

Planning Commission

Agenda

**April 10, 2025
City Hall, Council Chambers
749 Main Street
6:30 PM for Regular Meeting**

Members of the public are welcome to attend and give comments remotely.

- 1) You can call in to +1 719-359-4580 or 833-928-4610 Webinar ID # 899 0108 8931 Passcode 650368**
- 2) You can log in via your computer. Please visit the City's website here to link to the meeting: www.louisvilleco.gov/planningcommission**

The Commission will accommodate public comments during the regular meeting. Anyone may also email comments to the Commission prior to the meeting at: planning@louisvilleco.gov

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes –February 13, February 27, March 13
5. Public Comment on Items Not on the Agenda
6. New Business
 - a. **Planned Unit Development – 517 S Arthur Ave:** Consideration of Resolution 4 to approve a Planned Unit Development Amendment to allow a new industrial/flex building at 517 S Arthur Avenue in the Colorado Technology Center.
 - b. **Planned Unit Development – 380 S Taylor Ave:** Consideration of Resolution 5 to approve a Planned Unit Development Amendment to allow

Persons planning to attend the meeting who need sign language interpretation, translation services, assisted listening systems, Braille, taped material, or special transportation, should contact the City Clerk's Office at 303 335-4536 or MeredythM@LouisvilleCO.gov. A forty-eight-hour notice is requested.

Si requiere una copia en español de esta publicación o necesita un intérprete durante la reunión, por favor llame a la Ciudad al 303.335.4536 o 303.335.4574.

new industrial buildings at 380 S Taylor Avenue in the Colorado Technology Center.

7. Planning Commission Comments
8. Staff Comments
9. Select Items Tentatively Scheduled for Future Meetings
 - a. Parking minimums to comply with [Colorado HB 24-1304](#) (May 8)
 - b. Comprehensive Plan update and discussion prior to adoption process (TBD)
10. Adjourn

Planning Commission

Meeting Minutes

February 13, 2025

City Hall, Council Chambers

749 Main Street

6:30 PM

Call to Order – Chair **Brauneis** called the meeting to order at 6:30 PM.

Roll Call was taken, and the following members were present:

Commission Members Present: Steve Brauneis, Chair
Debra Baskett, Vice Chair
Cullen Choi, Secretary
David Bangs
Jennifer Hunt
Jonathan Mihaly
Jeff Moline

Staff Members Present: Rob Zuccaro, Director of Community
Development
Jeff Hirt, Planning Manager
Ben Jackson, Planning Clerk

APPROVAL OF AGENDA

Motion to approve the agenda was moved by **Baskett**, seconded by **Moline**, and adopted by voice vote.

APPROVAL OF MINUTES

Motion to approve the minutes for the October 2024 meeting was moved by **Choi**, seconded by **Moline**, and adopted by voice vote.

Motion to approve the minutes for the November 2024 meeting was moved by **Choi**, seconded by **Moline**, and adopted by voice vote.

Motion to approve the minutes for the December 2024 meeting was moved by **Choi**, seconded by **Mihaly**, and adopted by voice vote.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Justin Deister, resident, said that he had an issue with the LGBTQIA+ pride flag being flown in City Hall.

PUBLIC HEARING ITEMS – NEW BUSINESS

a. Zoning Code Amendment – Definition of Family: Consideration of Resolution 1 to address the definition of a family in Louisville Municipal Code Title 17 (Zoning) to comply with Colorado House Bill 24-1007.

Staff Presentation:

Hirt introduced the presentation for the zoning code amendment. He noted that the City needed to alter the definition of family in order to be in compliance with a new state law. He added that this was also a recommendation in the City's Housing Plan.

Staff Recommendation:

Staff recommended approval of Resolution 1, Series 2025.

Commissioner Questions of Staff:

Choi asked to clarify whether the terms "single housekeeping unit" and "single unit" had the same meaning in the proposed definition.

Hirt said that he was not sure and suggested that it could potentially be adjusted with a condition.

Choi said he was happy to leave it if staff was ok with the proposed language.

Public Comment:

None were heard.

Staff closing statement:

None was heard.

Commissioner Discussion:

Mihaly said that this was a straightforward change, and that he was in support.

Baskett said she was in support.

Moline said that he was in support.

Choi said that he was in support.

Brauneis said that he was also in support.

Motion to adopt Resolution 1, Series 2025 was moved by **Baskett** and seconded by **Hunt**. The motion was adopted by a vote of 7 to 0.

b. Zoning Code Amendment – Accessory Dwelling Units: Consideration of Resolution 2 to amend Louisville Municipal Code Title 17 to address accessory dwelling units to comply with Colorado House Bill 24-1152.

Staff Presentation:

Hirt introduced the presentation for the zoning code amendment. He explained what ADUs were, what the current rules were for them, and what changes were being proposed. He noted that short term rentals would remain prohibited in the City, and that ADUs could not be used as short term rentals. He added that the deadline for compliance from the state was June 30, 2025.

Staff Recommendation:

Staff recommended approval of Resolution 2, Series 2025.

Commissioner Questions of Staff:

Baskett asked about utility connections for ADUs, and whether ADUs could be added to a duplex.

Hirt said that the proposed ordinance was silent on utility connection fees. He noted that staff recognizes that tap fees are very expensive, and that they are looking at ways to lower those costs.

Brauneis asked whether there were any requirements for an ADU to be separately metered.

Hirt said no, not under the proposed ordinance.

Choi asked about utility taps, and whether ADUs would require a secondary address.

Hirt said any separate unit should have a separate address for emergency access purposes, at minimum.

Zuccaro said that the direction the City was going was to not have separate physical tap, but that the property owner would still incur a fee.

Brauneis asked why a property owner would still incur a water tap fee.

Zuccaro said that this would enable an equitable share of the costs of water infrastructure for new residents.

Hunt asked to make sure they were not planning on requiring separate utilities for ADUs, and that they would be on the utilities of the primary dwelling.

Hirt said that they were intending on having shared utilities with the proposed ordinance.

There was a further discussion about the utility connections for new ADUs, with the discussion focused on how ADU owners would have the choice as to whether they would share a utility connection, but they would have a separate address, and there would be a tap fee applied to the ADU regardless.

Choi asked about the anticipated number of ADUs staff expected to be built per year.

Hirt said that their guess was around 10 newly built units per year from the best regional data available based on a study of the number of ADUs per single family units, but that this was not likely to be an accurate projection.

Hirt addressed Baskett's earlier question about duplexes, and said that ADUs would only be allowed on lots with single family units, and not duplexes, under the proposed ordinance.

Zuccaro said that the state law only applied to single family units, but noted that the Commission could recommend staff expand it to cover other housing types like duplexes and triplexes.

Hunt asked for the reasoning on this.

Zuccaro suggested that it would be a community character question, and that they might not want to add more density to areas that were already denser.

Brauneis asked about an earlier proposed PUD that included garden level ADUs, and asked whether the proposed ordinance would allow for this.

Zuccaro said no, but that the Commission could recommend that this be covered by the ordinance.

Moline asked about staff's reasoning for the minimum size requirement for ADUs.

Hirt said that there was no minimum square footage. He said that the state required them to allow at least a minimum of 500 square feet, but that staff are not proposing a minimum in the ordinance.

Mihaly asked whether there would be any occupancy limits for ADUs.

Hirt said no in the zoning code, because they were unable to do so under state law.

Zuccaro said that the building code would set a minimum space per person.

Bangs asked whether there would be an owner occupancy requirement.

Hirt said the City couldn't do that under state law. He added that the City could require the owner occupy the main residence at the time the permit is issued for the ADU, but they could not require anything beyond that.

Bangs asked to confirm that a current rental property could have an additional rental ADU added.

Hirt said yes.

Brauneis asked about the difference between an addition and an ADU.

Hirt said that it would largely depend on how the space was used and noted that an attached ADU could come in and out of being defined as an ADU over time.

Choi asked about the difference in impact fees for an addition versus the impact fees for an ADU.

Zuccaro said that the impact fees were based on the square footage of the property, and that the expectation was that those would apply to whole property.

Hunt asked whether these would apply differently to an ADU than to a building addition.

Zuccaro said that it would not make a difference whether it was for an addition or for an ADU.

Mihaly asked what would make something an ADU.

Zuccaro said that an ADU would be a completely self-contained living unit. He said that adding a second kitchen would not alone make something an ADU, but that it would instead be when it becomes an independent unit that could be rented out separately.

Choi asked whether the rules would allow future additions to ADUs.

Hirt said that they would if the additions remained compliant with the code.

Baskett asked about the requirements for parking spaces, and whether on-street parking availability would substitute for required off-street parking spaces.

Hirt confirmed this, and said that this limitation was part of the state law.

Motion to add the addendum to the record was moved by **Moline**, and adopted by voice vote.

Public Comment:

Justin Deister, resident, disagreed with the proposed increases in density, and said that he did not understand the purpose of the proposal. He was opposed to the proposed ordinance.

Matt Machado, resident, spoke about the fees for utilities and increased density of rentals. He noted that he already had an ADU on his property, and wondered whether there would be a variance policy that would allow him to come into compliance with the new ADU policy.

Mary Ann Heaney, resident, asked for consideration as to how new ADUs would be situated on yards in Old Town. She noted some issues she had with the proposed parking rules. She also said that she would support only allowing long term rentals for ADUs, and supported the rules prohibiting their use as short term rentals.

Mary Dittle, resident, said that she was considering converting a detached garage into an ADU, and asked that this be grandfathered in to the proposed ADU rules.

Gary Dunlap, resident, noted the difference between the square footage language used in the ordinance, and the lot coverage and floor area language used in the code. He noted that 800 square feet was small compared to other areas of the country. He was in support of the ordinance as it would allow for more affordable housing options.

Jennifer Errante, resident, said she agreed with Dittle's question about grandfathering of setback and square footage rules.

MJ Adams, resident, said that she was pleased to see that City was moving forward with proposal to allow for ADUs. She thought that it would help improve affordability in the City,

and that it would help diversify the City's housing stock. She was in support of the proposal.

Michael Perkins, resident, asked about the proposed utility fees. He questioned whether there should be an additional tap fee if the total number of people using the utilities was not proposed to change.

Andy Johnson, resident, noted that the nature of this ADU ordinance is to comply with state law and supported the proposed ordinance. As an architect, he is consistently telling people they currently can't have an ADU and there is a need for such units in the community. He questioned whether the ADU ordinance is an appropriate place to address compliance with the inclusionary housing ordinance.

Staff closing statement:

Hirt clarified that existing units that meet features of an ADU under the proposed ordinance are proposed to have a grace period to come into compliance. Such grace period would address units that may not meet all the standards and include a life safety inspection of the unit so it can obtain legal nonconforming status.

Commissioner Discussion:

Mihaly asked about the existing parking requirements for primary units, and asked how that would impact ADUs.

Hirt said that this was to reflect the possibility of circumstances where on street parking was not available.

There was a discussion about when the City could require parking for an ADU, with clarification that it was only under a very narrow set of circumstances. Of note was that an ADU that eliminated the required parking spaces for the primary single family unit would not be allowed under the zoning code, using the example of proposing to convert a garage into an ADU.

Choi asked which building design standards, such as those related to energy efficiency, ADUs would be required to comply with.

Hirt said that they would have the same requirements as other residential units.

Zuccaro added that there could be some exceptions for production built homes or tiny homes.

Bangs asked about the difference between square footage and lot coverage.

Hirt said that lot coverage requirements superseded the square footage requirements.

Bangs asked for staff's opinion on allowing an additional 10% lot coverage for accessibility purposes.

Hirt said that they were open to it.

Baskett said that she would be in favor of adding this.

Moline asked why staff settled on the 800 and 1,000 square footages.

Hirt said that staff felt it was a reasonable amount and was one that had been used by other cities. An 800 square foot unit, for example, can adequately accommodate a two bedroom unit.

Mihaly asked to confirm whether the lot coverage and setback variance allowance for Marshall Fire rebuilds was 10%.

Zuccaro said yes.

Mihaly asked about the maximum expected occupancy for an 800 square foot and a 1,000 square foot residential unit.

Zuccaro said that it would depend on the number of bedrooms.

Mihaly asked about how much available capacity was in the City's water system, and how many additional units it could currently support.

Zuccaro said he was not sure of the exact capacity, but noted that the City's utilities team had planned for growth in the City and there is additional capacity.

Bangs asked whether staff thought the inclusionary housing ordinance should be applied to ADUs.

Zuccaro said that one aspect of the ordinance was to have the affordable units be of a similar nature to the base units, which would not be the case with an ADU. He added that staff were preparing an update to the inclusionary housing ordinance.

There was an extended discussion about the potential water tap fees for new ADU units, and the degree to which they should be applied. Staff noted that this was not directly within the purview of the Commission but said that the Commission could still make a recommendation to Council. The consensus among the Commission was that reducing the fees or finding some alternative merited some consideration.

There was also further discussion about allowing additional ADU square footage for accessible units for those with disabilities. **Zuccaro** noted that a 10% variance was already allowed through administrative review under the zoning code with reference to the Fair Housing Act, but that the Commission could opt to make it automatic with ADUs. There was a consensus among Commissioners in support of including this as a condition for the ordinance.

There was discussion about the size limitations, and whether they were appropriate to keep. Some Commissioners agreed that it was important to keep the 49% size restriction so that the ADUs remained secondary in size to the primary unit, and that the ordinance was not intended to broadly allow the construction of duplexes.

Choi and **Bangs** dissented and said that they would prefer that the ADU simply be required to be smaller than the primary residence.

Motion to approve Resolution 2, Series 2025 with the proposed condition that accessible ADUs be allowed the same proposed size increases as landmarked ADUs or ADUs that are classified as affordable, with the additional allowance for accessible ADUs of a 20% lot coverage increase for detached ADUs and a 25% increase for attached ADUs was moved by **Choi** and seconded by **Hunt**. The motion was adopted by a vote of 7 to 0.

PLANNING COMMISSION COMMENTS

None were heard.

STAFF COMMENTS

None were heard.

ADJOURNMENT

Motion to adjourn was moved by **Baskett**, seconded by **Hunt**, and adopted by voice vote. The Commission adjourned at 8:59pm.

Planning Commission
Meeting Minutes
February 27, 2025
Electronic Meeting
6:30 PM

Call to Order – Vice Chair **Baskett** called the meeting to order at 6:30 PM.

Roll Call was taken, and the following members were present:

Commission Members Present: Debra Baskett, Vice Chair
Cullen Choi, Secretary
David Bangs
Cullen Choi
Jennifer Hunt
Jeff Moline

Commission Members Absent: Steve Brauneis, Chair
Jonathan Mihaly

Staff Members Present: Rob Zuccaro, Director of Community
Development
Ben Jackson, Planning Clerk

APPROVAL OF AGENDA

Motion to approve the agenda was moved by **Hunt**, seconded by **Bangs**, and adopted by voice vote.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None were heard.

PUBLIC HEARING ITEMS – NEW BUSINESS

a. **Temporary Use Permit – Ironton Distillery:** Consideration of a one-year Temporary Use Permit as a Precursor to a Permanent Use for a Tasting Room (Eating and Drinking Establishment) at 1303 Empire Road.

Staff Presentation:

Zuccaro introduced the presentation for the temporary use permit. He explained the purpose of the temporary use permit process, and spoke about the ongoing development

at the Ironton Distillery site. He noted that the site did not have any ADA accessible restrooms, so as a condition, staff were asking that they install an accessible portable toilet. He then went over the criteria for approval of a temporary use permit.

Staff Recommendation:

Staff recommended approval of Resolution 2, Series 2025.

Commissioner Questions of Staff:

Bangs asked if a temporary use permit had ever been extended beyond one year in the past.

Zuccaro said that he had never seen one been extended before, and noted that he had only seen a couple of them proposed during his time with the City. He added that it would be possible to extend it at a later date.

Moline asked about the duration of the temporary review use approval.

Zuccaro said it can be lost if a project gets abandoned for a year or more after construction has commenced.

Choi asked whether any sidewalk improvements were to be included as part of the temporary use permit.

Zuccaro said that this would be part of the PUD implementation, but not part of the temporary use permit.

Applicant Presentation:

Andy Johnson, resident, was the architect for the project. He explained the background of the project, and why they wanted to start operating in Louisville before they completed the construction.

Commissioner Questions of Applicant:

Choi asked whether the temporary use permit was only for the operation of the tasting room, or if the applicant also intended to start distilling on the property as well.

Johnson said that they only intended to use the facility for the tasting room and for storage.

Bangs asked whether they intended to end the temporary use within the next year so that they could demolish the existing building.

Johnson said yes, and that they hoped for the temporary use to end before the expiration of the permit.

Public Comment:

None were heard.

Applicant closing statement:

Johnson thanked the Commissioners and staff for accommodating them and allowing for a special meeting to discuss the application.

Commissioner Discussion:

Baskett said that she was comfortable with the proposed design for the temporary parking lot.

Choi said he thought it was a good step in the right direction to get the development started, and was in support of the application.

Moline said that he was in support.

Bangs said that he was in support.

Hunt said that she was in support.

Baskett said that she was in support.

Motion to approve Resolution 2, Series 2025 was moved by **Choi** and seconded by **Hunt**. The motion was adopted by a vote of 5 to 0.

PLANNING COMMISSION COMMENTS

None were heard.

STAFF COMMENTS

None were heard.

ADJOURNMENT

Motion to adjourn was moved by **Moline**, seconded by **Choi**, and adopted by voice vote. The Commission adjourned at 6:56pm.

Planning Commission

Meeting Minutes

March 13, 2025

City Hall, Council Chambers

749 Main Street

6:30 PM

Call to Order – Chair **Brauneis** called the meeting to order at 6:30 PM.

Roll Call was taken, and the following members were present:

Commission Members Present: Steve Brauneis, Chair
Debra Baskett, Vice Chair
Cullen Choi, Secretary
David Bangs
Jennifer Hunt
Jonathan Mihaly
Jeff Moline

Staff Members Present: Jeff Hirt, Planning Manager
Matt Post, Senior Planner
Ben Jackson, Planning Clerk

APPROVAL OF AGENDA

Motion to approve the agenda was moved by **Moline**, seconded by **Baskett**, and adopted by voice vote.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None were heard.

PUBLIC HEARING ITEMS – NEW BUSINESS

a. Planned Unit Development Amendment – King Soopers Marketplace: Consideration of Resolution 3 to approve a Planned Unit Development Amendment to allow a grocery store and gasoline service station at 1171 W Dillon Road.

Staff Presentation:

Post introduced the presentation for the PUD amendment. He covered history of the site, current zoning and applicable plans, and the current site layout. He explained proposed

layout and design for the site, and noted that it was permitted as use by right. He also covered proposed waivers and parking reduction.

Staff Recommendation:

Staff recommended approval of Resolution 3, Series 2025 with conditions.

Commissioner Questions of Staff:

Mihaly asked about the number parking spaces dedicated for the proposed pickup area.

Post deferred to the applicant.

Mihaly asked about who was responsible for the road that ran between Centennial Parkway and Dillon Road.

Post said that it was a city owned and maintained road.

Moline asked about the traffic study, and whether staff thought that the 10,000 daily trips detailed in the report was an accurate projection.

Post noted that this seemed high, and said that staff had asked for clarification from the applicant on this.

Choi asked about the size of proposed signage, and about what staff counted as signage instead of exterior paint or iconography.

Post said that the signage area came from the polygonal area around the signs, and added that this would be clarified during the signage application process.

Choi asked about lumen limits for the proposed digital signage.

Post said that the City did not have a lumen limit, but said that they instead had limits on the types of lighting that could be used.

Choi asked whether the number of EV charging stations required for the gas station would come from the gas station as a standalone use, or if they would come from the broader retail use.

Post said that he thought that they would only apply to the accessory service station. He noted that they needed to be within vicinity of the gas station use.

Bangs asked to clarify that the number of EV charging stations required was based off of the number of gas pumps.

Post said that the number of chargers was based on the number of gas station pumps, and that the code was not applicable to the whole store because it was not a new PUD or development.

Bangs asked if there were any requirements for the hours of illumination for the signage.

Post said that he would have to check.

Mihaly asked if there had been any consideration of optimizing the traffic signals at the Centennial Parkway and McCaslin Boulevard intersection.

Post said that it had not been discussed.

Brauneis asked about process and timing for a new traffic study and traffic signal retiming.

Post deferred to the applicant.

Applicant Presentation:

Dan Kraus, non-resident, was part of the development team. He corrected the proposed signage sizes, and noted that they expected an increase of 27 square feet over the earlier presentation.

Brian Horan, non-resident, was the traffic engineer. He said that the 10,000 figure was accurate, but noted that each trip was in a singular direction, so they included trips both into and out of the site separately. He said that this assumption was a worst case scenario.

Commissioner Questions of Applicant:

Brauneis asked about the trigger for signal retiming.

Horan said that it was only if growth continued to occur on the McCaslin Corridor.

Bangs asked about unusual routes into and out of the site, and whether this was considered in the traffic study.

Horan said that it was factored into their analysis.

Choi asked to confirm that there would not be any new plain turf areas on the site.

Kraus said that their landscaping plan was to bring the site into compliance with code, and to replace the invasive species with native species. He added that they did not plan to install any new turf grass.

Choi asked about the potential cost if the height restriction waiver were not to be approved.

Kraus said that the waiver was so they could extend the parapet to hide the improved rooftop equipment from the view of customers. He added that they were trying to meet the intent of the City code.

Choi asked whether they had already specified the new rooftop equipment they intended to install.

Mark Breetz, non-resident, explained that they had already planned out the location of the equipment, and noted that the raised parapet would match the height of the existing metal structure on the rooftop.

Public Comment:

Doug van Riper, non-resident, was representing the neighboring Murphy's Tap House. He had concerns about the gas station, and noted that it would be uphill of and adjacent to their outdoor dining area. He said that no additional vegetation had been proposed between the gas station and their dining area. He also noted concerns that stormwater runoff would drain from the gas station into their restaurant, and that this could pose a flooding issue. He questioned whether there was a need for a gas station on the site.

Julie Avirett, resident, was a neighboring business owner. She was in favor of the new grocery store, but had concerns about the proposed location of the propane tanks as they were adjacent to their child care center's play area. She asked that the applicant consider moving the tanks to a different part of the premises.

Applicant Closing Statement:

Kraus said that they would address drainage and runoff concerns with staff, and said that they would work with staff to address the other public comment concerns.

Staff Closing Statement:

Post noted that past PUD had a generous allowance for signage, and that the amended PUD would have to come into compliance with the new signage code. He added that they had discussed the building screening and parapet design with the applicant.

Further Commissioner Questions of Applicant:

Mihaly asked about the proposed number of parking spaces, and how this compared to other King Soopers Marketplace locations.

Kraus said that it related to the shift from consumers shopping in store to more pick-up and delivery demand.

Karl Schmidtlein, non-resident, was from the development group. He said that their expectation was for around 3.5 to 4 parking spaces per thousand square feet of retail space, and noted that this ratio had declined over the past decade.

Bangs asked about the consideration that was given to the number of EV charging stations they intended to install.

Schmidtlein said that they were trying to comply with the code requirements, and said that they had proposed 8 EV charging stalls.

Bangs asked if this number of charging stalls was in line with their anticipated trends.

Schmidtlein said that he couldn't comment specifically, but suggested that they would consider installing more if they felt there was demand for it.

Nick Tompkins, non-resident, was representing Kroger. He said that regarding EV charging stations, there was a company initiative to increase number of available chargers, and that they tended to install more of them once the store's traffic patterns were better understood post opening.

Mihaly asked about the reasoning for the proposed positioning of the gas station.

Schmidtlein said that they typically tried to keep it on the pharmacy and general merchandise side of the store, and away from entrance.

Choi asked about their plans for ensuring that a chemical spill would not contaminate any of the proposed detention ponds.

Kraus said that they were working with staff on this issue.

Schmidtlein added that they could come up with additional mitigating measures for this if needed.

Brauneis asked whether they should include an additional condition related to a discussion of stormwater runoff mitigation.

Post said that this would be a reasonable thing for them to consider.

Baskett suggested that the condition be related to including an analysis of spill mitigation from gas pumps and runoff. She added that she also wanted to see specific conditions relating to the location of the propane tanks, and relating to the screening and drainage of the gas station.

Post said that staff would engage with the engineering team and the applicant regarding the proposed conditions.

Commissioner Discussion:

Baskett said that she was comfortable with the proposal given the discussed conditions. She added that she thought the proposed signage was appropriate for the site, and would be helpful for wayfinding.

Choi said that he was generally in support, and thought it was an appropriate use for this type of building. He said he would have been opposed to a standalone gas station, but was more supportive of it being connected to the grocery store. He appreciated the inclusion of EV charging stations.

Mihaly said that he was also generally in support, and added that he strongly supported the proposed conditions. He said that he would like to see improvements made to the surrounding roadways to accommodate the additional traffic flows. He also thought that the proposed signage waivers were an improvement over what would be allowed under the code.

Moline suggested specific language for the proposed conditions.

Choi said that the location of the propane tanks did not pose a significant safety hazard from an engineering perspective, and suggested screening the tanks would also be a viable option to address aesthetic concerns.

Moline said that he was in support, and was very happy to see the existing building be reused rather than having it torn down and replaced.

Bangs said that he was in support, but noted that the placement of the gas station was unfortunate given the number of other nearby gas stations.

Brauneis said that he was in support, and said that he liked the reuse of the existing building.

Hunt said that she was in support, and that she was excited to see reuse of the building. She also appreciated the willingness of the applicant to address the concerns of nearby businesses.

Motion to approve Resolution 3, Series 2025 with the proposed conditions that drainage plans are reviewed to ensure that stormwater is contained within existing curbing and the detention pond and to evaluate options to relocate the propane tanks away from the

adjacent school was moved by **Baskett** and seconded by **Hunt**. The motion was adopted by a vote of 7 to 0.

PLANNING COMMISSION COMMENTS

Baskett spoke about the Commuting Solutions breakfast she attended.

STAFF COMMENTS

Hirt spoke about the new City Manager and her expected start date of March 31. He also asked about the viability of holding a second meeting in April.

ADJOURNMENT

Motion to adjourn was moved by **Baskett**, seconded by **Choi**, and adopted by voice vote. The Commission adjourned at 8:00pm.

ITEM: PUD-000519-2024 – 517 S Arthur Ave

PLANNER: Matt Post, Senior Planner

REPRESENTATIVE: The Beck Group

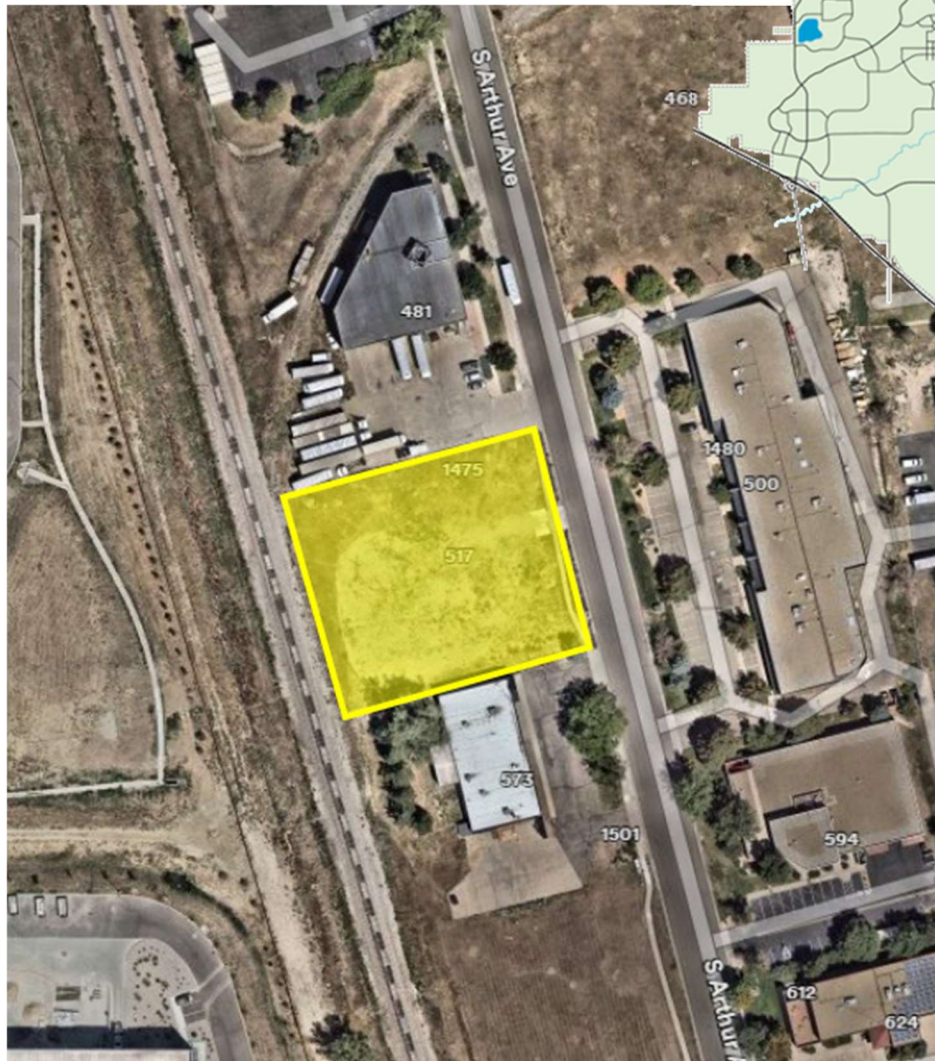
EXISTING ZONING: I - Industrial

LOCATION: 517 S Arthur Ave

TOTAL SITE AREA: .828 Acres

REQUEST: Approval of Resolution No. 4, Series 2025, recommending approval of a Planned Unit Development Amendment to allow construction of a 16,294 square-foot industrial/flex building and associated site improvements.

VICINITY MAP:



SUMMARY:

The applicant, The Beck Group, requests approval of a final Planned Unit Development (PUD) Amendment to allow construction of a 16,294 square-foot industrial/office flex building and associated site improvements at 517 S Arthur Avenue.

BACKGROUND:

The subject property is a vacant, .86 acre lot located in the Colorado Technology Center (CTC). The land is zoned Industrial (I) and development is governed primarily by the Industrial Development Design Standards and Guidelines (IDDSG). The lot fronts S Arthur Avenue on the east and is bounded on the north and south sides by existing industrial structures. The BNSF railway bounds the lot on the west. The city approved the Colorado Technological Center First Filing plat for the property in 1979.



Vicinity Map

PUD PROPOSAL: The application proposes a 16,294 square-foot flexible office building with a prominent corner entrance on the southeast side of the building that addresses the primary street frontage of S Arthur Avenue. The building will be just over 26 feet tall. The interior space is anticipated to include +/- 14,700 square feet of warehouse area, with the remaining +/- 1,600 square feet dedicated to office and support areas. The remainder of the site will be developed with parking, landscaping, and detention and water quality areas. Site access is provided from the east, offering entry to the parking and loading areas located along the building's south façade. The required water quality and detention facilities are situated on the east side of the site, between the building and the adjacent street.

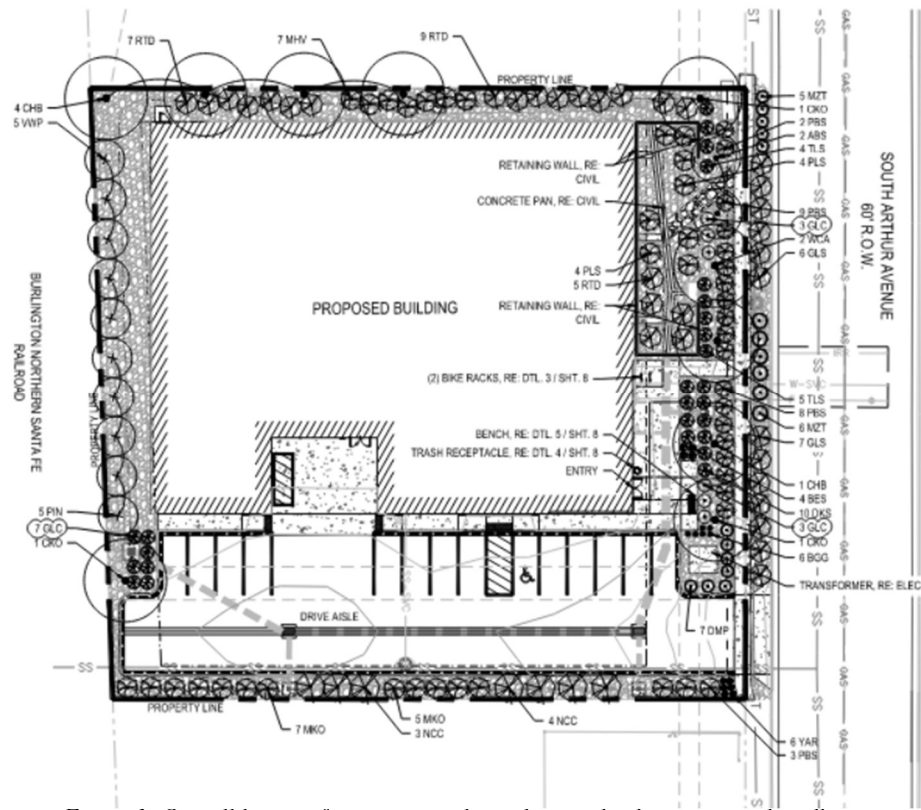


Figure 1: Overall layout of structure, parking, drive aisle, detention pond, walkways

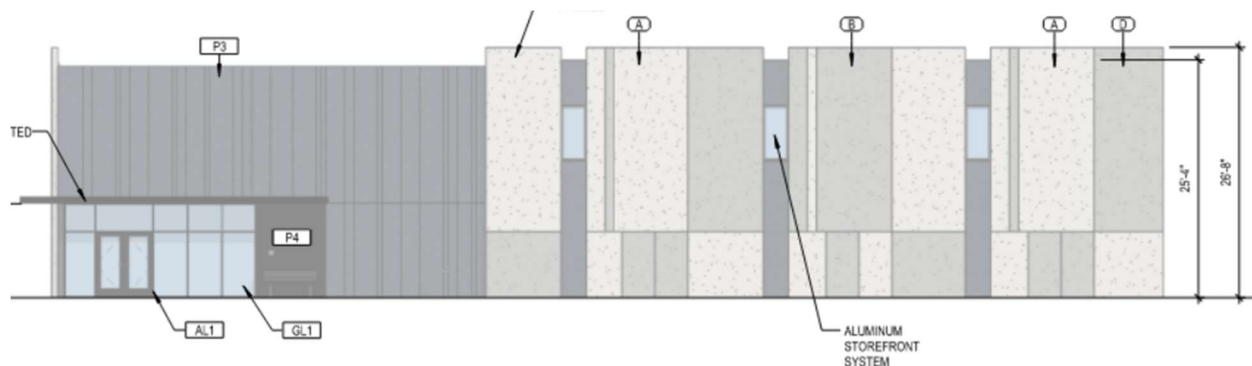
The site's primary access point provides entry to the parking and loading area on the south side of the building. The site will include 14 parking spaces, with one electric vehicle (EV) charging station, one EV-ready space, and 2 EV capable spaces. As part of this application, the applicant is requesting a parking reduction. Further analysis is provided below. The parking lot provides access to a recessed loading and service area on the south side of the building where the trash enclosure is located. An emergency fire hammerhead turnaround is located within the parking area and was approved by the Louisville Fire Protection District.

The site and use are generally auto oriented, so pedestrian paths and a plaza space are provided adjacent to the building and at the building entrance as required by the IDDSG, while an internal pedestrian path connects the site to the existing sidewalk on S Arthur Avenue.

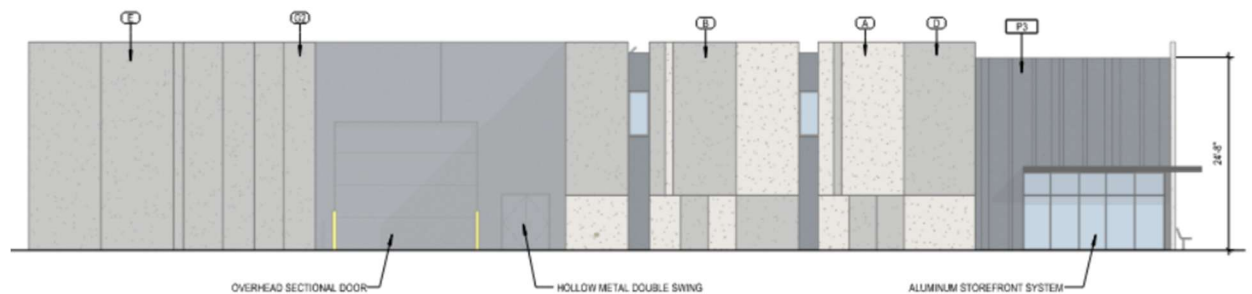
Approximately 24 percent of the site is landscaped, falling just below the 25 percent minimum required by the IDDSG. Additionally, 22 trees are proposed, whereas 24 are required. As such, the applicant is requesting a waiver for both the landscape coverage and tree buffer requirements. Further analysis is provided below. Landscape buffering is required along the north and south property lines, with one tree for every 30 linear feet

of shared property line, based on half the lot's depth. The site include 136 low-water shrubs, perennials, and ornamental grasses.

The building will be constructed of concrete tilt-up wall panels which are designed with varied patterns, form liners, and accent paint colors to provide the required design articulation in accordance with the IDDSG. The primary storefront entrance to the office area is highlighted by an open sunshade structure, while clerestory punched openings are located along the building's perimeter to enhance visual interest and provided daylighting. The elevations include variations in the parapet height and articulation in the building façade, which when combined with the variation in materials, create architectural interest and appropriate design for the Industrial zone district.



East Elevation



South Elevation

ANALYSIS:

Planned Unit Development

The PUD is subject to the IDDSG and the review criteria in Section 17.28.120 of the Louisville Municipal Code (LMC).

IDDSG Analysis

IDDSG: 1. Site Planning

This application complies with these standards with requested waivers (see further analysis below), including all minimum setbacks and building and site orientation requirements. Site coverage is just under the minimum standard for landscape coverage, though the applicant has requested consideration of waiver for this element.

The applicant has requested a waiver for a minor encroachment into the rear setback. The proposal includes a new pedestrian connection to S Arthur Avenue and a pedestrian path through the sight where appropriate. The trash enclosure is located within the recessed loading area to minimize visibility from street view. The proposal meets the site standards for site grading and drainage in the IDDSG.

IDDSG: 2. Vehicular Circulation and Parking

Access is accommodated by a single drive from S Arthur Avenue. The drive aisles and overall sight circulation patterns were designed for ease of vehicular entry and exit and, while fire access and a hammerhead turnaround are provided on site. With the requested parking waiver and parking space size waiver, the parking lot meets all design requirements IDDSG.

IDDSG: 3. Pedestrian and Bicycle Circulation

The applicant proposes a new pedestrian connection to S Arthur Avenue and bicycle parking consistent with the standards of the IDDSG. Bicycle parking is located on the east side of the building at the main entrance. With a requested waiver for a reduction in overall parking space length, the applicant is able to maintain an unobstructed 5-foot pedestrian way for on-site sidewalks adjacent to head-in parking spaces.

IDDSG: 4. Architectural Design

The building layout includes a storefront-style entry with primary orientation toward S Arthur Avenue. The primary service entry is on the south-side of the building and recessed into the building façade. The building incorporates architectural features to reduce the apparent massing of the building including roofline variation, color variation, building articulation, and the primary entrance storefront system. The materials and color palette of the building satisfy the standards required by the IDDSG.

IDDSG: 5. Landscape Design

Streetscape plantings along S Arthur Avenue meet the minimum 1 tree per 20 linear feet ratio with appropriate species and includes more shrubs than required. The applicant has requested a waiver from the requirement that 1 tree per 30 linear feet be planted between adjacent land with the same zoning on the south side of the site, including a reduction to the total width of the required buffer in some areas – the majority of the required trees are planted on the west side of the site. In total, 22 trees are proposed where 24 are required. The rest of the site is landscaped with 136 low-water shrubs, perennials, and grasses, and no turf is proposed. With the requested waivers, landscape design on the site is in conformance with IDDSG standards.

IDDSG: 6. Fences and Walls

The application includes a retaining wall associated with the grading and drainage on the east side of the site, and no fence are proposed as part of this application. The walls as proposed are in conformance with IDDSG standards.

IDDSG: 8. Exterior Site Lighting

The application includes wall mounted LED lights with their proposal. All fixtures with warm light temperatures, and the photometric plan aligns with the standards of the IDDSG.

Compliance with 17.28.120

Section 17.28.120 of the Louisville Municipal Code (LMC) lists 28 criteria for PUDs that must be satisfied or found not applicable in order to approve a PUD. Analysis and staff's recommended finding of each criterion is provided in the attached appendix.

Parking Reduction

Pursuant to LMC Sec. 17.20.080, the City Council may reduce the number of required parking spaces on site in consideration of a number of factors, including the parking needs of nondwelling users.

Per Section 2.2.1.L of the IDDSG, the minimum required parking ratio is 4 spaces per 1,000 square feet (1:250) for office use and 1 space per 1,000 square feet (1:1000) for warehouse use. Based on the total square footage and the mix of uses within the proposed development, the calculated parking requirement is 23 spaces. However, the applicant is requesting a reduction to provide 13 spaces, supported by the specific operational characteristics of the proposed use.

The primary justification for this reduction is the minimal proportion of office space within the development, paired with the low employee density and limited visitor traffic typically associated with the proposed warehouse use. The facility is designed for light industrial operations with a small administrative component, meaning most of the building will be occupied by storage, staging, and/or distribution activities, which do not require high parking demand.

This approach aligns with the intent of the IDDSG to ensure adequate parking without encouraging excess impervious coverage or underutilized space. **Staff support the request for a parking reduction on this site.**

Waiver Compliance with 17.28.110

Section 17.28.110 of the Louisville Municipal Code sets forth the PUD waiver process and criteria. The application includes the following waiver requests:

- Section 2.2.1.I of the IDDSG requires a minimum parking space size of nine feet wide by 19 feet deep. The applicant is requesting a waiver to allow parking space sizes of 8' 6" wide by 17' 6" deep. This request is consistent with current development trends and best practices that support more efficient land use. The proposed dimensions remain functional for standard passenger vehicles and are commonly accepted in comparable light-industrial developments where maximizing site efficiency is a priority. Additionally, the proposed depth of 17'6" corresponds directly to the adjacent pedestrian pathways, which run perpendicular to the parking spaces and are 6'6"

wide. This configuration allows for a 1'6" bumper overhang into the pedestrian zone while maintaining a clear, unobstructed pedestrian path of five feet. This approach not only preserves safe and comfortable pedestrian circulation but also optimizes site layout and reduces unnecessary impervious surface area, aligning with broader sustainability and design objectives. **Staff support this waiver request.**

Section 2.1.1.C of the IDDSG requires a two-way drive aisle width of 28 feet. The applicant is requesting a waiver to allow a reduced drive aisle width of 24 feet. Staff supports this request, as the Louisville Fire Protection District has confirmed that a 24-foot width is sufficient to accommodate emergency access on the site where aerials apparatus access requirements are not applicable. Additionally, a 24-foot drive aisle width aligns with modern development practices for efficient site design and functionality. **Staff support this waiver request.**

- Section 5.2.A.1 of the IDDSG requires a 10-foot wide landscape buffer between properties within the same district. Within the buffer area, one tree for every 30 linear feet shall be planted for half the depth of the lot, in addition to shrubs and/or ground cover.

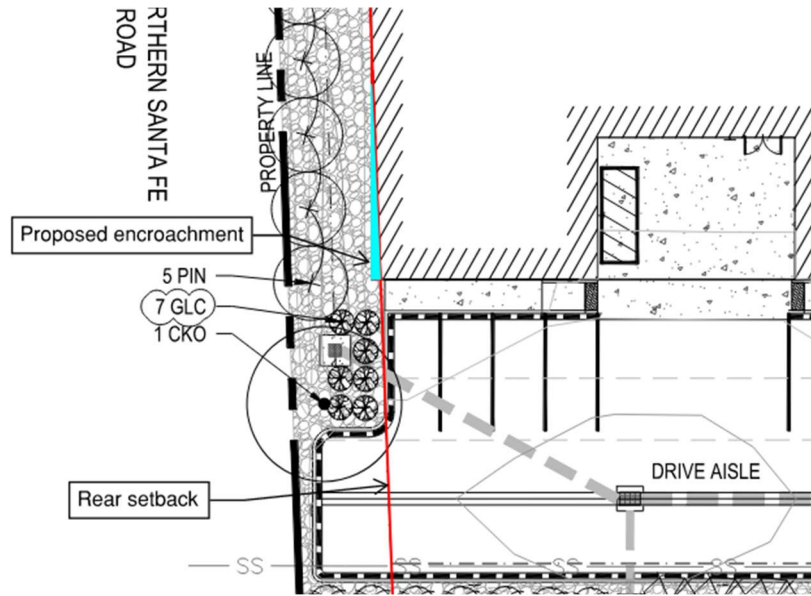
Due to specific site constraints, the applicant is requesting a waiver to allow a reduced buffer width in two locations. At the southwest corner of the site, the buffer narrows to 4 feet to accommodate an extended drive aisle. This configuration is necessary to provide adequate access and maneuverability for fire apparatus and to meet applicable emergency service requirements. Along the southern edge of the property, the landscape buffer is reduced to 9' 6" due to the presence of multiple easements, which significantly limit the available planting area and restrict the placement of permanent landscaping features.

In response to these constraints, the applicant has proposed an alternative solution that includes a row of dense, mid-height shrub plantings in the affected areas. These plantings will effectively provide visual screening and enhance the site's aesthetic appeal. The proposed shrub species will mature to heights ranging from 5 to 10 feet, ensuring adequate buffering while maintaining flexibility in the site's layout.

Additionally, the reduction in buffer width includes a request for a reduction in the required tree planting along the southern edge of the site. Rather than trees, the applicant proposes the use of shrubs with appropriate mature heights, which will achieve the intended visual and environmental benefits of the landscape buffer while accommodating the site's unique challenges.

Staff have reviewed the request and find it to be reasonable, noting that the overall intent of the buffer standards—providing separation and visual relief between uses—has been maintained.

- Section 1.2 of the IDDSG requires a minimum rear setback of 15 feet, which in this case applies to the west side of the property. The applicant is requesting an encroachment of 1' 6" into the rear setback area at the southern end of the building.



This request is driven by the unique geometry of the lot. The property is configured with an oblique shape that tapers toward the south, creating a pinching point where the rear lot line converges with the building footprint. As a result, maintaining a consistent 15-foot setback along the entire rear façade presents a practical challenge without compromising the building's functional layout. The proposed encroachment is limited in scope and location, affecting a small portion of the building. The property to the west is BNSF rail line, so negative adjacent impacts are minimal. **Staff support the waiver as requested.**

- Section 1.4.B of the IDDSG requires that 25 percent of the industrial site be landscaped. The applicant is requesting a reduction to 24 percent. This request arises from the physical constraints of the site, including multiple existing easements that limit the available buildable and landscapeable area—particularly along the southern portion of the property. These easements impact both the placement of the building and the configuration of site improvements, resulting in a site layout that restricts the ability to meet the full 25 percent landscaping threshold without compromising functionality.

Despite the reduction in landscaped area, the applicant has prioritized high-quality, sustainable landscape design. The proposed plan includes 22 trees and 136 low-water-use shrubs, with no turfgrass, aligning with water conservation goals and modern best practices. The landscape design provides visual

buffering, supports stormwater management, and enhances the overall aesthetic value of the site. **Staff support the waiver as requested.**

- Section 2.1.1.F of the IDDSG requires that new driveways be located a minimum of 75 feet from adjacent access points. Due to the relatively small size of the site and the presence of existing driveways on both the north and south sides of the property, strict compliance with this standard is not feasible. The applicant is therefore requesting a waiver to allow a reduced spacing of 42 feet between the proposed driveway and the nearest neighboring access point.

The proposed driveway location has been reviewed by the Public Works Department, who identified no operational or safety concerns with the proposed configuration. **Staff support the waiver as requested.**

PUBLIC COMMENTS: As of publication of this report, staff has not received comments from the public.

STAFF RECOMMENDATION:

Staff recommends approval of Resolution No. 4, Series 2025 recommending approval of the Planned Unit Development Amendment at 517 S Arthur Avenue.

ATTACHMENTS:

- A. Resolution No. 4, Series 2025
- B. Application Materials and PUD

APPENDIX: PUD Criteria Analysis – 517 S ARTHUR AVENUE PUD

Criteria 17.28.120 (A)	Finding	Narrative
1. An appropriate relationship to the surrounding area.	Compliant	The use is appropriate for the area and permitted in the Industrial zone district. The site design is consistent with the context of the surrounding area.
2. Circulation in terms of the internal street circulation system, designed for the type of traffic generated, safety, separation from living areas, convenience, access, and noise and exhaust control. Proper circulation in parking areas in terms of safety, convenience, separation and screening.	Compliant	The application provides for adequate and safe internal circulation. The applicant has provided a shared access point with the property to the south, which is encouraged in the IDDSG.
3. Consideration and provision for low and moderate-income housing	Not applicable	The property is zoned Industrial; residential uses are not allowed.
4. Functional open space in terms of optimum preservation of natural features, including trees and drainage areas, recreation, views, density relief and convenience of function	Compliant	The PUD complies with landscape requirements in Chapter 5 of the IDDSG with the requested waivers.
5. Variety in terms of housing types, densities, facilities and open space	Not applicable	The property is zoned Industrial; residential uses are not allowed.
6. Privacy in terms of the needs of individuals, families and neighbors	Compliant	The PUD complies with site planning provisions in the IDDSG, assuring appropriate privacy of neighboring properties.
7. Pedestrian and bicycle traffic in terms of safety, separation, convenience, access points of destination and attractiveness	Compliant	The PUD complies with pedestrian and bicycle requirements in the IDDSG, ensuring adequate pedestrian and bicycle access.
8. Building types in terms of appropriateness to density, site relationship and bulk	Compliant	The PUD complies with site planning and building height requirements in the IDDSG, ensuring an appropriate bulk for buildings and relationship to other developments in the CTC.

9. Building design in terms of orientation, spacing, materials, color, texture, storage, signs and lighting	Compliant	The PUD complies with the architectural design and site planning requirements in the IDDSG. The design incorporates adequate articulation, building materials, and site configuration.
10. Landscaping of total site in terms of purpose, such as screening, ornamental types used, and materials used, if any; and maintenance, suitability and effect on the neighborhood	Compliant	The PUD complies with landscape requirements in Chapter 5 of the IDDSG with the requested waivers, ensuring adequate screening between similar uses and compatible landscaping for the CTC.
11. Compliance with all applicable development design standards and guidelines and all applicable regulations pertaining to matters of state interest, as specified in <u>chapter 17.32</u>	Compliant	The PUD complies with all applicable development design standards and guidelines.
12. None of the standards for annexation specified in <u>chapter 16.32</u> have been violated	Not applicable	The property was annexed in 1976.
13. Services including utilities, fire and police protection, and other such services are available or can be made available to adequately serve the development specified in the final development plan	Compliant	The Public Works Department and Louisville Fire District reviewed the PUD and it meets their requirements. Other key utility providers are available to serve the development.

Criteria 17.28.120 (B)	Finding	Narrative
1. Development shall be in accordance with the adopted elements of the comprehensive development plan of the city, and in accordance with any adopted development design standards and guidelines.	Compliant	The PUD complies with the adopted elements of the comprehensive plan, and the adopted development design standards and guidelines.
2. No structures in a planned unit development shall encroach upon the floodplain. Existing bodies of water and existing stream courses shall not be channelized or altered in a planned unit development plan.	Compliant	The property is neither located in a floodplain nor are there any bodies of water in the area.

3. No occupied structure shall be located on ground showing severe subsidence potential without adequate design and study approved specifically by the city.	Compliant	There is no known subsidence on the property.
4. The proposal should utilize and preserve existing vegetation, land forms, waterways, and historical or archeological sites in the best manner possible. Steep slopes and important natural drainage systems shall not be disrupted. How the proposal meets this provision, including an inventory of how existing vegetation is included in the proposal, shall be set forth on the landscape plan submitted to the city.	Compliant	The PUD is appropriate for the context of the existing conditions of the property.
5. Visual relief and variety of visual sitings shall be located within a development in the overall site plan. Such relief shall be accomplished by building placements, shortened or interrupted street vistas, visual access to open space and other methods of design.	Compliant	The PUD complies with site planning requirements in the IDDSG, ensuring proper building placement, vistas, and access to open space.
6. Open space within the project shall be located in such a manner as to facilitate pedestrian use and to create an area that is usable and accessible to residents of surrounding developments.	Compliant	The PUD complies with requirements in the IDDSG.
7. Street design should minimize through traffic passing residential units. Suggested standards with respect to paving widths, housing setbacks and landscaping are set forth in public works standards of the city and applicable development design standards and guidelines. The system of streets, including parking lots, shall aid the order and aesthetic quality of the development.	Compliant	The PUD complies with requirements in the IDDSG, ensuring properly designed landscaping adjacent to public streets.

8. There shall exist an internal pedestrian circulation system separate from the vehicular system such that allows access to adjacent parcels as well as to parks, open space or recreation facilities within the development. Pedestrian links to trail systems of the city shall be provided.	Compliant	The PUD complies with bicycle and pedestrian requirements in the IDDSG, ensuring adequate pedestrian and bicycle access.
9. The project and development should attempt to incorporate features which reduce the demand for water usage.	Compliant	The PUD proposes water use consistent with expectations for the CTC development. Plant material has been grouped into similar water-requirement irrigation zones.
10. Landscape plans shall attempt to reduce heating and cooling demands of buildings through the selection and placement of landscape materials, paving, vegetation, earth forms, walls, fences, or other materials.	Compliant, with condition	The PUD complies with landscape requirements in the IDDSG with the requested waivers.
11. Proposed developments shall be buffered from collector and arterial streets. Such buffering may be accomplished by earthen berms, landscaping, leafing patterns, and other materials. Entrance islands defining traffic patterns along with landscaping shall be incorporated into entrances to developments.	Compliant	The PUD complies with the requirements of the IDDSG and includes adequate landscaping and buffering from adjacent streets and properties of the same or similar uses.
12. There shall be encouraged the siting of lot arrangement, building orientation and roof orientation in developments so as to obtain the maximum use of solar energy for heating.	Compliant	The PUD provides a structure oriented towards the south with an unshaded roof so that solar energy may be utilized in the future.
13. The overall PUD shall provide a variety of housing types.	Not applicable	The property is zoned Industrial; residential uses are not allowed.
14. Neighborhoods within a PUD shall provide a range of housing size.	Not applicable	The property is zoned Industrial; residential uses are not allowed.

15. Architectural design of buildings shall be compatible in design with the contours of the site, compatible with surrounding designs and neighborhoods, shall promote harmonious transitions and scale in character in areas of different planned uses, and shall contribute to a mix of styles within the city.	Compliant	The PUD proposes architecture that is compatible in design with the contours of the site, with surrounding buildings, and neighborhoods.
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**RESOLUTION NO. 4
SERIES 2025**

**A RESOLUTION RECOMMENDING APPROVAL OF A PLANNED UNIT
DEVELOPMENT AMENDEMENT TO ALLOW CONSTRUCTION OF A 16,294
SQUARE-FOOT INDUSTRIAL/FLEX BUILDING AT 517 S ARTHUR AVENUE.**

WHEREAS, there has been submitted to the Louisville Planning Commission an application for a final planned unit development amendment to allow construction of a 16,294 square-foot industrial/flex building at 517 S Arthur Avenue; Lot 9, Block 1, Colorado Technological Center Filing 1; and

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

WHEREAS, the Planning Commission has considered the application at a duly noticed public hearing on April 10, 2025 where evidence and testimony were entered into the record.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Louisville, Colorado does hereby recommend approval of a final planned unit development amendment to allow construction of a 16,294 square-foot industrial/flex building at 517 S Arthur Avenue.

PASSED AND ADOPTED this 10th day of April 2025.

By: _____
Steve Brauneis, Chair
Planning Commission

Attest: _____
Cullen Choi, Secretary
Planning Commission

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): 517 S. Arthur Ave, Louisville, CO 80027

Legal Description:

Lot ⁹ Block ¹ Subdivision Colorado Technological Center, First Filing

Lot Area: 36,051 Sq. Ft. or 0.828 Acres

LAND USE PROCESS (check all that apply)

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

PROJECT DESCRIPTION:

The flexible office building contains approximately 15,000 square feet of warehouse area and 2,000 square feet of office space with additional area for support spaces such as future tenant restrooms and a water entry room. The building is 26'-8" high (to top of exterior wall) and the primary structural system will be constructed of concrete tilt-up wall panel construction at all exterior walls with structural steel joists supporting the roof. The concrete tilt-up wall panels have been designed with differentiated patterns, form liner, and accent wall paint colors to provide the necessary design articulation as required by the IDDSG. The main aluminum storefront entrance into the office area is covered by an open sunshade structure above and clerestory punched openings are located at the perimeter of the building at 16'-0" above finished floor. This

Property Owner Information

Name: Travis Vap Entity (if applicable) Tweedle Dum, LLC

Address: 11511 East Caley Ave, Englewood, CO 80111

Phone: (303) 808-4053 Email: tvap@svdw.com

Application Representative Information

Name: Ramiro L. Diaz, AIA Entity (if applicable) The Beck Group

Address: 1001 17th Street, PL-100, Denver, CO 80202

Phone: (720) 281-0394 Email: ramirodiaz@beckgroup.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.

Ramiro L. Diaz

Ramiro L. Diaz

07/15/2024

Signature*

Print Name

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**

RED GOLD BOTTLING CORPORATION PLANNED
UNIT DEVELOPMENT, 1ST AMENDMENT

LOT 9, BLOCK 1, COLORADO TECHNOLOGICAL CENTER, FIRST FILING,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.

CASE # PUD-000519-2024

IDDSG SITE DATA TABLE

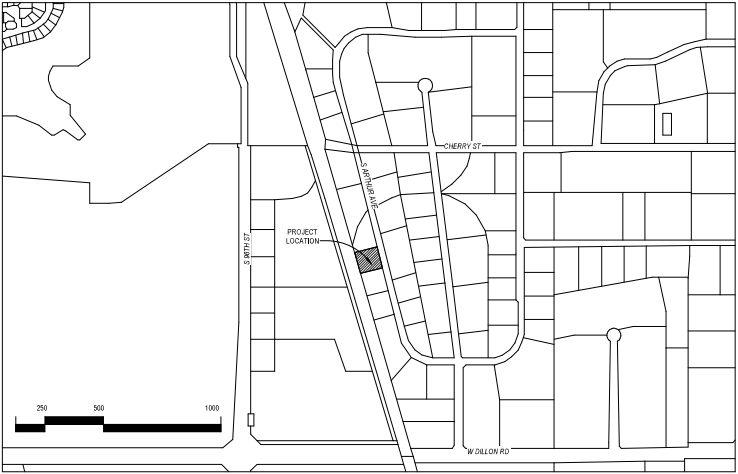
	REQUIRED	PROPOSED	NOTES
TOTAL SITE AREA	-	36.051 SF	0.828 ACRES
SITE COVERAGE	-	16,294 SF	
BUILDING	-	2,910 SF	
DRIVEWAY	-	5,988 SF	
SIDEWALK	-	2,233 SF	
LANDSCAPE COVERAGE			
LANDSCAPE AREA	25% (9,013 SF)	24% (8,826 SF)	PerIDDSG 1.4.B
HARDSCAPE AREA	75% (27,038 SF)	76% (27,425 SF)	PerIDDSG 1.4.A
TOTAL			
BUILDING HEIGHT	40'-0" MAX	26'-4"	PerIDDSG 4.2.B
SETBACKS			
NORTH	10'-0"	15'-0"	
WEST	15'-0"	13'-4"	
SOUTH	10'-0"	55'-0"	
EAST	30'-0"	33'-0"	
PARKING SPACES	23 SPACES	14 SPACES	PerIDDSG 2.2.1.L
STANDARD	23	13	
ACCESSIBLE	1	1	Per CBC 2021 Table 1106.2
EV INSTALLED (GROUP B OCC.)	2%	1	Table CV902.1
EV READY (GROUP B OCC.)	8%	1	Table CV902.1
EV CAPABLE (GROUP B OCC.)	10%	2	Table CV902.1
BICYCLE	3	4	PerIDDSG 3.2.C
PARKING SETBACKS			PerIDDSG 1.2.B
NORTH	10'-0"	132'-4"	
WEST	0'-0"	6'-0"	
SOUTH	10'-0"	10'-0"	
EAST	20'-0"	20'-0"	



WAIVER REQUESTS

BELOW IS A LIST OF WAIVER REQUESTS WITH COMMERCIAL DEVELOPMENT DESIGN STANDARDS AND GUIDELINES, INDUSTRIAL DEVELOPMENT DESIGN STANDARDS AND GUIDELINES, OR LOUISVILLE MUNICIPAL CODE SECTIONS IDENTIFIED.

WAIVER REQUEST	IDDSG REQUIREMENTS	REQUEST TO WAIVE
#1. PARKING REDUCTION	IDDSG 3.2.1.1 SURFACE PARKING LOT REQUIREMENTS • OFFICE SPACE 4 SPACES/1000 SF (1.25%) • WAREHOUSE SPACE 1 SPACE/1000 SF (1.100%)	REQUEST TO WAIVE: • OFFICE SPACE 2 SPACES/1000 SF (1.500%) • WAREHOUSE SPACE 0.5 SPACES/1000 SF (0.5.1000%)
#2. PARKING SPACE MINIMUM SIDE REDUCTION	IDDSG 3.2.1.1 SURFACE PARKING LOT REQUIREMENTS • 8'-0" WIDE X 19'-4" DEEP STANDARD PARKING SPACE	REQUEST TO WAIVE: • 8'-0" WIDE X 17'-4" DEEP STANDARD PARKING SPACE
#3. DRIVE AISLE WIDTH REDUCTION	IDDSG 3.2.1.1.2 VEHICULAR ACCESS REQUIREMENT: • 30'-0" WIDE TWO-WAY ACCESS DRIVE	REQUEST TO WAIVE: • 24'-0" WIDE TWO-WAY ACCESS DRIVE
#4. BUFFER ZONE REDUCTION	IDDSG 3.2.2 PERIMETER LANDSCAPING ADJACENT TO ADJUTING PROPERTY REQUIREMENT: • 10'-0" BUFFER ZONE	REQUEST TO WAIVE: • 2-3'10" BUFFER ZONE AT WEST • 7'-8" BUFFER ZONE AT SOUTH
#5. REAR SETBACK ENFORCEMENT	IDDSG 3.1.2 BUILDING AND PARKING SETBACK REQUIREMENTS: • 15'-0" REAR YARD SETBACK	REQUEST TO WAIVE: 1. 1'-4" BUILDING ENVOACHMENT INTO SETBACK
#6. MINIMUM LANDSCAPE EQUIPMENT REDUCTION	IDDSG 3.1.4.8 SITE COVERAGE REQUIRED • 25% LANDSCAPE COVERAGE	REQUEST TO WAIVE: • 24% LANDSCAPE COVERAGE
#7. SITE AND DRIVEWAY ACCESS MINIMUM	IDDSG 3.2.1.1.1 DRIVEWAY'S REQUIREMENT • MOST BE 7.5' MINIMUM FROM NEIGHBORING DRIVEWAY	REQUEST TO WAIVE: • 42'-0" FROM NEIGHBORING DRIVEWAY
#8. PERIMETER LANDSCAPING ADJACENT TO ADJUTING PROPERTY	IDDSG 3.2.2.1.1 PROVIDE 1 TREE FOR EVERY 30 LINEAR FEET OF PROPERTY LINE	REQUEST TO WAIVE: REDUCE THE REQUIRED NUMBER OF TREES FROM 24 TO 22.



PROJECT DESCRIPTION

THE FLEXIBLE OFFICE BUILDING CONTAINS APPROXIMATELY 15,000 SQUARE FEET OF WAREHOUSE AREA AND 2,000 SQUARE FEET OF OFFICE SPACE WITH ADDITIONAL AREA FOR SUPPORT SPACES SUCH AS FUTURE TENANT RESTROOMS AND A WATER ENTRY ROOM.

THE BUILDING IS 36'-4" HIGH TO TOP OF EXTERIOR WALLS AND THE PRIMARY STRUCTURAL SYSTEM WILL BE CONSTRUCTED OF CONCRETE TILT-UP WALL PANEL CONSTRUCTION AT ALL EXTERIOR WALLS WITH STRUCTURAL STEEL JOISTS SUPPORTING THE ROOF. THE CONCRETE TILT-UP WALL PANELS HAVE BEEN DESIGNED WITH DIFFERENTIATED PATTERNS, FORM LINER, AND ACCENT WALL PAINT COLORS TO PROVIDE THE NECESSARY DESIGN ARTICULATION AS REQUIRED BY THE IDSGS. THE MAIN ALUMINUM STONEPOINT ENTRANCE INTO THE OFFICE AREA IS COVERED BY AN OPEN SUNSHADE STRUCTURE ABOVE AND CLERESTORY PUNCHING OPENINGS ARE LOCATED AT THE PERIMETER OF THE BUILDING AT 14'-4" ABOVE FINISHED FLOOR.

THIS BUILDING IS A CORE & SHELL ONLY. INTERIOR TENANT FINISH-OUT IS NOT IN CONTRACT AND WILL BE PERMITTED SEPARATELY BY TENANT.

PROJECT CONTACTS

OWNER	ARCHITECT	CIVIL
TWEEDLE DUM LLC 11511 EAST CALEY AVE CENTENNIAL, CO 80111 TUMBERBOW.COM CONTACT: TRAVIS VAP	THE BECK GROUP 1001 W. 17TH ST SUITE 100 DENVER, CO 80202 720-281-0304 CONTACT: RAMIRO DIAZ	AE DESIGN 405 SHERMAN ST SUITE 160 DENVER, CO 80203 720-262-3537 CONTACT: BRYAN FRANTZ
SURVEYOR	LANDSCAPE	LIGHTING
RAR ENGINEERS/SURVEYORS INC. 1625 W. 10TH AVENUE SUITE 310 DENVER, COLORADO 80204 303-753-0730 CONTACT: BASH HANSON	ORROW DESIGN COLLABORATIVE 200 VALMARTH ST SUITE 6 DENVER, CO 80229 720-465-1168 CONTACT: JOHN YOUNG	AE DESIGN 1900 WADSWORTH STREET SUITE 205 DENVER, CO 80202 303-266-3504 CONTACT: MORRIS HOLLAND

GENERAL NOTES

BELOW IS A LIST OF WAIVER REQUESTS WITH COMMERCIAL DEVELOPMENT DESIGN STANDARDS AND GUIDELINES, INDUSTRIAL DEVELOPMENT DESIGN STANDARDS AND GUIDELINES, OR LOUISVILLE MUNICIPAL CODE SECTIONS IDENTIFIED.

- THE PROPERTY IS ZONED I-INDUSTRIAL. SETBACKS FOR PROPERTY AS FOLLOWS:
WEST 15'-0"
EAST 35'-0"
SOUTH 10'-0"
NORTH 15'-0"
- ALL SETBACKS AND LAND USE REQUIREMENTS SHALL CONFORM TO THE CITY OF LOUISVILLE, COLORADO ZONING AND LAND USE REGULATIONS IN EFFECT AS OF THE DATE OF APPROVAL OF THIS PLANNED UNIT DEVELOPMENT BY THE CITY OF LOUISVILLE, COLORADO.
- EXCEPT AS AMENDED BY THIS FINAL PLANNED UNIT DEVELOPMENT, ALL SIGNS SHALL CONFORM TO THE INDUSTRIAL DEVELOPMENT DESIGN STANDARDS AND GUIDELINES. THESE AMENDMENTS ARE:
A. TWO FREESTANDING, GROUND MOUNTED DOUBLE FACED SIGNS LOCATED PER THE SITE PLAN SHALL BE PERMITTED. THE DESIGN FOR THESE SIGNS SHALL BE PER THE DETAIL ON SHEET 7.
B. SURFACE MOUNTED BUILDING SIGNS SHALL NOT EXCEED 2 FEET IN HEIGHT BY 20 FEET IN LENGTH EACH WITH A MAXIMUM OF THREE SIGNS. ONE BUILDING SIGN SHALL BE PERMITTED ON THE SOUTH BUILDING ELEVATION (FACING CTC BOULEVARD), ONE BUILDING SIGN SHALL BE PERMITTED ON THE WEST BUILDING ELEVATION (FACING CTC BOULEVARD), THE THIRD BUILDING SIGN SHALL BE PERMITTED ON THE EAST BUILDING ELEVATION AFTER CONSTRUCTION OF THE FUTURE ROAD. MINIMUM SURFACE MOUNTED BUILDING SIGNAGE AREA OF 150 SQUARE FEET IN THE AGGREGATE.
C. FOR BOTH MULTITENANT AND SINGLE TENANT OCCUPANCY, THE SURFACE MOUNTED BUILDING SIGN SHALL NOT EXCEED 24 INCHES IN HEIGHT.
D. THE CITY OF LOUISVILLE IS NOT RESPONSIBLE FOR DAMAGE TO OR REPAIR OF MONUMENT SIGNS DUE TO UTILITY MAINTENANCE.
E. THE CITY OF LOUISVILLE IS NOT RESPONSIBLE FOR DAMAGE TO PAVEMENT SURFACES OR LANDSCAPING CAUSED DURING REPAIR OR MAINTENANCE ACTIVITIES OF UTILITIES LOCATED WITHIN PUBLIC UTILITY EASEMENTS.
F. ON-STREET PARKING WILL NOT BE UTILIZED TO MEET THE PARKING REQUIREMENTS OF THE PROJECT.
G. ALL ROOF MOUNTED MECHANICAL, ELECTRICAL, OPTICAL AND ELECTRONIC EQUIPMENT SHALL BE SET A MINIMUM OF 20' FROM THE BUILDING PARAPET, AND IF VISIBLE FROM THE PUBLIC STREET ADJACENT TO THE PROPERTY, SHALL BE PAINTED TO MATCH THE DOMINANT COLOR OF THE BUILDING.
H. ALL ROOF MOUNTED EQUIPMENT SHALL BE EITHER (1) PAINTED A COLOR COMPATIBLE WITH THE DOMINANT BUILDING COLOR, IF THE BUILDING IS SELF-CONTAINED WITHOUT EXPOSED DUCTWORK OR PROCESS PIPING, OR (2) SHALL BE SCREENED IF THE EQUIPMENT DOES NOT MEET THE CRITERIA SPECIFIED IN 1. SCREEN MATERIAL SHALL BE COMPATIBLE WITH MATERIALS AND COLORS UTILIZED ON THE BUILDING.
I. OWNER WILL ADD ADDITIONAL HANDICAP PARKING SPACES

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 _____ SEAL _____

NOTARY PUBLIC BLOCK

State of _____

County of _____

Signed before me on _____, 20____

By _____

(Notary's official signature)

(Title of office)

(Commission Expiration)

OWNERSHIP SIGNATURE BLOCK

The undersigned as the owner of the lands described herein, hereby agrees on behalf of itself, and its heirs, successors and assigns to develop and maintain the property described herein in accordance and compliance with this approved plan and/or the Louisville Municipal Code.

TWEEDLE DUM LLC

Witness my official hand(s) and seal(s) this _____ day of _____, 20____.

By _____

NOTARY:

SHEET INDEX	
SHEET NUMBER	SHEET NAME
1	COVER PAGE
2	SITE PLAN
3	PERIMETER/BICYCLE CIRCULATION PATH
4	BUILDING ELEVATIONS
5	GRADING PLAN
6	UTILITY PLAN
7	LANDSCAPE PLAN
8	SITE AMENDMENTS DETAILS
9	PRACTICABLE PLAN
10	LIGHTING CUP SHEETS
11	SURVEY
12	WIRE AND LIFE SAFETY PLAN

CURRENT SUBMISSION: PUD AMENDMENT RESUB.#2

DATE SUBMISSION

C 10/20/24 PUD AMENDMENT RESUB.#1

D 03/03/25 PUD AMENDMENT RESUB.#2

BECK ARCHITECTURE, LLC
1001 17TH STREET
SUITE PL 100
DENVER, CO 80202
PH: (303) 466-9965
WWW.BECKGROUP.COM



COVER PAGE

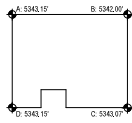
1
SHEET 1 OF 12

RED GOLD BOTTLING CORPORATION PLANNED UNIT DEVELOPMENT, 1ST AMENDMENT

LOT 9, BLOCK 1, COLORADO TECHNOLOGICAL CENTER, FIRST FILING,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.

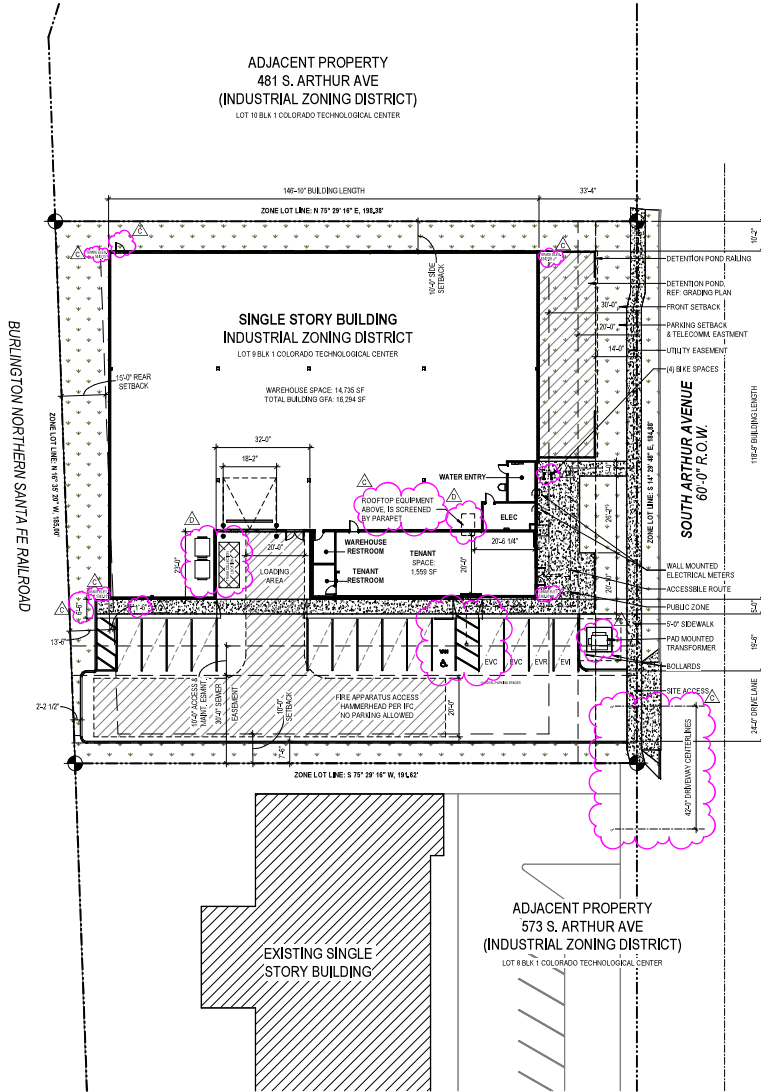
CASE # PUD-000519-2024

GRADE PLANE CALCULATION



CORNER ELEVATION A (HIGHEST): 5343.19'
CORNER ELEVATION B (LOWEST): 5342.00'
AVERAGE GRADE PLANE: 5342.58'
LEVEL 1: 5343.19'
THERE IS A DIFFERENCE OF 0.00119' BETWEEN
GRADE PLANE CALCULATION AND LEVEL 1

ADJACENT PROPERTY
481 S. ARTHUR AVE
(INDUSTRIAL ZONING DISTRICT)
LOT 10 BLK 1 COLORADO TECHNOLOGICAL CENTER



1 ARCHITECTURAL SITE PLAN
SCALE: 1"=20'-0"



CURRENT SUBMISSION: PUD AMENDMENT RESUB.#2	
#	DATE SUBMISSION
C	10/20/24 PUD AMENDMENT RESUB.#1
D	03/03/25 PUD AMENDMENT RESUB.#2

BECK ARCHITECTURE, LLC
1001 17TH STREET
SUITE PL 100
DENVER, CO 80202
PH: (303) 468-9965
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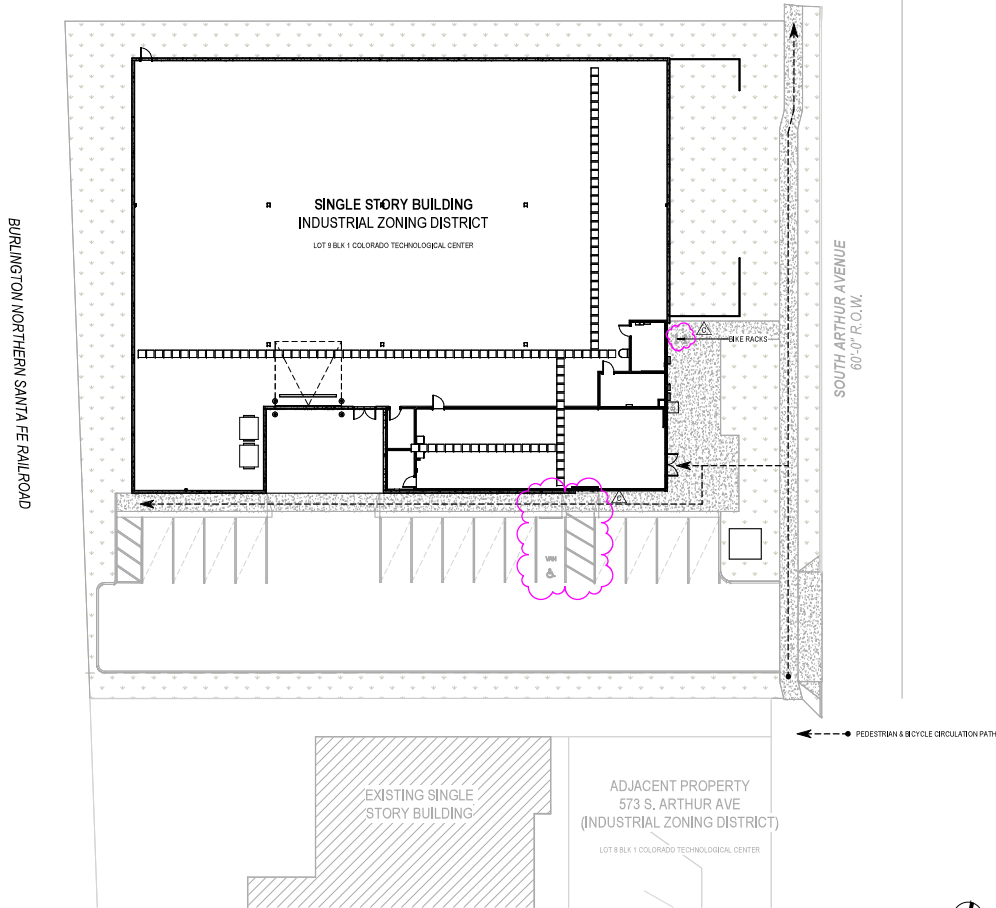
SITE PLAN

RED GOLD BOTTLING CORPORATION PLANNED
UNIT DEVELOPMENT, 1ST AMENDMENT

LOT 9, BLOCK 1, COLORADO TECHNOLOGICAL CENTER, FIRST FILING,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO,
CASE # PUD-000519-2024

ADJACENT PROPERTY
481 S. ARTHUR AVE
(INDUSTRIAL ZONING DISTRICT)

LOT 10 BLK 1 COLORADO TECHNOLOGICAL CENTER



1 ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"

CURRENT SUBMISSION: PUD AMENDMENT RESUB. #1		
#	DATE	SUBMISSION
C	10/20/24	PUD AMENDMENT RESUB. #1

BECK ARCHITECTURE, LLC
1001 17TH STREET
SUITE PL 100
DENVER, CO 80202
PH: (303) 486-5965
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BECK

PEDESTRIAN / BICYCLE
CIRCULATION PATH

3
SHEET 3 OF 12

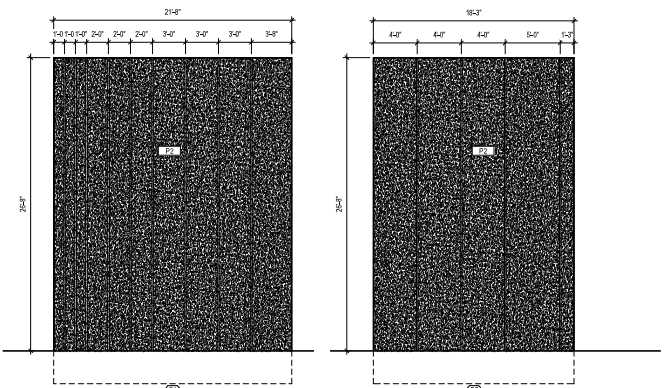
RED GOLD BOTTLING CORPORATION PLANNED
UNIT DEVELOPMENT, 1ST AMENDMENT

LOT 9, BLOCK 1, COLORADO TECHNOLOGICAL CENTER, FIRST FILING,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.

CASE # PUD-000519-2024

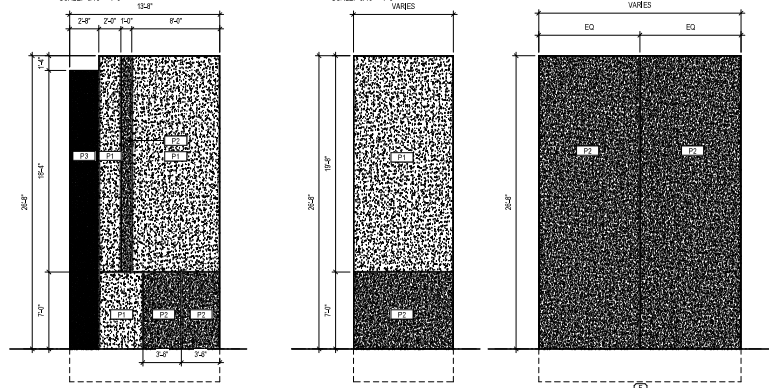
EXTERIOR MATERIAL SCHEDULE

Work	Description	Material/Manufacturer	Material/Color	Material/Finish	Material/Model
03 CONCRETE					
M1	8" TILT-UP WALL-REF. STRUCTURAL PAINT AS INDICATED ON PANEL TYPES				
08 OPENINGS					
AL1	ALUMINUM COLOR 1	MANUVER	BLACK	PAINTED	TRIPAD 85T
GL1	GLAZING INSULATED 1" (GL1)	BRACON			URS 5475
09 FINISHES					
P1	PAINT	BENJAMIN MOORE	LIGHT PEXTER	-	1664
P2	PAINT	BENJAMIN MOORE	CINDER	-	AC-205
P3	PAINT	BENJAMIN MOORE	PALE NAVY	-	HC-154
P4	PAINT	BENJAMIN MOORE	BLACK	-	2134-10



10 PANEL TYPE G1
SCALE: 3/16" = 1'-0"

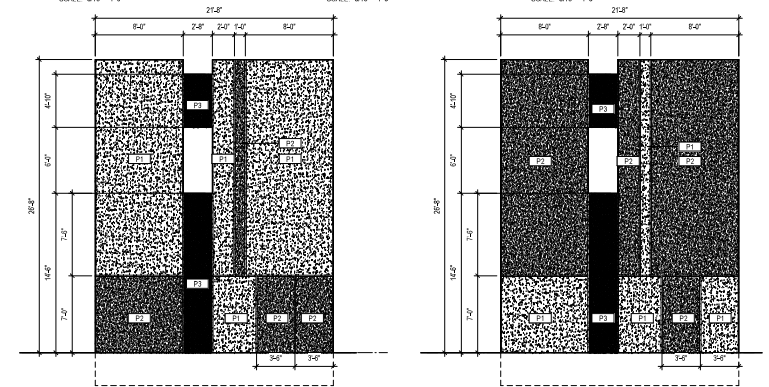
11 PANEL TYPE G2
SCALE: 3/16" = 1'-0"



7 PANEL TYPE C
SCALE: 3/16" = 1'-0"

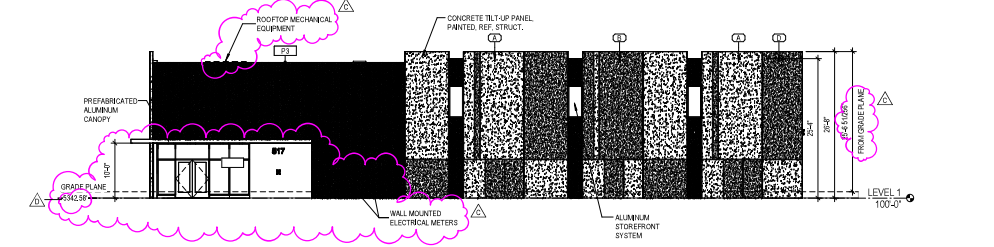
8 PANEL TYPE D
SCALE: 3/16" = 1'-0"

9 PANEL TYPE E
SCALE: 3/16" = 1'-0"

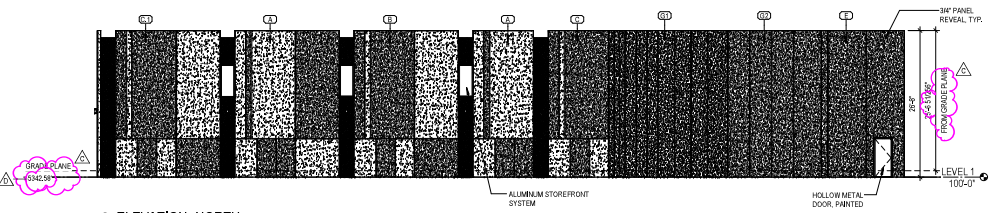


5 PANEL TYPE A
SCALE: 3/16" = 1'-0"

6 PANEL TYPE B
SCALE: 3/16" = 1'-0"



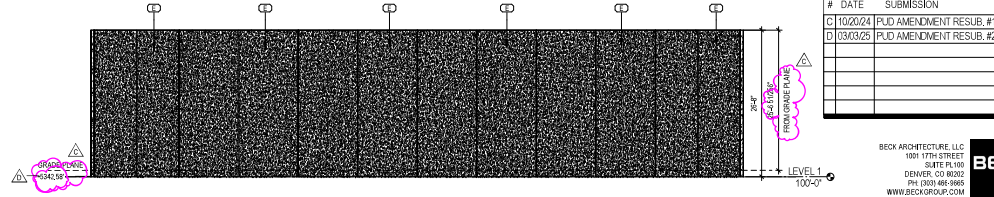
1 ELEVATION- EAST
SCALE: 3/32" = 1'-0"



2 ELEVATION- NORTH
SCALE: 3/32" = 1'-0"



3 ELEVATION- SOUTH
SCALE: 3/32" = 1'-0"



4 ELEVATION- WEST
SCALE: 3/32" = 1'-0"

CURRENT SUBMISSION: PUD AMENDMENT RESUB. #2		
#	DATE	SUBMISSION
C	10/20/24	PUD AMENDMENT RESUB. #1
D	03/03/25	PUD AMENDMENT RESUB. #2

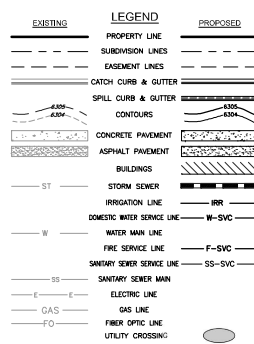
BECK ARCHITECTURE, LLC
1001 17TH STREET
SUITE PL 100
DENVER, CO 80202
PH: (303) 488-9965
WWW.BECKGROUP.COM



BUILDING ELEVATIONS

LOT 9, BLOCK 1, COLORADO TECHNOLOGICAL CENTER, FIRST FILING
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.

CASE # PUD-000519-2024



EXISTING UTILITY LOCATIONS:
COLLINS ENGINEERS INC. ASSUMES NO
RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS
(HORIZONTAL OR VERTICAL). THE EXISTING
UTILITIES SHOWN ON THIS DRAWING HAVE BEEN
PLOTTED FROM THE BEST AVAILABLE INFORMATION.
IT IS HOWEVER THE RESPONSIBILITY OF THE
CONTRACTOR TO FIELD VERIFY THE LOCATION OF
ALL UTILITIES PRIOR TO THE COMMENCEMENT OF
ANY CONSTRUCTION ACTIVITIES.

CURRENT SUBMISSION: PUD AMENDMENT RESUB. #1	
#	DATE SUBMISSION
C	10/20/24 PUD AMENDMENT RESUB. #1

BECK ARCHITECTURE, LLC
1001 17TH STREET
SUITE PL101
DENVER, CO 80202
PH: (303) 466-6666
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UTILITY PLAN

6

SHEET 6 OF 12

LOT 9, BLOCK 1, COLORADO TECHNOLOGICAL CENTER, FIRST FILING,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.

[illegible]

DECIDUOUS SHADE TREE

ORNAMENTAL TREE

EVERGREEN TREE

DECIDUOUS SHRUB

EVERGREEN SHRUB

ORNAMENTAL GRASSES

PERENNIALS

 PROPERTY LINE
 1-1/2" RIVER ROCK MULCH
 BENCH
 WASTE RECEPTACLE
 BIKE RACK

CURRENT SUBMISSION: PUD AMENDMENT RESUB.		
#	DATE	SUBMISSION
C	12/20/24	PUD AMENDMENT RESUB. #1
D	03/20/25	PUD AMENDMENT RESUB. #2

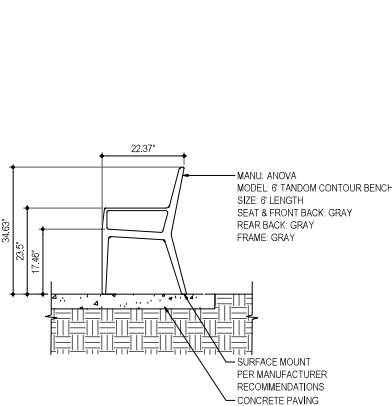
BECK ARCHITECTURE, LLC
1001 17TH STREET
SUITE PL100
DENVER, CO 80202
PH: (303) 466-9665
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LANDSCAPE PLAN

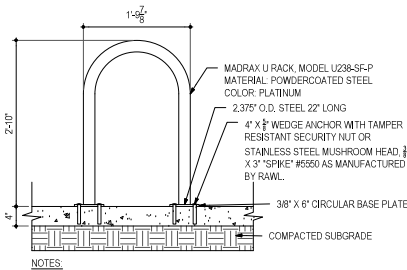
RED GOLD BOTTLING CORPORATION PLANNED
UNIT DEVELOPMENT, 1ST AMENDMENT

LOT 9, BLOCK 1, COLORADO TECHNOLOGICAL CENTER, FIRST FLING,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.

CASE # PUD-000519-2024



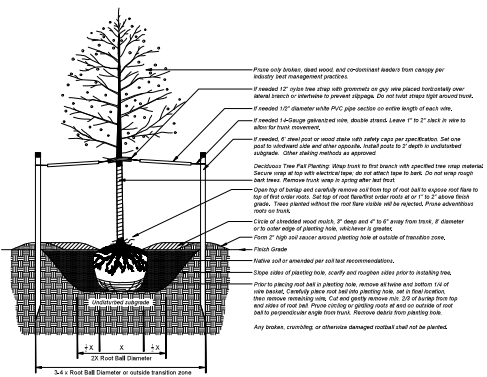
5 BENCH DETAIL
8 SCALE: 1/2" = 1'-0"



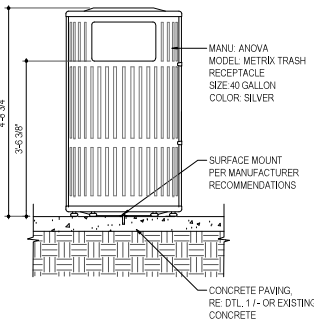
NOTES:

1. BASE PLATE SHALL BE MOUNTED TO CONCRETE VIA EXPANSION ANCHOR 4' X 3/4' WEDGE ANCHOR W/ TAMPER RESISTANT SECURITY NUT OR STAINLESS STEEL MUSHROOM HEAD, 3/4' X 3' 'SPIKE' #5550 AS MANUFACTURED BY RAWL.
2. RACK SHALL BE SET FIRM AND ALIGNED WITH A TOLERANCE PLUS OR MINUS 1/4" FROM PLUMB.
3. STEEL SHIMS SHALL BE INSTALLED PRIOR TO ANCHORING IN PLACE WHEN NEEDED.

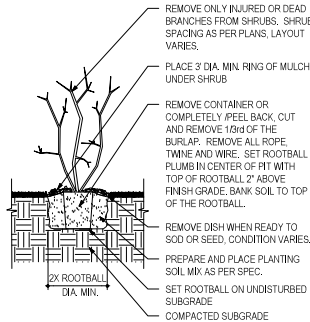
3 BIKE RACK DETAIL
8 SCALE: 1/2" = 1'-0"



1 TREE PLANTING DETAIL
8 SCALE: NTS



4 TRASH RECEPTACLE DETAIL
8 SCALE: 3/4" = 1'-0"



2 SHRUB PLANTING DETAIL
8 SCALE: 1/2" = 1'-0"

CURRENT SUBMISSION: PUD AMENDMENT RESUB. #2	
#	DATE SUBMISSION
C	12/20/24 PUD AMENDMENT RESUB. #1
D	03/23/25 PUD AMENDMENT RESUB. #2

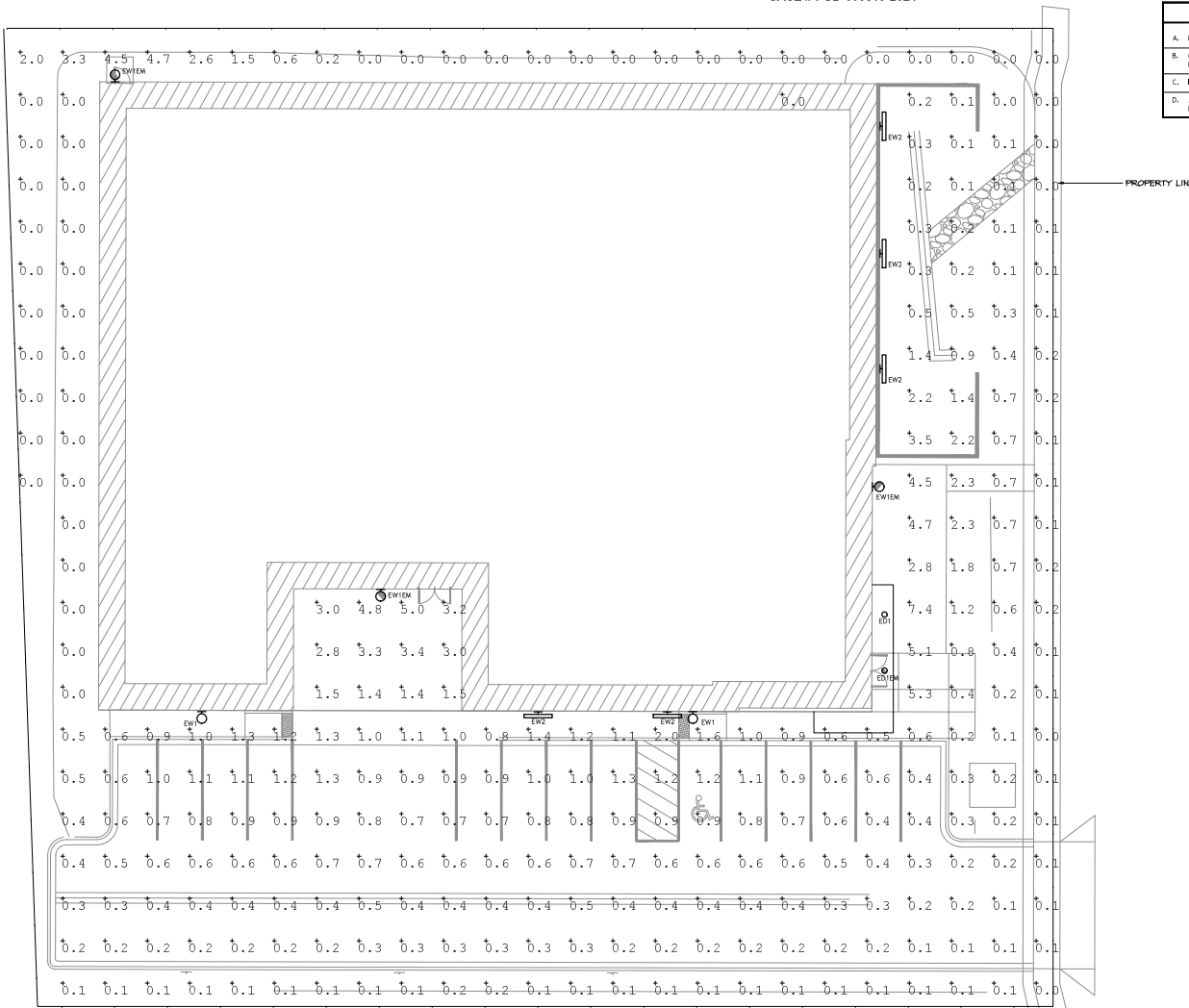
BECK ARCHITECTURE, LLC
1001 17TH STREET
SUITE PL 100
DENVER, CO 80202
PH: (303) 466-9665
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LANDSCAPE DETAILS

RED GOLD BOTTLING CORPORATION PLANNED
UNIT DEVELOPMENT, 1ST AMENDMENT

LOT 9, BLOCK 1, COLORADO TECHNOLOGICAL CENTER, FIRST FILING,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.

CASE # PUD-000519-2024



LIGHTING GENERAL NOTES	
A.	LIGHTING CALCULATIONS WERE MADE USING A LIGHT LOSS FACTOR OF 1.0.
B.	CALCULATION POINTS WERE TAKEN AT GRADE LEVEL ON A 10'X10' GRID. CALCULATIONS DO NOT REPRESENT ANY SLOPE OF ELEVATION CHANGE.
C.	ILLUMINANCE CONTRIBUTIONS FROM STREET LIGHTING AND ADJACENT ARE NOT INCLUDED.
D.	ALL LIGHT FIXTURES WILL BE CONTROLLED BY ASTRONOMICAL TIME CLOCK AND/OR PHOTOCELL.

A1	LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES, SUBSCRIPT, IF SHOWN, REFERENCES WALL SWITCH OR RELAY ZONE CONTROL.
○	WALL MOUNTED LUMINAIRE
□	DOWNLIGHT LUMINAIRE

1 | SITE PHOTOMETRIC

1 | SCALE: 3/32" = 1'0"

CURRENT SUBMISSION: PUD AMENDMENT RESUB.#1	
#	DATE
C	12/20/24
	PUD AMENDMENT RESUB.#1

BECK ARCHITECTURE, LLC
1001 17TH STREET
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PH: (303) 466-9661
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ELECTRICAL SITE
PHOTOMETRIC

LOT 9, BLOCK 1, COLORADO TECHNOLOGICAL CENTER, FIRST FILING,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.
CASE # PUD-000519-2024

LIGHTING FIXTURE SCHEDULE												
TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMP QTY	WATT TYPE	DELIVERED LUMENS	CCT	MOUNTING LOCATION	INFORMATION BOF/RFD/OFH	FIXTURE FINISH	NOTES
EDI	SURFACE MOUNTED 4" DOWNLIGHT WITH SURFACE CONDUIT BOX TRIM	LIGMAN	UE-14VC0B-W-V05-01-120/27V-SCBT	277	1	14 LED	1,618	3000 K	SURFACE GANTRY	9 1" OFH	BLACK	
EDIEM	SURFACE MOUNTED 4" DOWNLIGHT WITH SURFACE CONDUIT BOX TRIM CONNECTED TO EMERGENCY INVERTER	LIGMAN	UE-14VC0B-W-V05-01-120/27V-SCBT	277	1	14 LED	1,618	3000 K	SURFACE GANTRY	9 1" OFH	BLACK	
EW1	WALL MOUNTED AREA LIGHT WITH FORWARD THROW	LITHONIA	VIDGE2-LEC-P3-30K-60CR-VF-MVOLT-SRM-DBLXD	277	1	23 LED	3,015	3000 K	SURFACE WALL	20'-0" OFH	WHITE	
EW1BM	WALL MOUNTED AREA LIGHT WITH FORWARD THROW EMERGENCY BATTERY BACKUP	LITHONIA	VIDGE2-LEC-P3-30K-60CR-VF-MVOLT-SRM-E10WH-DBLXD	277	1	23 LED	3,015	3000 K	SURFACE WALL	10'0" OFH	WHITE	
EW2	SURFACE MOUNTED WALL WASHER, AIMED TOWARDS BUILDING TO LIGHT BUILDING SLOTS. WEI RATED.	WE-IEF	187-0488-004	277	1	24 LED	2,880	3000 K	SURFACE WALL	2'-0" OFH	WHITE	

ABBREVIATIONS: BOF - BOTTOM OF FIXTURE, RFD - RECESSED FIXTURE DEPTH, OFH - OVERALL FIXTURE HEIGHT

NOTES: ARCHITECT SHALL CONFIRM FIXTURE FINISH

WDGE2 LED

Architectural Wall Sconce

Visual Comfort Opto

Color
None

Finish
None

D2
H

D1
W

Specifications

Depth (D1):	7"
Depth (D2):	2.5"
Height:	6"
Width:	11.5"
Weight (including optional):	13.5 lbs

CS design portfolio

See [selected by Illuminix](#) quality for the Design Partner program and [Light Up Your World](#). Learn more about Bright Spaces, too: [www.brightsaces.com/illuminix](#)

WDGE LED Wall Overlay

Approximate Suggested Retail Price (MSRP)													
Series	Style	Standard LED Pkts	with DALI 2071	Series	P1	P2	P3	P4	P5	P6	P7	P8	P9
WDGE110	Linear	4W	—	Standard/Overlay	750	1,200	1,500	—	—	—	—	—	—
WDGE120	Round/Linear	10W	—	Standard/Overlay	—	1,500	1,800	4,500	1,800	—	—	—	—
WDGE130	Recessed/Recessed	10W	10W	Standard/Overlay	120	1,200	1,500	4,500	—	—	—	—	—
WDGE140	Recessed/Recessed	11W	10W	Standard/Overlay	4,500	—	—	—	—	—	—	—	—
WDGE150	Recessed/Recessed	—	—	Standard/Overlay	10,000	5,000	10,000	20,000	20,000	20,000	20,000	20,000	20,000

Ordering Information

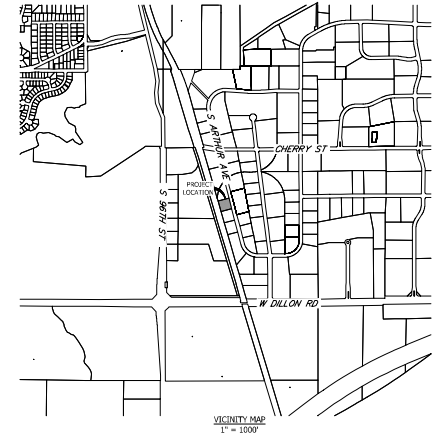
EXAMPLE: WDGE LED P3 40K 80CRI VF MVOLT 5IM D0B0

Series	Package	Color Temperature	CR	Distribution	Mounting	Shipping container
WDGE110	P1	27K	90CRI	M	Visual comfort	Shipped standard
WDGE110	P2	40K	90CRI	M	Visual comfort	Shipped standard
WDGE110	P3	50K	90CRI	M	Visual comfort	Shipped standard
WDGE110	P4	60K	90CRI	M	Visual comfort	Shipped standard
WDGE110	P5	70K	90CRI	M	Visual comfort	Shipped standard
WDGE110	P6	80K	90CRI	M	Visual comfort	Shipped standard
WDGE110	P7	90K	90CRI	M	Visual comfort	Shipped standard
WDGE110	P8	100K	90CRI	M	Visual comfort	Shipped standard
WDGE110	P9	110K	90CRI	M	Visual comfort	Shipped standard
WDGE110	P10	120K	90CRI	M	Visual comfort	Shipped standard
WDGE110	P11	130K	90CRI	M	Visual comfort	Shipped standard
WDGE110	P12	140K	90CRI	M	Visual comfort	Shipped standard
WDGE110	P13	150K	90CRI	M	Visual comfort	Shipped standard
WDGE110	P14	160K	90CRI	M	Visual comfort	Shipped standard
WDGE110	P15	170K	90CRI	M	Visual comfort	Shipped standard
WDGE110	P16	180K	90CRI	M	Visual comfort	Shipped standard
WDGE110	P17	190K	90CRI	M	Visual comfort	Shipped standard
WDGE110	P18	200K	90CRI	M	Visual comfort	Shipped standard
WDGE110	P19	210K	90CRI	M	Visual comfort	Shipped standard
WDGE110	P20	220K	90CRI	M	Visual comfort	Shipped standard
WDGE110	P21	230K	90CRI	M	Visual comfort	Shipped standard
WDGE110	P22	240K	90CRI	M	Visual comfort	Shipped standard
WDGE110	P23	250K	90CRI	M	Visual comfort	Shipped standard
WDGE110	P24	260K	90CRI	M	Visual comfort	Shipped standard
WDGE110	P25	270K	90CRI	M	Visual comfort	Shipped standard
WDGE110	P26	280K	90CRI	M	Visual comfort	Shipped standard
WDGE110	P27	290K	90CRI	M	Visual comfort	Shipped standard
WDGE110	P28	300K	90CRI	M	Visual comfort	Shipped standard
WDGE110	P29	310K	90CRI	M	Visual comfort	Shipped standard
WDGE110	P30	320K	90CRI	M	Visual comfort	Shipped standard
WDGE110	P31	330K	90CRI	M	Visual comfort	Shipped standard
WDGE110	P32	340K	90CRI	M	Visual comfort	Shipped standard
WDGE110	P33	350K	90CRI	M	Visual comfort	Shipped standard
WDGE110	P34	360K	90CRI	M	Visual comfort	Shipped standard
WDGE110	P35	370K	90CRI	M	Visual comfort	Shipped standard
WDGE110	P36	380K	90CRI	M	Visual comfort	Shipped standard
WDGE110	P37	390K	90CRI	M	Visual comfort	Shipped standard
WDGE110	P38	400K	90CRI	M	Visual comfort	Shipped standard
WDGE110	P39	410K	90CRI	M	Visual comfort	Shipped standard
WDGE110	P					

CURRENT SUBMISSION: PUD AMENDMENT RESUB. #1		
#	DATE	SUBMISSION
C	12/20/24	PUD AMENDMENT RESUB. #1

IMPROVEMENT SURVEY PLAT

LOT 9, BLOCK 1, COLORADO TECHNOLOGICAL CENTER, FIRST FILING (517 SOUTH ARTHUR AVENUE)
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



LEGAL DESCRIPTION

LOT 9, BLOCK 1, COLORADO TECHNOLOGICAL CENTER, FIRST FILING, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.

GENERAL NOTES

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. (COLORADO REVISED STATUTES TITLE 13, ARTICLE 80, SECTION 105 (C.R.S. § 13-806105))
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R&R ENGINEERS-SURVEYORS TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. EASEMENT RESEARCH AND OWNERSHIP INFORMATION WERE PROVIDED BY CLIENT IN THE TITLE COMMITMENT OR TITLE REPORT REFERENCED HEREON.
3. UTILITY INFORMATION WAS OBTAINED FROM VISIBLE FIELD OBSERVATION AND UTILITY LOCATE SERVICES PROVIDED BY TOM RICHARDSON, LLC. THE LOCATION OF UNDERGROUND UTILITIES ARE SHOWN BASED ON VISIBLE ABOVE GROUND EVIDENCE ONLY AND NO RESPONSIBILITY IS ACCEPTED FOR THEIR ACCURACY. THE LOCATIONS OF UNDERGROUND UTILITIES MUST BE FIELD VERIFIED PRIOR TO ANY DIGGING ON OR ADJACENT TO THE SUBJECT PROPERTY. UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987
4. BASIS OF BEARINGS (ASSUMED): BEARINGS ARE BASED ON THE NORTH LINE OF SAID LOT 9 HAVING AN ASSUMED BEARING OF NORTH 79° 29' 16" EAST, SAID LINE MONUMENTED AT EACH END AS SHOWN HEREON.
5. BENCHMARK: NGS DESIGNATION Q 413, A STAINLESS STEEL ROD IN A MONUMENT BOX LOCATED NORTH OF DILLON ROAD AND EAST OF S. DILLON ST. ELEVATION = 5206.05 (NAVD83)
6. UNITS SHOWN ARE U.S. SURVEY FEET.
7. DATE OF FIELDWORK: 04/08/2024.

SURVEYOR'S CERTIFICATION

I, BASIL MICAH HANSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HAVE AFFIRMED MY STAMP AND SIGNATURE REPRESENTING THAT THE SURVEYING SERVICES ADDRESSED HEREON HAVE BEEN PERFORMED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND ARE BASED UPON THE PROFESSIONAL SURVEYOR'S KNOWLEDGE, INFORMATION, BELIEF AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE.



BASIL MICAH HANSON, P.L.S.,
COLORADO REG. NO. 38620
FOR AND ON BEHALF OF
R&R ENGINEERS-SURVEYORS, INC.

THE WORD "CERTIFICATION" AND/OR "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

LEGEND

(M)	MEASURED	FB	FIBER OPTIC BOX (ON CONCRETE PAD)
(C)	CALCULATED	FB	FIBER OPTIC PEDESTAL
(R)	RECORD	●	BOLLARD, CONCRETE OR STEEL
---	CURB AND GUTTER	●	ELECTRIC MANHOLE
---	MAJOR CONTOUR	■	TRANSFORMER BOX (ON CONCRETE PAD)
---	MINOR CONTOUR	---	UNDERGROUND STORM DRAIN LINE
---	EXISTING BUILDING EDGE	---	UNDERGROUND SANITARY SEWER LINE
---	ASPHALT SURFACE	---	UNDERGROUND WATER LINE
---	CONCRETE SURFACE	---	DUCTILE IRON PIPE
---	SURVEYED PROPERTY BOUNDARY LINE	---	FIRE HYDRANT
---	PLATTED LOT LINE		
---	UNDERGROUND FIBER OPTIC LINE, AS MARKED		
---	SIGN, SINGLE POLE		
---	UNDERGROUND ELECTRIC		

R&R ENGINEERS-SURVEYORS, INC. 1635 W. 13TH AVENUE, SUITE 310 DENVER, COLORADO 80204 303-733-6730 www.rrengineers.com	
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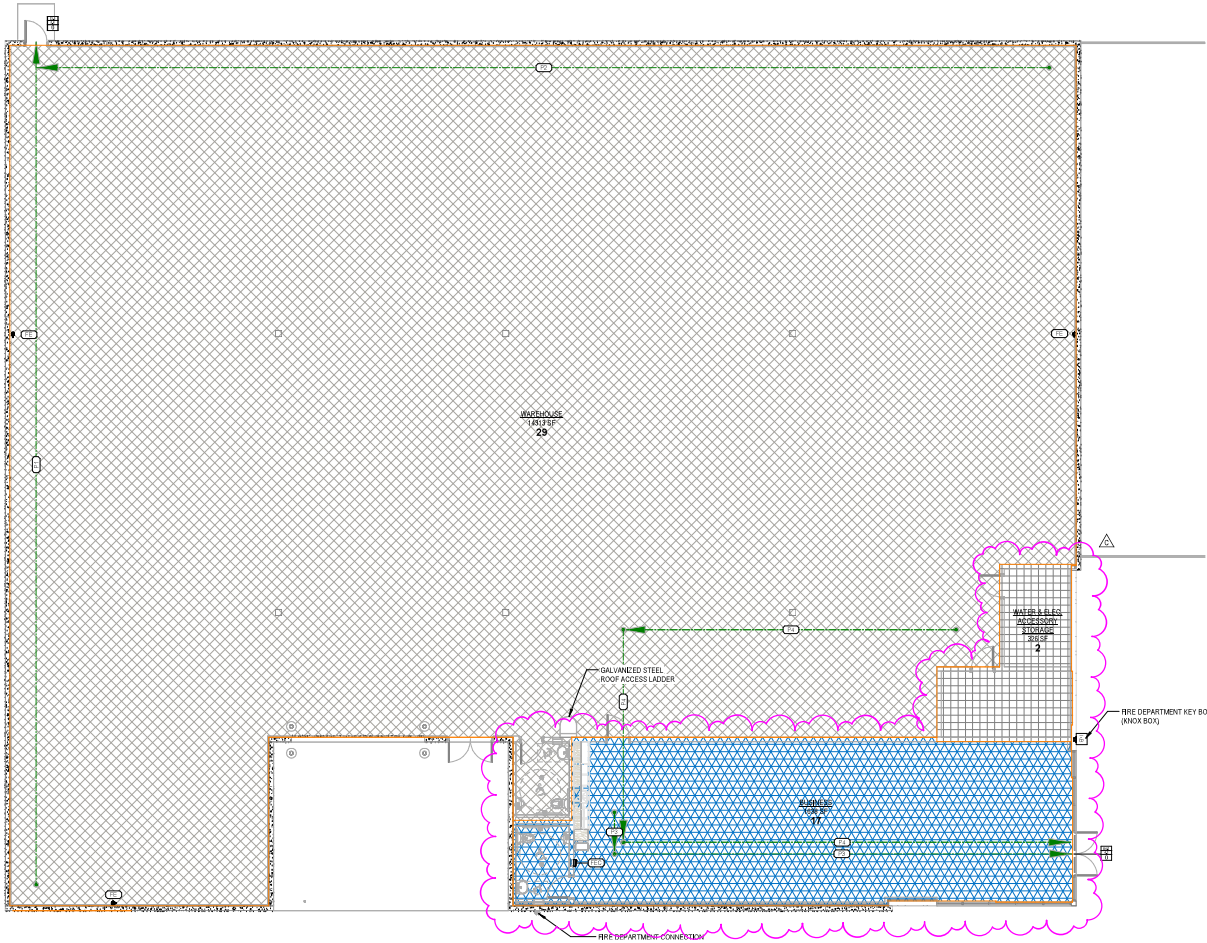
IMPROVEMENT SURVEY PLAT
LOT 9, BLOCK 1, COLORADO TECHNOLOGICAL
CENTER, FIRST FILING (517 SOUTH ARTHUR AVENUE)
LOCATED IN THE SOUTHWEST QUARTER OF SECTION
16, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE
6TH PRINCIPAL MERIDIAN
CITY OF LOUISVILLE, COUNTY OF BOULDER,
STATE OF COLORADO

Sheet 1 of 1

RED GOLD BOTTLING CORPORATION PLANNED
UNIT DEVELOPMENT, 1ST AMENDMENT

LOT 9, BLOCK 1, COLORADO TECHNOLOGICAL CENTER, FIRST FILING,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.

CASE # PUD-000519-2024



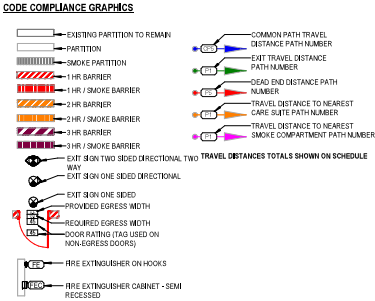
AREA OCCUPANCY LEGEND

Accessory Storage Areas, Mechanical equipment rooms	Business
Warehouses	

1 CODE COMPLIANCE AREA PLAN- LEVEL 1
SCALE: 1/8" = 1'-0"

APPLICABLE BUILDING CODES

BUILDING CODE: 2018 INTERNATIONAL BUILDING CODE (IBC) w/ LOCAL AMMENDMENTS
MECHANICAL CODE: 2018 INTERNATIONAL MECHANICAL CODE (IMC) w/ LOCAL AMMENDMENTS
PLUMBING CODE: 2018 INTERNATIONAL PLUMBING CODE (IPC) w/ LOCAL AMMENDMENTS
ELECTRIC CODE: 2023 NATIONAL ELECTRIC CODE (NEC) w/ LOCAL AMMENDMENTS
FIRE CODE: 2018 INTERNATIONAL FIRE CODE (IFC) w/ LOCAL AMMENDMENTS
ENERGY CODE: 2018 INTERNATIONAL ENERGY CONSERVATION CODE w/ LOCAL AMMENDMENTS
FUEL GAS CODE: 2018 INTERNATIONAL FUEL GAS CODE (IFGC) w/ LOCAL AMMENDMENTS
LOCAL CODE: LOUISVILLE MUNICIPAL CODE CHAPTER 15- BUILDINGS AND CONSTRUCTION
OTHER CODE(S): 1997 UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDING CODE



TRAVEL DISTANCE PATHS		
PATH	LENGTH	IBC MAX TRAVEL DISTANCE
P1	115'-0"	200'-0" (S-1 PER TABLE BC 1007.2)
P2	108'-0"	200'-0" (S-1 PER TABLE BC 1007.2)
P3	68'-0"	200'-0" (S-1 PER TABLE BC 1007.2)
P4	139'-0"	200'-0" (S-1 PER TABLE BC 1007.2)

BUILDING OCCUPANT LOADS					
Area Information		Area	Area Per Occupant	Percentage	Seating Occupancy
Area Occupancy Key	Area				Occupancy Calculated Rounded
LEVEL 1					
Accessory Storage Areas, Mechanical equipment rooms	128 SF	300 SF	2%		2
Business	6,58 SF	100 SF	10%		11
Warehouses	14,111 SF	500 SF	88%		29
	16,277 SF		100%		46

OCCUPANCY TYPE & ALLOWABLE AREA/HEIGHT

CONSTRUCTION TYPE: TYPE IIB
PRIMARY BUILDING OCCUPANCY: S-1 - STORAGE/WAREHOUSE
SECONDARY BUILDING OCCUPANCIES: B - BUSINESS
MIXED USE SEPARATION
ACCESSORY OCCUPANCIES - - - - - NO
NON-SEPARATED OCCUPANCIES - - - - - YES
SEPARATED OCCUPANCIES (SEE TABLE) - - - - - NO
SPECIAL PROVISIONS (PER IBC 510) - - - - - NO

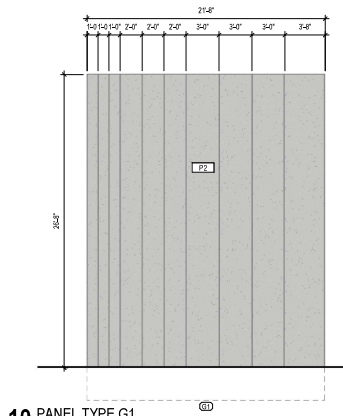
ALLOWABLE BUILDING AREA		TABLE	ACTUAL
LEVEL 1			
S-1 (PER IBC 510.1.1)	70,000 SF PER LEVEL		16,678 SF PER LEVEL
ALLOWABLE BUILDING HEIGHT			
BUILDING HEIGHT (PER TABLE 504.2)	75'-0"		38'-0"
S-1 (PER IBC 510.1.1)	4 STORIES		1 STORY
BUILDING HEIGHT (PER TABLE 504.4)	4 STORIES		1 STORY
S-1 (PER IBC 510.1.1)			

CURRENT SUBMISSION: PUD AMENDMENT RESUB. #1		
#	DATE	SUBMISSION
C	10/20/24	PUD AMENDMENT RESUB. #1

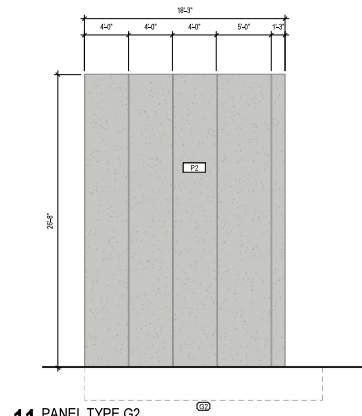
BECK ARCHITECTURE, LLC
1001 17TH STREET
SUITE PL 100
DENVER, CO 80202
PH: (303) 468-9865
WWW.BECKGROUP.COM

FIRE AND LIFE SAFETY PLAN

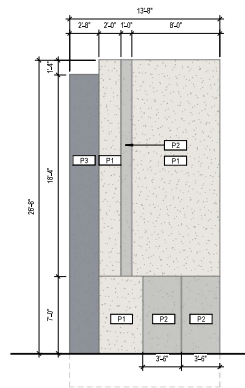
EXTERIOR MATERIAL SCHEDULE					
Work	Description	Material Manufacturer	Material Material Color	Material Material Finish	Material Model
07 THERMAL AND MOISTURE PROTECTION					
BFS1	WATER-DRAINAGE EXTERIOR INSULATION AND FINISH SYSTEM- 1 1/2"	STO CORP	-	PAINTED	STOTHERM C
08 OPENINGS					
AL1	ALUMINUM COLOR 1	PAVIER	BLACK	PAINTED	T9846-BS1
GL1	GLASS INSULATED-T (GLI)	MTIC	-	-	GLA100A10
09 FINISHES					
P1	PAINT	BENJAMIN MOORE	LIGHT PENTER	-	1464
P2	PAINT	BENJAMIN MOORE	CHDER	-	AT-05
P3	PAINT	BENJAMIN MOORE	HALE NAVY	-	HC-54
P4	PAINT	BENJAMIN MOORE	BLACK	-	1135-10



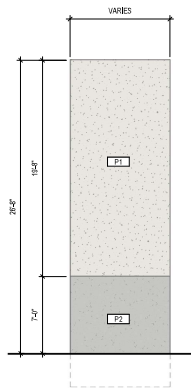
10 PANEL TYPE G1
SCALE: 3/16" = 1'-0"



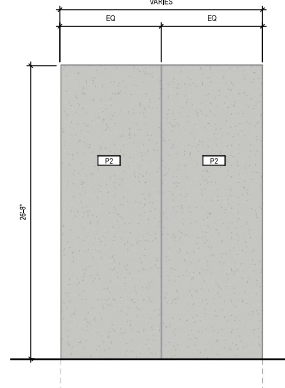
11 PANEL TYPE G2
SCALE: 3/16" = 1'-0"



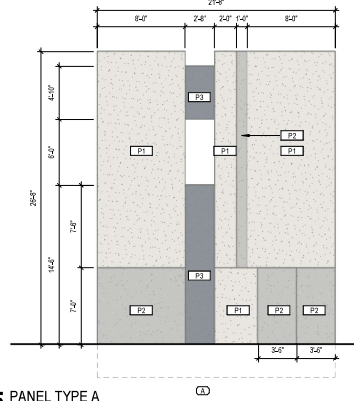
7 PANEL TYPE C
SCALE: 3/16" = 1'-0"



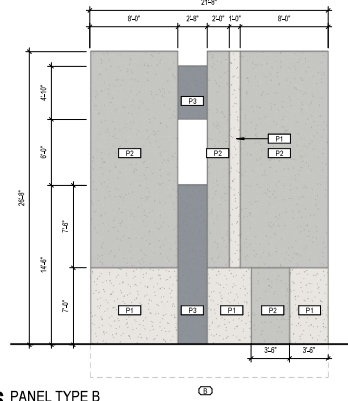
8 PANEL TYPE D
SCALE: 3/16" = 1'-0"



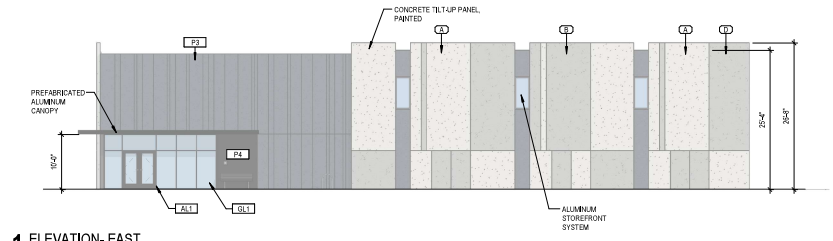
9 PANEL TYPE E
SCALE: 3/16" = 1'-0"



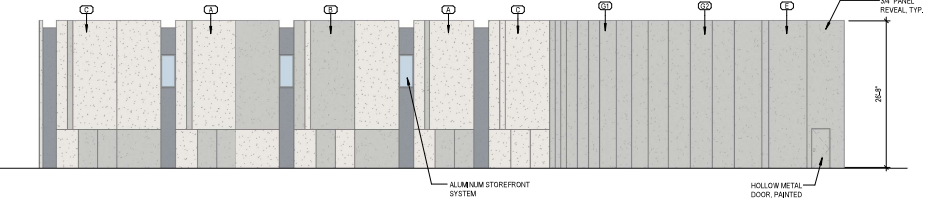
5 PANEL TYPE A
SCALE: 3/16" = 1'-0"



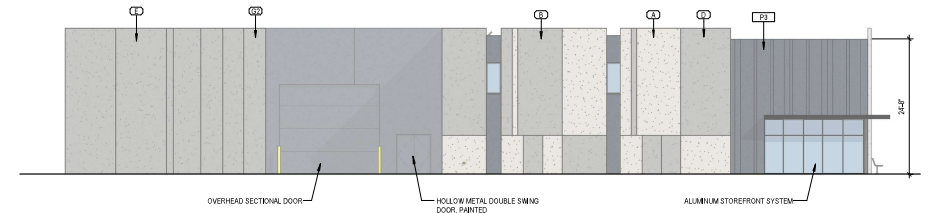
6 PANEL TYPE B
SCALE: 3/16" = 1'-0"



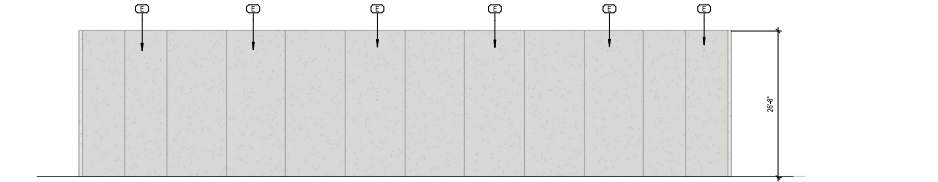
1 ELEVATION- EAST
SCALE: 3/32" = 1'-0"



2 ELEVATION- NORTH
SCALE: 3/32" = 1'-0"



3 ELEVATION- SOUTH
SCALE: 3/32" = 1'-0"



4 ELEVATION- WEST
SCALE: 3/32" = 1'-0"

ITEM: PUD-000512-2024 – 380 S Taylor Ave

PLANNER: Matt Post, Senior Planner

REPRESENTATIVE: Don Russell

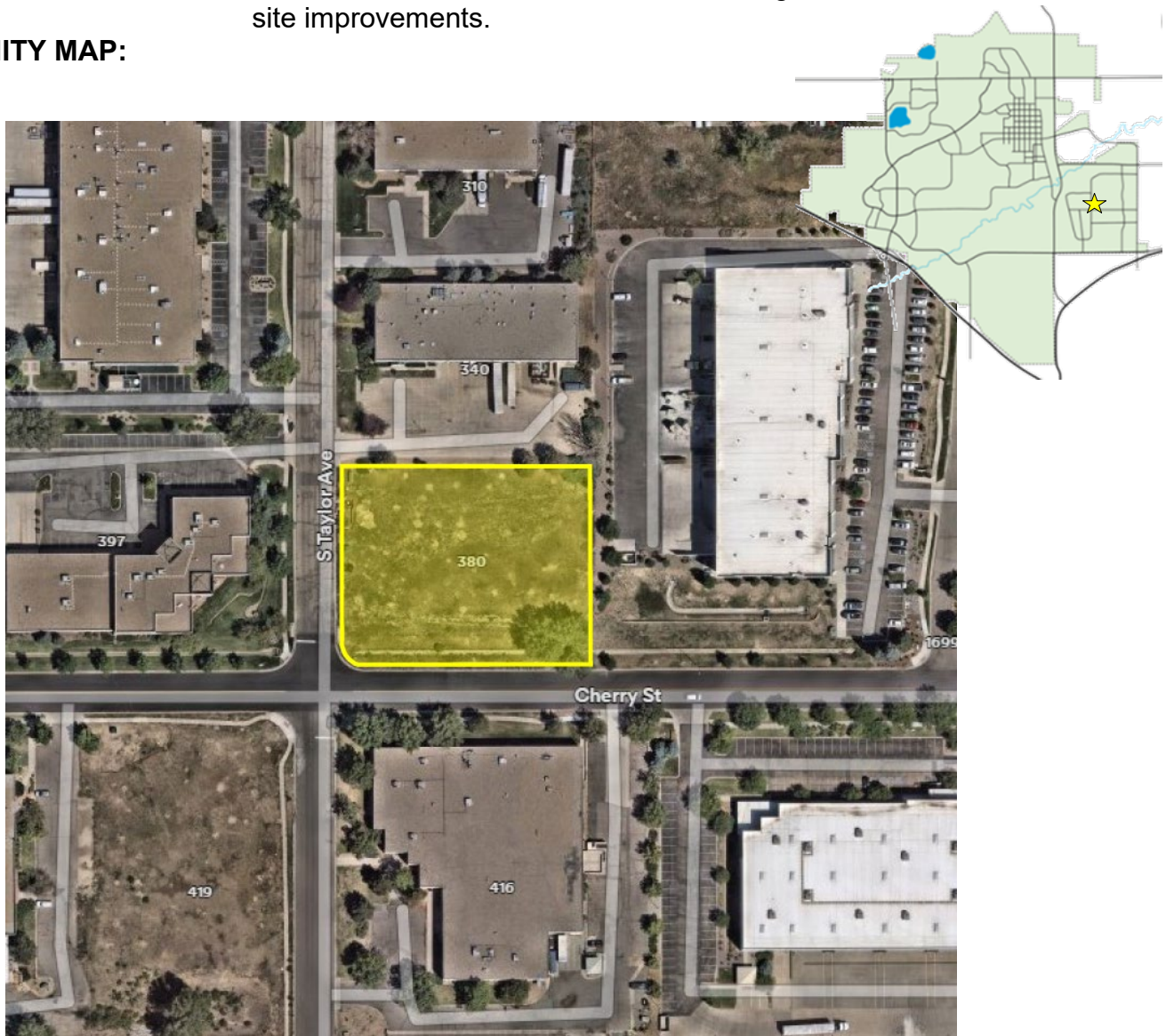
EXISTING ZONING: I - Industrial

LOCATION: 380 Taylor Ave

TOTAL SITE AREA: 1.2 Acres

REQUEST: Approval of Resolution No. 5, Series 2025, recommending approval of a Planned Unit Development Amendment to allow construction of two industrial buildings and associated site improvements.

VICINITY MAP:



SUMMARY:

The applicants and property owners, Don Russell and Dmytri Kalchyk, seek approval for a final Planned Unit Development (PUD) to facilitate the construction of two industrial buildings, measuring 7,150 square feet and 7,000 square feet, respectively, along with associated site improvements.

BACKGROUND:

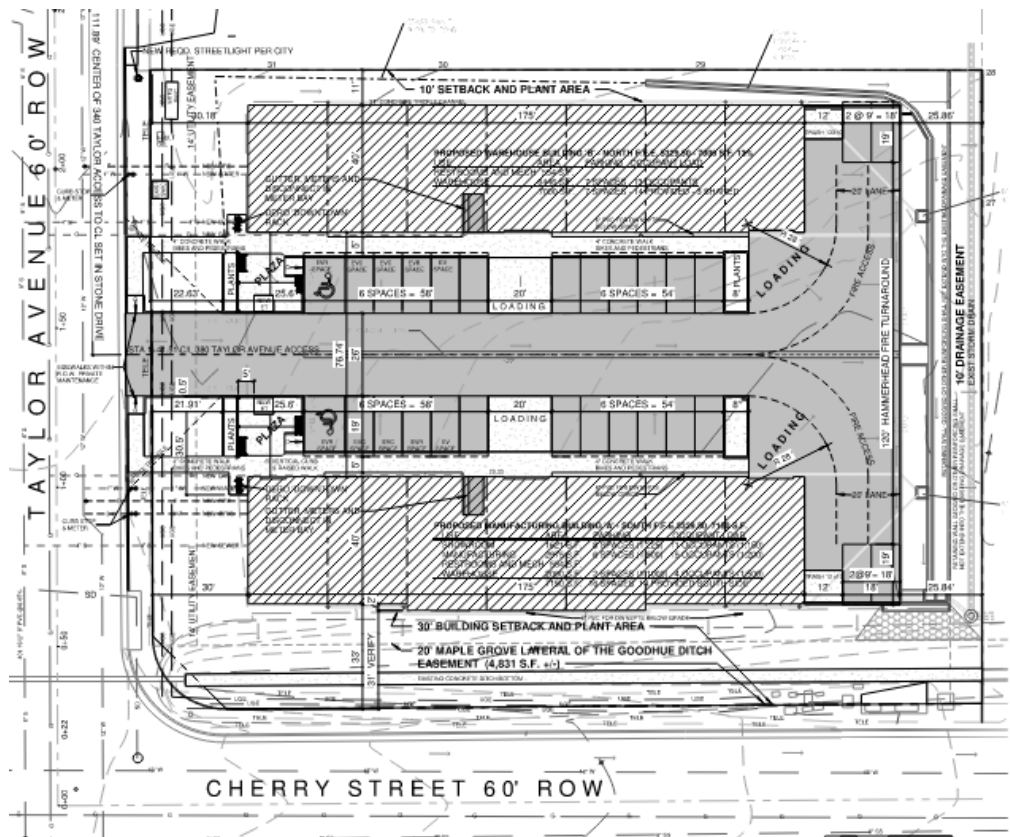
The subject property is a vacant 1.2-acre lot located in the Colorado Technology Center (CTC). It is zoned Industrial (I), and development is primarily governed by the Industrial Development Design Standards and Guidelines (IDDSG). The property is a corner lot with frontage on Cherry Street and Taylor Avenue.



Vicinity Map

PUD PROPOSAL:

The application proposes the development of two industrial buildings, measuring 7,150 square feet and 7,000 square feet, respectively, resulting in a total building footprint of 14,150 square feet. The proposed use includes indoor manufacturing and fabrication, which is permitted by-right in the Industrial Zoning District. Parking, loading, and service areas are located internal to the site, while two plaza areas with landscaping and seating are included at both building entrances. A single access point is provided on the west side of the site via Taylor Avenue, facilitating access to both buildings. Water quality and detention facilities are on the east side of the site, between the buildings and the property boundary.



Site Plan

The site's primary access point provides entry to the parking area, which accommodates 24 off-street parking spaces. This includes two electric vehicle (EV) charging stations, three EV-ready spaces, and four EV-capable spaces. To support the operational requirements of the Louisville Fire Protection District, a hammerhead turn-around is incorporated on the east side of the site. Additionally, two screened trash enclosures are provided, serving each building

Sidewalks are not required for this development, as there are no existing sidewalks adjacent to the site along the north side of Cherry Street or the east side of Taylor Avenue. Sidewalks are, however, present along the south side of Cherry Street and the west side of Taylor Avenue.

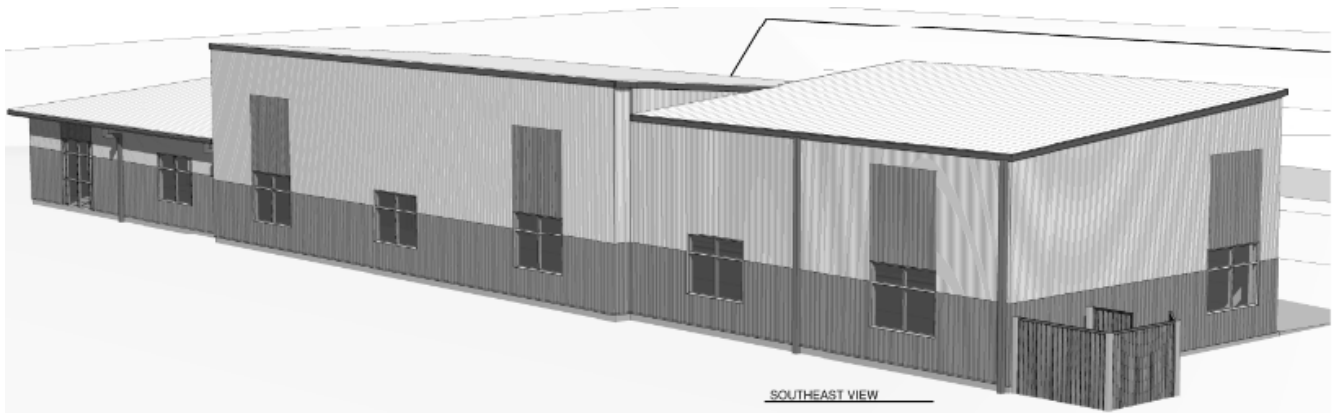
Landscaping constitutes 35.2 percent of the site, exceeding the 25 percent requirement set by the IDDSG. A waiver has been requested from Section 5.1.D.2 of the IDDSG, which requires the planting of one deciduous tree for every 40 linear feet of street frontage within the right-of-way. The site is heavily encumbered by easements and associated utilities directly adjacent to street frontages, which will preclude the planting of trees in those areas (further analysis is provided below). In total, 37 trees will be planted on the site, in addition to the preservation of two mature cottonwoods along the southeast frontage.

The building will be constructed using architectural metal panels featuring varying texture and colors. Both buildings incorporate variations in roof form and pitch, with enhanced building entries that include storefront entry systems, architecturally appropriate awnings, and plaza spaces for seating. The south building presents an articulated façade along Cherry Street, while both buildings feature increased transparency and architecturally appropriate awnings on the west elevations facing Taylor Avenue. Service and loading areas are internal to the site, with screening provided where necessary. The south building will vary in height from 15' 10" to just over 25 feet, while the south building is proposed at just over 23 feet tall with varying roof forms. The variations in height and material texture, along with a focus on entry features, add architectural interest and are well-suited to the Industrial zone district. The color palette will consist of neutral white and gray colors.

As part of this application, the applicant is requesting a waiver from IDDSG Sec. 4.5.1.A which prohibits the use of metal as façade material. The applicant is also requesting a waiver from IDDSG Sec. 1.2.D, which requires varying building setbacks for multiple buildings on a site. Additional analysis is provided below.



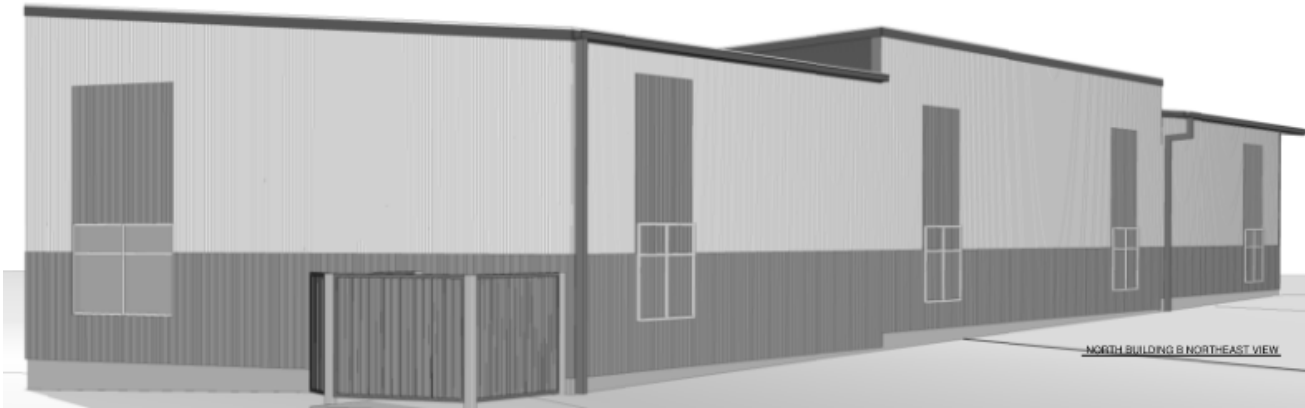
Northwest Elevation – South Building



Southeast Elevation – South Building



Southwest Elevation – North Building



Northeast Elevation – North Building

Analysis:

Planned Unit Development

The PUD is subject to the IDDSG and the review criteria in Section 17.28.120 of the Louisville Municipal Code (LMC).

IDDSG Analysis

IDDSG: 1. Site Planning

This application complies with site standards, including all minimum setbacks and building and site orientation standards. Site coverage meets the minimum requirements for landscape coverage with over 30%. Loading docks and service areas are located internal to the site on the non-street-facing side of the buildings, while the trash enclosure are located on the east side of the site (internal) and screened from view. The proposal meets the site standards for site grading and drainage in the IDDSG.

IDDSG: 2. Vehicular Circulation and Parking

Access is accommodated by a single drive from Taylor Avenue. The drive aisles and overall sight circulation patterns were designed for ease of vehicular entry and exit and will accommodate access for fire and service needs on the property. The parking lot meets all design requirements.

IDDSG: 3. Pedestrian and Bicycle Circulation

The applicant has included internal pedestrian paths that maintain a minimum, unobstructed width of 5 feet. Bicycle parking is located near the main entrances of both buildings. Due to the lack of sidewalk continuity around this site, public sidewalks are not included as part of this proposal.

IDDSG: 4. Architectural Design

The building layouts include primary, storefront-style entries that are clearly identifiable from the primary access point. Service entries and loading areas are internal the site, and mechanical equipment is recessed into the building façade. The building incorporates architectural features to reduce the apparent massing of the building including roofline variation, color variation, and building articulation. With the requested waiver, the materials and color palette of the building satisfy the standards required by the IDDSG.

IDDSG: 5. Landscape Design

Due to the presence of easements and associated utility infrastructure, the ability to incorporate planting along Cherry Street and Taylor Avenue is significantly restricted. As a result, the applicant has requested a waiver from the requirement to plant one tree per 20 linear feet in the streetscape right-of-way. The required trees will be provided in other areas on the site, with a total of 37 trees planned, in addition to the preservation of two mature cottonwood trees on the southeast portion of the site. The remainder of the site is landscaped with 151 low-water shrubs, and a fine fescue, low-water grass blend is proposed all other areas of the site.

IDDSG: 6. Fences and Walls

The application includes a retaining wall associated with grading, drainage, and detention along the east side of the site. The proposed retaining wall will be a maximum of 4 feet high and complies with IDDSG standards.

IDDSG: 8. Exterior Site Lighting

The application includes wall mounted LED lights. All fixtures are full cut-off, with warm light temperatures and is in conformance with IDDSG standards.

Compliance with 17.28.120

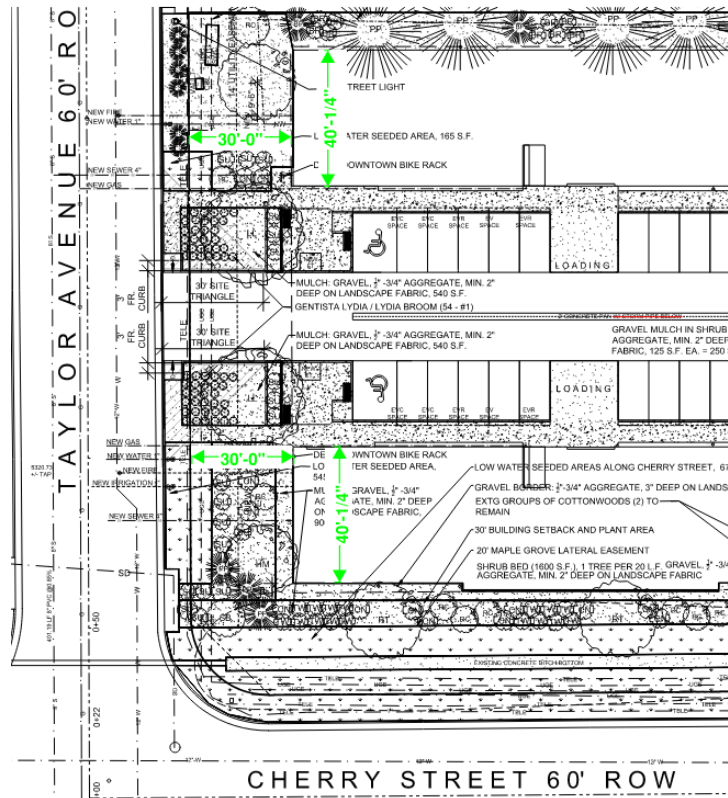
Section 17.28.120 of the Louisville Municipal Code lists 28 criteria for PUDs that must be satisfied or found not applicable in order to approve a PUD. Analysis and staff's recommended finding of each criterion is provided in the attached appendix.

Waiver Compliance with 17.28.110

Section 17.28.110 of the Louisville Municipal Code sets forth the PUD waiver process and criteria. The application includes the following waiver requests:

- Section 1.2.D of the IDDSG mandates that multibuilding proposals incorporate varied building setbacks to promote visual interest along the street. This requirement applies to the portion of the development facing Taylor Avenue. The applicant has requested a waiver from this standard, proposing that both buildings be setback 30 feet from Taylor Avenue, which aligns with the minimum setback requirement for the zoning district.

The subject property, being a corner lot, is subject to two 30-foot street setbacks and a 15-foot rear setback (opposite Taylor Avenue). To enhance the visual appeal of the development, the applicant has incorporated two plaza spaces at the entrances, along with enhanced landscaping features. Furthermore, the building lengths along Taylor Avenue are 40 feet each, totaling 80 feet along a lot frontage of 198 feet. Staff find that the requested waiver is reasonable and aligns with the intent of the varied setback standard, given the inclusion of enhanced entry features and the relatively minor percentage of building frontage proposed along Taylor Avenue.



Setback Waiver Diagram

- Section 4.5.1.A of the IDDSG discourages the use of the metal as an exterior cladding material. The applicant is requesting a waiver from this design standard to allow ribbed metal paneling as an exterior material.

Metal cladding materials have become increasingly architecturally appropriate and are now considered a durable and sustainable option for design. In addition to their aesthetic appeal, these materials offer fire resistance and can be easily maintained over time, making them a practical choice for modern construction. Adjacent sites have successfully incorporated metal cladding into their façade design. Staff find this request to be reasonable and consistent with previous approvals in the CTC.

- Section 5.1.D.2 of the IDDSG requires one street tree for every 40 linear feet of lot frontage. The subject property is significantly encumbered by easements in the areas designated for street tree planting, which limits the ability to plant trees in these spaces. In response, the applicant has provided the required number of trees on-site, including 14 trees along the south side (Cherry Street) and nine trees along the west side (Taylor Avenue), totaling 37 trees across the property. Staff support the request for a waiver in consideration of the existing easements on the site.
- Section 2.1.1.C of the IDDSG requires a two-way drive aisle width of 28 feet. The applicant is requesting a waiver to allow a reduced drive aisle width of 26 feet. Staff supports this request, as the Louisville Fire Protection District has confirmed that a 26-foot width is sufficient to accommodate emergency access on the site. Additionally, a 26-foot drive aisle width aligns with modern development practices for efficient site design and functionality.

PUBLIC COMMENTS: As of publication of this report, staff has not received comments from the public.

STAFF RECOMMENDATION:

Staff recommends approval of Resolution No. 5, Series 2025 recommending approval of a Final Planned Unit Development at 380 Taylor Avenue:

ATTACHMENTS:

- A. Resolution No. 5, Series 2025
- B. Application Materials and PUD

APPENDIX: PUD Criteria Analysis – 745 S PIERCE AVENUE PUD

Criteria 17.28.120 (A)	Finding	Narrative
1. An appropriate relationship to the surrounding area.	Compliant	The use is appropriate for the area and permitted in the Industrial zone district. The site design is consistent with the context of the surrounding area.
2. Circulation in terms of the internal street circulation system, designed for the type of traffic generated, safety, separation from living areas, convenience, access, and noise and exhaust control. Proper circulation in parking areas in terms of safety, convenience, separation and screening.	Compliant	The application provides for adequate and safe internal circulation.
3. Consideration and provision for low and moderate-income housing	Not applicable	The property is zoned Industrial; residential uses are not allowed.
4. Functional open space in terms of optimum preservation of natural features, including trees and drainage areas, recreation, views, density relief and convenience of function	Compliant	The PUD complies with landscape requirements in Chapter 5 of the IDDSG with the requested waiver.
5. Variety in terms of housing types, densities, facilities and open space	Not applicable	The property is zoned Industrial; residential uses are not allowed.
6. Privacy in terms of the needs of individuals, families and neighbors	Compliant	The PUD complies with site planning provisions in the IDDSG, assuring appropriate privacy of neighboring properties.
7. Pedestrian and bicycle traffic in terms of safety, separation, convenience, access points of destination and attractiveness	Compliant	The PUD complies with pedestrian and bicycle requirements in the IDDSG, ensuring adequate pedestrian and bicycle access.
8. Building types in terms of appropriateness to density, site relationship and bulk	Compliant	The PUD complies with site planning and building height requirements in the IDDSG, ensuring an appropriate bulk for buildings and relationship to other developments in the CTC.
9. Building design in terms of orientation, spacing, materials, color, texture, storage, signs and lighting	Compliant	The PUD complies with the architectural design and site planning requirements in the IDDSG with the requested waiver. The design incorporates adequate

		articulation, building materials, and site configuration.
10. Landscaping of total site in terms of purpose, such as screening, ornamental types used, and materials used, if any; and maintenance, suitability and effect on the neighborhood	Compliant	The PUD complies with landscape requirements in Chapter 5 of the IDDSG with approval of the requested tree waiver. Adequate screening between similar uses is provided and includes compatible landscaping for the CTC.
11. Compliance with all applicable development design standards and guidelines and all applicable regulations pertaining to matters of state interest, as specified in <u>chapter 17.32</u>	Compliant	The PUD complies with all applicable development design standards and guidelines.
12. None of the standards for annexation specified in <u>chapter 16.32</u> have been violated	Not applicable	No annexation.
13. Services including utilities, fire and police protection, and other such services are available or can be made available to adequately serve the development specified in the final development plan	Compliant	The Public Works Department and Louisville Fire District reviewed the PUD and it meets their requirements. Other key utility providers are available to serve the development.

Criteria 17.28.120 (B)	Finding	Narrative
1. Development shall be in accordance with the adopted elements of the comprehensive development plan of the city, and in accordance with any adopted development design standards and guidelines.	Compliant	The PUD complies with the adopted elements of the comprehensive plan, and the adopted development design standards and guidelines.
2. No structures in a planned unit development shall encroach upon the floodplain. Existing bodies of water and existing stream courses shall not be channelized or altered in a planned unit development plan.	Compliant	The property is neither located in a floodplain nor are there any bodies of water in the area.
3. No occupied structure shall be located on ground showing severe subsidence potential without adequate design and study approved specifically by the city.	Compliant	There is no known subsidence on the property.

4. The proposal should utilize and preserve existing vegetation, land forms, waterways, and historical or archeological sites in the best manner possible. Steep slopes and important natural drainage systems shall not be disrupted. How the proposal meets this provision, including an inventory of how existing vegetation is included in the proposal, shall be set forth on the landscape plan submitted to the city.	Compliant	The PUD is appropriate for the context of the existing conditions of the property.
5. Visual relief and variety of visual sitings shall be located within a development in the overall site plan. Such relief shall be accomplished by building placements, shortened or interrupted street vistas, visual access to open space and other methods of design.	Compliant	The PUD complies with site planning requirements in the IDDSG, ensuring proper building placement, vistas, and access to open space.
6. Open space within the project shall be located in such a manner as to facilitate pedestrian use and to create an area that is usable and accessible to residents of surrounding developments.	Compliant	The PUD complies with requirements in the IDDSG.
7. Street design should minimize through traffic passing residential units. Suggested standards with respect to paving widths, housing setbacks and landscaping are set forth in public works standards of the city and applicable development design standards and guidelines. The system of streets, including parking lots, shall aid the order and aesthetic quality of the development.	Compliant	The PUD complies with requirements in the IDDSG, ensuring properly designed landscaping adjacent to public streets.
8. There shall exist an internal pedestrian circulation system separate from the vehicular system such that allows access to adjacent parcels as well as to parks, open space or recreation	Compliant	The PUD complies with bicycle and pedestrian requirements in the IDDSG, ensuring adequate pedestrian and bicycle access.

facilities within the development. Pedestrian links to trail systems of the city shall be provided.		
9. The project and development should attempt to incorporate features which reduce the demand for water usage.	Compliant	The PUD proposes water use consistent with expectations for the CTC development. Plant material has been grouped into similar water-requirement irrigation zones.
10. Landscape plans shall attempt to reduce heating and cooling demands of buildings through the selection and placement of landscape materials, paving, vegetation, earth forms, walls, fences, or other materials.	Compliant, with condition	The PUD complies with landscape requirements in the IDDSG, with the requested waiver.
11. Proposed developments shall be buffered from collector and arterial streets. Such buffering may be accomplished by earthen berms, landscaping, leafing patterns, and other materials. Entrance islands defining traffic patterns along with landscaping shall be incorporated into entrances to developments.	Compliant	The PUD complies with the requirements of the IDDSG and includes adequate landscaping and buffering from adjacent streets and properties of the same or similar uses.
12. There shall be encouraged the siting of lot arrangement, building orientation and roof orientation in developments so as to obtain the maximum use of solar energy for heating.	Compliant	The PUD provides a structure oriented towards the south with an unshaded roof so that solar energy may be utilized in the future.
13. The overall PUD shall provide a variety of housing types.	Not applicable	The property is zoned Industrial; residential uses are not allowed.
14. Neighborhoods within a PUD shall provide a range of housing size.	Not applicable	The property is zoned Industrial; residential uses are not allowed.
15. Architectural design of buildings shall be compatible in design with the contours of the site, compatible with surrounding designs and neighborhoods, shall promote harmonious transitions and scale in character in areas of different planned uses, and shall contribute to a mix of styles within the city.	Compliant	The PUD proposes architecture that is compatible in design with the contours of the site, with surrounding buildings, and neighborhoods.

**RESOLUTION NO. 5
SERIES 2025**

**A RESOLUTION RECOMMENDING APPROVAL OF A PLANNED UNIT
DEVELOPMENT AMENDEMENT TO ALLOW CONSTRUCTION OF A 7,150 SQUARE-
FOOT INDUSTRIAL BUILDING AND A 7,000 SQUARE-FOOT INDUSTRIAL
BUILDING AT 380 TAYLOR AVENUE.**

WHEREAS, there has been submitted to the Louisville Planning Commission an application for a final planned unit development amendment to allow construction of two industrial buildings, measuring 7,150 square feet and 7,000 square feet, at 380 Taylor Avenue; Lot 18, Block 6, Colorado Technological Center Filing 1; and

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

WHEREAS, the Planning Commission has considered the application at a duly noticed public hearing on April 10, 2025 where evidence and testimony were entered into the record.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Louisville, Colorado does hereby recommend approval of a final planned unit development amendment to allow construction of two industrial buildings, measuring 7,150 square feet and 7,000 square feet, at 380 Taylor Avenue

PASSED AND ADOPTED this 10th day of April 2025.

By: _____
Steve Brauneis, Chair
Planning Commission

Attest: _____
Cullen Choi, Secretary
Planning Commission

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): 380 SOUTH TAYLOR AVENUE

Legal Description:

Lot 18 Block 6 Subdivision COLORADO TECHNOLOGICAL CENTER

Lot Area: 52,258 Sq. Ft. or 1.2 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:

2 WAREHOUSE/MANUFACTURING BUILDINGS OF 7,000 S.F. EACH, DRAINAGE DESIGN, LANDSCAPE DESIGN.

Property Owner Information

Name: DMYTRI KALCHYK Entity (if applicable) _____

Address: 5366 SOUTH BANNOCK LITTLETON, COLORADO 80120

Phone: 720-421-4066 Email: dmytri@setinstonecolorado.com

Application Representative Information

Name: DON RUSSELL Entity (if applicable) DONATO L. RUSSELL ARCHITECTURE LLC

Address: 207 JUDSON STREET LONGMONT, COLORADO 80501

Phone: 303-324-4988 Email: dlr@rmki.net

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.

DONATO RUSSELL

DONATO RUSSELL

6/12/24

Signature*

Print Name

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

SYMBOL LEGEND

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| △ | = CALCULATED POINT |
| ● | = FOUND MONUMENT AS NOTED |
| ○ | = SET, SEE REAR W/PLASTIC CAP |
| | STAMPED 153 38744 |
| | (UNLESS OTHERWISE NOTED) |
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| 2 | = MEASURED INFORMATION |
| 3 | = CALCULATED INFORMATION |
| 4 | = WATER VALVE |
| 5 | = WATER METER |
| 6 | = TELEPHONE PEDESTAL |
| 7 | = COMMUNICATION PEDESTAL |
| 8 | = COMMUNICATION VAULT |
| 9 | = ELECTRIC BOX |
| 10 | = ELECTRIC PANEL |
| 11 | = ELECTRIC TRANSFORMER |
| 12 | = SANITARY SEWER MANHOLE |
| 13 | = STORM SEWER MANHOLE |
| 14 | = FIRE HYDRANT |
| 15 | = SLOT ELEVATION |
| 16 | = PROPERTY LINE |
| 17 | = LOT LINE |
| 18 | = EASEMENT LINE |
| 19 | = UNDERGROUND ELECTRIC LINE |
| 20 | = UNDERGROUND TELEPHONE LINE |
| 21 | = SANITARY SEWER LINE |
| 22 | = UNDERGROUND STORM LINE |
| 23 | = MINOR CONTOUR LINE |
| 24 | = MAJOR CONTOUR LINE |

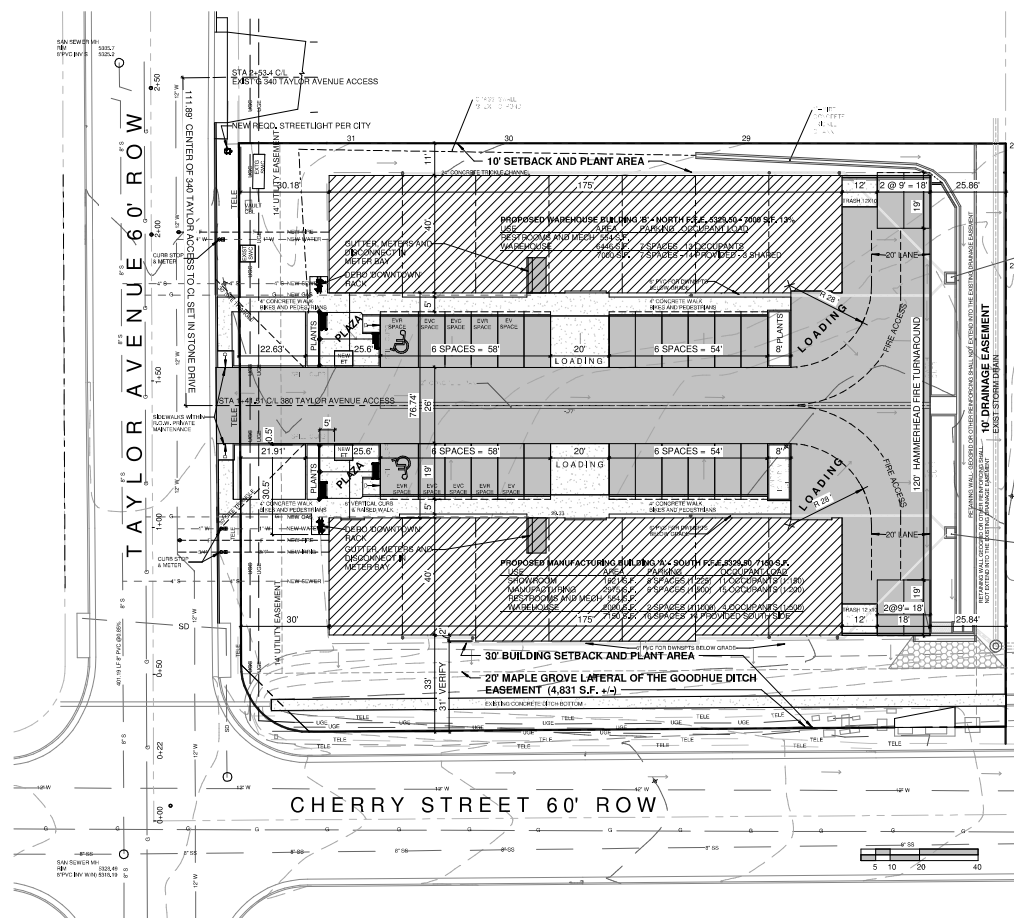
No.	REVISION DESCRIPTION	DATE
	PLANNING/CTC REVISIONS	11/4/24
	PLANNING REVISIONS #2	2/10/25

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DONATO L. RUSSELL ARCHITECTURE LLC
ARCHITECTURE PLANNING RESTORATION
 LONGMONT, COLORADO dir@rmi.com 303-324-4988

date: 6/25/24

Sheet number
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SITE PLAN
1" = 20'-0"

380 SOUTH TAYLOR AVENUE
PLANNED UNIT DEVELOPMENT - SET IN STONE
COLORADO TECHNOLOGICAL CENTER
LOT 18 BLOCK 6
CASE #: PUD-000512-2024



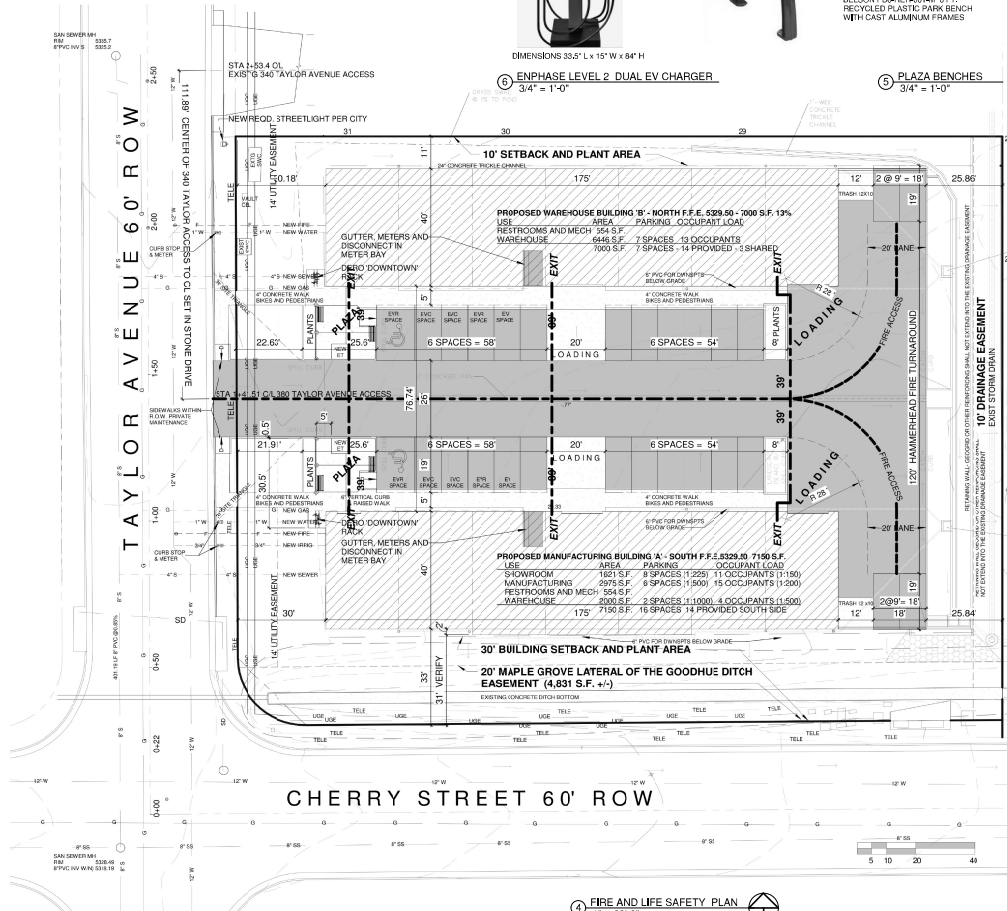
DIMENSIONS 33.5" L x 15" W x 84" H



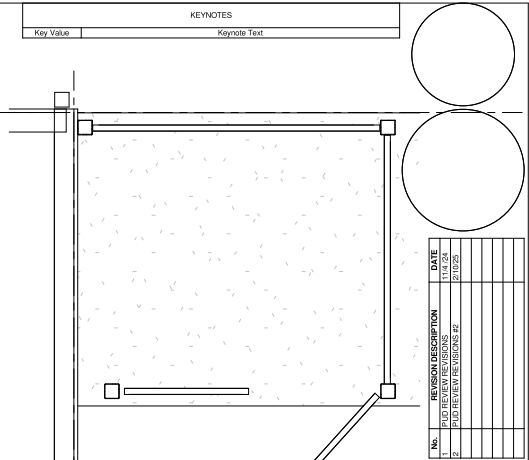
BELSON P96-HR-2014M 6 FT.
RECYCLED PLASTIC PARK BENCH
WITH CAST ALUMINUM FRAMES

④ ENPHASE LEVEL 2 DUAL EV CHARGER
3/4" = 1'-0"

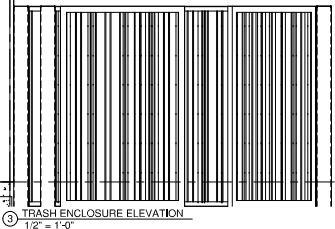
⑤ PLAZA BENCHES
3/4" = 1'-0"



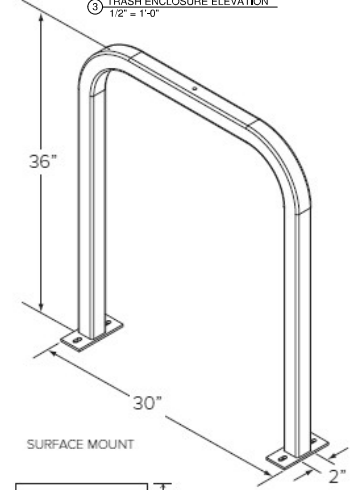
④ FIRE AND LIFE SAFETY PLAN
1" = 20'-0"



② TRASH ENCLOSURE PLAN
1/2" = 1'-0"



③ TRASH ENCLOSURE ELEVATION
1/2" = 1'-0"



SURFACE MOUNT



① DEROWDOWNTOWN BIKE RACK
1 1/16" = 1'-0"

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ARCHITECTURE PLANNING RESTORATION
LONGMONT, COLORADO
dir@rml.com 303-324-4988

date: 6/25/24

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SOUTHEAST VIEW

No.	REVISION DESCRIPTION	DATE
1	PUD REVIEW REVISIONS	11/4/24
2	PUD REVIEW REVISIONS #2	2/10/25



380 SOUTH TAYLOR AVENUE
 PLANNED UNIT DEVELOPMENT - SET IN STONE
 COLORADO TECHNOLOGICAL CENTER
 LOT 18 BLOCK 6
 CASE #: PUD-000512-2024

Key Value	Keynote Text
05 00 03	2" STEEL TUBE SIMULATED WINDOW FRAMES OVER PANELING PAINTED TO MATCH STOREFRONT MILL FINISH
07 00 01	EMI-1653 PANELS COLOR SNOWDRIFT WHITE W81 - 1"
07 00 02	EMI-1224 PANELS COLOR CLOUTOWN GREY W25 - 1 1/2"
07 00 03	2" FLASHING TO MATCH STOREFRONT FRAME ALL WINDOW OPENINGS
07 00 04	2 1/2" TRANSITION TRIM FROM EMT TO EMTS PANELS BY CLADDING MANUF.
07 00 05	8" METAL FASCIA COLOR TO MATCH EMTS PANELS
07 00 06	8" DOWNSPOUT / DISCHARGE INTO CATCH BASIN @ BELOW GRADE PIPING ADJ TO BUILDINGS COLOR TO MATCH EMTS PANELS
07 00 07	8" METAL GUTTER COLOR TO MATCH EMTS PANELS
07 00 08	2" - 24 GA. STANDING SEAM METAL ROOFING OVER SINGLE LAYER MB INSULATION COLOR TO MATCH EMT-1653 WALL PANELS
07 00 15	CABLE STAYED CANOPIES ENTRANCE CANOPIES TO MATCH ROOF
08 00 01	GREY INSULATING GLAZING IN 2" X 4 1/2" MTL FINISH THERMALLY BROKEN FRAMING
08 00 02	HOLLOW METAL INSULATED DOOR IN STEEL FRAME - PAINT TO MATCH EMTS-1224 WALL PANELS
08 00 03	OVERHEAD INSULATED SECTIONAL METAL DOOR 14' X 14'

No.	REVISION DESCRIPTION	DATE
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2	(P) 01 P	20/10/23

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380 SOUTH TAYLOR AVENUE
PLANNED UNIT DEVELOPMENT - SET IN STONE
COLORADO TECHNOLOGICAL CENTER -- LOT 18 BLOCK 6
CASE #: PUD-000512-2024

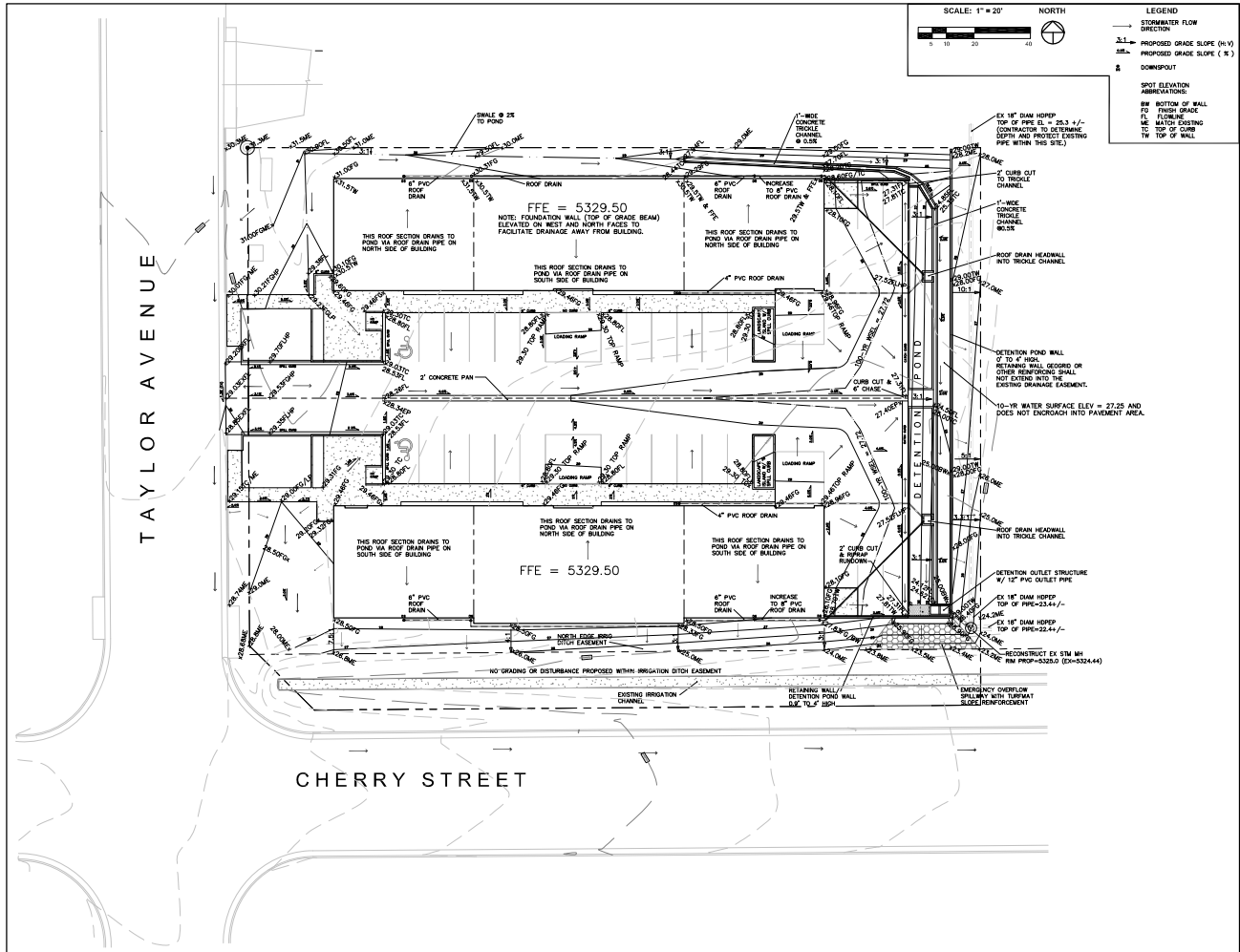
KEYNOTES	
Key Value	Keynote Text

ARMFIELD ENGINEERING, LLC
904 Alta Street, Longmont, CO 80501
(720) 363-7125
armfieldengineering.com

No.	REVISION DESCRIPTION	DATE
1	ISSUED FOR PERMITTING AND CONSTRUCTION	1/16/2024
2	AMENDED FOR PERMITTING AND CONSTRUCTION	2/10/2024

1. All dimensions are in feet and inches unless otherwise noted.
2. All elevations are in feet above mean sea level unless otherwise noted.
3. All notes and specifications shall be read in conjunction with the plans and specifications for the project.

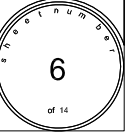
NOTES:
All ADA accessible stalls and landings shall be no more than 2% in any direction.
The Accessible route shall be no more than 5 % longitudinal slope and no more than 2% cross slope.
All new storm sewer is privately owned and maintained unless otherwise noted.



GRADING & DRAINAGE PLAN (PUD)



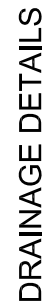
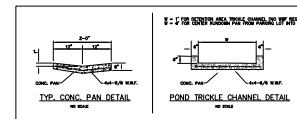
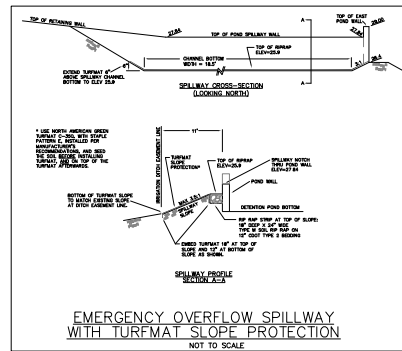
date: 6/25/2024



DONATO L. RUSSELL ARCHITECTURE LLC
ARCHITECTURE PLANNING RESTORATION
LONGMONT, COLORADO dlr@dmrll.com 303-324-4988

KEYNOTES	
Key Value	Keynote Text

ARMFIELD ENGINEERING, LLC
904 Alta Street, Longmont, CO 80501
(720) 363-7125
armfielddesign.com



No.	REVISION DESCRIPTION	DATE
1	DROP SITE BY 1". REMOVE 211 SLOPES. REPLACE CENTER PIPE WITH PAN ONLY.	11/4/2024
2	OUTLET STRUCTURE CHANGES FOR NEW GRADING. SPILLWAY RUNDOWN.	2/10/2025

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DONATO L. RUSSELL ARCHITECTURE LLC
ARCHITECTURE PLANNING RESTORATION
LONGMONT, COLORADO dlr@rml.com 303-324-4988

date: 6/25/2024

380 SOUTH TAYLOR AVENUE
 PLANNED UNIT DEVELOPMENT - SET IN STONE
 COLORADO TECHNOLOGICAL CENTER
 LOT 18 BLOCK 6
 CASE #: PUD-000512-2024

MASTER UTILITY PLAN

E. WAYNE WENTWORTH
 CIVIL ENGINEERING DESIGN
 202 MAIN STREET, SUITE 4
 LONGMONT, COLORADO 80501

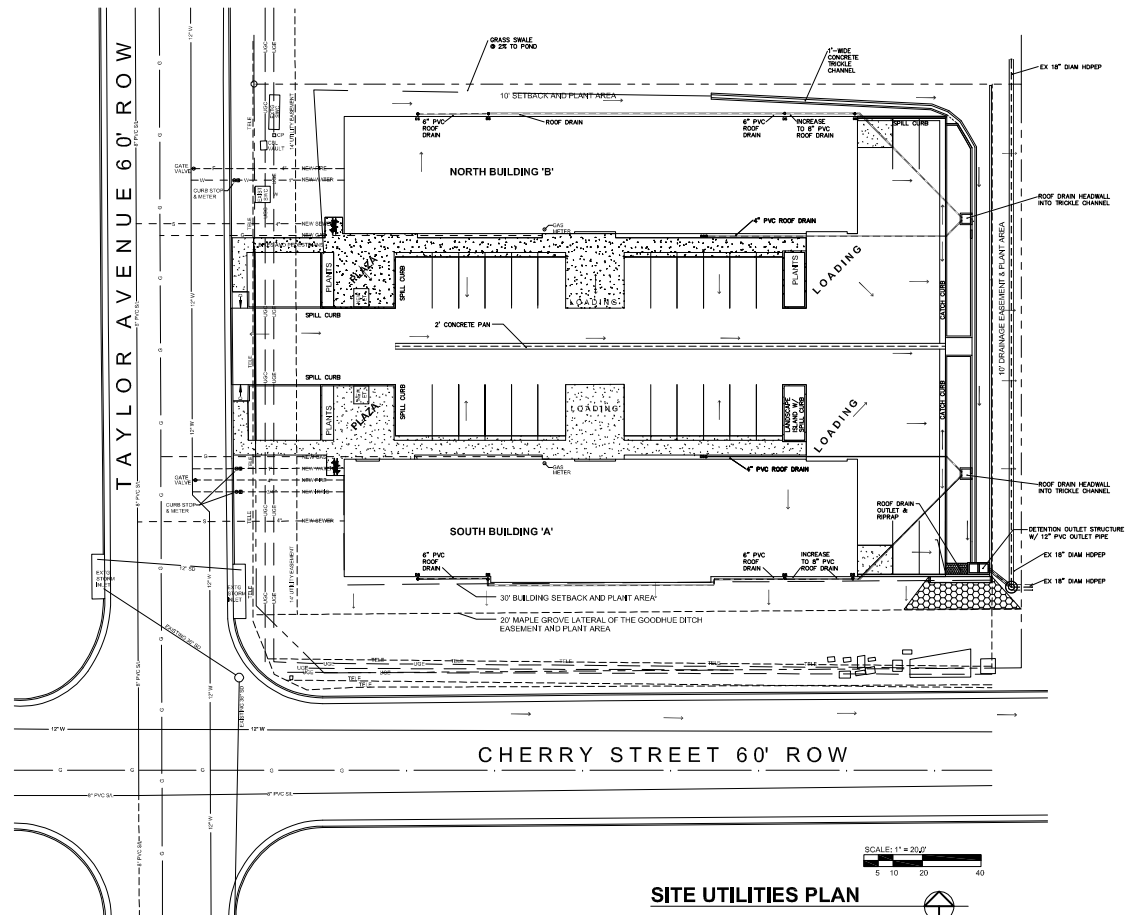
PHONE 303-775-7962

wentwerth@aol.com

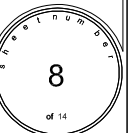
DATE	SCALE	JOB NUMBER
6/16/24	NOTED	

REVISIONS

DATE	BY
11/4/24	
2/10/25	



date:
6/16/24



380 SOUTH TAYLOR AVENUE
 PLANNED UNIT DEVELOPMENT - SET IN STONE
 COLORADO TECHNOLOGICAL CENTER
 LOT 18 BLOCK 6
 CASE #: PUD 000512-2024

KEYNOTES	
Key Value	Keynote Text



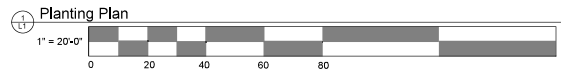
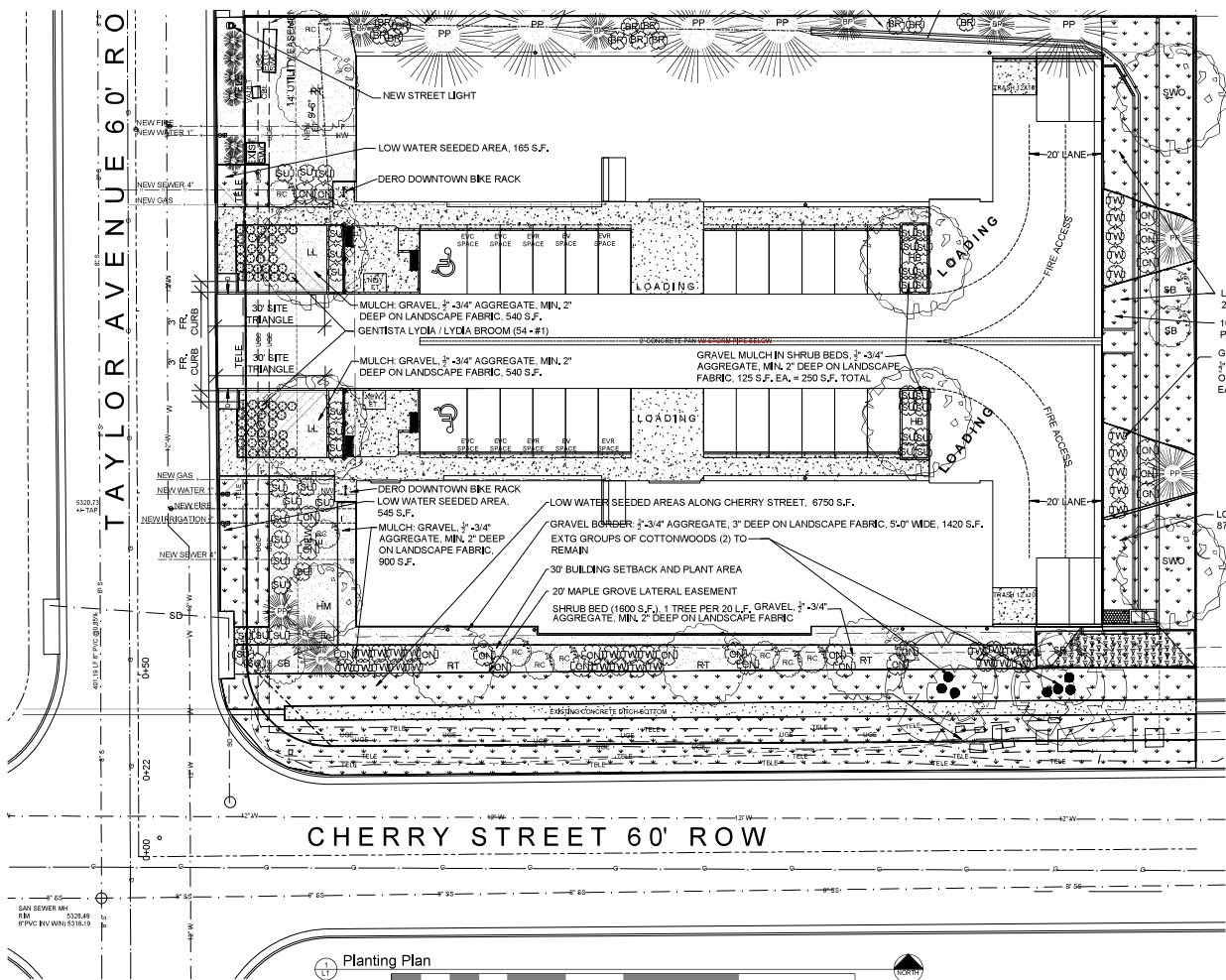
NO.	REVISION DESCRIPTION	DATE
1	1. INITIAL STUDY	
2	2. REVISED STUDY	

This document contains a preliminary landscape architectural plan and is not to be used for construction without the approval of the local planning and zoning department. It is the responsibility of the user to verify the accuracy of the information and to obtain the necessary permits and approvals from the appropriate authorities. The user agrees to hold the architect harmless for any and all claims, damages, losses, and expenses, including reasonable attorney's fees, arising from the use of this document for any purpose other than that for which it was prepared.

DONATO L. RUSSELL ARCHITECTURE LLC
 ARCHITECTURE PLANNING RESTORATION
 LONGMONT, COLORADO 80501-4488

LEGEND - GENERAL SITE	
	REMOVE TREE
	EXISTING TREE
	PROPERTY LINE
	TREE PROTECTION FENCING
	WATER LINE FOR FIRE SERVICE
	NEW WATER LINE
	SEWER LINE
	GAS LINE
	WATER LINE
	STORM WATER LINE
	TELEPHONE LINE
	UNDERGROUND ELECTRIC

PLANT LEGEND	
SYMBOL	DESCRIPTION
	EXISTING TREES TO STAY
	EXISTING TREES TO BE REMOVED
	CANOPY TREE
	EVERGREEN TREE
	ORNAMENTAL TREE
	SHRUBS
	LOW WATER SEEDDED GRASS, SEE PLANT SCHEDULE, L2
	GRAVEL MULCH



380 SOUTH TAYLOR AVENUE
PLANNED UNIT DEVELOPMENT - SET IN STONE
COLORADO TECHNOLOGICAL CENTER
LOT 18 BLOCK 6
CASE #: PUD 000512-2024

KEYNOTES

Key Value	Keynote Text
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LANDSCAPE ARCHITECT
K. DAKIN DESIGN



380 SOUTH TAYLOR AVENUE, LOT 18, BLOCK 6
COLORADO TECHNOLOGICAL CENTER
LONGMONT, COLORADO 80501

Water requirements added

PLANT SCHEDULE- PROPOSED						
SYMBOL	ABREV.	BOTANICAL NAME / COMMON NAME	SIZE	AMT.	MAT. HT.	WATER REQ.
	PP	EVERGREEN TREES		28		
	BP	PINUS EDULIS / PINON PINE	6-8" T.	5	30'	VERY LOW
	BP	PINUS HELDREICHII / BOSIAN PINE	6-8" T.	4	25'	LOW
	PO	PINUS PONDEROSA / PONDEROSA PINE	6-8" T.	5	80'	LOW
	HM	DECIDUOUS TREES				
	HB	ACER GRANDIDENTATUM HIGHLAND PARK / HIGHLAND PARK MAPLE	2.5" C.	1	35'	LOW
	SWO	CELTIS OCCIDENTALS / WESTERN HACKBERRY	2.5" C.	2	60'	LOW
	LL	QUERCUS BICOLOR / SWAMP WHITE OAK	2.5" C.	2	60'	LOW
	SB	ORNAMENTAL TREES				
	RT	AMELCHAMNER CANADENSIS SHADBLOW SERVICEBERRY	2.0" C	3	25'	LOW
	RC	KOELREUTERIA PANICULATA / GOLDEN RAINTREE	2.0" C	4	30'	MED
	RC	MALUS 'RED BARRON' / RED BARRON CRABAPPLE	2.0" C	9	18'	MED
	SHRUBS	SHRUBS: DECIDUOUS & EVERGREEN				
	TW	ARTEMISIA TRIDENTATA / TALL WESTERN SAGEBRUSH	#5	33	12"	LOW
	GL	GENISTA LYDIA / LYDIA BROOM	#5	61	12"	LOW
	PS	PICEA PUNGENS 'ISLEI FASTIGIATE'	#10	6	15'	MED
	SU	RHUS TRILOBATA 'AUTUMN AMBER' / CREEPING 3-LEAF SUMAC	#5	39	18"	LOW
	BR	RUBUS DELICIOSUS / BOULDER RASBERRY	#5	12	6"	LOW
	GRASS	SEEDED, LOW WATER FINE FESCUE BLEND		10,538 S.F.		VERY LOW
	MIXTURE	VARIETIES	% OF MIX BY WT	PLS# / ACRE		
	FESTUCA TRACHYPHYLLA / HARD FESCUE	DURAR, RHINO	28	25		
	FESTUCA OVINA / SHEEP FESCUE	COVAR	22	20		
	FESTUCA OVINA / BLUE FESCUE	SR 3200, SR 3210	22	20		
	FESTUCA RUBRA / CREEPING RED FESCUE	SHADOW II SR 5100, ARUBA	28	25		
	SEEDING RATE FOR IRRIG. F.F., TURF	TOTAL PLS# / ACRE	90 # / ACRE	90		
	SEEDING RATE FOR MIN. IRRIG. OR NON-IRRIG., UNMOWED F.F., GRASSLAND	TOTAL PLS# / ACRE	25 # / ACRE			
	PLANT SCHEDULE- EXISTING TO REMAIN					
	BOTANICAL NAME / COMMON NAME	SIZE	AMT.			
	CANOPY TREES					
	POPULUS SP. / COTTON WOOD	4" - 2" C.	2 GROUPS			
	GRAVEL					
	3/4" - 3/4" AGGREGATE, 2-3" DEEP (VARIES ON SHRUB BEDS) ON LANDSCAPE FABRIC			7335 S.F.		

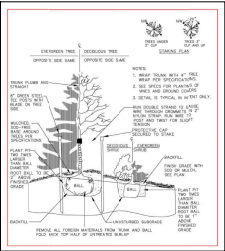
PLAN NOTES

REFERENCE: CITY OF LOUISVILLE, INDUSTRIAL DEVELOPMENT DESIGN STANDARDS AND GUIDELINES (IDDSG), JANUARY, 2020.

- GRADES SHALL BE SET TO ALLOW FOR PROPER DRAINAGE AWAY FROM ALL STRUCTURES. GRADES SHALL MAINTAIN SMOOTH PROFILES AND BE FREE OF SURFACE DIPS, BUMPS, AND DEPRESSIONS.
- REFER TO CIVIL ENGINEERING DRAWINGS FOR GRADING AND UTILITIES.
- DEVELOPERS SHALL ENSURE THAT THE LANDSCAPE PLANS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- DURING CONSTRUCTION, PREVENT CLEANING OF EQUIPMENT, THE STORAGE OR DISPOSAL OF WASTE BUILDING MATERIAL (E.G. PAINT, OILS, SOLVENTS, ASPHALT, CONCRETE, MORTAR) WITHIN THE DRAINAGE OF ANY PROTECTED TREE OR GROUPS OF TREES.
- SITE PREPARATION & ALL PLANTING MUST BE COMPLETED IN ACCORDANCE WITH CHAPTERS 1 & 5 OF IDDSG PRIOR TO INSTALLATION OF PLANT MATERIAL. AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED. ORGANIC AMENDMENTS SUCH AS COMPOST, PEAL, OR AGED MANURE SHALL BE THOROUGHLY INCORPORATED AT THE RATE OF AT LEAST THREE (3) CUBIC YARDS OF AMENDMENT PER 1000 SQUARE FEET OF LANDSCAPE AREA.
- ALL TREES & SHRUBS SHOWN AT APPROXIMATELY 75% OF MATURE SIZE.
- CONTRACTOR SHALL VERIFY ALL MATERIALS QUANTITIES PRIOR TO INSTALLATION. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER THE QUANTITY DESIGNATED.
- LABELS THAT IDENTIFY THE BOTANICAL OR COMMON NAME WILL BE ON ALL TREES AT THE FINAL INSPECTION.
- ALL PLANT MATERIALS WILL MEET THE FOLLOWING MINIMUM SIZES, AS NOTED IN SECT. 5-7:
 - DECIDUOUS SHADE/CANOPY TREES: 2.5" CALIPER
 - ORNAMENTAL: 2.0" CALIPER
 - EVERGREEN TREES: 6-8" HEIGHT (WITH A MINIMUM OF 20% 6" IN HEIGHT)
 - MULTISTEM ORNAMENTALS: 8-10" HEIGHT
 - SHRUBS: 5 GALLON CONTAINER
 - GROUND COVER/PERENNIALS: 2 1/4" POTS
 - WINES: 1 GALLON CONTAINER
- ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) FOR NUMBER ONE GRADE. ALL TREES SHALL BE BALLED AND BURLAPPED OR EQUIVALENT.
- DECIDUOUS TREES SHALL BE PLANTED A MINIMUM OF 14 FEET AND EVERGREEN TREES A MINIMUM OF 10 FEET FROM PUBLIC UTILITIES AND PUBLIC SIDEWALKS, UNLESS MODIFIED BY PUD STREET TREE PLANS. TREE PLANTING SHALL BE COORDINATED WITH PUBLIC SERVICE COMPANY. LOCATION OF ALL UTILITIES SHALL BE VERIFIED IN THE FIELD PRIOR TO PLANTING. A HORIZONTAL DISTANCE OF 40' BETWEEN STREET TREE AND STREET LIGHT SHALL BE MAINTAINED.
- NO EDGING AROUND SHRUBS PLANTED IN SEEDBED AREAS. USE ROLLED METAL EDGING AROUND PERENNIAL AND SHRUB BEDS THAT LINE STREETS AND SIDEWALKS.
- INSTALL PERENNIAL MULCH, GRAY GRAVEL, 1" 2" DEEP IN SHRUB, TREE, AND PERENNIAL PLANTED BEDS. PERENNIALS LIKE LAMB'S EAR AND NEPETA SHOULD BE ALLOWED TO SPREAD AND FILL IN.
- THE PROPERTY OWNER IS RESPONSIBLE FOR PROVIDING, PROTECTING AND MAINTAINING ALL LANDSCAPING IN A HEALTHY AND GROWING CONDITION AND ADHERE TO ALL STANDARDS OF GUIDELINES OF SECTION 5-4 OF IDDSG. THE PROPERTY OWNER WILL REMOVE AND REPLACE DEAD PLANT MATERIALS IMMEDIATELY WITH THE SAME TYPE, SIZE AND QUANTITY OR PLANT MATERIAL AS ORIGINALLY INSTALLED, UNLESS MATERIAL IS DISEASED OR INSECT-AFFECTED.
- ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH PERMANENT AUTOMATIC IRRIGATION SYSTEM DESIGNED TO PROVIDE EFFICIENT IRRIGATION COVERAGE WITH MINIMAL OVER SPRAY ONTO NON-LANDSCAPED AREAS.
- A SOIL SENSING DEVICE OR OTHER IRRIGATION MANAGEMENT SYSTEM WILL BE INSTALLED FOR IRRIGATION SYSTEMS IN TURF AREAS.
- ALL SEEDBED AREAS UNLESS OTHERWISE NOTED WILL BE SEEDDED WITH DRYLAND / NATIVE SEED TO SUIT SPECIFIC SOIL CONDITION AND MAINTANCE REQUIREMENTS.

IDDSG - Landscape Data Table (PUDs and SRUs)

Total Site Area	Required	Existing (if req'd)	Proposed
Perimeter Landscaping	# linear foot		52,288 S.F.
Adjacent to Public/Private Road			
in ROW (tree lawn)	1 per 40 L.F.	N/A	N/A
On Private Property 450 L.F.	1 per 20 L.F.	22.5	23
Evergreen Trees		0	6
Deciduous Trees		2	8
Ornamental Trees		0	5
TOTAL		2	23
Shrub Beds	% of total streetscape area = 20% = 3000 S.F.	0	3580 S.F.
Shrubs per Tree	# within streetscape area	1.25	0
TOTAL		0	126
Adjacent to Same Zoning 477 L.F.	# linear foot		
Public Zone	231 L.F.	7	6
Private Zone 30 PER L.F.	234 L.F.	7.8	8
Evergreen Trees		0	11
Deciduous Trees		0	2
Ornamental Trees		0	3
TOTAL		0	16
Shrubs/Vines/Grasses		N/A	28
TOTAL		N/A	28
Adjacent to Res/Ag/Open Space Zoning	# linear foot		
Evergreen Trees		N/A	N/A
Deciduous Trees		N/A	N/A
Ornamental Trees		N/A	N/A
TOTAL		N/A	N/A
Shrubs/Vines/Grasses		N/A	N/A
TOTAL		N/A	N/A
Screen hedge	% of length of perimeter		N/A
TOTAL		N/A	N/A
Parking Lot Landscaping			
Overall	34 SPACES	Trees per 16 spaces	
Landscape Medians	# per 30 l.f.	2	2
Canopy Shade Trees		2	2
Deciduous Trees		0	0
Ornamental Trees		0	0
TOTAL		2	2
Shrubs/Vines/Grasses	# per 30 l.f.		
TOTAL			
Landscape Islands			
Evergreen Trees		N/A	N/A
Deciduous Trees	2	N/A	2
Ornamental Trees		N/A	N/A
TOTAL		N/A	N/A
Shrubs/Vines/Grasses	Min. of 8 shrubs/island	N/A	8
TOTAL			
Building Site Landscaping			
Planting Bed	Linear footage of bldg.	SEE PERIMETER LANDSCAPING	
Evergreen Trees	perimeter		
# linear foot of bldg. footage		SEE PERIMETER LANDSCAPING	
Deciduous Trees		SEE PERIMETER LANDSCAPING	
Ornamental Trees		SEE PERIMETER LANDSCAPING	
TOTAL			
Shrubs/Vines/Grasses			0
TOTAL			



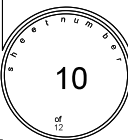
TREE AND SHRUB PLANTING DETAILS

DATE	REVISION	DESCRIPTION
11/10/2024	1	Initial Design
11/10/2024	2	Final Design

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DONATO L. RUSSELL ARCHITECTURE LLC
ARCHITECTURE PLANNING RESTORATION
LONGMONT, COLORADO 80501
303-324-4888
d@dmr.com

date:
2/6/2025



380 SOUTH TAYLOR AVENUE PLANNED UNIT DEVELOPMENT - SET IN STONE COLORADO TECHNOLOGICAL CENTER LOT 18 BLOCK 6 CASE #: PUD-000512-2024

REVISION SCHEDULE		
Revision Number	Revision Description	Revision Date

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.6 fc	9.8 fc	0.0 fc	N/A	N/A

PROVIDED BY
TLA

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Thence	Light Loss Factor	Sold Price (per foot)	Notes	Plot
	A	4	Ultronic Lighting	MOSE LED PS 300 BORN WE	MOSE LED WITH PS PERFORMANCE PACKAGE, 3000K, 800LM, VISUAL COMFORT BEE OPTIC	MOSE LED PS 300 BORN WE	1	3078	44,698	
	B	4	Ultronic Lighting	MOSE LED PS 300 BORN WE	MOSE LED WITH PS PERFORMANCE PACKAGE, 3000K, 800LM, VISUAL COMFORT BEE OPTIC	MOSE LED PS 300 BORN WE	1	3078	44,698	
	C	2	Ultronic Lighting	MOSE LED PS 300 BORN WE	MOSE LED WITH PS PERFORMANCE PACKAGE, 3000K, 800LM, VISUAL COMFORT BEE OPTIC	MOSE LED PS 300 BORN WE	1	1897	14,53	

Luminaire Locations									
Location					Aim				
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y
1	A	-158.00	616.00	16.00	16.00	0.00	0.00	-158.00	616.00
2	A	-240.00	617.00	16.00	16.00	0.00	0.00	-240.00	617.00
3	A	-239.00	692.00	16.00	16.00	0.00	0.00	-239.00	692.00
4	A	-158.00	692.00	16.00	16.00	0.00	0.00	-158.00	692.00
1	B	-199.00	616.00	16.00	16.00	0.00	0.00	-199.00	616.00
2	B	-199.00	692.00	16.00	16.00	0.00	0.00	-199.00	692.00
3	B	-298.00	691.00	16.00	16.00	0.00	0.00	-298.00	691.00
4	B	-299.00	617.00	16.00	16.00	0.00	0.00	-299.00	617.00
1	C	-148.00	596.00	12.00	12.00	90.00	0.00	-148.00	596.00
2	C	-148.00	713.00	12.00	12.00	90.00	0.00	-148.00	713.00

Note

Lighting calculation software is for estimating purposes only, not generating exact values.

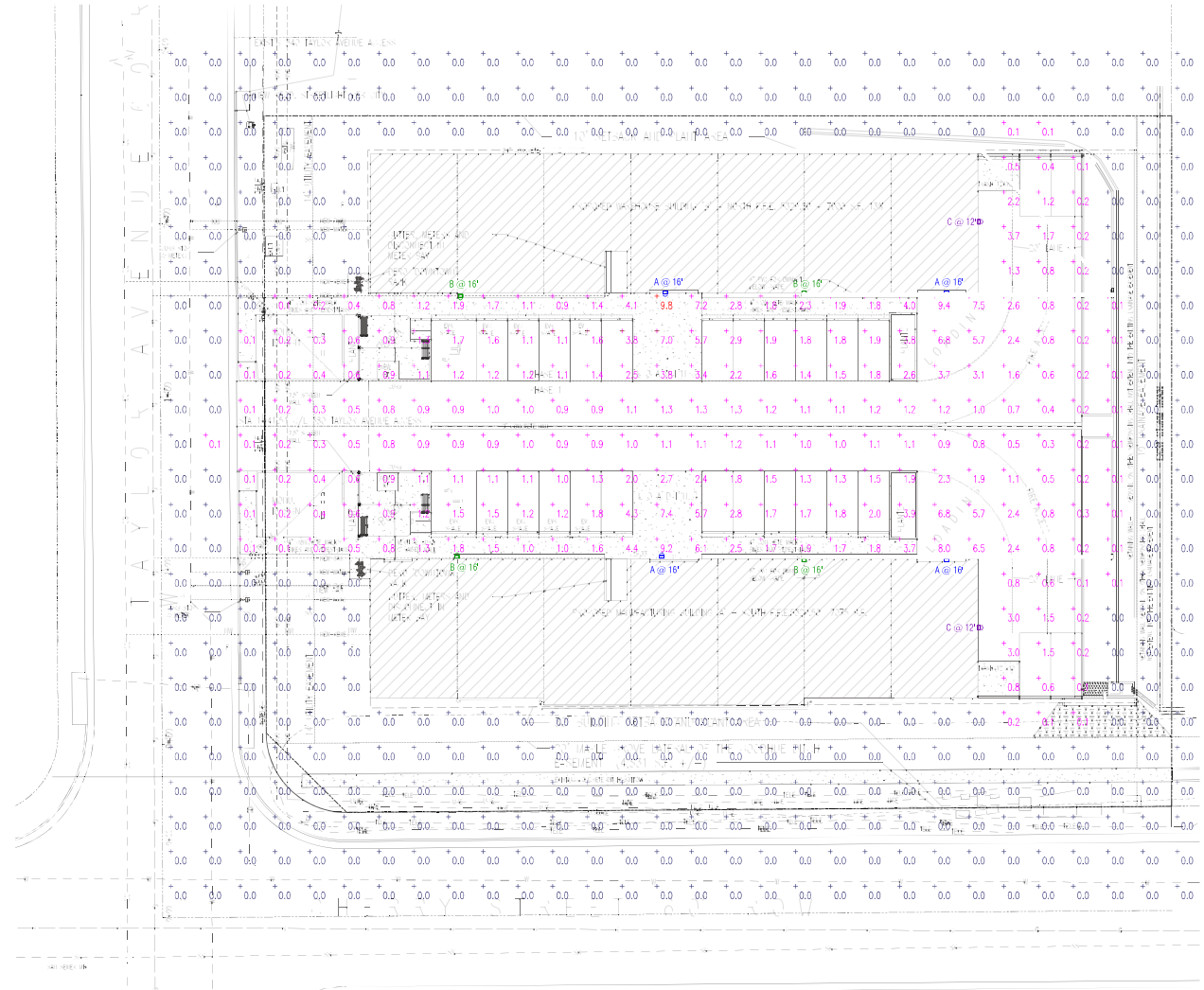
These calculations are for the use and adoption by our clients and theirs solely at their discretion. This includes evaluation of the calculated lighting levels and model by the Architect, Engineer, Lighting Designer or Owner for adherence to the project's lighting specifications for levels and uniformity.

We make no guarantees of meeting any subjective expectations. Calculations are based on a model only. Space characteristics and electrical supply to fixtures, along with installation details, may alter fixture output and model performance. Model is based on standard reflectance values unless otherwise noted.

Any variance from reflectance values, obstructions, light loss factors (including both physical and electrical in nature) or dimensional data will affect the actual light levels obtained.

Final construction drawings and calculations are the responsibility of a licensed architect or engineer.

The Lighting Agency provides these calculations as a courtesy for evaluation only.



1

ELECTRICAL SITE PHOTOMETRIC PLAN

SCALE: 1/8" = 1'-0"



MC+
MECHANICAL CONSULTING
MC+ ENGINEERING, LLC
6451 S. 1st Ave.
Phoenix, Arizona 85006
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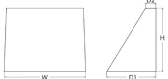
date: _____
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of



WDGE2 LED Architectural Wall Sconce Precision Reflective Optic



Specifications
Depth (D1): 1.5"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: 13.5 lbs (without option)



Introduction
The WDGE2 LED family is designed to meet specifically every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The down and beamdown beam comes in four sizes with lumens packages ranging from 100 to 25,000 lumens, providing a true low-wattage solution. Embedded with a light engine, the WDGE2 family provides additional energy savings and code compliance.

WDGE2 with industry leading precision reflective optics provides great uniform illumination and optical control. When combined with multiple emergency lighting backup options, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

Items added to this family are designed to qualify for the design sheet program and ship 15 days or less. To learn more about Design Sheet, visit www.aacsystems.com/designsheet. See ordering tree for details.

WDGE2 LED Family Overview

Luminaire	Optic	Standard/ICF	Color Temp.	Beam	PS	P1	P2	P3	P4	P5	P6
WDGE2-100	Visual Comfort	4W	27K	Standard	750	1,200	1,800	2,400	3,000	3,600	4,200
WDGE2-100	Visual Comfort	4W	27K	Standard/Angle	750	1,200	1,800	2,400	3,000	3,600	4,200
WDGE2-100	Precision Reflective	4W	27K	Standard/Angle	750	1,200	1,800	2,400	3,000	3,600	4,200
WDGE2-100	Precision Reflective	4W	27K	Standard/Angle	750	1,200	1,800	2,400	3,000	3,600	4,200

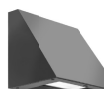
Ordering Information

EXAMPLE: WDGE2 LED P3 40K B0CR1 TMVOLT SRM DBXKD

Series	Package	Color Temperature	ICF	Distribution	Beam	Mounting	Shipped included	Shipped separately
WDGE2-100	P1	27K	270K	Standard	750	15°	Visual Comfort	Visual Comfort
WDGE2-100	P2	27K	270K	Standard/Angle	750	15°	Visual Comfort	Visual Comfort
WDGE2-100	P3	40K	400K	Standard/Angle	750	15°	Visual Comfort	Visual Comfort
WDGE2-100	P4	40K	400K	Standard/Angle	750	15°	Visual Comfort	Visual Comfort

Options			Shipped	
EMER	Emergency battery backup, Certified to UL 924 (UL924-100, 27K, 40K)	Standard Sensor/Control	EMER	Emergency battery backup, Certified to UL 924 (UL924-100, 27K, 40K)
EMER	Emergency battery backup, Certified to UL 924 (UL924-100, 27K, 40K)	IO-CC	10-30VAC, 100mA, 1000Hz, 1000VAC, 1000VDC, 1000VAC,	

LITHONIA LIGHTING COMMERCIAL OUTDOOR One Lithonia Way • Gwynn, Georgia 30012 • Phone: 1-800-755-SERV-LED • www.lithonia.com WDGE2 LED Rev. 05/2024



WDGE2 LED Architectural Wall Sconce Visual Comfort Optic



Specifications
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Depth (D2): 1.5"
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Ordering Information

EXAMPLE: WDGE2 LED P3 40K B0CR1 VFMVOLT SRM DBXKD

Series	Package	Color Temperature	ICF	Distribution	Beam	Mounting	Shipped included	Shipped separately
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WDGE2-100	P2	27K	270K	Standard/Angle	750	15°	Visual Comfort	Visual Comfort
WDGE2-100	P3	40K	400K	Standard/Angle	750	15°	Visual Comfort	Visual Comfort
WDGE2-100	P4	40K	400K	Standard/Angle	750	15°	Visual Comfort	Visual Comfort

EMER	Emergency battery backup, Certified to UL 924 (UL924-100, 27K, 40K)	Standard Sensor/Control	Any sensor or control is PDA/24V/12V	EMER	Emergency battery backup
EMER	Emergency battery backup, Certified to UL 924 (UL924-100, 27K, 40K)	FSR	8-1/2" (215mm), sensor width 5-17" mounting height, 1000-1500 lux, non-volatile data with external data source	EMER	Emergency battery backup
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380 SOUTH TAYLOR AVENUE PLANNED UNIT DEVELOPMENT - SET IN STONE COLORADO TECHNOLOGICAL CENTER LOT 18 BLOCK 6 CASE #PUD-000512-2024

Performance Data

Package	Series	ICF	Color Temp.	Beam	PS	P1	P2	P3	P4	P5	P6
WDGE2-100	P1	27K	270K	Standard	750	1,200	1,800	2,400	3,000	3,600	4,200
WDGE2-100	P2	27K	270K	Standard/Angle	750	1,200	1,800	2,400	3,000	3,600	4,200
WDGE2-100	P3	40K	400K	Standard/Angle	750	1,200	1,800	2,400	3,000	3,600	4,200
WDGE2-100	P4	40K	400K	Standard/Angle	750	1,200	1,800	2,400	3,000	3,600	4,200

Package	Series	ICF	Color Temp.	Beam	PS	P1	P2	P3	P4	P5	P6
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WDGE2-100	P3	40K	400K	Standard/Angle	750	1,200	1,800	2,400	3,000	3,600	4,200
WDGE2-100	P4	40K	400K	Standard/Angle	750	1,200	1,800	2,400	3,000	3,600	4,200

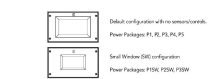
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WDGE2 LED Architectural Wall Sconce Visual Comfort Optic



Specifications
Depth (D1): 1.5"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: 13.5 lbs (without option)



Introduction
The WDGE2 LED family is designed to meet specifically every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The down and beamdown beam comes in four sizes with lumens packages ranging from 100 to 25,000 lumens, providing a true low-wattage solution. Embedded with a light engine, the WDGE2 family provides additional energy savings and code compliance.

WDGE2 with industry leading precision reflective optics provides great uniform illumination and optical control. When combined with multiple emergency lighting backup options, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

Items added to this family are designed to qualify for the design sheet program and ship 15 days or less. To learn more about Design Sheet, visit www.aacsystems.com/designsheet. See ordering tree for details.

WDGE2 LED Family Overview

Luminaire	Optic	Standard/ICF	Color Temp.	Beam	PS	P1	P2	P3	P4	P5	P6
WDGE2-100	Visual Comfort	4W	27K	Standard	750	1,200	1,800	2,400	3,000	3,600	4,200
WDGE2-100	Visual Comfort	4W	27K	Standard/Angle	750	1,200	1,800	2,400	3,000	3,600	4,200
WDGE2-100	Precision Reflective	4W	27K	Standard/Angle	750	1,200	1,800	2,400	3,000	3,600	4,200
WDGE2-100	Precision Reflective	4W	27K	Standard/Angle	750	1,200	1,800	2,400	3,000	3,600	4,200

Ordering Information

EXAMPLE: WDGE2 LED P3 40K B0CR1 VFMVOLT SRM DBXKD

Series	Package	Color Temperature	ICF	Distribution	Beam	Mounting	Shipped included	Shipped separately
WDGE2-100	P1	27K	270K	Standard	750	15°	Visual Comfort	Visual Comfort
WDGE2-100	P2	27K	270K	Standard/Angle	750	15°	Visual Comfort	Visual Comfort
WDGE2-100	P3	40K	400K	Standard/Angle	750	15°	Visual Comfort	Visual Comfort
WDGE2-100	P4	40K	400K	Standard/Angle	750	15°	Visual Comfort	Visual Comfort

P5	40W	0.031	0.211	1.00	0.710	0.799
	120W	—	—	—	—	1.027

Lumen Ambient Temperature (LAT) Multiplier

Use these factors to determine wider latent heat (W) or average ambient temperature using WAT (WAT) Multiplier

LAT Multiplier	
0°C	1.71
10°C	1.61
20°C	1.49
25°C	1.41
30°C	1.31
40°C	1.06

Projected LED Lumen Maintenance

Data reference the extrapolated performance spectrum for the platform used in a 20°C ambient temperature. All data is based on the LED data sheet and is not a guarantee of performance. The LED data sheet is available at [www.ledlighting.com](#).

LED Lumen Maintenance (LLM) Multiplier

Use these factors to determine wider latent heat (W) or average ambient temperature using WAT (WAT) Multiplier

Operating Hours	25,000	50,000	100,000
LLM Multiplier	1.0	+0.96	+0.95

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Electrical Load

Package	Series	ICF	Color Temp.	Beam	PS	P1	P2	P3	P4	P5	P6
WDGE2-100	P1	27K	270K	Standard	750	1,200	1,800	2,400	3,000	3,600	4,200
WDGE2-100	P2	27K	270K	Standard/Angle	750	1,200	1,800	2,400	3,000	3,600	4,200
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Lumen Output in Emergency Mode (4000K, 80 CRI, TSM)

Package	Series	ICF	Color Temp.	Beam	PS	P1	P2	P3	P4	P5	P6
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WDGE2-100	P4	40K	400K	Standard/Angle	750	1,200	1,800	2,400	3,000	3,600	4,200

Lumen Ambient Temperature (LAT) Multiplier

Temperature (°C)	Multiplier
0°C	1.0
10°C	0.9
20°C	0.8
30°C	0.7
40°C	0.6
50°C	0.5
60°C	0.4
70°C	0.3
80°C	0.2
90°C	0.1

Projected LED Lumen Maintenance

Temperature (°C)	Multiplier
0°C	1.0
10°C	0.9
20°C	0.8
30°C	0.7
40°C	0.6
50°C	0.5
60°C	0.4
70°C	0.3
80°C	0.2
90°C	0.1

Photometric Diagrams



Emergency Egress Option

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically engage the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90 minutes).

Applicable codes: NFPA 70NEC — section 700.16, NFPA 101 Life Safety Code Section 7.9



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WDGE2 LED Architectural Wall Sconce Visual Comfort Optic



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WDGE2 LED Family Overview

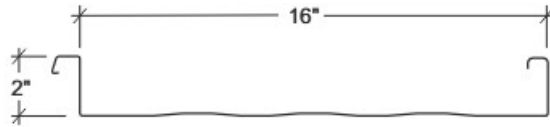
Luminaire	Optic	Standard/ICF	Color Temp.	Beam	PS	P1	P2	P3	P4	P5	P6
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WDGE2-100	Precision Reflective	4W	27K	Standard/Angle	750	1,200	1,800	2,400	3,000	3,600	4,200
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Ordering Information

EXAMPLE: WDGE2 LED P3 40K B0CR1 VFMVOLT SRM DBXKD

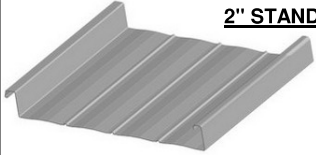
Series	Package	Color Temperature	ICF	Distribution	Beam	Mounting	Shipped included	Shipped separately
WDGE2-100	P1	27K	270K	Standard	750	15°	Visual Comfort	Visual Comfort
WDGE2-100	P2	27K	270K	Standard/Angle	750	15°	Visual Comfort	Visual Comfort
WDGE2-100	P3	40K	400K	Standard/Angle	750	15°	Visual Comfort	Visual Comfort
WDGE2-100	P4	40K	400K	Standard/Angle	750	15°	Visual Comfort	Visual Comfort

Applicable codes NFPA 70(NEC) – section 700.16, NFPA 101 Life Safety Code Section 7.9	Applicable codes NFPA 70(NEC) – section 700.16, NFPA 101 Life Safety Code Section 7.9
	

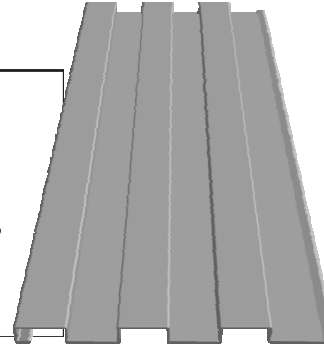
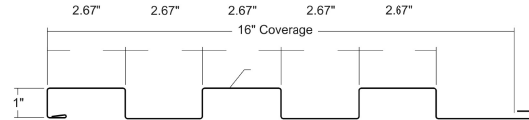


380 SOUTH TAYLOR AVENUE
 PLANNED UNIT DEVELOPMENT - SET IN STONE
 COLORADO TECHNOLOGICAL CENTER
 LOT 18 BLOCK 6
 CASE #: PUD-000512-2024

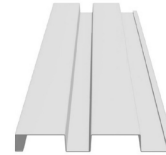
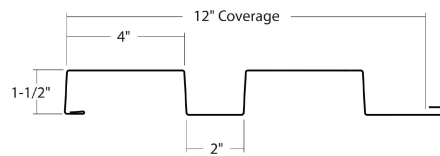
2" STANDING SEAM ROOF PANELS - SNOWDRIFT WHITE OR EQUAL



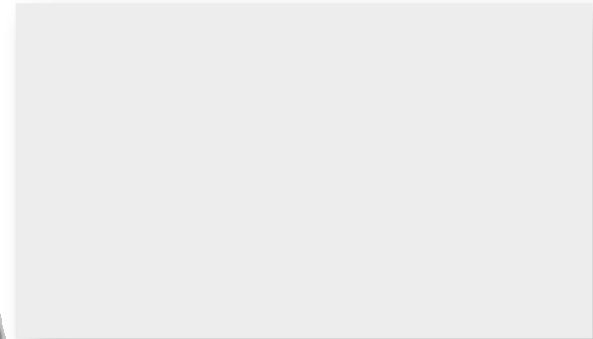
EM1-1653 WALL PANELS - SNOWDRIFT WHITE OR EQUAL



EM15-1224 WALL PANELS



SNOWDRIFT WHITE W81 OR EQUAL



OLD TOWN GREY W25 OR EQUAL



No.	REVISION DESCRIPTION	DATE

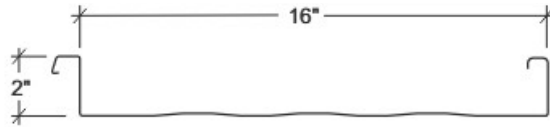
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DONATO L. RUSSELL ARCHITECTURE LLC
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 LONGMONT, COLORADO 303-324-4988
 dir@rml.com



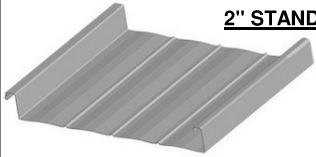
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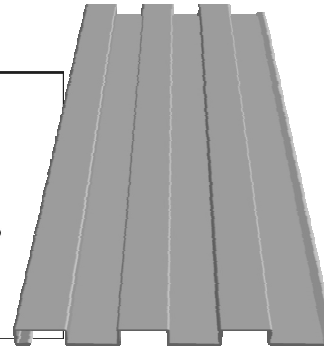
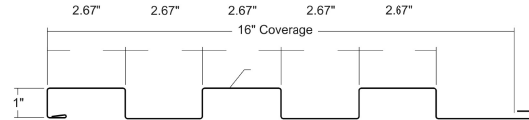


380 SOUTH TAYLOR AVENUE
 PLANNED UNIT DEVELOPMENT - SET IN STONE
 COLORADO TECHNOLOGICAL CENTER
 LOT 18 BLOCK 6
 CASE #:

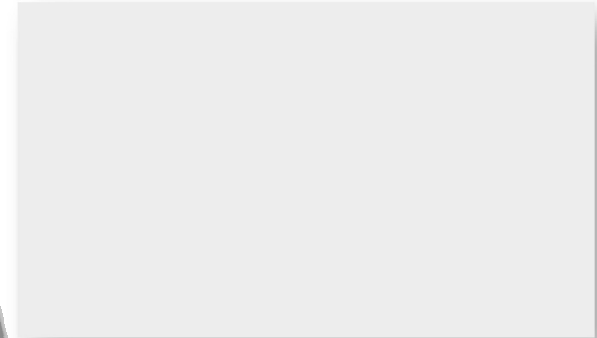
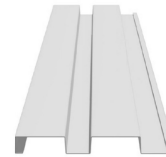
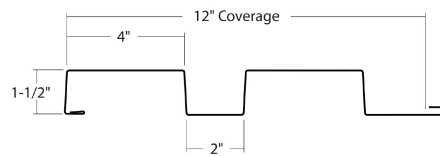
2" STANDING SEAM ROOF PANELS - SNOWDRIFT WHITE OR EQUAL



EM1-1653 WALL PANELS - SNOWDRIFT WHITE OR EQUAL



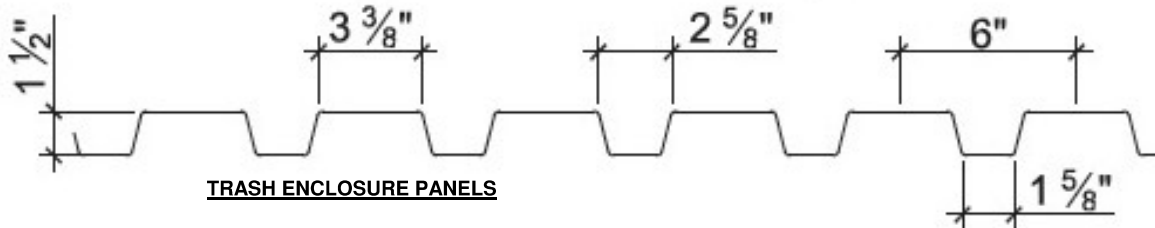
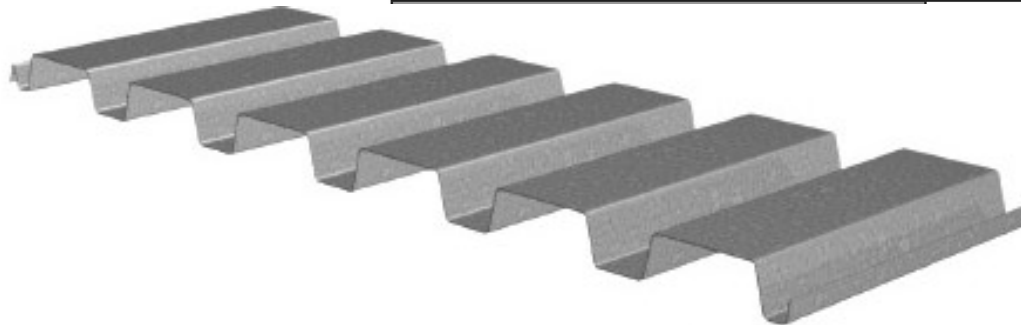
EM15-1224 WALL PANELS



SNOWDRIFT WHITE W81 OR EQUAL



OLD TOWN GREY W25 OR EQUAL



TRASH ENCLOSURE PANELS

No.	REVISION DESCRIPTION	DATE

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date: 6/25/24



MATERIAL SAMPLES
 1/2" = 0'-1"

