

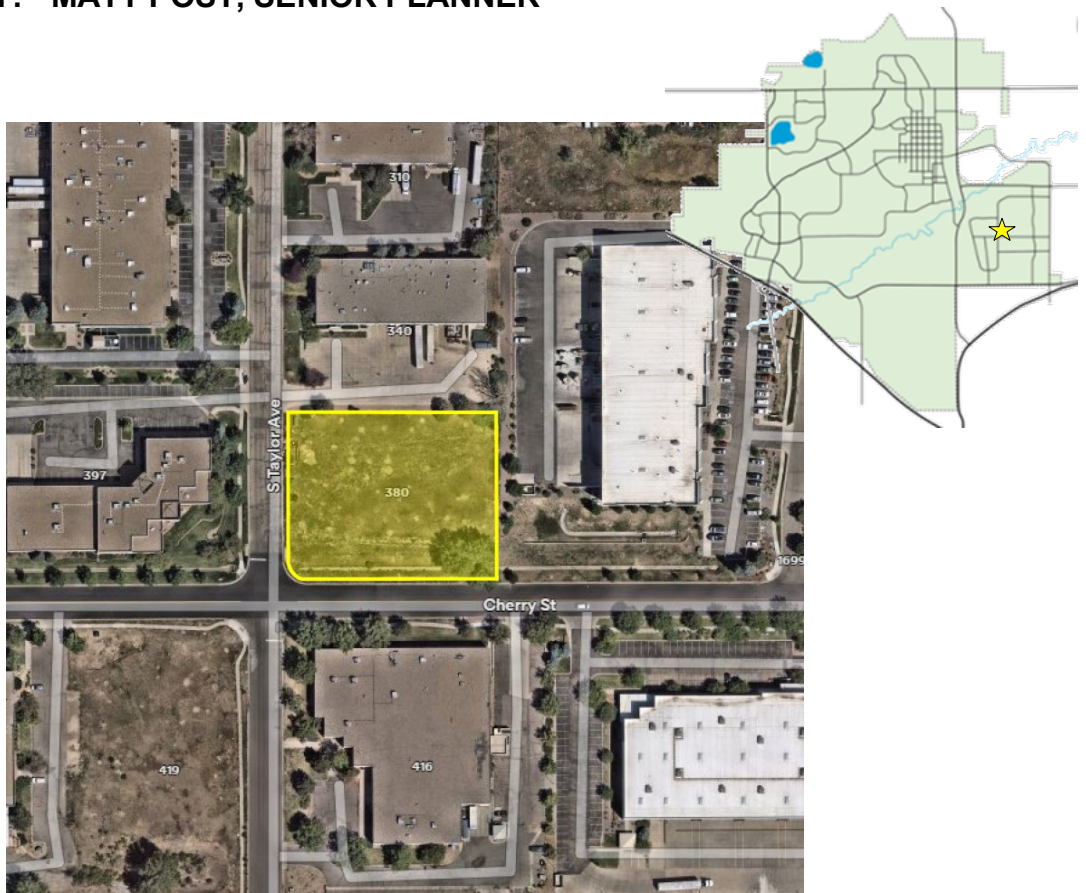
SUBJECT: RESOLUTION NO. 38, SERIES 2025 – A RESOLUTION APPROVING A PLANNED UNIT DEVELOPMENT AMENDMENT TO ALLOW CONSTRUCTION OF A 7,150 SQUARE-FOOT INDUSTRIAL BUILDING AND A 7,000 SQUARE-FOOT INDUSTRIAL BUILDING AT 380 S TAYLOR AVENUE

DATE: JUNE 3, 2025

PREPARED BY: MATT POST, SENIOR PLANNER

PRESENTED BY: MATT POST, SENIOR PLANNER

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 / PRIOR DISCUSSIONS:

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.

- The City Council approved the [Colorado Technological Center First Filing](#) plat for the property in 1979.
- The [Colorado Technological Center Lots 17 & 18, Block 6 PUD](#) was approved by the City Council in March of 2001. The PUD included an 8,000 square-foot building on the subject property, and an addition to the existing building on the property directly to the north, with a shared access drive from Taylor Avenue. The PUD was approved, and the site has remained vacant.

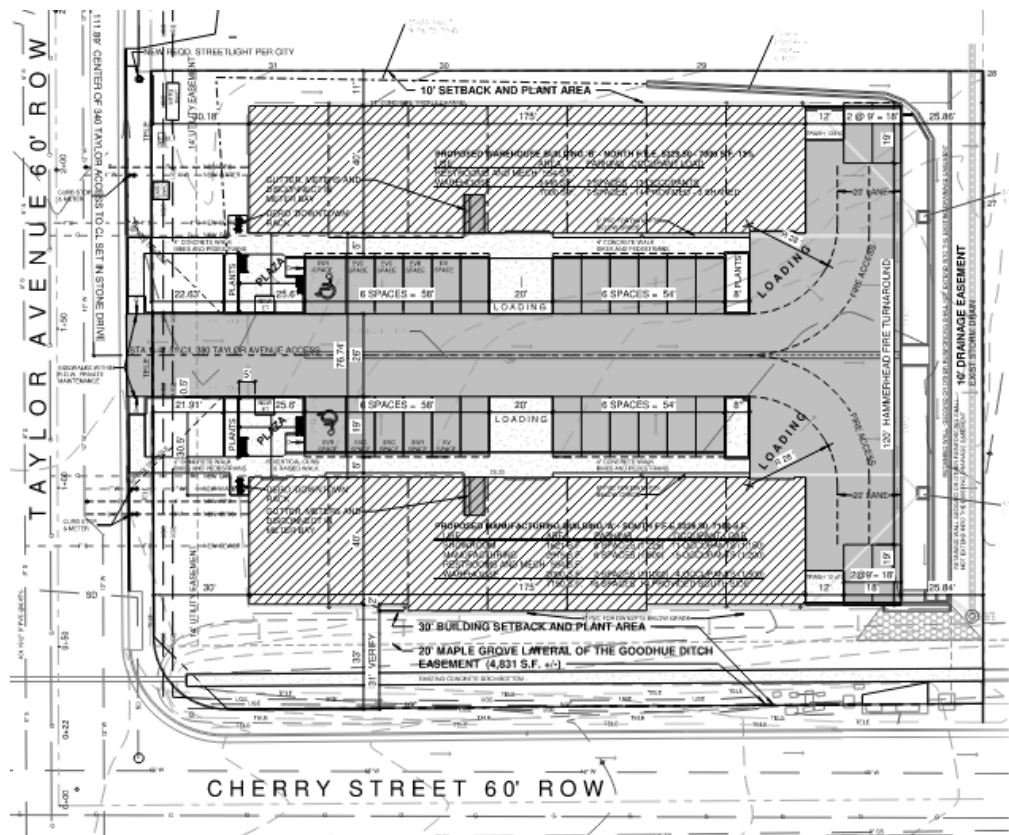


Vicinity Map

DEVELOPMENT 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 20 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 north 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.



Southwest Elevation



West Elevation

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.

ANALYSIS

Planned Unit Development

CITY COUNCIL COMMUNICATION

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 enclosures 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 site 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 IDDSG 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 to 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 on 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 are in conformance with IDDSG standards.

Compliance with 17.28.120

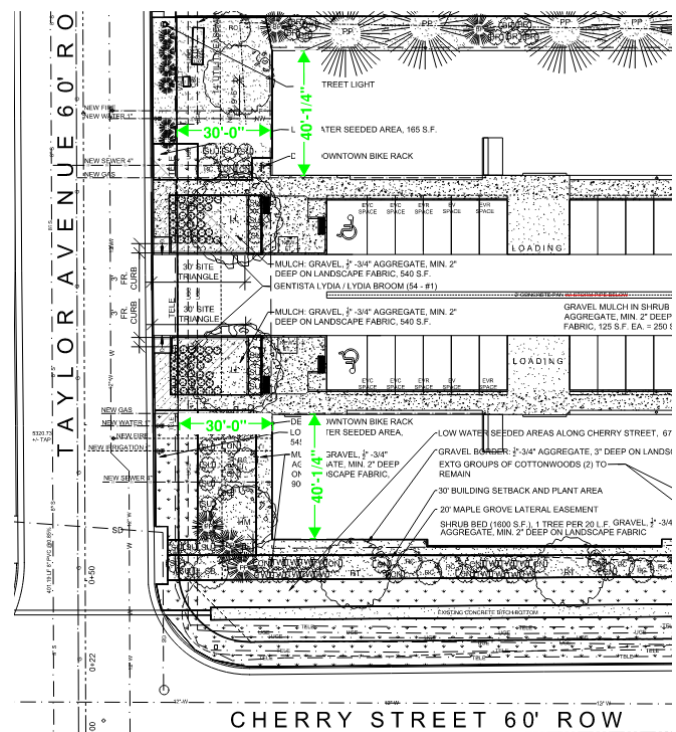
Section 17.28.120 of the Louisville Municipal Code lists 28 criteria for PUDs that must be satisfied or found not applicable to approve a PUD. Analysis and staff's recommended finding of each criterion is provided in the attached appendix.

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.

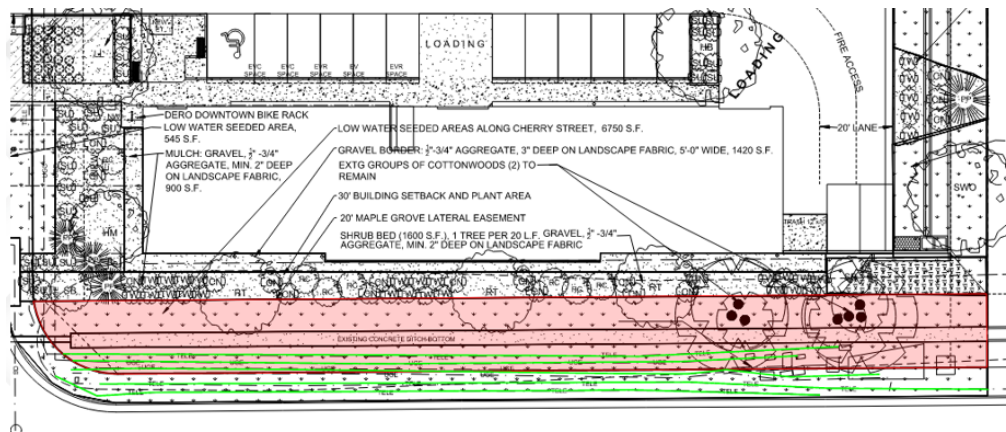
The subject property, being a corner lot, is subject to two 30-foot street setbacks and a 15-foot rear setback (opposite Taylor Avenue). To enhance the visual appeal of the development, the applicant has incorporated two plaza spaces at the entrances, along with enhanced landscaping features. Furthermore, 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.



- 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 20 linear feet of lot frontage. The subject property is significantly encumbered by utility and ditch easements in the areas designated for street tree planting, which limits the applicant's 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.



Easement Exhibit

- 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.

2025 COUNCIL WORK PLAN:

This project supports the City Council's priority of Economic Vitality by facilitating business attraction and retention, encouraging local employment opportunities, and expanding the City's industrial base. These efforts align with the City's commitment to maintaining a business-friendly atmosphere by supporting continued economic development.

FISCAL IMPACT:

Budgeted?: **Not Applicable**

ALTERNATIVES:

The City Council may approve, approve with conditions, or deny the application based on compliance with the relevant review criteria and waiver criteria.

PUBLIC COMMENTS:

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

PLANNING COMMISSION RECOMMENDATION:

On April 10, 2025, The Planning Commission recommended approval of Resolution 5, Series 2025, approval of a Planned Unit Development Amendment to allow two new industrial buildings and associated site improvements with the following condition:

- A note shall be added to the PUD that states the following: *The details of this Planned Unit Development shall be fully implemented in a single phase. A core and shell Certificate of Completion shall be issued for one building on site, prior to the issuance of a Certificate of Occupancy for the other building*

STAFF RECOMMENDATION:

Staff recommend approval of Resolution No. 38, Series 2025, approving a Planned Unit Development (PUD) Amendment to allow two new industrial buildings and associated site improvements at 380 S Taylor Avenue.

ATTACHMENTS:

1. Resolution No. 38, Series 2025
2. Planning Commission Resolution
3. Planning Commission Minutes
4. Application Materials

APPENDIX: PUD Criteria Analysis – 380 S Taylor 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,	Compliant	The PUD complies with the architectural design and site

color, texture, storage, signs and lighting		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,	Compliant	The PUD complies with requirements in the IDDSG, ensuring properly designed landscaping adjacent to public streets.

shall aid the order and aesthetic quality of the development.		
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 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.

SUBJECT: RESOLUTION NO. 38, SERIES 2025

DATE: JUNE 3, 2025

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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. 38
SERIES 2025**

**A RESOLUTION APPROVING A PLANNED UNIT DEVELOPMENT AMENDMENT TO
ALLOW CONSTRUCTION OF A 7,150 SQUARE-FOOT INDUSTRIAL BUILDING AND
A 7,000 SQUARE-FOOT INDUSTRIAL BUILDING AT 380 S TAYLOR AVENUE**

WHEREAS, there has been submitted to the City Council an application for a final Planned Unit Development Amendment (“PUD 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, at which hearing evidence and testimony were entered into the record and the Planning Commission voted unanimously in favor of recommending approval; and

WHEREAS, the City Council has considered the application at a duly noticed public hearing on June 3, 2025, at which hearing evidence and testimony were entered into the record, including the findings in the Louisville City Council staff report dated June 3, 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO:

Section 1. The City Council of the City of Louisville, Colorado does hereby approve a Planned Unit Development Amendment allow construction of a 7,150 square-foot industrial building and 7,000 square-foot industrial building at 380 S Taylor Avenue.

PASSED AND ADOPTED this 3rd day of June 2025.

Christopher M. Leh, Mayor

ATTEST:

Genny Kline, Interim City Clerk

**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: _____
Ben Diehl, Secretary
Planning Commission

Planning Commission

Meeting Minutes

April 10, 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 **Hunt**, seconded by **Choi**, and adopted by voice vote.

APPROVAL OF AGENDA

Motion to approve the minutes for the February 13, 2025 meeting was moved by **Mihaly**, seconded by **Bangs**, and adopted by voice vote.

Motion to approve the minutes for the February 27, 2025 meeting was moved by **Choi**, seconded by **Bangs**, and adopted by voice vote, with **Mihaly** and **Brauneis** abstained.

Motion to approve the minutes for the March 2025 meeting was moved by **Bangs**, seconded by **Hunt**, and adopted by voice vote, with **Choi** abstained.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None were heard.

PUBLIC HEARING ITEMS – 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.

Staff Presentation:

Post introduced the presentation for the PUD Amendment. Noted the property was in the CTC, currently vacant lot, zoned for industrial use, one of smallest lots in CTC. Covered proposed site plan, design, landscaping, and parking reduction request. Noted requirement that site needed detention and water quality pond for all sites in CTC. Warehouse is use by right in the CTC.

Staff Recommendation:

Staff recommended approval of Resolution 4, Series 2025.

Commissioner Questions of Staff:

Moline asked about number of parking spaces review process, about whether they had considered needs for future occupants of the site.

Post said valid concern, not part of review, related directly to the proposed design of the warehouse, any future amendment would require additional examination.

Brauneis noted that no on-street parking allowed by CTC, but...

Post clarification.

Mihaly on potential future PUD amendment. Concern about parking.

Post noted staff would need to carefully review it, because office use is a special review use, and would need review.

Moline noted most waivers could be resolved by having smaller building, asked about how this related to review process.

Post said that building size had been reduced over what was initially proposed...

Brauneis on detention ponds.

Post

Applicant Presentation:

None was heard.

Commissioner Questions of Applicant:

Bangs asked about original requested size.

Applicant (find name) said was originally around 19,000 square feet, wanted to maximize balance between warehouse and office space.

Choi asked about size.

Applicant said specific tenant had not yet been identified, but owner had good idea of ratio of office to warehouse that would be most likely to attract a tenant.

Choi asked about threshold?

Post on reduction in building size.

Brauneis on dark sky lighting.

Applicant said... This was a consideration.

Bangs on number of EV spaces.

Applicant said there were 4, 1 EV installed, 1 EV ready, 2 EV capable.

Post clarified numbers, notes in line with EV charging ordinance.

Public Comment:

None were heard.

Applicant Closing Statement:

Applicant noted they typically did large commercial buildings, said that they wanted to do something with some design intent, reflective of area, and more progressive for a warehouse. Emphasized focus on landscaping.

Staff Closing Statement:

None was heard.

Commissioner Discussion:

Choi said had no issue with parking waivers.

Brauneis agreed, said was fix for outdated standards on parking. Said liked landscape proposal...

Mihaly agreed, said no issue with landscape cover reduction due to high quality landscape cover.

Brauneis said fine with setbacks.

Choi said requirements seemed more arbitrary for landscaping and setbacks.

Baskett said generally comfortable with this, fits the space.

Moline said appreciated discussion, comfortable with all the requests.

Bangs

Mihaly on parking ratio, said most of his concerns eased by need for staff review if use were to change.

Hunt was in agreement, thought fit well into other uses.

Motion to approve Resolution 4, Series 2025 was moved by Choi and seconded by Mihaly. Motion was adopted by a vote of 7 to 0.

- b. Planned Unit Development – 380 S Taylor Ave:** Consideration of Resolution 5 to approve a Planned Unit Development Amendment to allow new industrial buildings at 380 S Taylor Avenue in the Colorado Technology Center.

Staff Presentation:

Post introduced the presentation for the PUD Amendment. Noted was vacant lot in CTC, zoned industrial. Covered proposed layout and design of the warehouse. Noted waiver to allow metal as primary architectural material, and for xxx. (Sorry, still trying to find somewhere to live!)

Staff Recommendation:

Staff recommended approval of Resolution 5, Series 2025 with proposed condition.

Commissioner Questions of Staff:

Extended

Applicant Presentation:

Don Russell, (), was representing the applicant. He showed off some full sized samples of the proposed metal sidings. He explained the condition of the site?

Dymtri Kalchyk, non-resident, owns the property. Said wanted to move his business from Littleton up to Louisville. Was planning to occupy south building for their use, plus wanted to lease out the north building.

Commissioner Questions of Applicant:

Choi asked about durable finished applied to the metal.

Russell said had not decided yet, but suggested xxx.

Bangs asked if shown samples were planned colors.

Russell said yes.

Bangs asked if roof material would be similar.

Russell said same material, but different color and pattern.

Public Comment:

None were heard.

Applicant Closing Statement:

Russell said tried really hard to have it fit in with CTC, noted that the architectural control committee of CTC had approved their design. On landscaping...

Staff Closing Statement:

None was heard.

Commissioner Discussion:

Brauneis noted that design was departure from past designs, but suggested City was ready for it.

Choi...

Mihaly... In support.

Baskett said good use of the site, liked design, would fit into the CTC.

Moline... In support.

Hunt in agreement, appreciated architectural effort, in support.

Bangs in support.

Brauneis in support.

Motion to approve Resolution 5, Series 2025 with the proposed condition was moved by Hunt and seconded by Bangs. Motion adopted by a vote of 7 to 0.

PLANNING COMMISSION COMMENTS

None were heard.

STAFF COMMENTS

None/.

ADJOURNMENT

Motion to adjourn was moved by **Choi**, seconded by **Hunt**, and adopted by voice vote.

The Commission adjourned at 8:14pm.

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

CASE #: PUD-000512-2024

ARTHUR AVE

TAYLOR AVE

S FIERCE AVE

DOGWOOD ST

CHERRY ST

SUBJECT PROPERTY

NORTH

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 HEREON IN ACCORDANCE AND COMPLIANCE WITH THIS APPROVED PLAN AND THE LOUISVILLE MUNICIPAL CODE.

BY: _____

NOTARY SIGNATURE _____

MY COMMISSION EXPIRES _____

RESOLUTION NO. _____ SERIES _____

RESOLUTION NO. _____ SERIES _____

_____ O'CLOCK _____, M.

THIS _____ DAY OF _____, 20____

AND IS RECORDED IN PLAN FILE _____, FEE _____ PAID.

FILM

NO. _____ RECEPTION _____

BY _____

CLEAR & RECORDER

BY _____
DEPUTY

SHEET INDEX

	Required	Existing (if req'd)	Proposed
Total Site Area		52,258	
Site Coverage	75% max / sq ft max	% / sq ft	% / sq ft
Building	14,150		27.1
Parking	4,604		8.8
Driveway	10,725	EXCLUDES LOADING	20.5
Total:	29,479		56.4
Landscape Coverage	25% min / sq ft max		
Landscape Area	17,001 (13,064 REQ'D)		32.5
Hardscape Area	5,773	EXCLUDES STREET, SIDEWALKS, PARKING, TRAVEL, CYCL, ROAD	11.1
Total:	100% / SF	100% / SF	100% / SF
Building Height	40' Max.		25'
Setbacks			
North	10'	Min.	11'
West	30'	Min.	30'
South	30'	Min.	31'
East	10'	Min.	56'
Parking Spaces			
Standard	22	Min.	26
Accessible	2	Min.	2
EV Installed	2 - 8.3 %	based on	2
EV Ready	3 - 12.5 %	24 total spaces	4
EV Capable	4 - 16.7 %		4
Bicycle	3	Min.	4
Parking Setbacks			
North	10'	Min.	10'
West	20'	Min.	49'
South	20'	Min.	30'
East	10	Min.	25'

CODE SECTION	REQUIRED STANDARD	REQUESTED STANDARD
IDDSG SEC. 1.2.D.	VARY BUILDING SETBACKS FOR MULTI-BUILDING PROPOSALS	SITE ORIENTATION AND BOTH BUILDING SET BACK 30' FROM TAYLOR AVENUE
IDDSG SEC. 4.5.1.A	EXTERIOR MATERIALS - METAL NOT PERMITTED	ARCHITECTURAL METAL CLADDING IS ACCEPTABLE TO THE CTC AND CITY
IDDSG SEC. 5.1.0.2	ONE STREET TREE REQUIRED EVERY 40 LINEAR FEET	KEEPING EXISTING MATURE TREES ON THE SOUTH SIDE AND ADDING 3 WEST AN APPROPRIATE AMOUNT. GIVES SIDE OF THE SITE CONSIDERING DRIVEWAY ENTRANCE.
IDDSG SEC. 2.1.1.C	DRIVE AISLE WIDTH W/AVEYR FROM 28 FEET	28' ACCEPTABLE PER FIRE DEPARTMENT AND THE IFC

THE DETAILS OF THIS PLANNED UNIT DEVELOPMENT SHALL BE FULLY IMPLEMENTED IN A SINGLE PHASE. A CORE AND SHELL CERTIFICATE OF COMPLETION SHALL BE ISSUED FOR ONE BUILDING ON SITE, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE OTHER BUILDING.

1	COVER SHEET
2	DEVELOPMENT PLAN
3	SITE DETAILS
4	SOUTH BUILDING 'A' ELEVATIONS
5	NORTH BUILDING 'B' ELEVATIONS
6	GRADING AND DRAINAGE PLAN
7	DRAINAGE DETAILS
8	SITE UTILITY PLAN
9	LANDSCAPE PLAN
10	LANDSCAPE PLANT MATERIALS
11	SITE LIGHTING PHOTOMETRIC PLAN
12	SITE LIGHTING FIXTURE TYPES

OWNER
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PHONE: 720-421-4066 EMAIL: dmytri@setinstonecolorado.com

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303-604-2988 EMAIL: karla@kdakindesign.com

ROBERT ALSON
AZ ENGINEERING
4853 HAMPSHIRE COURT, SUITE 202
NAPLES, FLORIDA 34112
PHONE: 303-667-5089 EMAIL: azengineering@yahoo.com

DAVID COOK, P.E.
DAVID COOK ENGINEERING, LLC
7700 E. ACADEMY BLVD UNIT 805
DENVER, COLORADO 80230
PHONE: 303-882-5032 EMAIL: davdcook@dce-llc.com

MARK CLARK
MC+ ENGINEERING
8421 STACY DRIVE
FEDERAL HEIGHTS, COLORADO 80260
PHONE: 303-589-6202 EMAIL: mark@mcpluseng.com

SET IN STONE REALIZES THIS IS AN IMPORTANT LOCATION IN THE COLORADO TECHNOLOGY CENTER NEIGHBORHOOD. THIS HIGH VISIBILITY SITE, LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF CHERRY STREET AND TAYLOR AVENUE, DEMANDS AN INTERESTING AND EXCITING ARCHITECTURAL SOLUTION.

WE HAVE BEEN INFLUENCED BY EXISTING ARCHITECTURAL METAL BUILDINGS IN THE CTC, SUCH AS THE SPECIALIZED BICYCLE COMPONENT BUILDING, 101 SOUTH TAYLOR AVENUE AND THE SPOT CLIMBING GYM, 1754 DOGWOOD STREET. SET IN STONE HAS CREATED VISUAL INTEREST FOR THEIR WAREHOUSE AND MANUFACTURING BUILDINGS BY DEEMPHASIZING MASS, LENGTH AND HEIGHT OF THE BUILDINGS ALONG TAYLOR AVENUE AND CHERRY STREETS. BY BREAKING UP ROOF LINES AND VARYING ARCHITECTURAL METAL COLORS AND TEXTURES WE BELIEVE WE HAVE MET THOSE DESIGN GOALS.

DUE TO THE NATURE OF OUR CORNER LOT AND 30' SETBACKS ON BOTH WEST AND SOUTH SIDES OF THE SITE, WE BELIEVE THE BUILDING LOCATIONS SUBSTANTIALLY SCREEN PARKING, LOADING AND DRIVEWAY FROM ADJACENT STREETS.

SET IN STONE INTENDS TO BEGIN CONSTRUCTION ON THE SOUTH BUILDING 'A' PURSUANT TO CITY COUNCIL P.U.D. APPROVAL AND BUILDING INSPECTION APPROVAL OF CONSTRUCTION DOCUMENTS.

CONSTRUCTION OF THE NORTH BUILDING 'B' IS EXPECTED TO BEGIN WITHIN THE 3 YEAR TIME LIMIT OF P.U.D APPROVAL.

PROJECT DESCRIPTION
NEW GRANITE COUNTERTOP MANUFACTURING FACILITY SOUTH PORTION OF THE SITE,
INDUSTRIAL BUILDING FOR LEASE ON THE NORTH PORTION OF THE SITE.

LOT 18, BLOCK 6, COLORADO TECHNOLOGICAL CENTER,
FIRST FILING, COUNTY OF BOULDER, STATE OF COLORADO

52,258 S.F., 1.2 ACRES

I - INDUSTRIAL

2018 INTERNATIONAL BUILDING CODE
CITY OF LOUISVILLE INDUSTRIAL GUIDELINES

TYPE V-B FULLY FIRE SPRINKLERED

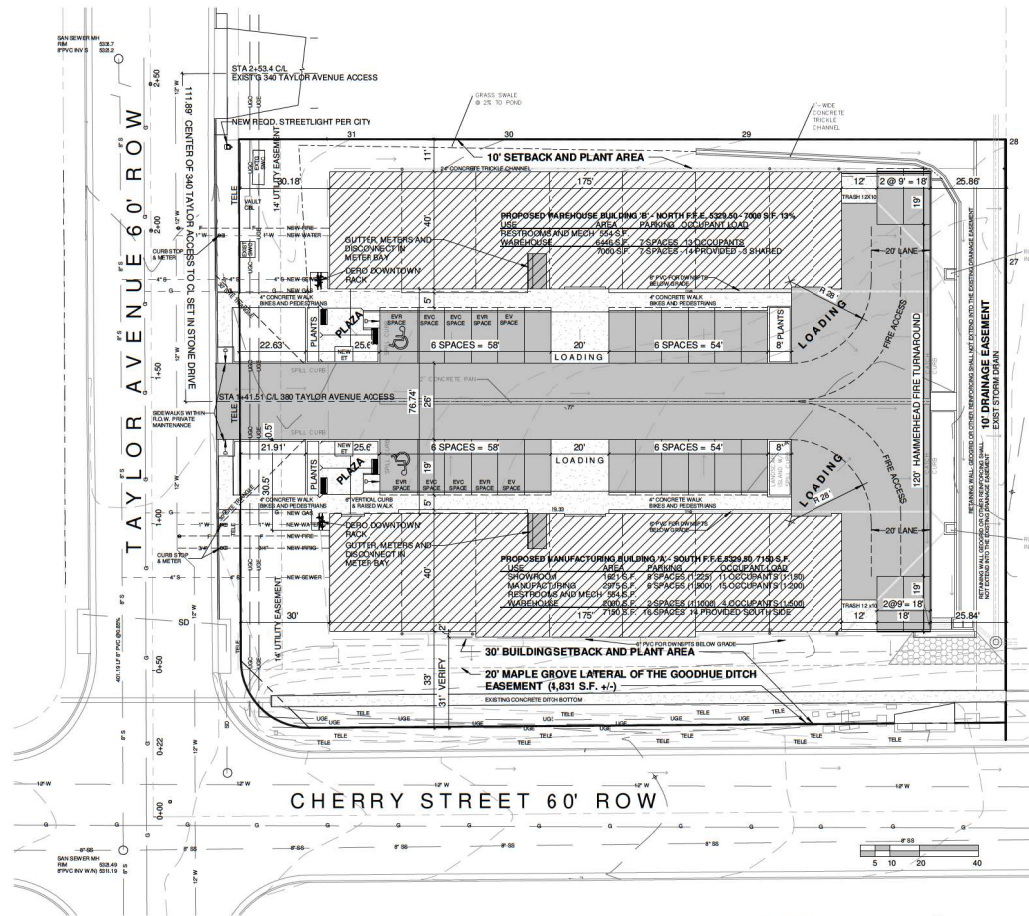
PROPOSED MANUFACTURING BUILDING 'A' - SOUTH 7150 S.F. 14%				
USE	AREA	PARKING	OCCUPANT LOAD	
SHOWROOM	1621 S.F.	8 SPACES (1:225)	11	OCCUPANTS (1:150)
MANUFACTURING	2975 S.F.	6 SPACES (1:500)	15	OCCUPANTS (1:200)
RESTROOMS AND MECH	554 S.F.			
WAREHOUSE	2000 S.F.	2 SPACES (1:1000)	4	OCCUPANTS (1:500)
	7150 S.F.	16 SPACES	14	PROVIDED

USE	AREA	PARKING	OCCUPANT LOAD
RESTROOMS AND MECH	554 S.F.		
WAREHOUSE	6446 S.F.	7 SPACES	13 OCCUPANTS
	7000 S.F.	7 SPACES - 14 PROVIDED	

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

SYMBOL LEGEND

- △ = CALCULATED POINT
- = FOUND MONUMENT AS NOTED
- = SET, 6"X1" REBAR W/ PLASTIC CAP
- STAMPED PLS 38744
- (UNLESS OTHERWISE NOTED)
- = RECORDED INFORMATION
- (M) = MEASURED INFORMATION
- (C) = CALCULATED INFORMATION
- W = WATER VALVE
- WM = WATER METER
- TP = TELEPHONE PEDESTAL
- CP = COMMUNICATION VAULT
- EP = ELECTRIC PANEL
- ET = ELECTRIC TRANSFORMER
- SM = SANITARY SEWER MANHOLE
- SSM = STORM SEWER MANHOLE
- FR = FIRE HYDRANT
- SE = SPOT ELEVATION
- PL = PROPERTY LINE
- LL = LOT LINE
- EL = EASEMENT LINE
- UE = UNDERGROUND ELECTRIC LINE
- TE = UNDERGROUND TELEPHONE LINE
- SS = SANITARY SEWER LINE
- SSS = UNDERGROUND STORM LINE
- ML = MAJOR CONTOUR LINE
- ML = MINOR CONTOUR LINE

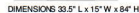


No.	REVISION DESCRIPTION	DATE
1	PLANNING REVISIONS #2	6/25/24
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Donato L. Russell Architectural LLC
ARCHITECTURE PLANNING RESTORATION
LONGMONT, COLORADO
dir@rml.com 303-324-4988

date: 6/25/24

CASE #: PUD-000512-2024



5 PLAZA BENCHES



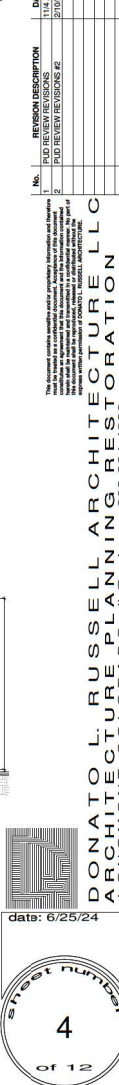
③ TRASH ENCLOSURE ELEVATION
1/2" = 1'-0"



① DEROTOW
 $\frac{1}{16}'' = 1'-0''$

SOUTHEAST VIEW

DATE	/	/	
	24		
	25		



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
06 00 03	2" STEEL TUBE SIMULATED WINDOW FRAMES OVER PANELING PAINTED TO MATCH STOREFRONT MILL FINISH
07 00 01	EM1-1653 PANELS COLOR SNOWDRIFT WHITE WB1 - 1"
07 00 02	EM15-1224 PANELS COLOR OLTOWN GREY W25 - 1-1/2"
07 00 03	2" FLASHING TO MATCH STOREFRONT FRAME ALL WINDOW OPENINGS
07 00 04	2-5" TRANSITION TRIM FROM EM1 TO EM15 PANELS BY CLADDING MANUF.
07 00 05	8" METAL FASCIA-COLOR TO MATCH EM15 PANELS
07 00 06	8" DOWNSPOUT - DISCHARGE INTO CATCH BASIN @ BELOW GRADE PIPING ADJ TO BUILDINGS - COLOR TO MATCH EM15 PANELS
07 00 07	8" METAL GUTTER-COLOR TO MATCH EM15 PANELS
07 00 08	2" - 24 GA. STANDING SEAM METAL ROOFING OVER SINGLE LAYER MB INSULATION - COLOR TO MATCH EM1-1653 WALL PANELS
07 00 15	CABLE STAYED CARPORTS/ENTRANCE CANOPIES TO MATCH ROOF
08 00 01	GREY INSULATING GLAZING IN 2" X 4-5" MILL FINISH THERMALLY BROKEN FRAMING
08 00 02	HOLLOW METAL INSULATED DOOR IN STEEL FRAME - PAINT TO MATCH EM15-1224 WALL PANELS
08 00 03	OVERHEAD INSULATED SECTIONAL METAL DOOR 14' X 14'

NORTH BUILDING B SOUTHWEST VIEW

NORTH BUILDING B NORTHEAST VIEW



REVISION DESCRIPTION		DATE
1	PLD REVIEW BLOCKS R2	11/1/24
2	PLD REVIEW BLOCKS R2	20/05/25

No. 1

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

date: 6/25/24

Sheet number
5
of 12

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

REV.	DESCRIPTION	DATE
1	REVISIONS	11/14/2024
2	ARMFIELD ENGINEERING, LLC	11/14/2024

1. All dimensions are in feet and inches unless otherwise noted.
2. All elevations are in feet unless otherwise noted.
3. All slopes are in percent unless otherwise noted.
4. All materials are to be installed in accordance with the latest edition of the Colorado Department of Transportation (CDOT) Standard Specifications for Construction and Maintenance of Highways and Bridges.

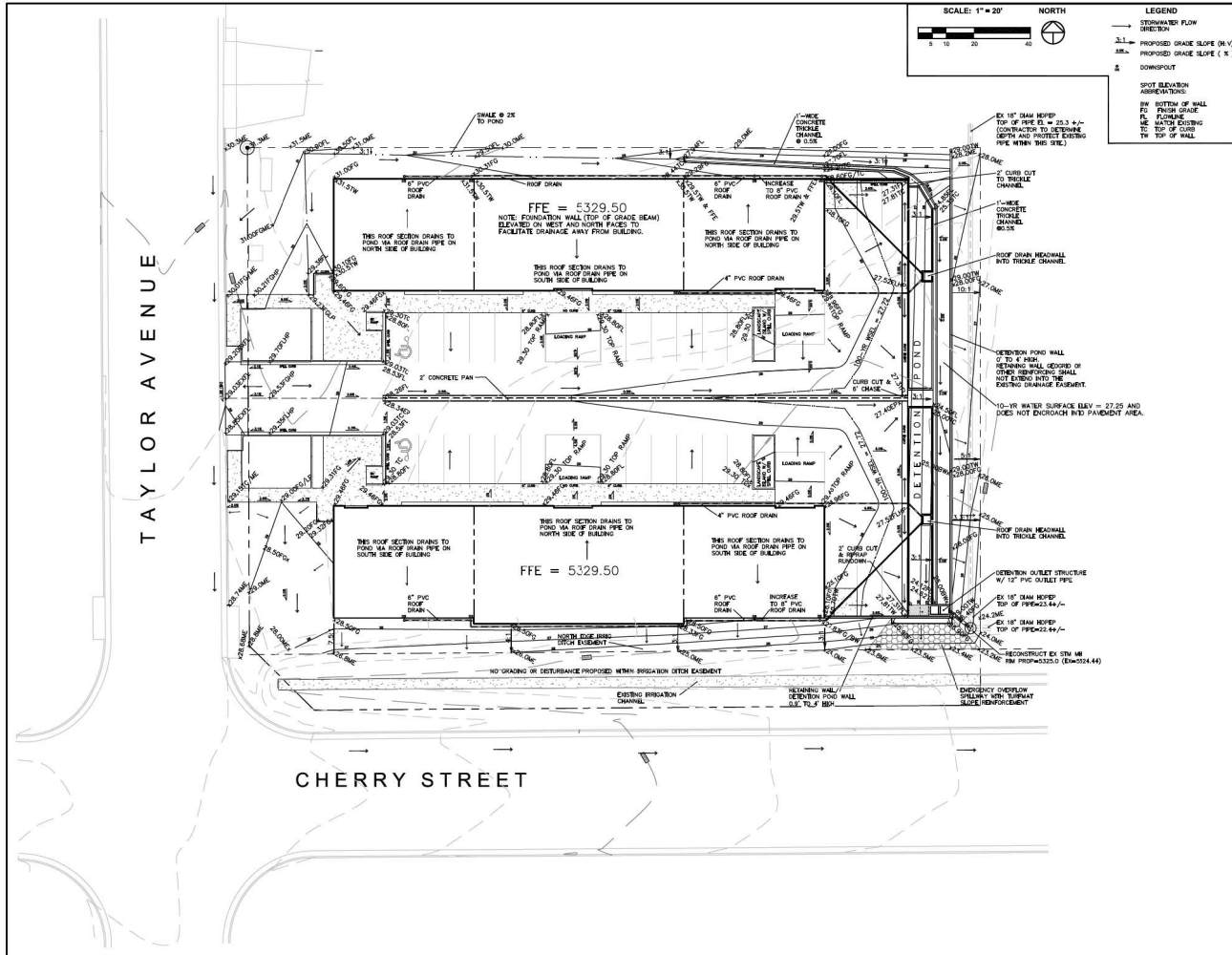
303-324-4988
donato@russellarchitecturellc.com
donato@russellarchitecturellc.com



date: 5/25/2024



GRADING & DRAINAGE PLAN (PUD)



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.

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

REV.	DESCRIPTION	DATE
1	REVISIONS DESCRIPTION REPLACE CENTER PIPE WITH 18" DIA. 1/2" WALL OUTLET STRUCTURE CHANGED FOR NEW DRAINAGE SPILLWAY TUNNEL	11/14/2024
2		2/10/2025

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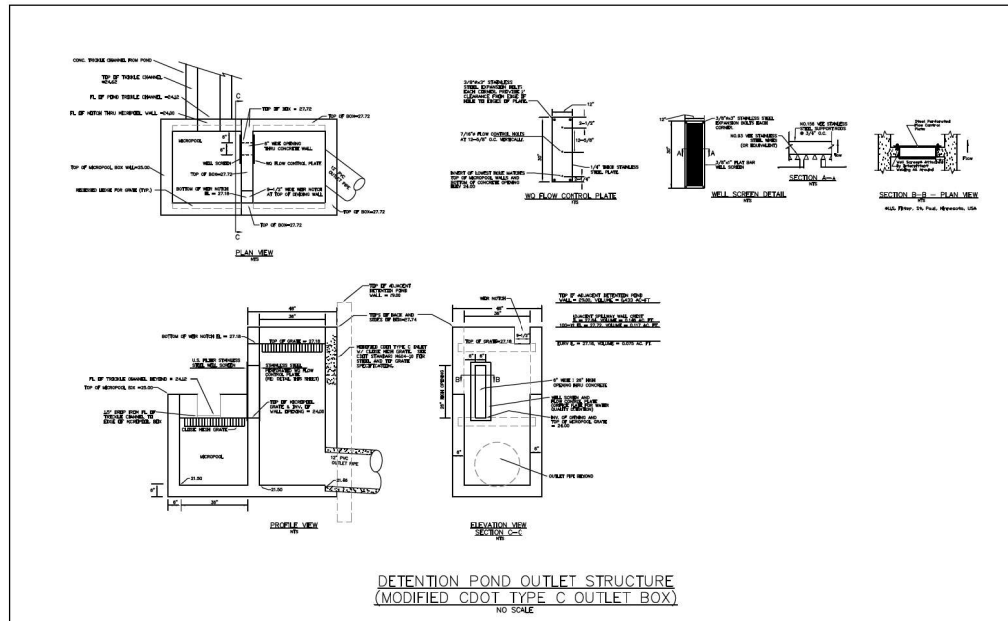
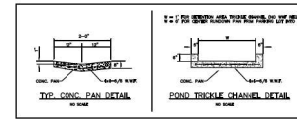
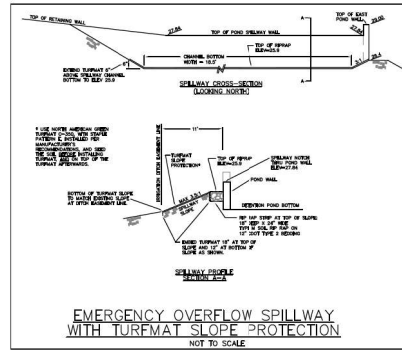
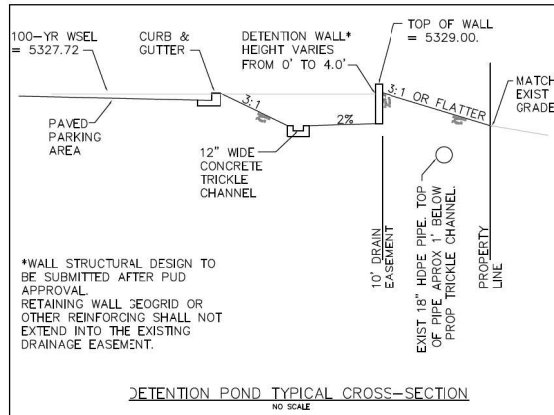
DONATO L. RUSSELL ARCHITECTURE LLC
ARCHITECTURE PLANNING RESTORATION
LONGMONT, COLORADO dlr@rml.com 303-324-4988



date: 5/25/2024



DRAINAGE DETAILS



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

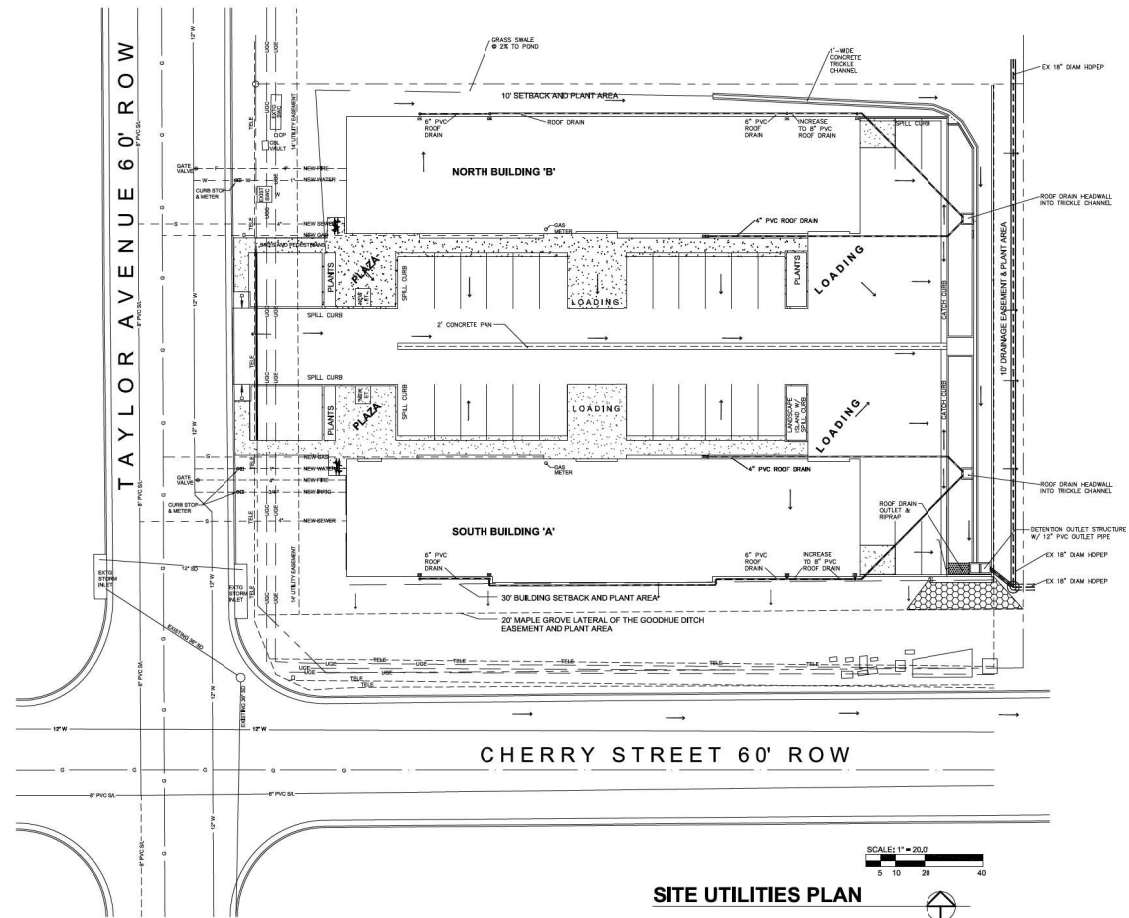
PHONE 303-775-7962

wentwrth@aol.com

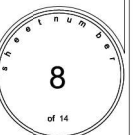
DATE	SCALE	JOB NUMBER
6/16/24	NOTED	

REVISIONS

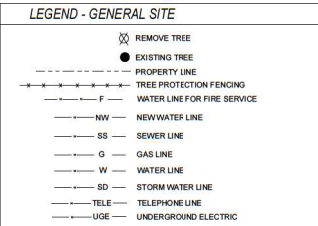
DATE	BY
11/4/24	
3/10/25	



date:
6/16/24



KEYNOTES	
Key Value	Keynote Text



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

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

date:
4/02/2025



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

Water requirements added

PLANT SCHEDULE- PROPOSED						
SYMBOL	ABREV.	BOTANICAL NAME / COMMON NAME	SIZE	AMT.	MAT. HT.	WATER REQ.
		EVERGREEN TREES		28		
	PP	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
		DECIDUOUS TREES				
	HM	ACER GRANDIDENTATUM HIGHLAND PARK / HIGHLAND PARK MAPLE	2.5" C.	1	35'	LOW
	HB	CELTIS OCCIDENTALIS / WESTERN HACKBERRY	2.5" C.	2	60'	LOW
	LL	CELTIS CORDATA / LITTLE LEAF LINDEN	2.5" C.	2	50'	MED
		ORNAMENTAL TREES				
	SB	AMELANCHIER CANADENSIS SHADBLOW SERVICEBERRY	2.0" C	7	25'	LOW
	RT	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE	2.0" C	4	30'	LOW
	RC	MALUS 'RED BARFON' / RED BARRON CRABAPPLE	2.0" C	9	18'	MED
		SHRUBS : DECIDUOUS & EVERGREEN				
	TW	ARTEMISIA TRIDENTATA / TALL WESTERN SAGEBRUSH	#5	33	12'	LOW
	GL	GENISTA LYDIA / LYDIA BROOM	#5	61	12'	LOW
	CH	PHYSCOCARPUS OBLIFOLIUS COPPERTINA / COPPERTINA NINEBARK	#5	23	10'	LOW
	MU	PINUS MUGO 'BIG TUNA' / BIG TUNA MUGO PINE	#6	6	8'	LOW
	FS	PICEA PUNGENS 'ISELI FASTIGIATE'	#10	6	15'	MED
	SU	RHUS TRILOBATA AUTUMN AMBER / CREEPING 3-LEAF SUMAC	#5	33	18"	LOW
	BR	RUBUS DELICIOSUS / BOULDER RASBERRY	#5	12	6'	LOW
		SEEDED GRASS: FINE FESCUE BLEND	9,830 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		
		*PLS - PURE LIVE SEED (WEIGHT GIVEN IS ONLY SEED, NOT CHAFF)				
PLANT SCHEDULE- EXISTING TO REMAIN						
		BOTANICAL NAME / COMMON NAME	SIZE	AMT.		
		CANOPY TREES				
		POPULUS SP. / COTTON WOOD	4" - 2" C.	2 GROUPS		
GRAVEL						
		1/2"-3/4" AGGREGATE, 2-3" DEEP (VARIES ON SHRUB BEDS) ON LANDSCAPE FABRIC			9500 S.F.	

PLAN NOTES

- REFERENCE: CITY OF LOUISVILLE, INDUSTRIAL DEVELOPMENT DESIGN STANDARDS AND GUIDELINES (IDDSG), JANUARY, 2009.
- GRADER SHALL BE SET TO ALLOW FOR PROPER DRAINAGE AWAY FROM ALL STRUCTURES. GRADES SHALL MAINTAIN SMOOTH PROFILES AND BE FREE OF SURFACE DEBRIS, 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 WITH THE 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 25% 8" IN HEIGHT)
 - MULTI-STEM ORNAMENTALS: 8-10" HEIGHT
 - SHRUBS: 5 GALLON CONTAINER
 - GROUND COVER/PERENNIALS: 2 1/2" POTS
 - VINES: 1 GALLON CONTAINER
 - ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) FOR NUMBER ONE GRADE. ALL TREES SHALL BE BAILED AND BURLAPPED OR EQUIVALENT.
 - DECIDUOUS TREES SHALL BE PLANTED A MINIMUM OF 4 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 4' BETWEEN STREET TREE AND STREET LIGHT SHALL BE MAINTAINED.
 - NO EDGING AROUND SHRUBS PLANTED IN SEEDED AREAS. USE ROLLED METAL EDGING AROUND PERENNIAL AND SHRUB BEDS THAT LINE STREETS AND SIDEWALKS.
 - INSTALL PERENNIAL MULCH, GRAY GRAVEL, 1/2" - 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-INFECTED.
 - 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 SEEDED AREAS UNLESS OTHERWISE NOTED WILL BE SEEDED WITH DRYLAND / NATIVE SEED TO SUIT SPECIFIC SOIL CONDITION AND MAINTENANCE REQUIREMENTS.

KEYNOTES	
Key Value	Keynote Text



LANDSCAPE ARCHITECT
K. DAKIN DESIGN



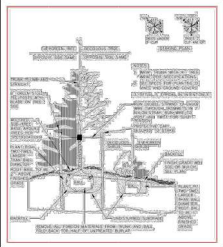
DONATO L. RUSSELL ARCHITECTURE LLC
1201 LA FARGE AVE. LOUISVILLE, CO 80002
TEL: 303.654.9898 info@dlrllc.com
Colorado Landscape Architecture #600

DATE	REVISION	DESCRIPTION
11/12/24	1	Initial Design
06/27/25	2	Final Design
06/27/25	3	Final Design

Donato L. Russell Architecture LLC is a professional corporation organized under the laws of the State of Colorado. The undersigned is a duly licensed and active member of the Colorado Landscape Architecture Board. The undersigned is not a partner, officer, or director of the corporation. The undersigned is not a partner, officer, or director of the corporation. The undersigned is not a partner, officer, or director of the corporation.

DONATO L. RUSSELL ARCHITECTURE LLC
ARCHITECTURE PLANNING RESTORATION
LONGMONT, COLORADO info@dlrllc.com 303.324.4988

date:
2/6/2025



TREE AND SHRUB PLANTING DETAILS

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	Control Number	Description	Notes	Light Level (Foot Candles)	3rd Party (Foot Candles)	Notes	Photo
⬜	A	4	Lithonia Lighting	MODEL LED P5 300 3000 90	MODEL LED WITH P5 3000 90 PERFORMANCE PACKAGE 3000K, 90% RA, 100% COMFORT AIE OPTIC	MODEL LED P5 300 3000 90	1	3078	46,680	See 400303
⬜	B	4	Lithonia Lighting	MODEL LED P4 300 3000 90	MODEL LED WITH P4 3000 90 PERFORMANCE PACKAGE 3000K, 90% RA, 100% COMFORT AIE OPTIC	MODEL LED P4 300 3000 90	1	3078	46,680	See 400303
⬜	C	2	Lithonia Lighting	MODEL LED P2 300 3000 90	MODEL LED WITH P2 3000 90 PERFORMANCE PACKAGE 3000K, 90% RA, 100% COMFORT AIE OPTIC	MODEL LED P2 300 3000 90	1	1897	14,53	See 400303

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

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.

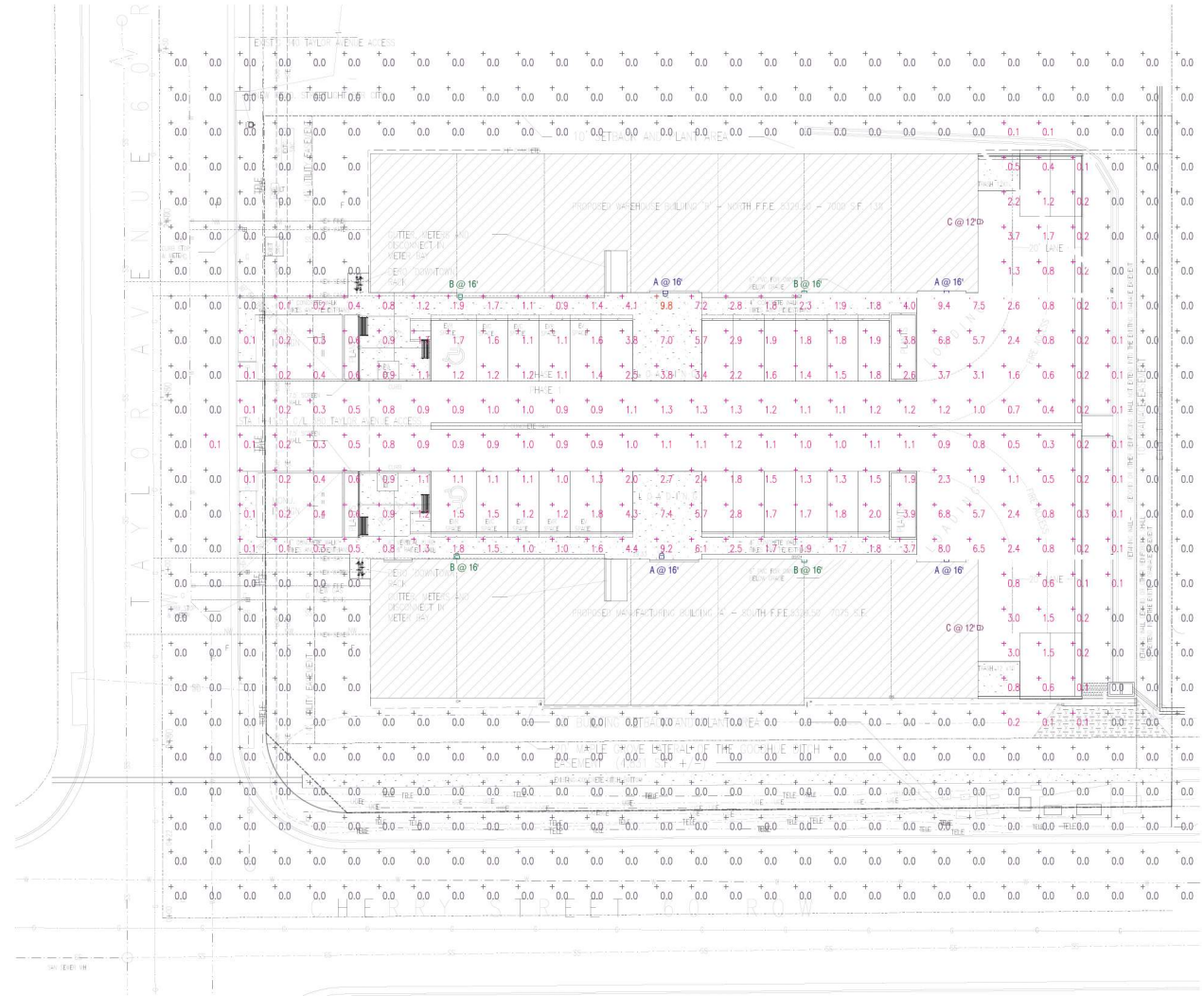
This includes evaluation of the calculated lighting levels and model by the Architect, Engineer, Lighting Designer or Owner for adherence to the project's lighting specifications for levels and uniformity.

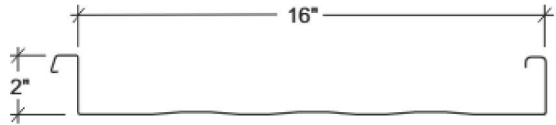
We make no guarantees of meeting any subjective expectations. Calculations are based on a model only. Space characteristics and electrical supply to fixtures, along with installation details, may alter fixture output and model performance. Model is based on standard reflectance values unless otherwise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

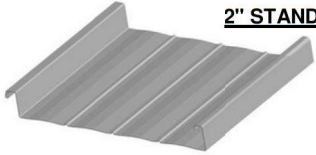
The Lighting Agency provides these calculations as a courtesy for evaluation only.



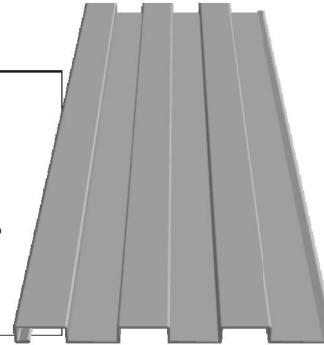
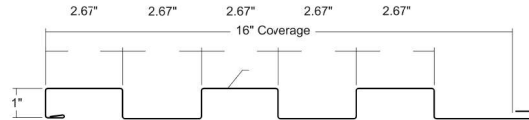


380 SOUTH TAYLOR AVENUE
 PLANNED UNIT DEVELOPMENT - SET IN STONE
 COLORADO TECHNOLOGICAL CENTER
 LOT 18 BLOCK 6
 CASE #: PUD-000512-2024

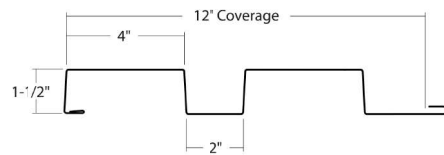
2" STANDING SEAM ROOF PANELS - SNOWDRIFT WHITE OR EQUAL



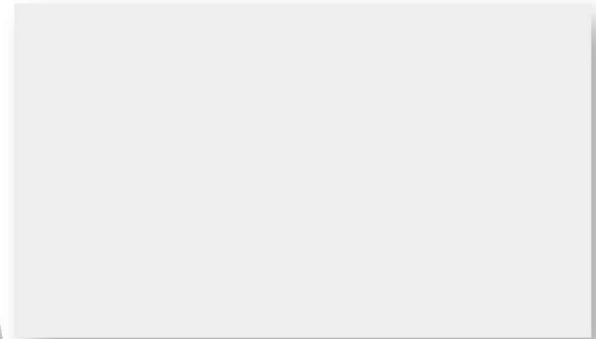
EM1-1653 WALL PANELS - SNOWDRIFT WHITE OR EQUAL



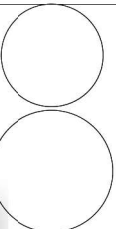
EM15-1224 WALL PANELS



SNOWDRIFT WHITE W81 OR EQUAL



OLD TOWN GREY W25 OR EQUAL



REVISION DESCRIPTION	DATE

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

date: 6/25/24





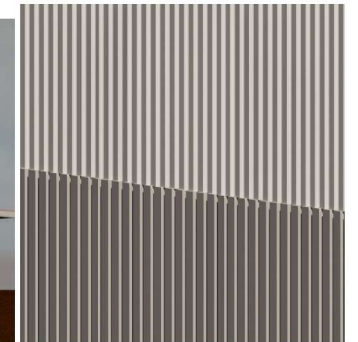
NORTH BUILDING B - NORTH ELEVATION



NORTH BUILDING B - SOUTH ELEVATION



NORTH AND SOUTH BUILDINGS - DRIVEWAY ELEVATION



WHITE PANELS OVER GREY WAINSCOT PANELS



SOUTH BUILDING A - NORTHWEST ELEVATION



SOUTH BUILDING A - SOUTHWEST ELEVATION

RENDERINGS
N.T.S.

date: 6/25/24

sheet number
000
of 12

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

No.	REVISION DESCRIPTION	DATE

The Architect neither warrants nor provides any representation or warranty that the information contained herein is accurate, complete, or reliable. The Architect shall not be responsible for any errors or omissions in this document. The Architect shall not be responsible for any damages, including consequential damages, arising from the use of this document. The Architect shall not be responsible for any claims, including claims for damages, arising from the use of this document. The Architect shall not be responsible for any claims, including claims for damages, arising from the use of this document.

City Council Public Hearing

June 3rd, 2025

380 S. Taylor Avenue

Approval of Resolution No. 38, Series 2025, approval of a Planned Unit Development Amendment to allow construction of two industrial buildings and associated site improvements.

Presented by: Matt Post, Senior Planner



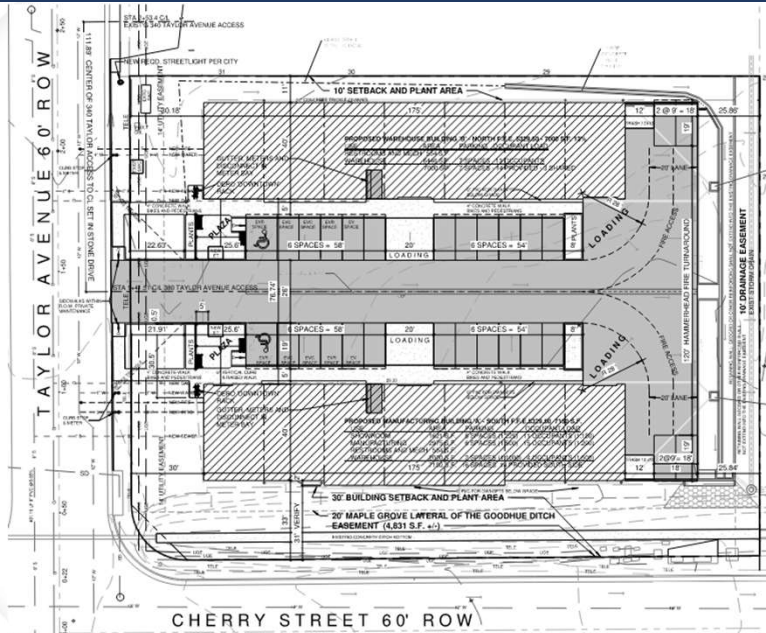
Background:

- Colorado Technology Center (CTC)
- 1.2-acre vacant parcel
- Zoned Industrial (I)
- Original Plat – CTC Filing No. 1 approved in 1979



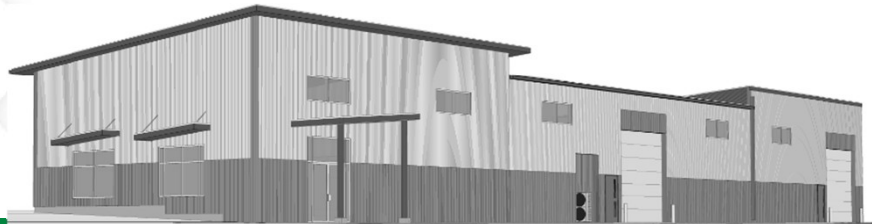
Proposal:

- 7,000 sq. ft. and 7,150 sq. ft. industrial buildings
- Detention and water quality on west side
- 26 vehicle parking spaces, 4 bicycle parking spaces
- EV parking



Proposal:

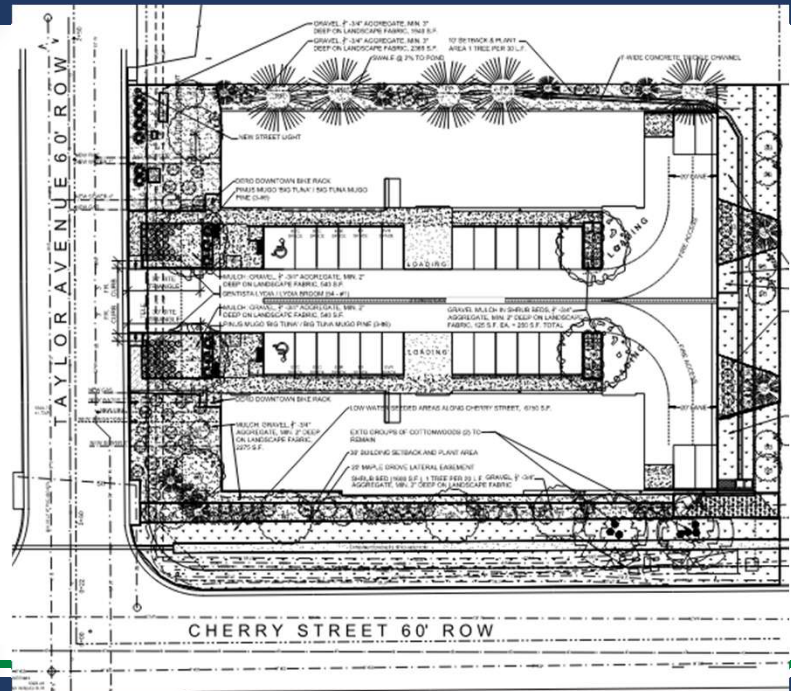
- Architectural metal panels – color and texture
- Storefront entry
- Loading and service internal
- Variation in building and parapet height.



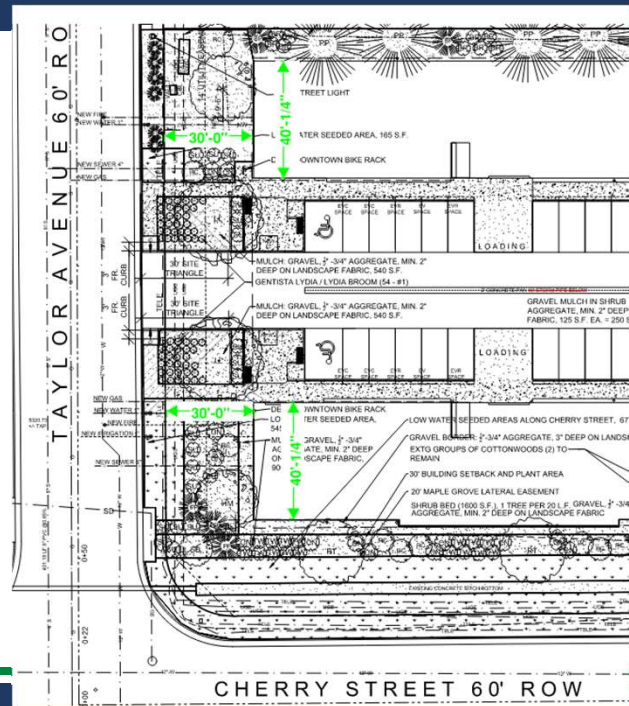


Proposal – Landscaping:

- Meets minimum requirements with waiver request
- Low-water plantings
- Low-water seed mix – no turf
- Waiver request for street trees on the south side
- No public sidewalks



- Varying setbacks with multibuilding proposals
- Applicant requesting both building at the same setback.
- Corner lot with two 30-foot setbacks and city requirement for site detention



- Metal as an exterior cladding material
- Request to allow ribbed metal cladding
- Durable, easy to maintain, fire resistant



- One street tree every 40 linear feet of lot frontage
- Significant encumbrances in the form of ditch easement and utilities.
- Trees proposed elsewhere on site



- Two-way drive aisle width of 28 feet required
- 26-foot drive aisle width requested.



Compliance:

- Louisville Municipal Code Compliance
 - Compliance with PUD Criteria in Sec. 17.28.120
- IDDSG Compliance
 - Compliant, with four waivers:
 - Cladding
 - Street trees
 - Multibuilding setback
 - Drive aisle width

Staff Recommendation:

Approval of Resolution No. 38, Series 2025, approval of a Planned Unit Development Amendment to allow construction of two industrial buildings and associated site improvements

