611 BROADWAY
DENVER, CO 80221

TYPE OF SUBMITTAL:	PRELIMINARY PLAT
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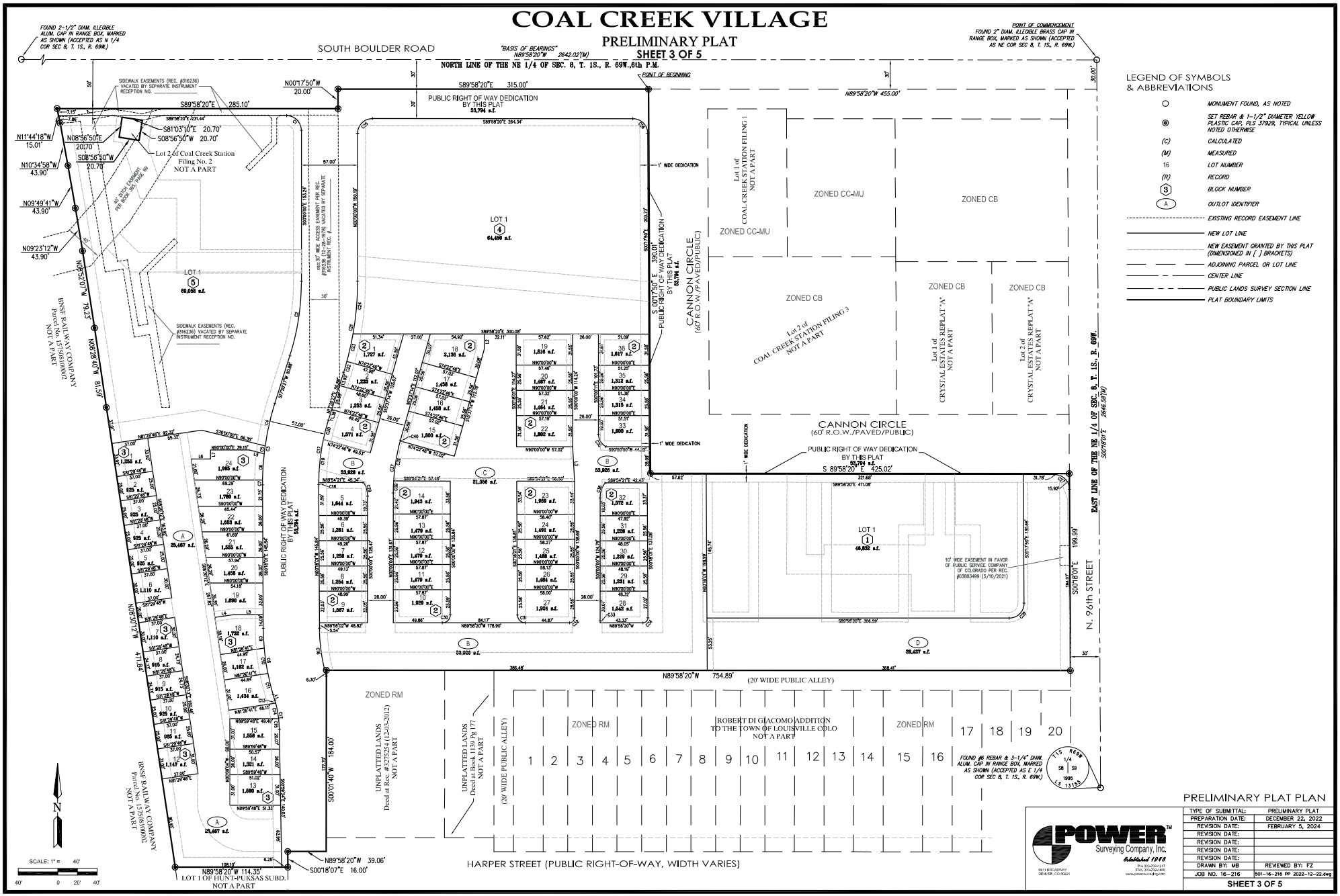
SHEET 2 OF 5

COAL CREEK VILLAGE

PRELIMINARY PLAT

SHEET 3 OF 5



LEGEND OF SYMBOLS & ABBREVIATIONS

- ○ MONUMENT FOUND, AS NOTED
- ◉ SET REBAR & 1-1/2" DIAMETER YELLOW PLASTIC CAP, PLS 37929, TYPICAL UNLESS NOTED OTHERWISE
- (C) CALCULATED
- (M) MEASURED
- 16 LOT NUMBER
- (R) RECORD
- (3) BLOCK NUMBER
- (A) OUTLOT IDENTIFIER
- EXISTING RECORD EASEMENT LINE
- NEW LOT LINE
- NEW EASEMENT GRANTED BY THIS PLAT (DIMENSIONED IN [ ] BRACKETS)
- ADJOINING PARCEL OR LOT LINE
- CENTER LINE
- PUBLIC LANDS SURVEY SECTION LINE
- PLAT BOUNDARY LIMITS

PRELIMINARY PLAT PLAN

POWER Surveying Company, Inc. Established 1998
5611 BROADWAY DENVER, CO 80221
PH. 303-705-0117 FAX. 303-705-1650 www.powersurveying.com

TYPE OF SUBMITTAL:	PRELIMINARY PLAT
PREPARATION DATE:	DECEMBER 22, 2022
REVISION DATE:	FEBRUARY 5, 2024
REVISION DATE:	
REVISION DATE:	
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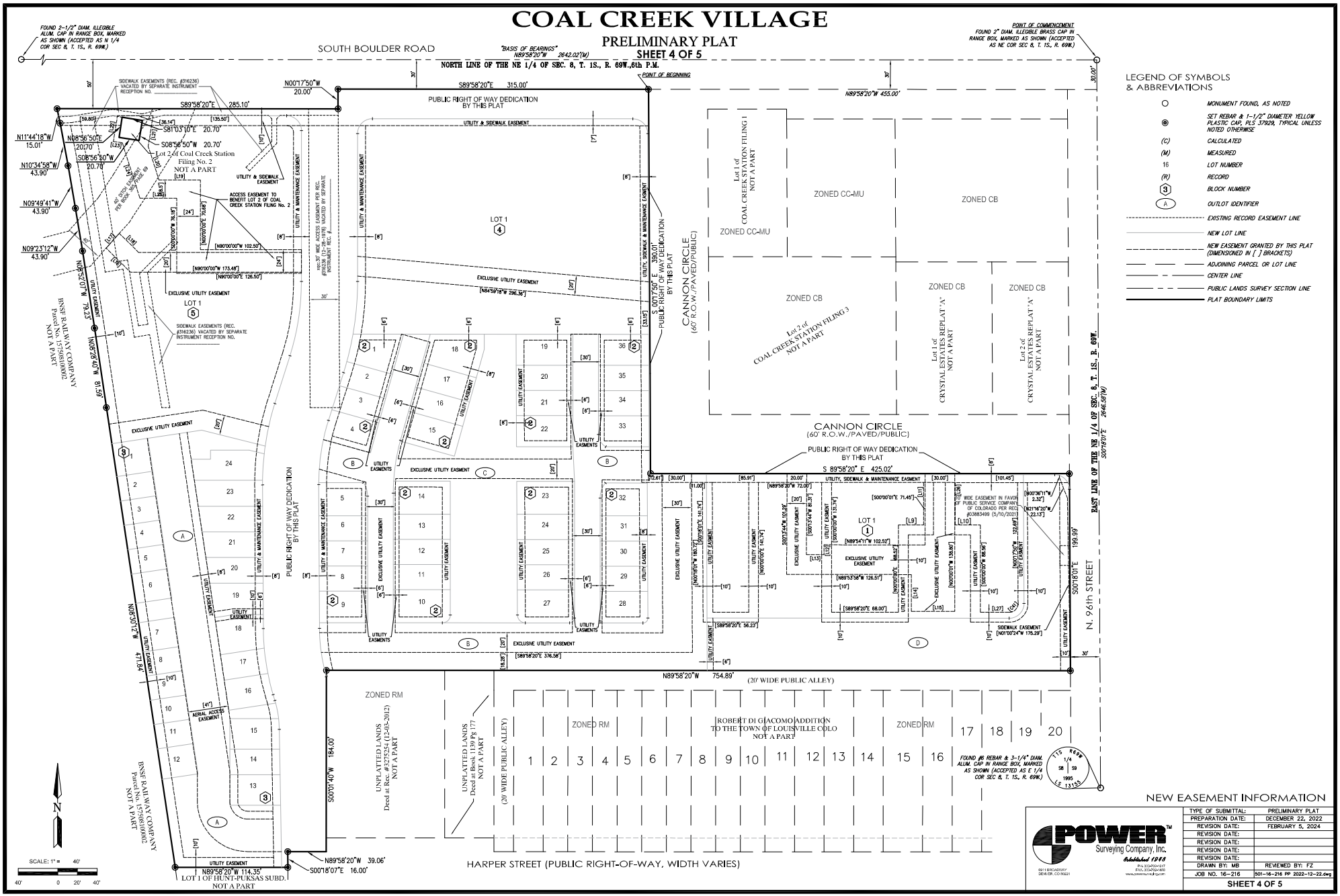
DRAWN BY: MB	REVIEWED BY: FZ
JOB NO. 16-216	501-16-216 PP 2022-12-22.dwg

SHEET 3 OF 5

COAL CREEK VILLAGE

PRELIMINARY PLAT

SHEET 4 OF 5



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- ③ BLOCK NUMBER
- (A) OUTLOT IDENTIFIER
- EXISTING RECORD EASEMENT LINE
- NEW LOT LINE
- NEW EASEMENT GRANTED BY THIS PLAT (DIMENSIONED IN [ ] BRACKETS)
- ADJOINING PARCEL OR LOT LINE
- CENTER LINE
- PUBLIC LANDS SURVEY SECTION LINE
- PLAT BOUNDARY LIMITS

NEW EASEMENT INFORMATION

TYPE OF SUBMITTAL:	PRELIMINARY PLAT
PREPARATION DATE:	DECEMBER 22, 2022
REVISION DATE:	FEBRUARY 5, 2024
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
DRAWN BY: MB	REVIEWED BY: FZ
JOB NO. 16-216	501-16-216 PP 2022-12-22.dwg

SHEET 4 OF 5

POWER Surveying Company, Inc.
Established 1998
PH. 303-705-0197
FAX. 303-705-1650
www.powersurveying.com
5611 BROADWAY DENVER, CO 80221

COAL CREEK VILLAGE

PRELIMINARY PLAT

SHEET 5 OF 5

LINE TABLE

LINE	BEARING	LENGTH
L1	S16°33'03"E	6.11'
L2	N00°01'40"E	15.33'
L3	N02°50'04"W	35.18'
L4	S81°26'48"W	19.91'
L5	S90°00'00"W	29.43'
L6	N90°00'00"E	19.74'
L7	N00°00'00"E	9.12'
L8	S76°00'00"E	15.73'
[L9]	N90°00'00"E	25.50'
[L10]	S90°00'00"E	25.50'
[L11]	N00°00'00"E	43.21'
[L12]	S00°00'21"W	10.00'
[L13]	N89°54'11"W	17.91'
[L14]	N00°00'21"E	37.38'
[L15]	N90°00'00"W	44.00'
[L16]	S45°11'56"E	34.69'
[L17]	S41°37'52"W	20.03'
[L18]	N45°11'56"W	27.55'
[L19]	N90°00'00"E	42.00'
[L20]	S17°41'27"E	35.89'
[L21]	S08°57'00"W	31.60'
[L22]	N08°56'50"E	26.58'
[L23]	N82°00'04"W	9.07'
[L24]	N17°41'27"W	59.20'
[L25]	N90°00'00"W	37.29'
[L26]	S00°00'00"W	43.19'
[L27]	S89°58'20"E	29.34'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BRG	CHORD LENGTH
C1	15.00'	89°58'20"	23.55'	N44°59'10"W	21.21'
C2	250.58'	17°30'27"	76.57'	N08°45'14"E	76.27'
C3	269.82'	17°48'28"	83.86'	S08°36'13"W	83.52'
C4	269.82'	9°24'22"	44.30'	S12°48'16"W	44.25'
C5	269.82'	1°42'39"	8.06'	S07°14'46"W	8.06'
C6	269.82'	5°41'42"	26.82'	S03°32'35"W	26.81'
C7	269.82'	0°59'46"	4.69'	S00°11'52"W	4.69'
C8	240.00'	16°15'02"	68.07'	S08°25'32"E	67.84'
C9	240.00'	4°46'05"	19.97'	S02°41'04"E	19.97'
C10	240.00'	6°12'37"	26.01'	S08°10'25"E	26.00'
C11	240.00'	5°16'20"	22.08'	S13°54'53"E	22.08'
C12	110.00'	15°33'39"	29.87'	N08°46'14"W	29.78'
C13	110.00'	1°33'27"	2.99'	N15°46'19"W	2.99'
C14	110.00'	8°17'38"	15.92'	N10°50'47"W	15.91'
C15	110.00'	5°42'34"	10.96'	N03°50'41"W	10.96'
C16	183.00'	15°33'21"	49.68'	S08°04'41"E	49.53'
C17	212.82'	17°48'28"	66.15'	S08°36'13"W	65.88'
C18	212.82'	0°31'52"	1.97'	S00°02'05"E	1.97'
C19	212.82'	11°50'15"	43.97'	S06°08'59"W	43.89'
C20	212.82'	5°26'21"	20.20'	S14°47'17"W	20.20'
C21	307.58'	17°30'27"	93.99'	N08°45'14"E	93.62'
C22	307.58'	2°10'09"	11.65'	N16°25'22"E	11.64'
C23	307.58'	5°19'59"	28.63'	N12°40'18"E	28.62'
C24	307.58'	10°00'19"	53.71'	N05°00'09"E	53.64'
C25	15.00'	90°01'40"	23.57'	S45°00'50"W	21.22'
C26	15.00'	89°40'30"	23.48'	N45°08'05"W	21.15'
C27	15.00'	89°40'30"	23.48'	N45°08'05"W	21.15'
C28	15.00'	90°19'30"	23.65'	N44°51'55"E	21.27'
C29	25.00'	33°47'40"	14.75'	N16°53'50"W	14.53'
C30	8.00'	90°01'40"	12.57'	N45°00'50"E	11.32'
C31	8.00'	89°40'19"	12.52'	S45°08'11"E	11.28'
C32	5.00'	90°01'40"	7.86'	N45°00'50"E	7.07'
C33	15.00'	7°29'22"	1.96'	S03°53'30"E	1.96'
C34	5.00'	90°19'41"	7.88'	N44°51'49"E	7.09'
C35	15.00'	58°16'42"	15.26'	S30°41'11"E	14.61'
C36	25.00'	38°03'16"	16.60'	S19°01'38"W	16.30'
C37	198.50'	15°37'14"	54.12'	S07°48'37"W	53.95'
C38	198.50'	3°32'05"	12.25'	S01°46'02"W	12.24'
C39	198.50'	11°53'18"	41.19'	S09°28'44"W	41.11'
C40	198.50'	0°11'52"	0.68'	S15°31'18"W	0.68'
[C41]	9.00'	90°19'30"	14.19'	N44°51'55"E	12.76'

LINE AND CURVE TABLES

POWER™ Surveying Company, Inc.
Established 1978
5611 BROADWAY
DENVER, CO 80221
PH. 303-705-1317
FAX. 303-705-1418
www.powersurveyco.com

TYPE OF SUBMITTAL:	PRELIMINARY PLAT
PREPARATION DATE:	DECEMBER 22, 2022
REVISION DATE:	FEBRUARY 5, 2024
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
DRAWN BY: MB	REVIEWED BY: FZ
JOB NO. 16-216	501-16-216 PP 2022-12-22.dwg

SHEET 5 OF 5

Coal Creek Village PUD

Requested Waivers

Coal Creek PUD conforms to the majority of the standards and guidelines created for the City of Louisville and specifically for the Highway 42 Revitalization Area, however, there are some instances where conforming to the standard would not be possible because of existing conditions or, would not serve the best interest of the City. We believe that in each case that a waiver is requested, the proposed design is superior to a design that would strictly adhere to the standard. The City of Louisville anticipated this situation and included the following rule in the Municipal Code:

"General rule allowing waiver or modification of standards. Unless otherwise limited by this section, the city may waive or modify all applicable stated Mixed Use Development Design Standards and Guidelines stated in this chapter, or other generally applicable design standards and provision of this Title 17, if the decision-making body finds that the proposed development represents an improvement in site and building design over that which could be accomplished through strict compliance with otherwise applicable district standards. Unless specifically waived or modified during the review and approval process, the zoning, use, bulk, dimensional, development, and design standards stated in this chapter and the Mixed Use Design Standards and Guidelines shall apply."

The Applicant respectfully requests the following Waivers:

Waiver Number 1

City Document: Implementation of the Highway 42 Revitalization Area Plan - Appendix A Mixed Use Development Design Standards and Guidelines (MUDDSG)

Requirement: MUDDSG 1.3.A.1 East and west sides of blocks to be 270-320 feet.
MUDDSG 1.3.B.1 North and south sides of blocks to be 300-400 feet.

Proposed:

Block One	East and west sides 146 feet
	North and south sides 321 feet
Block Two	East and west sides 293 feet
	North and south sides 333 feet
Block Three	East and west sides 443 feet
	North and South side 155 feet
Block Four	East and west sides 221 feet
	North and south sides 295 feet
Block Five	East and west sides 332 feet
	North and south sides 246 feet

Justification:
The intent of the Street and Block Design Standards is to encourage a synergistic mix of uses within the MU-R and CC Districts, complement existing Downtown development, to disperse and distribute traffic to multiple access points and to create a pedestrian-oriented and pedestrian friendly district. Furthermore "*Street alignment within the MU-R and CC Districts shall generally conform to the street pattern adopted in the Highway 42 Plan to the maximum extent practicable."*

From the Highway 42 Revitalization Area Framework Plan

The street layout and resulting block sizes are largely determined by existing access points along South Boulder Road and Highway 42. In addition, the Front Street alignment connecting to the south is consistent with the Highway 42 Revitalization Area Framework Plan depicted above. The fact that the site is bordered by the Colorado and Southern Railroad on the west further puts limitations on block size.

While not all the specific block dimensions are consistent with requirements, the street layout and blocks do meet the intent of the MUDDSG. Traffic is dispersed and distributed in a logical fashion consistent with the Highway 42 Framework Plan shown above. The site plan proposes sidewalks and tree lawns along all public streets and provides for safe, convenient and attractive pedestrian connections throughout.

Waiver Number 2

City Document: Implementation of the Highway 42 Revitalization Area Plan - Appendix A
Mixed Use Development Design Standards and Guidelines (MUDDSG)

Requirement: **MUDDSG 5.4. Public Sidewalk Design Standards**
B. In the MU-R and CC Districts, all public sidewalks shall be a minimum of ten (10) feet wide incorporating tree planting within the right-of-way. The right-of-way shall be landscaped with street trees and other living plant material or, as an alternative, tree grates for street trees combined with decorative paving and/or moveable planters may be utilized.

Proposed: 8-foot-wide detached sidewalks with an 8-foot parkway are provided along South Boulder Road and Highway 42. Along Front Street and Canon Circle, a 5-foot-wide detached sidewalk with an 8-foot parkway is provided.

Justification:
Coal Creek PUD meets the pedestrian connectivity standards stated in the MUDDSG by providing well-defined pedestrian connections through out the site and to off-site locations. Walkways are designed to be direct and efficient creating opportunities for residents to walk to commercial areas along SBR and Hwy 42, as well as to on-site parks, open space and amenities. The public sidewalks are all detached with adjacent tree lawns. We believe the proposed 5-foot and 8-foot sidewalk widths will be adequate for the numbers of pedestrians anticipated and will provide a more comfortable human scale than 10-foot sidewalks would.

The proposed sidewalk widths are also consistent with recommendations of the National Association of City Transportation Officials. "*The pedestrian through zone is the primary, accessible pathway that runs parallel to the street. The through zone ensures that pedestrians have a safe and adequate place to walk and should be 5–7 feet wide in residential settings and 8–12 feet wide in downtown or commercial areas*." (NACTO)

Waiver Number 3

City Document: **City of Louisville Commercial development Design Standards and Guidelines (CDDSG)**

Requirement: **2.2.1 Surface Parking Lots**
E. Orient parking aisles perpendicular to buildings so pedestrians walk parallel to moving cars. Minimize the need for pedestrians to cross multiple parking aisles and landscape areas. (G)

Proposed: The parking lot serving the proposed commercial uses along South Boulder Road contains 91 parking spaces arranged parallel to the buildings on South Boulder Road.

Justification:
Given the overall dimensions of the parking lot (determined by existing access points), arranging the drive aisles to be perpendicular to the buildings would be an inefficient use of the land. We believe given the dimensions and small size of the parking lot, that in this case the parallel drive aisles create a superior design that works better for pedestrians and drivers that will utilize the parking area. The proposed parking lot is divided into two halves separated by a generous pedestrian walkway that is perpendicular to the buildings and aligns with a proposed central plaza. As required by the MUDDSG the parking meets the quantity and locational requirements of the anticipated uses and provides adequate, safe and attractive pedestrian movement.

Additionally, the City of Louisville has adopted Appendix D of the International Fire Code which means buildings taller than 30' are required to provide aerial fire access along one of the elongated sides of the building. Aerial access requires a fire truck staging area to be within 15-30' from the eave of a proposed building. Because of this requirement, the staging area to satisfy aerial access would either have to come from the interior of the site, or from South Boulder Road. The Louisville Fire Protection District has given our team the direction to provide aerial access on the interior of our site and not along South Boulder Road. This requirement and direction from the Fire District further demonstrates the need to orient parking parallel to the Mixed-Use Buildings proposed with Coal Creek Village.

Waiver Number 4

City Document: **Municipal Code 17.14.060**
Table 3: Mixed Use Zoning District Dimensional and Bulk Standards

Requirement: **Minimum Lot Width 40 feet**

Proposed: **Townhome lots vary from 24'-6" to 32 feet wide.**

Justification:
The proposed townhomes are designed for residents that desire urban scale living, that is attractive, low maintenance, energy efficient, architecturally exciting and attainable. By reducing lot size the developer can lower the cost of the dwelling unit, making it more attainable. densities that utilize public infrastructure and land more effectively, helping to lower housing costs as well. In Smaller lot sizes also help to create more efficient addition, small lots fit the lifestyle of active adults and are preferred by many urban dwellers. A few examples of contemporary townhome design that utilize the narrower lot width include the following communities: North End (Louisville), Northfield Commons (Boulder), and Dakota Ridge – Northbriar (Boulder).

Waiver Number 5

City Document: **Municipal Code 17.14.060**
Table 3: Mixed Use Zoning District Dimensional and Bulk Standards

Requirement: **Minimum Building Coverage 40%**

Proposed: **21.2%**

Justification:
The dimensional and bulk standards are intended to encourage and allow more "urban scale" development within the Highway 42 Revitalization Area consistent with planning goals for that area. Compared to other commercial and residential development allowed in Louisville, "urban scale" generally means taller buildings like those found in downtown Louisville, greater lot coverage, and buildings pushed close to the front property line.

We believe that Coal Creek Village PUD accomplishes the intent of the standard. Most of the buildings in the development are 3-stories tall and are brought close to the front property line with parking enclosed in garages or located to the back side. However, it's hard to imagine how the proposed project could achieve 40% building coverage without providing structured parking. Figure 6 (below) was provided to help clarify the standard. The example illustrates 1-story buildings, and it only achieves 36 % coverage. The proposed mixed-use buildings (3 &4) and the multi-family buildings (1&2) are 3-story buildings and require more parking than a 1-story building would. Additional parking means more circulation drives and the additional pavement requires additional stormwater detention. The overall residential density of 16.5 DU/AC necessitates the need for additional site amenities, parks and open space. Additionally, Figure 6 alludes to the use of structured parking to help achieve the standard – but the cost to construct structured parking is so great that the use of structured parking would remove the middle-class attainability aspect of the proposed development. Given the nature of the proposed mixed-use project, we believe achieving 40% lot coverage is not necessary nor practical as demonstrated by Figure 6.

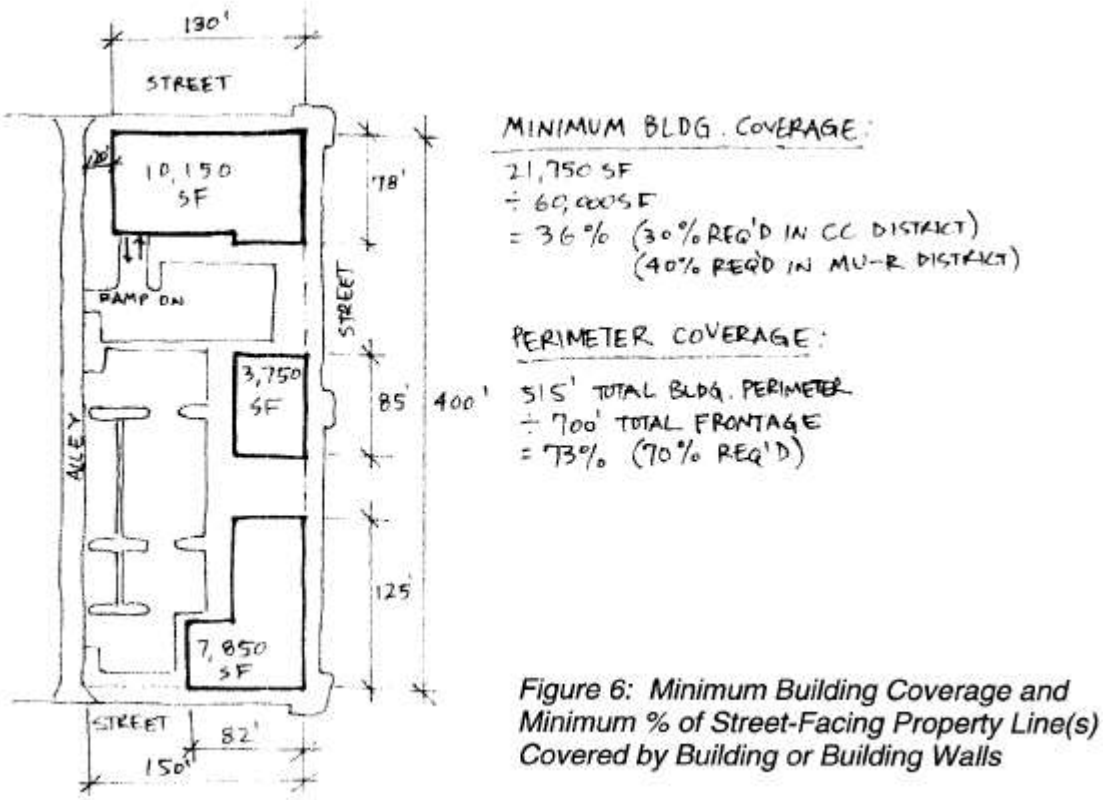


Figure 6: Minimum Building Coverage and Minimum % of Street-Facing Property Line(s) Covered by Building or Building Walls

Waiver Number 6

City Document: **Municipal Code 17.14.060**
Table 3: Mixed Use Zoning District Dimensional and Bulk Standards

Requirement: 20-Foot Minimum Setback from Rear Property Line

Proposed: Townhome and Micro Cottages rear yard setbacks from 6-20 feet

Justification:
The townhome and micro cottages proposed for Coal Creek PUD are designed for residents that desire urban scale living, that is attractive, low maintenance, energy efficient, architecturally exciting and attainable. Smaller back yards that still provide opportunities for outdoor dining and relaxation without the need to mow or water a lawn fit the lifestyle of many urban dwellers. Smaller back yards also help create more efficient densities that utilize public infrastructure and land more effectively, helping to lower housing costs.

Waiver Number 7

City Document: **Municipal Code 17.14.060**
Table 3: Mixed Use Zoning District Dimensional and Bulk Standards

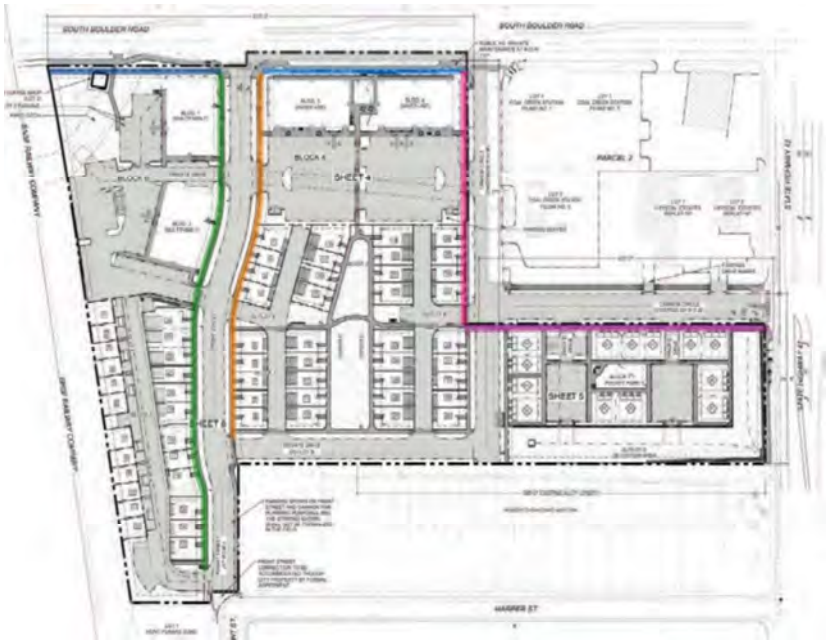
Requirement: **Minimum 70% of Street Facing Property Lines must contain a Building or Building Wall**

Proposed: **58.6%**

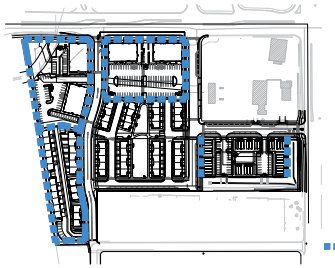
Justification:
The standard is intended to support a pedestrian friendly environment along the district's streets. Buildings pushed closer to the street edge provide a sense of enclosure for the pedestrian, making the district a more inviting place to walk. The 70% is a very high standard that is difficult to achieve particularly when site amenities and landscaped open space is left out of the equation. We believe that a variety of building types and scales that are interspersed with a plaza, park and landscaped open space create a diverse and pleasant streetscape for pedestrians to enjoy. The walking experience proposed throughout Coal Creek Village PUD is further enhanced by street trees that are provided in tree lawns along all the public streets.

Additionally, the City of Louisville has adopted Appendix D of the International Fire Code which has a component related to dead-end fire apparatus access on roads within a new development. This means that a fire truck access path shall go no further than 150' without a means to turn around or exit the access road. On the site plan, this creates the need for additional access points along public streets to comply with this IFC requirement and thus reduces the percentage of street facing property lines that contain a building or building wall.

TOTAL BUILDING FRONTAGE/COVERAGE CALCULATIONS				
STREET	APPLICABLE STREET FRONTAGE(FT)	TOTAL BUILDING FRONTAGE(FT)	% BUILDING FRONTAGE	TOTAL BUILDING COVERAGE(SF)
SOUTH BOULDER ROAD	543	304	56.0	
EAST OF FRONT STREET	295	216	73.2	
WEST OF FRONT STREET	248	88	35.5	
FRONT STREET	1240	825	66.5	
EAST SIDE	532	297	55.8	
WEST SIDE	708	528	74.6	
CANNON CIRCLE	692	320	46.2	
NORTH/ SOUTH LEG	363	170	46.8	
EAST/ WEST LEG	329	150	45.6	
HIGHWAY 42	147	90	61.2	
TOTALS:	5097	2988	58.6 *	80070
TOTAL % BUILDING COVERAGE (USING TOTAL NET SITE ACREAGE 8.66 AC):				21.2% *

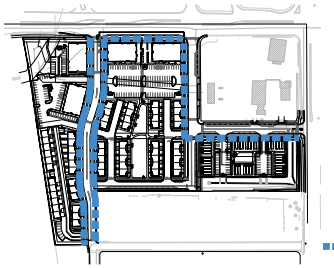


COAL CREEK VILLAGE
PLANNED UNIT DEVELOPMENT



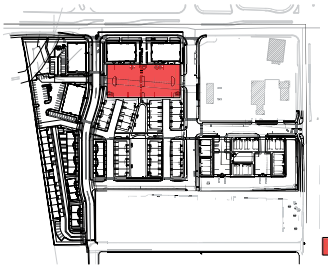
= BLOCK LENGTH / WIDTH PROPOSED WITH WAIVER

WAIVER #1 - BLOCK WIDTHS



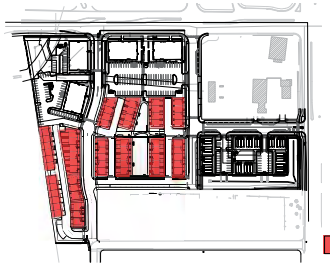
= PUBLIC WALK PROPOSED WITH WAIVER

WAIVER #2 - PUBLIC SIDEWALKS



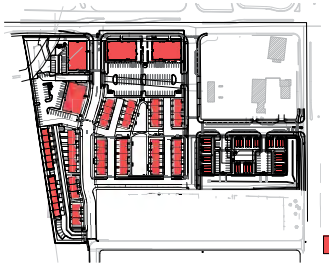
= PARKING ORIENTATION PROPOSED W/ WAIVER

WAIVER #3 - COMMERCIAL PARKING ORIENTATION



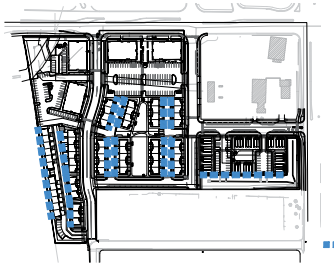
= MIN. LOT WIDTH PROPOSED W/ WAIVER

WAIVER #4 - MINIMUM LOT WIDTH



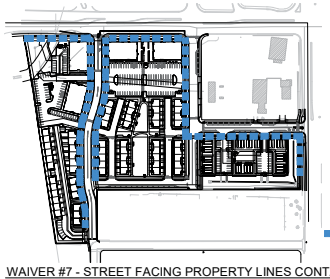
= BUILDING COVERAGE PROPOSED W/ WAIVER

WAIVER #5 - BUILDING COVERAGE



= REAR PROPERTY SETBACK PROPOSED WITH WAIVER

WAIVER #6 - REAR PROPERTY LINE SETBACK



= STREET FACING PROPERTY LINES PROPOSED W/ WAIVER

WAIVER #7 - STREET FACING PROPERTY LINES CONTAINING A BUILDING

COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO

PREPARED BY:

riply design
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.224.6807 | www.ripleydesigninc.com

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OWNER

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ENGINEER

ROCKY RIDGE CIVIL ENGINEERING
Joel Seamons
420 21ST AVENUE, SUITE 101
LONGMONT, COLORADO 80501
P. 303.651.6626

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
1	PRELIMINARY PUD	01/22/2021
2	PRELIMINARY PUD RD 2	06/21/2021
3	PRELIMINARY PUD RD 3	06/17/2022
4	PRELIMINARY PUD RD 4	12/23/2022
5	PRELIMINARY PUD RD 5	08/04/2023
6	PRELIMINARY PUD RD 6	05/14/2024

REVISIONS

No.	DESCRIPTION	DATE

WAIVER REFERENCE DIAGRAMS

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R20-030
DRAWN BY:	
REVIEWED BY:	

DRAWING NUMBER:

W

Plotted By: Megan MacGregor **Layout:** S11 WAIVER DIAGRAMS **Printed On:** 3/26/2024 2:56 PM **File Name:** ELEVATIONS_TOWNHOMES.dwg

Coal Creek Village PUD

Special Review Request

The Applicant is requesting a Special Review to allow residential use on the first floor of multi-unit dwellings (multi-family and townhomes). The City's criteria for approving Special Review requests are included below along with the Applicant's rational for the request.

Coal Creek Village Proposal

The project proposes 13,534 square feet of commercial use on the ground floor of the multi-family buildings that face South Boulder Road (SBR). With commercial spaces facing SBR, as well as to the interior of the site, the commercial uses will benefit from traffic along SBR and from medium to high density residential development in the immediate vicinity. Small-scale restaurants, retail and personal service shops are anticipated. Grouping these kinds of uses together in one area of the project will create a synergy that will help them all be more successful than if they were scattered throughout the project.

In addition to the mixed-use, multi-family buildings along SBR, the project includes two 24-plex multi-family buildings, and a variety of townhomes and condominiums. Providing commercial use on the ground floor of each of these structures would not be economically successful and would result in a much lower residential density. The decrease in density could jeopardize the success of the commercial uses proposed along SBR. Furthermore, we believe the medium to high residential density as proposed (16.5 DU/AC) will support the existing commercial uses on the corner and in historic downtown Louisville.

Reason for Request

Consider the current climate for retail/ office space. Commercial vacancies are at record highs and the only retail absorption is in the fast food, gas-convenience, and banking sectors, all of which do not apply to the retail availability proposed at Coal Creek Village. The risk associated with building commercial/retail in this market can only be offset by increasing the residential housing sales prices. These higher cost residential units automatically become more burdensome to sell and ace the middle-class buyer out of a multi-family obtainable unit.

For example, losing 20,000SF of first floor condo/ apartment space equals the loss of 16-2bed/2 bath units which translates to $8,000,000 in lost sales, only to be replaced by commercial space that cannot be financially absorbed, so it would need to be paid for in cash. This unlevered cash expenditure for retail/ office space will raise the other residential units around the subdivision around $45,000/ unit on a for sale basis.

All this compounds into an extremely risky venture fraught with expensive building costs coupled with massive commercial vacancies. With commercial development waning (please refer to the attached analysis of current retail/office trends in Metro-Denver), the lending environment for vertical mixed us projects in extremely challenging. Many lenders balk at the idea of being stuck with commercial square footage when their real value is driven underwriting is backstopped by the residential units. Because of this, it is too challenging to obtain investors and lenders in a real-world environment during turbulent economic times and the recent collapse of the office/ retail industry.

The city fiscal impact model does not account for the current downturn in the commercial/retail space. The existing assumed commercial/retail property tax revenues used in the models that produced the comprehensive plan numbers are antiquated and don't reflect the strong downturn in city tax revenues in this new market. Because of this, the result is that more residential housing is needed to strengthen the existing retail, rather than building out new retail to compete with already abysmal vacancy rates on existing supply.

Criteria for Special Review

The following criteria shall be considered by the planning commission and the city council in reviewing applications for special review use under this chapter:

That the proposed use/development is consistent in all respects with the spirit and intent of the comprehensive plan and of this chapter, and that it would not be contrary to the general welfare and economic prosperity of the city or the immediate neighborhood;
That such use/development will lend economic stability, compatible with the character of any surrounding established areas;

The proposed development plan is consistent with the spirit and intent of the City's Comprehensive Plan regarding development in the Highway 42 Revitalization Area. The proposed project is consistent with goals for mixed-use, pedestrian connectivity, landscaping, site amenities, street patterns, block structure, building placement, building heights, residential densities and transitions to existing neighborhoods.

The standard requiring commercial on the ground floor of all multi-family buildings, would result in scattered, non-cohesive commercial development and lower residential density. We believe that approving this Special Review Request would not be harmful to public good and would contribute more to the City's economic prosperity than would a plan that met the standard.

That the use/development is adequate for internal efficiency of the proposal, considering the functions of residents, recreation, public access, safety and such factors including storm drainage facilities, sewage and water facilities, grades, dust control and such other factors directly related to public health and convenience;

The Coal Creek Village PUD is designed to be a well-organized, attractive, walkable neighborhood. Residents will be able to enjoy detached sidewalks along tree-lined streets and a variety of parks, open space and site amenities such as benches, outdoor dining opportunities, bicycle parking, dog waste stations and attractive landscaping. There is adequate public infrastructure to serve the neighborhood safely and conveniently regarding water, sewer, storm water, and electrical power.

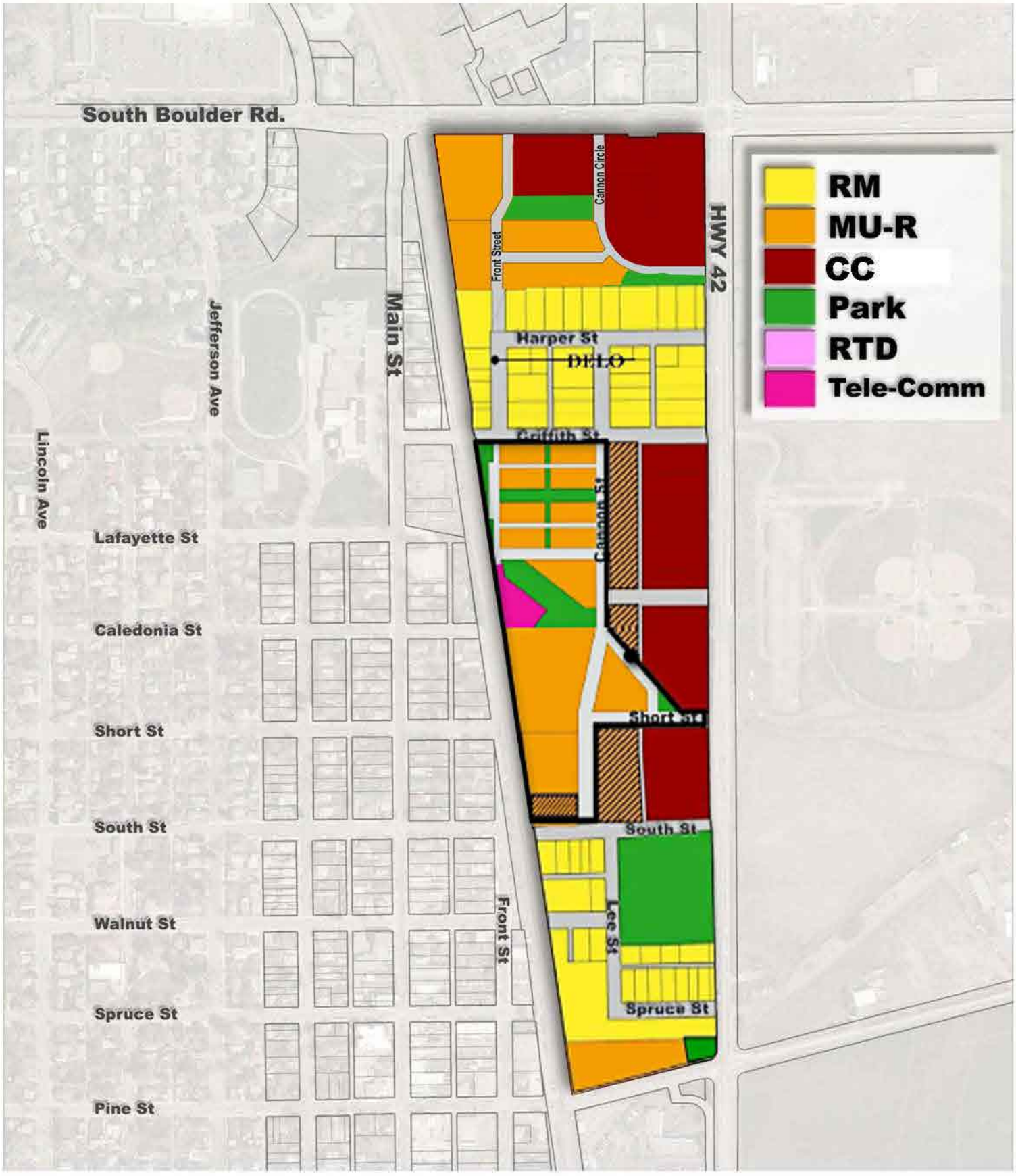
That external effects of the proposal are controlled, considering compatibility of land use; movement or congestion of traffic; services, including arrangement of signs and lighting devices as to prevent the occurrence of nuisances; landscaping and other similar features to prevent the littering or accumulation of trash, together with other factors deemed to effect public health, welfare, safety and convenience;

The project is designed to be compatible with adjacent uses in the vicinity. Curb cuts are aligned with existing curb cuts providing safe and convenient access to existing commercial uses on the corner and a sidewalk is provided for easy access to the existing coffee shop along SBR. A unique micro townhome condominium development is proposed to provide an appropriate land use transition between existing commercial uses and the existing "Little Italy" neighborhood. Signs and lighting will be designed to meet City standards. Trash receptacles and dog waste stations are provided at appropriate locations throughout the neighborhood.

That an adequate amount and proper location of pedestrian walks, malls and landscaped spaces to prevent pedestrian use of vehicular ways and parking spaces and to separate pedestrian walks, malls and public transportation loading places from general vehicular circulation facilities.

All public streets have detached sidewalks with tree lawns that separate the pedestrian from vehicular traffic and crosswalks are provided at intersections to alert motorist to pedestrian movements. Parking lots are designed to be safe, efficient and screened from view along public streets.

Land Use Plan
Exhibit A



ORDINANCE NO. 1641
SERIES 2013

AN ORDINANCE APPROVING A REZONING OF A 10.97-ACRE PARCEL OF LAND LOCATED AT 1035 E SOUTH BOULDER ROAD FROM CITY OF LOUISVILLE COMMERCIAL BUSINESS (CB) ZONING TO CITY OF LOUISVILLE MIXED-USE RESIDENTIAL (MU-R), COMMERCIAL COMMUNITY (CC), AND RESIDENTIAL MEDIUM DENSITY (RM)

WHEREAS, Coal Creek Station Properties, LLC is the owner of certain real property totaling approximately 10.97 acres, which property is designated as a portion of the Caledonia Place and Coal Creek Station subdivisions of the Highway 42 Revitalization Area and the legal description of which is attached hereto as Exhibit A (the "Property"); and

WHEREAS, the landowner of the Property has submitted to the City of Louisville a request to approve a rezoning of the Property from Commercial Business (CB) to Mixed-Use Residential (MU-R), Community Commercial (CC), and Residential Medium Density (RM); 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 City of Louisville 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 Land Use Plan incorporated as Exhibit A in Chapter 17.14 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 Mixed-Use Residential (MU-R), Community Commercial (CC), and Residential Medium Density (RM) zoning classifications 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 legally described on Exhibit A, attached hereto and incorporated herein by reference, is hereby rezoned from Commercial Business (CB) to Mixed-Use Residential (MU-R), Community Commercial (CC), and Residential Medium Density (RM), with the area zoned into each such district as described in Exhibit A, and the City zoning map shall be amended accordingly.

INTRODUCED, READ, PASSED ON FIRST READING, AND ORDERED PUBLISHED this 20th day of August, 2013.

Robert P. Muckle, Mayor

ATTEST:

SEAL

Nancy Carra, City Clerk

APPROVED AS TO FORM:

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

PASSED AND ADOPTED ON SECOND AND FINAL READING, this 3rd day of September, 2013.

Robert P. Muckle, Mayor

ATTEST:

SEAL

Nancy Carra, City Clerk

Exhibit A

LEGAL DESCRIPTION FOR AREA TO BE ZONED CC

PCOMMENCING AT THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE S00°17'50"E ALONG THE EAST LINE OF SAID SECTION 8, A DISTANCE OF 50.00 FEET; THENCE N89°58'20"W, A DISTANCE OF 30.03 FEET TO A POINT ON WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 42, THENCE ALONG SAID WEST RIGHT-OF-WAY LINE S00°17'50"E, A DISTANCE OF 310.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE S00°17'50"E, A DISTANCE OF 211.01 FEET; THENCE DEPARTING FROM SAID WEST RIGHT-OF-WAY LINE N90°00'00"W, A DISTANCE OF 211.13 FEET; THENCE ALONG A CURVE TO THE RIGHT 333.02 FEET, SAID CURVE HAVING A RADIUS OF 217.33 FEET WITH A DELTA OF 87°47'48" AND A CHORD THAT BEARS N45°30'36"W, A DISTANCE OF 301.38 FEET; THENCE N00°17'50"W, A DISTANCE OF 96.52 FEET; THENCE N89°58'20"W, A DISTANCE OF 295.96 FEET; THENCE N02°41'43"W, A DISTANCE OF 28.94 FEET; THENCE N00°00'00"E, A DISTANCE OF 184.57 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SOUTH BOULDER ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) S89°58'20"E, A DISTANCE OF 436.22 FEET; (2) S00°17'50"E, A DISTANCE OF 10.00 FEET; (3) S89°58'20"E, A DISTANCE OF 110.00 FEET TO THE NORTHEAST CORNER OF LOT 1, COAL CREEK STATION FILING NO. 3; THENCE S00°17'50"E ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 140.00 FEET TO THE NORTHEAST CORNER OF LOT 2, COAL CREEK STATION FILING NO. 3; THENCE ALONG THE NORTH LINE OF SAID LOT 2 N89°58'20"W, A DISTANCE OF 190.00 FEET TO A POINT ON THE RIGHT-OF-WAY LINE OF CANNON CIRCLE; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: (1) S00°17'50"E, A DISTANCE OF 160.00 FEET; (2) S89°58'20"E, A DISTANCE OF 365.00 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION FOR AREA TO BE ZONED MU-R

PCOMMENCING AT THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE S00°17'50"E ALONG THE EAST LINE OF SAID SECTION 8, A DISTANCE OF 50.00 FEET; THENCE N89°58'20"W, A DISTANCE OF 30.03 FEET TO A POINT ON WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 42; THENCE S00°17'50"E ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 521.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE S00°17'50"E, A DISTANCE OF 48.68 FEET TO A POINT ON THE NORTH LINE OF THE ALLEY LOCATED IN THE ROBERT DIGIACOMO ADDITION AS RECORDED AT BOOK 5, PAGE 17; THENCE ALONG SAID NORTH LINE AND NORTH LINE EXTENDED S89°49'59"W, A DISTANCE OF 937.78 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE COLORADO AND SOUTHERN RAILROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSE: (1) N08°30'12"W, A DISTANCE OF 272.50 FEET; (2) N08°28'40"W, A DISTANCE OF 81.59 FEET; (3) N08°52'07"W, A DISTANCE OF 79.23 FEET; (4) N09°23'12"W, A DISTANCE OF 43.90 FEET; (5) N09°49'41"W, A DISTANCE OF 43.90 FEET; (6) N10°34'58"W, A DISTANCE OF 43.90 FEET; (7) N11°44'18"W, A DISTANCE OF 15.01 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SOUTH BOULDER ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE S89°58'20"E, A DISTANCE OF 303.88 FEET; THENCE DEPARTING SAID SOUTH

RIGHT-OF-WAY LINE S00°00'00"W, A DISTANCE OF 184.57 FEET; THENCE S02°41'43"E, A DISTANCE OF 28.94 FEET; THENCE S89°58'20"E, A DISTANCE OF 295.96 FEET; THENCE S00°17'50"E, A DISTANCE OF 96.52 FEET; THENCE ALONG A CURVE TO THE LEFT 333.02 FEET, SAID CURVE HAVING A RADIUS OF 217.33 FEET WITH A DELTA OF 87°47'48" AND A CHORD THAT BEARS S45°30'36"E, A DISTANCE OF 301.38 FEET; THENCE S90°00'00"E, A DISTANCE OF 211.13 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION FOR AREA TO BE ZONED RM

COMMENCING AT THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE S00°17'50"E ALONG THE EAST LINE OF SAID SECTION 8, A DISTANCE OF 50.00 FEET; THENCE N89°58'20"W, A DISTANCE OF 30.03 FEET TO A POINT ON WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 42; THENCE S00°17'50"E ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 569.69 FEET TO A POINT ON THE NORTH LINE OF THE ALLEY LOCATED IN THE ROBERT DIGIACOMO ADDITION AS RECORDED AT BOOK 5, PAGE 17; THENCE ALONG SAID NORTH LINE AND NORTH LINE EXTENDED S89°49'59"W, A DISTANCE OF 754.53 FEET TO THE NORTHWEST CORNER OF THAT PROPERTY RECORDED AT BOOK 46, PAGE 505; THENCE S00°10'01"E ALONG THE WEST LINE OF SAID PROPERTY DESCRIBED IN BOOK 46, PAGE 505, A DISTANCE OF 184.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HARPER STREET; THENCE S89°49'59"W ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 40.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF FRONT STREET; THENCE S00°10'01"E ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 15.63 FEET TO THE NORTHEAST CORNER OF LOT 1, HUNT-PUSKAS SUBDIVISION AS RECORDED AT RECEPTION NO. 483037; THENCE S89°39'16"W ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 113.96 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE COLORADO AND SOUTHERN RAILROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE N08°30'12"W, A DISTANCE OF 201.77 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE N89°49'59"E, A DISTANCE OF 183.25 FEET TO THE POINT OF BEGINNING.

Martin Roth
Senior Vice President

CBRE, Inc.
Land Services Group

CBRE

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Denver, Colorado 80202

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www.cbre.com

September 12, 2022

RE: Coal Creek Village

Dear City of Louisville Planning Department,

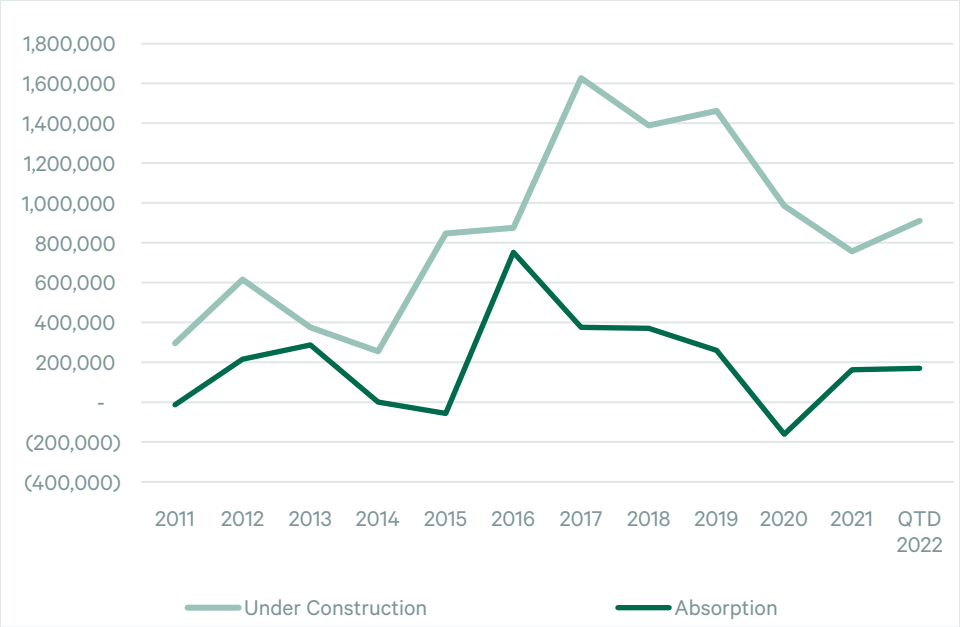
Over the past 21 years I've worked solely with CBRE Land Services and Capital Markets Group specializing in the marketing and disposition of land for development purposes. During this time our assignments have covered a majority of asset classes including master planned communities, institutional multifamily, large- and small-scale retail, office, industrial, and medica development sites.

RETAIL

Over the past seven years we have experienced a fundamental downward shift in new retail construction and absorption due to the expansion of e-commerce and last mile delivery retail platforms. In most cases the depth of demand we are seeing is generated from smaller scale retail pad users such as gas-convenience, fast food and the occasional bank.

Per the Metro-Denver statistical data below, new construction and absorption have both trended downward to levels not experienced since 2015/2016, despite metro area population expansion during the same time period.

Q4 Year	Under Construction	Absorption
2011	295,000	(13,605)
2012	615,593	215,890
2013	375,626	287,097
2014	254,989	720
2015	846,410	(56,540)
2016	874,545	752,748
2017	1,626,973	375,509
2018	1,389,024	370,613
2019	1,461,605	259,880
2020	984,567	(160,340)
2021	757,045	162,504
QTD 2022	**910,248**	**169,639**



Source: CBRE Research

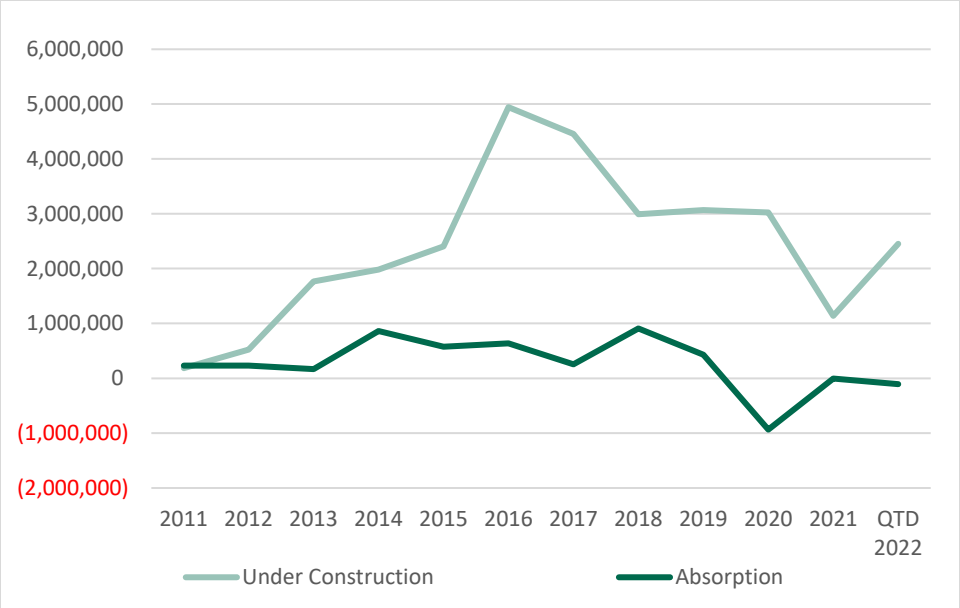
In some municipalities, we are seeing a trend of supporting residential density in proximity to their existing retail centers, to further support the viability of those retailers they already have rather than over saturate a market that's already experiencing a drop in demand.

OFFICE

The market for new office development has also shifted in a downward direction, most of which has been related to exceedingly high increases in construction costs and COVID. Based on more companies' acceptance of the work-from-home model, they are downsizing their overall office space needs. This scenario is adding to the amount of existing office space available on the market and resulting in lease rates that typically won't support new construction.

Per the Metro-Denver statistical data below, new construction and absorption of office have both trended downwards. New construction coming out of COVID are at levels not experienced since 2015, and absorption is below anything experienced over the past decade.

Q4 Year	Under Construction	Absorption
2011	186,231	230,853
2012	522,974	230,853
2013	1,763,794	167,463
2014	1,981,474	860,176
2015	2,404,327	574,572
2016	4,942,140	635,573
2017	4,453,975	254,358
2018	2,989,276	907,439
2019	3,064,794	429,249
2020	3,023,551	(933,603)
2021	1,138,518	(4,397)
QTD 2022	**2,451,662**	**(107,799)**



Source: CBRE Research

Please feel free to call me with any questions.

Sincerely,

Martin Roth
T +1 720 528 6367
martin.roth@cbre.com

City of Louisville
COLORADO • SINCE 1878

Planning Commission
Staff Report
September 12, 2024

ITEM: Comprehensive Plan Informational Update

STAFF: Jeff Hirt, AICP, Planning Manager

The purpose of this staff report is to update Planning Commission on the Comprehensive Plan project. The major updates are that City Council affirmed the Plan's Vision Statement and Core Values on September 3 and the next round of community engagement starts in late October. Several other tasks are going on including development of future land use scenarios and policy options.

City Council affirmed the following Vision Statement and Core Values as a foundation for the Plan on September 3:

> *Louisville is committed to being an equitable, resilient, and sustainable community where everyone has the opportunity to thrive – now and for future generations. We strive for a vibrant future where Louisville will evolve and adapt to change in ways that respect our past and support our high quality of life.*

- Community Character: We value a balanced approach to change that embraces and enhances our community character.
- Community Connectivity: We value knowing our neighbors through a community network that is inclusive and inter-connected.
- Environmental Sustainability: We value climate action, environmental resilience, and adaptation to promote environmental sustainability for the enduring vitality of our community.
- Economic Vibrancy: : We value thriving and dynamic businesses that support and engage the community.
- Community Places: We value community places to bring people together and support healthy living including parks, open spaces, and other public places.
- Civic Leadership: We value transparent, collaborative, and fiscally responsible local government.

One of City Council's overarching comments on this topic was that the Vision and Values could be adjusted as the Plan comes together and nears adoption.

SCHEDULE AND NEXT STEPS

Over the next two months, the project team will focus on developing future land use scenarios and other key policy choices for community engagement starting in late October. The community engagement will address future locations for potential land use changes,

levels of development density, transportation improvements, and other topics. The project team will then come back to Planning Commission and City Council in early 2025 to report the results of the recent community engagement and a proposed framework for the Plan, including draft goals and strategies along with future land use and transportation policy options. City staff will continue to provide monthly updates Planning Commission on the project.

The next Comprehensive Plan community open house is scheduled for **Thursday, November 7** from 5:30 – 7:30 p.m. at the Louisville Recreation Center gym. The community engagement during this time will include several ways to participate including parallel online activities and potentially other events.

Near Term Comprehensive Plan Update Schedule (subject to change)

Milestone	June/July	Aug	Sept	Oct	Nov	Dec	Jan/Feb
Community Engagement Round "1.5" Vision and values refinement.	Complete ✓						
Planning Commission Review and recommend City Council confirmation of vision and values based on community input.		8/8 ✓					
City Council Affirmation of vision and values to act as foundation for Plan development.			9/3 ✓				
Community Engagement Round #2 Future growth scenarios, key choices, and tradeoffs.			Plan for engagement, develop policy choices		In person and online		
Analyze Community Input, Plan Development Will include City Council and Planning Commission Discussion/Direction meetings starting early 2025, additional opportunities for community input					>> Continued into 2025, target Plan adoption Summer 2025		