City of Louisville
COLORADO • SINCE 1878

Planning Commission

Agenda

June 12, 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 (none currently available)
5. Public Comment on Items Not on the Agenda
6. New Business
    a. **Planned Unit Development (PUD) Amendment** – Resolution 9, Series 2025 recommending to the City Council approval of a PUD amendment for solar canopies and other exterior building changes on a commercial building in the Colorado Tech Center (CTC) at 600 Tech Court.
7. Planning Commission Comments
8. Staff Comments

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.

   a. Comprehensive Plan update

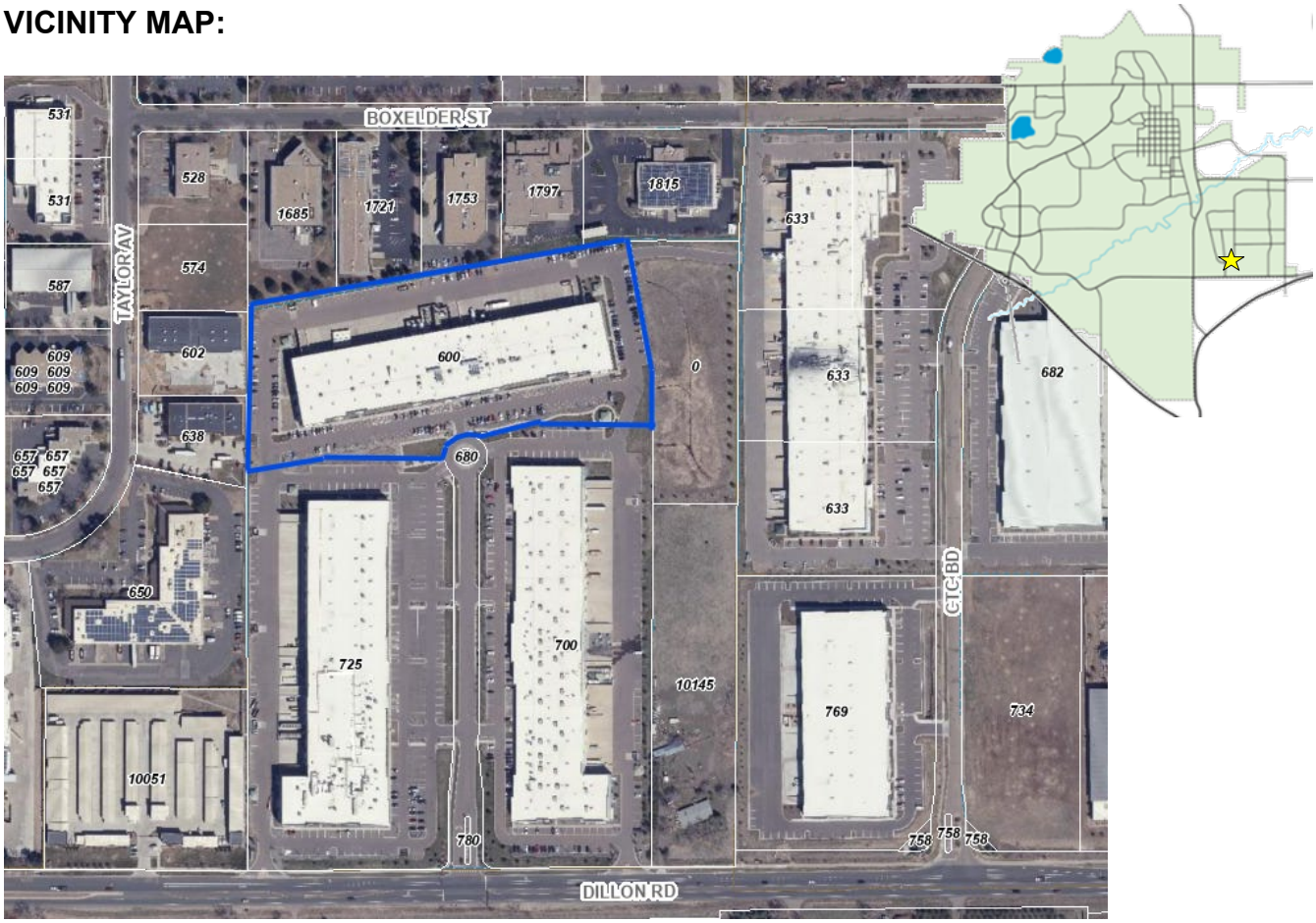
9. Select Items Tentatively Scheduled for Future Meetings
   a. Comprehensive Plan preliminary draft review (July)
10. Adjourn

City of Louisville
COLORADO • SINCE 1878

Planning Commission
Staff Report
June 12, 2025

ITEM:	Case No. PUD-000518-2024
PLANNER:	Emily Cline-Gibson, Planner II
APPLICANT:	Bill Smith, Intergroup Architects 2000 W. Littleton Blvd. Littleton, CO 80120
OWNER:	Louisville Corporate Campus at CTC LLC
LOCATION:	600 Tech Court
REQUEST:	Approval of Resolution 9, Series 2025, recommending approval of a Planned Unit Development Amendment to install solar canopies and perform other exterior alterations to the property at 600 Tech Court with waivers to yard and bulk standards and the sign code.

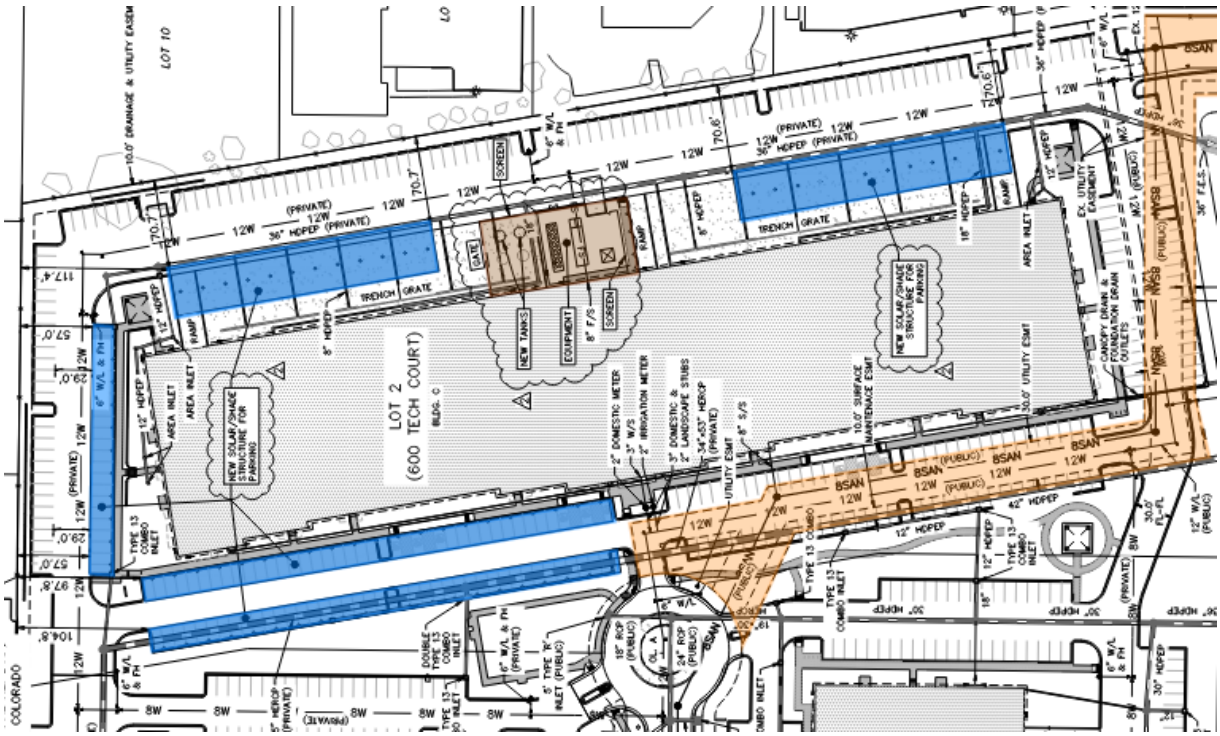
VICINITY MAP:



SUMMARY:
The applicant, Bill Smith, Intergroup Architects, is requesting approval of a Planned Unit Development (PUD) Amendment with waivers to allow for the installation of solar canopies in the western front and side parking lot and along the northern rear truck court. The request also includes the expansion of the existing mechanical yard, adding two 45-foot-tall storage tanks, and the installation of a four-foot-tall wall sign.

BACKGROUND:
The subject property is zoned Industrial (I) and consists of Lot 2 in the Louisville Corporate Campus at CTC PUD, which was approved in 2017. The PUD established development patterns for Lots 1-3 of the Louisville Corporate Campus at CTC subdivision. The PUD was amended once in 2019 to allow for several changes to Lot 1 and one minor adjustment to the dock door and ramp location on the subject Lot 2. The Louisville Corporate Campus at CTC PUD and all other site design elements are subject to the Industrial Development Design Standards and Guidelines (IDDSG). The subject building is currently occupied by Lilly, a medicine manufacturing company.

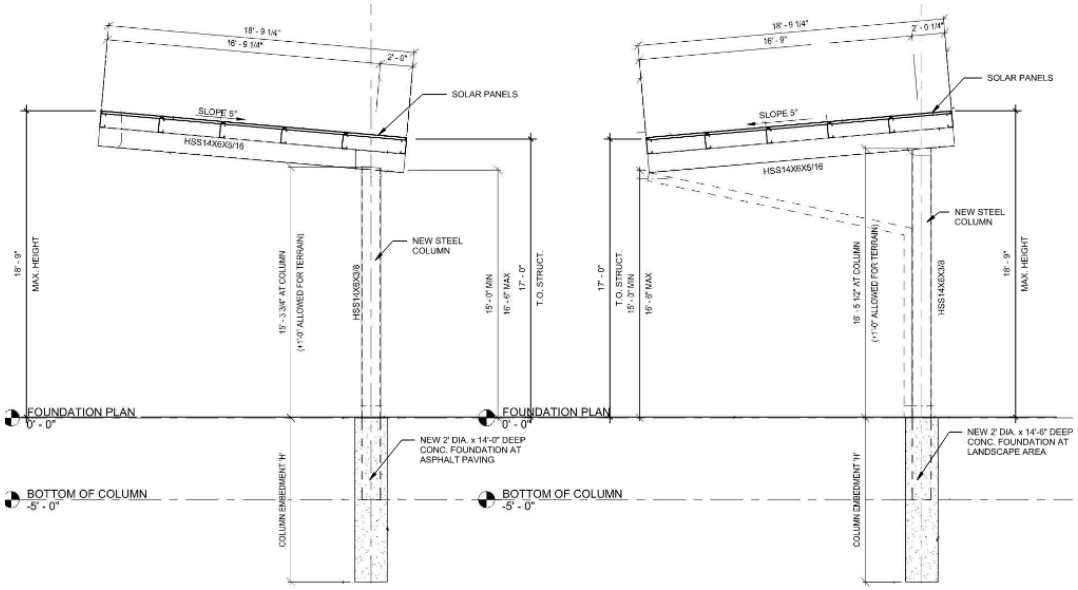
The subject lot consists of 327 total parking spaces, each 17.5 feet long. A 24-foot drive aisle is provided in the front parking area and a 30-foor drive aisle is located along the western side parking area. The rear truck court is approximately 60 feet wide, and there is a 47.3-foot drive aisle between the truck court and the rear parking spaces. A 30-foot-wide utility easement runs along the eastern front and side property.

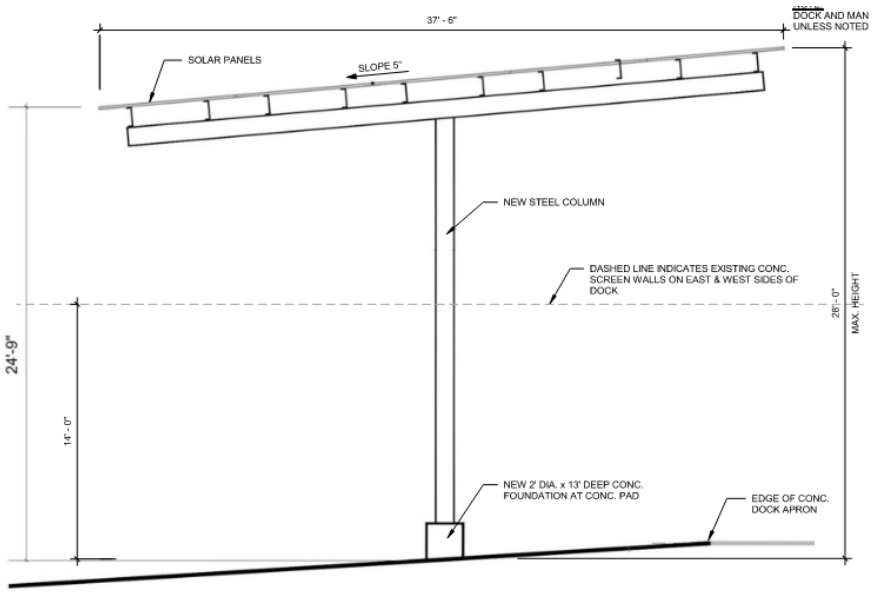


Site plan. Orange represents an existing utility easement, blue represents the proposed solar canopies, and brown represents the mechanical yard screening area.

PROPOSAL:
The applicant is proposing to install approximately 33,500 square feet of solar canopy structures on the subject property. Approximately half of the canopy structures will be in the western front and side parking areas, and the remaining solar canopy structures will be located along the rear truck court. The solar structures proposed along the front and side parking areas will be approximately 18.75 feet tall with a vehicle clearance height of 15.3 feet. The solar cover is approximately 18.75 feet wide. The solar canopies will cover 99 existing parking spaces and will not take away any existing parking spaces.

The solar canopies in the rear truck court will be 28 feet tall and 37.6 feet wide. The canopy columns will be spaced approximately 18 feet apart. All canopy posts will be set in concrete at a diameter of 2 feet and a depth of 13-14.5 feet.

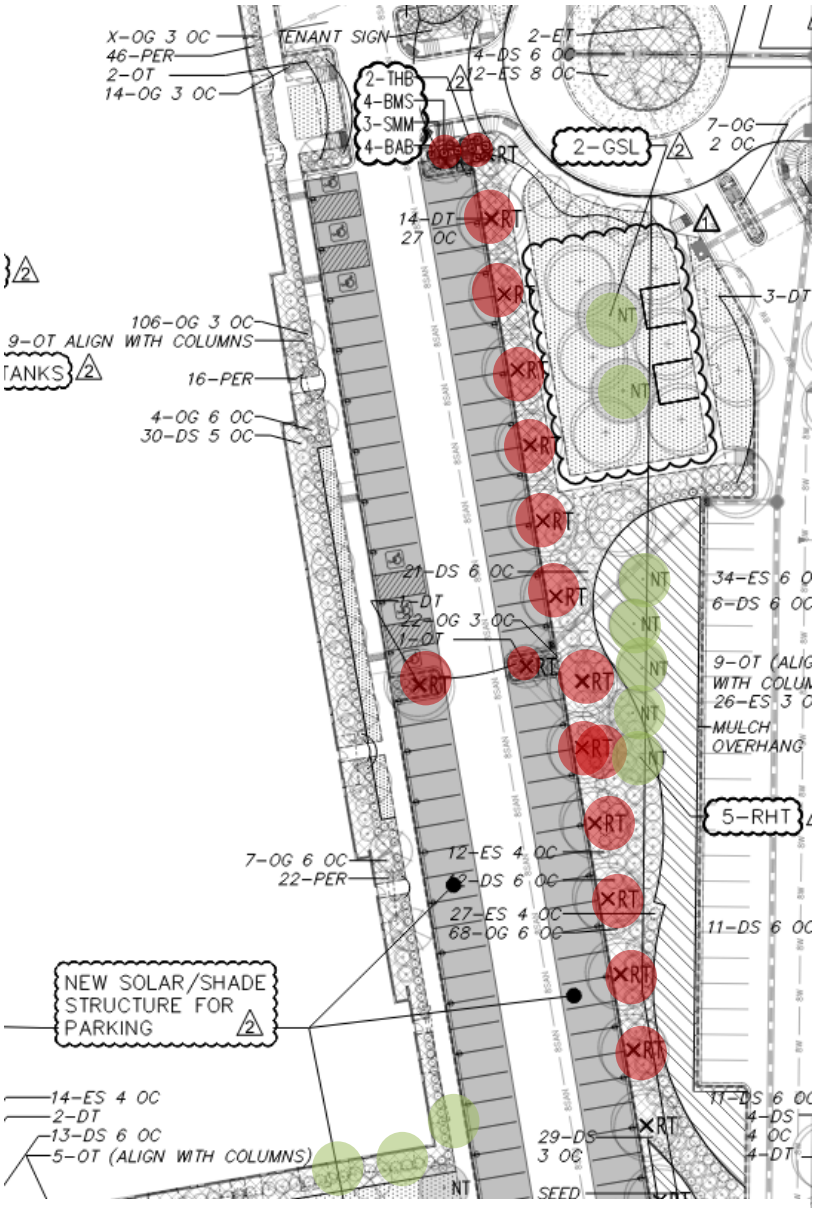




Proposed soar canopies over parking lot (above) and rear loading dock (left).

Additionally, the rear mechanical yard screening area is proposed to be expanded to allow for the placement of two storage tanks. The proposed screening will be expanded by 30.8 x 37.8 feet and will align with the depth of the existing screen area. Two 45-foot-tall metal storage tanks are proposed to be placed in the expanded equipment yard. The proposed screen wall will match the height and style of the existing screening.

Twenty trees will be removed with this proposal. Nineteen trees will be removed from the southwestern parking area and one tree will be removed from the mechanical yard. Twenty new trees will be planted on the property in existing landscaped areas. The 19 proposed tree removals are to provide clear access for the solar canopy structures and the tree removal from the mechanical yard will provide additional space for the proposed tanks.



Landscape plan showing tree removal (red) and some new tree placement (green).

One wall sign will be installed on the southern building façade and will be four feet tall and approximately 38 square feet in size. The area of the wall sign meets Louisville Sign Code standards, but a waiver is requested to allow for the maximum height to exceed the permitted three feet.

ANALYSIS:
Staff analysis includes a review of applicable IDDSG policies followed by waiver criteria. The PUD review criteria are included as an appendix. The following applicable policies from the IDDSG are highlighted in italics below, followed by staff analysis.

IDDSG Analysis:

IDDSG: 1. Site Planning

The proposal does not include new building additions or changes to the existing site layout. Aside from the requested waivers, the solar canopies meet yard and bulk standards for accessory structures. Total site coverage of the subject property will be 39% and overall coverage of Lots 1-3 will be 65%, both of which are below the maximum 75% site coverage allowed for the Louisville Corporate Campus at CTC PUD. Adequate landscape coverage and utility screening are provided, as further described in IDDSG 5 and 6 of the analysis.

IDDSG: 2. Vehicular Circulation & Parking

The proposed solar canopies will not obstruct existing drive aisles, parking spaces, or vehicle circulation. The canopies located in the front parking area provide a minimum of 15.3 feet in clearance height. The average height of a pedestrian vehicle ranges from 4.5-6.5 feet, providing adequate clearance from the canopy structures.

The solar structures located along the rear loading dock reach a maximum clearance height of 24.5 feet. The average maximum height of a tractor trailer is 13.5-14.5 feet, providing adequate clearance. The 18-foot post spacing will not interfere with the circulation of tractor trailers around the truck court.

IDDSG: 3. Pedestrian & Bicycle Circulation

The proposed solar canopies will not interfere with existing pedestrian and bicycle circulation. The canopy posts will not be installed on sidewalks and the posts are not proposed to cause any unwarranted circulation issues.

IDDSG: 5. Landscape Design

The minimum amount of landscape coverage required within an overall development is 25%. The Louisville Corporate Campus at CTC PUD provided 37% overall landscape coverage upon its original approval, and the proposed PUD Amendment will maintain the same coverage. Twenty deciduous and ornamental trees are proposed to be removed from the site. Twenty new trees of similar size and species are proposed to be planted in existing planting areas. The removed trees will provide an unobstructed area for the solar canopies, avoiding concerns of potential fire hazards and future tree overgrowth.

Two of the 20 trees are proposed to be removed from the front entrance area. New shrubs and ornamental grasses will be planted in the front entrance bed to maintain diversity in height and size of entry landscaping.

IDDSG: 6. Fences & Walls

Proposed screening in the rear truck bay will match existing screening in the screened area, which is a maximum of 14 feet tall.

Waiver Compliance with LMC Section 17.28.110:
Section 17.28.110 of the Louisville Municipal Code (LMC) sets the standards for all PUDs to comply with the underlying zoning standards and adopted design guidelines. The section also states that *any such requirements may be waived or modified through the approval process of the planned unit development if the spirit and intent of the development plan criteria contained in LMC Section 17.28.120 are met*. Section 17.28.120 of the 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.

Waiver from Yard and Bulk Standards in LMC Section 17.12.040:
Section 17.12.040 of the LMC outlines yard and bulk requirements for all zones, including maximum height for building and accessory uses, setbacks, and lot sizes. Bulk standards set in the IDDSG override those found in the LMC for industrial zones, but for standards not outlined in the IDDSG, such as accessory use regulations, the underlying zoning regulations apply. The following bulk standard waivers are requested:

- Front yard setbacks for accessory uses must be a minimum of 30 feet in the Industrial zone. The applicant is requesting a minimum 10-foot front setback for the solar canopies. Accessory uses typically require setbacks in the front yard at a farther distance than the principal structure, encouraging accessory structures to only be placed behind the principal structure. Conversely, the IDDSG allows for front yard parking setbacks to be less than principal structure setbacks, encouraging parking areas to be in front of the principal structure. The requested waiver would allow for the canopies to function as both a solar energy collector and shaded parking for the building tenants.

- A maximum of 25 feet in height is allowed for accessory structures in the industrial zone. The proposed maximum height of the solar canopies located in the rear truck yard is 28 feet. The rear canopies exceed the maximum height to allow for additional clearance for semi-trailers that use the loading area.

- The rear storage tanks are proposed to be 45 feet tall. The proposed tanks would be in addition to existing tanks on site which also exceed the 25-foot maximum height. The proposed tanks will be used for storage of nitrogen and argon and will be in the rear of the 38-foot-tall building.

Waiver from the Sign Code:
The applicant is requesting a waiver from the maximum allowed height of wall signs in industrial zones, which is 3 feet. The proposed sign is 4 feet tall. The sign area, placement, and all other site elements comply with the Sign Code. Sign waiver requests shall be reviewed against the criteria provided in Section 2.3 of the Sign Code, which is outlined below followed by staff analysis:

A. *The proposed sign(s) shall encourage excellence in design, exhibit improved creativity, promote community aesthetics, and be appropriate with the character*

of the area.

The proposed wall sign is compatible with the design of the Lilly brand, who are the building tenants. The proposed sign provides building identification from Tech Court and blends with the community aesthetic within the Colorado Technological Cener.

B. *The proposed sign(s) shall be compatible with the color, materials, and design of the on-site building(s).*

The colors, material, and design of the proposed sign are compatible with the materials and color of the existing building. The proposed sign will have red lettering and will be installed against the gray building façade. No architectural features or windows will be obstructed with the installation of the proposed sign.

C. *The proposed signs(s) shall be scaled and located in a manner that is compatible with the scale of the lot and the massing of the building(s), with consideration of legibility of copy area.*

The scale of the proposed sign is aligned with the scale of the building on the subject property. The increase in sign square footage is primarily to accommodate the large “L” in the Lilly logo, while the other letters remain under 4 feet tall.

D. *The proposed sign(s) are otherwise in conformance with the regulations of this chapter and applicable design guidelines respecting the size, height, location, design, and appearance of the sign(s) involved.*

The proposed sign aligns with all other design standards and regulations for size, location, and appearance.

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

STAFF RECOMMENDATION:
Staff recommend approval of Resolution 9, Series 2025, recommending approval of a Planned Unit Development (PUD) Amendment to install solar canopies and perform other exterior alterations to the property at 600 Tech Court with waivers to yard and bulk standards and the sign code summarized in this staff report.

ATTACHMENTS:
1. Resolution 9 Series 2025
2. Application Materials

APPENDIX: PUD Criteria Analysis

Criteria 17.28.120 (A)	Finding	Narrative
1. An appropriate relationship to the surrounding area;	Compliant	The proposal is aligned in scale and design to 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 proposed solar canopies will not interfere with existing circulation. The canopy posts will not be in drive aisles or interfere with existing parking and loading.
3. Consideration and provision for low and moderate-income housing;	Not Applicable	The proposal does not include housing.
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;	Not Applicable	The proposal does not include building development or other elements that will impact the existing dedicated open space.
5. Variety in terms of housing types, densities, facilities and open space;	Not Applicable	The proposal does not include housing.
6. Privacy in terms of the needs of individuals, families and neighbors;	Not Applicable	The proposal does not include housing.
7. Pedestrian and bicycle traffic in terms of safety, separation, convenience, access points of destination and attractiveness;	Compliant	The proposal does not interfere with the existing pedestrian and bicycle circulation. The canopy posts will not obstruct existing sidewalks.
8. Building types in terms of appropriateness to density, site relationship and bulk;	Compliant	The proposed solar canopies are appropriate in scale to the existing site buildings.
9. Building design in terms of orientation, spacing, materials, color, texture, storage, signs and lighting;	Not Applicable	The proposal does not include new buildings.
10. Landscaping of total site in terms of purpose, such as screening, ornamental	Compliant	The landscape plan proposes planting new trees of similar size

Criteria 17.28.120 (A)	Finding	Narrative
types used, and materials used, if any; and maintenance, suitability and effect on the neighborhood;		and type as the ones being removed, maintaining uniformity in the overall site landscaping.
11. Compliance with all applicable development design standards and guidelines and all applicable regulations pertaining to matters of state interest, as specified in chapter 17.32;	Compliant	Aside from the requested waivers, the proposed PUD Amendment complies with all applicable design standards and guidelines.
12. None of the standards for annexation specified in chapter 16.32 have been violated;	Not Applicable	No annexation is proposed.
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 Police, Fire Marshal, and Public Works departments were referred the proposal and did not voice concern over access to services with the proposal.

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	Aside from the requested waivers, the proposed PUD Amendment complies with all applicable 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 subject property is not located in a floodplain, nor are there existing 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 signs of subsidence on the subject property.
4. The proposal should utilize and preserve existing vegetation, land forms, waterways,	Compliant	Much of the existing vegetation and landscaping is proposed to remain,

Criteria 17.28.120 (B)	Finding	Narrative
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.		aside from the 20 trees proposed for removal. The landscape plan includes planting 20 new trees to offset the removed trees.
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 proposed structures provide a visual relief from the building façade, and the absence of shade structures on the eastern side of the property provide additional visual relief.
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.	Not applicable	No changes to existing open space dedications are proposed with the PUD Amendment.
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	No changes to the existing street design is proposed with the PUD Amendment.
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	No changes to the existing pedestrian circulation are proposed. All solar canopies will be located off of sidewalks to maintain existing pedestrian patterns.

Criteria 17.28.120 (B)	Finding	Narrative
9. The project and development should attempt to incorporate features which reduce the demand for water usage.	Compliant	The proposed canopies will have minimal water usage. The landscaping is proposed to use no more water than existing landscaping once the trees mature.
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	The landscape plan does not propose removing many trees located closest to the building. Most trees to be removed are along the site perimeter. Additionally, the proposed solar canopies will provide shade to the parking area.
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 proposal is located at the end of a privately-owned cul-de-sac and has minimal property line exposure to streets. A landscaped entry are is provided at the entrance of the subject lot.
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.	Not applicable	The proposal does not include housing.
13. The overall PUD shall provide a variety of housing types.	Not applicable	The proposal does not include housing.
14. Neighborhoods within a PUD shall provide a range of housing size.	Not applicable	The proposal does not include housing.
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.	Not applicable	The proposal does not include new buildings.

RESOLUTION NO. 9
SERIES 2025

A RESOLUTION RECOMMENDING APPROVAL OF A PLANNED UNIT DEVELOPMENT AMENDMENT TO INSTALL SOLAR CANOPIES AND PERFORM OTHER EXTERIOR ALTERATIONS TO THE PROPERTY AT 600 TECH COURT WITH WAIVERS TO YARD AND BULK STANDARDS AND THE SIGN CODE.

WHEREAS, there has been submitted to the Louisville Planning Commission an application for a planned unit development amendment to allow the installation of solar canopies, the expansion of a mechanical yard, the installation of two storage tanks, and the installation of a wall sign located at 600 Tech Court; and

WHEREAS, City staff have 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 June 12, 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 planned unit development amendment to allow the installation of solar canopies, the expansion of a mechanical yard, the installation of two storage tanks, and the installation of a wall sign located at 600 Tech Court.

PASSED AND ADOPTED this 12th day of June 2025.

By: _____
Debra Baskett, Vice Chair
Planning Commission

Attest: _____
Cullen Choi, Secretary
Planning Commission

City of Louisville
COLORADO • SINCE 1878

Community Development Department

749 Main Street • Louisville CO 80027 • 303.335.4592 • www.louisvilleco.gov

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): 600 Tech Court, Louisville, CO

Legal Description:

Lot 2 Block _____ Subdivision Louisville Corporate Campus at CTC

Lot Area: 373618 Sq. Ft. or 8.58 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:

New full building tenant would like to install new solar panel vehicle parking shade structures over existing parking spaces and expand an existing equipment yard along the northern dock side of building.

Property Owner Information

Name: _____ Entity (if applicable) _____

Address: _____

Phone: _____ Email: _____

Application Representative Information

Name: Bill Smith Entity (if applicable) Intergroup Architects

Address: 2000 W. Littleton Blvd., Littleton, CO

Phone: 3037388877 Email: bsmith@igarch.com

Certification/Signature

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

Signature*	Print Name	Date
	Bill Smith	12/18/2024

***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**

INTERGROUP
ARCHITECTS
Designing Success

Wednesday, December 18, 2024

City of Louisville
Planning Department
749 Main St.
Louisville, CO 80027

Re: **Louisville Corporate Campus PUD Alternative #1, Amendement #2**
Land Use Application
Project Intent Narrative

Dear City of Louisville,

This letter is intended to outline the proposed narrative for the modifications requested in this PUD amendment. It is the owner's intention to construct new shade and solar panel shelters above existing parking spaces in lot 2 at the request of the existing tenant at building C on the campus. In addition to the parking shade/solar structures they would like to expand the existing equipment screening at the truck court of the building. Currently there is exterior installed equipment that is screened and approved by the City of Louisville and the owner would like to expand this existing screening to allow for additional equipment to be installed in this area. Some of the equipment proposed for this screened area is the installation of a new 45-foot-tall storage tank. Lastly, the tenant and owner would like to update existing building monument signs and install new signage on the southern elevation of the existing building to accommodate the tenant. All new signage will be submitted directly to the building department as part of a separate sign permit for review and approval.

Cordially,

, AIA
Architect

PHONE
303.738.8877

FAX
303.738.2294

WEB
www.igarch.com

ADDRESS
2000 W. Littleton Blvd
Littleton, CO 80120

INTERGROUP
ARCHITECTS
Designing Success

June 2nd, 2025

William Smith
Intergroup Architects
2000 W. Littleton Blvd.
Littleton, CO 80120
(303) 738-8877
bsmith@igarch.com

Re: Louisville Corporate Campus at CTC
Planned Unit Development Amendment #2
Waiver Request for Wall Sign Height

Dear Planning Department,

I am writing on behalf of Eli Lilly and Company to formally request a waiver from the City's signage code maximum height restrictions as outlined in Development Code Appendix B Section 4.11, to allow for the installation of a tenant wall sign exceeding the allowable height limit at 600 Tech Court, Louisville, CO.

To better serve our community and visitors, we are requesting approval to increase the maximum height of our wall sign from 3 feet to 4 feet. Due to the LCC business park site layout 600 Tech Ct. is at the far end of the access road, approximately 1,100 feet from the public right of way along Dillon Road. The additional height will significantly improve visibility and readability from a greater distance, enhancing safety and wayfinding for both pedestrians and drivers. This modest increase is designed to maintain aesthetic harmony with the surrounding environment while ensuring our business remains accessible and easy to locate.

We respectfully request that the Planning Department consider this waiver at its earliest convenience. We are available to attend a hearing or provide additional information as needed.

Thank you for your attention to this matter.
Sincerely,

William Smith, AIA
Architect

PHONE
303.738.8877

FAX
303.738.2294

WEB
www.igarch.com

ADDRESS
2000 W. Littleton Blvd
Littleton, CO 80120

LOUISVILLE CORPORATE CAMPUS AT CTC
PLANNED UNIT DEVELOPMENT AMENDMENT #2

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

INTERGROUP ARCHITECTS
2000 West Littleton Blvd. Littleton, CO 80120
P. 303.738.8877 F. 303.738.2294 igarch.com

PROJECT SUMMARY

TOTAL LAND AREA:	NO CHANGES PROPOSED
BUILDING AREA:	NO CHANGES PROPOSED
TOTAL LOT 2 AREA COVERAGE OF PROPOSED CARPORTS:	33,489 SF CARPORT COVERAGE (APPOX. 197 SPACES COVERED)
STORAGE TANK HEIGHT:	45.00 FEET
CARPORT CANOPY HEIGHT:	28.00 FEET
LOT 2, BUILDING C SETBACKS AFFECTED BY AMENDMENT:	REAR YARD ABUTTING A SIMILAR ZONE DISTRICT ALLOWABLE: 15 FEET PROPOSED: 70 FEET

LOT 2, BUILDING C PARKING:

EXISTING TO REMAIN:
STANDARD: 318 SPACES
HANDICAP: 9 SPACES
TOTAL 327 SPACES

EXISTING PARKING TO BE COVERED BY SOLAR CARPORTS:
STANDARD: 93 SPACES
HANDICAP: 6 SPACES
TOTAL 99 SPACES

SHEET INDEX

1 OF 9	COVER SHEET
2 OF 9	UTILITY PLAN
3 OF 9	GRADING PLAN
4 OF 9	BUILDING "C" FLOOR PLAN
5 OF 9	BUILDING "C" SOUTH ELEVATION
6 OF 9	BUILDING "C" WEST & EAST ELEVATIONS
7 OF 9	BUILDING "C" NORTH ELEVATION
8 OF 9	LANDSCAPE PLAN
9 OF 9	LANDSCAPE PLAN

LEGAL DESCRIPTION:

LOT 1, 2 & 3 OF THE LOUISVILLE CORPORATE CAMPUS AT CTC, REPLAT A.

AMENDMENT PROJECT DESCRIPTION:

THIS AMENDMENT INCLUDES THE FOLLOWING CHANGES FROM THE APPROVED PUD:

1. LOT 2 - CONSTRUCT PARKING SPACE SHADE/SOLAR SHELTERS.
2. LOT 2 - EXPANDING EXSTING SCREENED EQUIPMENT YARDS.
3. LOT 2 - INSTALLATION OF EXTERIOR 45 FOOT HEIGHT WHITE CYLINDRCAL STORAGE TANKS IN SCREENED EQUIPMENT YARDS.
4. LOT 2 - UPDATE AND INSTALL NEW SIGNAGE FOR FULL BUILDING TENANT.

WAIVER REQUESTS:

1. REQUEST FOR THE HEGHT OF TWO STORAGE TANKS TO BE 45 FEET TALL.
2. REQUEST FOR WALL SIGN TO BE 4 FEET TALL, EXCEEDING THE MAXIMUM HEIGHT OF 3 FEET IN THE SIGN CODE.

OWNERSHIP SIGNATURE BLOCK:

BY SIGNING THIS FINAL PUD, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL THE REQUIREMENTS AND INTENT SET FORTH IN THIS FINAL PUD. WITNESS MY HAND AND SEAL THIS _____DAY OF _____, 20__.

OWNER:

LOUISVILLE CORPORATE CAMPUS AT CTC, LLC

BY: _____
BRUCE H. ETKIN, MANAGER DATE

_____
NOTARY NAME (PRINT)

_____
NOTARY SIGNATURE DATE

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES_____.

PLANNING COMMISION CERTIFICATE:

RECOMMENDED APPROVAL THIS _____ DAY OF _____, 20__ BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. _____ SERIES _____

CITY COUNCIL CERTIFICATE:

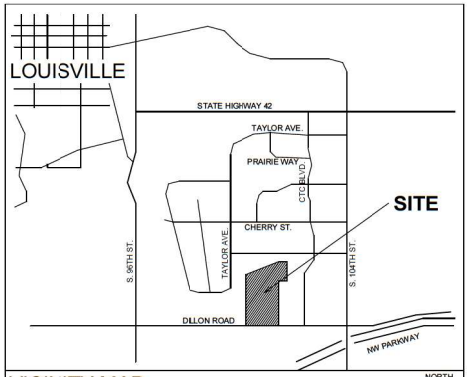
APPROVED THIS _____ DAY OF _____, 20__ BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. _____ SERIES _____

_____ _____
MAYOR CITY CLERK SEAL

GENERAL NOTES

1. THE PROPERTY IS ZONED I-INDUSTRIAL.
2. 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.
3. THE CITY OF LOUISVILLE IS NOT RESPONSIBLE FOR DAMAGE TO OR REPAIR OF MONUMENT SIGNS DUE TO UTILITY MAINTENANCE.
4. 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.
5. SIGNS FOR THIS LOT HAVE BEEN APPROVED BY ALL OWNERS TO FOLLOW SIGN CODE.



VICINITY MAP
SCALE: 1" = 2000'-0"
NORTH

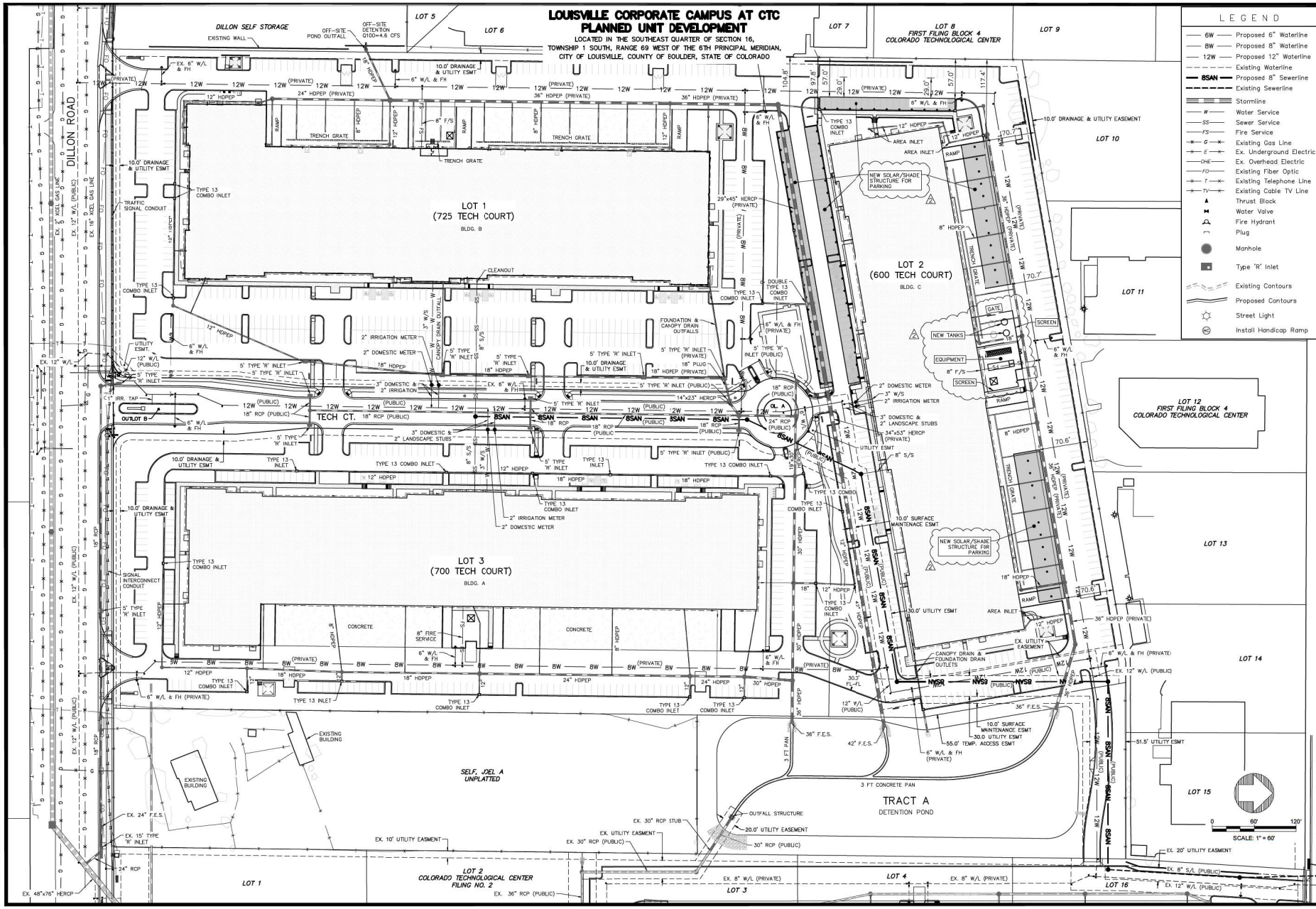
BUILDING C

PUD	DATE APPROVED	NOTE
LOUISVILLE CORPORATE CAMPUS PUD ALTERNATIVE #1	NOV. 17, 2015	THIE SITE BEING DEVELOPED UNDER THIS PUD
LOUISVILLE CORPORATE CAMPUS PUD ALTERNATIVE #2	NOV. 17, 2015	THE SITE IS NOT DEVELOPED UNDER THIS PUD
LOUISVILLE CORPORATE CAMPUS PUD ALTERNATIVE #1, AMENDMENT #1	FEB. 18, 2019	MINOR CHANGES TO ARCHITECTURE, PARKING, LANDSCAPING AND SITE DESIGN
LOUISVILLE CORPORATE CAMPUS PUD ALTERNATIVE #1, AMENDMENT #2	-------	BLDG C - PARKING SHADE/SOLAR STRUCT., EXPANSION OF EQUIP. YARD

DATE:	
11.12.2024 P.U.D. AMEND	ALTERNATIVE #1 COVER SHEET SHEET 1 OF 9

LOUISVILLE CORPORATE CAMPUS AT CTC
PLANNED UNIT DEVELOPMENT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

1 HOUR BEFORE YOU DIG CALL 811 CENTER OF COLORADO (UNCC)
811
GAS, ELECTRIC, TELEPHONE, CATV AND PARKWIDE EATON PHONE LOCATIONS

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ADD TREES, REMOVE BASKETBALL & VOLLEYBALL DETAILS	4/25/18	
2	ADD SOLAR PANELS DRIVE PARKING & EQUIPMENT A1	3/18/25	
	BASE OF BUILDING		

HURST & ASSOCIATES, INC.
1265 S. Public Road, Suite B
Lafayette, CO 80026
303.449.3105

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

LOUISVILLE CORPORATE CAMPUS AT CTC
ALTERNATIVE 1
PLANNED UNIT DEVELOPMENT
UTILITY PLAN
Prepared for:
ETKIN JOHNSON

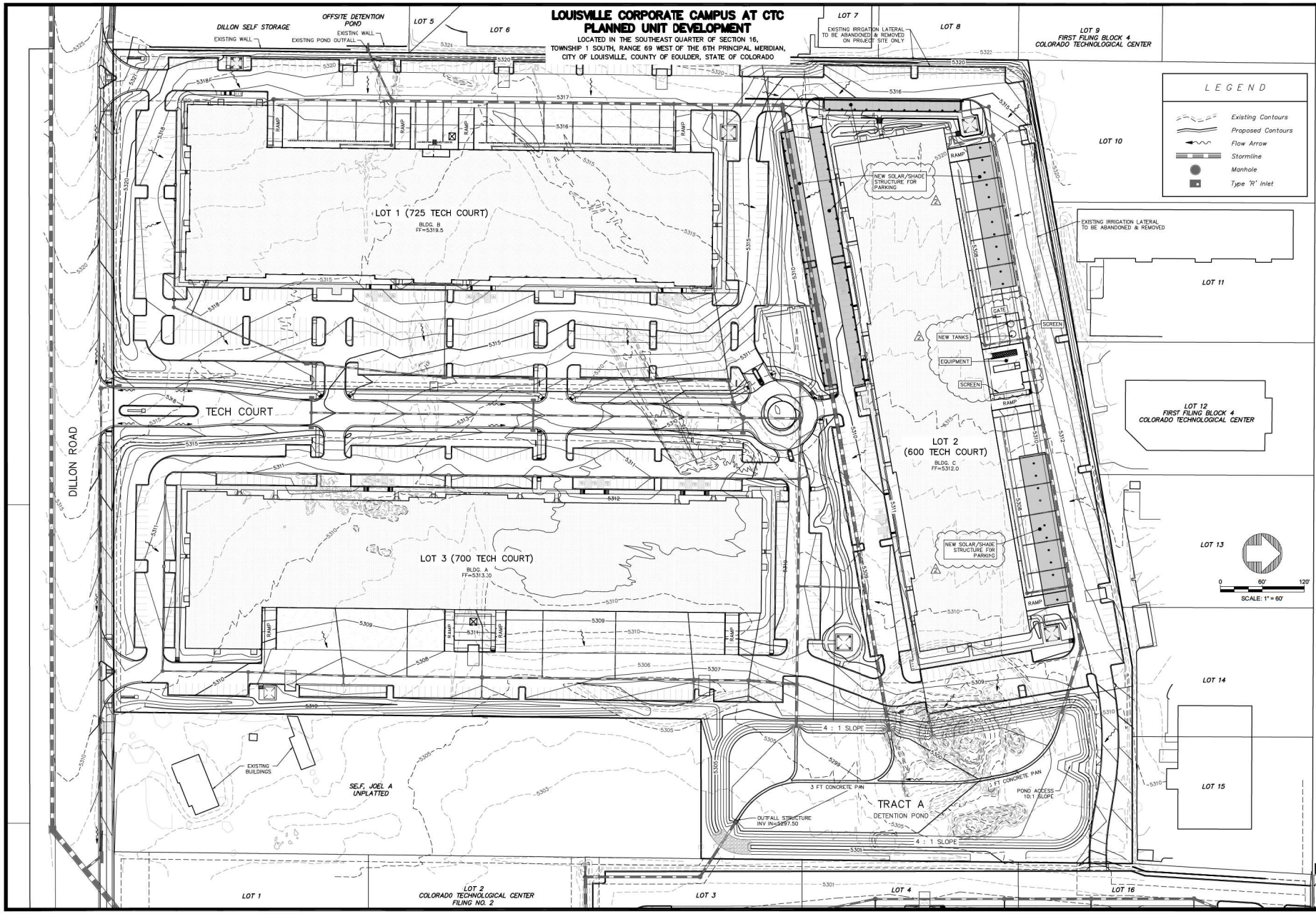
DRAWN BY:	EB
DESIGNED BY:	JJ
DRAWING NAME:	224215-MU-PUD
APPROVED BY:	JJ
JOB NUMBER:	2501-2
DATE:	06/20/2025
SCALE:	1"=60'
SHEET NO:	2 of 9

LAST SAVED: 3/18/2025 12:06 PM

G:\224215\UPDATED PUD 2024\224215-MU-PUD.dwg

LOUISVILLE CORPORATE CAMPUS AT CTC
PLANNED UNIT DEVELOPMENT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF LOUISVILLE, COUNTY OF EOULDER, STATE OF COLORADO



SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1 2
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

THREE BEFORE YOU DIG CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) 811
GAS, ELECTRIC, TELEPHONE, CATV AND PARKWAYS ENTERN PHYSICAL LOCATIONS

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ADD TREES, REMOVE BASKETBALL & VOLLEYBALL DETAILS	4/23/13	
2	ADD SOLAR PANELS, UNIT FENCING & EQUIPMENT AT BACK OF BUILDING	3/19/25	

HURST & ASSOCIATES, INC.
1265 S. Public Road, Suite B
Lafayette, CO 80026
303.449.9105

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

LOUISVILLE CORPORATE CAMPUS AT CTC
ALTERNATIVE 1
PLANNED UNIT DEVELOPOMENT
GRADING PLAN

Prepared for:
ETKIN JOHNSON

DRAWN BY:	TA
DESIGNED BY:	JJ
DRAWING NAME:	224215-GR-PUD
APPROVED BY:	JJ
JOB NUMBER:	2301-2
DATE:	05/20/2025
SCALE:	1"=60'
SHEET NO:	3 of 9

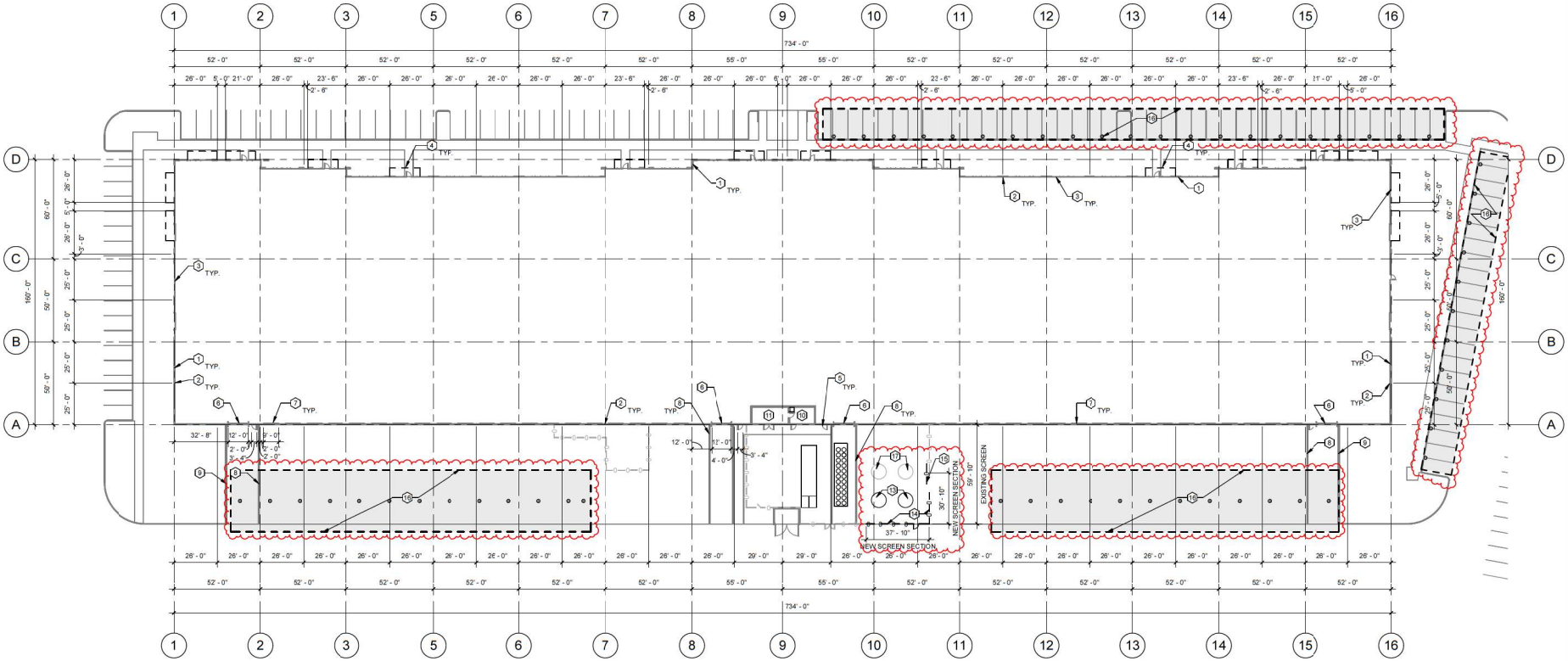
LAST SAVED: 3/18/2025 12:01 PM

G:\224215\UPDATED PUD 2024\224215-GR-PUD.dwg

LOUISVILLE CORPORATE CAMPUS AT CTC
PLANNED UNIT DEVELOPMENT AMENDMENT #2

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

INTERGROUP ARCHITECTS
2000 West Littleton Blvd. Littleton, CO 80120
P. 303.738.8877 F. 303.738.2294 igarch.com



1 BUILDING "C" FLOOR PLAN
SCALE: 1" = 30'-0"

NORTH

PLAN KEY NOTES:

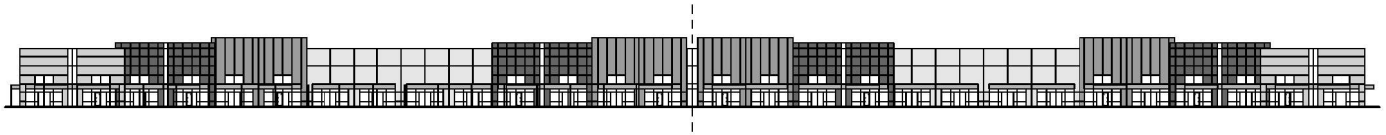
1. CONCRETE TLT-UP PANEL, PAINTED.
2. CONCRETE TLT-UP PANEL JOINT.
3. ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING.
4. STEEL CANOPY ABOVE.
5. 3' WIDE x 7' HIGH MAN DOOR.
6. 12' WIDE x 14' HIGH DRIVE UP DOOR.
7. 9' WIDE x 10' HIGH DOCK DOOR.
8. RETAINING WALL, 42" HIGH ABOVE GRADE.
9. SCREEN WAL,, MAXIMUM 14' HIGH ABOVE ADJACENT GRADE
10. FIRE RISER ROOM.
11. ELECTRICAL ROOM.
12. STAIR CASE WITH GUARDRAIL AND HANDRAIL.
13. NEW 45'H. CYLINDRICAL WHITE STORAGE TANKS.
14. EXPANDED EXISTING EQUIPMENT SCREEN WALLS.
15. NEW 12'W SLIDING GATE.
16. NEW SOLAR/SHADE STRUCT. FOR EXISTING PARKING SPACES. SEE SHADE SECTIONS ON SHEET 6 OF 9.
17. EXISTING WHITE CYLINDRICAL TANKS TO REMAIN.

DATE:	
05.2).2025 P.U.D. AMEND.	ALTERNA"IVE #1
	BUILDING "C" FLOOR PLAN
	SHEET 4 OF 9

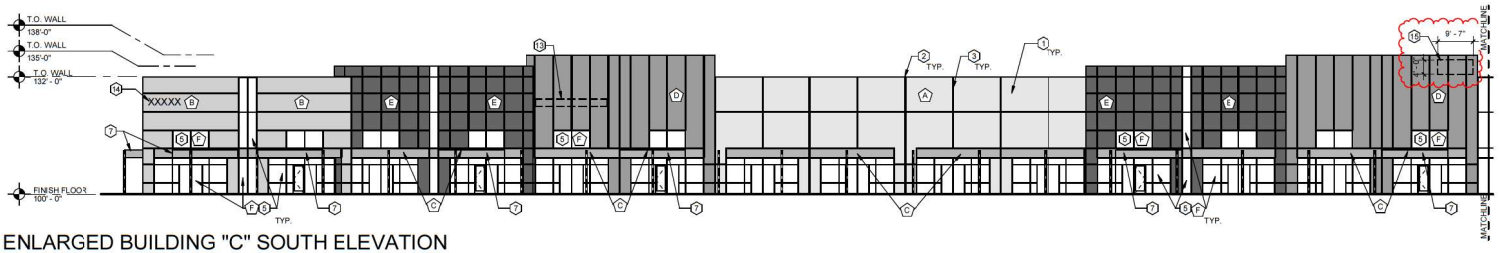
INTERGROUP ARCHITECTS
2000 West Littleton Blvd. Littleton, CO 80120
P. 303.738.8877 F. 303.738.2294 igarch.com

LOUISVILLE CORPORATE CAMPUS AT CTC
PLANNED UNIT DEVELOPMENT AMENDMENT #2

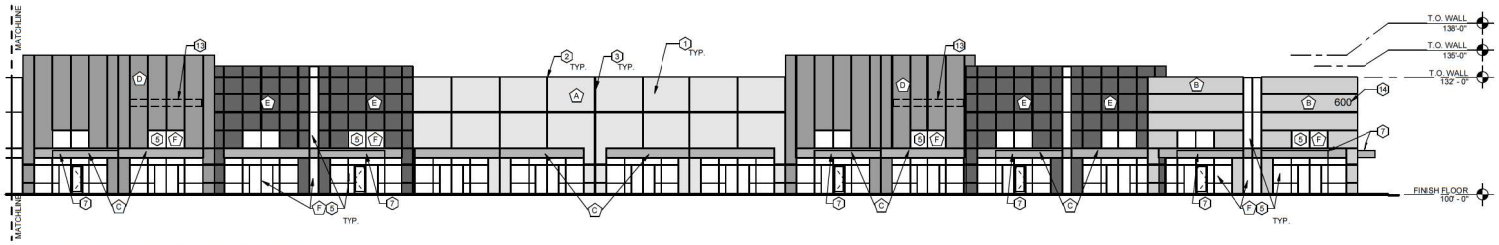
**LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16,
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO**



1 OVERALL BUILDING "C" SOUTH ELEVATION
SCALE: 1/32" = 1'-0"



2 PARTIAL ENLARGED BUILDING "C" SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



3 PARTIAL ENLARGED BUILDING "C" SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

ELEVATION KEY NOTES:

1. CONCRETE TILT-UP PANEL WITH TEXTURED FAINT.
2. CONCRETE TILT-UP PANEL JOINT.
3. 3/4" V-REVEAL.
4. STAIR CASE WITH GUARDRAIL AND HANDRAIL
5. ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED LOW E GLAZING
6. FINISH GRADE, SEE CIVIL DRAWINGS.
7. STEEL CANOPY, PAINTED.
8. 12' WIDE x 14' HIGH DRIVE UP DOOR.
9. 9' WIDE x 10' HIGH DOCK DOOR.
10. 3' WIDE x 7' HIGH MAN DOOR.
11. STEPPED RETANING WALL, MAX. 3'-6" HIGH ABOVE ADJACENT GRADE.
12. STEPPED SCREEN WALL, MAX 10' HIGH ABOVE ADJACENT GRADE.
13. TENANT SIGNAGE, 2' W x 20' LONG (TOTAL OF FOUR LOCATIONS).
14. BUILDING ADDFESS SIGNAGE.
15. PROPOSED TENANT SIGNAGE, 9'-7"W x 4'-0"H., SIGN PERMIT WILL BE SEPARATE PERMIT SUBMITTAL.
16. NEW 45'H. WHITE CYLINDRICAL STORAGE TANKS (NITROGEN & ARGON), INSTALLED NEXT TO EXISTING TANKS TO REMAIN.
17. ENLARGE EXIS"ING EQUIPMENT SCREEN, MATCH EXISTING ALUMIN. PANELS MOUNTED TO GALV. STEEL POSTS.
18. EXISTING WHITE STORAGE TANKS TO REMAIN.

EXTERIOR FINISH LEGEND

SYM.	PATTERN	DESCRIPTION	MANUFACTURER / CO.OR
A		PAINT - FIELD	SHERWIN WILLIAMS SW6182/212-C1 "ANCIENT MARBLE"
B		PAINT - FIELD	SHERWIN WILLIAMS SW6154/237-C4 "ILLUSIVE GREEN"
C		PAINT - FIELD	SHERWIN WILLIAMS SW6239/222-C6 "GRAY HARBOR"
D		PAINT - FIELD	SHERWIN WILLIAMS SW6235/222-C5 "FOGGY DAY"
E		PAINT - FIELD	SHERWIN WILLIAMS SW6164/212-C3 "SVELT SAGE"
F		STOREFRONT WINDOWS	CLEAR ANODIZED ALUM. FRAMES PPG SOLARGRAY GLAZING

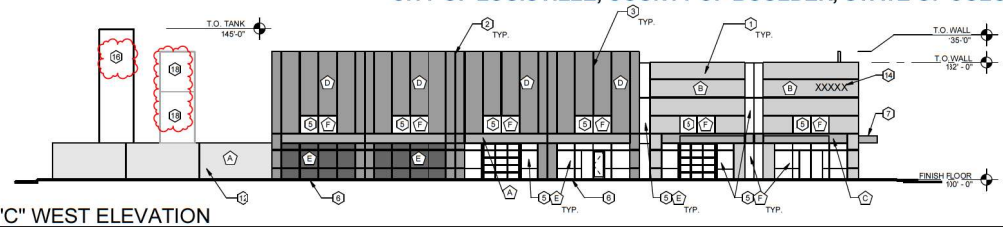
NOTE:
DOOR AND MAN DOOR COLORS TO MATCH ADJACENT WALL COLOR, UNLESS NOTED OTHERWISE.

DATE:	
05.2).2025 P.U.D. AMEND.	ALTERNA"IVE #1
	BUILDING "C" SOUTH ELEVATION
	SHEET 5 OF 9

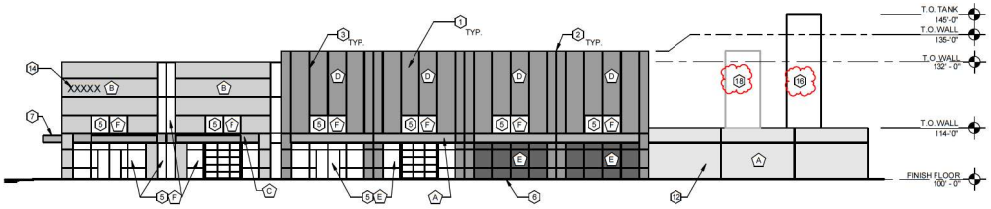
LOUISVILLE CORPORATE CAMPUS AT CTC
PLANNED UNIT DEVELOPMENT AMENDMENT #2

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

INTERGROUP ARCHITECTS
2000 West Littleton Blvd. Littleton, CO 80120
P. 303.738.8877 F. 303.738.2294 igarch.com



1 BUILDING "C" WEST ELEVATION
SCALE: 1/16" = 1'-0"



2 BUILDING "C" EAST ELEVATION
SCALE: 1/16" = 1'-0"

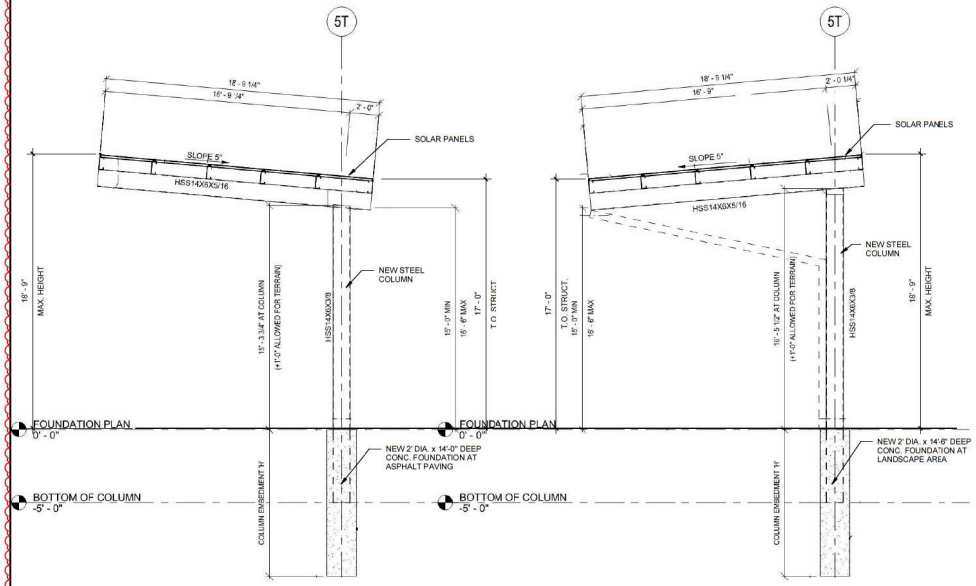
ⓧ ELEVATION KEY NOTES:

1. CONCRETE TILT-UP PANEL WITH TEXTURED PAINT.
2. CONCRETE TILT-UP PANEL JOINT.
3. 3/4" V-REVEAL.
4. STAIR CASE WITH GUARDRAIL AND HANDRAIL.
5. ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED LOW E GLAZING.
6. FINISH GRADE, SEE CIVIL DRAWINGS.
7. STEEL CANOPY, PAINTED.
8. 12' WIDE x 14 HIGH DRIVE UP DOOR.
9. 9' WIDE x 10' HIGH DOCK DOOR.
10. 3' WIDE x 7' HIGH MAN DOOR.
11. STEPPED RETAINING WALL, MAX. 3'-8" HIGH ABOVE ADJACENT GRADE.
12. STEPPED SCREEN WALL, MAX 10' HIGH ABOVE ADJACENT GRADE.
13. TENANT SIGNAGE, 2' W x 20' LONG (TOTAL OF FOUR LOCATIONS).
14. BUILDING ADDRESS SIGNAGE.
15. PROPOSED TENANT SIGNAGE, 9'-7"W x 4'-0"H., SIGN PERMIT WILL BE SEPARATE PERMIT SUBMITTAL.
16. NEW 45"H. WHITE CYLINDRICAL STORAGE TANKS (NITROGEN & ARGON), INSTALLED NEXT TO EXISTING TANKS TO REMAIN.
17. ENLARGE EXISTING EQUIPMENT SCREEN, MATCH EXISTING ALUMIN. PANELS MOUNTED TO GALV. STEEL POSTS.
18. EXISTING WHITE STORAGE TANKS TO REMAIN.

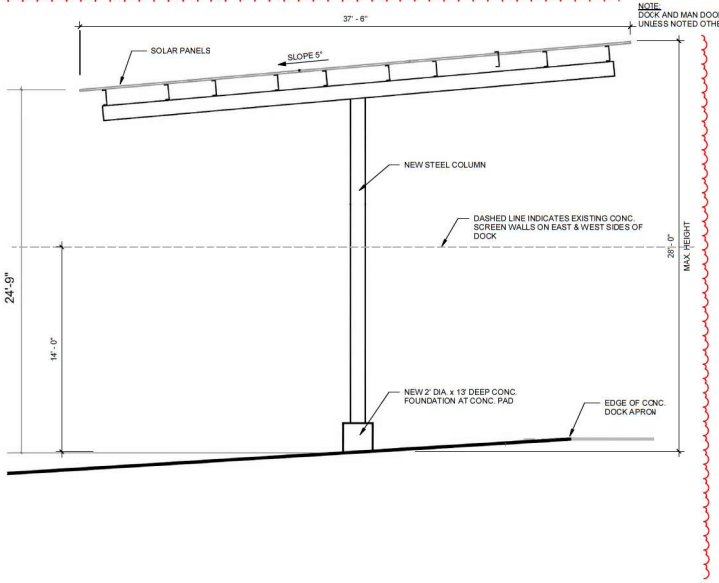
EXTERIOR FINISH LEGEND

SYM.	PATTERN	DESCRIPTION	MANUFACTURER / COLOR
A		PAINT - FIELD	SHERWIN WILLIAMS SW6168/212-C1 "ANCIENT MARBLE"
B		PAINT - FIELD	SHERWIN WILLIAMS SW6164/237-C4 "ILLUSIVE GREEN"
C		PAINT - FIELD	SHERWIN WILLIAMS SW6236/222-C6 "GRAY HARBOR"
D		PAINT - FIELD	SHERWIN WILLIAMS SW6235/222-C5 "FOGGY DAY"
E		PAINT - FIELD	SHERWIN WILLIAMS SW6164/212-C3 "SVELT SAGE"
F		STOREFRONT WINDOWS	CLEAR ANODIZED ALUM. FRAMES PPG SOLARGRAY GLAZING

NOTE:
DOCK AND MAN DOOR COLORS TO MATCH ADJACENT WALL COLOR, UNLESS NOTED OTHERWISE.



3 SOLAR/SHADE CARPORT @ PARKING LOT
SCALE: 1/4" = 1'-0"



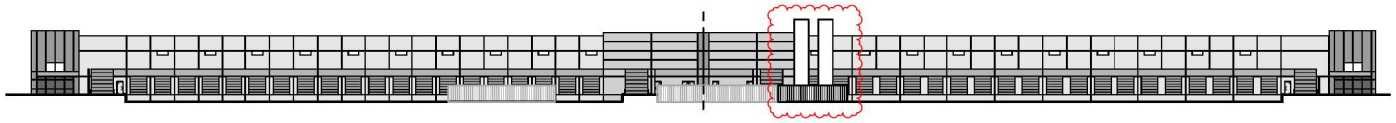
4 SOLAR/SHADE CARPORT @ DOCK
SCALE: 1/4" = 1'-0"

DATE:	
05.23.2025 P.U.D. AMEND.	ALTERNATIVE #1 BUILDING "C" WEST AND EAST ELEVATIONS SHEET 6 OF 9

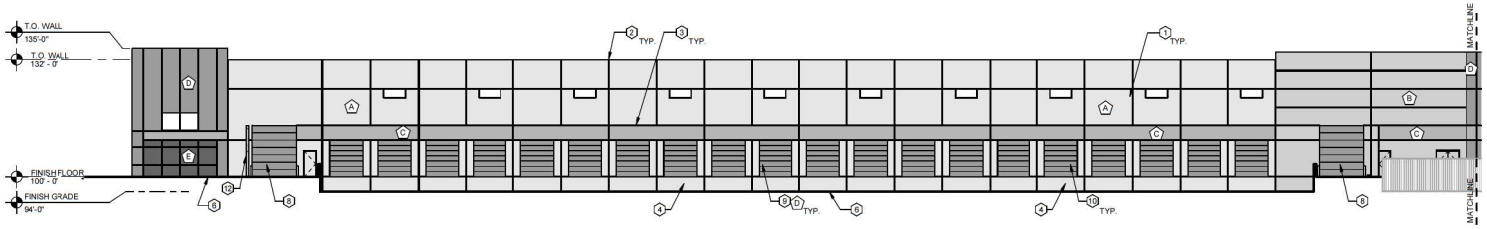
LOUISVILLE CORPORATE CAMPUS AT CTC
PLANNED UNIT DEVELOPMENT AMENDMENT #2

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

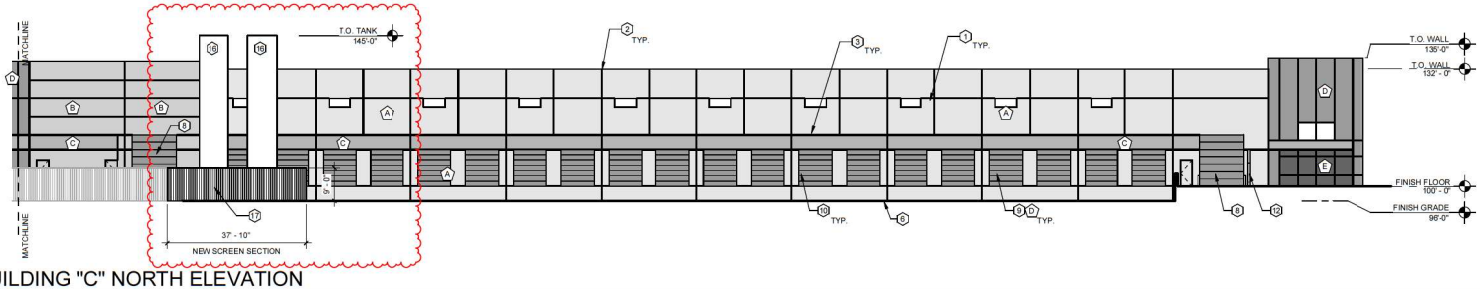
INTERGROUP ARCHITECTS
2000 West Littleton Blvd. Littleton, CO 80120
P. 303.738.8877 F. 303.738.2294 igarch.com



1 OVERALL BUILDING "C" NORTH ELEVATION
SCALE: 1/32" = 1'-0"



2 PARTIAL ENLARGED BUILDING "C" NORTH ELEVATION
SCALE: 1/16" = 1'-0"



3 PARTIAL ENLARGED BUILDING "C" NORTH ELEVATION
SCALE: 1/16" = 1'-0"

ELEVATION KEY NOTES:

1. CONCRETE TILT-UP PANEL WITH TEXTUREC PAINT.
2. CONCRETE TILT-UP PANEL JOINT.
3. 3/4" V-REVEAL.
4. STAIR CASE WITH GUARDRAIL AND HANDRAIL.
5. ALUMINUM STOREFRONT SYSTEM WITH 1" NSULATED LOW E GLAZING.
6. FINISH GRADE, SEE CIVIL DRAWINGS.
7. STEEL CANOPY, PAINTED.
8. 12' WIDE x 14' HIGH DRIVE UP DOOR.
9. 9' WIDE x 10' HIGH DOCK DOOR.
10. 3' WIDE x 7' HIGH MAN DOOR.
11. STEPPED RETAINING WALL, MAX. 3'-6" HIGH ABOVE ADJACENT GRADE.
12. STEPPED SCREEN WALL, MAX 10' HIGH ABOVE ADJACENT GRADE.
13. TENANT SIGNAGE, 2' W x 20' LONG (TOTAL OF FOUR LOCATIONS).
14. BUILDING ADDRESS SIGNAGE.
15. PROPOSED TENANT SIGNAGE, 9'-7"W x 4'-0"H., SIGN PERMIT WILL BE SEPARATE PERMIT SUBMITTAL.
16. NEW 45'H. WHITE CYLINDRICAL STORAGE TANKS (NITROGEN & ARGON), INSTALLED NEXT TO EXISTING TANKS TO REMAIN.
17. ENLARGE EXISTING EQUIPMENT SCREEN, MATCH EXISTING ALUMIN. PANELS MOUNTED TO GALV. STEEL POSTS.
18. EXISTING WHITE STORAGE TANKS TO REMAIN.

EXTERIOR FINISH LEGEND

SYM.	PATTERN	DESCRIPTION	MANUFACTURER / COLOR
A		PAINT - FIELD	SHERWIN WILLIAMS SW6162/212-C1 "ANCIENT MARBLE"
B		PAINT - FIELD	SHERWIN WILLIAMS SW9164/237-C4 "ILLUSIVE GREEN"
C		PAINT - FIELD	SHERWIN WILLIAMS SW6236/222-C6 "GRAY HARBOR"
D		PAINT - FIELD	SHERWIN WILLIAMS SW6235/222-C5 "FOGGY DAY"
E		PAINT - FIELD	SHERWIN WILLIAMS SW6164/212-C3 "SVELT SAGE"
F		STOREFRONT WINDOWS	CLEAR ANODIZED ALUM. FRAMES PPG SOLARGRAY GLAZING

NOTE:
DOOR AND MAN DOOR COLORS TO MATCH ADJACENT WALL COLOR, UNLESS NOTED OTHERWISE.

DATE:	
05.23.2025 P.U.D. AMEND.	ALTERNATIVE #1
	BUILDING "C" NORTH ELEVATION
	SHEET 7 OF 9

LOUISVILLE CORPORATE CAMPUS AT CTC
PLANNED UNIT DEVELOPMENT AMENDMENT #2

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

KEY MAP

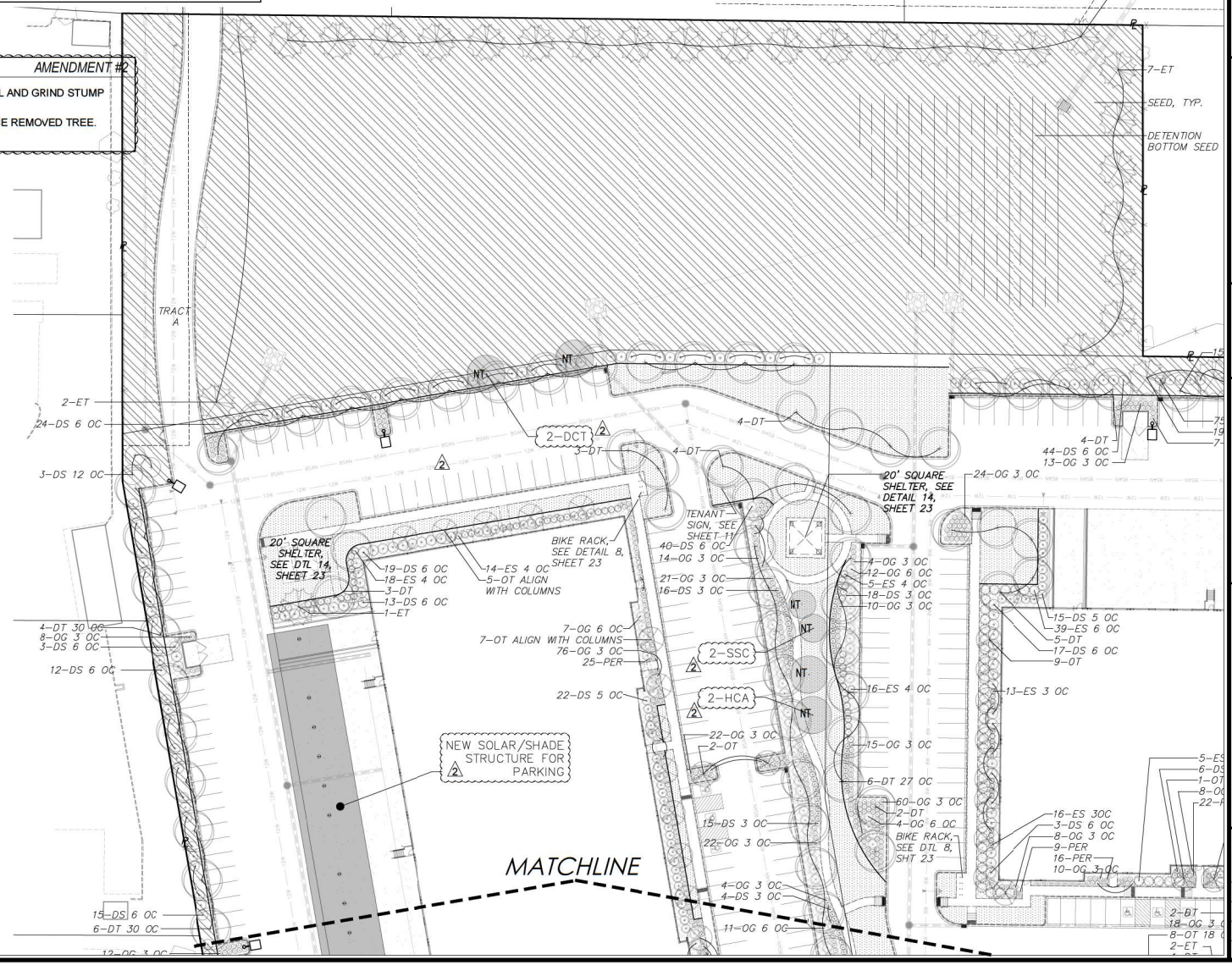
LANDSCAPE LEGEND

DECIDUOUS TREE	EVERGREEN SHRUBS	SOD	
EVERGREEN TREE	ORNAMENTAL GRASS	MULCH	
DECIDUOUS SHRUBS	PERENNIALS	DRYLAND SEED	
	EDGER	DETENTION BOTTOM SEED	

SCALE: 1"=30'

NORTH 0 15 30 60 90

QTY	SYM	DESCRIPTION
		AMENDMENT #2
21	RT	REMOVE TREE. CUT TRUNK AT GROUND LEVEL AND GRIND STUMP
21	NT	NEW TREE. NEW TREE PROPOSED TO REPLACE REMOVED TREE. SEE SHEET 10 FOR PLANT MATERIAL SCHEDULE



SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

TO AVOID DAMAGE CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) 811
GAS, ELECTRIC, TELEPHONE, CATV AND PARAMEDIC EMERGENCY PHONE LOCATIONS

NO.	DESCRIPTION	DATE	BY
	REVISIONS		

HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

LOUISVILLE CORPORATE CENTER AT CTC
ALTERNATIVE 1
PLANNED UNIT DEVELOPMENT
LANDSCAPE PLAN

Prepared for:
ETKIN JOHNSON REAL ESTATE PARTNERS

DRAWN BY: RD
DESIGNED BY: RD
DRAWING NAME: 2242-15-LP-layout 1 (sw)
APPROVED BY: RD
JOB NUMBER: 2242.15
DATE: 05/20/25
SCALE: 1"=30'
SHEET NO: 8 OF 9

LAST SAVED: 5/20/2025 5:29 PM
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LOUISVILLE CORPORATE CAMPUS AT CTC
PLANNED UNIT DEVELOPMENT AMENDMENT #2

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
ALTERNATIVE #1

QTY	SYM	DESCRIPTION	AMENDMENT #2
20	×	RT	REMOVE TREE. CUT TRUNK AT GROUND LEVEL AND GRIND STUMP
20		NT	NEW TREE. NEW TREE PROPOSED TO REPLACE REMOVED TREE
13			NEW SHRUBS AND GRASSES AT ENTRANCE 2

DECIDUOUS TREES

SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE	MATURE HEIGHT x WIDTH
DCT	2	COFFEE TREE, KENTUCKY DECAF	*Gymnocladus dioica 'McKBranched'*	2" cal. B&B	45' x 35'
GSL	2	LINDEN, GREENSPIRE	*Tilia cordata 'Greenspire'*	2" cal. B&B	35' x 30'
HCA	2	CATALPA, HEARTLAND	*Catalpa speciosa 'Hiawatha 2'*	2" cal. B&B	45' x 20'
UPO	4	OAK, BUR URBAN PINNACLE	*Quercus macrocarpa 'JFS-KW3'*	2" cal. B&B	45' x 20'
	10				

ORNAMENTAL TREES

SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE	SIZE
GRT	3	RAINTREE, GOLDEN	*Koelreuteria paniculata*	1-1/2" cal. B&B	25 x 30'
RHT	5	HAWTHORN, RUSSIAN	*Crataegus ambigua*	1-1/2" cal. B&B	20' x 15'
SSC	2	CRABAPPLE, SPRING SNOW	*Malus 'Spring Snow'*	1-1/2" cal. B&B	20' x 20'
	10				

EVERGREEN SHRUBS

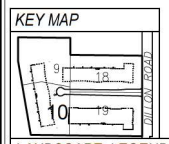
SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE	SIZE
SMM	3	MUGO, SLOWMOUND	*Pinus mugo 'Slowmound'*	5 gallon	5' x 7'

DECIDUOUS SHRUBS

SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE	SIZE
BMS	4	SPIREA, BLUE MIST	*Caryopteris x cladonensis 'Blue Mist'*	5 gallon	4' x 3'
THB	2	BUCKTHORN, TALL HEDGE	*Frangula alnus 'Columnaris'*	5 gallon	8' x 3'

ORNAMENTAL GRASSES

SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE	SIZE
BAB	4	BLUE GRAMA GRASS, BLONDE AMBITION	*Bouteloua gracilis 'Blonde Ambition'*	1 gallon	2.5' x 2.5'



LANDSCAPE LEGEND

- DECIDUOUS TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASS
- PERENNIALS
- EDGER
- SOD
- MULCH
- DRYLAND SEED
- DETENTION BOTTOM SEED

SCALE: 1"=30'
0 15 30 60 90
NORTH

MATCHLINE

SCREEN 2
EQUIPMENT 2
NEW TANKS 2
GATE 2
NEW SOLAR/SHADE STRUCTURE FOR PARKING 2
2-GSL 2
5-RHT 2
3-GRT 2
4-UPO 2
20' SQUARE SHELTER, SEE DTL. 14, SHEET 23
20' SQUARE SHELTER, SEE DETAIL 14, SHEET 23
TENANT SIGN, SEE SHEET 11
EXISTING RUSSIAN OLIVE TO REMAIN
MULCH OVERHANG

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

TO AVOID DAMAGE TO THE UTILITIES, CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) 811
GAS, ELECTRIC, TELEPHONE, CATV AND ARAPAHOE EASTERN PIPELINE LOCATIONS

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ADD TREES, REMOVE BASKETBALL AND VOLLEYBALL DETAILS	04/09/19	RD
2	ADD SOLAR PANELS TO PARKING LOT, REMOVE TREES, ADD NEW TREES	11/15/24	RD
###	###	###	###
###	###	###	###
###	###	###	###
###	###	###	###

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

LOUISVILLE CORPORATE CENTER AT CTC
ALTERNATIVE 1

LANDSCAPE PLAN

Prepared for:
ETKIN JOHNSON REAL ESTATE PARTNERS

DRAWN BY: RD
DESIGNED BY: RD
DRAWING NAME: 2242-15-LP-layout 1 (rev 2)
APPROVED BY: RD
JOB NUMBER: 2242.15
DATE: 05/20/25
SCALE: 1"=30'
SHEET NO: 9 OF 9

LAST SAVED: 5/20/2025 5:29 PM
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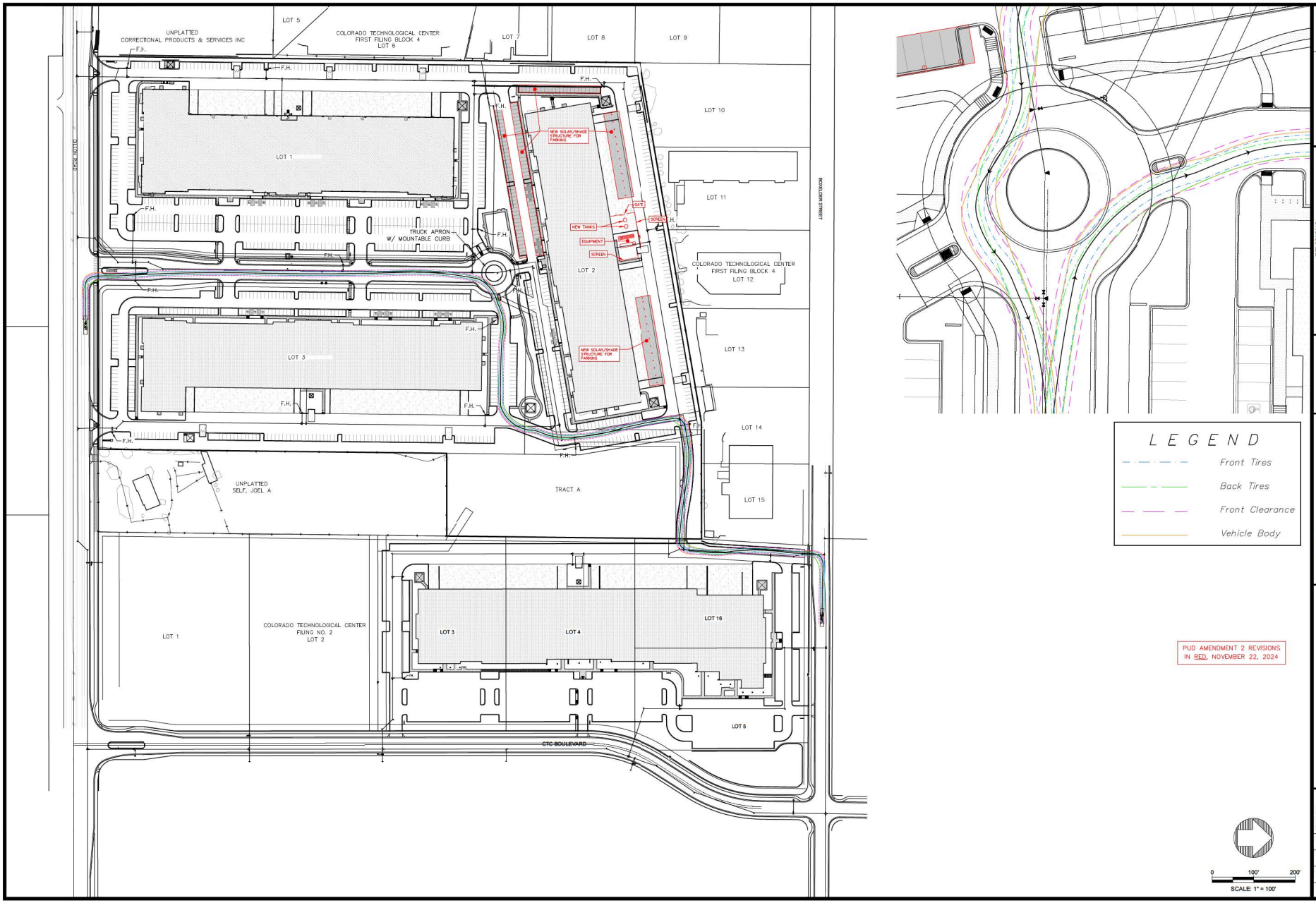
UNPLATTED
CORRECTIONAL PRODUCTS & SERVICES INC
LOT 5
COLORADO TECHNOLOGICAL CENTER
FIRST FILING BLOCK 4
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
COLORADO TECHNOLOGICAL CENTER
FIRST FILING BLOCK 4
LOT 12
LOT 13
LOT 14
LOT 15
LOT 1
LOT 2
LOT 3
TRUCK APRON
W/ MOUNTABLE CURB
NEW SOLAR/SHADE STRUCTURE FOR PARKING
NEW TANKS
EQUIPMENT
SCREEN
GATE
F.H.
UNPLATTED
SELF, JOEL A
TRACT A
COLORADO TECHNOLOGICAL CENTER
FILING NO. 2
LOT 2
LOT 1
LOT 3
LOT 4
LOT 16
LOT 5
CTC BOULEVARD
DIXIE ROUTE
BOXELDER STREET
LEGEND
Front Tires
Back Tires
Front Clearance
Vehicle Body
PUD AMENDMENT 2 REVISIONS
IN RED, NOVEMBER 22, 2024
0
100'
200'
SCALE: 1" = 100'
SCALE VERIFICATION
BAR IS ONE INCH
ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY
72 HOURS BEFORE YOU DIG
CALL
UNCLASSIFIED CONTRACTOR (U.C.C.)
811
GAS, ELECTRIC, TELEPHONE, CATV, AND
PARKMAGEE SYSTEMS PHONE LOCATIONS
REVISIONS
NO. DESCRIPTION DATE BY
###
HURST
CIVIL ENGINEERING
PLANNING
SURVEYING
HURST & ASSOCIATES, INC.
2300 Broadway, Suite B
Boulder, CO 80304
303.449.9105
LOUISVILLE CORPORATE CAMPUS AT CTC
LOUISVILLE, CO
PLANNED UNIT DEVELOPMENT
EMERGENCY ACCESS PLAN
Prepared for:
ETKIN JOHNSON REAL ESTATE PARTNERS
DRAWN BY: RDH
REVIEWED BY: TSA
DRAWING NAME: 2242415-EAP
APPROVED BY: JJ
JOB NUMBER: 2601-2
DATE: 3/26/19
SCALE: 1"=100'
SHEET NO: 1 of 2
LAST SAVED: 11/14/2024 3:10 PM
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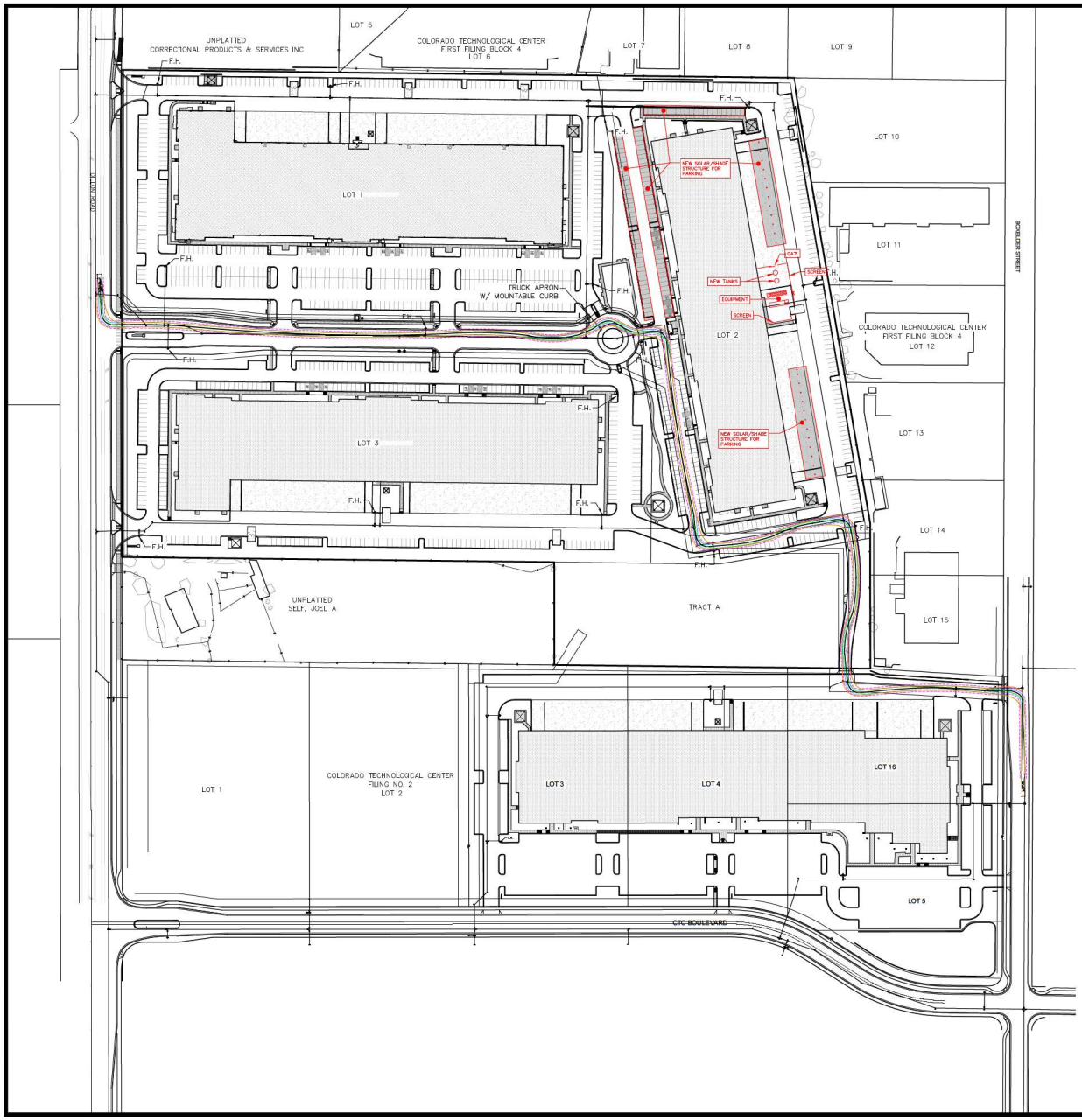

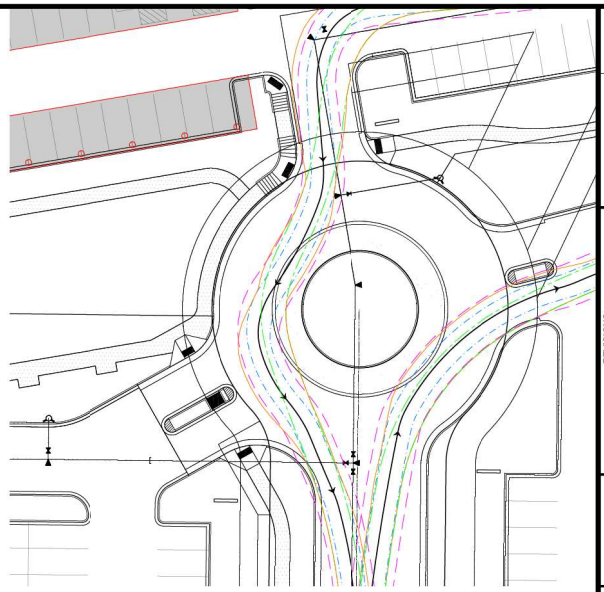

LEGEND

- Front Tires
- Back Tires
- Front Clearance
- Vehicle Body

PUD AMENDMENT 2 REVISIONS
IN RED, NOVEMBER 22, 2024

0 100' 200'
SCALE: 1" = 100'

SCALE VERIFICATION
BAR IS ONE INCH
ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG
CALL
UNCLASSIFIED (TLA.C.C.)
811
GAS, ELECTRIC, TELEPHONE, CATV AND
PARKMAGE SYSTEM RIGHTS LOCATIONS

REVISIONS

NO.	DESCRIPTION	DATE	BY
####	####	####	####
####	####	####	####
####	####	####	####
####	####	####	####
####	####	####	####
####	####	####	####

HURST
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PLANNING
SURVEYING

HURST & ASSOCIATES, INC.
2300 Broadway, Suite B
Boulder, CO 80304
303.449.9105

LOUISVILLE CORPORATE CAMPUS AT CTC
LOUISVILLE, CO
PLANNED UNIT DEVELOPMENT
EMERGENCY ACCESS PLAN

Prepared for:
ETKIN JOHNSON REAL ESTATE PARTNERS

DRAWN BY:	DEH
REVIEWED BY:	TSA
DRAWING NAME:	2242FS-EAP
APPROVED BY:	JJ
JOB NUMBER:	2601-2
DATE:	3/26/19
SCALE:	1"=100'
SHEET NO:	2 of 2

LAST SAVED: 11/14/2024 3:10 PM

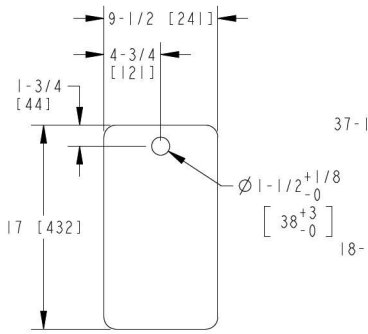
G:\224215\UPDATED PUD 2024\224215-EAP.dwg

DRAWING NUMBER **C-14190861**

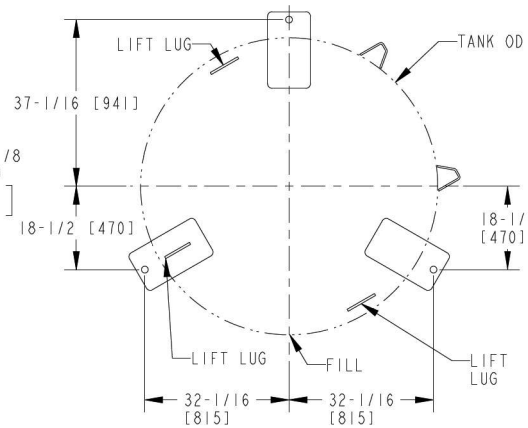
INNER VESSEL DESIGN DATA				
Model:		VS-525 / 900 / 1500		
MAWP:	PSIG	250	400	500
	barg	17.24	27.58	34.47
DESIGN PRESSURE	PSIG	272.4	422.4	522.4
	barg	18.78	29.12	36.02
CODE COMPLIANCE:	ASME CODE CASE 2596			
DESIGN TEMPERATURE	°F	-320° TO 120°		
	°C	-196° TO 49°		
MATERIAL OF CONSTRUCTION:	SA240 304 STAINLESS STEEL			

OUTER VESSEL DATA		
CODE COMPLIANCE:	FULL VACUUM PER CGA-341	
DESIGN TEMPERATURE	°F	-20° TO 300°
	°C	-29° TO 149°
MATERIAL OF CONSTRUCTION:	A36 CARBON STEEL	
INSULATION TYPE:	VACUUM AND MULTILAYER INSULATION	
EVACUATION CONNECTION:	3-1/2" PUMPOUT PORT	
VACUUM GAUGE CONNECTION:	HASTINGS DV6R	

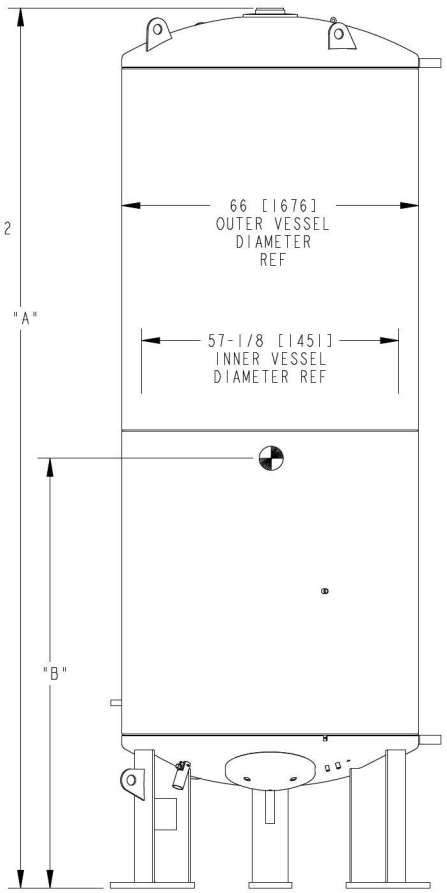
BUILDING CODE:
DESIGNED FOR CURRENT BUILDING CODE
SEE CHART POLICY #NP-180



FOOT PAD
1-1/4 [32] THK
TYP 3 PLCS



BOLT HOLE LAYOUT
TOP VIEW
SCALE: N/A



WEIGHTS AND SHIPPING DATA											
MODEL:			VS-525			VS-900			VS-1500		
MAWP	PSIG		250	400	500	250	400	500	250	400	500
	barg		17.24	27.58	34.47	17.24	27.58	34.47	17.24	27.58	34.47
WEIGHT EMPTY	POUNDS		3,300	4,000	4,500	4,400	5,100	5,800	6,200	7,600	8,700
	KILOGRAMS		1,500	1,814	2,041	2,000	2,313	2,631	2,818	3,447	3,946
WEIGHT FULL	OXYGEN	POUNDS	8,300	9,000	9,500	12,700	13,400	14,100	21,600	23,000	24,100
		KILOGRAMS	3,773	4,082	4,309	5,773	6,078	6,396	9,818	10,433	10,932
	NITROGEN	POUNDS	6,800	7,500	8,000	10,200	11,000	11,700	17,100	18,500	19,600
		KILOGRAMS	3,091	3,402	3,629	4,636	4,990	5,307	7,773	8,391	8,890
	ARGON	POUNDS	9,400	10,100	10,600	14,500	15,200	15,900	25,000	26,400	27,500
		KILOGRAMS	4,273	4,581	4,808	6,591	6,895	7,212	11,364	11,975	12,474
SHIPPING DIMENSIONS	INCHES		105 X 85 X 75			136 X 85 X 75			196 X 85 X 75		
	MM'S		2,667 X 2,159 X 1,905			3,454 X 2,159 X 1,905			4,978 X 2,159 X 1,905		

TANK HEIGHT		
MODEL	DIM "A" REF	DIM "B" REF
VS-525	105 [2667]	66 [1682]
VS-900	136 [3454]	82 [2085]
VS-1500	196 [4978]	112 [2838]

CAPACITIES					
MODEL:			VS-525	VS-900	VS-1500
CAPACITY	GROSS	GALLONS	570	940	1,640
	(COLD)	LITERS	2,158	3,558	6,208
	NET	GALLONS	510	850	1,580
	(COLD)	LITERS	1,931	3,218	5,981
GASES EQUIVALENT AT 1 ATM AND 70°F/ 1 ATM AND 21°C	OXYGEN	SCF	58,800	97,900	181,900
		NM3	1,665	2,772	5,151
	NITROGEN	SCF	47,500	79,200	147,200
		NM3	1,345	2,243	4,168
	ARGON	SCF	57,400	95,700	177,800
		NM3	1,625	2,710	5,035

IN[mm]

THIRD ANGLE PROJECTION

Material Required
SEE B.O.M. UNLESS OTHERWISE STATED

VISIT US AT CHARTINDUSTRIES.COM
OEM PARTS AT CHARTPARTS.COM

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	APPROVED	DATE
DRAWN BY	JJC	10-7-08
CHK'D BY	MMK	10-8-08
PROJ. ENGR.	DML	10-22-08
QUAL. CONT.	JK	10-13-08
MFG. ENGR.	RC	10-8-08
MFG. SERV.	KJR	10-15-08

UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES.
TOLERANCES:
FRACTIONS ± 1/8
ANGLES ± 1°
2 PLACE DECIMALS ± N/A
3 PLACE DECIMALS ± N/A

REV	ECR NO	DESCRIPTION	BY	DATE
B	15874	ADD DIM B	SY	6-25-14
A	14219	UPDATE WEIGHTS	JJC	10-20-09

CHART® Distribution & Storage, New Prague Operations
Innovation. Experience. Performance.®

TITLE: O&D VS-525/900/1500 SS COLD STRETCH 250/400/500PSI

DRAWING NUMBER: C-14190861 — Rev B

SCALE: 1/32"=1" — PART NUMBER: 14190861 — SHEET: 1 OF 1

FACADE SIGN & ENTRANCE SIGN

REVISED OPTION

Capital L to be **48”H** to avoid applying to PUD (Planning Urban Development)

Sign to be 115”W x 48”H x 5”D hollow letters lacquer painted and pin mounted flush to the wall. Total SF: 38.33

Logo in die cut vinyl weather resistant applied to the glass (first surface) on the exterior side of the building due the glass is tinted.

Entrance canopy to be painted in white

City of Louisville
COLORADO • SINCE 1878

Planning Commission
Staff Report
June 12, 2025

ITEM: Comprehensive Plan Update

STAFF: Jeff Hirt, AICP, Planning Manager

The purpose of this memo is to provide a brief update to Planning Commission on the status of the Comprehensive Plan update, with more information coming soon. The project team continues to target a late Summer/early Fall adoption date and are working towards a July Planning Commission meeting to review the preliminary draft, with a subsequent meeting in August or September for a recommendation to City Council for adoption.

Since the Planning Commission last discussed the Plan earlier this year and provided guidance on the future land use policies, the project team has been drafting the Plan while facilitating discussions with City boards and commissions to inform the Plan's drafting. City staff has met with 10 boards and commissions at public meetings in March-May to gather input on the Plan's policies.

City staff are also planning for a late July or early August public engagement window on the draft plan prior to bringing it to adoption hearings. This is planned to include online engagement and a public open house to gather input on the draft plan.

City Council is also scheduled to discuss the Plan on June 17, with subsequent council meetings TBD in August and September to work towards adoption.

For more project information in the meantime visit:
https://www.engagelouisvilleco.org/comp-plan.