

**SUBJECT: CONCEPT PLAN REVIEW –SUMMIT AT STEEL RANCH –
SOUTHWEST CORNER OF PASCHAL DRIVE AND HIGHWAY
42**

DATE: FEBRUARY 4, 2025

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



SUMMARY:

Attached for review is a Concept Plan for the property located at the southwest corner of Paschal Dr and Highway 42, otherwise referred to as Summit at Steel Ranch in the provided application materials.

PROPOSAL:

The applicant, PCS Group, requests a Concept Plan review (**Attachment A**) for the proposed development of a 5.82-acre parcel subject to the [Takoda General Development Plan, 7th Amendment](#) (GDP) and located within the Planned Community Commercial/Residential (P-C) zoning district. The proposal includes a request to amend the applicable GDP by removing the existing commercial use requirement, increasing the allowable number of residential dwelling units, and permitting taller residential structures. With the amendment, the applicant proposes to develop the site with 87 dwelling units, consisting of townhouses and rowhouses.

CONCEPT PLAN:

The Concept Plan Review process allows applicants to receive feedback from the City Council and the general public during the early stages of the development review process. The Concept Plan Review occurs before the applicant submits a final land use application, which will later be reviewed by the Planning Commission and City Council during future public hearings.

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

Staff will not provide an analysis or recommendation on this proposal regarding policy or code compliance. Instead, staff will offer guidance on relevant policy and code provisions for a more detailed future review and an initial identification of key issues. If the applicant decides to proceed after the Concept Plan Review, a final land use application will include additional opportunities for public input and hearings, during which staff will conduct a comprehensive review of the proposal. This Concept Plan Review should not be interpreted as a recommendation from staff on any aspect of the proposal.

BACKGROUND AND SITE HISTORY

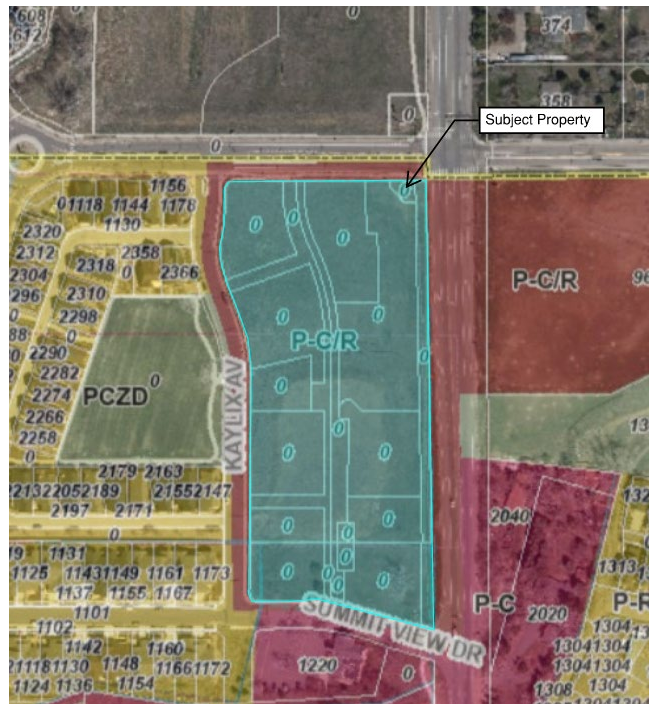
The site, currently vacant, is located at the southwest corner of Paschal Dr and Highway 42. It is bound on the west by Kaylix Ave and the Takoda Planned Unit Development (PUD) single-family and duplex development, zoned Planned Community Residential (P-R), on the south by Summit Dr and an office building zoned Planned Community Commercial (P-C), on the east by Highway 42 and undeveloped/open space areas, and on the north by Paschal Dr and the City of Lafayette.

SUBJECT: CONCEPT PLAN REVIEW – SUMMIT AT STEEL RANCH**DATE: FEBRUARY 4, 2025****PAGE 3 OF 6**

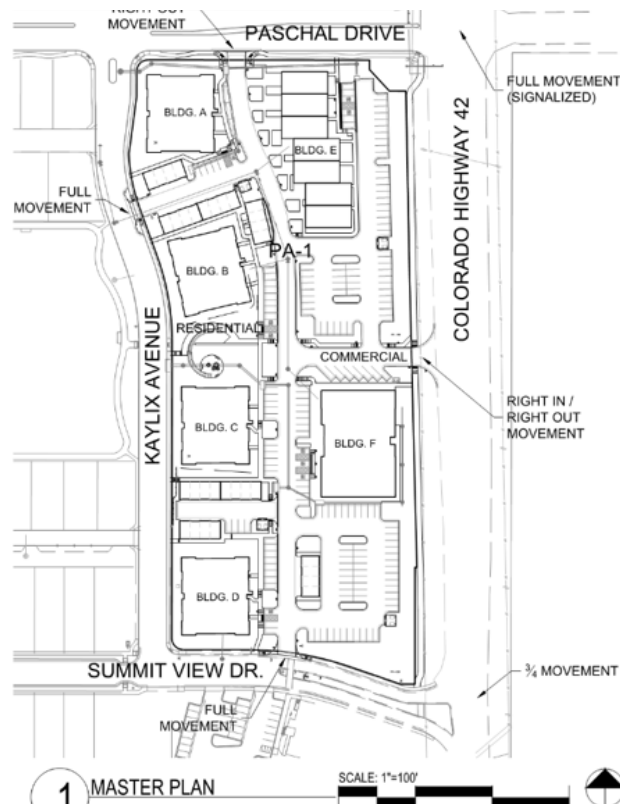
The Takoda GDP, 7th Amendment, approved in 2022, allows a maximum of 59 dwelling units (10.14 dwelling units per acre) on site and requires the development of 20,000 square feet of core and shell commercial space as a condition for obtaining approval for residential units. The GDP also limits residential building height to 30 feet, establishes residential and commercial lot sizes and setbacks, creates a “central gathering space, and indicates site access points.

The Foundry PUD was approved for the site in 2016 and included 31,960 square feet of commercial development in two buildings, and 32 residential condominium units (24 restricted to senior housing) in four, eight-plex buildings). The two commercial buildings included a 17,850 sf in-line commercial building and a 14,110 sf flex commercial building. The site was originally planned as a commercial hub for the Takoda development, and as a result, the PUD required concurrent construction of the commercial and residential development.

As part of the original Foundry PUD approval, an agreement was entered into between the City and the applicant requiring 24 of 32 residential units to be occupied by persons 55 years of age and older through a deed restriction recorded on the properties and a covenant agreement with the City that runs with the land. Per a staff analysis at the time, the purpose for the age restriction was to provide a greater



Zoning Map



1 MASTER PLAN
The Foundry PUD

CITY COUNCIL COMMUNICATION

CC 02/04/25

variety of housing types and address impacts of overcrowding at area schools at the time of 2016 application. No permit was ever issued for the Foundry PUD, and approval has since lapsed.

The Boulder Valley School District (BVSD) provided the latest enrollment figures for all nearby K-12 schools (**Attachment B**), showing that each school has substantial capacity to accommodate additional students.

Analysis and review of prior entitlements on this property indicate a strong desire by previous Council, staff, and the general public to maintain a commercial use component on site. This is reflected in multiple iterations of entitlement history on the site, including in the most recent and applicable GDP, which requires 20,000 square feet of commercial space to be developed in order to establish residential uses.

CONCEPT PROPOSAL

To proceed with the proposed development presented in the Concept Plan, a GDP Amendment is required. The following changes to the GDP are proposed by the applicant:

- Increase the allowed number of residential units from 59 to 87, raising the density from 10.14 dwelling units per acre to 15 dwelling units per acre.
- Eliminate the commercial concurrency requirement, permitting the property to be used exclusively for residential purposes.
- Increase the maximum height of residential buildings from 30 feet to 40 feet.
- Reduce minimum residential lot width from 18 feet to 15 feet.

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

APPLICABLE CITY REGULATIONS AND POLICIES:

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

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

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

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

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

PRELIMINARY KEY ISSUES

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

- **Rezoning and GDP Amendment:** The applicant will need to the rezone the property to permit the proposed use. This is a discretionary rezone request that shall satisfy one of the policies listed in [LMC Sec. 17.44.050](#). The applicant will be required to show that one of the listed policies are satisfied.
- **Inclusionary Housing:** All market-rate housing developments must include affordable dwelling units, as required by [LMC Sec. 17.76](#), in an amount equal to 12% of the total proposed units. The applicant has indicated their intent to pursue a fee-in-lieu option as opposed to providing affordable units on site.
- **Commercial Land Use:** The applicant is seeking to eliminate the commercial land use requirement from the GDP to permit an exclusively residential project. Previous versions of the Takoda GDP and associated development plans have included some form of commercial use on this site, with the original intent being to establish a commercial area for the broader Takoda/Steel Ranch development. Prior Councils and staff have maintained commercial use requirements on this site through various iterations of the Takoda GDP.

- **Kaylix Avenue Connection:** City Council adopted the [Transportation Master Plan](#) in 2019 that calls for connecting the gaps in Kaylix Avenue between Summit View Drive and South Boulder Road to increase corridor connectivity.
- **Increased Building Height:** The applicant is proposing to increase the allowed residential building height from 30 feet to 40 feet.

CONCLUSION:

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

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

PUBLIC COMMENTS:

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

ATTACHMENTS:

1. Application Materials
2. BVSD referral
3. Presentation



Kaylix Avenue Connection



Steel Ranch Overlook, LLC

In Collaboration With



SUMMIT AT STEEL RANCH

**CONCEPT SUBMITTAL
January 24, 2025**

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)-804-9227 Email: RMCS4535@gmail.com

Application Representative Information

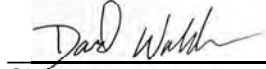
Name: Paul Shoukas Entity (if applicable) PCS Group

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

01-24-2025

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. The site currently sits vacant with approximately 15,000 cubic yards of dirt stored on the property.

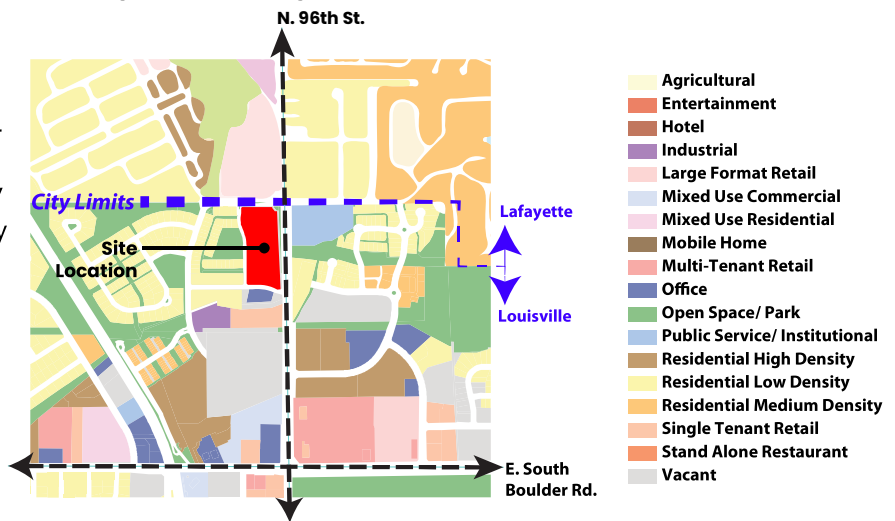
Within a 10-minute walk from the site, existing surrounding land uses comprise East Hoyt Park to the north, Steel Ranch Park, and single-family homes to the west, The Eye Health Center and Divine Canine to the south, along with additional single-family homes to the east. This context underscores the 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

Our vision for the Summit at Steel Ranch is to be a vibrant residential community with a strong emphasis on public and private infrastructure, unique attached fee simple housing, and a distinctly designed plaza and green space used by local residents.

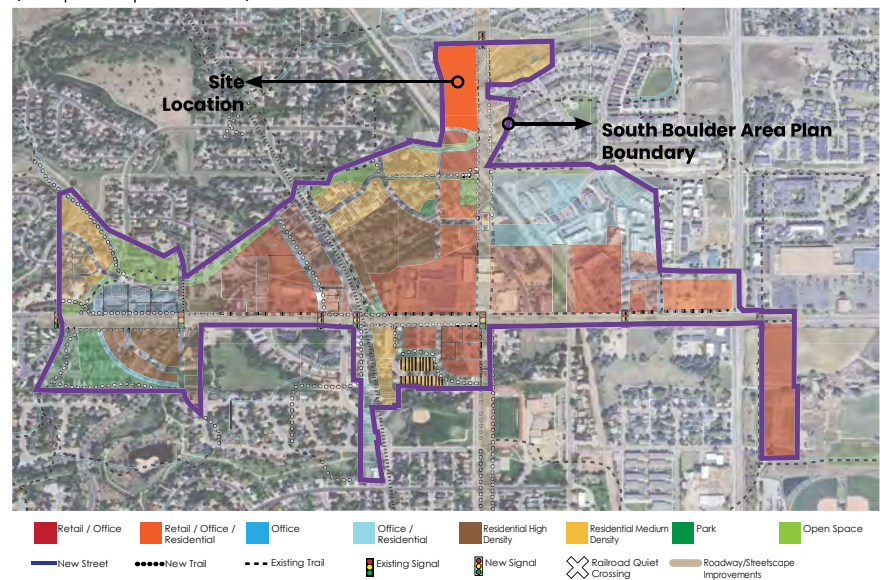
The project caters to a diverse range of residents where people live, reside and build their families. The proposed site plan intends to provide a sense of community, while also giving the Steel Ranch intersection at Paschal and Colorado Highway 42 a unique sense of identity. Much of this success is 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.

Existing Surrounding Land Use



South Boulder Area Plan Proposed Land Use

(Adopted April 19, 2016)



narrative

The Summit at Steel Ranch actively proposed a logical street network within the parcel, 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.

Justification for the Application

The City Council adopted The City of Louisville Housing Plan on May 7, 2024. 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 proposal supports the three goals outlined in this report by increasing residential development opportunities within the City. The attached housing types inherently offer greater attainability for prospective homebuyers while also diversify the existing housing options typically seen in the City. The report 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.

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.

Furthermore, the amendments under consideration for the City's Comprehensive Plan designate this site for higher-density residential, with other, more accessible "opportunity zone" locations targeted for commercial development. Specifically, the preferred proposals in the City's Comprehensive Plan identify this Steel Ranch parcel a higher-density residential site. This inherently will support the existing Christopher Village commercial development via Kaylix Avenue and along with the possible planned extension connecting to Steel Ranch.

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 GDP amendment is more than a technical adjustment; it's an opportunity to enhance the diversity of housing types within the City. By increasing allowable density and adjusting dimensional standards, the site plan creates more attainable housing options and broadens the range of available products. In 2023, The median home price was \$896,000. Under current market conditions, attached homes offering an attainable and viable option for various household types—from new families seeking a foothold in the market to “move-down” buyers who favor a maintenance-free lifestyle. For some, this housing serves as a valuable asset and a stepping stone, while for others, it provides a maintenance free convenience with the active lifestyle that Louisville has to offer, once their children have moved out.

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.

conceptual 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 for sale, fee simple lots. Collectively these buildings offer 87 units, achieving a net density of 14.95 dwelling units per acre for the site. Currently, the builder and developer intend to pursue a fee-in-lieu option for 12% of the units that would otherwise be allocated as affordable under Louisville Municipal Code, Section 17.76.

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. 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 promote social interaction and pedestrian connectivity, a deliberately positioned pedestrian plaza forms the heart of the community, surrounded by town home units. Beyond fostering community engagement, this plaza serves as a 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 shape a series of outdoor rooms. These spaces are designed to provide an inviting and versatile environment for residents. Programmed to accommodate flexible applications depending on the needs of the users, these outdoor rooms are dynamic and adaptable for a birthday parties, small gatherings, or just hanging out.

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.

Two access points facilitate vehicular entry and exit, with connections to Paschal Dr. to the north and Summit Dr. to the south. 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.

conceptual site plan



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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.

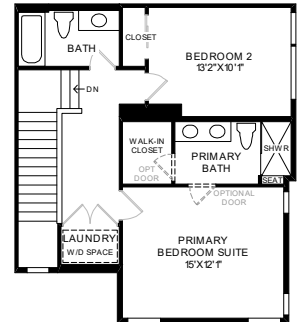
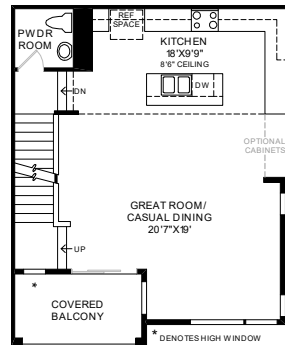
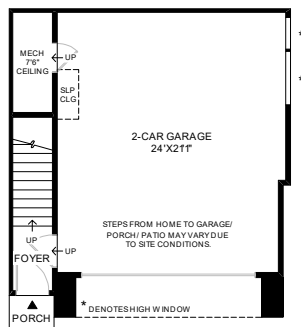
To ensure a dynamic and engaging streetscape, every unit and building will be architecturally articulated. This includes the incorporation of front porches and distinctive entry features. Notably, the majority of building entries face the streets, fostering a connection with the surrounding environment, 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

*Finished - 1451 Sq. Ft.
Unfinished - 616 Sq. Ft.*

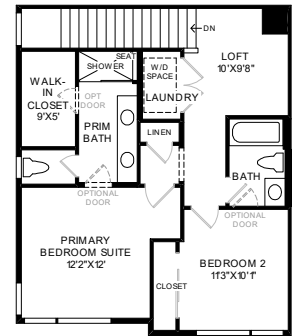
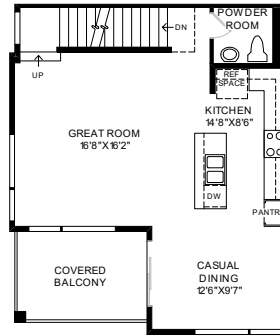
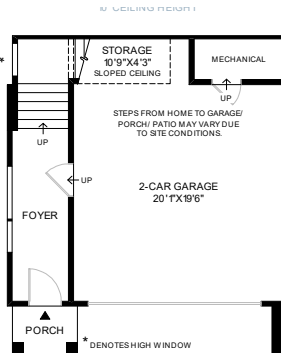


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architecture

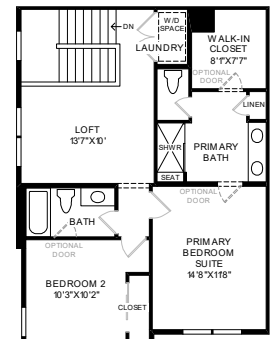
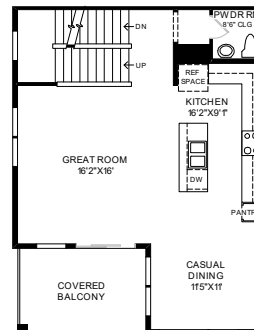
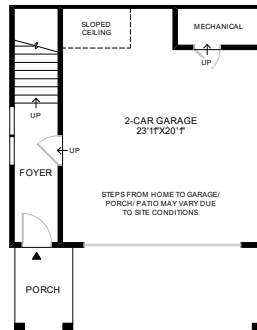
Emery Encompass Collection

Finished - 1604 Sq. Ft.
Unfinished - 585 Sq. Ft.



Observatory Encompass Collection

Finished - 1728 Sq. Ft.
Unfinished - 629 Sq. Ft.



THIRD FLOOR

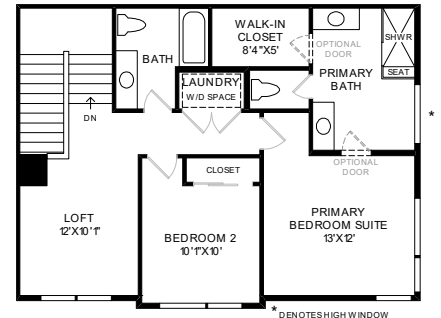
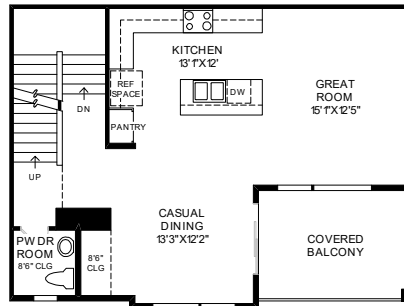
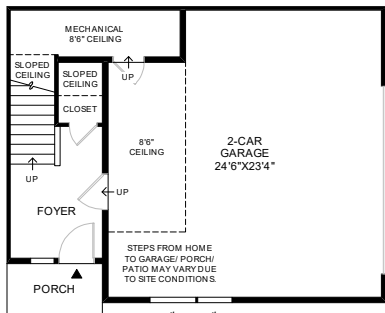


CC 02/04/25

architecture

Westerly Encompass Collection

Finished - 1776 Sq. Ft.
Unfinished - 728 Sq. Ft.



Townhomes - Skyview Collection

Comprising a total of 16 row home buildings, each town home unit spans between 1300 to 1500 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



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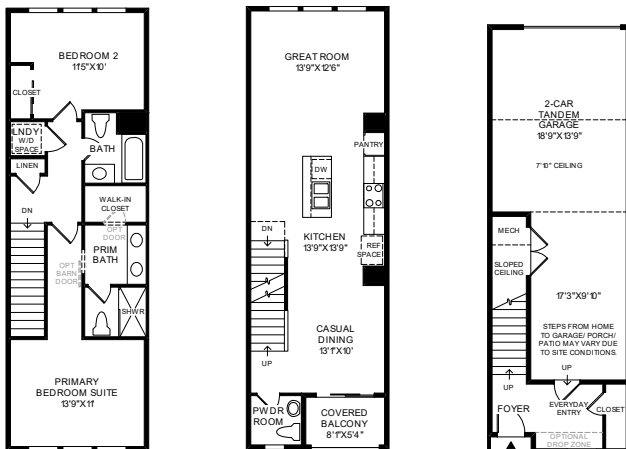
architecture

Modern Brownstone Skyview Collection



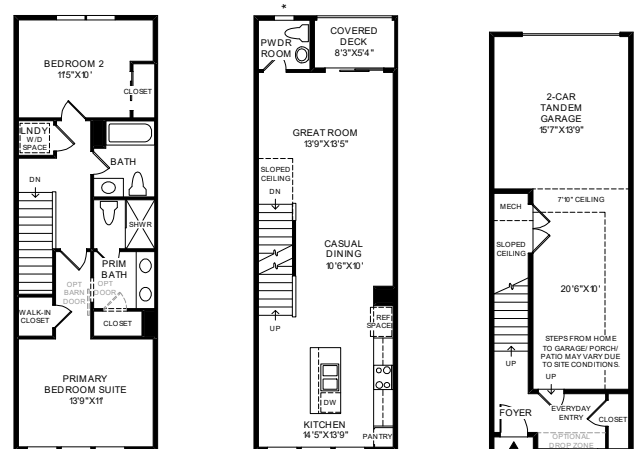
Burdock Floorplan Skyview Collection

Finished - 1419 Sq. Ft.
Unfinished - 580 Sq. Ft.



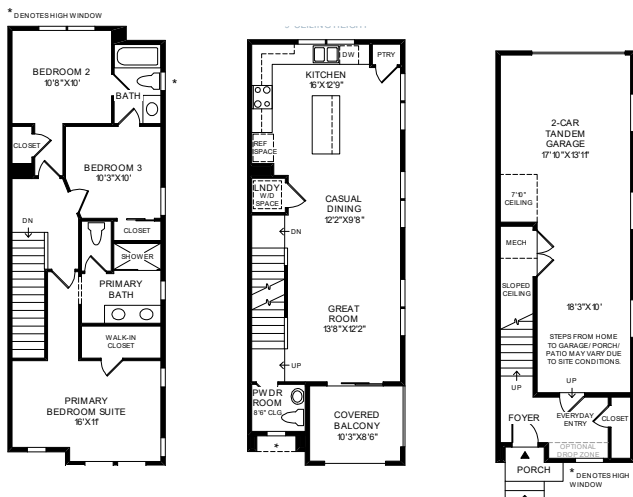
Redstem Floorplan Skyview Collection

Finished - 1395 Sq. Ft.
Unfinished - 554 Sq. Ft.



Wildflower Floorplan Skyview Collection

Finished - 1542 Sq. Ft.
Unfinished - 602 Sq. Ft.



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Planning Office
303-245-5794
Fax: 303-447-5118
www.bvsd.org

6500 East Arapahoe, PO Box 9011
Boulder, CO 80301

December 16, 2024

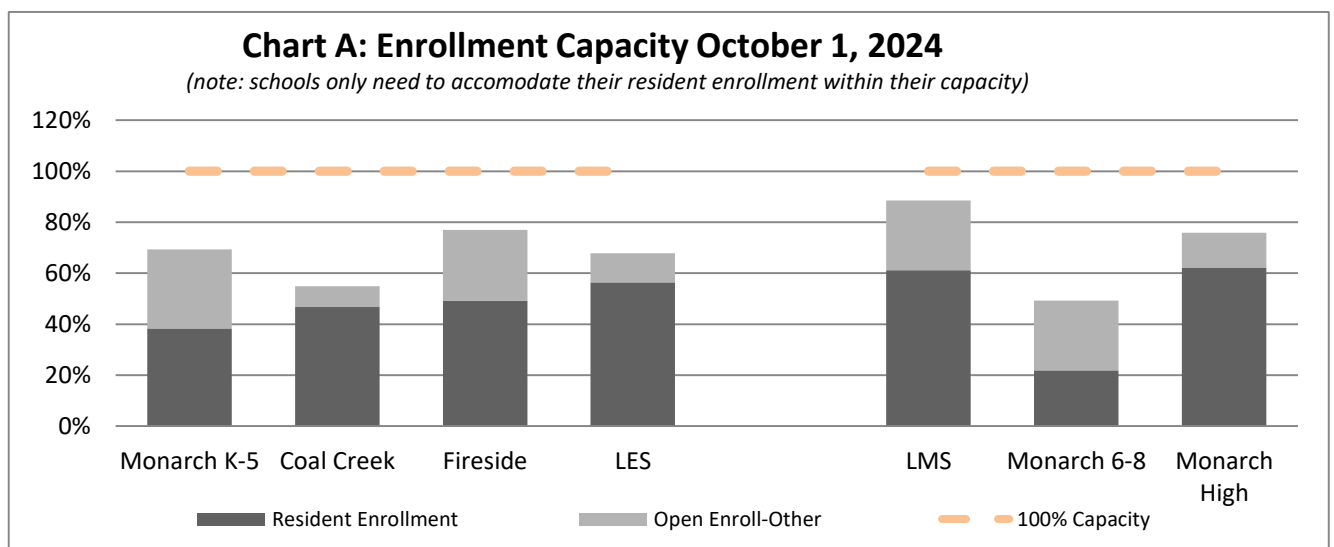
City of Louisville
Dept. of Planning and Building Safety
Attn: Matt Post
749 Main St.
Louisville, CO 80027

RE: Summit at Steel Ranch Concept Plan

Dear Matt:

Thank you for submitting the Summit at Steel Ranch Concept Plan materials for review by the Boulder Valley School District (BVSD). BVSD reviews development application in terms of capacity impacts on neighborhood schools and impacts on school land or facilities.

Chart A below shows the current program capacity and enrollment composition for each school serving Louisville. On the whole, these schools possess a sizeable ability to accommodate additional students, particularly when considering the level of current capacity being occupied by open enrolled students (those from outside a school's attendance area that a school is not required to accommodate). As the chart shows, however, the capacity to accommodate additional students does vary between schools.



The Summit at Steel Ranch Concept Plan submittal proposes to add 87 townhome units with an anticipated student impact of 16 additional students in this feeder. Louisville Elementary would gain

approximately 7 students in the school's attendance area while Louisville Middle would gain 4 and Monarch High would gain 5. Note that not all of these students will attend their neighborhood school.

CHART B

School	Program Capacity	Projected Enrollment				
		2024-25	2025-26	2026-27	2028-29	2029-30
Louisville El.	615	417	393	391	377	384
% capacity		68%	64%	64%	61%	62%
Louisville M.S.	708	627	580	554	549	513
% capacity		89%	82%	78%	78%	72%
Monarch H.S.	1868	1426	1364	1338	1311	1267
% capacity		76%	73%	72%	70%	68%

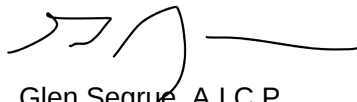
Projection notes and assumptions:

- Only the impacts of housing units expected during projection period are included.
- Enrollment growth in existing neighborhoods is assumed to continue declining over the next 5 years.

When considering all development activity and resident student enrollment in the City of Louisville, the impacted facilities are able to accommodate the projected growth from this and other proposed residential developments (Chart B).

If you have any other questions, concerns, or further clarifications, feel free to contact me at 720-561-5794 or via e-mail at glen.segrue@bvsd.org.

Sincerely,



Glen Segrue, A.I.C.P.
Senior Planner

City Council Public Hearing

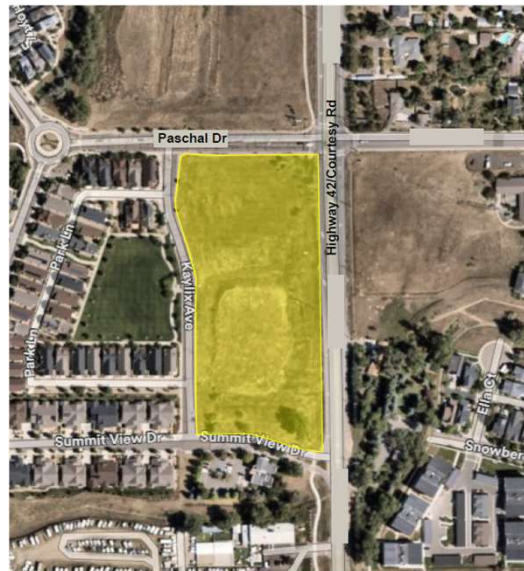
February 4, 2024

Summit at Steel Ranch Concept Plan



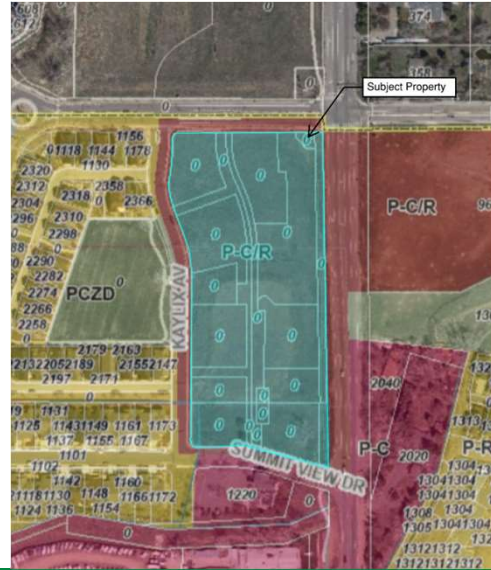
Summit at Steel Ranch Concept Plan

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



Summit at Steel Ranch Concept Plan

- 5.82-acre property located in the Planned Community Commercial (P-C) zone district.
- Subject to the Takoda General Development Plan, 7th Amendment (GDP).
- Property is currently vacant/undeveloped



Site History

- The 7th Amendment of the Takoda GDP was approved in 2022.
- Limited to 59 dwelling units, or 10.14 dwelling units per acre.
- Requires 20,000 square feet of commercial.
- Residential permit issuance conditional on commercial core and shell completion

LEGAL DESCRIPTION FOR TAKODA P-1

TO HAVE AND TO HOLD unto the City of Louisville, Kentucky, the following described property, to-wit:

PROPERTY DESCRIPTION

ACRES: 5.82

PLANNED AREA 1, ACCESS

DEVELOPMENT SUMMARY

NOTES

TAKODA GENERAL DEVELOPMENT PLAN - 7th AMENDMENT

A PART OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 89 WEST OF THE 6TH PM PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



OVERSIGHT CERTIFICATE

PLANNING COMMISSION CERTIFICATE

CITY COUNCIL CERTIFICATE

CLERK AND RECORDS CERTIFICATE

TAKODA OVERALL DEVELOPMENT



Site History

- The Foundry PUD was approved in 2016
- Included a mix of residential and commercial uses.
- 24 of 32 residential units were age-restricted to persons 55 years and older
- Permits were never pulled, PUD approval lapsed



Summit at Steel Ranch Concept Plan

- Increase residential unit maximum from 59 to 87 units, raising density from 10.14 dwelling units per acre to 15 dwelling units per acre.
- Eliminate the commercial concurrency requirement.
- Increase maximum height of structures from 30 feet to 40 feet



Summit at Steel Ranch Concept Plan

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



Applicable Regulations and Policies

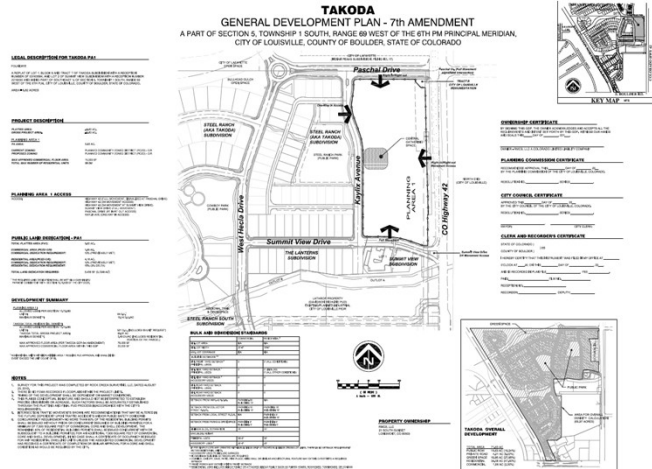
- Title 17 of the Louisville Municipal Code
- Title 16 of Louisville Municipal Code
- Adopted, city-wide plans including:
 - Comprehensive Plan
 - Louisville Housing Plan
 - Transportation Master Plan
 - Future 42
 - Highway 42 Revitalization Area Framework Plan
 - Parks, Recreation, Open Space, and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



Key Issues to Consider

- **Rezoning and GDP Amendment:**

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



Key Issues to Consider

- **Inclusionary Housing:** All market-rate housing developments must include affordable dwelling units, as required by [LMC Sec. 17.76](#), in an amount equal to 12% of the total proposed units. The applicant has indicated their intent to pursue a fee-in-lieu option as opposed to providing affordable units on site.

- **Commercial Land Use:** The applicant is seeking to eliminate the commercial land use requirement from the GDP to permit an exclusively residential project.

Key Issues to Consider

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



Key Issues to Consider

- **Increased Building Height:** The applicant is proposing to increase the allowed residential building height from 30 feet to 40 feet.



Summit at Steel Ranch Concept Plan

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