



Planning Commission

September 12, 2024
Packet Addendum #1

ITEM: Case No. PUD-000502-2024 and SRU-000521-2024

PLANNER: Matt Post, Senior Planner

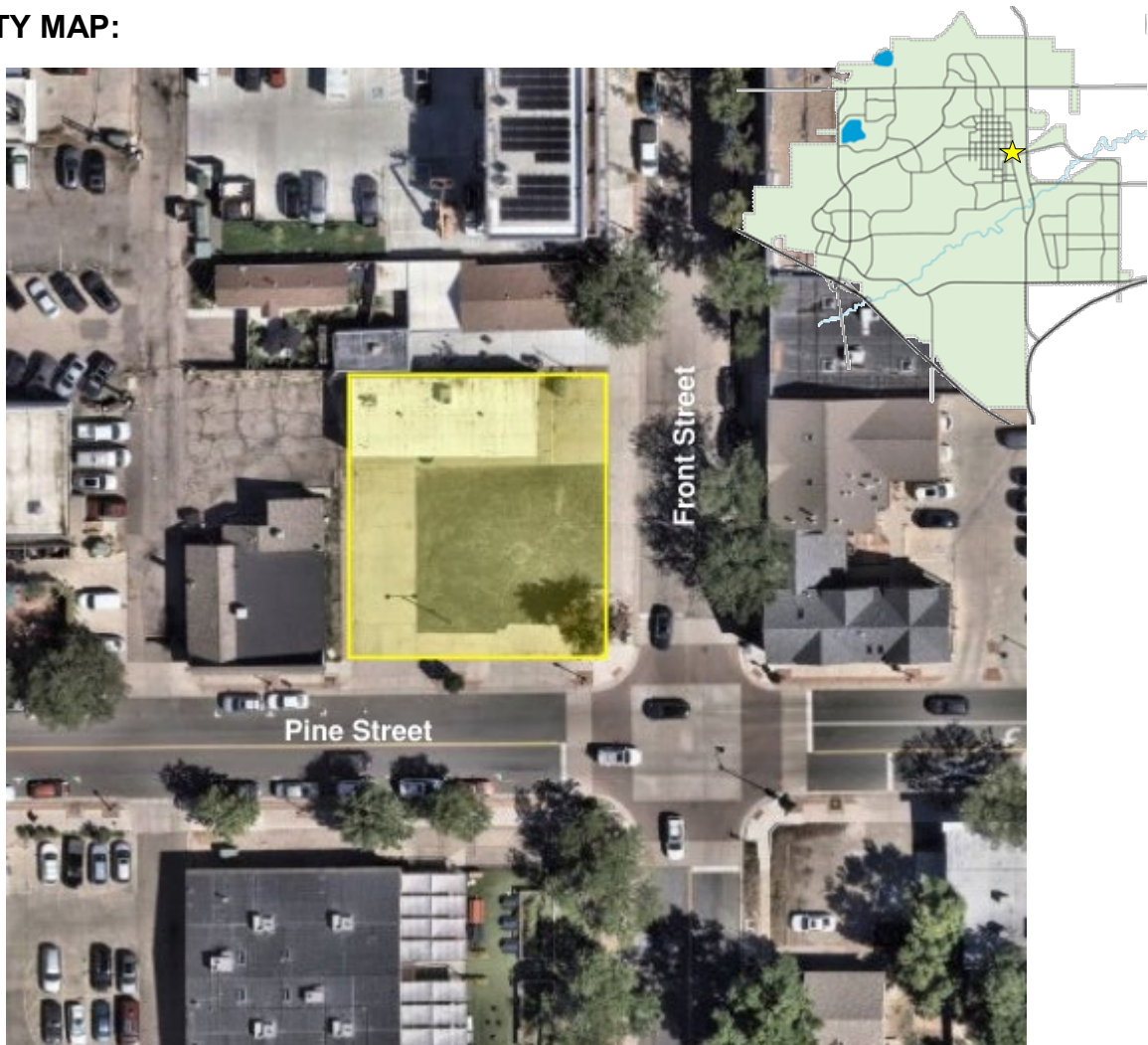
APPLICANT: Construction Concepts, Inc.

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:



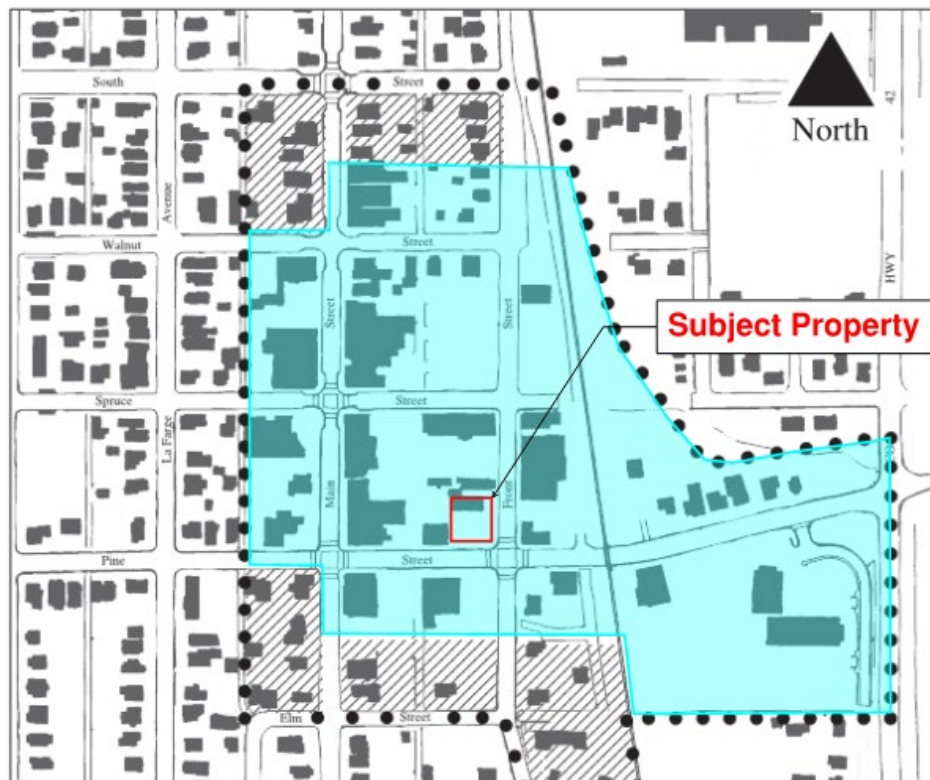
SUMMARY:

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.



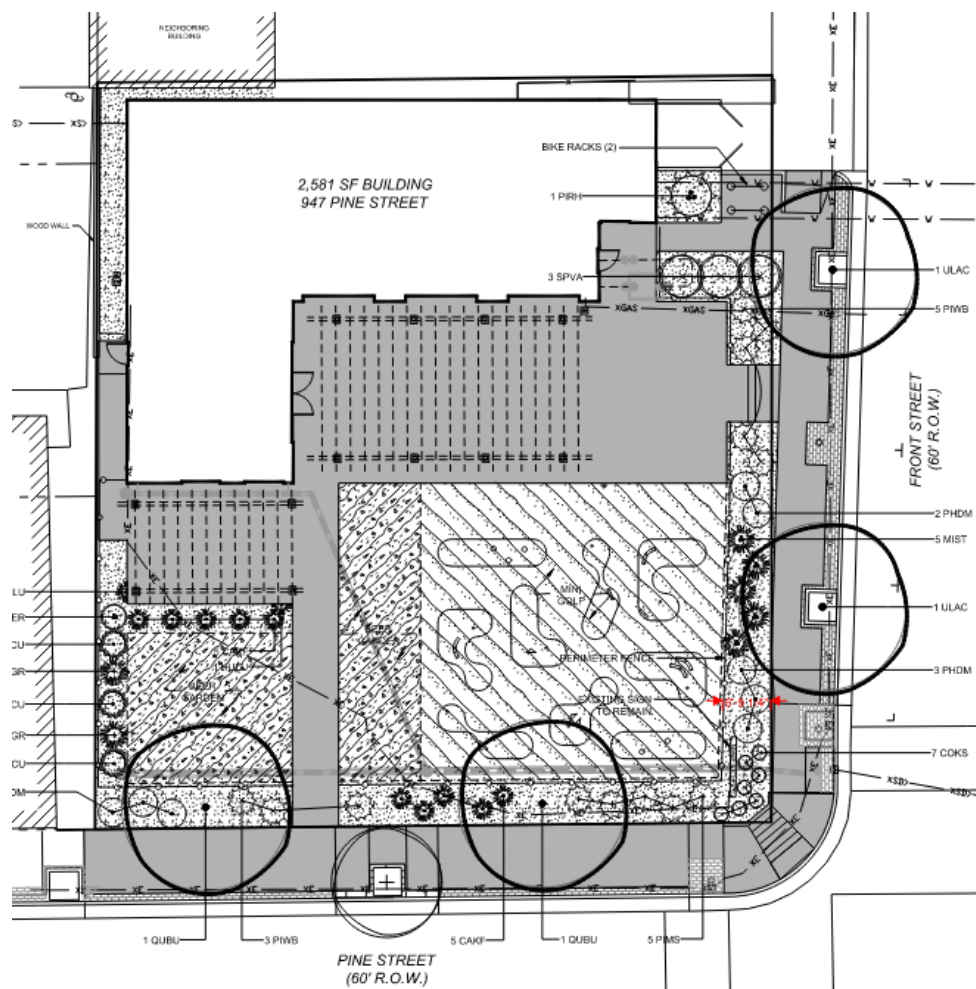
Downtown Map with Core Area in Blue and Transition Area is Crosshatch

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.

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



Site rendering

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.

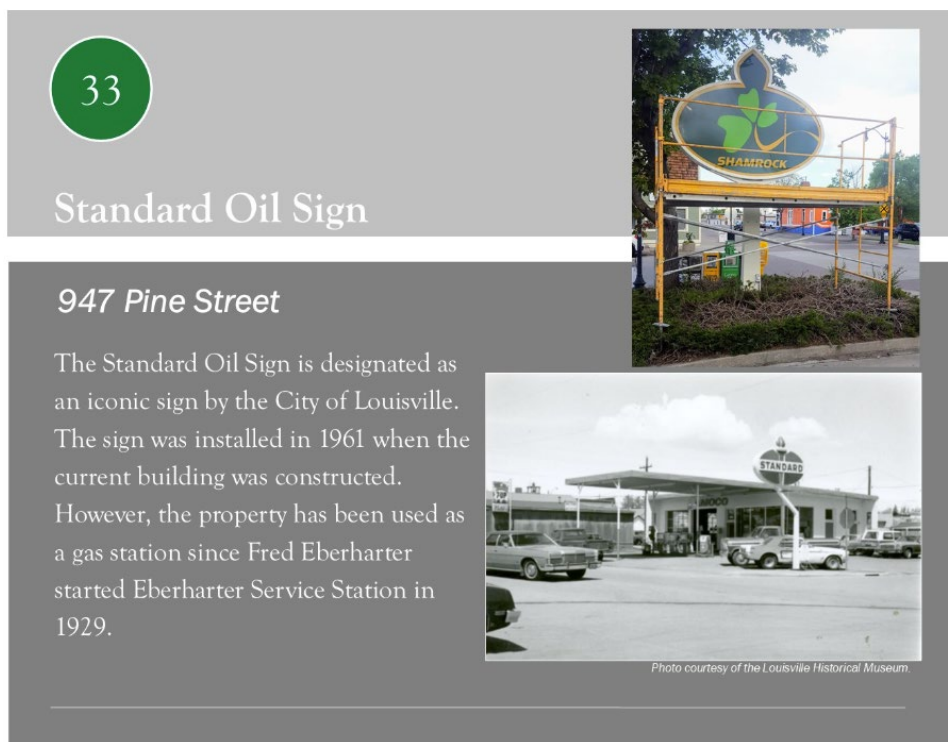
The closure of vehicle access points on the site will permit the construction of full-width, unimpeded sidewalks that will match existing public improvements in the direct vicinity of the site. Additional streetlights and street trees will be installed on both Pine Street and Front Street, and seven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

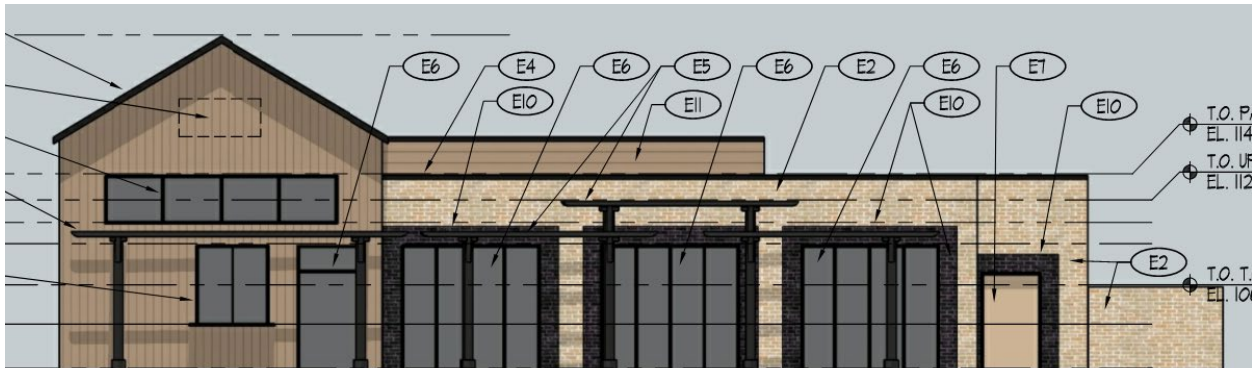
- 1) Traditionally, most commercial storefronts in this area were one- or two-stories in height and, while each block contained a mix of these heights, an overall sense of unity in scale was established.
- 2) In larger projects, a mix of one- and two-story modules should be used to maintain variety in 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

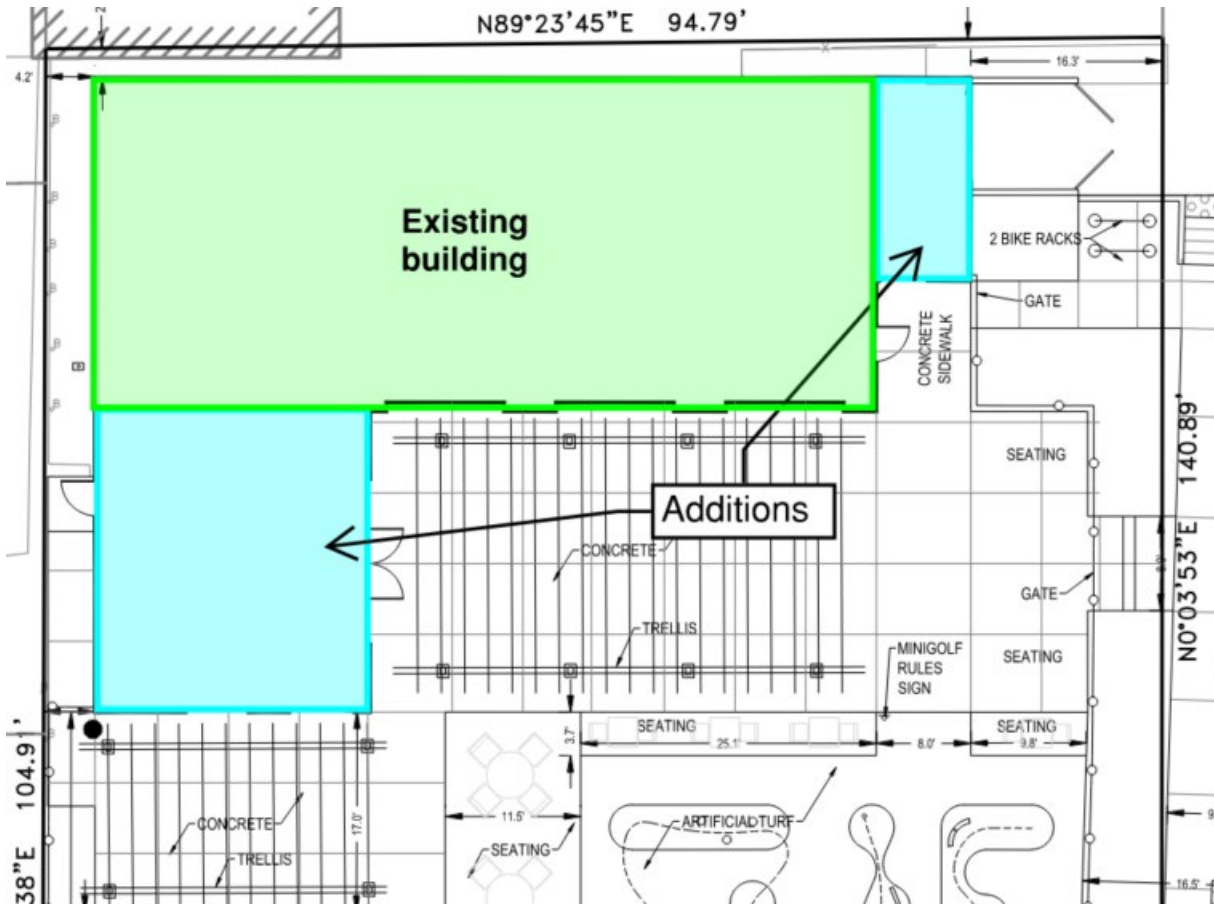
The applicant has requested two waivers to support the redevelopment of the site.

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 by-right and via SRU 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	Not Applicable	Commercial development
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	Not applicable	Commercial development

6. Privacy in terms of the needs of individuals, families and neighbors	Compliant	The proposed development is for a downtown urban environment. The outdoor spaces and landscape buffer with fence provide a separation from the public street. The existing building is sited between the outdoor space and the nearest residential to the north.
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 height and massing.
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 <u>chapter 17.32</u>	Compliant	The PUD complies with all applicable development design standards and guidelines.
12. None of the standards for annexation specified in <u>chapter 16.32</u> have been violated	Not applicable	No annexation
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 increased pedestrian walkways around the site and open space adjacent to the public right-of-way.
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. No parking is proposed on site, and curb cuts have been closed.
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 additional street trees and 2 new trees on site to aid in shading and cooling paved areas and pedestrian ways. Shrubs and low-water, ornamental grasses are proposed on site where there was no landscaping prior.
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	Not applicable	The PUD complies with the requirements of the Design Handbook, which does not require buffering from adjacent streets.

patterns along with landscaping 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	Commercial development
14. Neighborhoods within a PUD shall provide a range of housing size.	Not applicable	Commercial development
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 surrounding designs and neighborhoods.

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 D).

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 D). 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 E). 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.

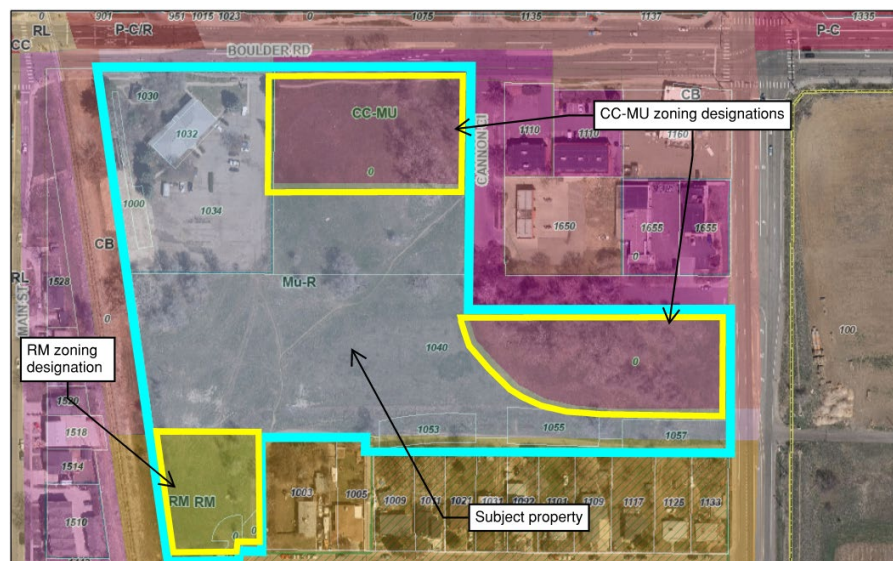
PROPOSAL:

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.

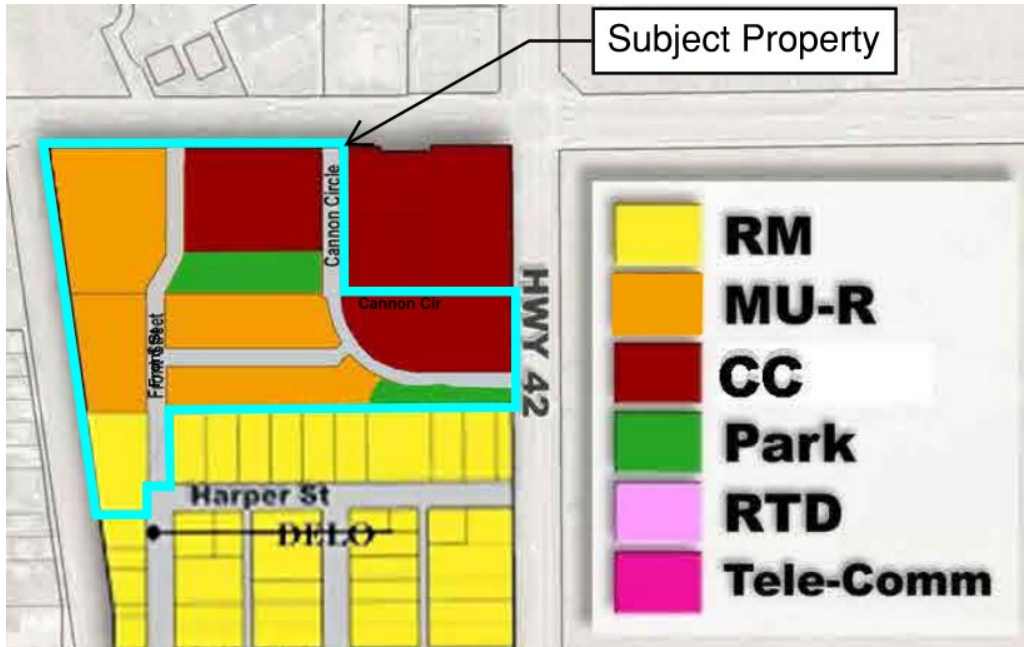
The applicant provided a market analysis by CBRE (Attachment F) indicating that new retail construction and absorption have significantly declined due to the rise of e-commerce and last-mile delivery platforms. The analysis states that demand has largely shifted towards smaller-scale retail users (gas 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.



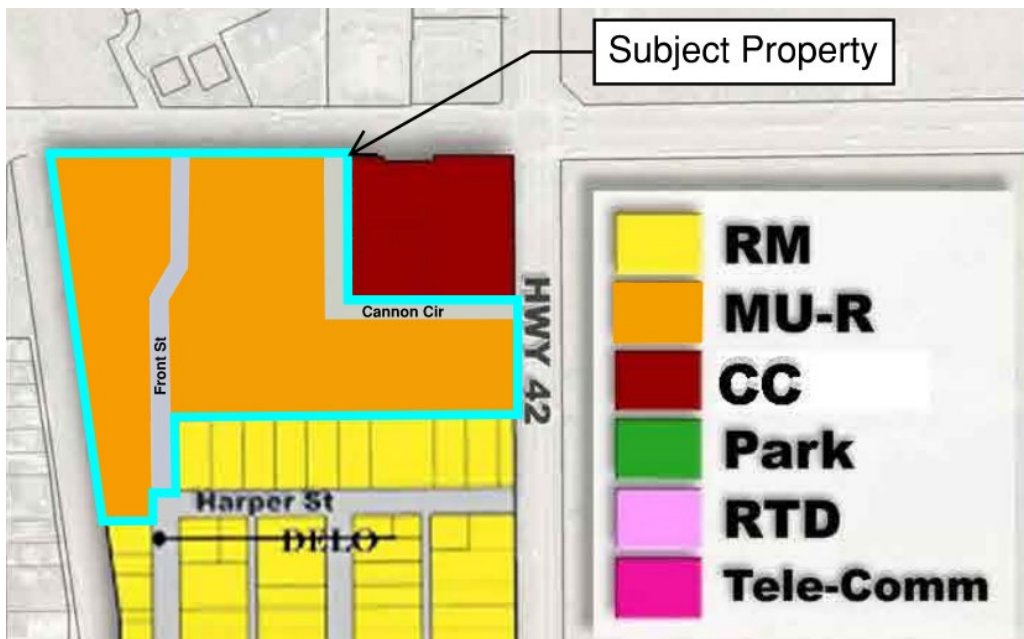
Zoning map

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

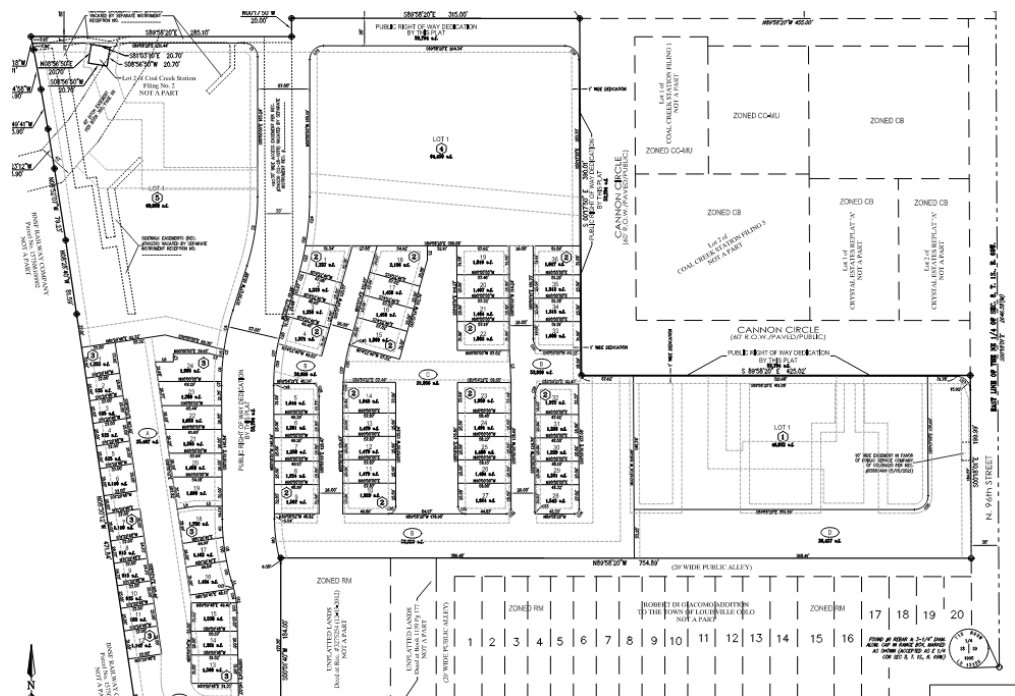
Preliminary Plat

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".

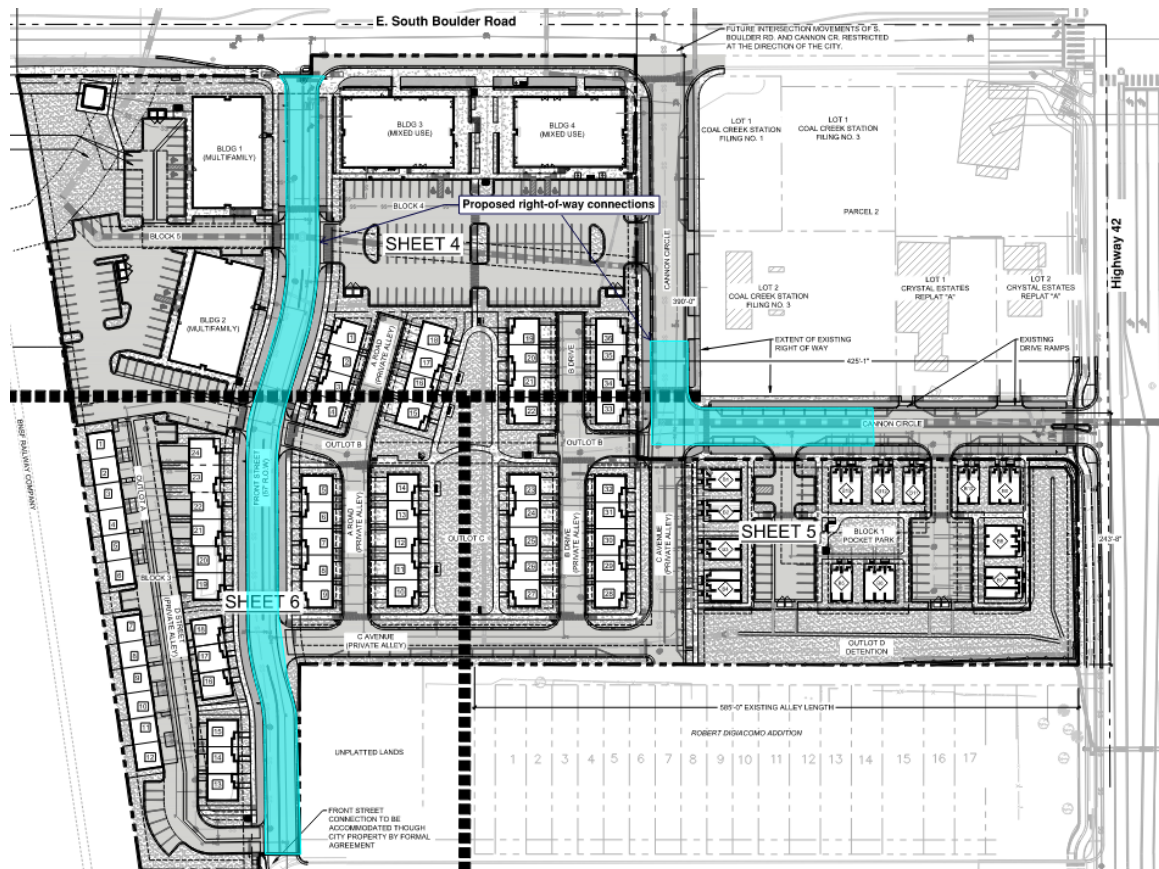


Staff find that the Preliminary Plat complies with the design standards in the LMC Sec. 16.16.

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 (Attachment F), 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
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Fiscal Model Results (x\$1,000)

Revenue by Fund	“HIGH” SCENARIO				“LOW” SCENARIO			
	Current Zoning		Proposed Zoning		Current Zoning		Proposed Zoning	
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



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

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Boulder CO 80303
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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: Chad Kipfer 1/22/2021 | 12:28 PM
 Print: Chad Kipfer
 Owner: William Arnold 1/22/2021 | 11:58 AM PST
 Print: Bill Arnold
 Representative: Chad Kipfer 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.

Coal Creek Village PUD

Narrative

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 herein in accordance and compliance with this approved plan and the Louisville Municipal Code.

(i) COAL CREEK VILLAGE LLC

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

BY: _____
Coal Creek Village LLC
Michael Markel, President

Notary Signature _____ (SEAL: _____)

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



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 $\frac{1}{2}$ 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 807 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 BEAR RIVER NO. 1 SPRING; THENCE EASTERLY, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BEAR RIVER NO. 1 SPRING, 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, 391 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF THE NORTH 10 OF VACATED HARPER STREET LYING ADJACENT THERETO, AS VACATED IN ORDINANCE RECORDED JANUARY 13, 1981 UNDER RECEPTION NO. 43065 AND RECORDED JANUARY 21, 1981 UNDER RECEPTION NO. 431487.

EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED IN BOOK 848 AT PAGE 588 AND EXCEPTING ANY PORTION PLATTED AS COAL CREEK STATION FILING NO. 1 AND EXCEPTING THAT PORTION DESCRIBED IN DEED RECORDED FEBRUARY 11, 2015 UNDER RECEPTION NO. 128668, AND EXCEPTING ANY PORTION LYING WITHIN THE ROBERT DI GIACOMO ADDITION TO THE TOWN OF LOUISVILLE, CONTAINING 440,808 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 NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) BEARS NORTH 89°58'20" WEST A DISTANCE OF 284.52 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO; THENCE ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE 1/4), SOUTH 00°18'01" EAST, 30.08 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 89°58'20" EAST, 88.01 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 86TH STREET.

THENCE ALONG SAID NORTH LINE, SOUTH 00°18'01" EAST, 198.99 FEET TO THE NORTHEAST CORNER OF THE ROBERT DI GIACOMO SUBDIVISION; SAID POINT ALSO BEING ON THE NORTH LINE OF A 30 FOOT WIDE PUBLIC ALLEY.

THENCE ALONG SAID NORTH LINE, NORTH 89°58'20" WEST, 754.89 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AND CONVEYED IN THAT CERTAIN QUILTCAID DEED RECORDED DECEMBER 14, 2014 AT RECEPTION NO. 627554.

THENCE ALONG THE WEST LINE OF SAID PARCEL, SOUTH 00°14'02" 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, 38.06 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF FRONT STREET.

THENCE ALONG SAID WEST LINE, SOUTH 00°18'01" EAST, 14.00 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF LOT 1 OF HUNNY PUKAS SUBDIVISION.

THENCE ALONG SAID EAST LINE, SOUTH 89°58'20" WEST, 114.58 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 BEING (1) COURSES:

1. NORTH 08°30'12" WEST, 471.84 FEET TO A POINT;
2. NORTH 08°32'40" WEST, 61.59 FEET TO A POINT;
3. NORTH 08°32'01" WEST, 75.33 FEET TO A POINT;
4. NORTH 02°23'12" WEST, 43.90 FEET TO A POINT;
5. NORTH 08°48'41" WEST, 43.80 FEET TO A POINT;
6. NORTH 10°34'38" WEST, 43.90 FEET TO A POINT;
7. NORTH 11°44'18" WEST, 15.61 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, 35.00 FEET TO A POINT;
3. SOUTH 89°58'20" EAST, 314.93 FEET TO THE POINT OF BEGINNING.

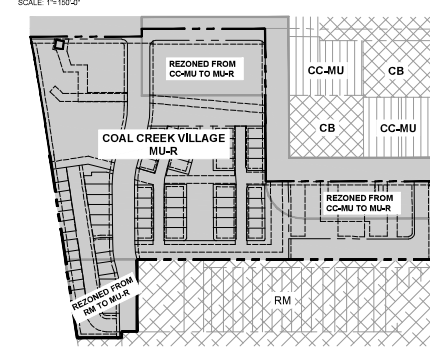
CONTAINING 440,808 SQUARE FEET OF 10.115 ACRES OF LAND, MORE OR LESS.

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
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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	GRAZING 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



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 AN 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 (MULTI-FAMILY 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 BACKLLOTTED, 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 BACKLLOTTING 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:



PLANNER / LANDSCAPE ARCHITECT

RIPLY DESIGN INC.
Jodi Weikert
410 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828

OWNER

COAL CREEK VILLAGE LLC
Michael Markel
5755 AIRWAY AVE.
BOULDER, COLORADO 80503
p. 303.775.6024

ENGINEER

ROCKY RIDGE CIVIL ENGINEERING
Jodi Seeman
420 21ST AVENUE, SUITE 101
LONGMONT, COLORADO 80501
p. 970.611.6625

NORTH ORIGINAL SITE 24X36		
ISSUED	NO. DESCRIPTION	DATE
1	PRELIMINARY PUD	01/22/2021
2	PRELIMINARY PUD RD 2	06/21/2021
3	PRELIMINARY PUD RD 3	06/11/2022
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:



PROJECT NO.: RD-240
DRAWN BY:
REVIEWED BY:
DRAWING NUMBER:

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 17.14.080.C.1.A

DWELLING UNIT BREAK DOWN	
DWELLING TYPE	DU
MULTI-FAMILY	96
ALLEY-LOADED TOWNHOME UNITS	60
MICRO TOWNHOME UNITS	32
TOTAL	188

SETBACKS & HEIGHT PER LOT		MINIMUM SETBACK PROVIDED			
DWELLING TYPE/BLOCK	HEIGHT (FT.)	STORIES	FRONT (FT.)	SIDE (FT.)	REAR (FT.)
MIXED USE (BLOCK 4)	45'	3	10'-1"	10'	20'+
TOWNHOMES (BLOCK 3)	(2)	3	1'	0'	8'
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	66.5232	
EAST SIDE	632	297	46.9271	
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	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. **
MINIMUM 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 17.14.080.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 ½ 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 = 330 - 430'	BLOCK ONE: EAST AND WEST SIDES = 148', 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 = 185'; BLOCK FOUR: EAST AND WEST SIDES = 222', NORTH AND SOUTH SIDES = 292'; BLOCK FIVE: EAST AND WEST SIDES = 302', NORTH AND SOUTH SIDES = 245'
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	25-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.

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

COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO

PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

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ISSUED

NO. DESCRIPTION DATE

1 PRELIMINARY PUD 01/22/2021

2 PRELIMINARY PUD RD 2 06/21/2021

3 PRELIMINARY PUD RD 3 06/11/2022

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

PRELIMINARY PUD
AND SRU

LOUISVILLE, COLORADO
PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

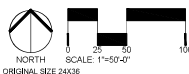
RIPLEY DESIGN INC.
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420 21ST AVENUE, SUITE 101
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[illegible]

SITE PLAN

SEAL:

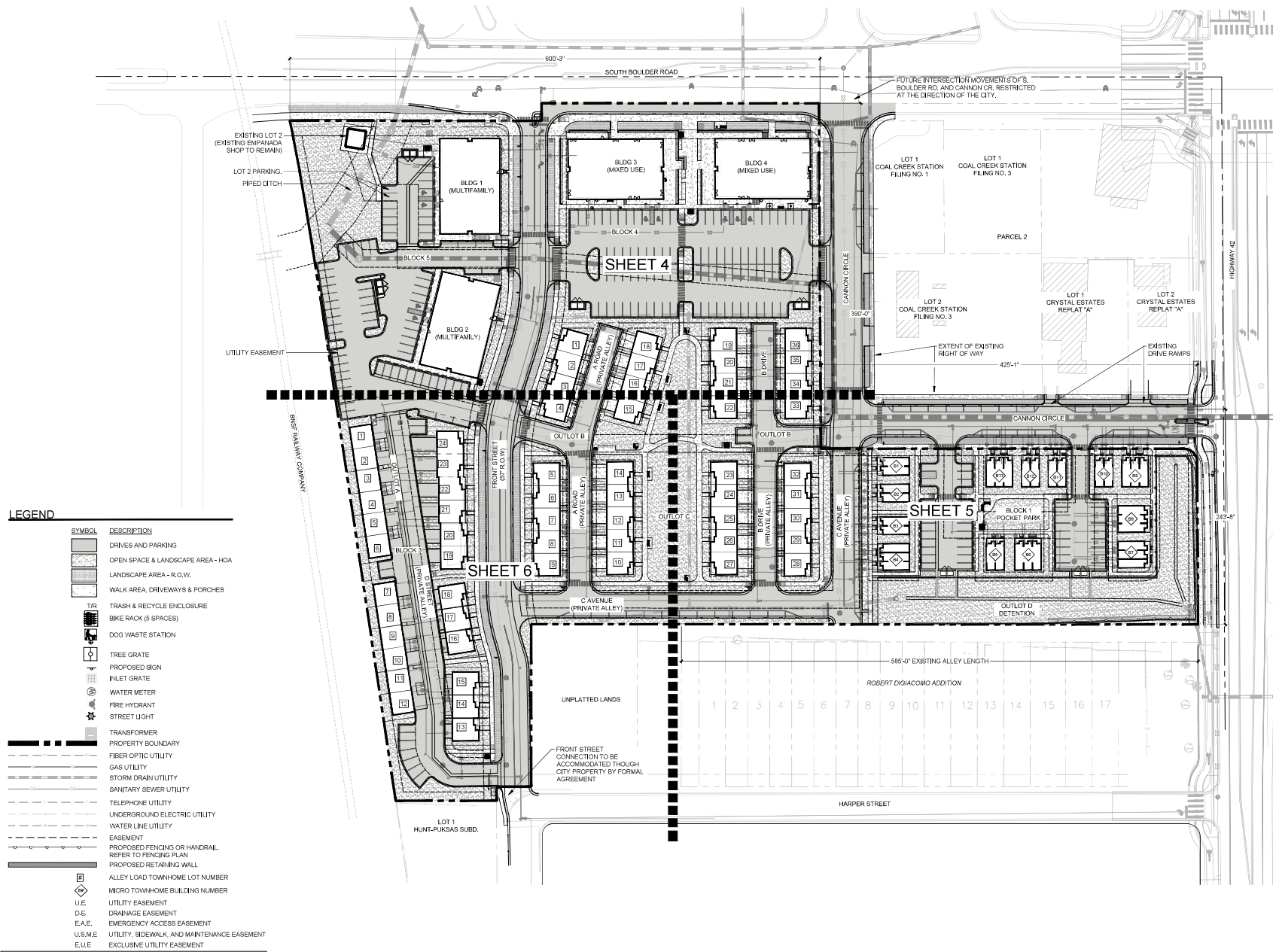


PROJECT No.:	R20-030
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DRAWN BY:	
REVIEWED BY:	

DRAWING NUMBER:

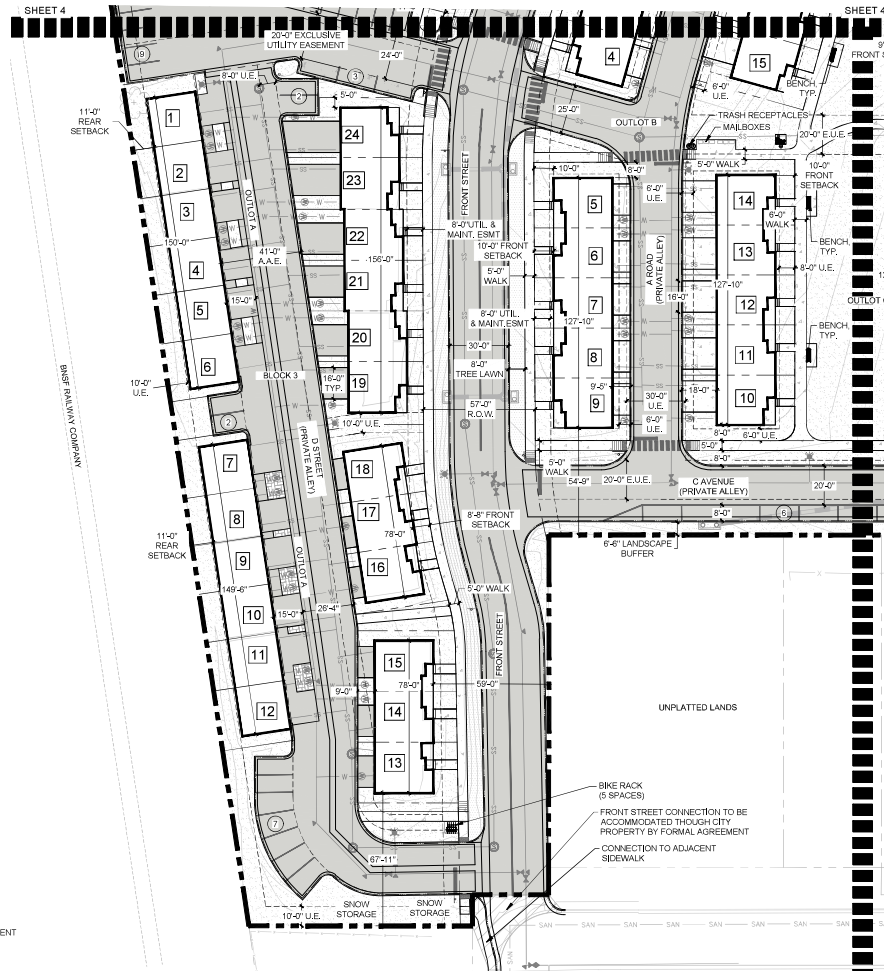
3 OF 32



DRAWING NUMBER: _____

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

SYMBOL	DESCRIPTION
	DRIVES AND PARKING
	OPEN SPACE & LANDSCAPE AREA - HOA
	LANDSCAPE AREA - R.O.W.
	WALK AREA, DRIVEWAYS & PORCHES
	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.
	D.E.
	E.A.E.
	U.S.M.E.
	E.U.E.



COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO
PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

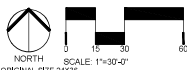
RIPLY DESIGN INC.
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Joel Valenzuela
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P. 303.691.8505



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	9/10/2022	
5	CITY COMMENTS	12/19/2022	
6	CITY COMMENTS	05/14/2024	
REVISIONS			
No.	DESCRIPTION	DATE	

SITE PLAN ENLARGEMENT

SEAL:



PROJECT NO.: R20-030
DRAWN BY:
REVIEWED BY:
DRAWING NUMBER:

Printed By: Megan McGinley Layout: PED & BIKE CIRCULATION Printed On: 3/26/2024 4:45 PM File Name: PEDESTRIAN & BICYCLE CIRCULATION.dwg

LEGEND

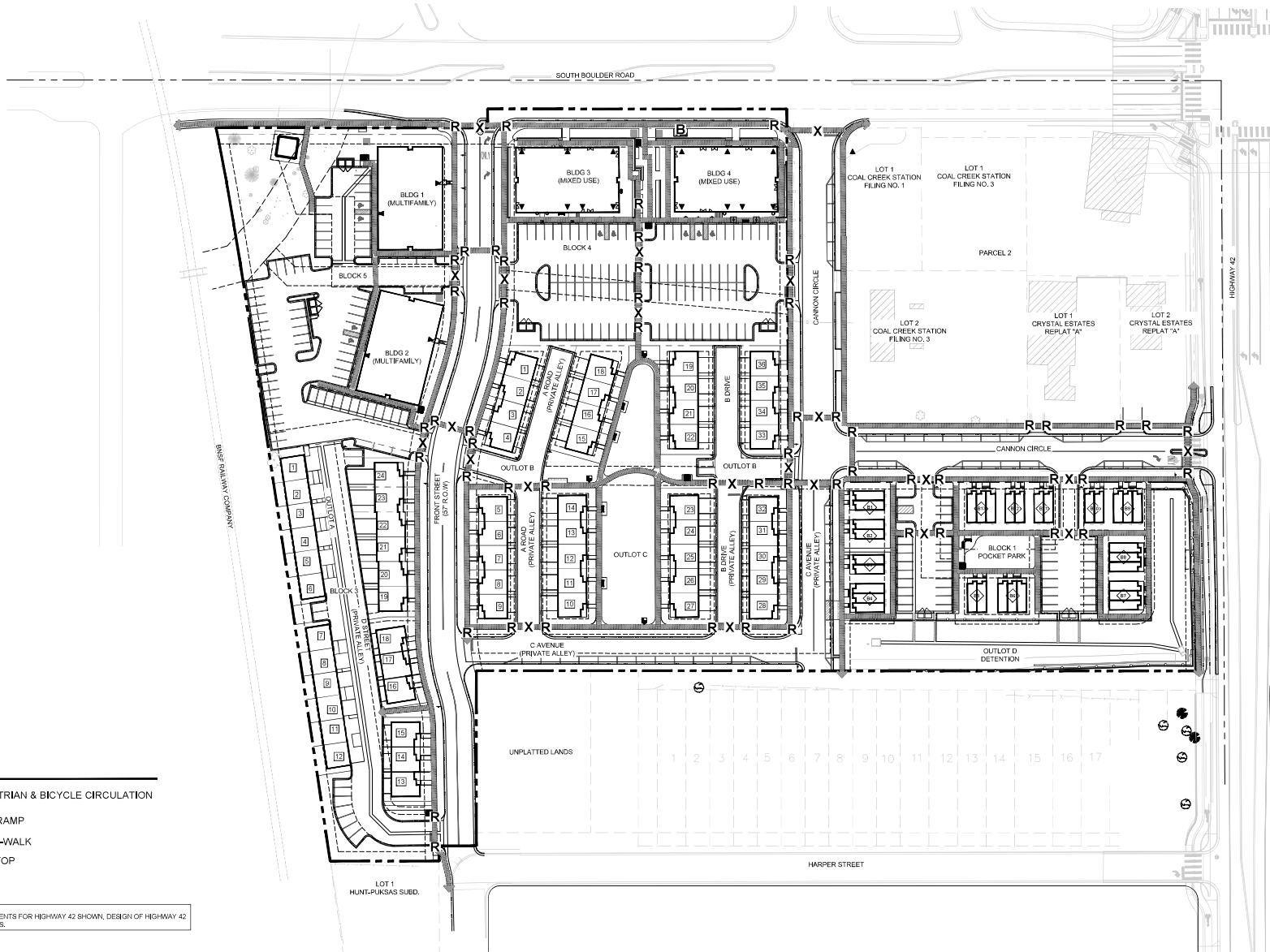
||||| PEDESTRIAN & BICYCLE CIRCULATION

R WALK RAMP

X CROSS-WALK

B BUS-STOP

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



COAL CREEK VILLAGE

PRELIMINARY PUD
AND SRU

LOUISVILLE, COLORADO
PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

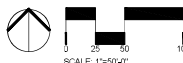
RIPLY DESIGN INC.
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ISSUED		
NO.	DESCRIPTION	DATE
1	PRELIMINARY PUD	01/22/2021
2	PRELIMINARY PUD RD 2	06/21/2021
3	PRELIMINARY PUD RD 3	06/17/2022
4	PRELIMINARY PUD RD 4	12/03/2022
5	PRELIMINARY PUD RD 5	08/04/2023
6	PRELIMINARY PUD RD 6	05/14/2024
REVISIONS		
NO.	DESCRIPTION	DATE

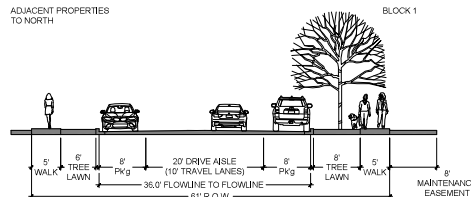
PEDESTRIAN
CIRCULATION PLAN

SEAL:

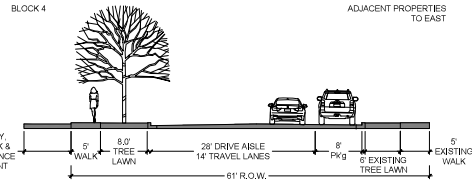


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DRAWN BY:
REVIEWED BY:
DRAWING NUMBER:

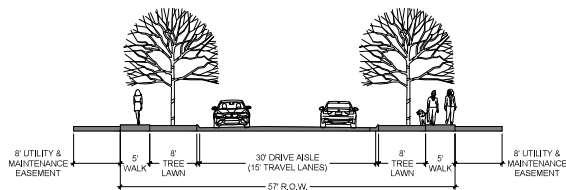
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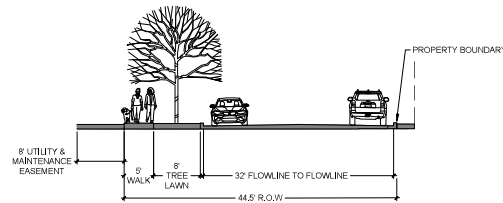
CANNON CIRCLE (EAST/WEST DIRECTION)
PARKING ON BOTH SIDES



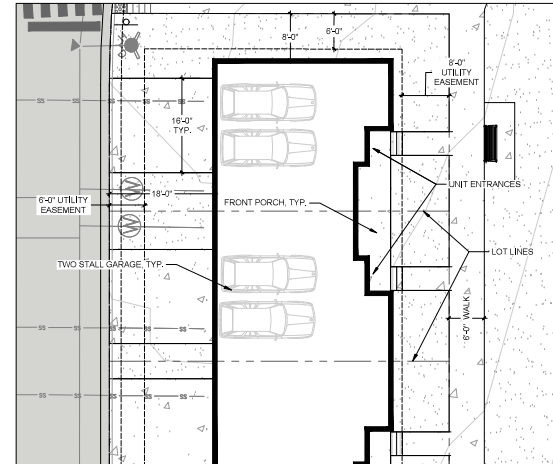
CANNON CIRCLE (NORTH/SOUTH DIRECTION)



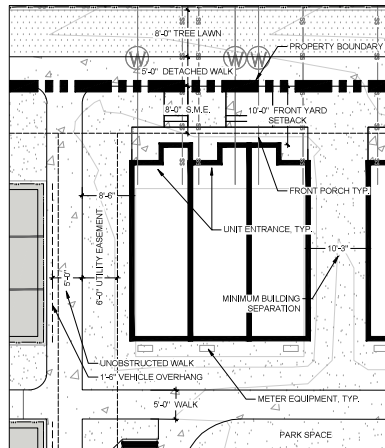
FRONT STREET (NORTH OF OUTLOT B)



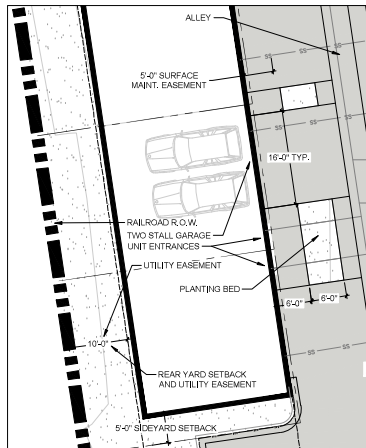
FRONT STREET (SOUTH OF OUTLOT B TO HARPER)
PARKING ON ONE SIDE



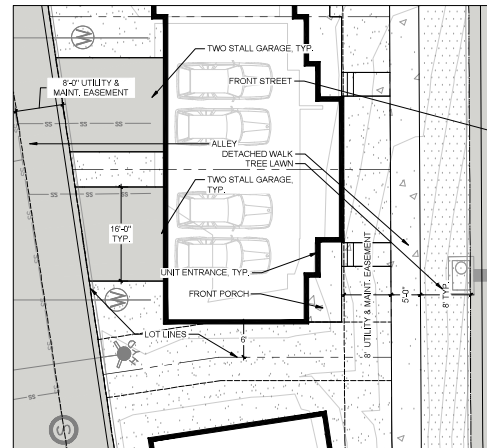
TYPICAL ALLEY LOADED TOWNHOME
SCALE: 1"=10'



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:



PLANNER / LANDSCAPE ARCHITECT

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ORIGINAL SIZE 24X36

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

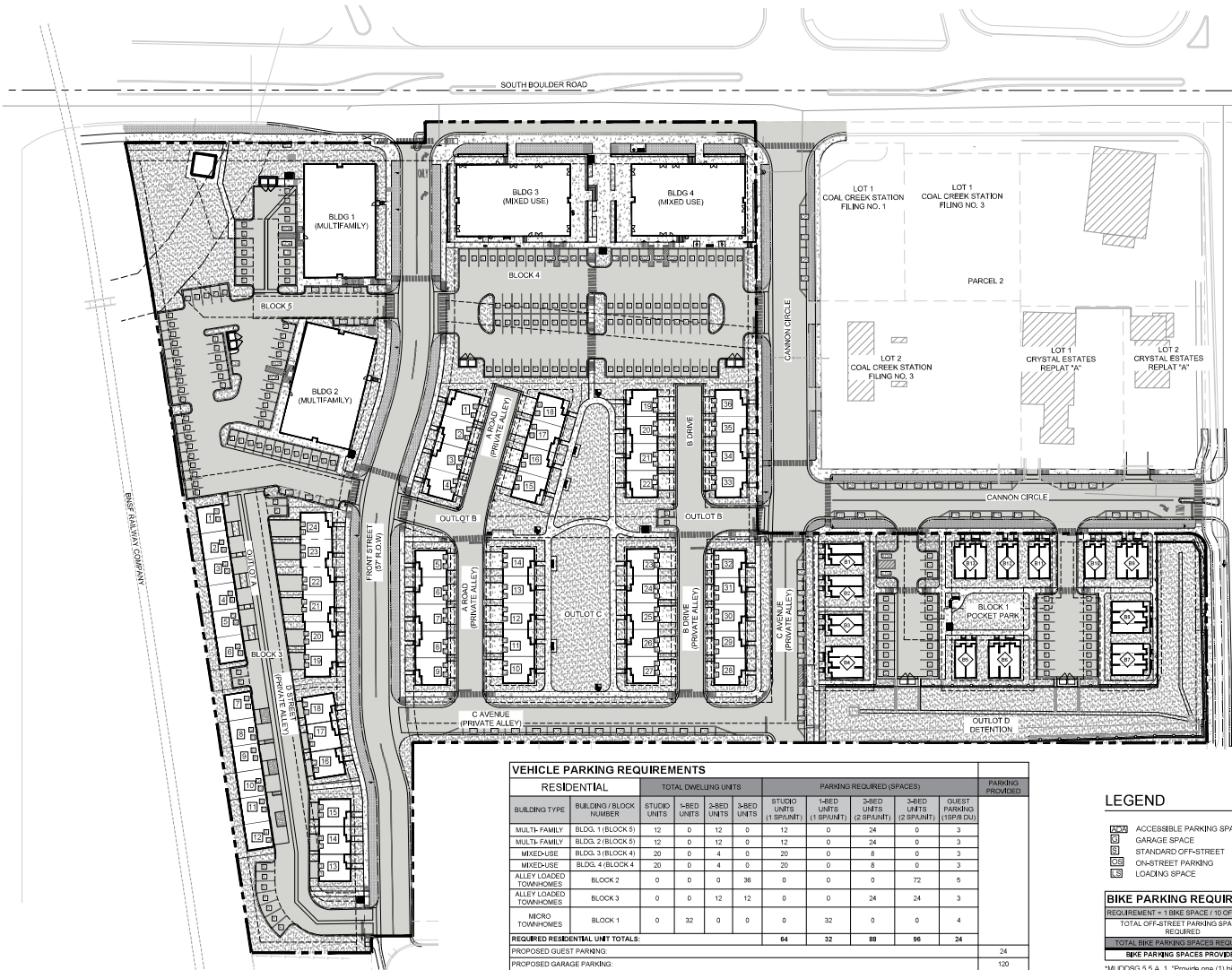
REVISIONS	NO.	DESCRIPTION	DATE

PLANNING STREET SECTIONS AND TYPICALS

SEAL:



PROJECT NO.: R20-630
DRAWN BY:
REVIEWED BY:
DRAWING NUMBER:



VEHICLE PARKING REQUIREMENTS										
RESIDENTIAL		TOTAL DWELLING UNITS				PARKING REQUIRED (SPACES)				PARKING PROVIDED
BUILDING TYPE	BUILDING / BLOCK NUMBER	STUDIO UNITS	1-BED UNITS	2-BED UNITS	3-BED UNITS	STUDIO UNITS (1 SP/UNIT)	1-BED UNITS (1 SP/UNIT)	2-BED UNITS (2 SP/UNIT)	3-BED UNITS (3 SP/UNIT)	GUEST PARKING (1 SP/20 DU)
MULTI-FAMILY	BLOCK 1 (BLOCK 5)	12	0	12	0	12	0	24	0	3
MULTI-FAMILY	BLOCK 2 (BLOCK 5)	12	0	12	0	12	0	24	0	3
MIXED-USE	BLOCK 3 (BLOCK 4)	20	0	4	0	20	0	8	0	3
MIXED-USE	BLOCK 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	426		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*

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 MUDOSG Sec. 4.3

*TOTAL INCLUDES 21 SPACES PROVIDED ON PUBLIC STREETS

LEGEND

- ACCESSIBLE PARKING SPACE
- GARAGE SPACE
- STANDARD OFF-STREET
- ON-STREET PARKING
- 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

*MUDOSG 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." (57)

COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO
PREPARED BY:



APPICANT

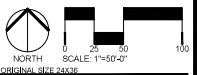
RIPLY DESIGN INC.
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ORIGINAL SIZE 24X36

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

PARKING PLAN

SEAL:



PROJECT NO.: 120430
DRAWN BY: JMW
REVIEWED BY: JMW
DRAWING NUMBER:

Plotted By: Megan McGinger Layout: 88 MICRO COTTAGE CONDO ELEVATIONS Printed On: 3/26/2024 10:29 AM File Name: ELEVATIONS_MICRO-HOMES.dwg

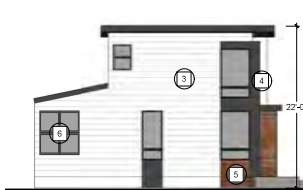


MODEL A

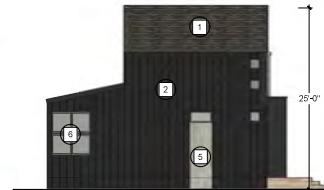


MODEL B

FRONT ELEVATIONS



MODEL A



MODEL B

LEFT ELEVATIONS



MODEL A



MODEL B

REAR ELEVATIONS



MODEL A

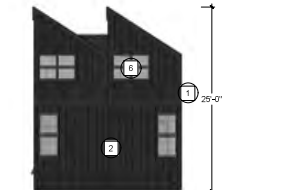


MODEL B

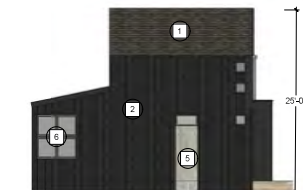
RIGHT ELEVATIONS



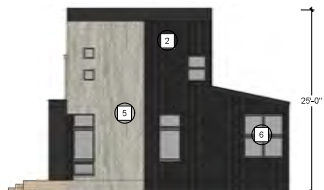
FRONT ELEVATION



REAR ELEVATION



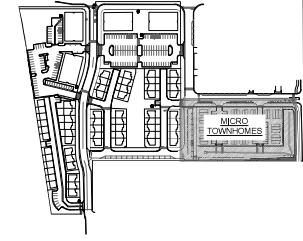
LEFT ELEVATION



RIGHT ELEVATION

MICRO TOWNHOME UNITS, DUPLEX

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

COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO
PREPARED BY:



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ORIGINAL SIZE 24X36

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:



PROJECT NO.: R25-030
DRAWN BY:
REVIEWED BY:
DRAWING NUMBER:

Plotted By: Megan McGinnis Layout: 57 MULTI-FAMILY & MIXED-USE ELEVATIONS Printed On: 3/26/2024 10:30 AM File Name: ELEVATIONS_MULTI-FAMILY-MIXED-USE.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



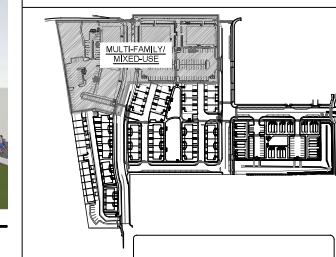
REAR PERSPECTIVE VIEW



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:



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P. 303.485.6604

ORIGINAL SIZE 24X36

ISSUED	DATE
1. PRELIMINARY PUD	01/22/2021
2. PRELIMINARY PUD RD 2	05/21/2021
3. PRELIMINARY PUD RD 3	06/11/2022
4. PRELIMINARY PUD RD 4	12/03/2022
5. PRELIMINARY PUD RD 5	08/04/2023
6. PRELIMINARY PUD RD 6	05/14/2024
REVISIONS	DATE

MULTI-FAMILY &
MIXED-USE
ELEVATIONS

SEAL:



PROJECT NO.	1256239
DRAWN BY	
REVIEWED BY	
DRAWING NUMBER:	

Plotted By: Megan McGinley Layout: 88 TOWN HOME ELEVATIONS Printed On: 3/25/2024 10:31 AM File Name: ELEVATIONS_TOWNHOMES.dwg



MODEL A



MODEL B

FRONT ELEVATIONS

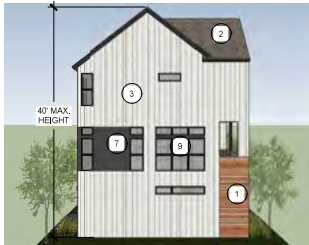


MODEL A



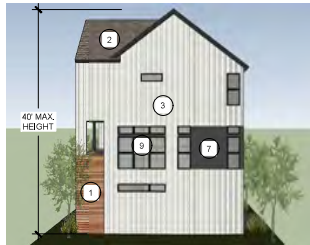
MODEL B

REAR ELEVATIONS



LEFT ELEVATION

MODEL A



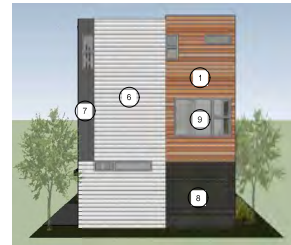
RIGHT ELEVATION

MODEL A



LEFT ELEVATION

MODEL B



RIGHT ELEVATION

MODEL B

END ELEVATIONS

ALLEY LOADED TOWNHOME (4-PLEX)



LEFT ELEVATION

FRONT ELEVATION

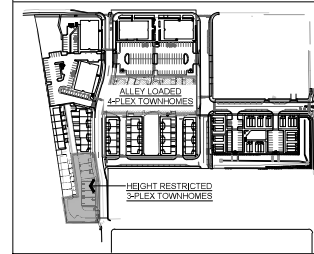


RIGHT ELEVATION

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:



APPLICANT

RIPLY DESIGN INC.
Joel Weiser
418 Canyon Ave, Suite 200
Fort Collins, CO 80521
P. 970.224.8628

OWNER

COAL CREEK VILLAGE LLC
Michael Markel
8723 ARAPAHOE AVE.
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P. 303.778.6524

ENGINEER

ROCKY RIDGE CIVIL ENGINEERING
Joel Swenson
420 21ST AVENUE, SUITE 101
LONGMONT, COLORADO 80501
P. 303.681.6636

ORIGINAL SIZE 24X36

NO.	DESCRIPTION	DATE
1	PRELIMINARY PUD	01/22/2021
2	PRELIMINARY PUD RD 2	06/21/2021
3	PRELIMINARY PUD RD 3	06/11/2022
4	PRELIMINARY PUD RD 4	12/23/2022
5	PRELIMINARY PUD RD 5	08/04/2023
6	PRELIMINARY PUD RD 6	05/14/2024

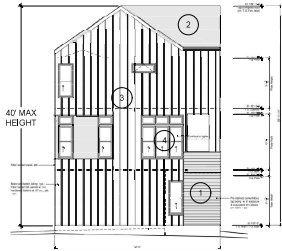
ALLEY LOADED TOWNHOME ELEVATIONS

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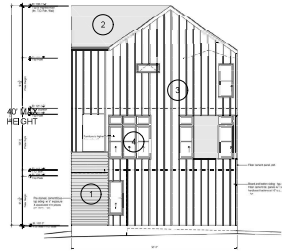


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DRAWN BY	
REVIEWED BY	
DRAWING NUMBER	

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LEFT ELEVATION



RIGHT ELEVATION



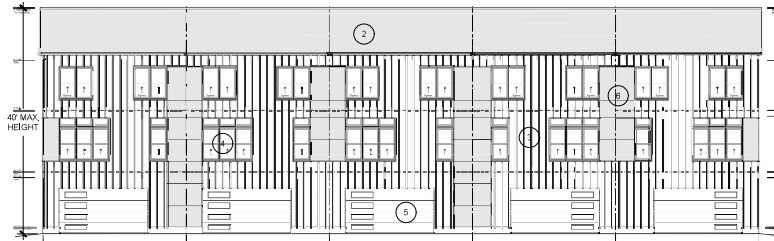
FRONT ELEVATION

ALLEY LOADED TOWNHOME (5-PLEX) - FARMHOUSE

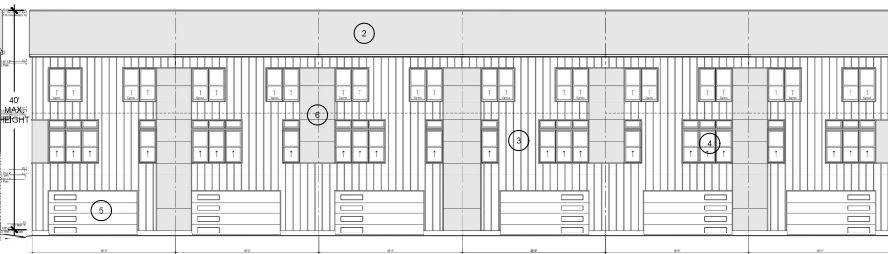


FRONT ELEVATION

ALLEY LOADED TOWNHOME (6-PLEX) - FARMHOUSE

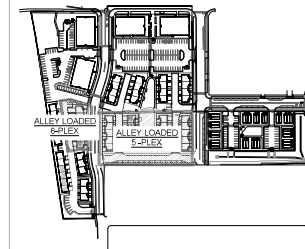


REAR ELEVATION



REAR ELEVATION

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

COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO
PREPARED BY:



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P. 303.775.5524

ENGINEER:
ROCKY RIDGE CIVIL ENGINEERING
Jill Swanson
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LONGMONT, COLORADO 80501
P. 303.851.6628

ORIGINAL SIZE 24X36

ISSUED	
NO.	DESCRIPTION
1	PRELIMINARY PUD
2	PRELIMINARY PUD RD 2
3	PRELIMINARY PUD RD 3
4	PRELIMINARY PUD RD 4
5	PRELIMINARY PUD RD 5
6	PRELIMINARY PUD RD 6
REVISIONS	
NO.	DESCRIPTION

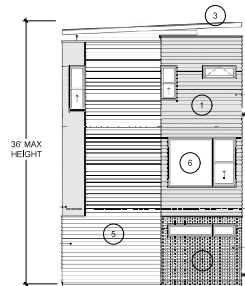
ALLEY LOADED TOWNHOME ELEVATIONS

SEAL:

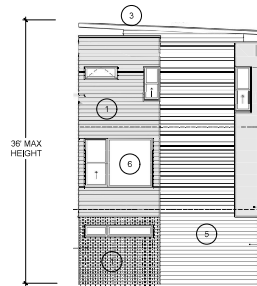


PROJECT NO.: R20-030
DRAWN BY:
REVIEWED BY:
DRAWING NUMBER:

Printed By: Megan McGrath Layout: 511 ALLEY-LOADED TOWNHOME ELEVATIONS Printed On: 3/25/2024 2:38 PM File Name: ELEVATIONS_TOWNHOMES.dwg



LEFT ELEVATION



RIGHT ELEVATION



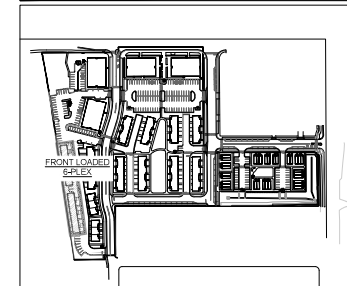
FRONT ELEVATIONS



REAR ELEVATIONS

FRONT LOADED TOWNHOME (6-PLEX) - MODERN

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

COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO

PREPARED BY:



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ORIGINAL SIZE 24X36

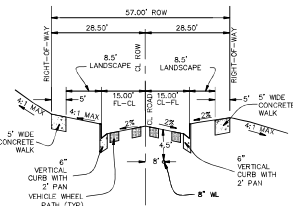
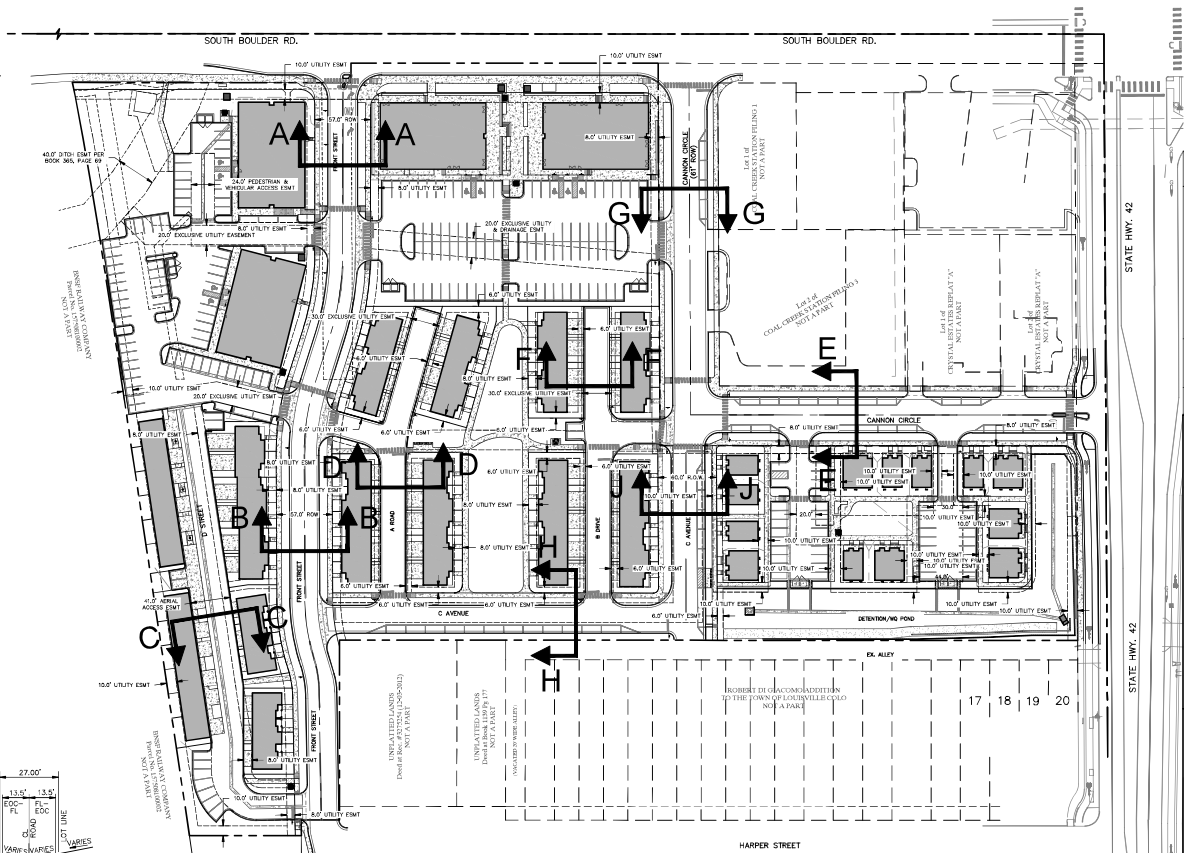
ISSUED		
No.	DESCRIPTION	DATE
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2	PRELIMINARY PUD RD 2	06/21/2021
3	PRELIMINARY PUD RD 3	06/17/2022
4	PRELIMINARY PUD RD 4	12/23/2022
5	PRELIMINARY PUD RD 5	08/04/2023
6	PRELIMINARY PUD RD 6	09/14/2024
REVISIONS		
No.	DESCRIPTION	DATE

FRONT LOADED TOWNHOME ELEVATIONS

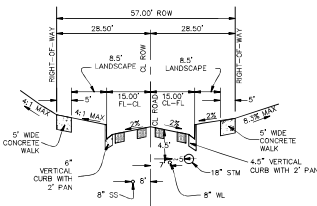
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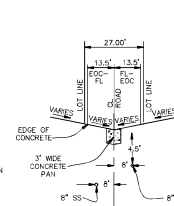
PROJECT NO.	R20-030
DRAWN BY:	
REVIEWED BY:	
DRAWING NUMBER:	



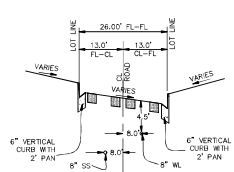
SECTION A-A
FRONT STREET



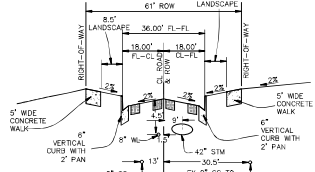
SECTION B-B
FRONT STREET



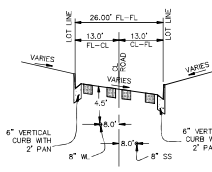
SECTION C-C
PRIVATE DRIVE D



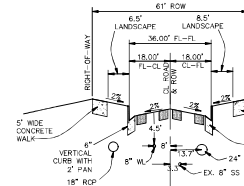
SECTION D-D
PRIVATE DRIVE A



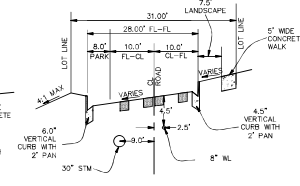
SECTION E-E
CANNON CIRCLE



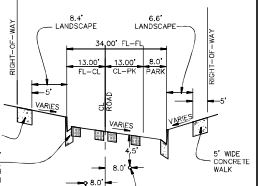
SECTION F-F
PRIVATE DRIVE B



SECTION G-G
CANNON CIRCLE



SECTION H-H
PRIVATE DRIVE C



SECTION J-J
PRIVATE DRIVE C



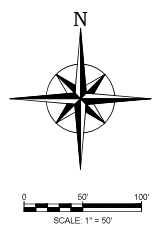
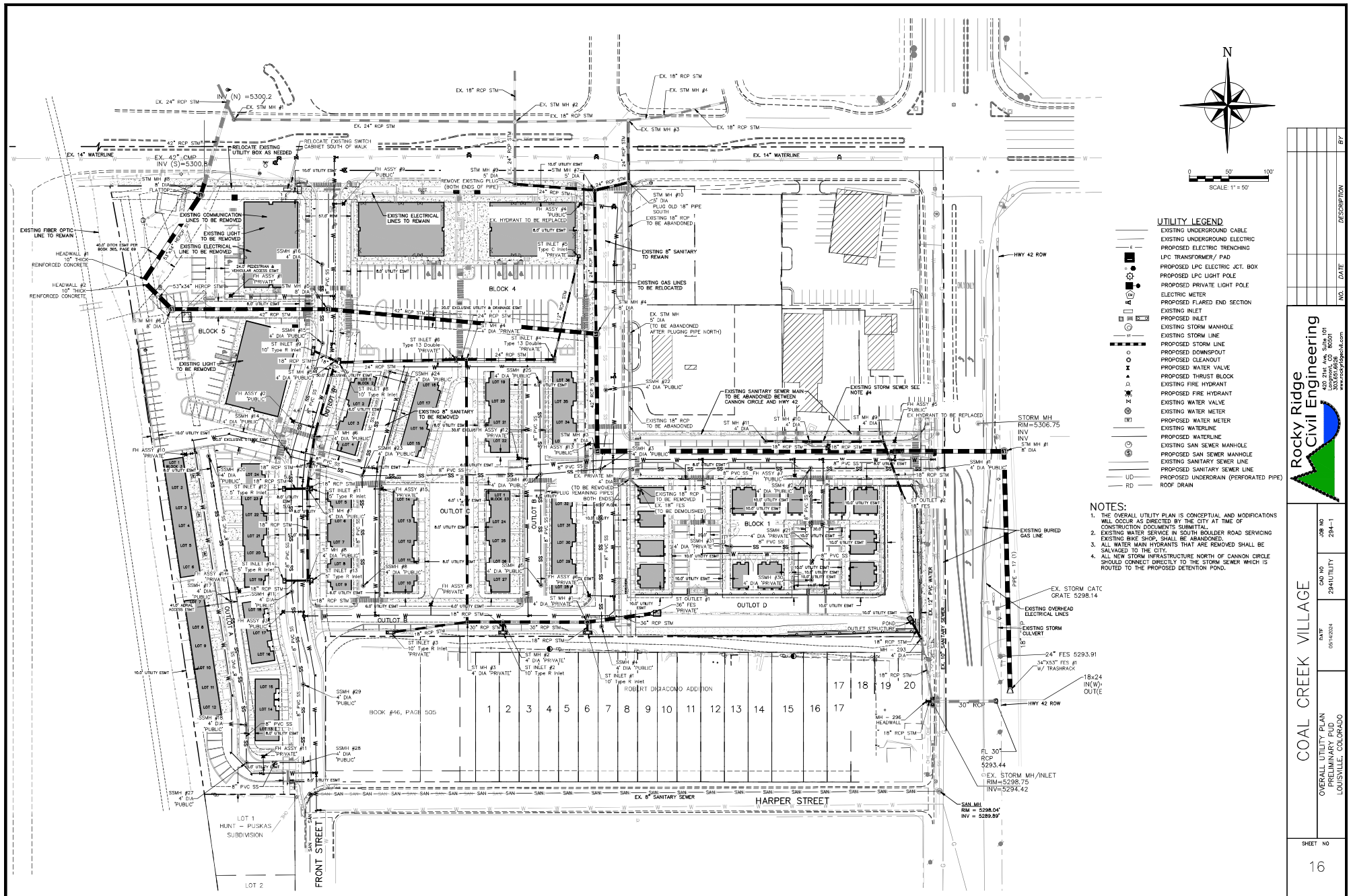
**Rocky Ridge
Civil Engineering**
620 Hwy. 42, Suite 100
Louisville, CO 80027
303.666.8888
www.rrce-engineers.com

COAL CREEK VILLAGE
STREET SECTIONS
PRELIMINARY PUD
LOUISVILLE, COLORADO

SHEET NO
15

NO.	DATE	DESCRIPTION	BY

CAD NO
294BASE
DATE
09/14/2024
CER NO
294-1



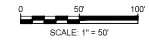
- UTILITY LEGEND**
- EXISTING UNDERGROUND CABLE
 - EXISTING UNDERGROUND ELECTRIC
 - PROPOSED ELECTRIC TRENCHING
 - LPC TRANSFORMER / PAD
 - PROPOSED LPC ELECTRIC ACT. BOX
 - PROPOSED PRIVATE LIGHT POLE
 - ELECTRIC METER
 - PROPOSED FLARED END SECTION
 - EXISTING INLET
 - PROPOSED INLET
 - EXISTING STORM MANHOLE
 - EXISTING STORM LINE
 - PROPOSED STORM LINE
 - PROPOSED DOWNSPOUT
 - PROPOSED CLEANOUT
 - PROPOSED WATER VALVE
 - PROPOSED THRUST BLOCK
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - EXISTING WATER VALVE
 - EXISTING WATER METER
 - EXISTING WATER METER
 - PROPOSED WATERLINE
 - EXISTING SAN SEWER MANHOLE
 - PROPOSED SAN SEWER MANHOLE
 - EXISTING SANITARY SEWER LINE
 - PROPOSED SANITARY SEWER LINE
 - PROPOSED UNDERDRAIN (PERFORATED PIPE)
 - RD - ROOF DRAIN

- NOTES:**
1. THE OVERALL UTILITY PLAN IS CONCEPTUAL AND MODIFICATIONS WILL OCCUR AS DIRECTED BY THE CITY AT TIME OF CONSTRUCTION DOCUMENTS SUBMITTAL.
 2. EXISTING WATER SERVICE IN SOUTH BOULDER ROAD SERVICING EXISTING BKE SHOP, SHALL BE ABANDONED.
 3. ALL WATER MAIN HYDRANTS THAT ARE REMOVED SHALL BE SALVAGED TO THE CITY.
 4. ALL NEW STORM INFRASTRUCTURE NORTH OF CANNON CIRCLE SHOULD CONNECT DIRECTLY TO THE STORM SEWER WHICH IS ROUTED TO THE PROPOSED DETENTION POND.

Rocky Ridge Civil Engineering		DATE	09/12/2024	CAD NO	294-1	BY	
COAL CREEK VILLAGE		OVERALL UTILITY PLAN					
PRELIMINARY PUD							
LOUISVILLE, COLORADO							
SHEET NO		16					

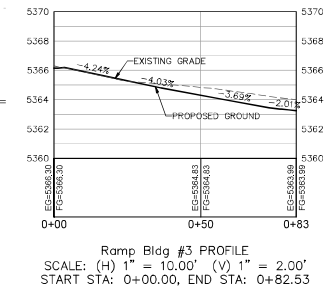
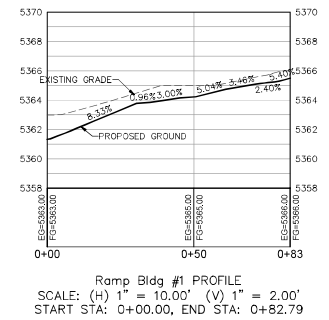
LEGEND

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



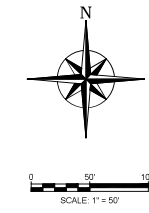
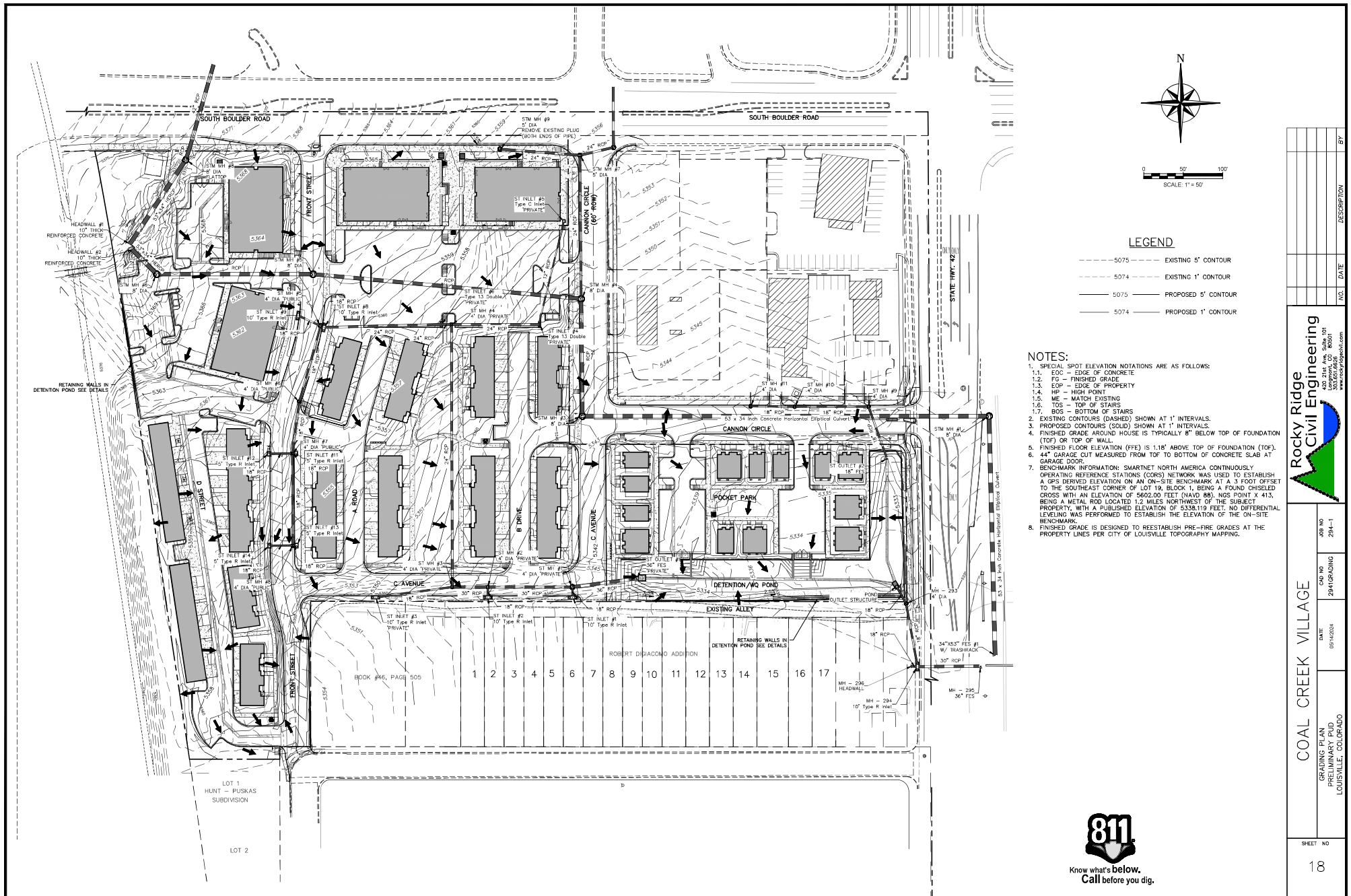
DRAINAGE SUMMARY TABLE

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	0.30	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



DRAINAGE LEGEND

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



LEGEND

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

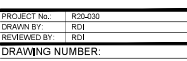
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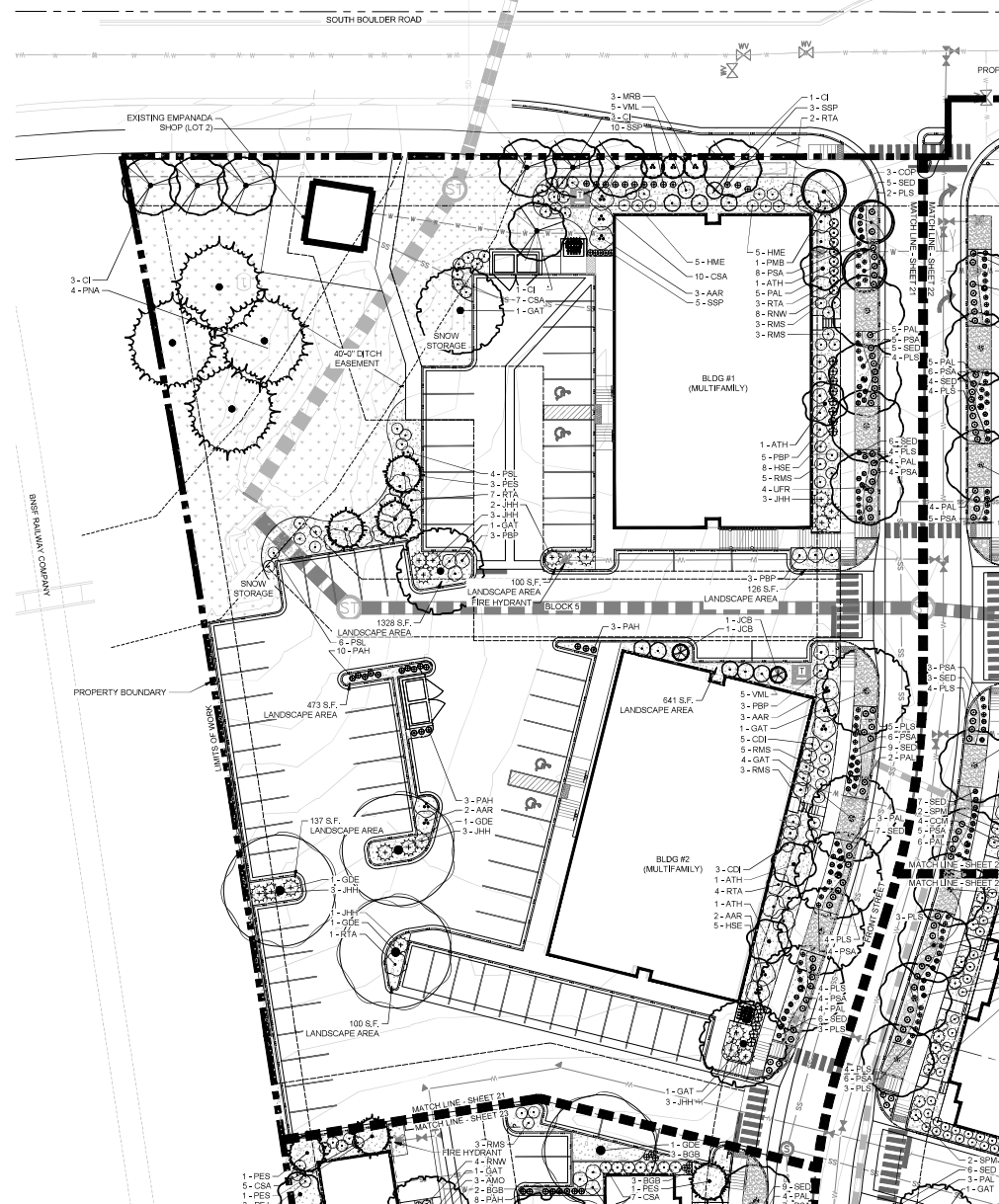
1. SPECIAL SPOT ELEVATION NOTATIONS ARE AS FOLLOWS:
 - 1.1. EOC - EDGE OF CONCRETE
 - 1.2. FG - FINISHED GRADE
 - 1.3. EOP - EDGE OF PROPERTY
 - 1.4. HP - HIGH POINT
 - 1.5. ME - MATCH EXISTING
 - 1.6. TOS - TOP OF STAIRS
 - 1.7. BOS - BOTTOM OF STAIRS
2. EXISTING CONTOURS (DASHED) SHOWN AT 1' INTERVALS.
3. PROPOSED CONTOURS (SOLID) SHOWN AT 1' INTERVALS.
4. FINISHED GRADE AROUND HOUSE IS TYPICALLY 8" BELOW TOP OF FOUNDATION (TOP) OR TOP OF WALL.
5. FINISHED FLOOR ELEVATION (FFE) IS 1.18' ABOVE TOP OF FOUNDATION (TOF).
6. 44" GARAGE OUT 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 83). NOS 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.

 Rocky Ridge Civil Engineering 200 West 10th Street Louisville, KY 40201 www.rockyridgecivil.com		DATE	09/14/2024	CDR NO	2941-1
		DATE	09/14/2024	CDR NO	2941-1
COAL CREEK VILLAGE		CDR NO	2941-1	SHEET NO	
GRAVING PLAN PRELIMINARY PUD LOUISVILLE, COLORADO		CDR NO	2941-1	18	



Know what's below.
Call before you dig.





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	QUERCUS TRIMACANTHOS 'SKYLINE' / SKYLINE HONEY LOCUST	B & B	2.5" CAL	
GDE	3	GYMNOCADUS 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 MONIA / AUSTRALIAN PINE	B & B		6' HT

ORNAMENTAL TREES					
CI	8	CRATAEGUS CRUS-GALLI 'HOT WINGS' / HOT WINGS MAPLE	B & B	1.5" CAL	
CI	8	CRATAEGUS CRUS-GALLI 'HERRMIS' / 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			
AAV	10	ABELIA LANCEOLATA 'AURICULATA' / REGENT SERVICEDRUM	5 GAL
CSA	17	CORNUS SERICEA 'ARCTIC FIRE' / ARCTIC FIRE RED TWIG DOGWOOD	5 GAL
COI	8	COTONEASTER DIVARICATUS / SPREADING COTONEASTER	5 GAL
HME	10	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER' / ENDLESS SUMMER HYDRANGEA	5 GAL
PAL	23	PEROVSKIA ATRIPLEXIFOLIA 'LUSSELL' / LACEY BLUE RUSSIAN SAGE	5 GAL
PBL	10	PHYSCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM / DWARF NINEBARK	5 GAL
PBP	14	PRUNUS BESSEYI 'PANNIE 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

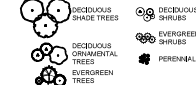
EVERGREEN SHRUBS			
JHH	18	JUNIPERUS HORIZONTALIS 'HUGHES' / HUGHES JUNIPER	5 GAL
PLS	26	PINUS LEUCODERMIS 'SMITH' / DWARF GLOBE BOSNIAN PINE	5 GAL
PMB	1	PINUS MUGO 'BIG TUNA' / BIG TUNA MUGO PINE	10 GAL

PERENNIALS			
HSE	13	HELIOPSIS SCUTELLARIENSIS 'BLUE AVEA' GRASS	1 GAL
PAH	16	PENNISETUM SETACEUM 'HAMELIN' / 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' / DAZZLEBERRY STICKERPLUM	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	HARDESCAPED AREA	HARDESCAPED AREA MUST BE LESS THAN 2/3 OF MIN. LANDSCAPED AREA REQ.	< 4,263 SF	3,875 SF
7.3.B.2.bj	PARKING INTERIOR L.S. AREA	5% AREA REQ. OF 33,018 S.F.	1,651 SF	4,808 SF (7%)

LANDSCAPE LEGEND



SYMBOL	DESCRIPTION
[Pattern]	2-1 RIVER ROCK MULCH
[Pattern]	NATIVE GRASS, UPLAND BLEND
[Pattern]	NATIVE GRASS, WET-MEADOW BLEND
[Pattern]	IRREGULAR TURF
[Pattern]	COBBLE ROCK MULCH

COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO

PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

RIPLY DESIGN INC.

418 Canyon Ave., Suite 200

Fort Collins, CO 80521

P. 970.224.8628

OWNER

COAL CREEK VILLAGE LLC

Michael Mark

8723 ARAPAHO AVE.

BOULDER, COLORADO 80303

P. 303.775.8048

ENGINEER

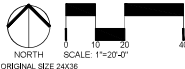
ROCKY RIDGE CIVIL ENGINEERING

4440 W. Highway 101

420 21ST AVENUE, SUITE 101

LONGMONT, COLORADO 80501

P. 303.891.8008



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	09/14/2024

REVISIONS

NO.	DESCRIPTION	DATE

LANDSCAPE PLAN ENLARGEMENT

SEAL:

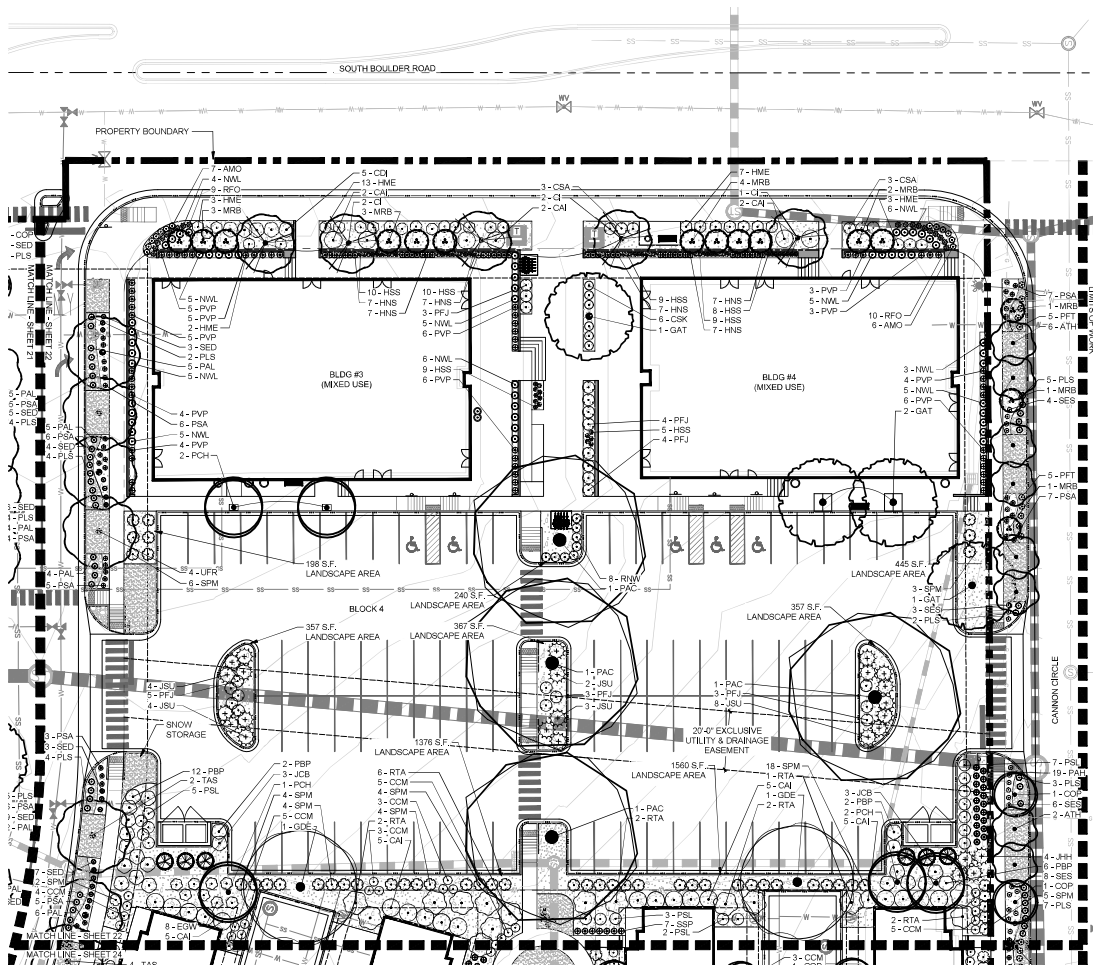


PROJECT NO. R20430

DRAWN BY:

REVIEWED BY:

DRAWING NUMBER:



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 TRACANTHOS 'SKYLINE' / SKYLINE HONEY LOCUST	B & B	2.5'CAL	
ODE	2	GYMNOCOLAUS DIOICA 'ESPRESSO' / SEEDLESS KENTUCKY COFFEE TREE	B & B	2.5'CAL	
PAC	4	PLATANUS X ACERIFOLIA 'BLACKWOOD' / BLACKWOOD LONDON PLANETREE	B & B	2.5'CAL	
TAS	2	TLIA AMERICANA 'SENTRY' / AMERICAN LINDEN	B & B	2.5'CAL	
UFR	4	ULMUS 'FRONTIER' / FRONTIER ELM	B & B	2.5'CAL	
EVERGREEN TREES					
JCB	6	JUNPERUS 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 'HERMIS' / THORLESS 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					
CAI	26	CORYLUS ALBA 'IVORY HALO' / IVORY HALO VARIEGATED DOGWOOD	5 GAL		
CSA	6	CORNUS SERICEA 'ARCTIC FIRE' / ARCTIC FIRE RED TWIG DOGWOOD	5 GAL		
CSB	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 ATROPICIFOLIA 'LISBETTY' / LACEY BLUE RUSSIAN SAGE	5 GAL		
PSL	17	PHYSCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM / DWARF NINEBARK	5 GAL		
PFJ	22	POTENTILLA FRUTICOSA 'JACKMANE' / JACKMAN POTENTILLA	5 GAL		
PTT	11	POTENTILLA FRUTICOSA 'TANGERINE' / TANGERINE BUSH CINQUEFOIL	5 GAL		
PRP	22	PRUNUS BESSEYI 'PAVNEE BUTTES' / DWARF WESTERN SAND CHERRY	5 GAL		
RTA	15	RHUS TRILOBATA 'GRO LOW' / SKUNKBUSH SUMAC	5 GAL		
RWW	8	ROSA X 'NEARLY WILD' / NEARLY WILD SHRUB ROSE	5 GAL		
SPW	50	SYRINGA PATULA 'MISS NIM' / MISS NIM DWARF LILAC	5 GAL		
EVERGREEN SHRUBS					
BSW	5	EUCOTYLIUS FORTUNEI 'EMERALD GAITY' TM / EMERALD GAITY WINTERCREEPER	5 GAL		
JHH	4	JUNPERUS HORIZONTALIS 'HUGHES' / HUGHES JUNIPER	5 GAL		
JSU	21	JUNPERUS SABINA 'BUFFALO' / BUFFALO JUNIPER	5 GAL		
PLS	27	PIRUS LEUCODERMIS 'SMITTI' / DWARF GLOBE BOSNIAN PINE	5 GAL		
PERENNIALS					
AMO	13	ACHILLEA X 'MOONSHINE' / MOONSHINE YARROW	1 GAL		
HNS	42	HELIOTRICHON SEMPERVIRENS / BLUE CAT GRASS	1 GAL		
HSS	60	HEUCHERA SANGUINEA 'SNOW ANGEL' / VARIEGATED CORAL BELLS	1 GAL		
NAL	49	NEPETA X 'FASSBENDER' / WALKERS LOW CATMINT	1 GAL		
PVP	51	PANICUM VIRGATUM 'PRAIRIE FIRE' / RED SWITCH GRASS	5 GAL		
PAH	20	PENSETUM ALOPECUROIDES 'HAMELIN' / DWARF FOUNTAIN GRASS	1 GAL		
PSA	40	PENSETUM BETULUM ALBA / WHITE FOUNTAIN GRASS	5 GAL		
RFO	19	RUDBECKIA FULGIDA 'GOLDSTURN' / BLACK-EYED SUSAN	1 GAL		
SSP	7	SCHIZACHYRIUM SCOPARIUM 'PRAIRIE BLUES' / LITTLE BLUESTEM GRASS	1 GAL		
SED	17	SEDUM X 'DAZZLEBERRY' / DAZZLEBERRY 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	HARDCAPED AREA	HARDCAPED AREA MUST BE LESS THAN 20% OF MIN. LANDSCAPED AREA REQ.	< 4,263 SF	3,675 SF
7.3.B.2.b.i	PARKING INTERIOR L.S. AREA	5% AREA REQ. OF 33,018 S.F.	1,651 SF	4,606 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



SYMBOL	DESCRIPTION
[Symbol]	3-3\"/>

COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO

PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

IRIPLEY DESIGN, INC.

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P. 970.224.8628

OWNER

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Michael Marand

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ENGINEER

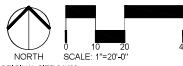
ROCKY RIDGE CIVIL ENGINEERING

444 Westmore

420 21ST AVENUE, SUITE 101

LONGMONT, COLORADO 80501

P. 303.691.6606



ORIGINAL SIZE 24X36

ISSUED

NO.	DESCRIPTION	DATE
1	PRELIMINARY PUD	01/22/2021
2	PRELIMINARY PUD RD 2	06/21/2021
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6	PRELIMINARY PUD RD 6	05/14/2024

LANDSCAPE PLAN ENLARGEMENT

SEAL:

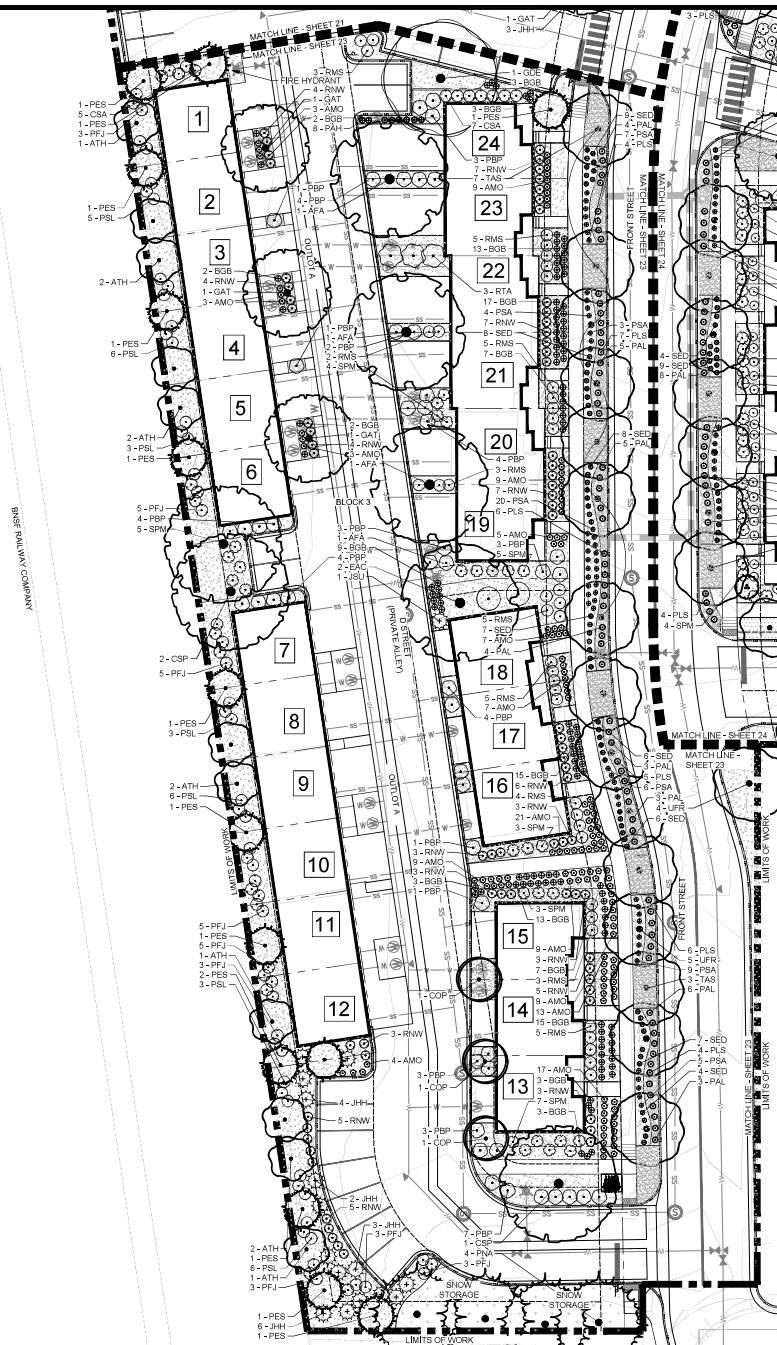


PROJECT NO. 120439

DRAWN BY:

REVIEWED BY:

DRAWING NUMBER:



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 OCCIDENTALS 'PRANIE SENTINEL' / PRANIE SENTINEL HACKBERRY	B & B	2.5" CAL	
GAT	3	OLEA STIA TRICANTHOS '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	11	PRINUS EDULIS / PRINON PINE	B & B		6' HT
PNA	4	PRINUS NERA / 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	ELONIMUS ALATUS 'COMPACTUS' / DWARF BURNING BUSH	5 GAL	
PAL	33	PEROVSKIA ATRIPLEXIFOLIA 'LISLETT' / LACEY BLUE RUSSIAN SAGE	5 GAL	
PSL	32	PHYSCARPUS OPULENSIS '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 'GRIO 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	

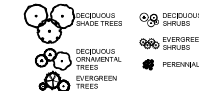
EVERGREEN SHRUBS				
JHH	15	JUNIPERUS HORIZONTALIS 'HUGHES' / HUGHES JUNIPER	5 GAL	
JSU	1	JUNIPERUS SABINA 'BUFFALO' / BUFFALO JUNIPER	5 GAL	
PLS	32	PRINUS LEUCODERMIS 'SMOOTH' / DWARF GLOBE BOSSMAN PINE	5 GAL	

PERENNIALS				
AMO	128	ACHILLEA X 'MOONSHINE' / MOONSHINE YARROW	1 GAL	
BGB	117	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION GRAMA GRASS	1 GAL	
PAH	8	PENNSETUM ALOPECUROIDES 'HAMELYN' / DWARF FOUNTAIN GRASS	1 GAL	
PSA	54	PENNSETUM SETACEUM 'ALBA' / WHITE FOUNTAIN GRASS	5 GAL	
SED	55	SEDUM X 'DAZZLEBERRY' / DAZZLEBERRY STONECROP	1 GAL	

REQUIRED PLANT MATERIAL - BLOCK 3 OVERALL

CODE SECTION	AREA / FEET	REQUIREMENT	REQUIRED AREA	PROPOSED AREA
TOTAL	LANDSCAPED AREA	FOR OVER DEVELOPMENT	5555 SF	5511 SF (97%)
TOTAL	LANDSCAPED AREA	BE LESS THAN 25 OF THE DEVELOPED AREAS	15141 SF	5 SF

LANDSCAPE LEGEND



SYMBOL	DESCRIPTION
	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:



PLANNER / LANDSCAPE ARCHITECT

RIPLY DESIGN INC.

Joe Weikert

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Fort Collins, CO 80521

970.224.8628

OWNER

COAL CREEK VILLAGE LLC

Michael Mark

8722 ARAPAHO AVE.

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ENGINEER

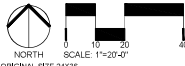
ROCKY RIDGE CIVIL ENGINEERING

Jim Thompson

420 21ST AVENUE, SUITE 101

LONGMONT, COLORADO 80501

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ISSUED

NO.	DESCRIPTION	DATE
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2	PRELIMINARY PUD RD 2	06/21/2021
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6	PRELIMINARY PUD RD 6	09/14/2024

REVISIONS

NO.	DESCRIPTION	DATE

LANDSCAPE PLAN ENLARGEMENT

SEAL:

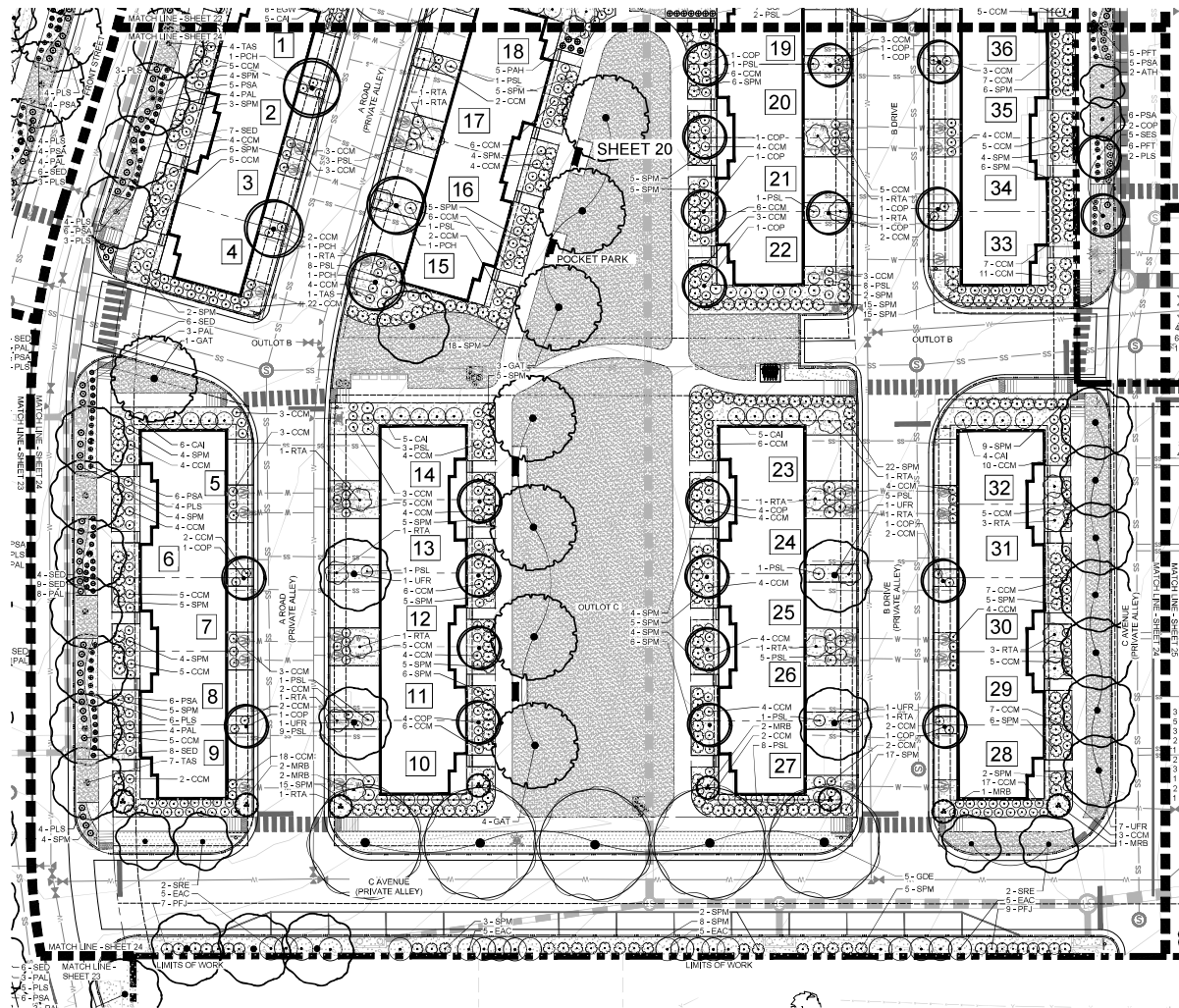


PROJECT NO. R20430

DRAWN BY:

REVIEWED BY:

DRAWING NUMBER:



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	GLUEDTZIA TRICANTHOS 'SKYLINE' / SKYLINE HONEY LOCUST	B & B	2.5' CAL
GDE	5	GYMNOCLADUS DIORICA 'ESPRESSO' / REDDISH 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	328	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST SPIREA	5 GAL	
CAI	20	CORNUS ALBA 'IVORY HALO' / IVORY HALO VARIEGATED DOGWOOD	5 GAL	
EAC	20	EUNYMIUS ALATUS 'COMPACTUS' / DWARF BURNING BUSH	5 GAL	
PAL	19	PEROVSKIA ATROPURPUREA 'LITTLE LIL' / LACEY BLUE RUSSIAN SAGE	5 GAL	
PSL	57	PHYSCARPUS OPULEFOLIOS 'LITTLE DEVIL' / DWARF NINEBARK	5 GAL	
PFJ	16	POTENTILLA FRUTICOSA 'JACKMAN' / JACKMAN POTENTILLA	5 GAL	
PTT	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	PNUS LEUCODERMIS 'SMIT' / DWARF GLOBE BOSNIAN PINE	5 GAL	

PERENNIALS				
PAH	5	PENNISETUM ALOPECUROIDES 'HAMELI' / DWARF FOUNTAIN GRASS	1 GAL	
PSA	33	PENNISETUM SETACEUM 'ALBA' / WHITE FOUNTAIN GRASS	5 GAL	
SED	34	SEDUM X 'DANIELLE' / DANIELLE STONECROP	1 GAL	
SES	5	SEDUM X 'KNIGHT RIDER' / KNIGHT RIDER STONECROP	1 GAL	

REQUIRED PLANT MATERIAL - BLOCK 2 OVERALL

CODE SECTION	AREA (SQ FT)	REQUIREMENT	REQUIRED AREA	PROVIDED AREA
TABLE 2	LANDSCAPED AREA	ONLY AREA REQ. OF THIS PLAN	11,619 SF	16,100 SF (174%)
TABLE 3	HARDSCAPED AREA	BEFORE THAN 10% OF TOTAL LANDSCAPED AREA	17,688 SF	1,040 SF

LANDSCAPE LEGEND



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

COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO

PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

RIPLY DESIGN, INC.

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OWNER

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ENGINEER

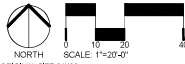
ROCKY RIDGE CIVIL ENGINEERING

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ORIGINAL SIZE 24X36

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6	PRELIMINARY PUD RD 6	05/14/2024

REVISIONS

NO.	DESCRIPTION	DATE

LANDSCAPE PLAN ENLARGEMENT

SEAL:



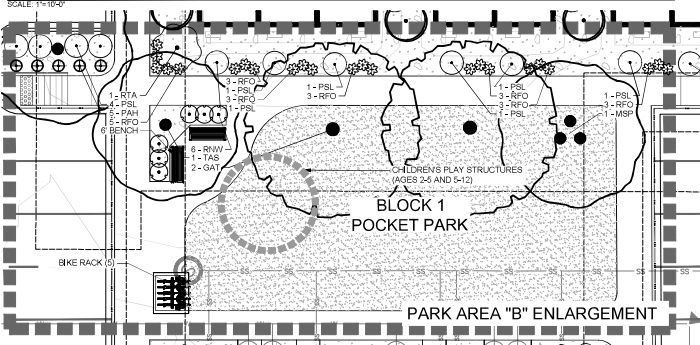
PROJECT NO. R20430

DRAWN BY:

REVIEWED BY:

DRAWING NUMBER:

PARK AREA "B" - ENLARGMENT



PLANT LEGEND (PARK AREA "B" ENLARGEMENT)

CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
DECIDUOUS TREES				
GAT	2	GLEITSIA TRIACANTHOS 'SKYLINE'	B & B	2.5' CAL
TAS	2	SKYLINE HONEY LOCUST 60-80 HT, 30-40 W, TILIA AMERICANA 'SENTRY' AMERICAN LINDEN 60-80 HT, 30-40 W,	B & B	2.5' CAL
ORNAMENTAL TREES				
AAO	3	AMELANCHER ALNFOLIA 'OBELISK' STANDING OVATION SERVICEBERRY 12-15 HT 5-7 W, MALUS 'SPRING SNOW' SPRING SNOW CRAB APPLE 20-25 HT 20-25 W,	B & B	1.5' CAL
MSP	1	AMELANCHER ALNFOLIA 'OBELISK' STANDING OVATION SERVICEBERRY 12-15 HT 5-7 W, MALUS 'SPRING SNOW' SPRING SNOW CRAB APPLE 20-25 HT 20-25 W,	B & B	1.5' CAL
DECIDUOUS SHRUBS				
PFL	11	PHYSCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM	5 GAL	
RTA	1	DWARF NINEBARK 3-4 HT, 3-4 W, 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	PENINSETUM ALOPECUROIDES 'HAMELN' DWARF FOUNTAIN GRASS 1-2 HT, 12-18 W, RUEDECKIA FULGIDA 'GOLDSTURM' BLACK-EYED SUSAN 18-24" HT, 18-24" W,	1 GAL	
RFO	23	PENINSETUM ALOPECUROIDES 'HAMELN' DWARF FOUNTAIN GRASS 1-2 HT, 12-18 W, RUEDECKIA 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	GLEITSIA TRIACANTHOS 'SKYLINE' / SKYLINE HONEY LOCUST	B & B	2.5' CAL	
GDE	2	GYMOKLAUS DIOICA 'ESPRESSO' / SEEDLESS KENTUCKY COFFEETREE	B & B	2.5' CAL	
QSS	5	QUERCUS CRUSGALLI INERMIS / THORNLESS COCKSPUR HAWTHORN	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					
AAO	22	AMELANCHER ALNFOLIA 'OBELISK' / STANDING OVATION SERVICEBERRY	B & B	1.5' CAL	
CI	10	CRATAEGUS CRUSGALLI INERMIS / THORNLESS COCKSPUR HAWTHORN	B & B	1.5' CAL	
MSP	1	MALUS 'SPRING SNOW' / SPRING SNOW CRAB APPLE	B & B	1.5' CAL	
MSB	7	MALUS X 'RED BARROW' / RED BARROW CRAB APPLE	B & B	1.5' CAL	
DECIDUOUS SHRUBS					
BON	18	BUTCELLA DAVIDI NANN-HOENSB 'PETITE SNOW' / COMPACT BUTTERFLY BUSH	5 GAL		
COM	40	CORYOPTERIS CLANDONSHS 'BLUE MIST' / BLUE MIST SPIREA	5 GAL		
CAI	40	CORNUS ALBA 'IVORY HALO' / IVORY HALO VAREGATED DOGWOOD	5 GAL		
CSA	9	CORNUS SERICEA 'ARCTIC FIRE' / ARCTIC FIRE RED TWIG DOGWOOD	5 GAL		
DB	11	DAPHNE X BURKWOOD 'CAROL MACHE' / CAROL MACHE DAPHNE	5 GAL		
EAC	6	EUCONYX ALATUS 'COMPACTUS' / DWARF BURNING BUSH	5 GAL		
HME	6	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER' / ENDLESS SUMMER HYDRANGEA	5 GAL		
PFL	24	PHYSCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM / DWARF NINEBARK	5 GAL		
PFJ	20	POTENTILLA FRUTICOSA 'JACKMAN' / JACKMAN POTENTILLA	5 GAL		
PET	22	POTENTILLA FRUTICOSA 'TANGIERINE' / TANGIERINE BUSH CINQUEFOIL	5 GAL		
PFB	6	PRUNUS BESSIE '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		
SKE	13	SAUKENGLA / COYOTE WILLOW	5 GAL		
VML	14	VERBURN LENTAGO / NANNYBERRY	5 GAL		
EVERGREEN SHRUBS					
JSS	4	JUNIPERUS SABINA 'BUFFALO' / BUFFALO JUNIPER	5 GAL		
PLS	26	PINUS LEUCODERMIS 'SMITTI' / DWARF GLOBE BOSNIAN PINE	5 GAL		
PERENNIALS					
BGB	59	BOUTELLOU GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION GRAMA GRASS	1 GAL		
CAK	42	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL		
HBS	37	HEUCHERA SANDOUBA 'SNOW ANGEL' / VAREGATED CORAL BELLS	1 GAL		
PVP	42	PANICUM VIRGATUM 'PRAIRIE FIRE' / RED SWITCH GRASS	5 GAL		
PAH	10	PENINSETUM ALOPECUROIDES 'HAMELN' / DWARF FOUNTAIN GRASS	1 GAL		
PSA	43	PENINSETUM SETACEUM 'ALBA' / WHITE FOUNTAIN GRASS	1 GAL		
RFO	79	RUEDECKIA FULGIDA 'GOLDSTURM' / BLACK-EYED SUSAN	1 GAL		
SES	27	SEDUM X KNIGHT RIDER / KNIGHT RIDER STONECROP	1 GAL		

CODE	SECTION	AREA (SQM)	REQUIREMENT	REQUIRED AREA	PROPOSED AREA
TAS	UNDERSHAPED AREA	10.00	UNDERSHAPED AREA	10.00	10.00 (100%)
TAS	UNDERSHAPED AREA	10.00	UNDERSHAPED AREA	10.00	10.00 (100%)
TAS	UNDERSHAPED AREA	10.00	UNDERSHAPED AREA	10.00	10.00 (100%)
TAS	UNDERSHAPED AREA	10.00	UNDERSHAPED AREA	10.00	10.00 (100%)
TAS	UNDERSHAPED AREA	10.00	UNDERSHAPED AREA	10.00	10.00 (100%)
TAS	UNDERSHAPED AREA	10.00	UNDERSHAPED AREA	10.00	10.00 (100%)

LANDSCAPE LEGEND



SYMBOL	DESCRIPTION
	2-1" 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:



PLANNER / LANDSCAPE ARCHITECT

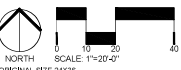
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NO.	DESCRIPTION	DATE
1	PRELIMINARY PUD	01/22/2021
2	PRELIMINARY PUD RD 2	06/21/2021
3	PRELIMINARY PUD RD 3	06/17/2022
4	PRELIMINARY PUD RD 4	12/03/2022
5	PRELIMINARY PUD RD 5	08/04/2023
6	PRELIMINARY PUD RD 6	05/14/2024

LANDSCAPE PLAN ENLARGEMENT

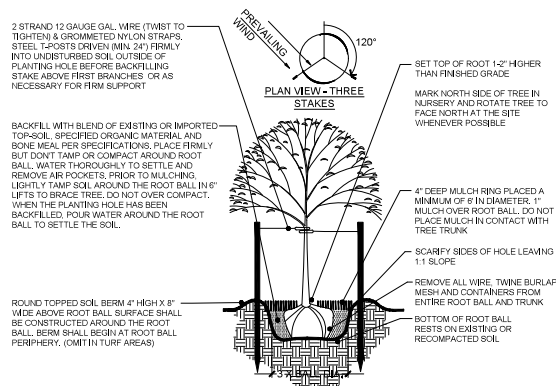
SEAL:



PROJECT NO.: R20430
DRAWN BY:
REVIEWED BY:
DRAWING NUMBER:

SYMBOL	CODE	QTY	REMARKS	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	SYMBOL	CODE	QTY	REMARKS	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS TREES								DECIDUOUS SHRUBS					
	AFA	4	40'-50" HT, 30-40" W.	ACER X FREEMANI AUTUMN BLAZE / AUTUMN BLAZE MAPLE	B & B	2.5" CAL			AAR	10	6'-8" HT, 6-8" W.	AMELANCHIER ALNIFOLIA 'REGENT' / REGENT SERVICEBERRY	5 GAL
	CSP	3	40'-60" HT, 30-50" W.	CATALPA SPECIOSA / WESTERN CATALPA	B & B	2.5" CAL			BDN	18	4'-6" HT, 4-5" W.	BUCOLEIA DAVIDI NANO HENSIS 'PETITE SNOW' / COMPACT BUTTERFLY BUSH	5 GAL
	COP	38	35'-45" HT, 10-12" W.	CELTIS OCCIDENTALIS 'PRAIRIE SENTINEL' / PRAIRIE SENTINEL HACKBERRY	B & B	2.5" CAL			CCM	389	3-4" HT, 2-3" W.	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST SPIREA	5 GAL
	GAT	26	40'-50" HT, 30-40" W.	GLEDITSIA TRIACANTHOS 'SKYLINE' / SKYLINE HONEY LOCUST	B & B	2.5" CAL			CAI	86	5'-6" HT, 5'-6" W.	CORNUS ALBA 'IVORY HALO' / IVORY HALO VARIEGATED DOGWOOD	5 GAL
	GDE	13	50'-60" HT, 40-50" W.	GYMNOCLADUS DIKICA 'ESPRESSO' / SEEDLESS KENTUCKY COFFEETREE	B & B	2.5" CAL			CSA	44	3-4" HT, 3-4" W.	CORNUS SERICEA 'ARCTIC FIRE' / ARCTIC FIRE RED TWIG DOGWOOD	5 GAL
	PAC	4	70'-100" HT, 65'-80" W.	PLATANUS X ACERIFOLIA 'BLOODGOOD' / BLOODGOOD LONDON PLANETREE	B & B	2.5" CAL			CKR	6	2-3" HT, 2-3" W.	CORNUS SERICEA 'KELSEY' / KELSEY DWARF DOGWOOD	5 GAL
	QSS	5	40'-50" HT, 30-40" W.	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	2.5" CAL			CDE	13	4-6" HT, 6-8" W.	COTONEASTER DIVARICATUS / SPREADING COTONEASTER	5 GAL
	TAS	28	60'-80" HT, 30-50" W.	TILIA AMERICANA 'SENTRY' / AMERICAN LINDEN	B & B	2.5" CAL			DB	11	3-5" HT, 3-5" W.	DAPHNE X BURKWOODII 'CAROL MACKIE' / CAROL MACKIE DAPHNE	5 GAL
	UFR	31	25-35" HT, 15-25" W.	ULMUS 'FRONTIER' / FRONTIER ELM	B & B	2.5" CAL			EAC	28	6-8" HT, 6-8" W.	EUONYMUS ALATUS 'COMPACTUS' / DWARF BURNING BUSH	5 GAL
EVERGREEN TREES								EVERGREEN SHRUBS					
	JCB	8	8'-12" HT, 5'-6" W.	JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER	B & B		6' HT		HME	44	3-5" HT, 3-5" W.	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER' / ENDLESS SUMMER HYDRANGEA	5 GAL
	JSS	8	20'-30" HT, 10-15" W.	JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER	B & B		6' HT		PAL	95	18-24" X 18-24" W	PEROVSKIA ATRIPUICIFOLIA 'LISSETT' / LACEY BLUE RUSSIAN SAGE	5 GAL
	PES	17	20'-30" HT, 10-20" W.	PINUS EDULIS / PINYON PINE	B & B		6' HT		PSL	140	3-4" HT, 3-4" W.	PHYSCARPUS OPULOIDUS 'LITTLE DEVIL' TM / DWARF NINEBARK	5 GAL
	PNA	8	40'-60" HT, 30-40" W.	PINUS NIGRA / AUSTRAN PINE	B & B		6' HT		PFJ	93	2-3" HT, 3-4" W.	POTENTILLA FRUTICOSA 'JACKMANI' / JACKMAN POTENTILLA	5 GAL
ORNAMENTAL TREES								PERENNIALS					
	ATH	30	18'-20" HT, 15-20" W.	ACER TATARICUM 'HOT WINGS' / HOT WINGS MAPLE	B & B	1.5" CAL			PPT	43	18-24" X 18-24" W	POTENTILLA FRUTICOSA 'TANGERINE' / TANGERINE BUSH CINQUEFOIL	5 GAL
	AAO	22	12'-15" HT, 9-7" W.	AMELANCHIER ALNIFOLIA 'OBELISK' / STANDING OVATION SERVICEBERRY	B & B	1.5" CAL			PBP	90	15'-30" HT, 4-6" W.	PRUNUS BESSEYI 'PAWNEE BUTTES' / DWARF WESTERN SAND CHERRY	5 GAL
	CI	23	15'-25" HT, 15-20" W.	CRATAEGUS CRUS-GALLI INERMIS / THORNSLESS COCKSPUR HAWTHORN	B & B	1.5" CAL			RMS	63	2-3" HT, 6-8" W.	RHUS TRILOBATA 'GRO LOW' / SKUNKBUSH SUMAC	5 GAL
	MSP	1	20'-25" HT, 20-25" W.	MALUS 'SPRING SNOW' / SPRING SNOW CRAB APPLE	B & B	1.5" CAL			RTA	59	2-4" HT, 2-3" W.	ROSA SHRUB 'MORDEN SUNRISE' / MORDEN SUNRISE SHRUB ROSE	5 GAL
	MRB	33	15'-18" HT, 7-8" W.	MALUS X 'RED BARRON' / RED BARRON CRAB APPLE	B & B	1.5" CAL			RNW	140	2-3" HT, 2-3" W.	ROSA X 'NEARLY WILD' / NEARLY WILD SHRUB ROSE	5 GAL
	PCH	9	20-30" HT, 15-20" W.	PYRUS CALLERYANA 'CHANTICLEER' / CHANTICLEER ORNAMENTAL PEAR	B & B	1.5" CAL							

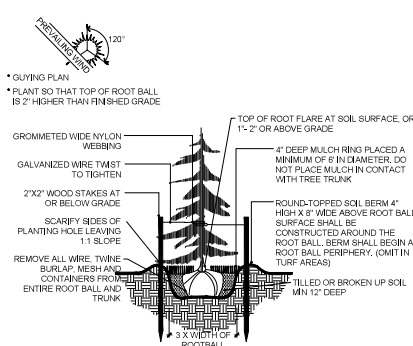
26 OF 32



1 TREE PLANTING DETAIL

NO SCALE

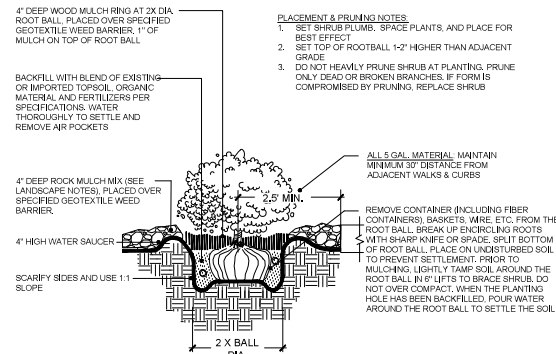
DP-KES-01



2 CONIFER TREE PLANTING DETAIL

3/8" = 1'-0"

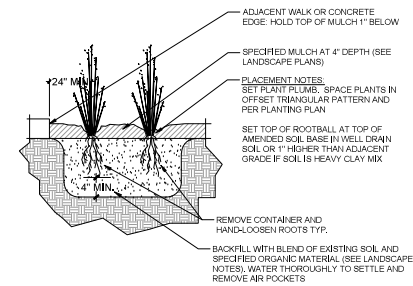
DP-K01-05



3 SHRUB PLANTING DETAIL

NO SCALE

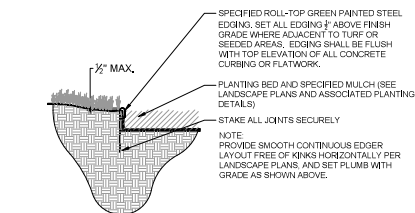
DP-KES-02



4 PERENNIAL PLANTING DETAIL

NO SCALE

DP-KES-03



5 STEEL EDGER DETAIL

NO SCALE

DP-KES-04

GENERAL LANDSCAPE NOTES

- 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.
- ALL TURF SHALL BE AT LEAST 5 FEET AWAY FROM BUILDING FOUNDATIONS.
- ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERMEN (AAN) FOR NUMBER ONE GRADE. ALL TREES SHALL BE BALLED OR BURLAPPED OR EQUIVALENT.
- ALL TURF AREAS SHALL BE PLANTED WITH TEXAS BLUEGRASS "REVELL" TURF MIX UNLESS INDICATED ON PLAN AS NATIVE GRASS AREA.
- 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.
- EDGING BETWEEN SOO AND SHRUB BEDS SHALL BE 14 GA. X 4" GALVANIZED STEEL SET LEVEL WITH TOP OF SOO.
- 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.
- EXISTING TREES SHALL BE PRESERVED WHENEVER POSSIBLE.
- ALL TURF AREAS SHALL HAVE SOIL PREPARATION AT A RATE OF 3 CUBIC YARDS OF ORGANIC MATERIAL PER 1000 SQ. FEET OF LANDSCAPED AREA.
- NO TREES, SHRUBS, FENCES, BERMS, OR OTHER MATERIAL CONSTITUTING VISUAL OBSTRUCTION SHALL BE PLANTED WITHIN ANY SITE DISTANCE TRIANGLE.
- 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 RTS SHALL BE BACKFILLED USING A MIXTURE OF ONE THIRD EXISTING SITE SOIL, AND ONE THIRD TOPSOIL, AND ONE THIRD ORGANIC MATTER.
- APPLICANT TO PROVIDE IRRIGATION TO THE FRONT YARDS, TREE LAWN AREAS AND DRP TO STREET TREES ON PRIVATE LOTS. APPLICANT TO SOO THE LAWN AND TREE LAWN AREAS WITH TEXAS BLUEGRASS "REVELL".
- 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.
- 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.
- STREET TREES TO BE INSTALLED WITH ADJACENT LOT CONSTRUCTION.
- 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.
- 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 OWNERS REPRESENTATIVE OF ANY MAJOR DISCREPANCIES FOR REVIEW AND DIRECTION.
- 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 GRAMA
10%	BUTTE SIDE OATS GRAMA
3%	TEXOKA BUFFALO GRASS
20%	ANNUAL RYE GRASS
10%	WESTERN WHEAT GRASS
3%	CITANA WHEAT GRASS
100%	PURE LIVE SEED (PLS)

SEEDING RATES:

- MECHANICAL DRILL SEEDING RATE:
15 LB/ACRE BY VOLUME (X LB/1000 S.F.)
- BROADCAST SEEDING 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 WILDOYE
20%	SWITCHGRASS
15%	INDIAN GRASS
15%	PRAIRIE COROGRASS
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:

- MECHANICAL DRILL SEEDING RATE:
15 LB/ACRE BY VOLUME (X LB/1000 S.F.)
- BROADCAST SEEDING RATE:
40 LB/ACRE BY VOLUME (1 LB/1000 S.F.)

COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO

PREPARED BY:



LANDSCAPE ARCHITECTURE, LAND PLANNING

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ORIGINAL SIZE 24X36

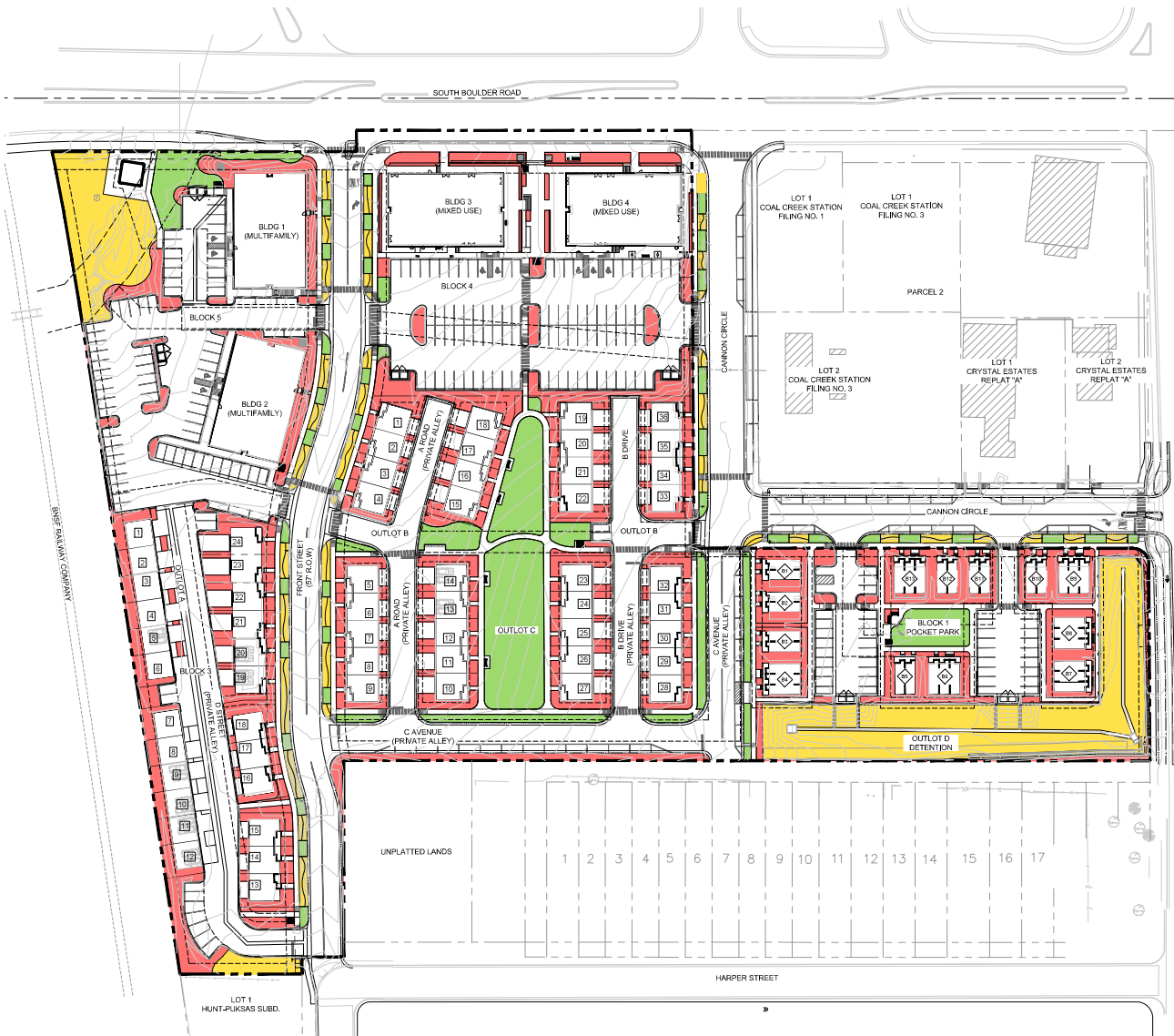
ISSUED	NO.	DESCRIPTION	DATE
1	PRELIMINARY PUD	01/22/2021	
2	PRELIMINARY PUD RD 2	06/21/2021	
3	PRELIMINARY PUD RD 3	06/17/2022	
4	PRELIMINARY PUD RD 4	12/23/2022	
5	PRELIMINARY PUD RD 5	08/04/2023	
6	PRELIMINARY PUD RD 6	05/14/2024	
REVISIONS			
NO.	DESCRIPTION	DATE	

LANDSCAPE DETAILS & NOTES

SEAL:



PROJECT NO. 120430
DRAWN BY: RCI
REVIEWED BY: RCI
DRAWING NUMBER:



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	16	585,296
MODERATE	62,786	14	879,004
LOW	38,836	8	310,688
TOTAL	134,694	13.25	1,764,988

COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO
PREPARED BY:



PLANNER/LANDSCAPE ARCHITECT

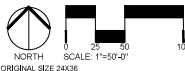
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ORIGINAL SIZE 24X36

ISSUED	
NO.	DESCRIPTION
1	PRELIMINARY PUD
2	PRELIMINARY PUD RD 2
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REVISIONS	
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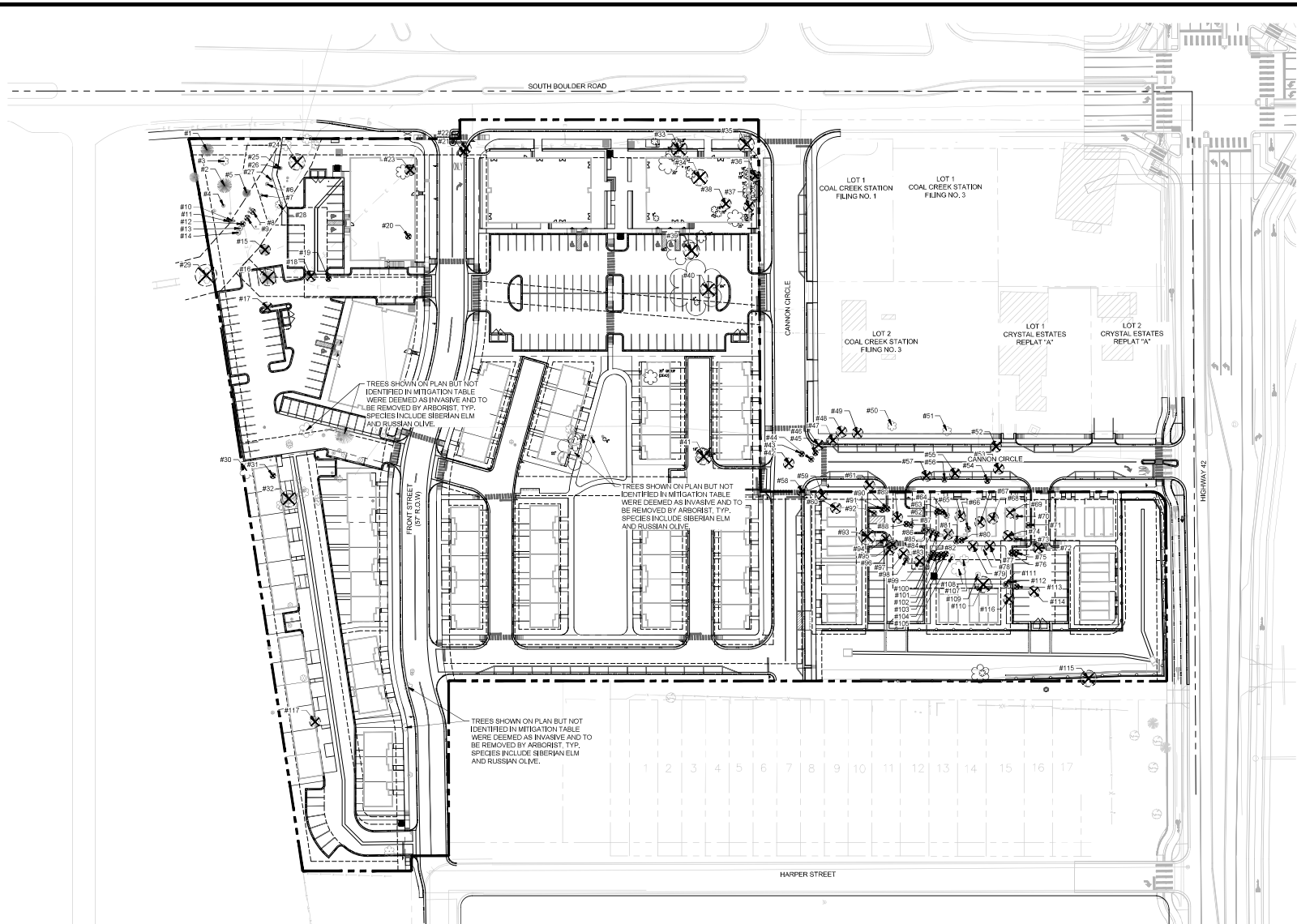
HYDROZONE PLAN

SEAL:



PROJECT NO. R20430
DRAWN BY: RDI
REVIEWED BY: RDI
DRAWING NUMBER:

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



TREE MITIGATION LEGEND



- 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:



PLANNER / LANDSCAPE ARCHITECT

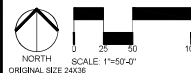
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ISSUED	
NO.	DESCRIPTION
1	PRELIMINARY PUD
2	PRELIMINARY PUD RD 2
3	PRELIMINARY PUD RD 3
4	PRELIMINARY PUD RD 4
5	PRELIMINARY PUD RD 5
6	PRELIMINARY PUD RD 6

TREE INVENTORY PLAN

SEAL:

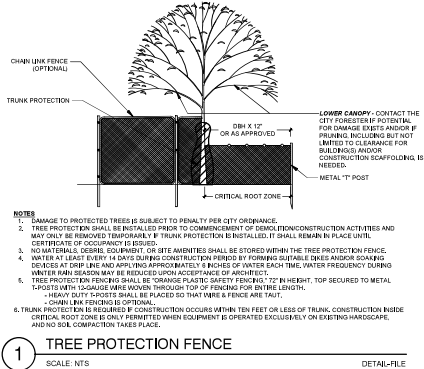


PROJECT NO.: R20-630
DRAWN BY:
REVIEWED BY:
DRAWING NUMBER:

TREE INVENTORY

#	SPECIES NAME	DBH	HEALTH	ARBORIST NOTES	ACTION
1	AUSTRIAN PINE	23"	55	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	CHOKCHERRY	8"	65		PRESERVE
5	BLUE SPRUCE	20"	70	CANOPY SUPPRESSION ON WEST.	PRESERVE
6	GREEN ASH	21"	55	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"	55	POOR STRUCTURE, LEAN, SHOWING SIGNS OF STRESS.	REMOVE
18	HONEYLOCUST	23"	60	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"	55	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	81" (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	18"	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	16"	40	IMMEDIATE EAB TREATMENT WOULD BE NECESSARY.	REMOVE
39	COTTONWOOD SSP.	49"	65	GOOD SPECIMEN.	REMOVE
40	COTTONWOOD SSP.	84"	75	GOOD SPECIMEN, MAJOR DEBACK 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	6" (X3)	30	POOR STRUCTURE.	REMOVE
45	COTTONWOOD SSP.	11"	65		REMOVE
46	COTTONWOOD SSP.	31" (X3)	50	POOR STRUCTURE.	REMOVE
47	GREEN ASH	12" (X3)	30	POOR STRUCTURE.	REMOVE
48	GREEN ASH	10" (X2)	35	POOR STRUCTURE.	REMOVE
49	AMUR MAPLE	24" (X3)	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"	60	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.	10" (X2)	45	POOR STRUCTURE.	REMOVE
73	GREEN ASH	5"	20	POOR STRUCTURE, LEAN.	REMOVE
74	CHOKCHERRY	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	10" (X4)	30	POOR STRUCTURE, LEAN.	REMOVE
80	GREEN ASH	5"	40	LOW LCR, BROODED ROOT BASE.	REMOVE
81	GREEN ASH	4"	30	HEAVY LEAN.	REMOVE
82	GREEN ASH	10" (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"	30		REMOVE
89	GREEN ASH	12" (X4)	30	POOR STRUCTURE, POOR LOCATION, HEAVY LEAN.	REMOVE
90	COTTONWOOD SSP.	6"	65	POOR LOCATION.	REMOVE
91	COTTONWOOD SSP.	4"	60	POOR LOCATION.	REMOVE
92	GREEN ASH	6" (X2)	25	POOR LOCATION.	REMOVE
93	COTTONWOOD SSP.	8" (X3)	20	LOW LCR (+29%).	REMOVE
94	BLACK LOCUST	10" (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 DEBACK.	REMOVE
97	BLACK LOCUST	11" (X3)	30	LOW LCR, APICAL DEBACK.	REMOVE
98	BLACK LOCUST	4" (X2)	35	APICAL DEBACK, POOR STRUCTURE.	REMOVE
99	COTTONWOOD SSP.	30"	55	APICAL DEBACK, STRUCTURAL DEFECTS, LOW LCR.	REMOVE
100	BLACK LOCUST	5" (X2)	30	LOW LCR, APICAL DEBACK.	REMOVE
101	COTTONWOOD SSP.	6"	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	CHOKCHERRY	13" (X6)	75	GOOD SPECIMEN.	PRESERVE
108	COTTONWOOD SSP.	154" (X7)	70	POOR STRUCTURE.	PRESERVE
109	CHOKCHERRY	7" (X4)	60		PRESERVE
110	COTTONWOOD SSP.	108" (X5)	65	POOR STRUCTURE, HEAVY LEAN.	REMOVE
111	GREEN ASH	9" (X2)	30	POOR STRUCTURE.	REMOVE
112	GREEN ASH	7" (X2)	30	POOR STRUCTURE.	REMOVE
113	COTTONWOOD SSP.	9"	70		REMOVE
114	PEACHLEAF WILLOW	20" (X5)	45		REMOVE
115	BOXELDER	51" (X6)	30	POOR STRUCTURE, MAJOR DEFECTS.	REMOVE
116	PEACHLEAF WILLOW	12" (X2)	55	HEAVY LEAN.	REMOVE
117	FLESHY HAWTHORN	13" (X4)	65	INTERESTING SPECIMEN.	REMOVE



TREE PROTECTION FENCE

TREE PROTECTION NOTES

- ALL EXISTING TREES WITHIN THE LIMITS OF THE DEVELOPMENT SHALL REMAIN AND BE PROTECTED UNLESS NOTED ON THESE PLANS FOR REMOVAL.
- 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.
- PRIOR TO AND DURING CONSTRUCTION, BARRIERS SHALL BE ERRECTED 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 (1/2) 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.
- 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.
- NO DAMAGING ATTACHMENT, WIRES, SIGNS OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.
- 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

PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

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ORIGINAL SIZE 24X36

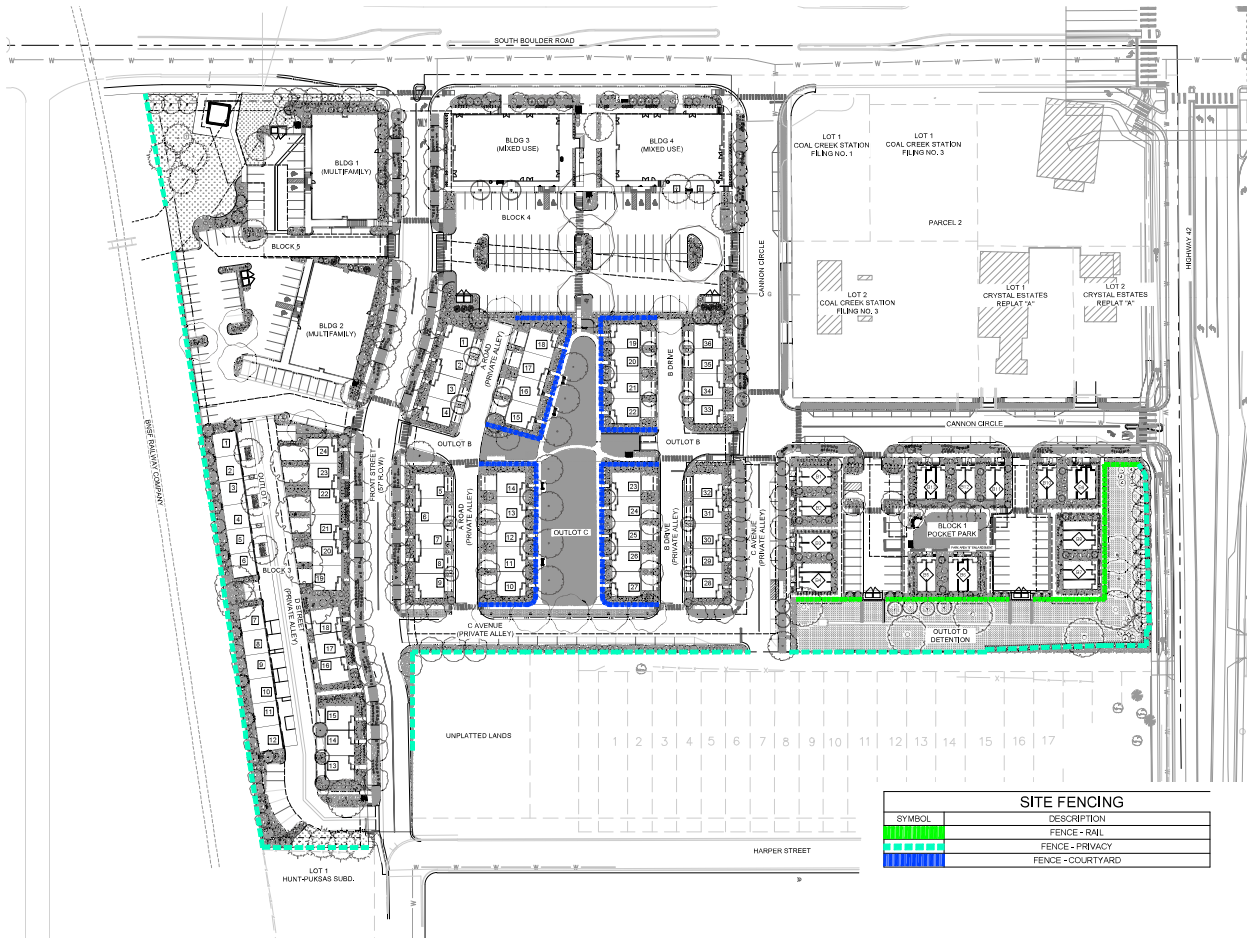
ISSUED	NO.	DESCRIPTION	DATE
1	PRELIMINARY PUD	01/22/2021	
2	PRELIMINARY PUD RD 2	06/21/2021	
3	PRELIMINARY PUD RD 3	06/11/2022	
4	PRELIMINARY PUD RD 4	12/23/2022	
5	PRELIMINARY PUD RD 5	08/04/2023	
6	PRELIMINARY PUD RD 6	05/14/2024	
REVISIONS	NO.	DESCRIPTION	DATE

TREE INVENTORY

SEAL:



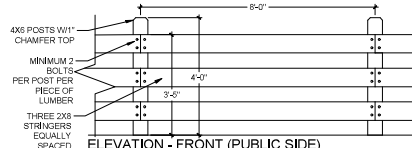
PROJECT NO.: R20430
DRAWN BY:
REVIEWED BY:
DRAWING NUMBER:



SYMBOL	DESCRIPTION
[Green line with cross-ticks]	FENCE - RAIL
[Blue line with cross-ticks]	FENCE - PRIVACY
[Red line with cross-ticks]	FENCE - COURTYARD



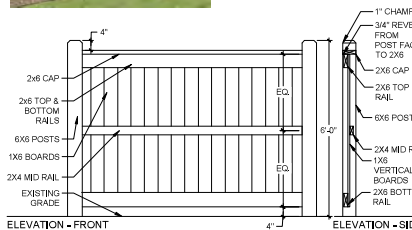
- NOTE:
1. UNLESS OTHERWISE REQUESTED ALL WOOD TO BE EITHER STAINED RED CEDAR OR COMPOSITE WOOD SUCH AS TREX OR SIMILAR BRAND.
 2. ALL FASTENERS & GLUES TO BE WEATHER PROOF TOP OF FENCE TO BE LEVEL BOTTOM OF FENCE TO STEP WITH GRADE AS NEEDED FENCE MAY STEP DOWN AT POSTS IN 6" INCREMENTS IF NECESSARY



1 RAIL FENCE
1/2" = 1'-0" OR-S-05



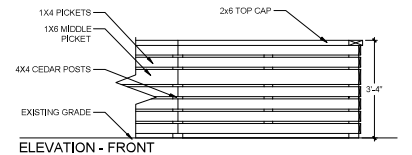
- NOTE:
1. UNLESS OTHERWISE REQUESTED ALL WOOD TO BE EITHER STAINED RED CEDAR OR COMPOSITE WOOD SUCH AS TREX OR SIMILAR BRAND.
 2. ALL FASTENERS & GLUES TO BE WEATHER PROOF TOP OF FENCE TO BE LEVEL BOTTOM OF FENCE TO STEP WITH GRADE AS NEEDED FENCE MAY STEP DOWN AT POSTS IN 6" INCREMENTS IF NECESSARY



2 PRIVACY FENCE
1/2" = 1'-0" OR-S-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" OR-S-08

COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO
PREPARED BY:

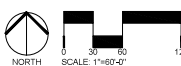


PLANNER / LANDSCAPE ARCHITECT

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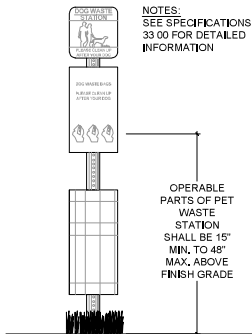
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1	PRELIMINARY PUD	01/22/2021
2	PRELIMINARY PUD RD 2	05/21/2021
3	PRELIMINARY PUD RD 3	06/17/2022
4	PRELIMINARY PUD RD 4	12/22/2022
5	PRELIMINARY PUD RD 5	08/04/2023
6	PRELIMINARY PUD RD 6	05/14/2024
REVISIONS		
NO.	DESCRIPTION	DATE

FENCING PLAN

SEAL:



PROJECT NO.: R25-030
DRAWN BY:
REVIEWED BY:
DRAWING NUMBER:



NOTES:
SEE SPECIFICATIONS SECTION 32
33.00 FOR DETAILED
INFORMATION

OPERABLE
PARTS OF PET
WASTE
STATION
SHALL BE 15"
MIN. TO 48"
MAX. ABOVE
FINISH GRADE

1 DOG WASTE STATION.

1/2" = 1'-0"

OP-C03-33



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

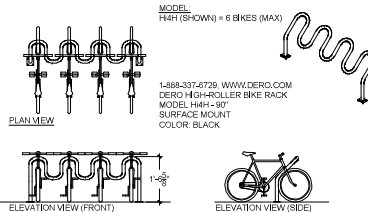
NOTE: THIS SPECIFICATION SHALL SERVE AS A BASIS OF DESIGN.

2 BENCH

NTS

OP-C03-01

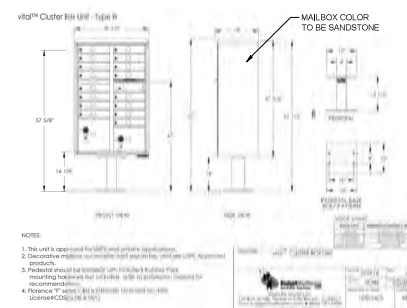
NOTE: THIS SPECIFICATION SHALL SERVE AS A BASIS OF DESIGN.



3 BIKE RACK

1/2" = 1'-0"

OP-C03-05



4 MAILBOX

1/2" = 1'-0"

OP-H03-17



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-C03-102



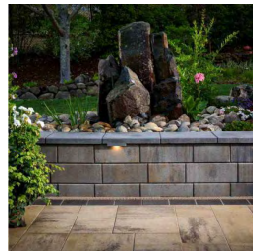
MANUFACTURER: PLANTERS UNLIMITED
MODEL: MODERN FIBERGLASS TAPERED ROUND PLANTER
COLOR: BLACK
SIZE: 30" DIAMETER, 30" HEIGHT

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

6 PLANTER

NTS

OP-C03-03



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

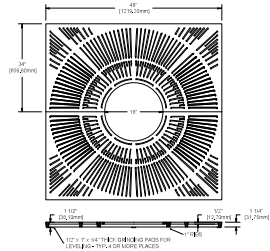
NOTE: THIS SPECIFICATION SHALL SERVE AS A BASIS OF DESIGN.

7 RUNNING BOND BLOCK RETAINING WALL

NTS

OP-C03-04

TREE GRATE #M4814-1 STYLE: STARBURST SERIES 1



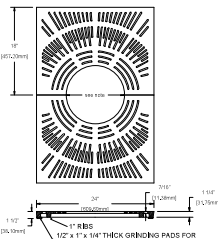
NOTES:
SLOT WIDTH IS 1/4" MAXIMUM, MEETS ADA COMPLIANCE.
GRATE CAST FROM GRAY IRON OR ALUMINUM.
TREE OPENING SIZE: 16",
28", OR 36" (SEE SIDE WALK CHASE DETAIL, A CIVIL DWG.).
OUTER FRAME DIM. IS 3/4" ± 1/8" GREATER THAN GRATE.

8 IRONSMITH STARBURST SERIES 1 TREE GRATE

3/4" = 1'-0"

OP-A03-05

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

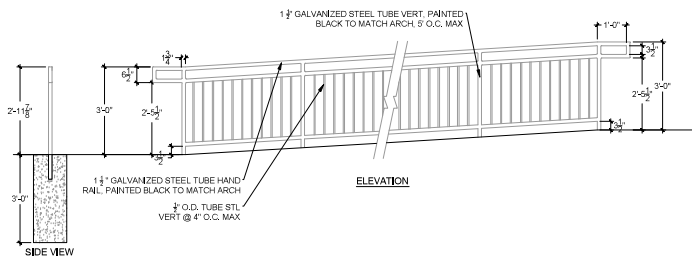
1" = 1'-0"

OP-C03-06

10 SURFACE MOUNTED RAMP RAILING

1/2" = 1'-0"

OP-C03-07



COAL CREEK VILLAGE

PRELIMINARY PUD AND SRU

LOUISVILLE, COLORADO

PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

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ENGINEER

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Joel Weiser
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LONGMONT, COLORADO 80501
P. 303.651.6636

NORTH SCALE: 1"=50'-0"		
ORIGINAL SIZE 24X36		
ISSUED		
NO.	DESCRIPTION	DATE
1	PRELIMINARY PUD	9/22/2021
2	PRELIMINARY PUD RD 2	06/1/2021
3	PRELIMINARY PUD RD 3	06/1/2022
4	PRELIMINARY PUD RD 4	12/3/2022
5	PRELIMINARY PUD RD 5	08/04/2023
6	PRELIMINARY PUD RD 6	09/14/2024
REVISIONS		
NO.	DESCRIPTION	DATE

SITE DETAILS

SEAL:

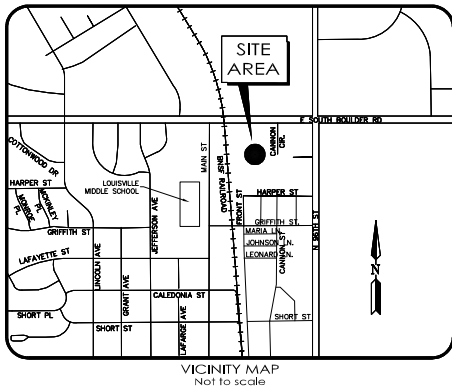


PROJECT NO.: R25-030
DRAWN BY:
REVIEWED BY:
DRAWING NUMBER:

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 ARAPAHO AVE., SUITE B2
BOULDER, CO 80301
(303) 449-8689

CONTACT: MICHAEL MARKEL / CHAD KIPPER

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 THERE TO;

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, 199.89 FEET TO THE NORTHEAST CORNER OF THE ROBERT D J GACOMO 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 OUTCLAIM 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-PUKASAS 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 08°23'12" WEST, 43.90 FEET TO A POINT;
5. NORTH 08°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. AB270663585-4, 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 DISCRETION 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 TRANSVERSE 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 0508K, 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 ALLEGIBLE BRASS CAP IN RANGE BOX AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) AND A FOUND 2-1/2" DIAMETER ALLEGIBLE ALUMINUM CAP IN RANGE BOX AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NE 1/4).

SURVEYOR'S CERTIFICATE

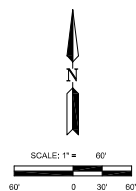
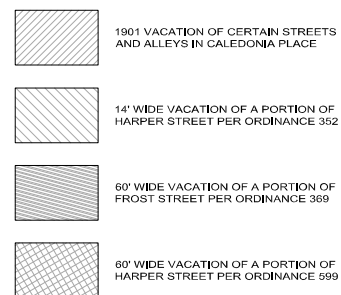
I, RICHARD BRUCE GABRIEL, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREIN WAS MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING; THE MONUMENTS SHOWN THEREON ACTUALLY EXIST; THE PLAT ACCURATELY REPRESENTS SAID SURVEY; AND 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

 SEATTLE, WASHINGTON OWNER: CO 80501	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	001-16-216 PP 2022-12-22.dwg
SHEET 1 OF 5		

PRELIMINARY PLAT
SHEET 2 OF 5



POWER™ Surveying Company, Inc. <i>Established 1949</i> 6911 Broadway Denver, CO 80221	TYPE OF SUBMITTAL:	PRELIMINARY PLAT
	PREPARATION DATE:	DECEMBER 22, 2024
	REVISION DATE:	FEBRUARY 5, 2024
	REVISION DATE:	
	REVISION DATE:	
	REVISION DATE:	
	REVISION DATE:	
ALL SURVEYS MADE PER: 310240440 FILE: 310240440 DATE: 02/05/2024	DRAWN BY: MB	REVIEWED BY: FZ
	JOB NO.: 216	201-10-216 PP 2022-12-22-04
SHEET 2 OF 5		

SHEET 3 OF 5

"BASIS OF BEARINGS"
N89°58'20"W 2642.02'(M)

NORTH LINE OF THE NE 1/4 OF SEC. 8, T. 1S., R. 69W., 6th P.M.

LEGEND OF SYMBOLS & ABBREVIATIONS

----- 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

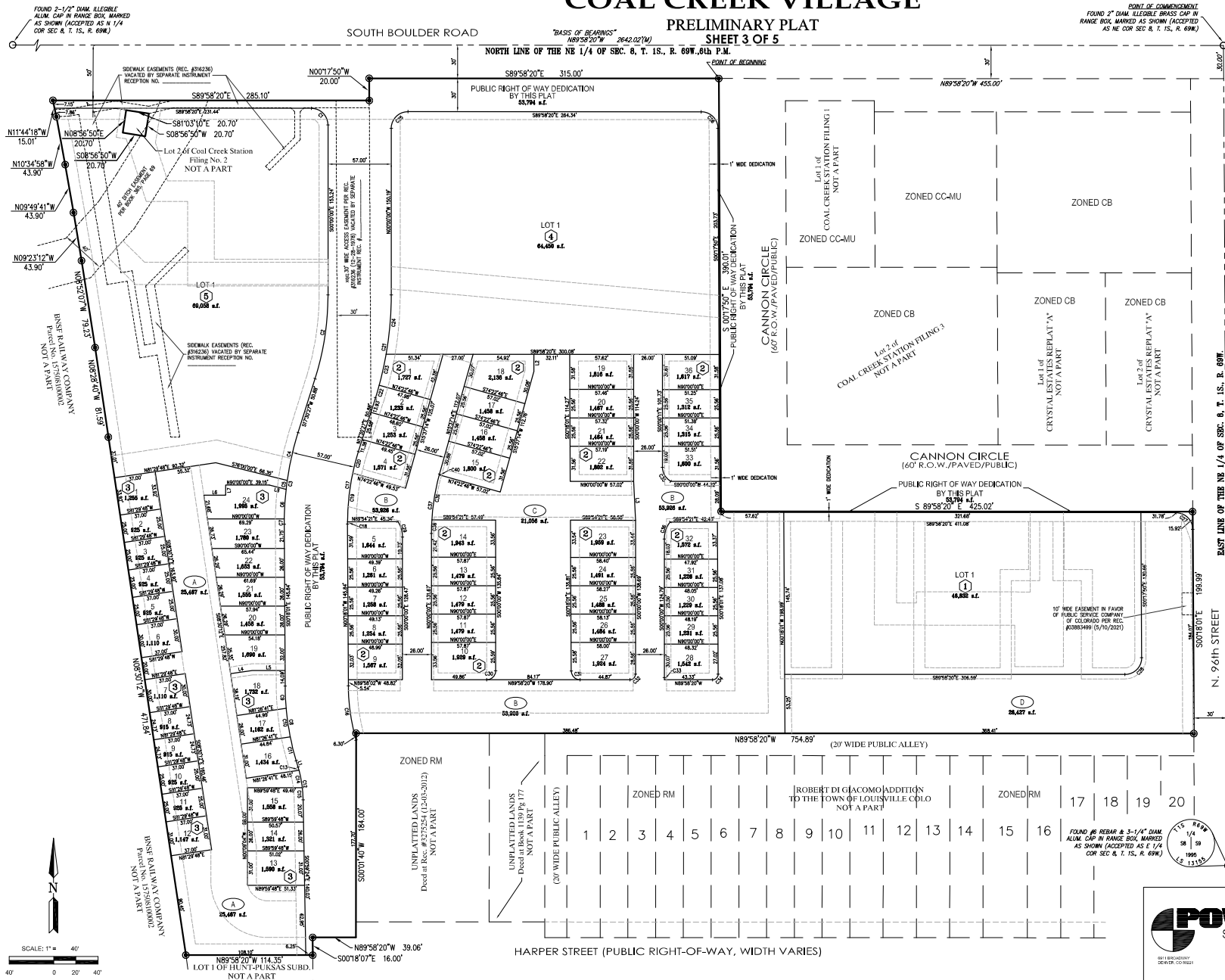
TYPE OF SUBMITTAL:	PRELIMINARY PLAT
PREPARATION DATE:	DECEMBER 22, 2022
REVISION DATE:	FEBRUARY 5, 2024
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
DRAWN BY: MB	REVIEWED BY: FZ
JOB NO. 16-216	501-16-216 PP 2022-12-22.dwg



POWERTM
Surveying Company, Inc.
Established 1988

6911 BERRYDAVE
DENVER, CO 80221

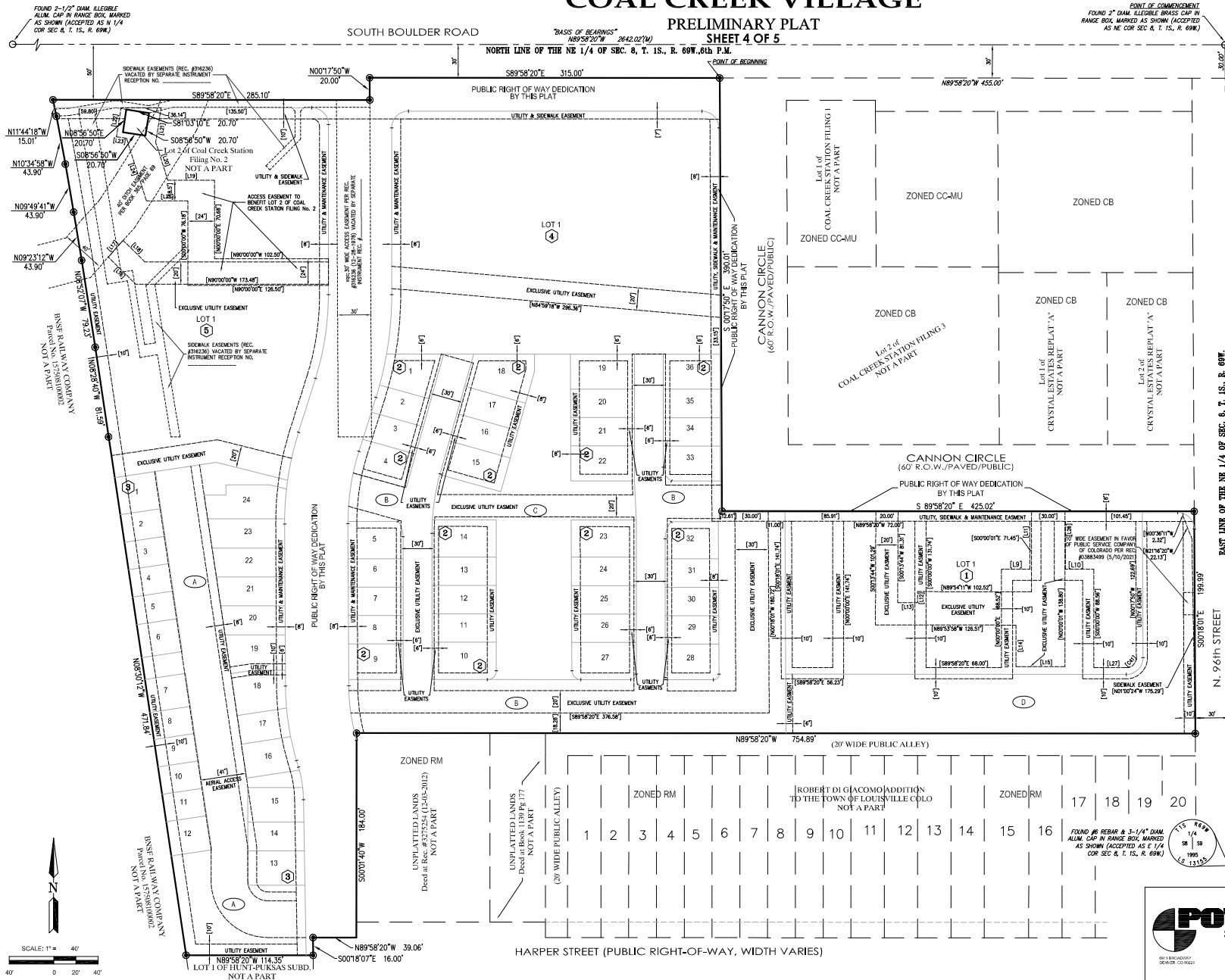
PL 303-750-9117
FAX 303-750-9180
www.powerinc.com



COAL CREEK VILLAGE

PRELIMINARY PLAT

SHEET 4 OF 5



LEGEND OF SYMBOLS & ABBREVIATIONS

- MONUMENT FOUND, AS NOTED
- SET REBAR & 1-1/2" DIAMETER YELLOW PLASTIC CAP, PLS. 37029, 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

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	001-16-216 PP 2022-12-22.dwg

SHEET 4 OF 5



SEAL EXPIRATION DATE: 12/31/2024

POWER Surveying Company, Inc.
10000 E. 1st Ave., Suite 100
Denver, CO 80231
Phone: 303.733.1111
Fax: 303.733.1112
www.power-surveying.com

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	16.33'
L3	N02°30'04"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	S19°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°36'50"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 BEG	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'	92°42'22"	44.30'	S12°48'16"W	44.25'
C5	269.82'	142°59"	8.06'	S07°14'46"W	8.06'
C6	269.82'	54°142"	28.82'	S03°32'35"W	26.81'
C7	269.82'	059°46"	4.69'	S00°11'52"W	4.69'
C8	240.00'	181°51°0"	68.07'	S08°22'52"E	67.94'
C9	240.00'	446°05"	19.97'	S02°41'04"E	19.97'
C10	240.00'	612°37"	26.01'	S08°10'29"E	26.00'
C11	240.00'	516°20"	22.08'	S13°54'53"E	22.08'
C12	110.00'	15°33'39"	59.87'	N08°46'14"W	59.78'
C13	110.00'	1°33'27"	2.99'	N15°46'19"W	2.99'
C14	110.00'	817°38"	15.92'	N10°50'47"W	15.91'
C15	110.00'	542°34"	10.86'	N03°50'41"W	10.86'
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'	031°52'	1.97'	S00°02'05"E	1.97'
C19	212.82'	115°01°5'	43.87'	S08°08'59"W	43.89'
C20	212.82'	526°21"	20.20'	S14°47'17"W	20.30'
C21	307.58'	17°30'27"	83.99'	N08°45'14"E	83.62'
C22	307.58'	210°09'	11.65'	N16°25'22"E	11.64'
C23	307.58'	519°59'	28.63'	N12°40'18"E	28.62'
C24	307.58'	100°01°9"	53.71'	N05°00'09"E	53.64'
C25	15.00'	90°01'40"	23.57'	S49°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"	14.76'	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'	72°29'22"	1.96'	S03°53'30"E	1.96'
C34	5.00'	90°19'41"	7.86'	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°48'57"W	53.95'
C38	198.50'	3°02'06"	12.25'	S01°46'02"W	12.24'
C39	198.50'	115°51'8"	41.19'	S09°28'44"W	41.11'
C40	198.50'	011°52"	0.68'	S19°31'18"W	0.68'
C41	9.00'	90°19'30"	14.19'	N44°51'55"E	12.76'

LINE AND CURVE TABLES

 8611 BIRCHWOOD DENVER, CO 80231 <i>Established 1948</i> P.O. BOX 441 Ft. Collins, CO 80501 www.powerinc.com	TYPE OF SUBMITTAL:	PRELIMINARY PLAT
	PREPARATION DATE:	DECEMBER 22, 2022
	REVISION DATE:	FEBRUARY 5, 2024
	REVISION DATE:	
	REVISION DATE:	
	REVISION DATE:	
	DRAWN BY: MB	REVIEWED BY: FZ
	JOB NO. 16-216	001-16-216 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:

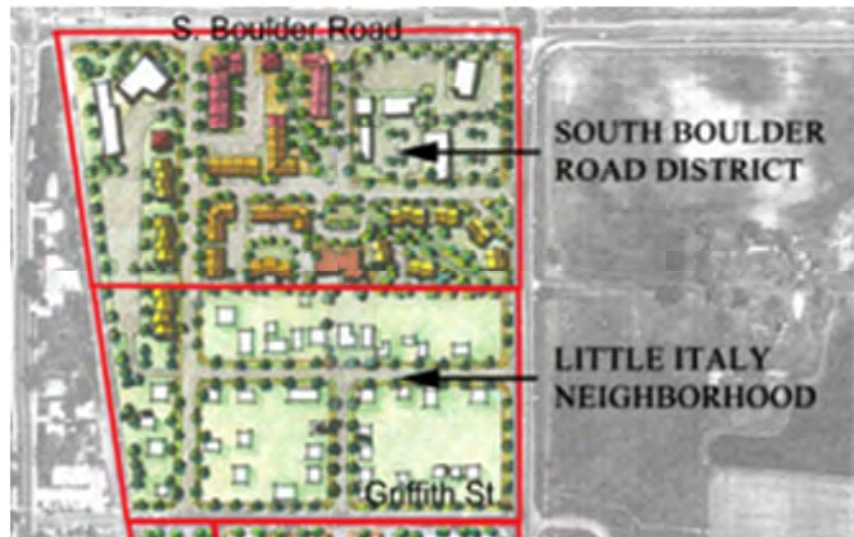
Waiver Number 1

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

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: 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: **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 4

City Document:

Municipal Code 17.14.060

Table 3: Mixed Use Zoning District Dimensional and Bulk Standards

Requirement:

Minimum Building Coverage 40%

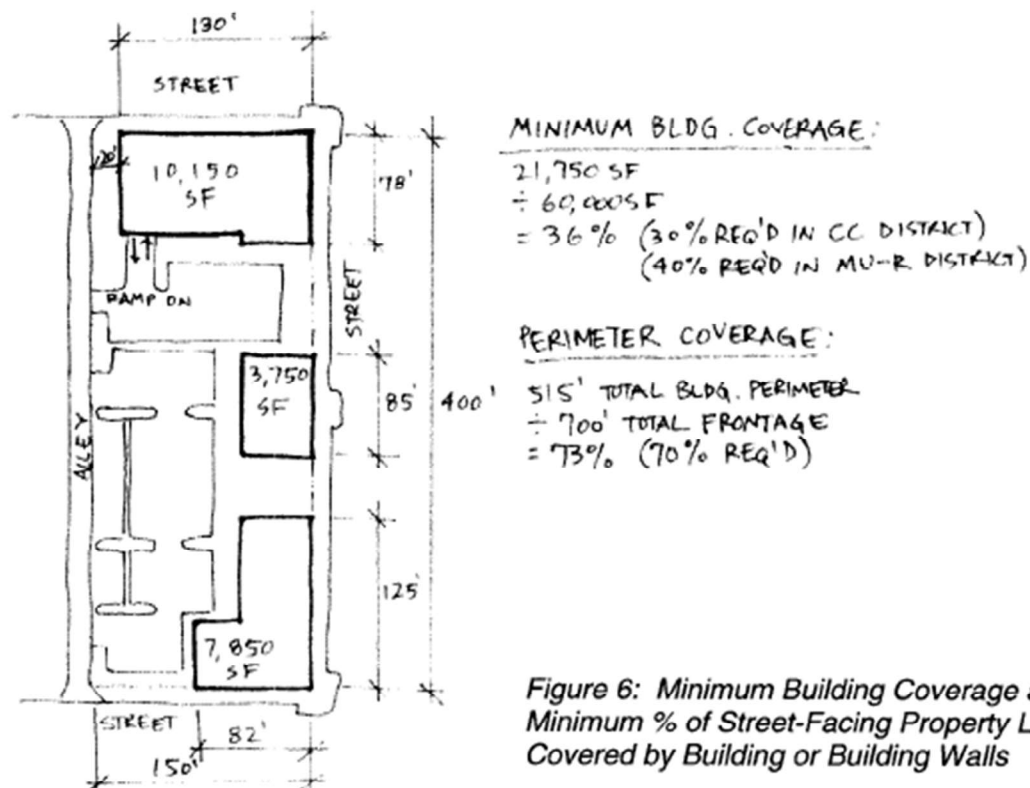
Proposed:

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.



Waiver Number 5

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 6

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	218	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	326	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% *

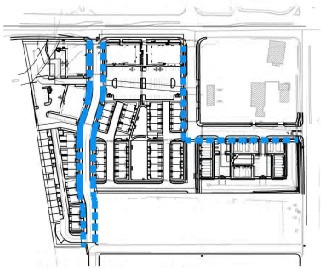


COAL CREEK VILLAGE PLANNED UNIT DEVELOPMENT



WAIVER #1 - BLOCK WIDTHS

===== = BLOCK LENGTH / WIDTH
PROPOSED WITH WAIVER



WAIVER #2 - PUBLIC SIDEWALKS

===== = PUBLIC WALK
PROPOSED WITH WAIVER



WAIVER #3 - MINIMUM LOT WIDTH

===== = MIN. LOT WIDTH
PROPOSED W/ WAIVER



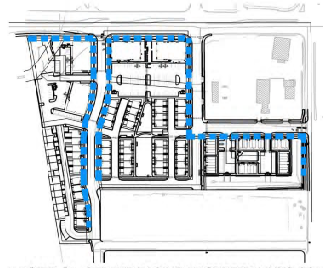
WAIVER #4 - BUILDING COVERAGE

===== = BUILDING COVERAGE
PROPOSED W/ WAIVER



WAIVER #5 - REAR PROPERTY LINE SETBACK

===== = REAR PROPERTY SETBACK
PROPOSED WITH WAIVER



WAIVER #6 - STREET FACING PROPERTY LINES CONTAINING A BUILDING

===== = STREET FACING PROPERTY
LINES PROPOSED W/ WAIVER

COAL CREEK VILLAGE

PRELIMINARY PUD
AND SRU

LOUISVILLE, COLORADO

PREPARED BY:



APPLICANT

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ORIGINAL SIZE 24X36

ISSUED

NO.	DESCRIPTION	DATE
1	PRELIMINARY PUD	1/25/2021
2	CITY COMMENTS	6/22/2021
3	CITY COMMENTS	11/13/2021
4	CITY COMMENTS	6/10/2022
5	CITY COMMENTS	5/13/2022
6	CITY COMMENTS	07/20/23

NO.	DESCRIPTION	DATE

WAIVER REFERENCE
DIAGRAMS

SEAL:



PROJECT NO.: R20-020
DRAWN BY:
REVIEWED BY:
DRAWING NUMBER:

W

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 rationale 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 use projects is 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.