

SUBJECT: RESOLUTION NO. 4, SERIES 2025 – A RESOLUTION
APPROVING THE EAST LOUISVILLE SUBDIVISION REPLAT B,
INCLUDING SUBDIVISION MODIFICATIONS, TO REPLAT THE
THREE EXISTING LOTS AT 824 LEE AVENUE

DATE: FEBRUARY 4, 2025

PRESENTED BY: EMILY CLINE-GIBSON, PLANNER II

VICINITY MAP:



SUMMARY:

The applicant, Erik Hartronft, is requesting approval of a Minor Subdivision to adjust lot lines for the three existing lots on the property located at 824 Lee Avenue that currently has one single family home. The proposed lots, if approved, will be the sites of three future single-family homes.

BACKGROUND:

The subject property is 12,063 square feet and located on Lee Avenue, adjacent to Miners Field. The property is zoned Residential Medium Density (R-M) and is subject to the Old Town Overlay (OTO) zoning and design standards. The R-M zone district has a

minimum lot area of 3,500 square feet per dwelling unit, so the existing property is already large enough for up to three dwelling units. Adjacent zoning is R-M on all sides.

The subject property includes lots 1-3 from the East Louisville Subdivision that was platted in 1906. Alley access is from Lee Avenue and Park Street. It is in the Miners Field neighborhood, which has 26 residential lots consisting of primarily single-family homes with two multi-family dwellings along Spruce Street. Three Historic Landmarks are in the neighborhood, including the adjacent Trott-Downer Cabins, the Guenzi House at 1036 Walnut Street, and the Restas-Morgan House at 1131 Spruce Street.

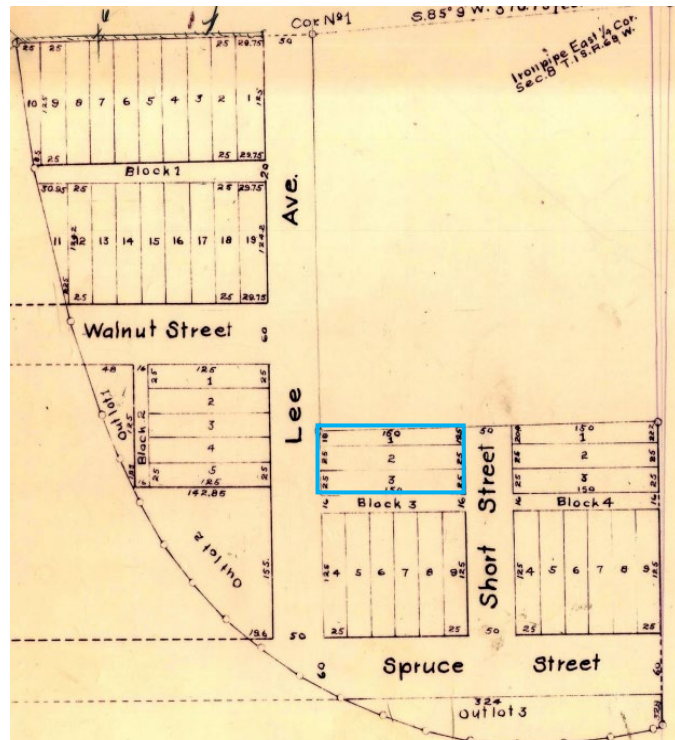


Figure 1. East Louisville Plat, showing lots 1-3 of Lee Avenue and the previous Short Street connection. The subject property is outlined in blue.



Figure 2. Existing single-family house and detached garage at 824 Lee Avenue. Alley access is shown on the right and the landmarked Trott-Downer Cabins shown to the left.

One existing single-family house and one existing detached garage are located on the subject property. The single-family house was constructed in 1935, making it eligible for Louisville historic landmarking, as described in Sec. 15.36.050 of the Louisville Municipal Code (LMC). On January 22, 2024, the Historic Preservation Commission (HPC) reviewed and released a demolition request for the existing buildings on the property. The demolition release allowed 180 days from HPC approval for a demolition permit application to be submitted. On December 12, 2024, the Historic Preservation Subcommittee unanimously voted to release the demolition request once again, which restarted the 180-day period to apply for a demolition permit.

There were two previous vehicular access points from Highway 42 to the Miners Field neighborhood, one located from the alley and the other from Spruce Street, however, both access points permanently closed between 2018-2019 and the current sole access point to the neighborhood is via Short Street to Lee Avenue.



Figure 3. Vehicular access to the Miners Field neighborhood. The subject property is outlined in blue. Previous access points are shown to the right.

PROPOSAL:

The minor subdivision request is to adjust the existing lot lines on the property. The subject property is currently comprised of three lots, and the application proposes reconfiguring the lots to better accommodate two additional dwelling units. The current lots are divided eastward along Lee Avenue and have approximate widths of 18 feet to 25 feet, with approximate lot sizes of 2,700 square feet to 3,750 square feet.

The proposed Lots 1-3 will be 4,689 square feet, 3,851 square feet, and 3,523 square feet, respectively (see Figure 4 below). Lot 1 will be 33.9 feet wide and 124.6 feet deep. This proposed lot will extend south between Lots 2 and 3 to provide 12-foot alley drive access. Lot 2 will also be 33.9 feet wide and 112.5 feet deep. Lot 3 will be 50.5 feet wide and 69.4 feet deep. Lots 1 and 2 will face Lee Avenue and Lot 3 will face the alley and Park Street. No existing easements are proposed to be vacated, but new utility and drainage easements are proposed on Lots 1 and 2. The proposed grading, drainage, access, and utility easements have been reviewed and accepted by Public Works.

The application also requires approval of the following five subdivision modifications:

1. Allow vehicular access to an alley for Lot 3, where vehicular access to a street is required by Sec. 16.16.050.B.
2. Allow the maximum depth for Lots 1 and 2 to exceed 2.5 times the width (see Figure 5 below), where maximum depth of 2.5 times the width is required by Sec. 16.16.050.C.
3. Allow the minimum lot width of Lots 1 and 2 to be 33.5 feet, where 50 feet is required by Sec. 16.16.050.D.
4. Allow the minimum lot width for Lots 1 and 2 to be 33.5 feet in lieu of 60 feet for the R-M zone district, as required by Sec. 17.12.040.
5. Allow the minimum lot size to be 3,500 square feet (see Figure 5 below), where 7,000 square feet is required for the R-M zone district, as stated in Sec. 17.12.040.

SUBJECT: RESOLUTION NO. 4, SERIES 2025

DATE: FEBRUARY 4, 2025

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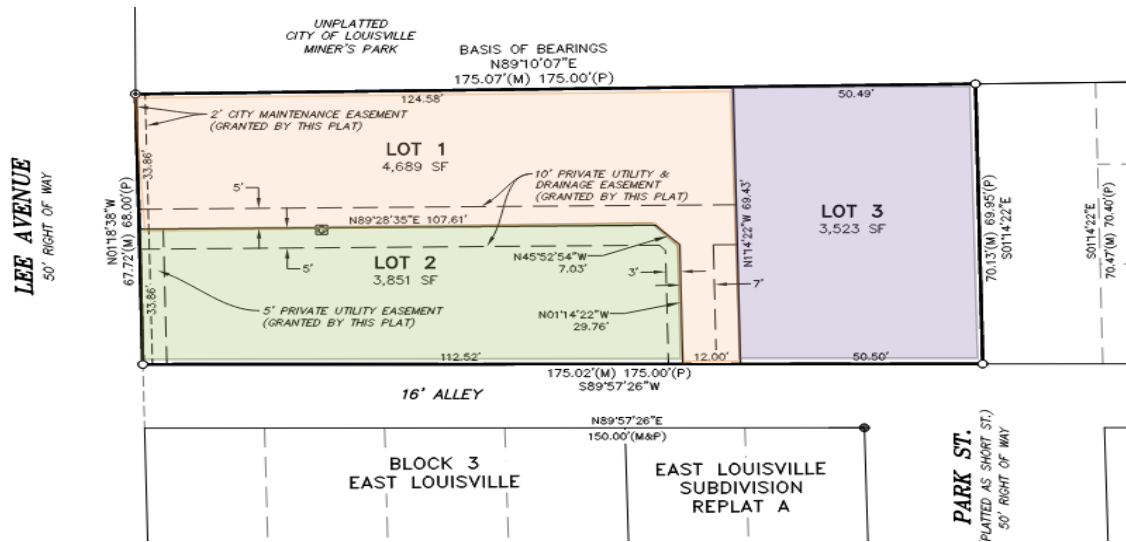


Figure 4. Proposed subdivision of property.

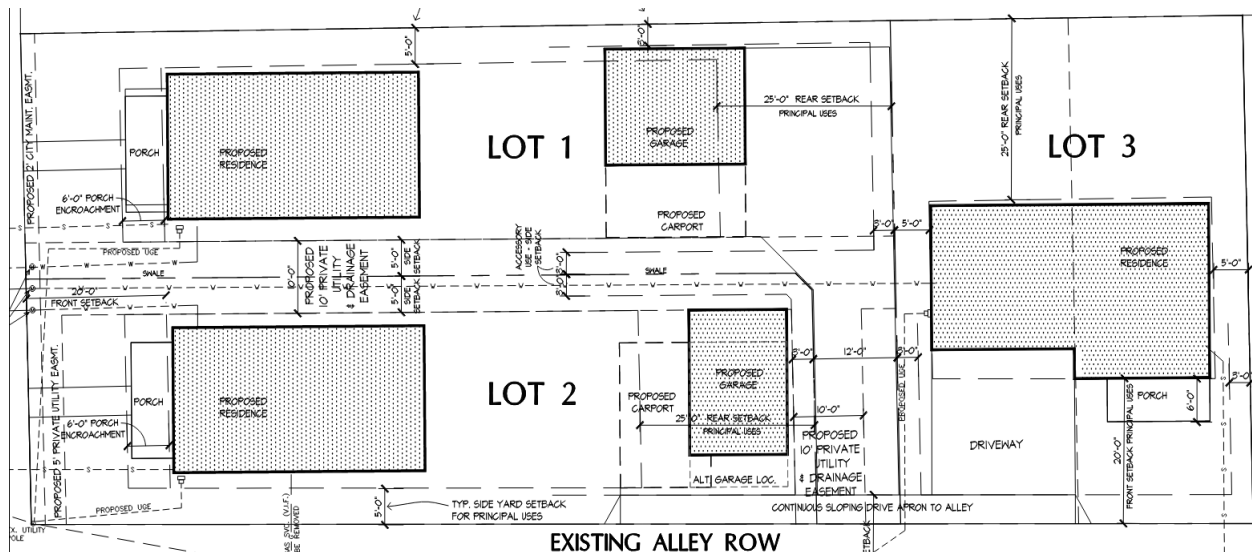


Figure 5. Conceptual site plan of three single-family dwellings, one per lot. The conceptual configuration complies with Old Town Overlay zoning standards. This conceptual site plan is illustrative only and is not part of the requested minor subdivision approval.

ANALYSIS:

The subdivision of property in Louisville is regulated by Title 16 of the Louisville Municipal Code (LMC). Staff find the proposed re-plat is eligible for a Minor Subdivision procedure in LMC Sec. 16.12.110.C, because the subdivision contains a solely residential use and results in not more than four dwelling units. This eliminates the need for review of a preliminary plat prior to review of the final plat.

Staff reviewed the plat against the final plat criteria and subdivision design standards in [LMC Sec. 16.12.090](#) and [LMC Chapter 16.16](#), and applicable City codes and standards for access, drainage and utilities as summarized below.

Final Plat Criteria:

LMC Section 16.12.075 establishes the following rationale for consideration of final plats by Planning Commission and City Council:

1. *Whether the plat conforms to all of the requirements of this title;*
 - Outside of the five modifications described above, staff find that the application conforms to all other requirements of Title 16.
 - Staff find that although Lot 3 fronts an alley, the configuration of Lot 3 provides direct access to Park Street, addressing LMC Sec. 16.04.040.D. that requires access to a public street.

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;*
 - Staff find that the request is consistent with the Comprehensive Plan, as it allows for reinvestment while maintaining compatibility with existing neighborhood character (Principle NH-4, p. 38). The request also addresses the City's Housing Plan Goal 1 to Increase Residential Development Opportunities (Housing Plan p. 4).
 - Staff find that the request is consistent with the Highway 42 Framework Plan which calls for no significant change to the Miners Field neighborhood, recommending future development be consistent with R-M zoning densities set at 12 dwelling units per acre (du/ac) (p. 46 of Framework Plan). The proposed subdivision and subsequent future development of three single-family homes is approximately 11 du/ac.
 - Staff find that the application is consistent with all applicable zoning requirements except where modifications have been requested as described in this report.
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 application will promote the purposes in LMC 16.04.020, including promoting orderly growth and harmonious development, protecting the character of the city, and regulating the land on the basis of the impact thereof on the surrounding area.
 - Staff find that the application is consistent with all the standards set forth in LMC Chapter 16.16 except in the requested modifications that are addressed below in the Modification Criteria evaluation section.

Modification Criteria:

LMC Section 16.24.030 establishes the following criteria for consideration of modifications to final plats; applications must also comply with LMC Section 16.04.020 (Purpose, discussed above) and LMC Section 16.24.010 (Modifications).

1. LMC Section 16.24.010-Modifications: *The city council, upon advice of the planning commission, may authorize modifications where a subdivider proposes a plat that does not fully comply with the regulations in this title or title 17. No modification shall be granted if it would be detrimental to the public good or impair the basic intent and purposes of this title or title 17. Any modification granted shall be in keeping with the intent of the comprehensive development plan of the city.*
 - The Residential Medium (R-M) and Old Town Overlay (OTO) zoning in Title 17 addresses neighborhood character through standards related to lot size, lot width, and building mass, scale, and design. Title 16 (Subdivisions) establishes minimum lot widths and depths for subdivisions. This proposal

includes modifications to lot size, lot width, and lot depth. However, those modifications would have a minimal effect on density and mass, and no effect on scale or design.

- Staff find the modification requests are in conformance with the purpose and intent of Title 16 and 17 as well as adopted plans and policies, because the proposed subdivision would promote smaller homes on smaller lots with a mix of street and alley access, which is consistent with the neighborhood character. Since the property is currently permitted by-right for up to three dwellings, staff find the modifications support the development of the additional units.

2. Section 16.24.030.A-Modification review criteria:

1. *That there are unique physical circumstances or conditions such as irregularity, narrowness or shallowness of the property, or exceptional topographical conditions, or other physical conditions peculiar to the affected property;*
 - Staff find that the application meets this criterion because the existing lots are uniquely narrow, with lot depths exceeding eight times the lot widths.
2. *That because of such physical circumstances or conditions, the property cannot be reasonably developed in conformity with the provisions of title 16 and title 17 resulting in a hardship;*
 - Staff find that the lot lines must be adjusted if the applicant intends to construct three dwellings on the lot, which is permitted based on total square footage of the property with the current R-M zoning.
 - Staff find that the proposed subdivision will allow for development of three houses on the lots because each lot will be wider, shallower, and will be allotted more square footage than the existing lots (see Table 1 below).

Table 1. Existing and Proposed Lot Sizes			
	Width (feet)	Depth (feet)	Lot Size (square feet)
Existing Lot 1	18	150	2,700
Proposed Lot 1	33.4	124.6	4,689
Existing Lot 2	25	150	3,750
Proposed Lot 2	33.4	112.5	3,851
Existing Lot 3	25	150	3,750
Proposed Lot 3	50.5	69.5	3,523

Table 1. Existing and proposed lot sizes.

3. *That such hardship has not been created by the applicant;*
- Staff find that hardship has not been created by the applicant. The East Louisville Subdivision was created in 1906, and the applicant inherited the current lot configuration.
4. *That the modification, if granted, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property;*
- Staff find the modification will not alter the essential character of the neighborhood nor impair the appropriate use or development of adjacent property. The Miners Field neighborhood is characterized by small lots with small homes on each lot, with mixed access off alleys and public streets.
 - Staff find the modification will be in-line with lot widths, depths, and sizes of other lots in the neighborhood, several of which also do not comply with the current R-M zoning standards.

Table 2. Comparison of Lot Widths and Sizes in the Miners Field Neighborhood

Address	Approximate Frontage Width (feet)	Approximate Lot Depth (feet)	Approximate Lot Size (square feet)
<i>Proposed Lot 1</i>	34	108-125	4,689
<i>Proposed Lot 2</i>	34	108-113	3,851
<i>Proposed Lot 3</i>	50	69	3,523
1008 South St.	76	124	8,419
1016 South St.	51	124	5,937
1010 South St.	43	124	5,169
1032 South St.	32	124	4,046
1040 South St.	54	124	6,406
1011 Walnut St.	36	95-123	7,454
1013 Walnut St.	60	95	5,672
1021 Walnut St.	47	120	5,775
1037 Walnut St.	52	120	6,249
1101 Spruce St.	52	127	6,627
1109 Spruce St.	50	127	6,568
1131 Spruce St.	70	54	3,642

1117 Spruce St.	60	54	3,151
1201 Spruce St.*	50	130	6,322
1205 Spruce St.*	40	130	5,043
1207 Spruce St.*	60	130	7,610
* = Property is in a cul-de-sac, where minimum lot widths of 35 ft. are permitted.			

Table 2. Width, depth, and size of lots in the Miners Field neighborhood. The bold numbers represent non-conformance with current R-M zoning standards and subdivision requirements.

5. *That there are no reasonable alternatives that would remove the need for the requested modification or would reduce the amount of the modification.*
 - Staff find that there are no alternatives to the request that would result in the same number of subdivided lots with even distribution of square footage and access.
6. *That no additional dwelling units shall result from approval of the modification beyond what the underlying zoning would otherwise allow.*
 - Staff find that the increase in dwelling units from one to three would be in conformance with the number of dwelling units allowed in the R-M zone under the current lot size.

Staff find that all the modification criteria are met and therefore recommends approval of the modification requests for the Minor Subdivision.

PLANNING COMMISSION ACTION:

Planning Commission recommended approval of this application with no conditions at a public hearing on November 14, 2024.

STAFF RECOMMENDATION:

Staff recommends approval of Resolution No. 4, Series 2025 for the East Louisville Subdivision Replat B, Including Subdivision Modifications, at 824 Lee Avenue with no conditions.

ATTACHMENTS:

1. Resolution No. 4, Series 2025
2. East Louisville Subdivision Replat B
3. Grading Plan and Drainage Letter
4. Subdivision Agreement
5. Schematic Site Plan
6. Application Materials
7. Presentation

**RESOLUTION NO. 4
SERIES 2025**

**A RESOLUTION APPROVING THE EAST LOUISVILLE SUBDIVISION REPLAT B,
INCLUDING SUBDIVISION MODIFICATIONS, TO REPLAT THE THREE EXISTING
LOTS AT 824 LEE AVENUE**

WHEREAS, there has been submitted to the Louisville City Council an application for a minor subdivision to replat Lots 1-3, Block 3 of the East Louisville Subdivision located at 824 Lee Avenue; and

WHEREAS, the application includes proposed subdivision modifications pursuant to Chapter 16.24 of the Louisville Municipal Code; and

WHEREAS, after a duly noticed public hearing on November 14, 2024 where evidence and testimony were entered into the record, including the findings in the Louisville Planning Commission staff report dated November 14, 2024, the Planning Commission recommended approval of the application; and

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

WHEREAS, the City Council has considered the application at a duly noticed public hearing on February 4, 2025, where evidence and testimony were entered into the record, including the findings in the Louisville City Council staff report dated February 4, 2025.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Louisville, Colorado does hereby approve the East Louisville Subdivision Replat B.

PASSED AND ADOPTED this 4th day of February 2025.

By: _____
Christopher M. Leh, Mayor

Attest: _____
Genny Kline, Interim City Clerk

EAST LOUISVILLE SUBDIVISION REPLAT B
A REPLAT OF LOTS 1-3, BLOCK 3, EAST LOUISVILLE
LOCATED IN THE SOUTHEAST 1/4 SECTION 8, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

CERTIFICATE OF DEDICATION, OWNERSHIP, AND MAINTENANCE:

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE OWNER OF A TRACT OF LAND DESCRIBED IN DEED RECORDED IN THE RECORDS OF BOULDER COUNTY COUNTY AT RECEPTION NO. 03649022 ON APRIL 5, 2018, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1, 2 AND 3, BLOCK 3, EAST LOUISVILLE, AND THE WEST HALF OF VACATED SHORT STREET ADJACENT THERETO, VACATED BY ORDINANCE NO. 460, RECORDED AT RECEPTION NO. 00147747, COUNTY OF BOULDER, STATE OF COLORADO.

CONTAINING 12,063 SQUARE FEET OR 0.277 ACRE, MORE OR LESS.

HAS LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF EAST LOUISVILLE SUBDIVISION REPLAT B.

OWNERSHIP SIGNATURE BLOCK:

HAVE LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS UNDER THE NAME OF EAST LOUISVILLE SUBDIVISION REPLAT B AND ALSO DEDICATE EASEMENTS AS SHOWN ON SAID EAST LOUISVILLE SUBDIVISION REPLAT B AS LAID OUT AND DESIGNATED ON THIS PLAT.

EXECUTED THIS _____ DAY OF _____ A.D., 20____

MICHAEL REIS _____ DOUGLAS EVANS _____

KRISTEN KOWALCZYK _____ MARY EVANS _____

ACKNOWLEDGEMENT:

STATE OF COLORADO }
COUNTY OF _____ }

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY
OF _____ 20____.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____ WITNESS MY HAND AND SEAL _____

BOUNDARY CLOSURE REPORT:

NORTH: 1,235,212.07' EAST: 3,103,905.99'

SEGMENT # 1: LINE COURSE: N89°10'07"E LENGTH: 175.07'
NORTH: 1,235,214.61' EAST: 3,104,081.04'

SEGMENT # 2: LINE COURSE: S01°14'22"E LENGTH: 70.13'
NORTH: 1,235,144.50' EAST: 3,104,082.56'

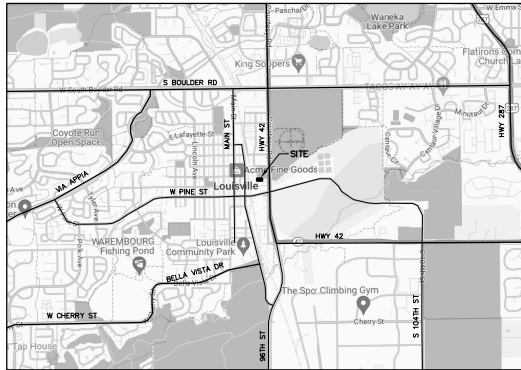
SEGMENT # 3: LINE COURSE: S89°57'26"W LENGTH: 175.02'
NORTH: 1,235,144.37' EAST: 3,103,907.54'

SEGMENT # 4: LINE COURSE: N01°18'38"W LENGTH: 67.72'
NORTH: 1,235,212.07' EAST: 3,103,905.99'

PERIMETER: 487.94' AREA: 0.277ACRE
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ERROR NORTH: -0.002 EAST: 0.000
PRECISION 1: 487,940,000.00

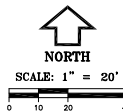
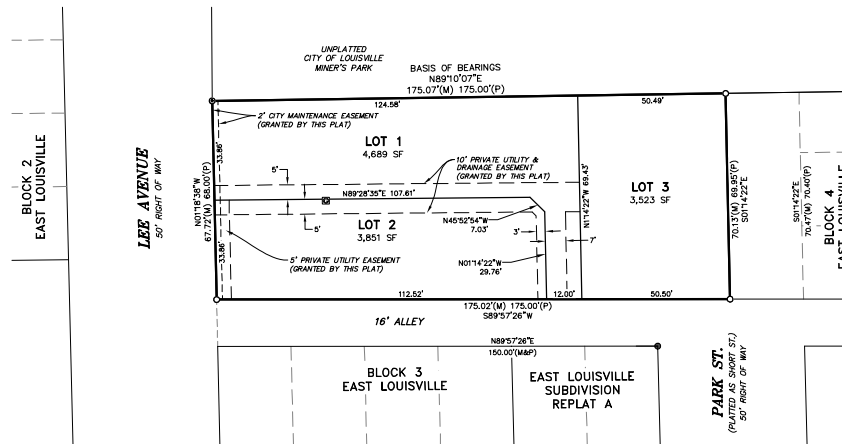
LEGEND

- FOUND #5 REBAR WITH 1.25" YELLOW PLASTIC CAP, EHRHART PLS 29414
- FOUND #5 REBAR WITH 1.25" YELLOW PLASTIC CAP, LS 10948
- ⊙ FOUND 1.5" ALUMINUM CAP, LS 16406 - UNLESS NOTED OTHERWISE
- (P) PLATTED DISTANCE
- (M) MEASURED DISTANCE



VICINITY MAP

SCALE 1" = 2000'



SURVEYOR'S NOTES:

- 1) 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 FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 5509-408258, WITH A COMMITMENT DATE OF MAY 1, 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.
- 2) LINEAL UNITS USED ARE U.S. SURVEY FEET.
- 3) BASIS OF BEARINGS: THE NORTH LINE OF THE SUBJECT PROPERTY, BEARING N89°10'07"E (ASSUMED), A DISTANCE OF 175.07 FEET, MONUMENTED AS SHOWN HEREON.
- 4) RIGHT-OF-WAY AND LOT AND BLOCK INFORMATION WAS TAKEN FROM THE PLAT OF EAST LOUISVILLE, RECORDED JUNE 18, 1906 AT RECEPTION NO. 90048967.
- 5) 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 0801300582K, REVISED AUGUST 15, 2019.
- 6) 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.
- 7) PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.8.2, 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.

MODIFICATIONS:

- 1) A MODIFICATION TO ALLOW THAT THE MAXIMUM DEPTH OF ALL RESIDENTIAL LOTS SHALL NOT EXCEED 3.7 TIMES THE WIDTH THEREOF, WHERE 2.5 TIMES THE WIDTH IS REQUIRED BY TITLE 16.
- 2) A MODIFICATION TO ALLOW THAT THE MINIMUM LOT WIDTH SHALL BE 33'-6" WHERE 50'-0" IS REQUIRED BY TITLE 16.
- 3) A MODIFICATION TO ALLOW THAT THE MINIMUM LOT WIDTH SHALL BE 33'-6" IN LIEU OF 60'-0" IS REQUIRED BY THE R-M ZONE DISTRICT.
- 4) A MODIFICATION TO ALLOW THAT THE MINIMUM LOT SIZE SHALL BE 3,500SF WHERE 7,000SF IS REQUIRED BY THE R-M ZONE DISTRICT.
- 5) A MODIFICATION TO ALLOW A LOT WITH VEHICULAR ACCESS TO AN ALLEY WHERE VEHICULAR ACCESS TO A STREET IS REQUIRED BY TITLE 16.

PLANNING COMMISSION CERTIFICATE:

RECOMMENDED APPROVAL THIS _____ DAY OF _____, 20____ BY THE
PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO, RESOLUTION NO. _____, SERIES _____

CITY COUNCIL CERTIFICATE:

APPROVED THIS _____ DAY OF _____, 20____ BY THE CITY COUNCIL
OF THE CITY OF LOUISVILLE, COLORADO, RESOLUTION NO. _____, SERIES _____

MAYOR _____ CITY CLERK _____

SURVEYOR'S STATEMENT:

I, JOHN P. EHRHART, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY PERSONAL SUPERVISION AND CHECKING. I FURTHER CERTIFY THAT THE SURVEY AND THIS PLAT COMPLY WITH ALL APPLICABLE RULES, REGULATIONS, AND LAWS OF THE STATE OF COLORADO, AND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.



JOHN P. EHRHART
COLORADO P.L.S. #29414
EHRHART LAND SURVEYING, LLC
P.O. BOX 930 • Erie, Colorado 80516
PHONE: 303-828-3340

EHRHART
LAND SURVEYING

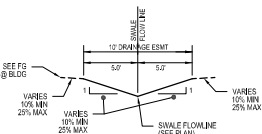
P.O. Box 930 • Erie, Colorado 80516
(303) 828-3340
www.ehrhartland.com

SHEET:
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DATE: 8/7/24
DRAWN BY: JPE
PROJECT: S235148

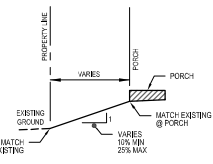
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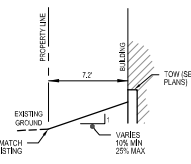
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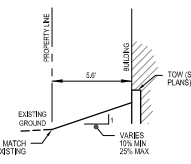
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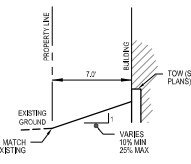
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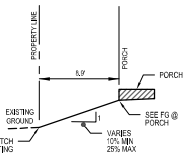
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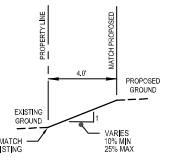
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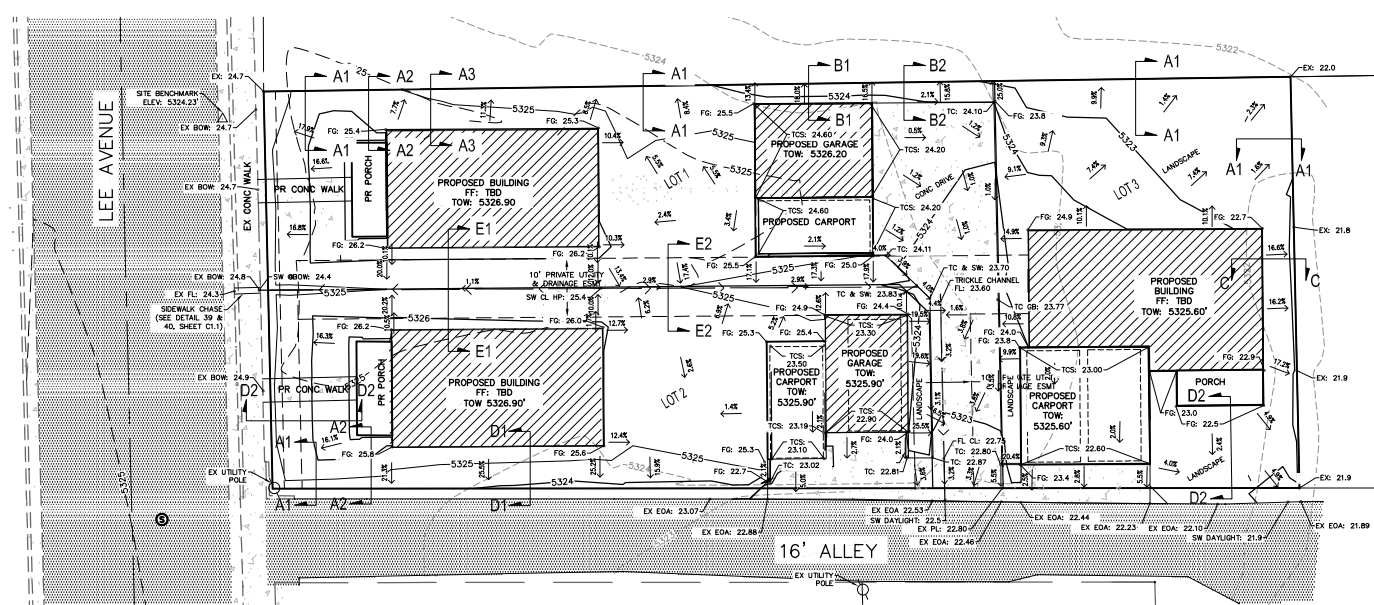
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SECTION A1-A1
NOT TO SCALE



1 GRADING PLAN **C1.0** SCALE: 1" = 10'-0"



Notes

1. BUILDING FOOTPRINTS ARE HYPOTHETICAL AS PROVIDED BY THE ARCHITECT. ACTUAL BUILDING FOOTPRINTS MAY VARY FROM THIS DEPICTION. ANY REQUIRED MODIFICATIONS TO THE DRAINAGE MAP AND CIVIL DRAWINGS WILL BE PROVIDED AT TIME OF BUILDING PERMIT APPLICATION.

Provided Information Note

THE EXISTING, ON-SITE CONDITIONS AND TOPOGRAPHY USED FOR THE DESIGN BY CIVILARTS, WERE SUPPLIED BY OTHERS. CIVILARTS CANNOT CERTIFY TO, AND IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS INFORMATION PROVIDED BY OTHERS. CIVILARTS IS NOT RESPONSIBLE FOR ANY DESIGN ERRORS DUE TO ERRORS OR INACCURACIES IN INFORMATION PROVIDED BY OTHERS.

Legend

PROPERTY BOUNDARY	---
SECTION LINE	---
EXISTING MAJOR CONTOUR	---5000---
EXISTING MINOR CONTOUR	---5007---
PROPOSED MAJOR CONTOUR	---5000---
PROPOSED MINOR CONTOUR	---5007---
SWALE CENTERLINE	---
SWALE LIMITS	---
PERCENT SLOPE	XXX
FLOW DIRECTION	---
EXISTING SPOT ELEVATION	4662.54
PROPOSED CONCRETE	---
EXISTING ASPHALT PAVING	---

Abbreviations

EX	EXISTING	WP	WOOD POST	HP	HIGH POINT
EG	EXISTING GRADE	CLP	CLOTHES LINE POLE	BLDG	BUILDING
TC	TOP OF CONCRETE	FPF	FINISHED FLOOR ELEVATION	ESMT	EASEMENT
FG	FINISHED GRADE	PP	POWER POLE	TCS	POT OF CONCRETE SLAB
SW	SWALE	CO	CLEANOUT		
CL	CENTERLINE	WV	WATER VALVE		
INT	INTERSECTION	RCP	REINFORCED CONCRETE PIPE		
EB	ELECTRICAL BOX	SMH	SANITARY MANHOLE		
SP	STEEL POST	INV	INVERT		
EM	ELECTRICAL METER	DP	DUCTILE IRON PIPE		
I/V	IRRIGATION VALVE BOX	VCP	VITRIFIED CLAY PIPE		
IWS	IRRIGATION WATER SPOUT	BTM	BOTTOM		
MB	MISC. BOX	TYP	TYPICAL		
		LP	LOW POINT		

NO.	DESCRIPTION	DATE	BY
1	SITE PLAN SUBMITTAL	5/12/24	MB
2	PER CLIENT COMMENTS	5/12/24	MB

1000 Evans Ave., Suite 404
11700 E. 1st Ave., Suite 100
11700 E. 1st Ave., Suite 100
11700 E. 1st Ave., Suite 100



824 LEE AVE. IMPROVEMENTS
824 LEE AVENUE
LOUISVILLE, COLORADO 80027
GRADING PLAN



DATE: 2/23/2024
DRAWN BY: MB
CHECKED BY: PEH
JOB NO: E-635

SHEET NO:
C1.0
1 OF 4



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:: 1500 Kansas Avenue, Suite 2-E
Longmont, CO 80501

May 13, 2024

Mr. Eric Ellis
Hartronft Associates PC
950 Spruce Street.
STE #2A
Louisville, CO 80027

Re: Drainage Letter
824 Lee Street
Louisville, Colorado 80027
Legal Description: Lots 1-3, Block 3, Louisville East City of Louisville, County of Boulder,
State of Colorado.

This preliminary drainage letter is submitted in conjunction with the site plan review and topo survey prepared for the above referenced project and parcel of land.

The existing parcel consists of a single-family residential home and detached garage on 0.28 acres of subdivided land. The legal description is: Lots 1-3, Block 3, Louisville East.
An Alta survey was prepared by Ehrhart Land Surveying dated May 19, 2023, which we used in preparing this drainage letter.

The existing drainage conditions are as follows:

The existing site has a single-family home and detached garage lying on 0.28 acres of land. The existing impervious area is approximately 15%. The existing runoff and topography was reviewed and 5-10% is directed west to Lee Avenue via sheet flow. 15-20% is directed north to Miners Field via sheet flow. 60-70% is directed south to the Alley via sheet flow.

The existing soils are 100% (AcA) – Acalon sandy loam 0 – 3% slopes.

The Hydrologic Soil Group is classified as “B” and is considered well drained. The runoff class is considered low and the capacity to percolate and transmit water high, (0.6 – 2.0 in/hr.).

We have attached herewith the Custom Soils Resource Report obtained from the Natural Resources Conservation Service.

The proposed site development drainage plan calls for a RESI Minor Subdivision with 3 residential homes and garages. The impervious area planned is approximately 50%.

The proposed drainage plan will be to capture water in grass buffers and swales for water quality treatment. Because the site and disturbed area is less than 1 acre, (0.28 acres total) we have discussed previously with the City of Louisville engineering department about obtaining a detention waiver due to the negligible impact of such a small lot. In summary, we intend to provide 100% water quality treatment within the grass buffers and swales.



824 Lee Street Louisville Colorado 80027

If you should have any questions or comments regarding either the information or conclusions presented herein, feel free to contact me at your convenience.

CivilArts

Patrick High

Patrick E. High, P.E.
Senior Project Manager





NOAA Atlas 14, Volume 8, Version 2
Location name: Louisville, Colorado, USA*
Latitude: 39.9783°, Longitude: -105.1292°
Elevation: 5325 ft**
 * source: ESRI Maps
 ** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffrey Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps & aerals](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.215 (0.170-0.272)	0.265 (0.209-0.336)	0.359 (0.282-0.456)	0.449 (0.351-0.573)	0.590 (0.453-0.801)	0.714 (0.531-0.974)	0.849 (0.608-1.18)	1.00 (0.684-1.43)	1.22 (0.798-1.78)	1.40 (0.884-2.05)
10-min	0.315 (0.249-0.399)	0.388 (0.306-0.492)	0.525 (0.413-0.668)	0.657 (0.514-0.839)	0.864 (0.664-1.17)	1.04 (0.777-1.43)	1.24 (0.890-1.74)	1.46 (1.00-2.09)	1.78 (1.17-2.61)	2.05 (1.30-3.00)
15-min	0.384 (0.304-0.487)	0.473 (0.374-0.599)	0.640 (0.504-0.814)	0.801 (0.627-1.02)	1.05 (0.810-1.43)	1.28 (0.948-1.74)	1.52 (1.09-2.12)	1.78 (1.22-2.55)	2.17 (1.42-3.18)	2.50 (1.58-3.66)
30-min	0.531 (0.420-0.673)	0.651 (0.514-0.826)	0.879 (0.692-1.12)	1.10 (0.859-1.40)	1.44 (1.11-1.96)	1.74 (1.30-2.38)	2.08 (1.48-2.90)	2.44 (1.67-3.49)	2.97 (1.95-4.36)	3.41 (2.16-5.01)
60-min	0.653 (0.516-0.827)	0.803 (0.634-1.02)	1.08 (0.854-1.38)	1.35 (1.06-1.73)	1.78 (1.36-2.41)	2.14 (1.59-2.92)	2.54 (1.82-3.54)	2.99 (2.04-4.27)	3.63 (2.38-5.31)	4.16 (2.63-6.10)
2-hr	0.775 (0.619-0.970)	0.954 (0.762-1.20)	1.29 (1.03-1.62)	1.61 (1.27-2.03)	2.11 (1.63-2.82)	2.54 (1.91-3.42)	3.01 (2.18-4.14)	3.53 (2.44-4.98)	4.28 (2.84-6.19)	4.90 (3.14-7.10)
3-hr	0.845 (0.679-1.05)	1.04 (0.836-1.30)	1.40 (1.12-1.75)	1.75 (1.39-2.19)	2.28 (1.77-3.02)	2.74 (2.06-3.66)	3.24 (2.35-4.42)	3.78 (2.63-5.30)	4.58 (3.05-6.56)	5.22 (3.36-7.52)
6-hr	1.02 (0.832-1.26)	1.25 (1.01-1.54)	1.66 (1.34-2.05)	2.05 (1.64-2.53)	2.64 (2.08-3.45)	3.15 (2.40-4.15)	3.70 (2.72-4.99)	4.31 (3.02-5.95)	5.18 (3.49-7.33)	5.89 (3.84-8.37)
12-hr	1.30 (1.06-1.57)	1.56 (1.28-1.89)	2.03 (1.66-2.48)	2.47 (2.01-3.03)	3.15 (2.50-4.06)	3.72 (2.87-4.84)	4.34 (3.22-5.77)	5.02 (3.56-6.84)	5.99 (4.08-8.36)	6.78 (4.47-9.52)
24-hr	1.56 (1.30-1.88)	1.91 (1.58-2.29)	2.51 (2.07-3.02)	3.04 (2.49-3.68)	3.83 (3.05-4.84)	4.48 (3.47-5.71)	5.16 (3.86-6.74)	5.89 (4.22-7.89)	6.92 (4.75-9.50)	7.74 (5.16-10.7)
2-day	1.78 (1.49-2.10)	2.23 (1.87-2.65)	3.00 (2.50-3.56)	3.64 (3.02-4.35)	4.55 (3.64-5.62)	5.26 (4.10-6.58)	5.99 (4.51-7.67)	6.74 (4.86-8.85)	7.75 (5.36-10.5)	8.53 (5.75-11.7)
3-day	1.94 (1.63-2.28)	2.40 (2.02-2.83)	3.18 (2.67-3.75)	3.84 (3.20-4.54)	4.76 (3.83-5.84)	5.49 (4.31-6.82)	6.23 (4.72-7.92)	7.00 (5.08-9.13)	8.04 (5.60-10.8)	8.84 (6.00-12.0)
4-day	2.08 (1.76-2.43)	2.53 (2.14-2.96)	3.28 (2.76-3.85)	3.92 (3.29-4.63)	4.84 (3.92-5.92)	5.57 (4.40-6.89)	6.33 (4.82-8.01)	7.11 (5.19-9.23)	8.18 (5.74-10.9)	9.01 (6.15-12.2)
7-day	2.43 (2.07-2.81)	2.83 (2.42-3.28)	3.53 (3.00-4.10)	4.14 (3.50-4.83)	5.03 (4.13-6.10)	5.76 (4.60-7.06)	6.52 (5.03-8.19)	7.33 (5.41-9.44)	8.45 (5.99-11.2)	9.33 (6.43-12.5)
10-day	2.72 (2.34-3.13)	3.12 (2.68-3.60)	3.81 (3.26-4.40)	4.42 (3.76-5.12)	5.31 (4.38-6.39)	6.03 (4.85-7.35)	6.79 (5.27-8.47)	7.60 (5.65-9.72)	8.73 (6.23-11.5)	9.62 (6.67-12.8)
20-day	3.54 (3.08-4.03)	4.03 (3.50-4.58)	4.84 (4.18-5.51)	5.52 (4.74-6.32)	6.48 (5.38-7.65)	7.24 (5.87-8.65)	8.01 (6.27-9.80)	8.80 (6.60-11.1)	9.88 (7.12-12.7)	10.7 (7.51-14.0)
30-day	4.20 (3.67-4.73)	4.79 (4.18-5.41)	5.75 (5.00-6.51)	6.54 (5.66-7.43)	7.62 (6.35-8.88)	8.44 (6.87-9.97)	9.24 (7.27-11.2)	10.1 (7.58-12.5)	11.1 (8.05-14.2)	11.9 (8.41-15.5)
45-day	5.00 (4.40-5.60)	5.74 (5.05-6.43)	6.92 (6.06-7.76)	7.86 (6.85-8.86)	9.12 (7.63-10.5)	10.0 (8.23-11.8)	10.9 (8.66-13.1)	11.8 (8.96-14.5)	12.9 (9.42-16.3)	13.7 (9.77-17.7)
60-day	5.67 (5.01-6.31)	6.54 (5.77-7.28)	7.90 (6.95-8.82)	8.99 (7.86-10.1)	10.4 (8.76-11.9)	11.5 (9.43-13.3)	12.5 (9.91-14.8)	13.4 (10.2-16.4)	14.6 (10.7-18.4)	15.5 (11.1-19.9)

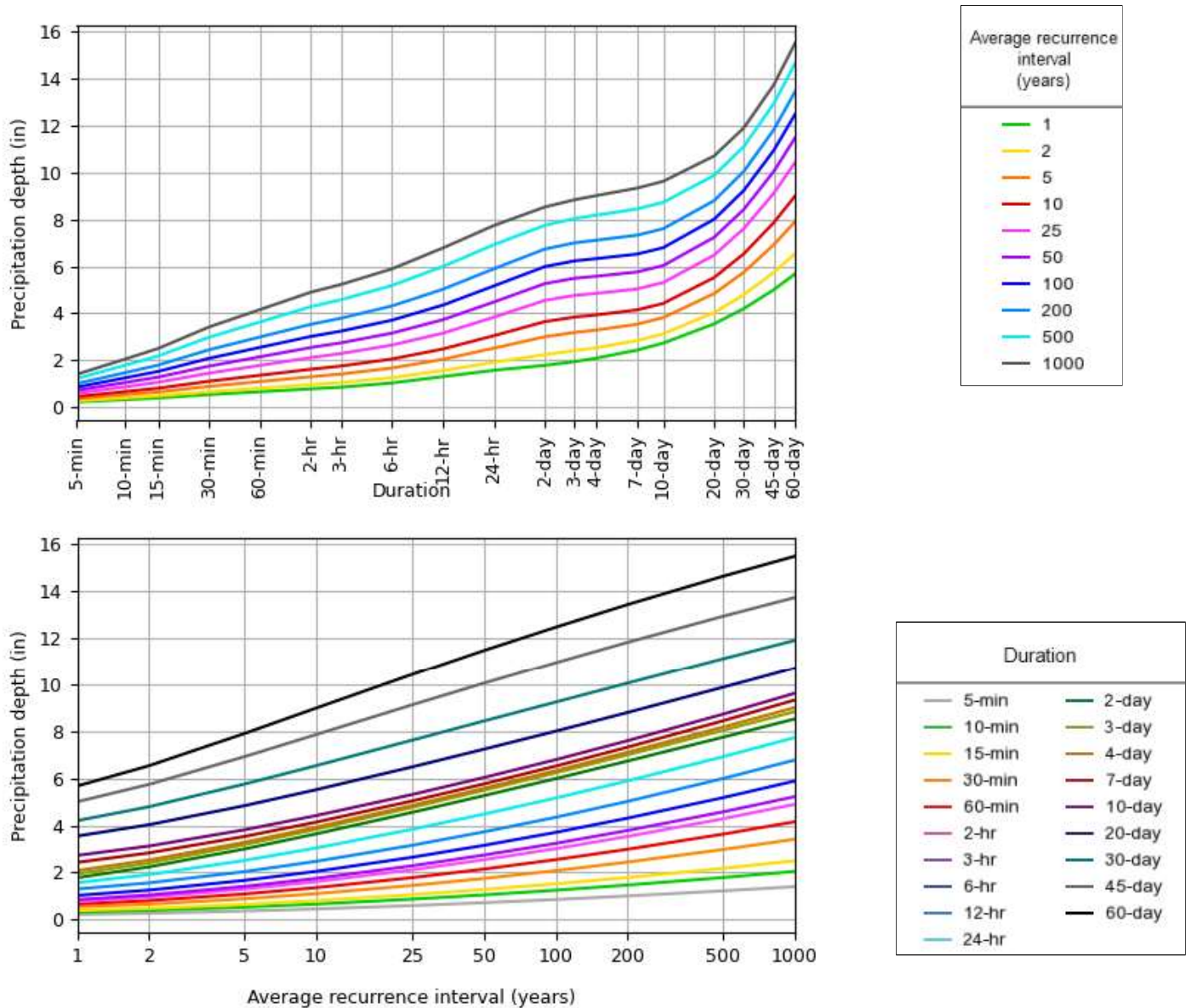
¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

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PF graphical

PDS-based depth-duration-frequency (DDF) curves

Latitude: 39.9783°, Longitude: -105.1292°



NOAA Atlas 14, Volume 8, Version 2

Created (GMT): Fri Feb 23 21:48:47 2024

[Back to Top](#)**Maps & aerials****Small scale terrain**

CC 02/04/25



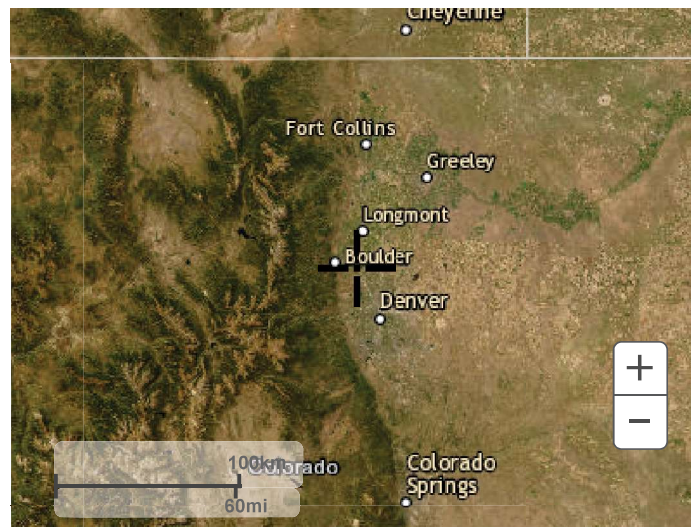
Large scale terrain



Large scale map



Large scale aerial



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Area-Weighted Runoff Coefficient Calculations

Version 2.00 released May 2017

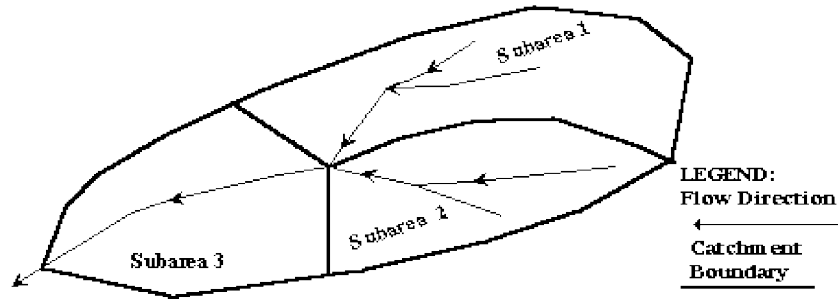
Designer: Parick E. High

Company: CivilArts

Date: 2/26/2024

Project: 824 Lee Street; (Minor Subdivision)

Location: Louisville, Colorado



Subcatchment Name

Cells of this color are for required user-input

Cells of this color are for optional override values

Cells of this color are for calculated results based on overrides

See sheet "Design Info" for imperviousness-based runoff coefficient values.

Sub-Area ID	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C						
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
EX-1	0.04	B	62.0	0.48	0.51	0.56	0.64	0.67	0.71	0.76
EX-2	0.06	B	2.0	0.01	0.01	0.07	0.26	0.34	0.44	0.54
EX-3	0.17	B	12.0	0.07	0.09	0.15	0.32	0.39	0.48	0.58
DA-1	0.04	B	53.0	0.40	0.43	0.48	0.58	0.62	0.67	0.73
DA-2	0.06	B	14.0	0.08	0.10	0.17	0.34	0.41	0.49	0.59
DA-3	0.17	B	51.0	0.38	0.41	0.47	0.57	0.61	0.66	0.72
Total Area (ac)	0.54	Area-Weighted C		0.22	0.24	0.30	0.44	0.50	0.57	0.65
		Area-Weighted Override C		0.22	0.24	0.30	0.44	0.50	0.57	0.65

Calculation of Peak Runoff using Rational Method

Designer: Patrick E. High
Company: C2H&S
Date: 2/26/2024
Project: 824 Lee Street, (Minor Subdivision)
Location: Louisville, Colorado

Version 2.00 released May 2017
Cells of this color are for required user-input
Cells of this color are for optional override values
Cells of this color are for calculated results based on overrides

$$t_1 = \frac{0.395(L_1 - C_2)\sqrt{L_1}}{S^{0.775}}$$
$$t_1 = \frac{L_1}{60K_1S_1} = \frac{L_1}{60V_1}$$

Computed $t_c = t_1 + t_2$
Regional $t_c = (26 - 17I) + \frac{L_1}{60(141 + 9)\sqrt{S_1}}$

$t_{\text{minimum}} = 5$ (urban)
 $t_{\text{minimum}} = 10$ (non-urban)
Selected $t_c = \max(t_{\text{minimum}}, \min(\text{Computed } t_c, \text{Regional } t_c))$

Select UDF-CD location for NCMA Atlas 14 Rainfall Depths from the calculator tab. Or enter your own depths obtained from the NCMA website (click this link)
1-hour rainfall depth, P1 (in) =

2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
0.80	1.06	1.35	1.78	2.14	2.54	3.63

Rainfall Intensity Equation Coefficients =

a	b	c
28.50	10.00	0.786

 $I(\text{in/hr}) = \frac{a + P_1^b}{(b + t_c)^c}$
 $Q(cfs) = CIA$

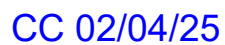
Subcatchment Name	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C							Overland (Initial) Flow Time				Channelized (Travel) Flow Time						Time of Concentration		Rainfall Intensity, I (in/hr)								Peak Flow, Q (cfs)								
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr	Overland Flow Length L _o (ft)	U/S Elevation (ft) (Optional)	D/S Elevation (ft) (Optional)	Overland Flow Slope S _o (ft/ft)	Overland Flow Time t _o (min)	Channelized Flow Length L _c (ft)	U/S Elevation (ft) (Optional)	D/S Elevation (ft) (Optional)	Channelized Flow Slope S _c (ft/ft)	NRCS Conveyance Factor K	Channelized Flow Velocity V _c (ft/sec)	Channelized Flow Time t _c (min)	Computed t _c (min)	Regional t _c (min)	Selected t _c (min)	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
EX-1	0.04	B	62.0	0.48	0.51	0.56	0.64	0.67	0.71	0.76	25.00			0.030	3.71	0.00			0.030	7	1.21	0.00	3.71	15.46	5.00	2.72	3.66	4.58	6.04	7.26	8.62	12.31	0.05	0.07	0.10	0.15	0.20	0.25	0.38
EX-2	0.06	B	2.0	0.01	0.01	0.07	0.26	0.34	0.44	0.54	35.00			0.030	8.09	0.00			0.030	7	1.21	0.00	8.09	25.66	10.00	2.17	2.92	3.65	4.62	5.79	6.87	9.82	0.00	0.00	0.02	0.08	0.12	0.18	0.32
EX-3	0.17	B	12.0	0.07	0.09	0.15	0.32	0.39	0.48	0.58	50.00			0.030	9.01	0.00			0.030	7	1.21	0.00	9.01	23.96	10.00	2.17	2.92	3.65	4.62	5.79	6.87	9.82	0.03	0.04	0.10	0.27	0.39	0.56	0.97
DA-1	0.04	B	53.0	0.40	0.43	0.48	0.56	0.62	0.67	0.73	25.00			0.020	4.62	0.00			0.020	7	0.99	0.00	4.62	16.99	5.00	2.72	3.66	4.58	6.04	7.26	8.62	12.31	0.04	0.06	0.09	0.14	0.18	0.23	0.36
DA-2	0.06	B	14.0	0.08	0.10	0.17	0.34	0.41	0.49	0.59	35.00			0.020	8.49	0.00			0.020	7	0.99	0.00	8.49	23.62	10.00	2.17	2.92	3.65	4.62	5.79	6.87	9.82	0.01	0.02	0.04	0.10	0.14	0.20	0.35
DA-3	0.17	B	51.0	0.38	0.41	0.47	0.57	0.61	0.66	0.72	50.00			0.020	6.99	0.00			0.020	7	0.99	0.00	6.99	17.33	9.99	2.47	3.32	4.15	5.47	6.58	7.81	11.16	0.16	0.23	0.33	0.53	0.89	0.88	1.37

PRE-VS-POST DRAINAGE RUNOFF SUMMARY

DESIGN	DRAINAGE												VOL-100	SUM-DIF
POINTS	BASINS	AREA (AC)	IMPERVIOUS (%)	C2	C5	C10	C100	Q2 CFS	Q5 CFS	Q10CFS	Q100 CFS		CUBIC FT	CUBIC FT
P1-PRE	EX-1	0.04	62	0.48	0.51	0.56	0.71	0.05	0.07	0.1	0.25		261	
P2-PRE	EX-2	0.06	2	0.01	0.01	0.07	0.44	0	0	0.02	0.18		239	
P3-PRE	EX-3	0.17	12	0.07	0.09	0.15	0.48	0.03	0.04	0.1	0.97		752	
P1-POST	DA-1	0.04	53	0.40	0.43	0.48	0.67	0.04	0.06	0.09	0.36		232 (-) 29	
P2-POST	DA-2	0.06	14	0.08	0.10	0.17	0.49	0.01	0.02	0.04	0.35		272 (+) 33	
P3-POST	DA-3	0.17	51	0.38	0.41	0.47	0.66	0.16	0.23	0.33	1.37		1034 (+) 281	

100-YEAR VOLUME

EX-1	2.54 (0.71) (0.04) = 0.072 AC-IN = 261 CUBIC-FT
EX-2	2.54 (0.43) (0.06) = 0.066 AC-IN = 239 CUBIC-FT
EX-3	2.54 (0.48) (0.17) = 0.207 AC-IN = 752 CUBIC-FT
DA-1	2.54 (0.63) (0.04) = 0.064 AC-IN = 232 CUBIC FT
DA-2	2.54 (0.49) (0.06) = 0.075 AC-IN = 272 CUBIC FT
DA-3	2.54 (0.66) (0.17) = 0.285 AC-IN = 1034 CUBIC FT



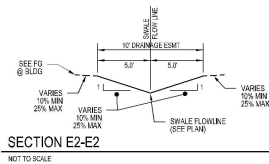
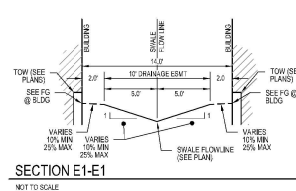
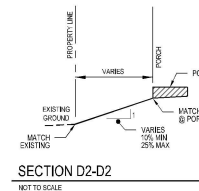
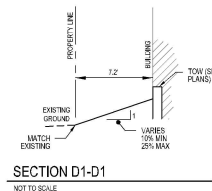
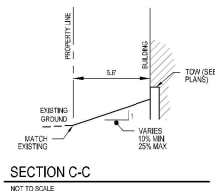
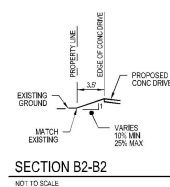
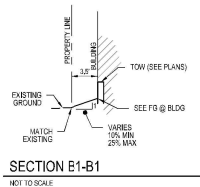
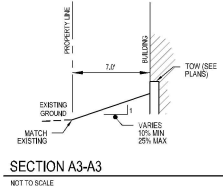
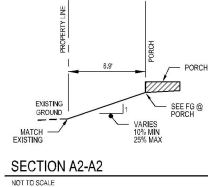
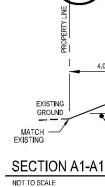


FOR BURIED UTILITY INFORMATION
CALL 811 (or 1-800-482-1987)
THREE (3) BUSINESS DAYS
BEFORE YOU DIG
UTILITY NOTIFICATION CENTER
OF COLORADO (UNCC)
www.uncc.org



1 POST-DEVELOPMENT DRAINAGE MAP

SCALE: 1" = 10'-0"



PRE-DEVELOPMENT DRAINAGE RUNOFF SUMMARY													
DESIGN POINTS	AREA (AC)	IMPERVIOUS (%)	C1	C2	C3	C100	C2 CFS	C3 CFS	C100 CFS	Q1 CFS	Q2 CFS	Q100 CFS	SUM-OF CUBIC FT
P1-PR	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01
P2-PR	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05
P3-PR	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17
P4-PR	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04
P5-PR	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06
P6-PR	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17

- DA-1 AREA: 2287.5 SQ. FT.
BUILDINGS: 1272.2 SQ. FT. (43%)
CONCRETE: 117.4 SQ. FT. (4%)
GREEN: 1177.9 SQ. FT. (53%)
- DA-2 AREA: 2281.9 SQ. FT.
CONCRETE: 1281.4 SQ. FT. (14%)
GREEN: 1202.5 SQ. FT. (86%)
- DA-3 AREA: 1773.9 SQ. FT.
BUILDINGS: 2288.9 SQ. FT. (86%)
CONCRETE: 1102.2 SQ. FT. (15%)
GREEN: 1281.8 SQ. FT. (49%)

Basis of Bearings

THE NORTH LINE OF THE SUBJECT PROPERTY, BEARING N40°00'E (ASSUMED), A DISTANCE OF 175.07 FEET, MONUMENTED AS SHOWN HEREON.

Benchmark

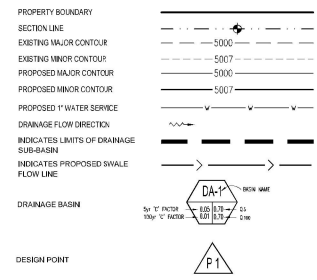
BOULDER COUNTY "LL-160" 2.6' BOULDER COUNTY BRASS CAP IN STORM INLET AT THE SOUTH-WEST CORNER OF THE INTERSECTION OF MAIN AND SPRUCE STREETS, ELEV: 5338.16 (NAVD83-SECD18)

Notes

1. BUILDING FOOTPRINTS ARE HYPOTHETICAL AS PROVIDED BY ARCHITECT.
2. ACTUAL BUILDING FOOTPRINTS MAY VARY FROM THIS DEPICTION.
3. ANY REQUIRED MODIFICATIONS TO THE DRAINAGE MAP AND CIVIL DRAWINGS WILL BE PROVIDED AT TIME OF BUILDING PERMIT APPLICATION.



Legend



NO.	DESCRIPTION	DATE	BY
1	SUB PLAN SUBMITTAL	5/1/24	MB
2	PRELIMINARY COMMENTS	5/1/24	MB

ENGINEERING
PLANNING
DESIGN
CIVILARTS

824 LEE AVE. IMPROVEMENTS
824 LEE AVENUE
LOUISVILLE, COLORADO 80027
POST DEVELOPMENT DRAINAGE MAP



DATE: 2/23/2024
DRAWN BY: MB
CHECKED BY: PEH
JOB NO: F-435

SHEET NO:
C2.1
4 OF 4

**SUBDIVISION AGREEMENT
(East Louisville Subdivision Replat B)**

THIS SUBDIVISION AGREEMENT (this “Agreement”) is entered into as of _____, 2025 (the “Effective Date”), by and between the **City of Louisville**, a Colorado home rule municipal corporation (“City”), and **Douglas Evans, Kristen Kowalczyk, Mary Evans, and Michael Reis** (“Subdivider”). City and Subdivider, collectively, are hereinafter referred to as the “Parties”.

RECITALS:

A. Subdivider is seeking City approval of that certain Final Subdivision Plat (“Final Plat”) for the East Louisville Subdivision Replat B (“Subdivision”) for purposes of subdividing one (1) lot into three (3) lots.

B. The Public Works Director has deemed it necessary, pursuant to Section 16.20.040 of the Louisville Municipal Code, that the Subdivider install water services, sewer services, asphalt and concrete to Lots 1-3, East Louisville Subdivision Replat B, as further set forth in Exhibit A, attached hereto and incorporated herein by this reference (the “Work”).

C. The Parties desire to set forth their agreement as to the Subdivider’s furnishing of an improvement guarantee and the completion of the Work.

NOW, THEREFORE, for and in consideration of the foregoing and the mutual covenants of the Parties hereto, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

1. **Improvement Guarantee.** Subdivider shall submit to the City an improvement guarantee in the amount of \$27,948.00 to secure the Subdivider’s faithful performance of its obligations hereunder (“Improvement Guarantee”). The Improvement Guarantee may be in cash or a letter of credit in form and substance as shown on Exhibit B, attached hereto and incorporated herein by reference. The Improvement Guarantee, if a letter of credit, shall not expire during the winter season (November 1 - March 1) and shall be auto-renewing, per Exhibit B. The Improvement Guarantee shall be furnished prior to recordation of the Final Plat.

2. **Permit and Construction Drawings.** The Subdivider, at its own expense, shall submit to the City (i) a complete application for a right-of-way excavation permit in accordance with Chapter 12.12 of the Louisville Municipal Code (“ROW Permit”), and (ii) complete construction drawings, relative to the Work.

3. **Construction.** Following issuance of the ROW Permit and City approval of the construction drawings, Subdivider shall perform the Work (a) within the timeframe set forth in the ROW Permit, and (b) in accordance with (i) the terms and conditions of the ROW Permit, (ii) the construction drawings approved in writing by the City, (iii) the Final Plat, and (iv) the City's construction specifications applicable at the time of construction plan approval (collectively,

“Plans and Specifications”). Subdivider agrees that during construction of the Work, Subdivider shall take any and all steps necessary to control trash, mud, and debris in City rights-of-way, and shall immediately remove such trash, mud, and debris from public rights of way after notification by the City. If Subdivider does not abate, or if an emergency exists, City may abate at Subdivider's expense.

4. City Remedies. The City will have the option, but no obligation, to draw on the Improvement Guarantee to complete the Work, or to correct any deficiencies and make any needed repairs to any portion of Work not completed or conforming to the Plans and Specifications, if: (i) the Work has not been finally completed and accepted by the City within the timeframe set forth in the ROW Permit, including any extensions, which must be made in writing by the City Manager; (ii) the Subdivider has made statements or taken action that would indicate to a reasonable person that the Subdivider has abandoned its undertaking of the Work's completion, and the Subdivider has failed to timely respond to City inquiries regarding the same; or (iii) The City has completed any Work to correct any deficiency and made any needed repairs to any portion of the Work during the Warranty Period. The City shall provide the Subdivider with ten (10) days' written notice before commencing the Work, within which period the Subdivider will have an opportunity to provide the City with a satisfactory schedule for completion of the Work. The City's remedy under this Section shall not limit the City from pursuing any other remedies under this Agreement, at law, or in equity.

5. Construction Completion. Upon completion, Subdivider shall request an inspection of the Work by the City Public Works Department, Engineering Division (the “Division”). The City will not accept the Work unless it conforms to the Plans and Specifications and achieves its intended purpose. Subdivider is responsible for all repairs, replacements, construction, or other work, and for requesting as many inspections by the Division as may be required to achieve acceptance of the Work.

6. Return of Improvement Guarantee; Warranty. Upon the City's written acceptance of the Work, the City shall release the Improvement Guarantee, excluding amounts withheld in accordance with this Agreement, if any, except that the City will retain \$5,000 to secure the Subdivider's warranty as established in the ROW Permit. The ROW Permit requires a two year warranty after work is completed and accepted by the City. After the two year warranty period the funds remaining on file with the City as an Improvement Guarantee will be returned to the Subdivider, excluding sums drawn on by the City pursuant to Section 4 of the Agreement.

7. As-Built. Subdivider shall provide the Division with a PDF and AutoCAD drawing certified by a civil engineer upon completion of the Work and other documents as required by the City. These documents shall show “as-built” locations of Work. Such documents shall be provided to the City prior to the City's acceptance of the Work.

8. Indemnification and Release of Liability. Subdivider agrees to indemnify and hold harmless the City, its officers, employees, agents, or servants, and to pay any and all judgments rendered against the City, its officers, employees, agents or servants on account of any suit, action, or claim caused by, arising from, or on account of acts or omissions by Subdivider, its officers,

employees, agents, consultants, contractors, and subcontractors, and to pay to the City, its officers, employees, agents and servants their reasonable expenses, including, but not limited to, reasonable attorney's fees and reasonable expert witness fees, incurred in defending any such suit, action or claim; provided, however, that Subdivider's obligation herein shall not apply to the extent said suit, action or claim results from any acts or omissions of officers, employees, agents or servants of the City. Said obligation of Subdivider, with respect to the construction of the Work shall be limited to suits, actions or claims based upon conduct prior to acceptance by the City of the Work. Subdivider acknowledges that the City's review and approval of plans for the Work is done in furtherance of the general public's health, safety and welfare and that no immunity is waived and no specific relationship with, or duty of care to, Subdivider or third parties is assumed by such review approval.

9. Governing Law. This Agreement and all matters arising hereunder or in connection herewith shall be governed by and construed and enforced in accordance with the laws of the State of Colorado. Any disputes regarding or arising out of this Agreement shall be brought in the courts of Boulder County, Colorado, and in no other court.

10. Successors and Assigns. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

11. Assignment. Subdivider may not assign or delegate this Agreement or any portion thereof, or any monies due to or become due hereunder, without the City's prior written consent. As a condition of the City's consent to any assignment of this Agreement, the City may require this Agreement, a written instrument of assignment, or both, to be recorded in the property records of Boulder County. Any purported assignment or delegation in violation of this Section shall be voidable in the City's sole discretion.

12. Termination. This Agreement shall terminate upon the City's final written acceptance of the Public Improvements and upon the City's return of the Deposit, excluding sums lawfully drawn on by the City in accordance with the terms of this Agreement.

13. No Third-Party Beneficiaries. It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to City and Subdivider, and nothing contained in this Agreement shall give or allow any such claim or right of action by any other third party on such Agreement. Any person other than City or Subdivider receiving services or benefits under this Agreement is deemed to be an incidental beneficiary only.

14. Effect of Headings. Headings appearing in this Agreement are inserted for convenience of reference only and shall in no way be construed to be interpretations of the provisions hereof.

15. Authority to Bind. Each of the persons signing below hereby represents and warrants that such person is signing with full and complete authority to bind the party on whose behalf such person is signing, to each and every term of this Agreement. The Subdivider's signatory shall be

independently bound by, and shall be obligated to perform, the terms of this Agreement should the signatory lack full and complete authority to bind the Subdivider.

16. Counterparts. This Agreement may be executed with counterpart signature pages and in duplicate originals, each of which shall be deemed an original, and all of which together shall constitute a single instrument.

17. Recording; Binding Effect. The City shall record this Agreement at Subdivider's expense in the office of the Clerk and Recorder, County of Boulder, State of Colorado. This Agreement shall run with the land included within the Subdivision and shall inure to the benefit of and be binding upon the successors and assigns of the parties hereto.

18. Termination. This Agreement shall terminate upon acceptance by City of all Work required hereunder, provided that no litigation or claim is pending relating to this Agreement.

IN WITNESS WHEREOF, the Parties have executed this Subdivision Agreement as of the Effective Date.

City:

CITY OF LOUISVILLE, COLORADO,
a Colorado home rule municipal corporation

By: _____
_____, City Manager

ATTEST:

Meredyth Muth, City Clerk

Subdivider:

Douglas Evans

Kristen Kowalczyk

Mary Evans

Michael Reis

EXHIBIT A COST ESTIMATE



ENGINEERING
PLANNING
SURVEYING

P 303.682.1131
F 303.682.1149

info@civilararts.us
www.civilararts.us

1500 Kansas Avenue, Suite 2-E
Longmont, CO 80501

Engineers Certification of Probable Construction Cost

Project: 824 Lee Street, Louisville, Colorado
Location: City of Louisville, Colorado
Project No. E-435; Minor Subdivision

Date: 1/21/2025
By: ITT
Revision: ITT

Improvements in (Lee Street R/W & Alley)					
ITEM	DESCRIPTION	QUANTITY	UNITS	UNIT COST	TOTAL
Water Service					
1	Saw Cut & Remove Existing Pavement, (Lee Street)	435.00	SF	\$ 7.50	\$3,263
2	Saw Cut & Remove Existing (4') Sidewalk, (Lee Street)	60.00	SF	\$ 12.00	\$720
3	Saw Cut & Remove (2.5') Curb & Gutter, (Lee Street)	15.00	LF	\$ 25.00	\$375
4	Const. New (2.5') Curb & Gutter, (Lee Street)	15.00	LF	\$ 60.00	\$900
5	Const. New (4') Concrete Sidewalk (Lee Street)	60.00	SF	\$ 70.00	\$4,200
6	Const. 1" water service w/ corp stop	2.00	LS	\$ 2,000.00	\$4,000
7	Install new curb stop on existing water service	1.00	LS	\$ 1,000.00	\$1,000
8	Const. New Asphalt Patch Lee Street	435.00	SF	\$ 10.00	\$4,350
Subtotal Water Service					\$14,458
Sanitary Sewer Service					
9	Saw Cut & Remove Existing Pavement, (Lee Street)	130.00	SF	\$ 7.50	\$975
10	Saw Cut & Remove Existing 4' Sidewalk, (Lee Street)	50.00	SF	\$ 12.00	\$600
11	Saw Cut & Remove Curb & Gutter, (Lee Street)	13.00	LF	\$ 25.00	\$325
12	Saw Cut & Remove Existing Pavement, (Alley)	40.00	SF	\$ 7.50	\$300
13	Single Sanitary Service (Lee Street)	1.00	LS	\$ 3,000.00	\$3,000
14	Single Sanitary Service (Alley)	1.00	LS	\$ 2,750.00	\$2,750
Subtotal Sanitary Sewer					\$7,950
Right of Way					
15	Traffic Control (By Contractor) (Lee Street)	1.00	LS	\$ 3,000.00	\$3,000
Subtotal					\$25,408
10% Cont.					\$2,541
Total					\$27,948

Q:\E-435 824 Lee Avenue Minor Subdivision_ENG REPORTS\Engineer's Cost Estimate

EXHIBIT B
IRREVOCABLE LETTER OF CREDIT
STANDARD FORM

[date of Letter of Credit - the date the credit is opened]

City of Louisville
749 Main Street
Louisville, CO 80027

Attn: Director of Planning:

We hereby issue our Irrevocable Letter of Credit Number in your favor for the account of _____, in an amount not to exceed _____ effective immediately and expiring at our counters on (except November-February) or any extended expiration date as indicated below.

Funds under this Letter of Credit are available for payment by sight, by presentation of your sight draft(s) substantially in the form of Exhibit "A" accompanied by your written certificate substantially in the form of Exhibit "B".

Partial and multiple drawings are permitted.

This Letter of Credit will automatically be extended for a period of sixty (60) days from the present or any future expiration date unless we notify you in writing by certified mail thirty (30) days prior to any expiration date that we elect not to renew this Letter of Credit for any additional period.

We hereby engage with you that all drawings in conformity with terms and conditions of the Letter of Credit will be duly honored upon presentation to our counters on or before any expiration date as indicated above.

All bank charges, including any advising bank charges, are to be charged to (account party's name).

If a demand for payment by you hereunder does not, in any instance, conform to the terms and conditions of this Letter of Credit, the bank shall give the City written notice, and send copy of this notice by FAX to the City of Louisville (Attn: City Manager), within three business days of presentment of any nonconforming draft that the purported negotiation was not effective in accordance with the terms and conditions of the Letter of Credit, stating with particularity the reasons therefore. The bank will hold all documents at the bank for the City, or send them to the City, at the City's option. Any such nonconforming demand may be corrected and resubmitted within three (3) business days of receipt of the bank's mailed notice

of nonconformity. A resubmittal will be deemed to have been presented to the bank on the date of the original demand for payment.

We are a current member of (FDIC) (FSLIC).

This credit is subject to the Uniform Customs and Practice for Documentary Credits, 1993 revision, ICC publication number 500.

This Irrevocable Letter of Credit sets forth in full the terms of our undertaking and such undertaking shall not in any way be modified, amended or amplified by reference to any document or instrument referred to herein or in which the Irrevocable Letter of Credit relates and any such reference shall not be deemed to incorporate herein by reference any document or instrument.

Sincerely,

(Bank)

EXHIBIT A TO LETTER OF CREDIT
DRAFT FOR PAYMENT DRAWN UNDER

IRREVOCABLE LETTER OF CREDIT NO. _____

DATE: _____, 20__.

PAY TO: the account of the City of Louisville, Colorado, Account

No. _____, at _____,

Colorado, THE SUM OF _____ DOLLARS

(\$_____._____).

CITY OF LOUISVILLE, COLORADO

By: _____
City Manager

EXHIBIT B TO LETTER OF CREDIT

To: _____

CERTIFICATE FOR PAYMENT

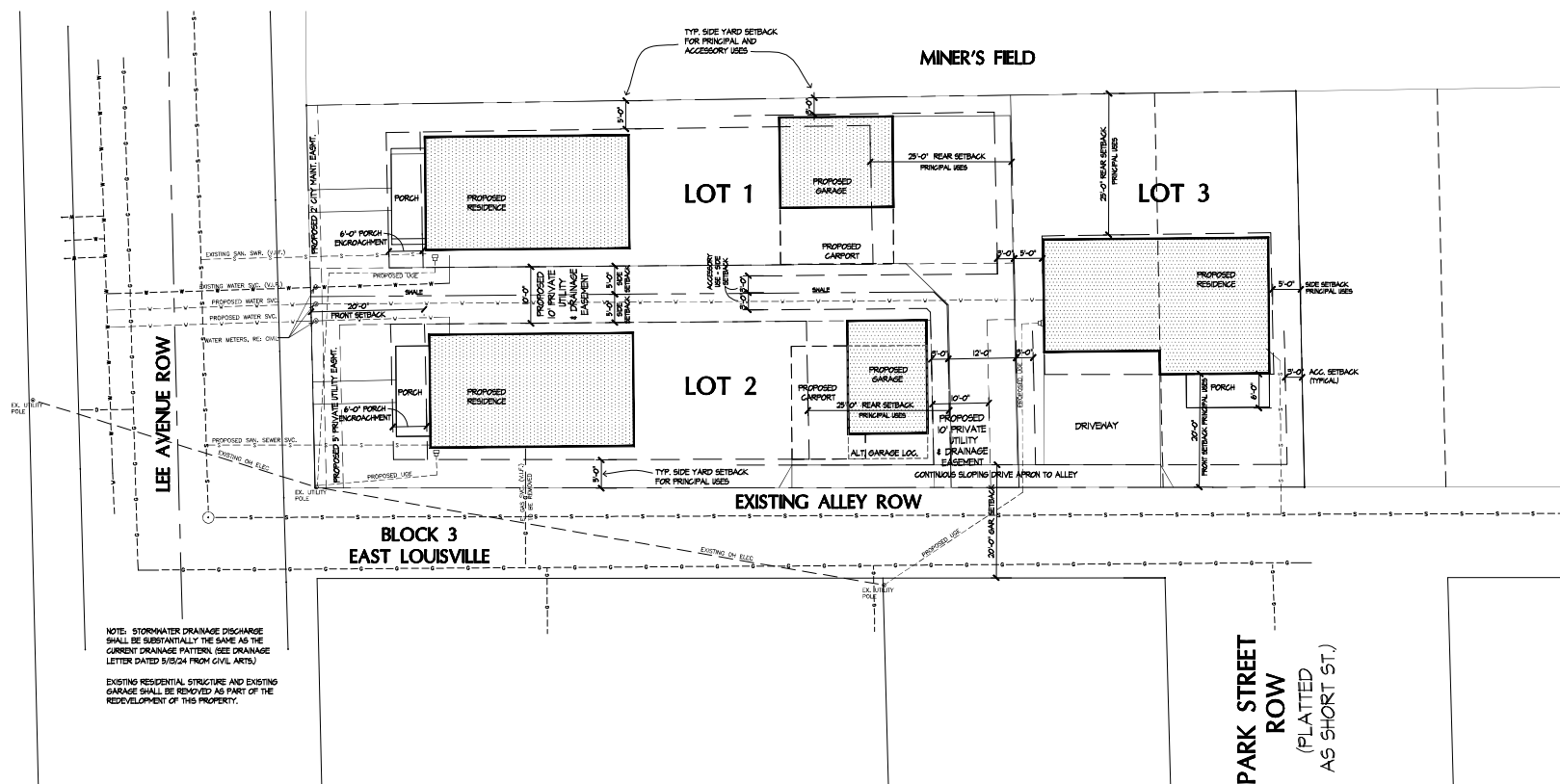
The undersigned, a duly appointed officer of the City of Louisville, Colorado (the "City"), hereby certifies to _____ (the "Bank"), with reference to the Bank's Irrevocable Letter of Credit No. _____ (the "Letter of Credit"), issued by the Bank in favor of the City, that:

- (1) The undersigned is the City Manager for the City.
- (2) The City is authorized to make a drawing under the Letter of Credit.
- (3) The amount which is due and payable from the Letter of Credit is \$_____, and the amount of the sight draft accompanying this certificate does not exceed such amount.

IN WITNESS WHEREOF, the undersigned has executed and delivered this certificate as of the _____ day of _____, 20__.

CITY OF LOUISVILLE, COLORADO

By: _____
City Manager



SITE DEVELOPMENT DATA

ZONING: R-M OLD TOWN OVERLAY

NOTE: THE FOLLOWING DATA REPRESENTS THE MAXIMUM ALLOWABLE BUILDING AREA AND LOT COVERAGE PER THE LOUISVILLE MUNICIPAL CODE - OLD TOWN OVERLAY DISTRICT.

LOT	AREA	MAX. LOT COVERAGE	MAX. FAR
LOT 1	4,689 SF	1,758 SF @ .375 LOT COVG.	2,110 SF @ .450 FAR
LOT 2	3,851 SF	1,540 SF @ .400 LOT COVG.	1,925 SF @ .500 FAR
LOT 3	3,523 SF	1,409 SF @ .400 LOT COVG.	1,761 SF @ .500 FAR

EXISTING LOT AREA = 12,063 SF
PER ALTA/NSPS LAND TITLE SURVEY BY EHRHART LAND SURVEYING, PROJECT S235148 DATED 05/19/23
REFER TO SURVEY AND PLAT FOR ADDITIONAL INFORMATION.

1 SCHEMATIC SITE PLAN

A1 SCALE: 1" = 10'-0"



SITE PLAN NOTES:

- ALL BUILDING FOOTPRINTS, UTILITY LOCATIONS, AND OTHER IMPROVEMENTS ARE APPROXIMATE POTENTIAL FUTURE CONDITIONS, SHOWN FOR ILLUSTRATIVE PURPOSES ONLY, AND NOT ALL FUTURE IMPROVEMENTS ARE SHOWN. FINAL CONSTRUCTION DRAWINGS SHALL INDICATE ACTUAL PROPOSED LOCATIONS OF ALL SUCH STRUCTURES, UTILITIES AND IMPROVEMENTS, FINAL GRADING, ETC.
- ALL NEW UTILITIES INDICATED FOR THIS SUBDIVISION SHALL BE LOCATED BELOW GRADE.



**HARTRONFT
ASSOCIATES**
A Professional Corporation

Planning
Architecture
Interior Design

910 Spruce Street, #12A
Louisville, CO 80027
TEL: 303.673.9104
FAX: 303.673.9119

EAST LOUISVILLE SUBDIVISION

REPLAT 'B'

RES / KOWALCZYK / EVANS
824 Lee Street, Louisville, Colorado

COPYRIGHT 2024
All drawn and written information duplicated disclosed or otherwise appearing herein shall not be used without written consent of Hartronft Associates, P.C.

PROJECT # 1856
DATE 11/09/23
DRAWN BY: HAPC
CHECKED BY: JEH
REVISED: 05/14/24
08/07/24

A1

CC 02/04/25

ELECTRONIC LAND USE HEARING REQUEST

CASE NO. _____

APPLICANT INFORMATION

Firm: Hartronft Associates p.c.
Contact: Erik Hartronft
Address: 950 Spruce St.
Louisville, CO 80027
Mailing Address: 950 Spruce St.
Louisville, CO 80027
Telephone: 303-673-9304
Fax: _____
Email: erik@hapcdesign.com

OWNER INFORMATION

Firm: Michaelreis LLC
Contact: Michael Reis
Address: 738 Pear Court
Louisville, CO 80027
Mailing Address: 738 Pear Court
Louisville, CO 80027
Telephone: 303-807-5977
Fax: _____
Email: michaelreisllc@gmail.com

REPRESENTATIVE INFORMATION

Firm: Hartronft Associates p.c.
Contact: Erik Hartronft
Address: 950 Spruce St.
Louisville, CO 80027
Mailing Address: 950 Spruce St.
Louisville, CO 80027
Telephone: 303-673-9304
Fax: _____
Email: erik@hapcdesign.com

PROPERTY INFORMATION

Common Address: 824 Lee Ave., Louisville, CO 80027
Legal Description: Lot 1,2&3 Blk 3
Subdivision Louisville East
Area: 12,063.2 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: _____
Print: J. Erik Hartronft
Owner: Michael Reis
Print: Michael Reis
Representative: _____
Print: J. Erik Hartronft

CITY STAFF USE ONLY

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

Amelia Brackett Hogstad, Senior Planner
Planning Department
City of Louisville
749 Main Street
Louisville, CO 80027

November 10, 2023

**Subject: Acknowledgment of Approval for Minor Subdivision
Application – 824 Lee Avenue**

Dear Amelia,

We hope this letter finds you well.

We are the owners of record for the property located at 824 Lee Avenue and would like to acknowledge that we have jointly elected to submit a Minor Subdivision application to the City of Louisville.

We appreciate the time and effort invested by the City of Louisville in ensuring that all applications are thoroughly reviewed, and we look forward to the completion of the process over the next several months.

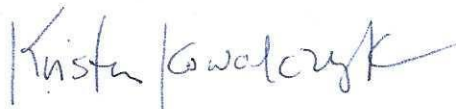
Sincerely,



Douglas Evans



Mary Evans



Kristen Kowalczyk



Michael Reis



**HARTRONFT
ASSOCIATES**
A Professional Corporation

*Planning
Architecture
Interior Design*

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

Mr. Rob Zuccaro, Planning & Building Safety Director
Ms. Amelia Brackett Hogstad, Historic Preservation Planner
City of Louisville, Colorado
749 Main Street
Louisville, CO 80027

08 November 2023

Re: 824 Lee Street – Reis Minor Subdivision
Project Narrative

Rob and Amelia,

We are pleased to submit the attached Minor Subdivision for the redevelopment of 824 Lee Street, to replat the three original lots and vacated Right of Way into three lots suitable for 3 residences.

The redevelopment of this property is envisioned as smaller homes, dictated by smaller lot sizes, instead of larger homes that could be built 'by-right' on typical larger lots per the Municipal Code. The developers are very aware of the need for more affordable right-sized housing in Louisville and we agree that this property is a very appropriate location for smaller scale housing that will fit within the existing fabric of this East Louisville neighborhood. Please refer to the attached letter from Michael Reis regarding the development concept and neighborhood precedents.

This Minor Subdivision requires four variances to the Municipal Code.

- A. Per Sec. 16.16.050 – Lots: (C.) We propose that the maximum depth of all residential lots shall not exceed 3.7 times the width thereof, in lieu of 2.5 times the width.
- B. Per Sec. 16.16.050 – Lots: (D.) We propose that the minimum lot width shall be 33'-6" in lieu of 50'-0".
- C. Per Sec. 17.12.040 – Yard and Bulk Requirements: We propose that the minimum lot width shall be 33'-6" in lieu of 60'-0".
- D. Per Sec. 17.12.040 – Yard and Bulk Requirements: We propose that the Minimum lot size shall be 3,500sf in lieu of 7,000sf.

Without these four variances, and without creating this Minor Subdivision, we understand that the property could be developed into 3 residential units based on the land area. This could be configured in one larger 3-unit building, or otherwise designed to have two or three residences on the current lot configuration, under single ownership as rental units, or as condominium ownership. This Minor Subdivision will allow for more appropriate, smaller scaled residences to be built for individual ownership.

The attached concept site plan shows how these lots could be developed, and what the maximum FAR and Lot Coverage areas would be for these three lots. As illustrated, the proposed smaller lot sizes restrict the maximum size and mass of the residences. The site plan indicates compliance with the Old Town Overlay zoning requirements.

Section 16.12.110 of the Louisville Municipal Code specifies the Minor Subdivision procedure. This subdivision is eligible for the Minor Subdivision procedure per 16.12.110.C:

1. The subdivision contains solely residential use and results in not more than four dwelling units.

Section 16.24 of the Louisville Municipal Code governs modifications which can be authorized by city council, upon advice of the planning commission, for subdivisions where a subdivider proposes a plat that does not fully comply with the regulations in Title 16 or Title 17.

Specifically, related to this Reis Minor Subdivision:

Section 16.24.030 Modification review criteria.

A. In granting any modification for a subdivision plat that is not processed concurrently with a planned unit development, city council shall find that the application complies with [section 16.04.020](#) and [section 16.24.010](#) and all of the following requirements, insofar as applicable, have been satisfied:

1. *That there are unique physical circumstances or conditions such as irregularity, narrowness or shallowness of the property, or exceptional topographical conditions, or other physical conditions peculiar to the affected property;*

The existing property is comprised of 3 lots that are 150' long with widths of 17.92', 24.90' and 24.90', and areas of 2,814sf, 3,751sf and 3,751sf respectively. There is also a portion of the vacated Right of Way for Park Street that is included as part of this existing property. The proposed subdivision is intended to bring the lot sizes more into compliance with applicable regulations.

2. *That because of such physical circumstances or conditions, the property cannot be reasonably developed in conformity with the provisions of [title 16](#) and [title 17](#) resulting in a hardship;*

Due to the size and areas of the existing lots, it is not possible to provide 3 separate dwelling units on the 3 lots, even though 3 DU would be allowable at 1DU per 3,500sf.

3. *That such hardship has not been created by the applicant;*

The existing lots are as originally platted, not created by the applicant.

4. *That the modification, if granted, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property;*

The modifications requested will result in smaller sized individual residences rather than a multi-unit building that would be out of scale with the neighborhood. The modifications will not affect the use or development of adjacent properties.

5. *That there are no reasonable alternatives that would remove the need for the requested modification or would reduce the amount of the modification.*

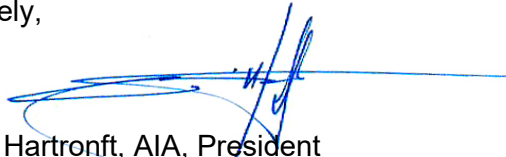
There are no reasonable alternatives for the three allowable dwelling units, other than a multi-unit building which would be out of character with the neighborhood.

6. *That no additional dwelling units shall result from approval of the modification beyond what the underlying zoning would otherwise allow.*

No additional dwelling units shall result from the modification beyond the three DU allowed per the existing RM zoning.

Thank you for your consideration of this request for approval of the Minor Subdivision attached herein. Let us know if you have any questions regarding this proposal.

Sincerely,



J. Erik Hartronft, AIA, President
Hartronft Associates, p.c.

Amelia Brackett Hogstad, Senior Planner
Planning Department
City of Louisville
749 Main Street
Louisville, CO 80027

November 8, 2023

Subject: 824 Lee Avenue

Dear Amilia,

I am writing this cover letter to provide an overview of the minor subdivision request to replat the property at 824 Lee Avenue. I have approached this request to align with the vision of preserving the historic scale, character, and sense of place in the East Louisville neighborhood; more commonly known as “Miners Field.” The request is intended to foster stewardship and maintain and enhance the authenticity of Louisville's small-town charm and character that is physically manifested by small format homes on smaller lots.

We have emphasized attention to the neighborhood context while aligning with market trends for smaller homes at a traditional scale. Integration of more modern lot layouts that enhance the existing fabric of the neighborhood. And perhaps more importantly the following request highlights the historical significance of the presence the Trott-Downer Cabins and Minors Field and the two homes in the neighborhood that have been landmarked by the city. In my view the previous lot splits, the installation of the Trott-Downer “Bach” cabins, and the two Landmarked homes have “set the tone” of the redevelopment of the neighborhood, and for the proposed redevelopment of 824 Lee Avenue.

Historical Context – East Louisville Addition – as a de facto “Pocket Neighborhood”

The East Louisville Addition had its origins with the first landowner, Charles C. Welch, a prominent early Louisville resident, and the transfer of the land to William J. Lee and George A. Lee who filed the plat for the East Louisville Addition in 1906. It has clear geographical boundaries and historical significance due to being adjacent to Miners Field. The neighborhood is bounded by the BNSF railroad on the west, Highway 42 on the east, Short Street on the north, and on the south by Spruce Street. (Pine Street was not part of the 1906 Plat. Interestingly, Willian Lee resided at 1105 Pine at the time of the 1906 Plat.)

East Louisville neighborhood has a single vehicle access point via Short Street to Lee Avenue. South of Miners Field both the alley and Spruce Street access to Highway 42 have been closed in recent years; effectively creating a dead-end street that ends in a Cul de Sac at the east end of Spruce Street.

A contemporary definition of “Pocket Neighborhood” is a “cluster of homes gathered around some kind of common ground within a larger surrounding neighborhood” In East Louisville, it's Miners Field and the recently relocated two historic Trott-Downer Bachelor Cabins forming the “common ground” and within the larger Old Town.

East Louisville, or rather “Miners Field” neighborhood, is one of the smaller subdivisions in Louisville at approximately 13.2 acres (575,000 SF). The location of Miners Field and the Trott-Downer cabins account for 3.04 acres, (134,247 SF), or 23% of the subdivision lots, excluding street/public right-of-way.

Residential Context

As history has evolved in Louisville, what was once considered “across the tracks” the Miners Field neighborhood is one of the last neighborhoods in Old Town to experience transformational change.

The city has enhanced livability and walkability to the area with significant public projects including the creation of the “quiet zone” of the BNSF railroad at Pine Street, the pedestrian underpass at South, upgrades to Miners Field, and the neighborhood streets and sidewalks. The neighborhood is within the boundaries of the Louisville Revitalization Commission, the City's Urban Renewal Authority.

Approximately 26 platted properties are in the subdivision, including Miners Field. Nearly all the homes are modest single story “cottage” style homes on smaller lots. The average size of the first-floor footprint on 20 of the homes on rectangular lots is 900 square feet. *“The generally small and architecturally simple houses present within East Louisville are consistent with the area’s history as a home for miners and railroad workers. This appears to remain a more economically modest area, as a relatively small number of houses exhibit additions, and those are generally small themselves.” (Paleowest Archaeology)*

There has been limited residential redevelopment or development activity except for the addition of three private homes. In 2023, a new home is currently under construction at 1100 Spruce (1,000 sq ft 1st floor footprint). A single-story home (1008 sq. ft.) was built on Walnut by Habitat for Humanity in 1996. A second house was built at 1131 Spruce, followed by a lot split that created two lots of 3,642 and 3,150 square feet.

In addition, to the Restas-Morgan House at 1131 Spruce being landmarked by the City, the Guenzi House at 1036 Walnut, and across Lee Avenue from 824 Lee, has also been landmarked.

Subdividing lots in East Louisville has been limited to the 2023 new build at 1100 Spruce; the 1996 replat for the Habitat for Humanity house on Walnut; and the replat to accommodate the landmarked Restas-Morgan house in 2018. All three replats created smaller lots from larger lots.

Historical Context – 824 Lee Avenue

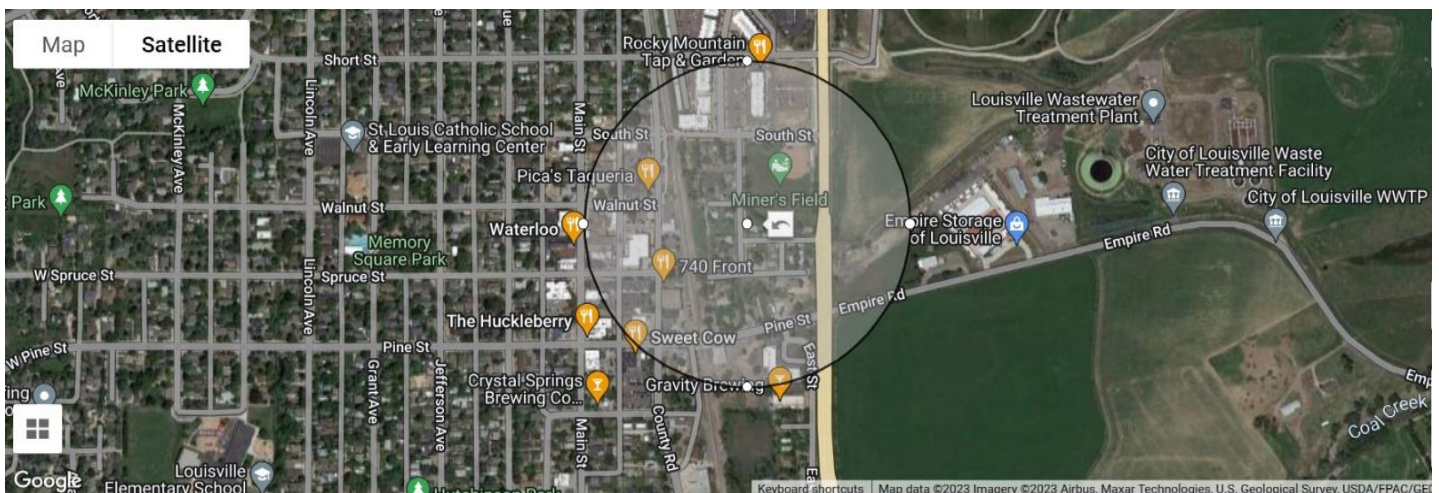
The 824 Lee Avenue property was platted as three lots on the 1906 Plat and oriented east-west from Lee. 824 Lee is the sole residential lot that is on the east side of Lee Avenue. The lots are separated from three properties on the south of Block 3 by an alley. The property remained vacant until 1965. The current house on the property was built in 1935 and moved to the property from an Erie mine in 1965 by the previous owners.

In 1975 the Louisville City Council adopted Ordinance #461 which vacated Park Avenue (Short) on the east of the property and vested half of Park Ave to 824 Lee. The additional vacated land conveyed by the ordinance increased the parcel size to 12,063 square feet.

Neighborhood Engagement & Building Community Support

We understand the importance of community support in this process and began to informally reach out to the owners in the neighborhood during the summer, and more formally by sending each a letter on October 16th (attached) to inform them that we are beginning the minor subdivision process and inviting them to have conversations about the plan.

Location Map showing 800-foot radius from 824 Lee Avenue



Hartronft Associates has assisted in the preparation of the Minor Subdivision application materials that accompany this letter. Hartronft Associates materials request approval of four variances. The minor subdivision request will change the lot orientation and upon development necessitate the removal of existing structures. We have not yet requested a demolition permit and would be interested in hearing about the relocation of the primary house to another location in town should that become available over the course of the next year.

The table provides various lot sizes in East Louisville. The data is for the relevant rectangular comparisons and does not include larger and irregular sizes. Of the 16 existing lots, 13 are non-conforming to the minimal lot size per the Louisville Municipal Code.

East Louisville Lot Size (sf)

1	1117 Spruce	3,150 sf
2	1131 Spruce St	3,642
3	1205 Spruce	5,042
4	1201 Spruce	6,322
5	1109 Spruce St	6,568
6	1101 Spruce St	6,627
7	1207 Spruce	7,610
8	1037 Walnut St	6,248
9	1021 Walnut St	5,775
10	1013 Walnut St	5,671
11	1011 Walnut St	7,453
12	1040 South St	6,406
13	1032 South St	4,046
14	1010 South St	5,168
15	1016 South St	5,937
16	1008 South St	8,418
Total SF of the 16 existing lots		94,083
Average SF of the 16 existing lots		5,880 sf
17	824 Lee Lot 1	4,690
18	824 Lee Lot 2	3,851
19	824 Lee Lot 3	3,523
Total SF of the 824 lots		12,063
Average SF of the three lots		4,021
Average SF of the 19 lots		5,587

Your time spent reviewing and processing this minor subdivision is greatly appreciated. We are committed to preserving the authenticity and character of East Louisville, while anticipating the changing housing needs of the community. Please feel free to contact me for further information or to discuss any aspects of the project in more detail.

Sincerely,

Michael Reis
738 Pear Court
Louisville, CO 80027
303-807-5977

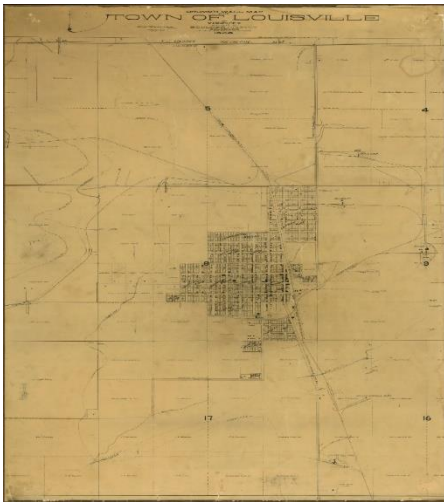
Several source materials have been visited, reviewed, and researched to inform, and inspire the accompanying minor subdivision request ranging from nearby examples, local studies and reports, and bestselling books on the subject matter.

Listed here for reference:

- Old Town Louisville contains several original town blocks in Old Town are cited often by the community as a favored development pattern such as the small lot small houses pattern found on La Farge Avenue.
- Boulder Creek Neighborhood's wee-cottage Roger's Farm neighborhood has developed on smaller lots; between 2,000 and 2,500 square feet that support smaller contemporary "cottages."
- The Toby's Lane neighborhood off 55th Street in Boulder is an existing infill on a one-acre site that has eight Single family that average 3,733 square feet.
- East Street Village PUD was recently approved by the City and the 15 single family lots average 3,508 square feet and are approximately 41 feet by 89 feet.
- The Chautauqua Park Cottage Neighborhood, a National Historic District.
- The Louisville Historical Museum provided important local reference materials including aerial photographs and historic research of the neighborhood; and to a limited extent the property.
- Louisville Municipal Code, Old Town Overlay regulations, 2018
- Stories in Places: Putting Louisville's Residential Development in Context, Paleowest Archaeology.
- Preservation Masterplan, 2015
- Louisville Revitalization Commission studies
- Downtown Louisville Framework Plan, 1999
- ULI Advisory Services Panel – Marshal Fire Report
- Oldtown Zoning Update – Diagnostic Report
- 2023 Louisville Housing Plan (stakeholder meetings, Housing Needs Study)
- Future 42 Connecting People and Places
- Highway 42 Revitalization Area Comprehensive Plan Amendment
- Missing Middle Housing, Daniel Parolek
- Building Small, A Toolkit, Jim Heid
- Downsize: Living large in a small house, Sheri Koones
- Arbitrary Lines, M. Nolan Gray
- Fixer-Upper: How to Repair America's Broken Housing Systems, Jenny Schuetz
- Strong Towns, Charles L. Marohn, Jr.
- Pocket Neighborhoods: Creating Small Scale Community in a Large-Scale World, Ross Chapin
- Not So Big House, Sarah Susanka
- Creating the Not So Big House, Sarah Susanka

Attachments:

1. Application – Minor Subdivision Per Municipal Code
2. Reis Subdivision Plat, Ehrhart Land Surveying
3. Schematic Site Plan, Hartronft Associates
4. Title Commitment, First American Title
5. Informal Neighborhood Correspondence, October 16, 2023
6. Drainage Letter, Civil Arts, September 1, 2023
7. City of Louisville, Ordinance #461, February 11, 1975



October 16, 2023

(pg. 6)

East Street/Minors Field Neighborhood Property Owners

Hello,

My name is Michael Reis, and I am part owner of the property at 824 Lee Avenue in Louisville.

The purpose of this letter is to reach out and let you know that we'll be starting the process to create a revised subdivision on the property over the next few months. The current three lot plat of the property was created in 1906, our minor subdivision request is to create a more modern three lot subdivision/plat of the property.

Attached to this letter is a visual representation of the new minor subdivision of the property showing two lots along Lee and the 3rd lot off Park on the east side of the property. They are purposely small lots which will limit the size of the homes that can be built on them to better reflect the scale and history of the neighborhood. Parking for each lot/house would be from the existing alley. There is no driveway proposed on Lee Avenue.

Feel free to ask me for a more detailed presentation as there is a much more detailed packet being finalized for submission to the city. We intend to submit the application packet to city by the end of October and realize that the process can take a few months. The process has several public hearings and includes public notice requirements.

I wanted to begin the conversations with this informal correspondence. Please feel free to contact me for more details or if you have questions.

Regards,

Michael Reis
303-807-5977
michaelreisllc@gmail.com

CC: Property owners of the following neighborhood addresses:

833 Courtesy Road	1205 Spruce	1011 Walnut
1100 Spruce	1207 Spruce	1008 South
1101 Spruce	1210 Spruce	1016 South
1109 Spruce	825 Lee	1010 South
1131 Spruce	1036 Walnut	1032 South
1117 Spruce	1037 Walnut	1040 South
1190 Spruce	1021 Walnut	
1201 Spruce	1013 Walnut	



City Council Public Hearing

824 Lee Avenue

A request to consider the East Louisville Subdivision Replat B and Subdivision Modifications to re-subdivide the three lots.

February 4, 2025



2/4/2025

Summary

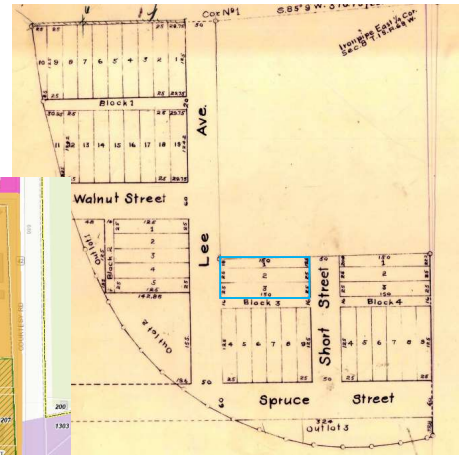
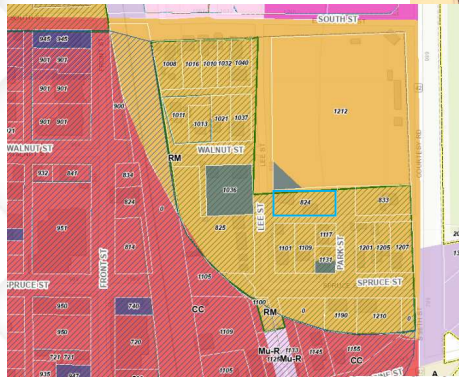
- Lot line adjustment through Minor Subdivision application.
- 3 existing lots, 12,063 SF total.
- Property is large enough for 3 dwelling units based on lot size.



2/4/2025

Background

- East Louisville Subdivision, 1906.
- Miners Field neighborhood.
- Residential Medium Density (R-M).
- Old Town Overlay (OTO).



Background

- Previous and current vehicular access to neighborhood.



Current photo of previous access from Hwy 42 to the alley.



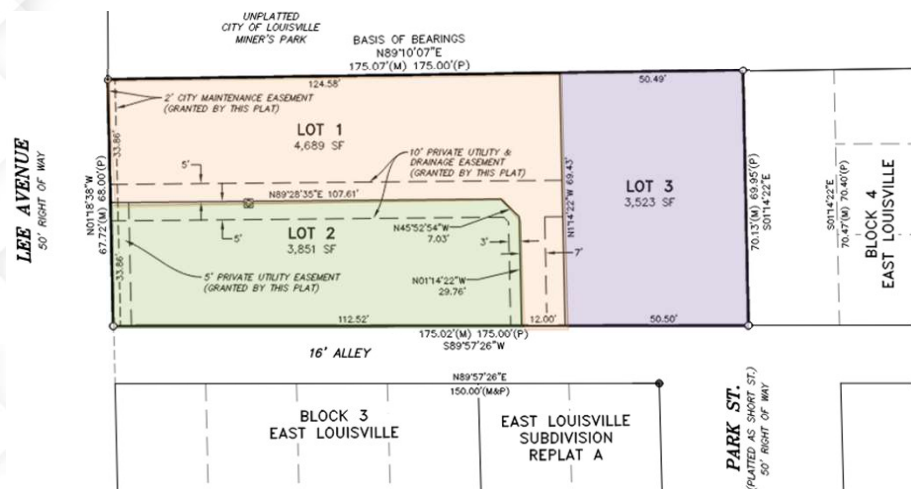
Existing access to the Miners Field neighborhood from Hwy 42.



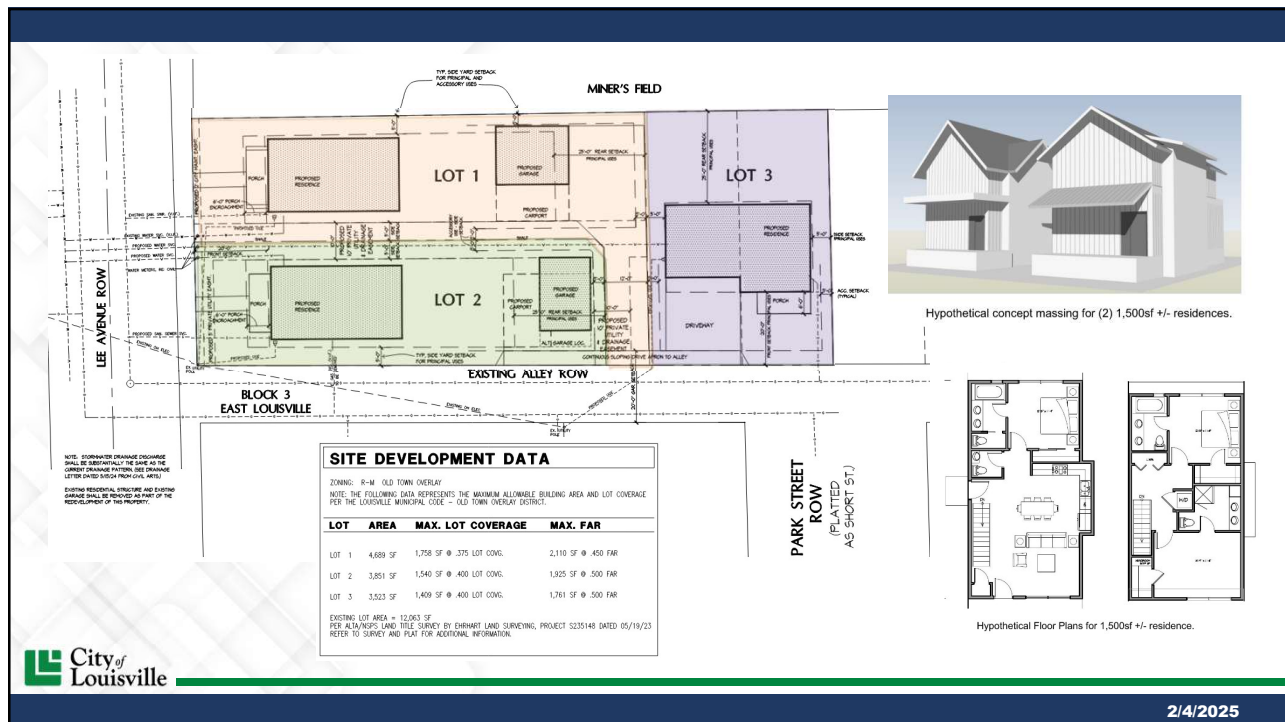
2/4/2025

Request

- Re-subdivide 3 lots on the property.
- New lot widths:
 - 33.9' - 50.5'
- New lot sizes:
 - 4,689 SF
 - 3,851 SF
 - 3,523 SF



2/4/2025



Modifications

Modification(s) Requested

1. Allow vehicular access to an alley for Lot 3, where vehicular access to a street is required by Sec. 16.16.050.B.
2. Allow the maximum depths for Lots 1 and 2 to exceed 2.5 times the widths as shown on the proposed plat. This is a requirement found in Sec. 16.16.050.C.
3. Allow the minimum lot width of Lots 1 and 2 to be 33.5 feet, where 50 feet is required by Sec. 16.16.050.D.
4. Allow the minimum lot width for all lots to be 33.5 feet in lieu of 60 feet for the R-M zone district, as required by Sec. 17.12.040.
5. Allow the minimum lot size to be 3,500 square feet, where 7,000 square feet is required for the R-M zone district, as stated in Sec. 17.12.040. Refer to the proposed plat for exact lot sizes.

Analysis

- With modification requested, meets Title 16 (subdivision) and Title 17 (zoning) requirements.
 - Modifications do not increase densities beyond R-M standards.
- Consistent with:
 - Comprehensive Plan – New development of homes, compatible with neighborhood character.
 - Highway 42 Framework Plan – No significant change to Miners Field neighborhood.

Analysis: Modifications

- Keeps with intent of city development plan.
- Property is permitted for up to 3 dwellings based on lot size.
- Existing lots uniquely narrow, proposed lots are better for development.
- Modification will be in-line with lot widths, depths, and sizes of other lots in the neighborhood.

Table 1. Existing and Proposed Lot Sizes

	Width (feet)	Depth (feet)	Lot Size (square feet)
Existing Lot 1	18	150	2,700
Proposed Lot 1	33.4	124.6	4,689
Existing Lot 2	25	150	3,750
Proposed Lot 2	33.4	112.5	3,851
Existing Lot 3	25	150	3,750
Proposed Lot 3	50.5	69.5	3,523

Table 2. Comparison of Lot Widths and Sizes in the Miners Field Neighborhood

Address	Approximate Frontage Width (feet)	Approximate Lot Depth (feet)	Approximate Lot Size (square feet)
Proposed Lot 1	34	108-125	4,689
Proposed Lot 2	34	108-113	3,851
Proposed Lot 3	50	69	3,523
1008 South St.	76	124	8,419
1016 South St.	51	124	5,937
1010 South St.	43	124	5,169
1032 South St.	32	124	4,046
1040 South St.	54	124	6,406
1011 Walnut St.	36	95-123	7,454
1013 Walnut St.	60	95	5,672
1021 Walnut St.	47	120	5,775
1037 Walnut St.	52	120	6,249
1101 Spruce St.	52	127	6,627
1109 Spruce St.	50	127	6,568
1131 Spruce St.	70	54	3,642
1117 Spruce St.	60	54	3,151
1201 Spruce St.*	50	130	6,322
1205 Spruce St.*	40	130	5,043
1207 Spruce St.*	60	130	7,610

* = Property is in a cul-de-sac, where minimum lot widths of 35 ft. are permitted.

Staff Recommendation

Staff recommends approval of Resolution No. 4, Series 2025, a Minor Subdivision, Replat B of the East Louisville Subdivision with subdivision modifications, and with no conditions.