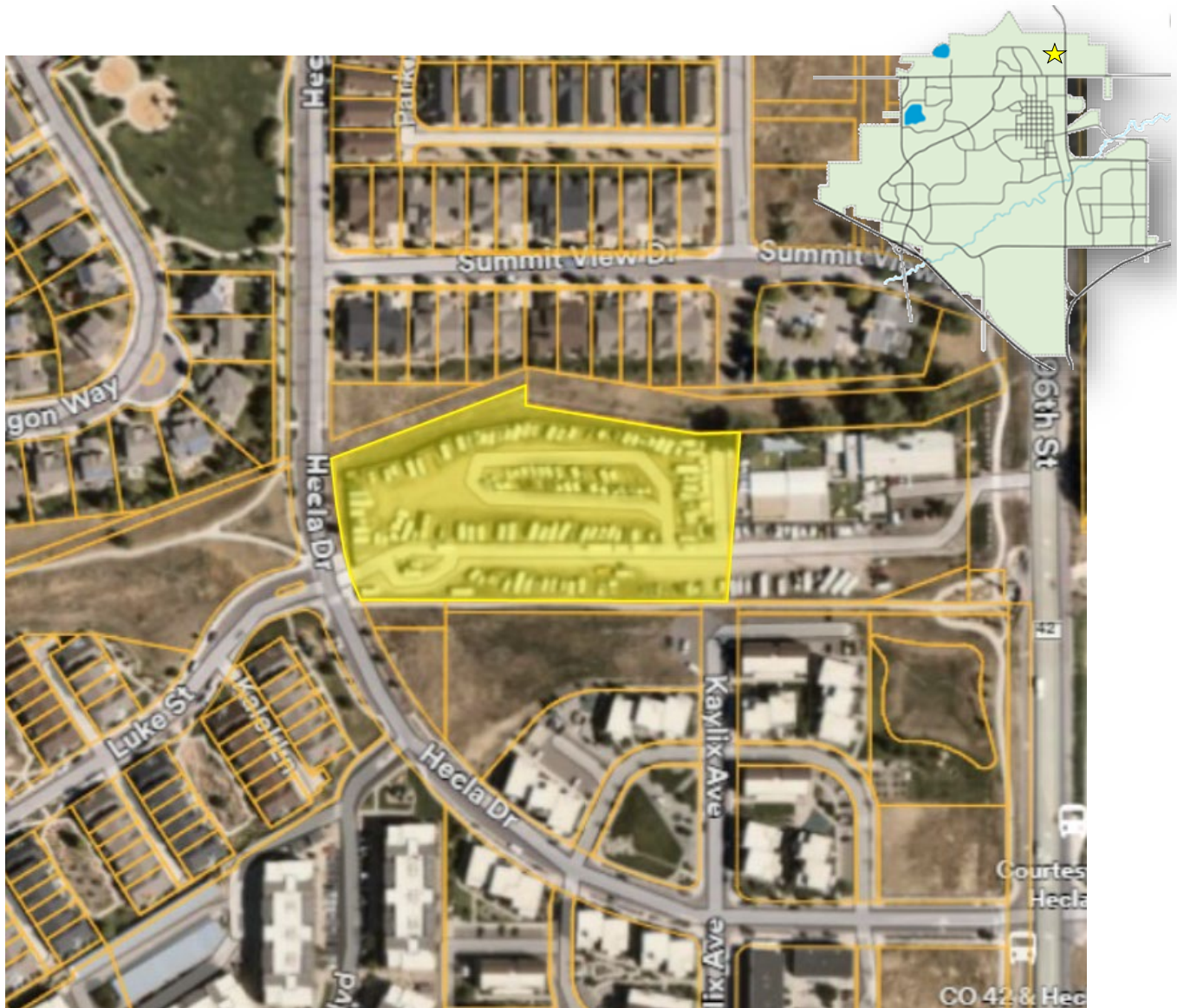


**SUBJECT: CONCEPT PLAN REVIEW – DAVIDSON HIGHLINE
MULTIFAMILY DEVELOPMENT AT 2101 N. COURTESY ROAD**

DATE: OCTOBER 15, 2024

**PRESENTED BY: MATT POST, SENIOR PLANNER - COMMUNITY
DEVELOPMENT**



SUMMARY:

Attached for review is a Concept Plan for the property located at 2101 N. Courtesy Rd, otherwise referred to as the Davidson Highline Multifamily Development.

PROPOSAL:

The applicant, Thistle Community Housing, requests a Concept Plan review (**Attachment A**) for the development of a 2.94-acre parcel in the Planned Community Commercial (P-C) zoning district that is subject to the [North Louisville General Development Plan \(GDP\)](#). The proposal includes 44 - 48 dwelling units distributed amongst townhouses and duplexes at a density of 14 -15 dwelling units per acre. For reference, the [Steel Ranch South PUD](#), just southwest of this property, includes townhomes at 8 dwelling units per acre and multifamily development clusters at 24 dwelling units per acre. The applicant proposes a permanently affordable, deed-restricted homeownership community to serve a range of household Area Median Income (AMI) levels with six units for households under 80% AMI, 26 units between 80% and 100% AMI, eight units between 100% and 120% AMI, and four units above 120% AMI.

CONCEPT PLAN:

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

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

Staff will not provide an analysis and/or recommendation on this proposal as it relates to policy or code compliance but will provide guidance on which policy or code provisions will be relevant to a future, more in depth review and an initial identification of key issues. If the applicant chooses to move forward following this Concept Plan Review, future opportunities for public input and hearings will come with a final land use application and City staff will conduct a more in-depth review of the proposal. Nothing in this Concept Plan review should be considered a City staff recommendation on any aspects of the proposal.

BACKGROUND AND PROCESS

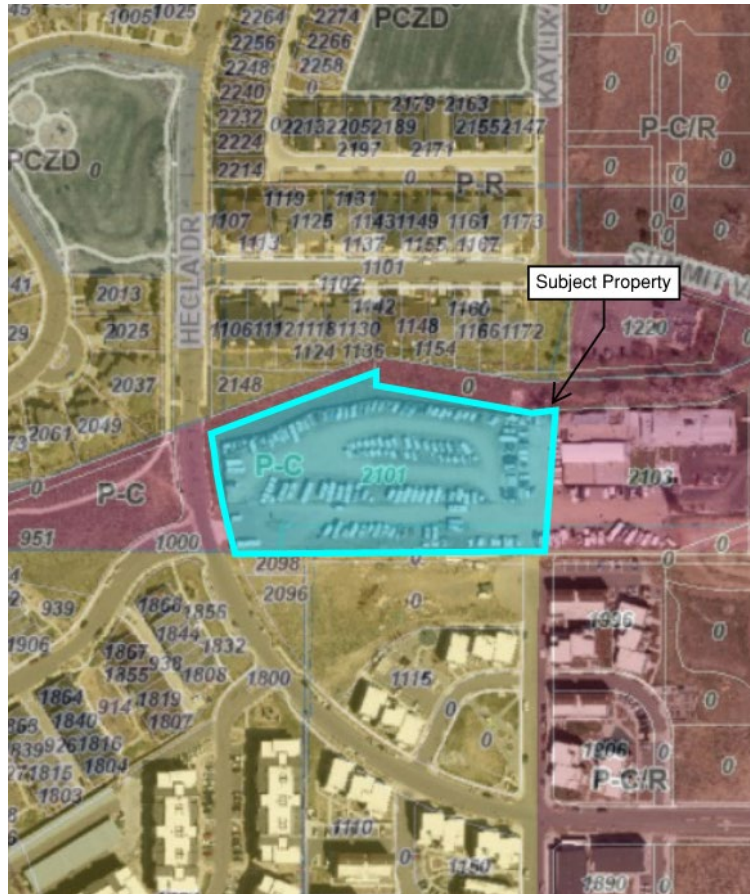
CITY COUNCIL COMMUNICATION

SUBJECT: DELO BOOM CONCEPT PLAN REVIEW**DATE: OCTOBER 15, 2024****PAGE 3 OF 5**

The subject site is currently occupied by Louisville Boat and RV Storage which allows for the outdoor storage of recreational vehicles, boats, and trailers in a secured, fenced facility. The site is accessed on the west at Hecla Drive, and on the east from Highway 42 via a private access easement with the adjacent property.

The site is bound on the north by a portion of the Davidson Highline Ditch and the Lanterns PUD duplex development, zoned Planned Community Residential (P-R), on the east The Divine Canine dog day care center, zoned Planned Community Commercial (P-C), on the south by the Kestrel multifamily development, zoned Planned Community Residential (P-R), and on the west by Hecla Drive and additional residential development, zoned Planned Community Residential (P-R).

The property is within the North Louisville GDP, which was approved in 1990. This GDP currently allows for a small section of mixed-use residential development and a larger area designated for commercial and office purposes on the property. To establish the proposed use presented in the Concept Plan, a GDP Amendment is required to permit exclusively residential uses, and the property would have to be rezoned to Planned Community Residential (P-R). The original extent of the North Louisville GDP has been modified over time via the approval of new GDPs in the area, including the Takoda GDP. Multiple iterations of the Takoda GDP surround the subject property surround and have facilitated the existing residential development pattern in the area.



Following a GDP Amendment and Rezoning of the property, A Final PUD and Plat would be required to develop the site.

APPLICABLE CITY REGULATIONS AND POLICIES:

A Rezoning will be reviewed pursuant to Louisville Municipal Code (LMC) Sec. 17.44.050, which establishes four potential policies for rezoning. Any request for a rezoning should meet one or more of the established policies:

CITY COUNCIL COMMUNICATION

- The land to be rezoned was zoned in error and as presently zoned is inconsistent with the policies and goals of the city's comprehensive plan;
- 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;
- The proposed rezoning is necessary in order to provide land for a community-related use which was not anticipated at the time of the adoption of the city's comprehensive plan, and such rezoning will be consistent with the policies and goals of the comprehensive plan; or
- The rezoning would only permit development which, if evaluated as a proposed annexation under the annexation standards and procedures codified in [title 16](#), would qualify for annexation.

A GDP Amendment shall be considered concurrent to a rezoning request and reviewed pursuant to LMC Sec. 17.72. The GDP will establish uses allowances and yard/bulk requirements. For the proposed residential use, the plan shall display general conformance to existing zoning district standards, which would include the Residential Medium Density (R-M) or Residential High Density (R-H) zone districts.

A Planned Unit Development (PUD) and Plat (subdivision) are required to develop the subject property. All PUDs shall satisfy the review criteria in [Sec. 17.28.120 of the LMC](#), and all Plats shall be reviewed according to the procedures outlined in [Sec. 16.12 of the LMC](#). Both processes require consistency with the adopted city-wide plans listed below:

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

PRELIMINARY KEY ISSUES

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

- **Rezoning and GDP Amendment:** The applicant will need to the rezone the property to permit the proposed use. This is a discretionary rezone request that shall satisfy one of the policies listed in LMC Sec. 17.44.050. The applicant will be required to show that one of the listed policies are satisfied.

- **Utilities:** The south side of the site is encumbered by a number of utilities that may preclude the development of any dwelling units in that area. The Concept Plan currently depicts four duplex units in what appear to be easement areas.

- **Kaylix Avenue Connection:** City Council adopted the [Transportation Master Plan](#) in 2019 that calls for connecting the gaps in Kaylix Avenue between Summit View Drive and South Boulder Road to increase corridor connectivity.



- **Davidson Highline Ditch:** The north side of the property is adjacent to the Davidson Highline Ditch. Initial feedback from the Davidson Highline Ditch Company on this Concept Plan indicates further development restrictions may apply on the north side of the site so as not to conflict with Davidson Highline Ditch assets.

CONCLUSION:

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

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

PUBLIC COMMENTS:

Public comments attached

ATTACHMENTS:

- A. Application Materials
- B. Public Comment

CITY COUNCIL COMMUNICATION

Development Review Application Form

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

Property Information

Common Address(es): 2101 Courtesy Road, Louisville Colorado

Legal Description:

Lot 2A Block _____ Subdivision Davidson Highline Subdivision Replat 2

Lot Area: 128,068 Sq. Ft. or 2.94 +/- Acres

LAND USE PROCESS (check all that apply)

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

PROJECT DESCRIPTION:

The project consists of redevelopment of an existing RV and boat storage yard into a permanently affordable (attainable) multifamily housing development consisting of approximately 44 to 48 dwelling units. The eastern portion of this previous PUD (Lot 1A) will remain in its current commercial use, with enhancements to the stormwater drainage, detention and water quality facilities to serve both Lot 1A and Lot 2A). Only private roads are planned throughout the development at this time. Subsequent to this Concept Plan review a GDP Amendment, Preliminary and Final PUD and Plat are anticipated to seek approval for this development. The goal of this development is to provide more affordable housing opportunities in Louisville for an under-served portion of the housing market in this area, (missing middle). Additional information in attached narrative.

Property Owner Information

Name: Courtesy Louisville LLC, Paul D'Angelo, CEO Entity (if applicable) Thistle Community Housing

Address: 6000 Spine Road, #101, Boulder, CO 80301

Phone: 303-590-3280 Email: pdangelo@thistle.us

Application Representative Information

Name: Michael Reis (copy to Erik Hartronft) Entity (if applicable) MichaelReis LLC

Address: 738 Pear Court, Louisville CO 80027 (copy to Hartronft Associates, p.c. 950 Spruce Street, #2C, Louisville, CO 80027)

Phone: 303-807-5977 (Hartronft Associates 303-673-9304) Email: michaelreisllc@gmail.com (copy to erik@hapcdesign.com)

Certification/Signature

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

Paul D'Angelo Signature* Paul D'Angelo, CEO Thistle Community Housing Print Name July 26, 2024 Date

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



THISTLE

6000 Spine Rd. #101 | Boulder, CO 80301
P 303.443.0007 • F 303.443.0098
www.thistle.us



July 26, 2024

Paul D'Angelo, CEO
Thistle Community Housing

Mr. Rob Zuccaro, Planning and Building Safety Director
Mr. Matt Post, Senior Planner
City of Louisville
Planning Department
749 Main Street
Louisville, CO 80027

RE: Courtesy Louisville LLC

Dear Rob and Matt,

I am writing to you on behalf of Thistle Communities to supplement the Concept Plan application materials for our Courtesy Louisville development at 2101 N. Courtesy Road and to request placement on a City Council agenda to present the project to the Council, and community. We are excited about the opportunity to contribute to the City of Louisville's housing goals and to provide much-needed affordable, attainable, and "Missing Middle" homeownership workforce housing options. Deed-Restricted Missing Middle homeownership options are not currently available in the Louisville market.

Thistle Communities is a non-profit organization dedicated to creating and maintaining permanently affordable housing in Boulder County. Since our inception, we have successfully developed numerous affordable housing projects in Boulder and Longmont providing high-quality affordable homes for individuals and families. Our mission is to ensure that everyone has access to safe, decent, and affordable housing, fostering inclusive and sustainable communities. Please learn more about us here...

<https://www.thistlecommunityhousing.org/>.

In January, Thistle Communities acquired the Courtesy Louisville site from Rob and Carol Lathrop. The Lathrop's had desired to see the property utilized as affordable housing and Thistle's mission aligned.

Thistle's intention for the Courtesy Louisville development is to develop a permanently affordable, deed-restricted homeownership housing community that is designed to serve a diverse range of Area Median Income (AMI) levels, ensuring that we can meet the housing needs of a broad spectrum of residents. The current site plan is envisioned to develop six units under 80% AMI, 26 homes between 80% and 100% AMI, 8 homes between 100% and 120% AMI and 4 homes above 120% AMI.

The site's prime infill location, near transit and shopping, makes it an ideal spot for affordable/attainable housing. Its proximity to public transportation, retail outlets, and other essential services will provide residents with convenient access to everything they need, enhancing their quality of life.



THISTLE

6000 Spine Rd. #101 | Boulder, CO 80301

P 303.443.0007 • F 303.443.0098

www.thistle.us



The City of Louisville's housing study has outlined several key goals that align closely with our mission at Thistle Communities. These goals include increasing the availability of affordable housing, promoting diverse and inclusive communities, and ensuring that new developments are sustainable and well-integrated into the existing urban fabric. Our proposed development at the Courtesy Louisville site is designed to meet these objectives, providing high-quality, affordable, attainable, and workforce homes that are environmentally sustainable and well-connected to the broader community.

Along with this letter, we are submitting several documents as part of our Concept Plan. These include a site plan, a letter from Hartronft Associates explaining how the proposed development envisions navigating the City's development process, the City's Concept Plan application, and additional supportive materials.

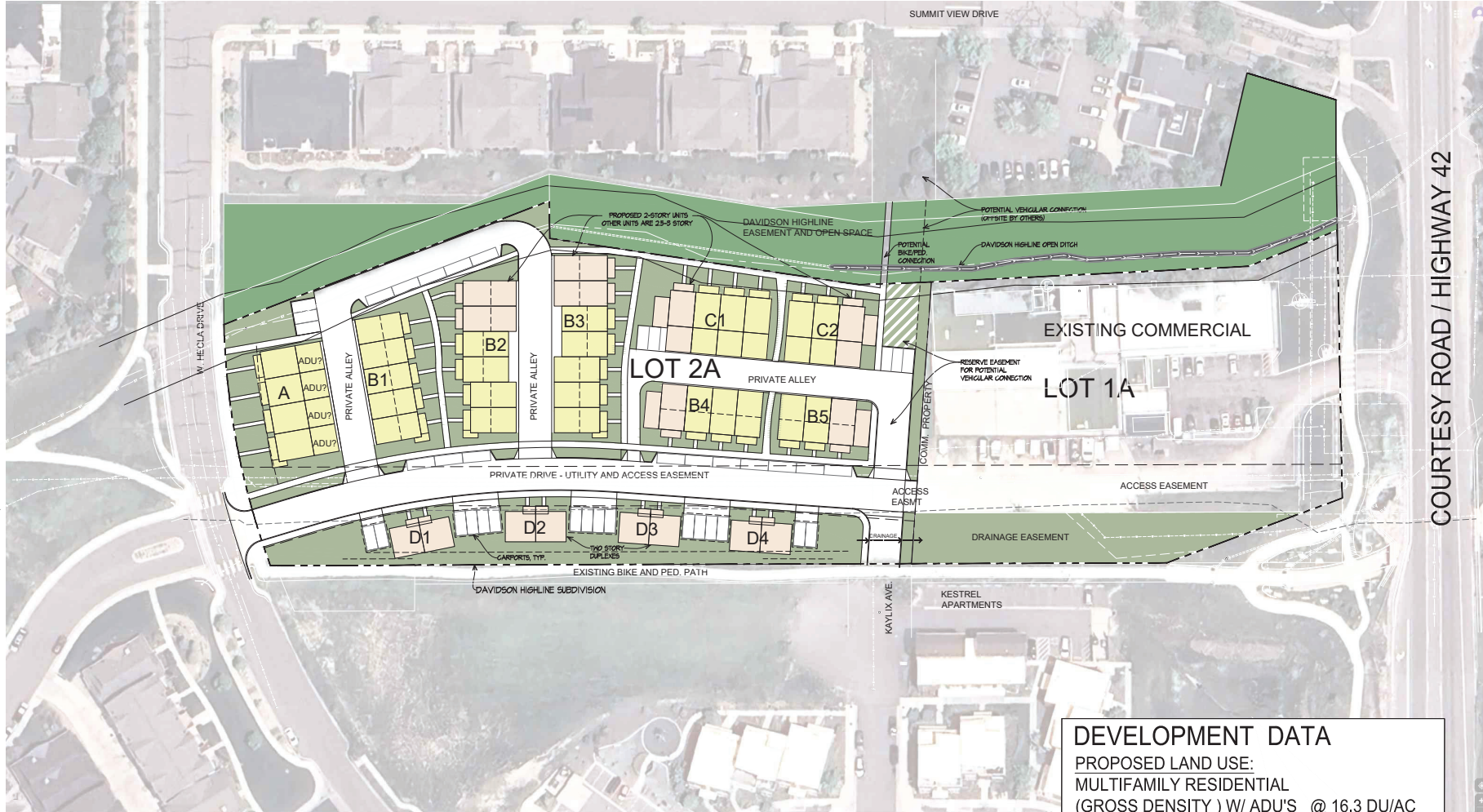
We believe that our project will make a significant contribution to the City of Louisville's housing objectives that include meeting the 12% inclusionary housing under 80% AMI, and the City's Prop 123 Affordable Housing commitment. We are eager to work with the city to introduce Courtesy Louisville to the Council and community and ensure that our development is on a trajectory that meets the needs and expectations of Louisville's residents.

Thank you for considering our Concept Plan. We look forward to the opportunity to discuss our proposal in more detail and to work collaboratively with the City of Louisville to achieve our shared housing goals.

Sincerely,

Paul D'Angelo

Paul D'Angelo, CEO
Thistle Community Housing



NOTE: - SITE PLAN AND SITE DATA IS CONCEPTUAL AND SUBJECT TO CHANGE

1
A100

SITE DEVELOPMENT CONCEPT PLAN - CONTEXT

SCALE: 1" = 80'



DEVELOPMENT DATA

PROPOSED LAND USE:
MULTIFAMILY RESIDENTIAL
(GROSS DENSITY) W/ ADU'S @ 16.3 DU/AC

GROSS SITE AREA: 2.94 ac
RESIDENTIAL UNITS: 44 DU
PROPOSED ADU'S: 4 DU
ALL UNITS NORTH OF PRIVATE DRIVE HAVE 2 PARKING SPACES IN PRIVATE GARAGES. DUPLEXES SOUTH OF DRIVE HAVE PRIVATE CARPORTS.
22 GUEST PARKING SPACES ARE PROVIDED.

BUILDING COVERAGE = 35-40%
(PER GROSS SITE AREA)



**HARTRONFT
ASSOCIATES**
A Professional Corporation

Planning
Architecture
Interior Design

950 Spruce Street, #2C
Louisville, CO 80027
TEL: 303.673.9304
FAX: 303.673.9319

**DAVIDSON HIGHLINE
MULTIFAMILY DEVELOPMENT**
COURTESY LOUISVILLE LLC c/o THISTLE COMMUNITIES
& RES LLC c/o McMichaelReisLLC

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All drawn and written information
disclosed or otherwise
appearing herein shall not be used
without written consent of Hartronft
Associates, P.C.

ISSUE:

CONCEPT PLAN - DRAFT 02

DATE:

07.23.24

DRAWN BY:

HARD

REVIEWED BY:

JEH

PROJECT #:

2316

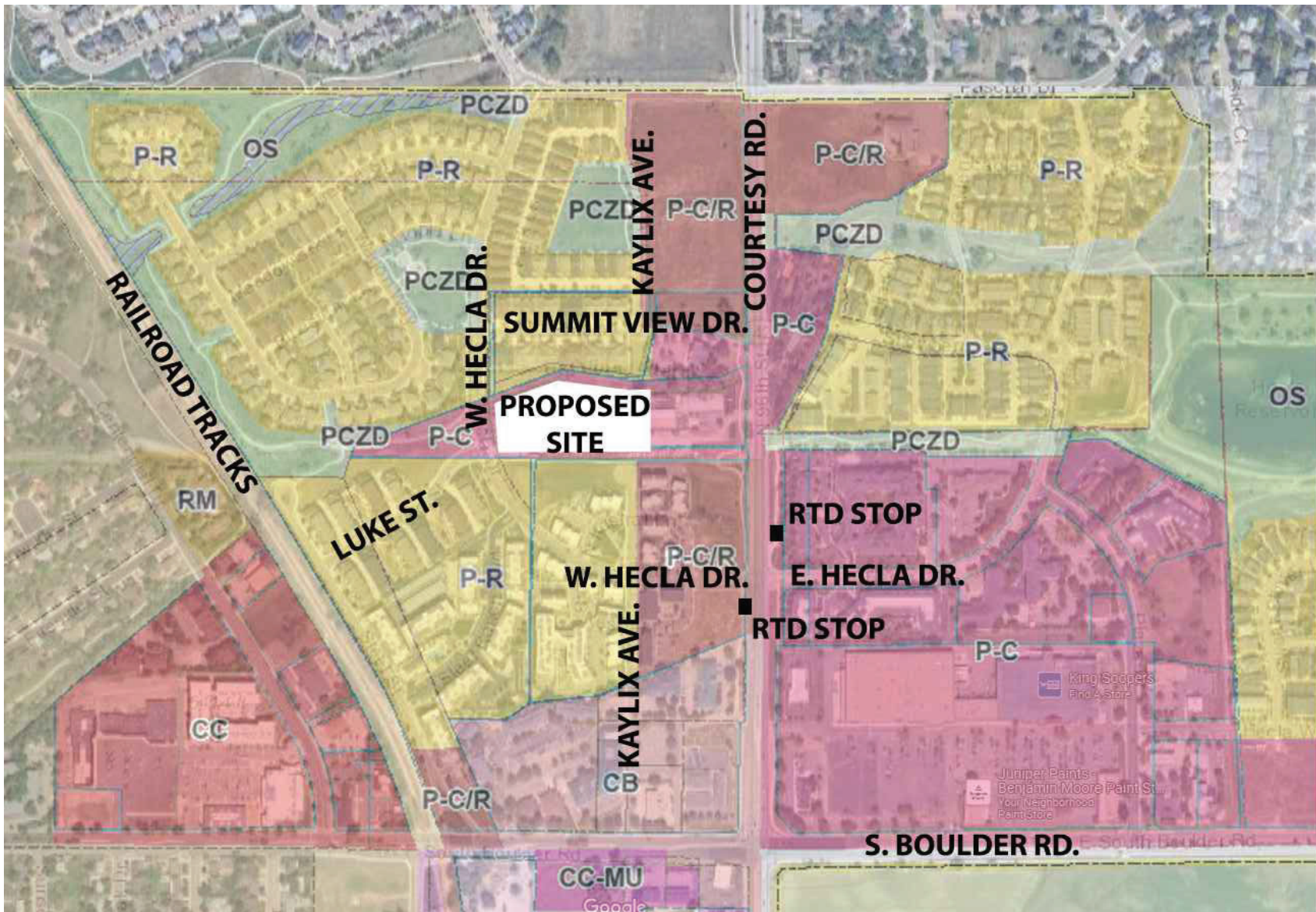
REVISIONS:

No.	Description	Date

DRAWING TITLE:

SITE-CONTEXT PLAN

A100



1
A101

VICINITY PLAN

SCALE: NTS



**HARTRONFT
ASSOCIATES**
A Professional Corporation

*Planning
Architecture
Interior Design*

950 Spruce Street, #2C
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TEL: 303.673.9304
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**DAVIDSON HIGHLINE
MULTIFAMILY DEVELOPMENT**
COURTESY LOUISVILLE LLC c/o THISTLE COMMUNITIES
& RES LLC c/o MichaelReidLLC

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Associates, p.c.

ISSUE:

CONCEPT PLAN - DRAFT 02

DATE:

02.23.24

DRAWN BY:

HA/PC

REVIEWED BY:

JEH

PROJECT #:

235

REVISIONS:

No.	Description	Date

DRAWING TITLE:

VICINITY PLAN

A101



HARTRONFT
ASSOCIATES
A Professional Corporation

**DAVIDSON HIGHLINE PUD & PLAT
COURTESY LOUISVILLE LLC**

Thistle Communities & Reis LLC
SITE CONTEXT & ARCHITECTURAL CHARACTER STUDY

SITE OVERVIEW & CONTEXT



VIEW FROM THE SOUTHWEST



VIEW FROM THE NORTHWEST



SITE AERIAL



VIEW FROM THE SOUTHEAST



VIEW FROM THE NORTHEAST



DAVIDSON HIGHLINE PUD & PLAT COURTESY LOUISVILLE LLC

Thistle Communities & Reis LLC
SITE CONTEXT & ARCHITECTURAL CHARACTER STUDY

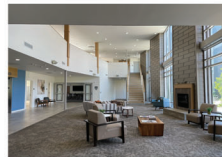
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Planning
Architecture
Interior Design

NEIGHBORHOOD CONTEXT



STEEL RANCH APARTMENTS



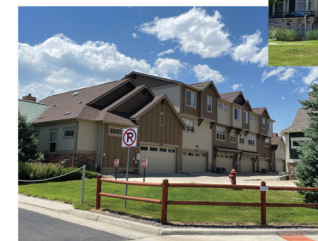
KESTREL AFFORDABLE
HOUSING



STEEL RANCH TOWNHOMES



STEEL RANCH SINGLE FAM.



SUMMIT VIEW DRIVE



HARTRONFT
ASSOCIATES
A Professional Corporation

Planning
Architecture
Interior Design

DAVIDSON HIGHLINE PUD & PLAT COURTESY LOUISVILLE LLC

Thistle Communities & Reis LLC
SITE CONTEXT & ARCHITECTURAL CHARACTER STUDY

LOCAL AREA MULTI-FAMILY EXAMPLES

The architectural character proposed for the Courtesy Louisville development
will reflect the context of similar multifamily developments in the region.



STREET FACING
DWELLING UNITS



GREEN COURTS BETWEEN BUILDINGS



ADJACENT TO OPEN SPACE & TRAILS WITH ACCESS AND VIEWS



DWELLING UNITS FACING COURTYARDS



VARIETY OF HOUSING TYPES AND SIZES



STREET FACING PORCHES



ALLEY LOADED GARAGES



ROBERT W. LATHROP
P.O. Box 895
Brighton, Colorado 80601
303 666-6199 rentcent@comcast.net

July 23, 2024

Louisville Planning Department
Louisville Planning Commission
Louisville City Council

Re: New Development of Lot 2A, Davidson Highline Subdivision

As the Manager of RCL Land Company, and owner of Lot 1A of Davidson Highline Sub., my consent is granted to Courtesy Louisville LLC to proceed through the City of Louisville planning process acknowledging that the development of Lot 2A has been granted certain easements on Lot 1A that will facilitate the requirements of the development.



Robert W. Lathrop, Manager
RCL Land Company, LLC

TITLE POLICY SCHEDULE B EXCEPTIONS

NOTE: BOTH TITLE COMMITMENTS (ABZ70820375-5 (LOT 2A) & ABZ70823951 (LOT 1A)) USE THE SAME NUMBERING SYSTEM AND INCLUDE ALL OF THE SAME EXCEPTIONS, AS LISTED BELOW

- 1-7) STANDARD EXCEPTIONS (NOT CHARTABLE – EHRHART LAND SURVEYING, LLC (ELS) DID NOT ADDRESS THESE ITEMS)
- 8) EXISTING LEASES AND TENANCIES, IF ANY. (NOT CHARTABLE)
- 9) RESERVATION OF ALL COAL, OIL, GAS AND MINERALS, AND RIGHTS IN CONNECTION THEREWITH AS SET FORTH AND RESERVED IN DEED RECORDED JANUARY 24, 1908 IN BOOK 296 AT PAGE 478. (BLANKET IN NATURE – INCLUDES ENTIRE SUBJECT PROPERTY)
- 10) EASEMENT AND RIGHT OF WAY FOR DITCH PURPOSES AS GRANTED TO THE DAVIDSON HIGHLINE LATERAL DITCH COMPANY BY INSTRUMENT RECORDED AUGUST 5, 1966, UNDER RECEPTION NO. 823177. (SHOWN HEREON)
- 11) THIS ITEM WAS INTENTIONALLY DELETED BY TITLE COMPANY (EASEMENT FROM DOCUMENTS STILL SHOWN)
- 12) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN CITY OF LAFAYETTE WATER CONTRACT RECORDED NOVEMBER 11, 1971 UNDER RECEPTION NO. 996866. (NOT CHARTABLE)
- 13) THIS ITEM WAS INTENTIONALLY DELETED BY TITLE COMPANY
- 14) EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO, FOR UTILITIES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JULY 13, 1972, UNDER RECEPTION NO. 026298. (SHOWN HEREON)
- 15) THIS ITEM WAS INTENTIONALLY DELETED BY TITLE COMPANY
- 16) THIS ITEM WAS INTENTIONALLY DELETED BY TITLE COMPANY
- 17) UTILITY, SEWER, INGRESS AND EGRESS EASEMENTS AS GRANTED TO THE CITY OF LOUISVILLE BY INSTRUMENT RECORDED OCTOBER 14, 1986 UNDER RECEPTION NO. 00796442. (SHOWN HEREON)
- 18) THIS ITEM WAS INTENTIONALLY DELETED BY TITLE COMPANY
- 19) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ANNEXATION ORDINANCE #1001 RECORDED JANUARY 24, 1990 UNDER RECEPTION NO. 1024959 AND RECORDED FEBRUARY 8, 1990 UNDER RECEPTION NO. 1027384. (NOT CHARTABLE)
- 20) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS IMPOSED BY ZONING ORDINANCE #1002 RECORDED JANUARY 24, 1990 UNDER RECEPTION NO. 1024960 AND RECORDED FEBRUARY 08, 1990 UNDER RECEPTION NO. 1027383. (NOT CHARTABLE)
- 21) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ANNEXATION ORDINANCE #1003 RECORDED JANUARY 24, 1990 UNDER RECEPTION NO. 1024961 AND RECORDED FEBRUARY 8, 1990 UNDER RECEPTION NO. 1027382. (NOT CHARTABLE)
- 22) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ZONING ORDINANCE #1004 RECORDED JANUARY 24, 1990 UNDER RECEPTION NO. 1024962 AND RECORDED FEBRUARY 8, 1990 UNDER RECEPTION NO. 1027381. (NOT CHARTABLE)
- 23) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ANNEXATION MAP RECORDED FEBRUARY 23, 1990 UNDER RECEPTION NO. 1029400. (NOT CHARTABLE)
- 24) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ANNEXATION AGREEMENT RECORDED MARCH 12, 1990 UNDER RECEPTION NO. 1031736 AND AMENDMENT RECORDED MARCH 12, 1990 UNDER RECEPTION NO. 1031737. (NOT CHARTABLE)
- 25) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ANNEXATION AGREEMENT RECORDED MARCH 12, 1990 UNDER RECEPTION NO. 1031738 AND AMENDMENT TO ANNEXATION AGREEMENT RECORDED MARCH 12, 1990 UNDER RECEPTION NO. 1031739. (NOT CHARTABLE)
- 26) EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF DAVIDSON HIGHLINE SUBDIVISION REPLAT RECORDED SEPTEMBER 28, 1990 UNDER RECEPTION NO. 1066697. (SHOWN HEREON)
- 27) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DAVIDSON HIGHLINE P.L.D. FINAL DEVELOPMENT PLAN RECORDED SEPTEMBER 28, 1990, UNDER RECEPTION NO. 1066698; AMENDMENT NO. 1 RECORDED AUGUST 27, 1991, UNDER RECEPTION NO. 1125984; AMENDMENT NO. 2 RECORDED SEPTEMBER 14, 1995, UNDER RECEPTION NO. 1547545 AND AMENDMENT NO. 3 RECORDED MARCH 17, 1997, UNDER RECEPTION NO. 1683843. (NO ADDITIONAL EASEMENTS)
- 28) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SUBDIVIDER'S AGREEMENT RECORDED OCTOBER 10, 1990, UNDER RECEPTION NO. 1066831. (NOT CHARTABLE)
- 29) THIS ITEM WAS INTENTIONALLY DELETED BY TITLE COMPANY
- 30) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF LEASE RECORDED AUGUST 16, 1991 UNDER RECEPTION NO. 1123844, ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. NOTE: THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN. (NOT CHARTABLE)

- 31) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN EASEMENT AGREEMENT RECORDED FEBRUARY 02, 1996 UNDER RECEPTION NO. 01581327. (NOT CHARTABLE – PERMANENT EASEMENT DOES NOT AFFECT THE SUBJECT PROPERTY)
- 32) THIS ITEM WAS INTENTIONALLY DELETED BY TITLE COMPANY
- 33) TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AGREEMENT RECORDED FEBRUARY 02, 1996 UNDER RECEPTION NO. 1581332. (SHOWN HEREON)
- 34) ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE NORTHERN COLORADO WATER CONSERVANCY DISTRICT, AS EVIDENCED BY INSTRUMENTS RECORDED FEBRUARY 12, 1997, UNDER RECEPTION NOS. 1676839 AND 1676840. (NOT CHARTABLE)
- 35) ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE TAKODA METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED FEBRUARY 02, 2008, UNDER RECEPTION NO. 2967149. (NOT CHARTABLE)
- 36) EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF DAVIDSON HIGHLINE SUBDIVISION REPLAT RECORDED JUNE 05, 2008 UNDER RECEPTION NO. 2934440. (NO ADDITIONAL EASEMENTS)
- 37) ANY AND ALL RIGHTS OF THE DITCH COMPANY RELATED TO THE DAVIDSON HIGHLINE DITCH, WHICH TRAVERSES SUBJECT PROPERTY, INCLUDING, BUT NOT LIMITED TO DITCH MAINTENANCE AND ACCESS RIGHTS TO LAND ADJOINING THE DITCH AS DISCLOSED BY THE DAVIDSON HIGHLINE SUBDIVISION REPLAT 2 MAP RECORDED JUNE 5, 2008 UNDER RECEPTION NO. 2934440. (NO ADDITIONAL EASEMENTS)
- 38) THIS ITEM WAS INTENTIONALLY DELETED BY TITLE COMPANY
- 39) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE NO. 1536, SERIES OF 2008 RECORDED JUNE 17, 2008 UNDER RECEPTION NO. 2937006. (NOT CHARTABLE)
- 40) EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF TAKODA RECORDED OCTOBER 6, 2010 UNDER RECEPTION NO. 3103584. (NO ADDITIONAL EASEMENTS)
- 41) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN TAKODA FINAL DEVELOPMENT PLAN/PLANNED UNIT DEVELOPMENT RECORDED OCTOBER 06, 2010 UNDER RECEPTION NO. 3103585. (NO ADDITIONAL EASEMENTS)
- 42) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN TAKODA GENERAL DEVELOPMENT PLAN RECORDED OCTOBER 06, 2010 UNDER RECEPTION NO. 3103586. (NO ADDITIONAL EASEMENTS)
- 43) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN TAKODA SUBDIVISION AGREEMENT RECORDED OCTOBER 06, 2010 UNDER RECEPTION NO. 03103590 AND FIRST AMENDMENT THERETO RECORDED OCTOBER 27, 2011 UNDER RECEPTION NO. 03179645 AND SECOND AMENDMENT THERETO RECORDED DECEMBER 05, 2011 UNDER RECEPTION NO. 03187938. (NO ADDITIONAL EASEMENTS)
- 44) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN EASEMENT AGREEMENT RECORDED NOVEMBER 18, 2015 UNDER RECEPTION NO. 03486068. (NO ADDITIONAL EASEMENTS – TEMPORARY CONSTRUCTION EASEMENT EXPIRED)
- 45) EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF DAVIDSON HIGHLINE SUBDIVISION REPLAT 2 RECORDED MARCH 08, 2019 UNDER RECEPTION NO. 03701284. (NO ADDITIONAL EASEMENTS)
- 46) TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AGREEMENT RECORDED JUNE 30, 2020 UNDER RECEPTION NO. 03795033. (SHOWN HEREON)

LEGAL DESCRIPTION:

(PER PLAT, RECORDED MARCH 8, 2019 AT RECEPTION NO. 03701284)

LOTS 1A AND 2A, DAVIDSON HIGHLINE SUBDIVISION REPLAT 2, COUNTY OF BOULDER, STATE OF COLORADO.

CONTAINING 201,323 SQUARE FEET OR 4.622 ACRES, MORE OR LESS.

NOTES:

- 1) THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF PERSONS NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.
- 2) THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY EHRHART LAND SURVEYING, LLC TO DETERMINE OWNERSHIP OF THIS TRACT OR VERIFY EASEMENTS OF RECORD. REFERENCE IS MADE TO OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NO. ABZ70820375-5 (LOT 2A), WITH A COMMITMENT DATE OF DECEMBER 28, 2023, & ORDER NO. ABZ70823951 (LOT 1A), WITH A COMMITMENT DATE OF OCTOBER 26, 2023 FROM WHICH THIS SURVEY IS BASED. THIS PROPERTY IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS RELATING TO THE USE AND CHARACTER OF THE LAND AND ALL MATTERS APPEARING OF PUBLIC RECORD AND AS MAY BE DISCLOSED BY A MORE RECENT TITLE COMMITMENT OR REPORT.
- 3) EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
- 4) LINEAL UNITS USED ARE U.S. SURVEY FEET.
- 5) BASIS OF BEARINGS: THE SOUTH LINE OF LOT 2A, BEARING S89°50'19"W (ASSUMED), A DISTANCE OF 391.88 FEET, MONUMENTED AS SHOWN HEREON.
- 6) BENCHMARK: BOULDER COUNTY "L-16E" – COPPER CAP IN STORM INLET AT THE NORTHEAST CORNER OF THE INTERSECTION OF STATE HIGHWAY 42 AND 95TH STREET – ELEV=5357.30" (NAV088-GEOD18)
SITE BENCHMARK: MAG NAIL IN ASPHALT AS SHOWN HEREON. ELEV=5368.34" (NAV088-GEOD18)
- 7) UTILITY LOCATIONS AND PIPE SIZES SHOWN ARE FROM VISIBLE SURFACE EVIDENCE AND LOCATED BY OTHERS. THIS OFFICE CANNOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE UNDERGROUND IMPROVEMENTS SHOWN HEREON. FOR SPECIFIC LOCATIONS DURING CONSTRUCTION CALL THE UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987.
- 8) ALL RIGHT-OF-WAY AND LOT AND BLOCK INFORMATION WAS TAKEN FROM THE PLAT OF DAVIDSON HIGHLINE SUBDIVISION REPLAT 2, RECORDED MARCH 8, 2019 AT RECEPTION NO. 03701284.
- 9) 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 SURVEYOR'S STATEMENT SHOWN HEREON.
- 10) PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2, THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE. EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

SURVEYOR'S STATEMENT:

TO COURTESY LOUISVILLE, LLC, LAND TITLE GUARANTEE COMPANY, AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 7-a, 11-b, AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 15, 2023.

JOHN P. EHRHART
COLORADO P.L.S. #29414
EHRHART LAND SURVEYING, LLC
PO BOX 930, ERIC, CO 80516
PHONE: 303-828-3340

Revision #4, 1/26/24 by JPE
Revision #3, 11/30/23 by OLB
Revision #2, 11/30/23 by OLB
Revision #1, 11/29/23 by OLB

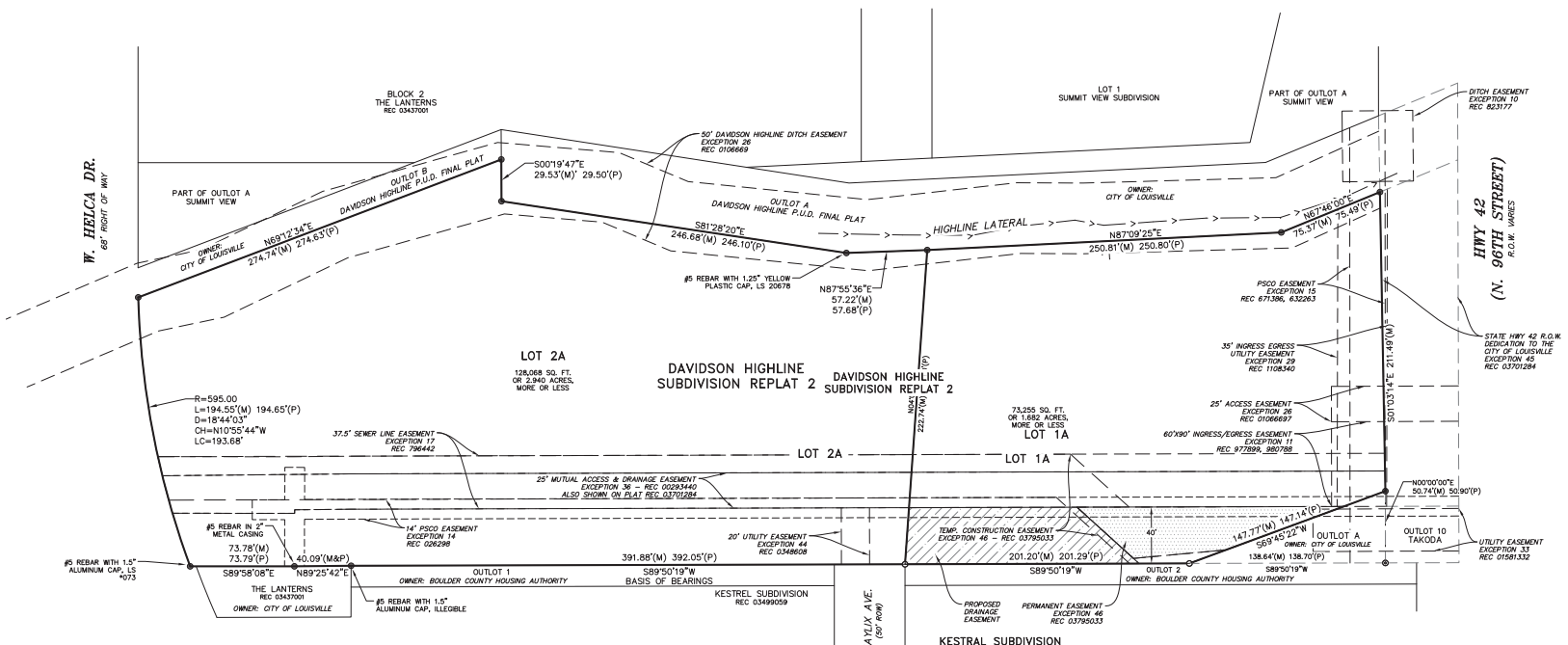
ALTA TABLE A	
ITEM	OPTIONAL SURVEYOR RESPONSIBILITIES & SPECIFICATIONS
1	MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER. – SHOWN HEREON
2	ADDRESS: LOT 1A – 2103 N. COURTESY ROAD, LOUISVILLE, CO 80027; LOT 2A – 2101 N. COURTESY ROAD, LOUISVILLE, CO 80027
3	FLOOD ZONE CLASSIFICATION: SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREAS OF LESS THAN 0.2% ANNUAL CHANCE FLOOD) PER FLOOD INSURANCE RATE MAP FOR BOULDER COUNTY, COLORADO AND INCORPORATED AREAS, MAP NUMBER 08013C0582K, REVISED AUGUST 15, 2019.
4	GROSS LAND AREA: 201,323 SQ. FT. OR 4.622 ACRES AS SURVEYED
5	VERTICAL RELIEF WITH THE SOURCE OF INFORMATION, CONTOUR INTERVAL, DATUM, WITH ORIGINATING BENCHMARK. – SHOWN HEREON – BENCHMARK: BOULDER COUNTY "L-16E" – COPPER CAP IN STORM INLET – ELEV=5357.30" (NAV088-GEOD18); SITE BENCHMARK: MAG NAIL IN ASPHALT – ELEV=5368.34" (NAV088-GEOD18)
7a	EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL. – SHOWN HEREON
11b	EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY MARKINGS COORDINATED BY THE SURVEYOR PURSUANT TO A PRIVATE UTILITY LOCATE REQUEST – SHOWN HEREON
13	NAMES OF ADJOINING OWNERS OF PLATTED LANDS ACCORDING TO CURRENT PUBLIC RECORDS. – SHOWN HEREON

ALTA/NSPS LAND TITLE SURVEY
2103 & 2101 N. COURTESY ROAD
LOTS 1A & 2A, DAVIDSON HIGHLINE SUB. REPLAT 2
SE 1/4 SECTION 5, T1S, R69W OF THE 6TH P.M.
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

EHRHART
LAND SURVEYING

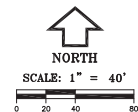
P.O. Box 930 • Eric, Colorado 80516
(303) 828-3340
www.coloradolands.com

SHEET:
1 OF 3
DATE: 11/22/23
DRAWN BY: OLB
PROJECT: S235316



LEGEND

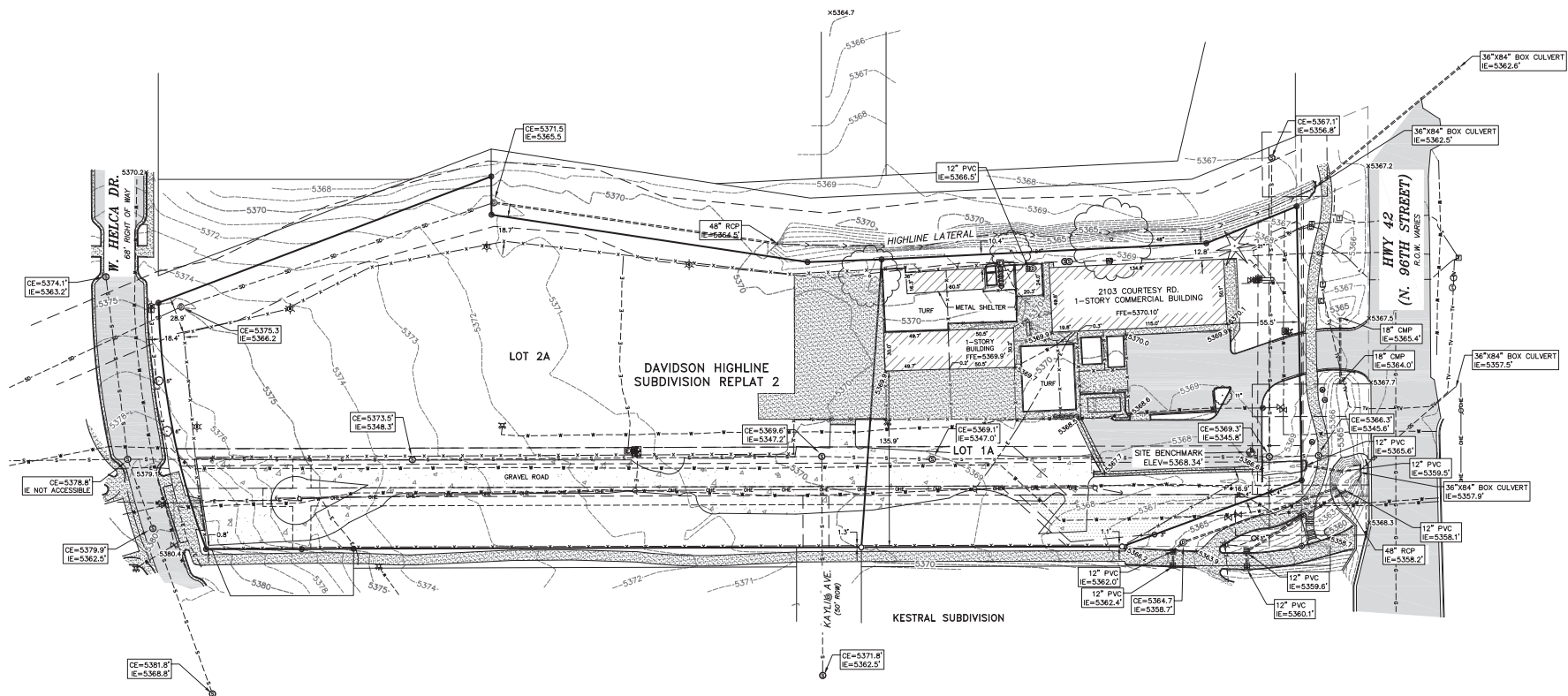
- SET #5 REBAR WITH 1.25" YELLOW PLASTIC CAP, EHRHART PLS 29414
- FOUND #5 REBAR WITH 1.25" ORANGE PLASTIC CAP, LS 24302 - UNLESS NOTED OTHERWISE
- ⊙ FOUND 1" BRASS DISK & NAIL, LS 10734
- (P) PLATTED DISTANCE
- (M) MEASURED DISTANCE



Revision #4, 1/26/24 by JPE
 Revision #3, 11/30/23 by OLB
 Revision #2, 11/30/23 by OLB
 Revision #1, 11/29/23 by OLB

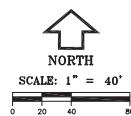
ALTA/NSPS LAND TITLE SURVEY 2103 & 2101 N. COURTESY ROAD LOTS 1A & 2A, DAVIDSON HIGHLINE SUB. REPLAT 2 SE 1/4 SECTION 5, T1S, R69W OF THE 6TH P.M. CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO									
 P.O. Box 930 • Erie, Colorado 80516 (303) 825-1340 www.ehrhartland.com	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">SHEET:</td> <td style="text-align: center; padding: 2px;">2 OF 3</td> </tr> <tr> <td style="padding: 2px;">DATE:</td> <td style="padding: 2px;">11/22/23</td> </tr> <tr> <td style="padding: 2px;">DRAWN BY:</td> <td style="padding: 2px;">OLB</td> </tr> <tr> <td style="padding: 2px;">PROJECT:</td> <td style="padding: 2px;">S235316</td> </tr> </table>	SHEET:	2 OF 3	DATE:	11/22/23	DRAWN BY:	OLB	PROJECT:	S235316
SHEET:	2 OF 3								
DATE:	11/22/23								
DRAWN BY:	OLB								
PROJECT:	S235316								





LEGEND

- | | |
|---|-------------------------------|
| ○ SET #0 REBAR WITH 1.25" YELLOW PLASTIC CAP, EHRHART PLS 29414 | ⚡ POWER POLE |
| ● FOUND #5 REBAR WITH 1.25" ORANGE PLASTIC CAP, LS 24302 - UNLESS NOTED OTHERWISE | ✱ LIGHT POLE |
| ⊙ FOUND 1" BRASS DISK & NAIL, LS 10734 | ⊙ STORM MANHOLE |
| ⊕ SITE BENCHMARK | ⊙ SEWER MANHOLE |
| (P) PLATTED DISTANCE | -SD- STORM LINE |
| (M) MEASURED DISTANCE | -S- SEWER LINE - 12" PVC |
| ⊡ ELECTRIC TRANSFORMER | -W- WATER LINE |
| ⊡ TELEPHONE PEDESTAL | -G- GAS LINE |
| ⊡ ELECTRIC METER | -E- UNDERGROUND ELECTRIC LINE |
| ⊡ GAS METER | -T- TELEPHONE LINE |
| ⊡ WATER METER | -OHE- OVERHEAD ELECTRIC LINE |
| ✱ FIRE HYDRANT | -X- FENCE |
| ⊡ WATER VALVE | ✱ CONIFEROUS TREE |
| ⊙ WATER MANHOLE | ○ DECIDUOUS TREE |
| ⊙ WATER SPIGOT | ▨ GRAVEL |
| — CULVERT | ▨ CONCRETE |
| ▨ INLET | ▨ ASPHALT |
| ● BOLLARD | ▨ BUILDING |



Revision #4, 1/26/24 by JPE
Revision #3, 11/30/23 by OLB
Revision #2, 11/30/23 by OLB
Revision #1, 11/29/23 by OLB

ALTA/NSPS LAND TITLE SURVEY
2103 & 2101 N. COURTESY ROAD
LOTS 1A & 2A, DAVIDSON HIGHLINE SUB. REPLAT 2
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CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



EHRHART
LAND SURVEYING

P.O. Box 930 • Erie, Colorado 80516
(303) 825-1340
www.ehrhart.com

SHEET:
3 OF 3
DATE: 11/22/23
DRAWN BY: OLB
PROJECT: S235316

From: [Norma Anderson](#)
To: [Planning](#)
Subject: October 15 Hybrid Hearing on MISC-PC-000517-2024, 2101 N. Courtesy Road
Date: Monday, September 30, 2024 2:35:57 PM

Dear Planning Council,

My husband and I are both very interested in learning more about the Concept Plan for the potential Rezoning, General Development Plan Amendment and townhome development at 2101 N. Courtesy Road.

From the Vicinity Map included on the postcard sent to us (1904 Steel Street, Louisville, 80027, corner of Luke Street and Steel Street), it looks as if this concept plan and proposed development will replace what is currently a storage place for RV and other similar, large vehicles.

If this is the case, we're delighted. Our community of mixed townhomes, lower income housing and independent houses with an HOA, is beautiful, and the open storage place for RV's and other similar vehicles has been a blight in the neighborhood.

Is it possible for the Planning Council to release some form of review of the meeting by email? We'd love to be able to receive such information.

Thank you,

Norma Anderson
1904 Steel Street
Louisville, CO 80027
Email: norma22@me.com
Landline: 303-954-9373
Cell: 720-537-5901

==CAUTION: EXTERNAL EMAIL==

This email originated from outside the City of Louisville's email environment. Do not click links or open attachments unless you validate the sender and know the content is safe. Please contact IT if you believe this email is suspicious.

City Council Public Hearing

October 15, 2024

Davidson Highline Multifamily Concept Plan 2101 N. Courtesy Rd



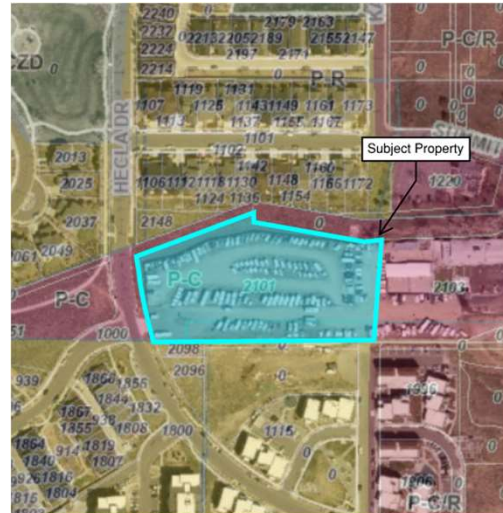
Davidson Highline Multifamily Concept Plan

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



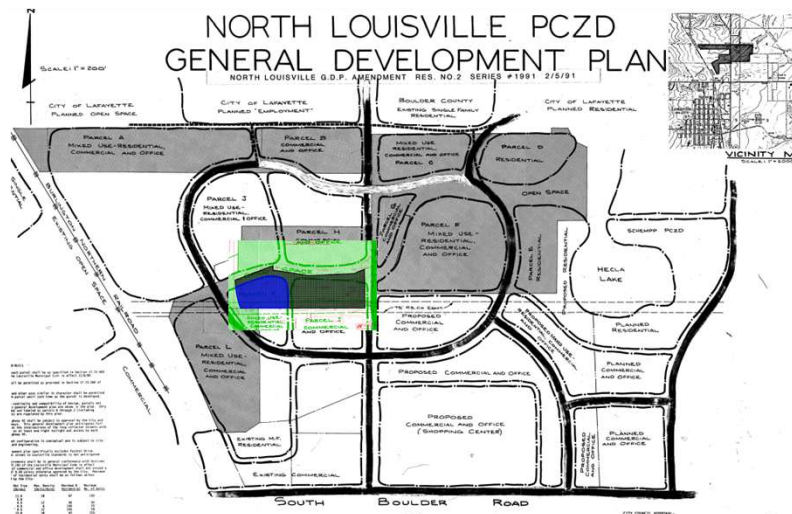
Davidson Highline Multifamily Concept Plan

- 2.94-acre property located in the Planned Community Commercial (P-C) zone district.
- Subject to the North Louisville General Development Plan (GDP).
- Currently occupied by Louisville Boat and RV Storage



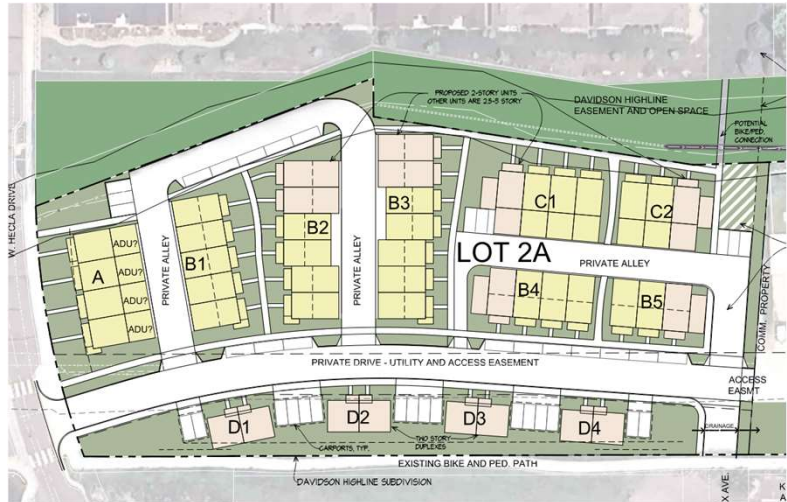
Site History

- GDP approved in 1989
- Current use approved in 1990 as part of the Davidson Highline PUD, expanded in subsequent years.
- Property subdivided in 2007 and 2019, no associated PUDs



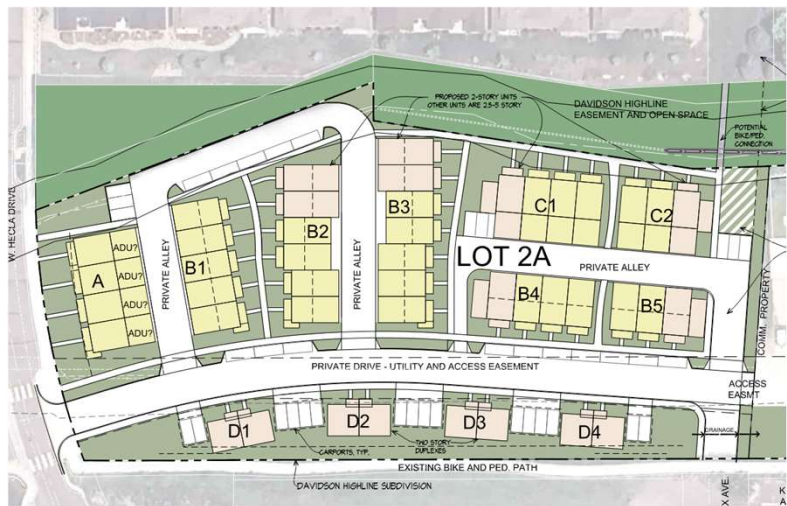
Davidson Highline Multifamily Concept Plan

- 44-48 dwelling units distributed amongst townhomes and duplexes
- Permanently affordable, deed restricted units in the 80 – 120% of AMI range
- 14 – 15 dwelling units per acre



Davidson Highline Multifamily Concept Plan

- GDP Amendment to allow residential uses
- Rezone to Planned Community Residential (P-R)
- Final PUD and Plat



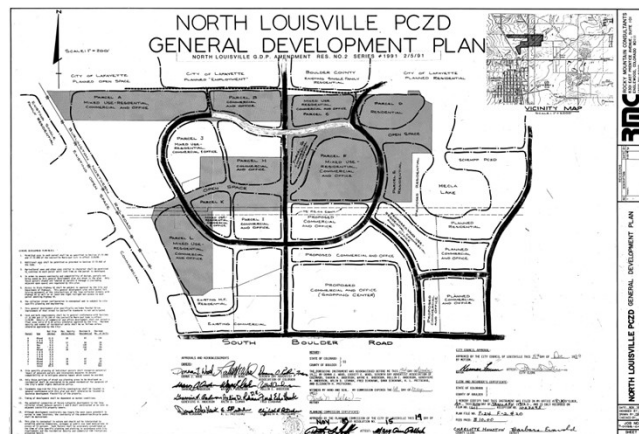
Applicable Regulations and Policies

- Title 17 of the Louisville Municipal Code
- Title 16 of Louisville Municipal Code
- Adopted, city-wide plans including:
 - Comprehensive Plan
 - Louisville Housing Plan
 - Transportation Master Plan
 - Future 42
 - Highway 42 Revitalization Area Framework Plan
 - Parks, Recreation, Open Space, and Trails Comprehensive Master Plan



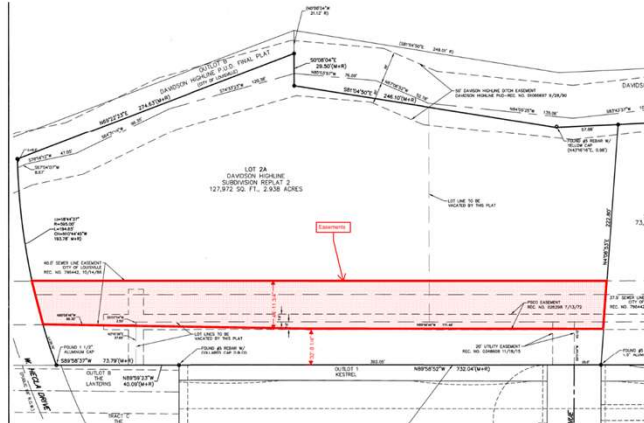
Key Issues to Consider

- **Rezoning and GDP Amendment:**
The applicant will need to the rezone the property to permit the proposed use. This is a discretionary rezone request that shall satisfy one of the policies listed in LMC Sec. 17.44.050. The applicant will be required show that one of the listed policies are satisfied.



Key Issues to Consider

- Utilities:** The south side of the site is encumbered by a number of utilities that may preclude the development of any dwelling units in that area. The Concept Plan currently depicts four duplex units in what appear to be easement areas.



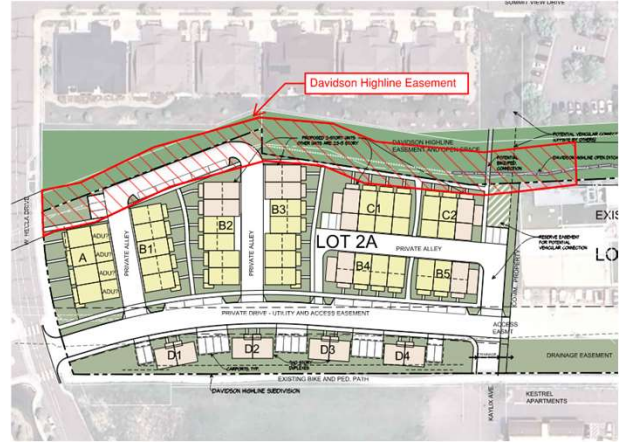
Key Issues to Consider

- Kaylix Avenue Connection:** The Transportation Master Plan calls for connecting the gaps in Kaylix Avenue between Summit View Drive and South Boulder Road to increase corridor connectivity.



Key Issues to Consider

- **Davidson Highline Ditch:** The north side of the property is adjacent to the Davidson Highline Ditch. Initial feedback from the Davidson Highline Ditch Company on this Concept Plan indicates further development restrictions may apply on the north side of the site so as not to conflict with Davidson Highline Ditch assets.



Davidson Highline Multifamily Concept Plan

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