



Steel Ranch Overlook, LLC

In Collaboration With



SUMMIT AT STEEL RANCH CONCEPT SUBMITTAL November 1st, 2024

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): S.W. Corner of Paschall Dr. and Highway 42

Legal Description:

Lot _____ Block 1-6 Subdivision Takoda

Lot Area: _____ Sq. Ft. or 5.82 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:

This site is 5.82 acres, and falls within the Planned Community Zone District (PCZD)-C/R. The site proposes 8 "Pinwheel" town homes and 16 row home buildings by Toll Brothers, for a total of 87 units. Please find attached the following narrative which provides a more comprehensive overview of the site plan and proposed project.

Property Owner Information

Name: Dave Waldner Entity (if applicable) Steel Ranch Overlook, LLC

Address: 21 S. Sunset St. Longmont, CO 80501-5843

Phone: (720)-804-9221 Email: RMCS4535@gmail.com

Application Representative Information

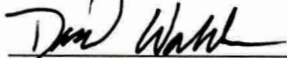
Name: Paul Shoukas Entity (if applicable) PCS Group

Address: 200 Kalamath St. Denver, CO 80223

Phone: (720)-259-8248 Email: Paul@pcsgroupco.com

Certification/Signature

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



Signature*

Dave Waldner

Print Name

11.01.2024

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

narrative

Existing Site

The proposed site, spanning approximately 5.82 acres, is situated at the southwest corner of CO Highway 42 and Paschal Dr. in Louisville, CO. Its boundaries are defined by CO Highway 42 to the east, Summit View Dr. to the south, Kaylix Avenue to the west, and Paschal Dr. to the north. Predominantly covered in native grasses, the site provides a natural landscape.

Within a 10-minute walk from the site, existing surrounding land uses comprise East Hoyt Park to the north, Steel Ranch Park, and single-family homes to the west, The Eye Health Center and Divine Canine to the south, along with additional single-family homes to the east. This context underscores the diverse blend of natural and built environments in close proximity to the proposed development and is considered to be an infill community.

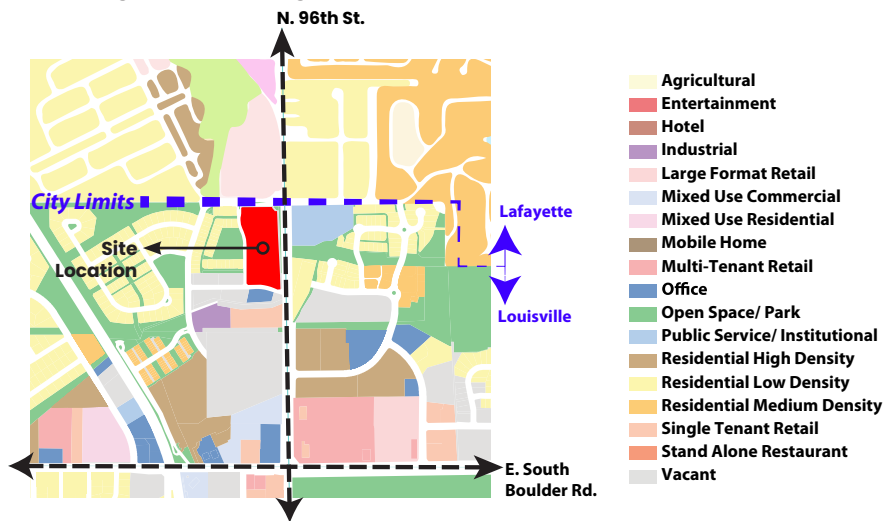
Overall Project Concept

Summit at Steel Ranch is envisioned to be a vibrant residential community with a strong emphasis on public and private infrastructure, diverse housing, and uniquely designed plaza and green spaces used by local residents.

The project caters to a diverse range of residents where people live, reside and build their families. The proposed site plan intends to provide a sense of community, while also giving the Steel Ranch intersection at Paschal and Colorado Highway 42 a unique sense of identity. Much of this success is attributed to maintaining a human scale that provides a pedestrian-friendly environment, while creating a transition of density from Highway 42 to the existing single family buildings to the west.

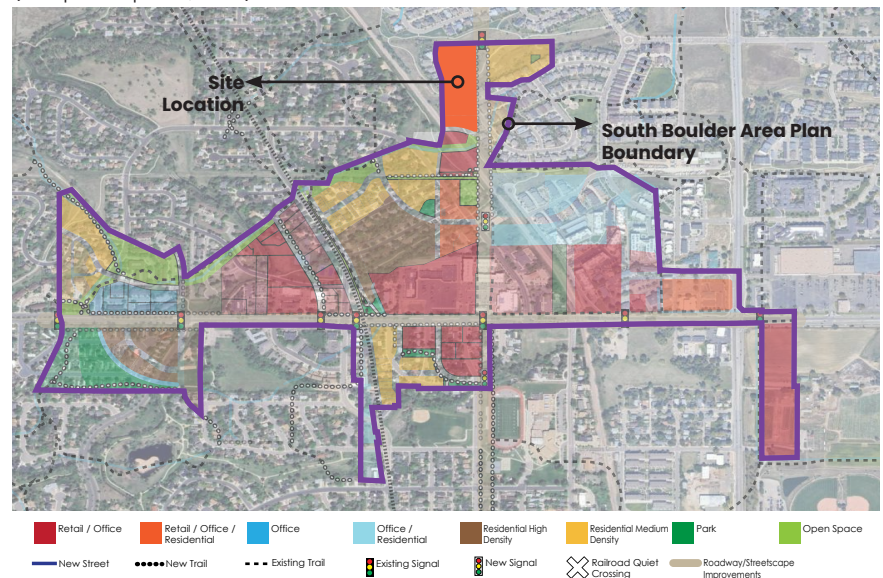
The Summit at Steel Ranch actively promotes an urban pattern of growth characterized by compactness, connectivity, and conviviality. The proposed site plan follows the urban pattern of existing Louisville, creating a streetscape which aligns with the surrounding community. This plan encourages smart, compact growth, and proposes 87 residential dwelling units, for an overall density of approximately 14.95 dwelling units per acre. This site plan also anticipates tying to existing infrastructure on all four sides of the parcel while proposing a central plaza and green spaces for the residential community.

Existing Surrounding Land Use



South Boulder Area Plan Proposed Land Use

(Adopted April 19, 2016)



narrative

Justification for the Application

The City of Louisville commissioned a Housing Needs Assessment in 2023. The report indicates a housing gap at around 2,483 new housing units needed to address current housing underproduction and accommodate future population growth, which was assumed to reach approximately 24,614 persons by 2047. Summit at Steel Ranch could help address this gap in a community with limited housing development opportunities. The report also indicated that only 7% of homeowners in Louisville live in single family attached housing (e.g. townhomes, 2-4 units), suggesting an opportunity to expand these types of housing to provide more attainable homeownership options in the City. Summit at Steel Ranch could help expand this type of housing.

Furthermore, Louisville's 2013 Comprehensive Plan and the Housing Strategy which is currently being updated documents how the City's residential housing market is constrained by a scarcity of developable land, largely due to existing zoning and development regulations for both greenfield and infill opportunities. It notes that the market assessment in the comprehensive plan indicates there is significant demand for residential units in Louisville, which has continued to grow since 2013. It suggests that opening up additional areas for residential development, either through rezoning, or revised development regulations, would likely result in additional residential development.

Amending the GDP

The proposed site plan necessitates an amendment to the approved General Development Plan 7th Amendment in order to accommodate the housing needs within the City. Presently, the approved document specifies a maximum of 20,000 square feet of commercial floor area and a maximum of 59 residential units. To accommodate the new design, a portion of the bulk and dimensional standards would need to be revised. Specifically, the maximum building height would be increased to 40 feet, and the minimum lot width would be adjusted to 15 feet for the row home interior units. Furthermore, the GDP would eliminate the commercial area and increase the residential density.

This proposed amendment is not just a technical adjustment but a strategic enhancement. By increasing the allowable density and adjusting the dimensional standards, the proposed site plan creates more attainable housing options and introduces a broader range of housing products. This initiative aligns with contemporary urban development principles, promoting higher density in appropriate areas to make efficient use of land and infrastructure. The plan creates a logical transition of density between Highway 42 and the existing built community of Steel Ranch.

The approach fosters a more diverse and inclusive community. By offering a variety of housing options, Summit at Steel Ranch can cater to different socioeconomic groups, enhancing the overall fabric of the neighborhood. The proposed changes support the goals of livability and sustainability by ensuring that the development can accommodate a wider range of residents, thus contributing to a more vibrant and resilient community. The introduction of diverse housing types not only addresses current market demands but also positions the community to adapt to future housing needs.

Ultimately, this amendment will enable the Summit at Steel Ranch to deliver a development that is both economically viable and socially beneficial, enhancing the quality of life for all residents while adhering to sustainable development practices.

concept site plan

Proposed Site Plan

The proposed site plan encompasses a well-balanced layout with a total of 24 buildings, comprising 8 “Pinwheel” town home buildings and 16 “Row home” buildings by Toll Brothers. All units are planned to be platted as fee simple lots. Collectively these buildings offer 87 units, achieving a net density of 14.95 dwelling units per acre for the site.

To accommodate both residential and visitors’ needs, on-site parking solutions are provided. Each town home unit is equipped with a 2-unit garage. The “Row home” garages are in a tandem configuration while the “Pinwheel” town homes are typical 2-car garages. Furthermore, there are 12 guest parking spaces provided off the street. The community prioritizes walkability, as evidenced by sidewalks on all streets within the development.

To enrich social interaction and pedestrian connectivity, a strategically positioned pedestrian plaza forms the heart of the community, surrounded by town home units. Beyond fostering community engagement, this plaza serves as a vital link connecting pedestrians to adjacent neighborhoods. The inclusion of site furnishings, such as benches, trellises or shade structures, and a mix of hardscape and landscape planters, is intended to craft a series of outdoor rooms. These spaces are thoughtfully designed to provide an inviting and versatile environment. Programmed to accommodate flexible uses depending on the needs of the users, these outdoor rooms are dynamic and adaptable.

Furthermore, common open space areas within the community serves as an active recreation space, fostering a sense of community and providing a direct link to the nearby Steel Ranch Park west of Kaylix Ave. This integration of outdoor spaces within the community, enhances the overall livability of the development, catering to diverse needs and activities.

Three access points facilitate vehicular entry and exit, with connections to Paschal Dr. to the north, Summit Dr. to the south, and Courtesy Rd. to the east. The landscaping strategy incorporates a variety of drought-tolerant species, emphasizing water conservation while adding color and texture throughout the seasons. Canopy trees along the streets enhance the streetscape, providing shade and a sense of space where permissible. The deliberate orientation of town homes facing Summit Dr., Kaylix Ave., and Paschal Dr. contributes to a welcoming atmosphere upon entering the neighborhood.

concept site plan



architecture

The proposed development outlines a plan for a total of 87 fee simple attached town home units on the site, each designed to offer a range of floor plans. These plans, incorporated into different composites of buildings, vary in width, square footage, and the number of bedrooms. This intentional diversity aims to cater to various lifestyles and attract a broad spectrum of residents.

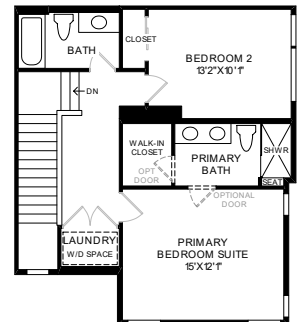
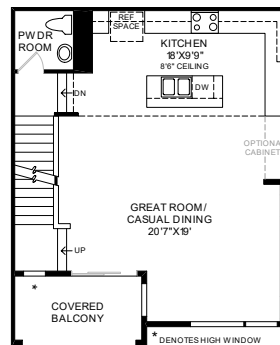
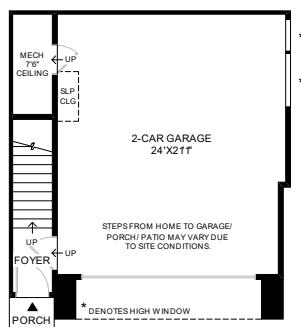
The architectural strategy involves pairing different exterior treatment styles and colors with the building composites. This approach not only contributes to the visual diversity of the site but also enhances the overall architectural massing and character. The town homes are strategically positioned to create a compelling presence along the streets, creating a convivial and inviting atmosphere for visitors entering the community plaza and pocket park areas.

To ensure a dynamic and engaging streetscape, every unit and building will be architecturally articulated. This includes the incorporation of front porches and distinctive entry features. Notably, the majority of building entries face the streets, fostering a connection with the surrounding environment, while the remaining buildings are oriented towards pedestrian courtyards, fostering a sense of community within the development. This thoughtful design approach aims to create a harmonious and inviting living environment for the future residents.

Pinwheel Townhomes - Encompass Collection

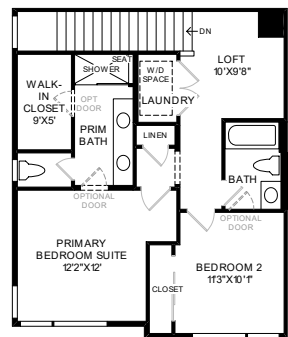
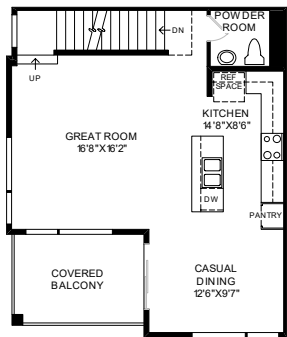
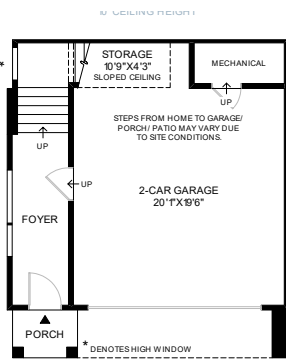
The site incorporates 8 “Pinwheel” town home buildings. Each town home building consists of 4 units and is designed as a three-story structure, featuring 2-3 bedrooms, 2-3 bathrooms, and a convenient 2-car garage accessed from alleys at the front entrance.

Coronado
Encompass Collection

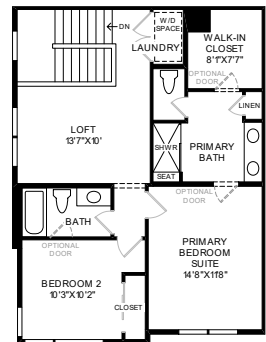
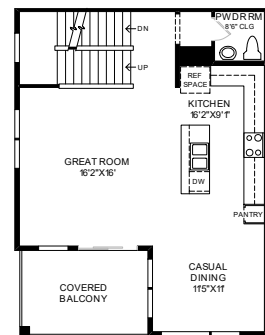
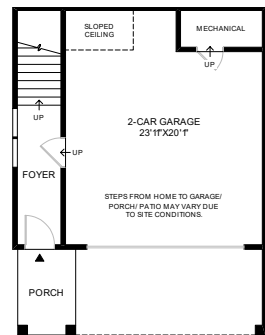


architecture

Emery
Encompass Collection



Observatory
Encompass Collection

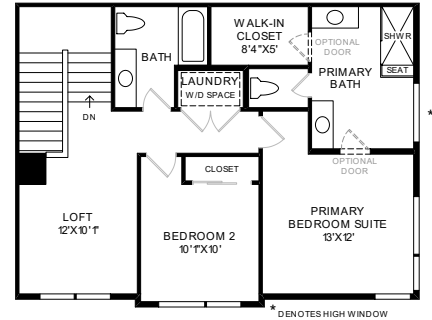
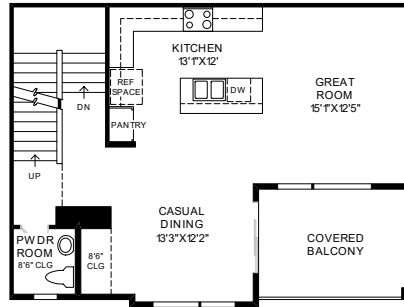
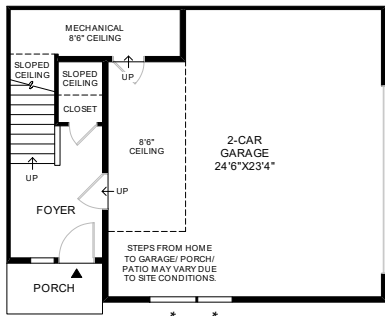


THIRD FLOOR



architecture

Westerly Encompass Collection



Townhomes - Skyview Collection

Comprising a total of 16 row home buildings, each town home unit spans between 1388, 1416, and 1562 square feet, featuring 2-3 bedrooms, 2-3 bathrooms, and with a tandem 2-car garage accessed from alleys at the rear of the units. Each building is 3 stories in height.

Contemporary Skyview Collection

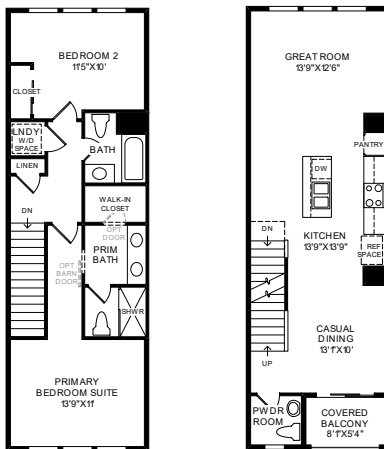


architecture

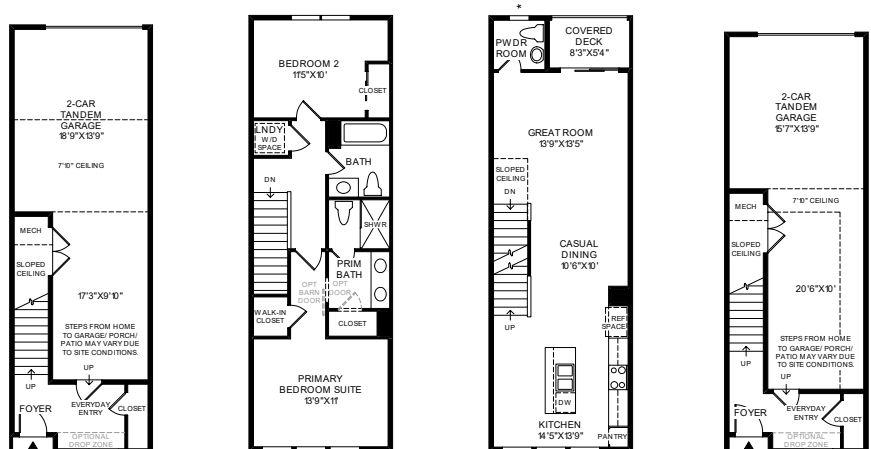
Modern Brownstone Skyview Collection



Burdock Floorplan Skyview Collection



Redstem Floorplan Skyview Collection



Wildflower Floorplan Skyview Collection

