

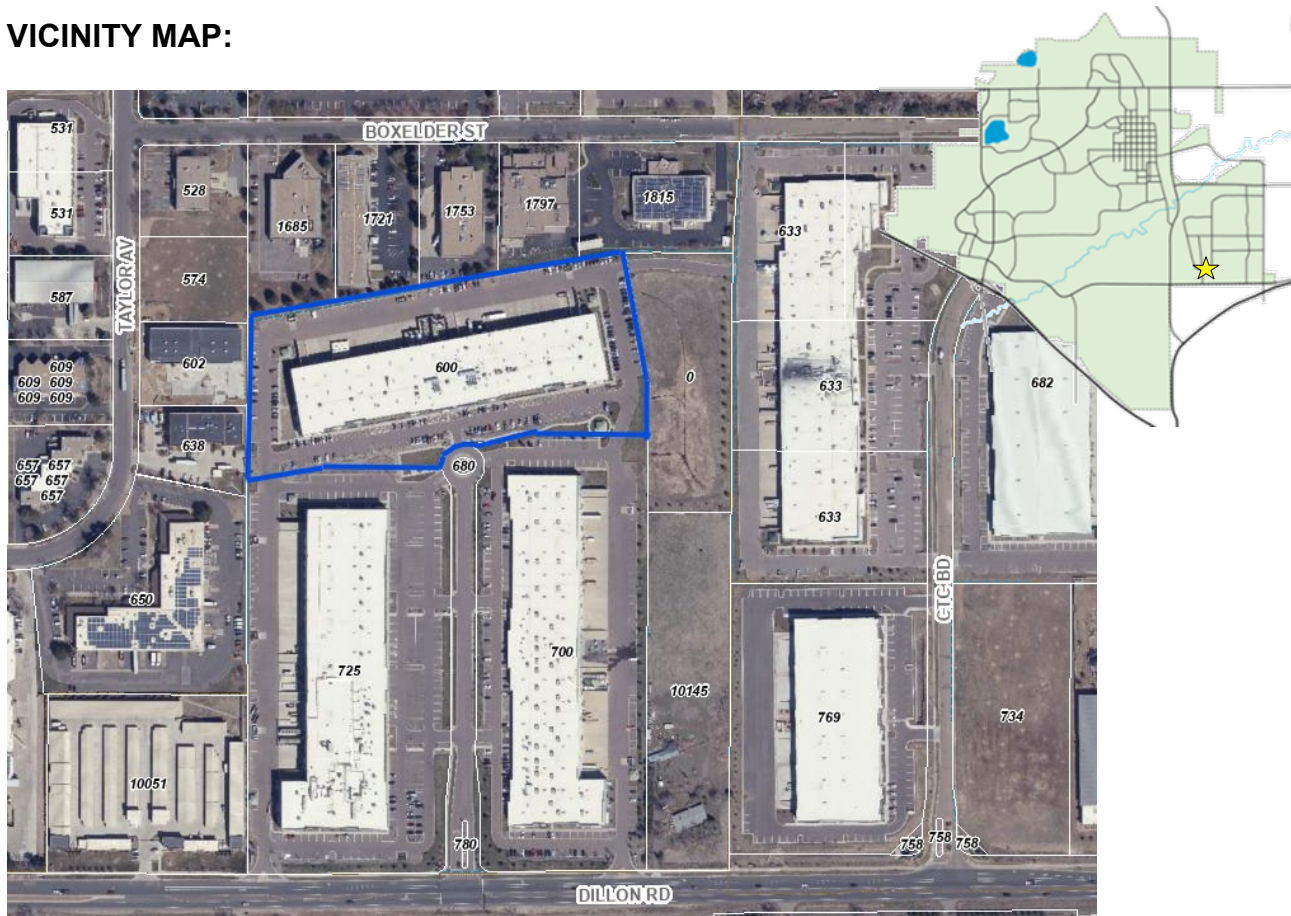
SUBJECT: RESOLUTION NO. 47, SERIES 2025 – A RESOLUTION
APPROVING THE LOUISVILLE CORPORATE CAMPUS AT CTC
PLANNED UNIT DEVELOPMENT AMENDMENT #2

DATE: JULY 8, 2025

PREPARED BY: EMILY CLINE-GIBSON, PLANNER II

PRESENTED BY: EMILY CLINE-GIBSON, PLANNER II

VICINITY MAP:



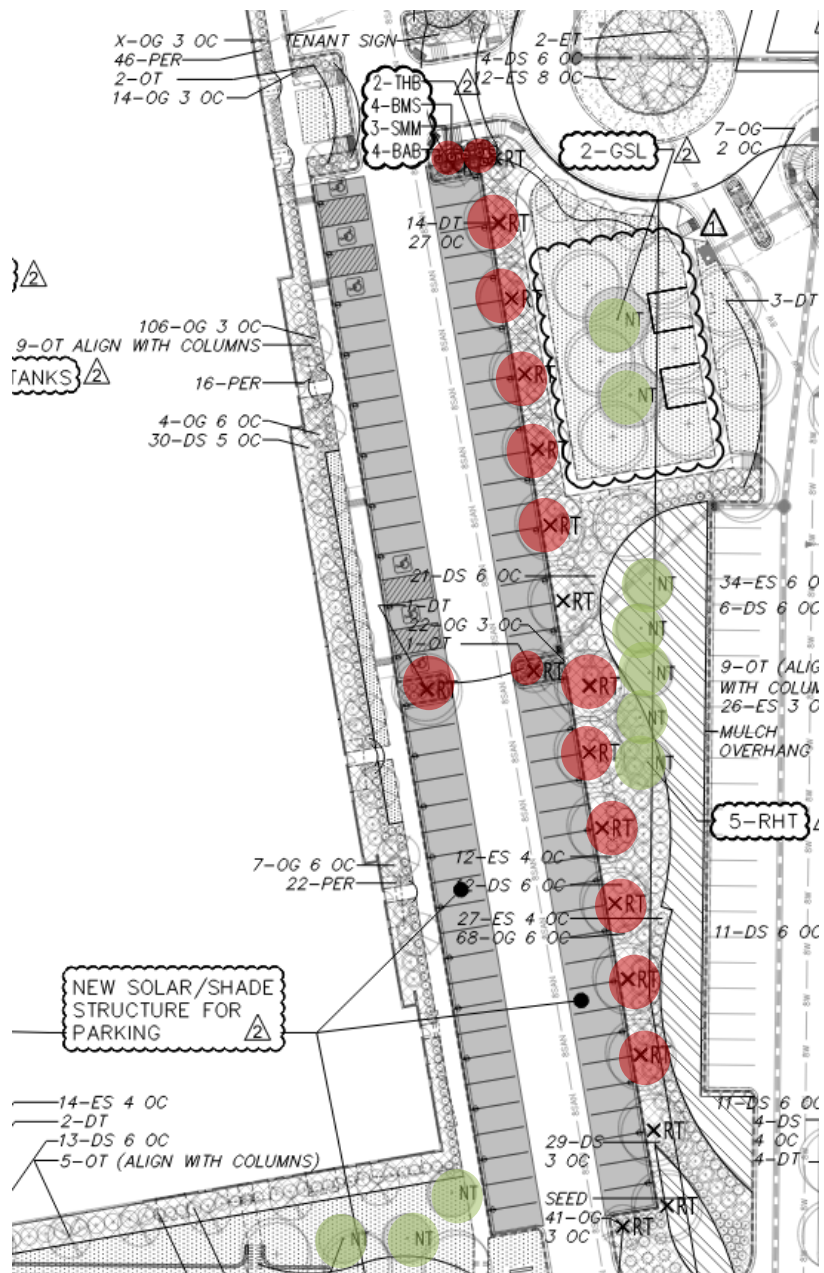
SUMMARY:

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.

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, which consists of aluminum panels mounted to steel posts.

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.

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.



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



Proposed wall sign.

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 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. While one of the purposes of the IDDSG tree requirement is to provide shade and address heat island effects from the parking lot, the removed trees will provide an unobstructed area for the solar canopies, avoiding concerns of potential fire hazards and future tree overgrowth and providing shade in the parking area.

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 consists of 10-foot-tall aluminum panels mounted to steel galvanized posts. These materials are consistent with the guidelines in the IDDSG that request screening material be made of durable materials, like metal.

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 Center.

- 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.

2025 COUNCIL WORK PLAN:

This item supports the City Council’s priority of Economic Vitality.

FISCAL IMPACT:

Budgeted?: **Not Applicable**

ALTERNATIVE(S):

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

PLANNING COMMISSION RECOMMENDATION:

On June 12, 2025, the Planning Commission approved 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 and sign standards summarized in this staff report. Planning Commission meeting minutes are attached.

RECOMMENDATION:

Staff recommends approval of Resolution No. 47, Series 2025, approving a request for a PUD Amendment to install solar canopies and perform other exterior alterations to the property at 600 Tech Court with waivers to yard and bulk and sign standards.

ATTACHMENT(S):

1. Resolution No. 47, Series 2025
2. Application materials
3. Draft minutes of June 12, 2025 Planning Commission meeting
4. Presentation

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.

SUBJECT: RESOLUTION 47, SERIES 2025**DATE: JULY 8, 2025****PAGE 10 OF 13**

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 types used, and materials used, if any; and maintenance, suitability and effect on the neighborhood;	Compliant	The landscape plan proposes planting new trees of similar size 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, 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	Much of the existing vegetation and landscaping is proposed to remain, 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	Compliant	No changes to the existing pedestrian circulation are proposed. All solar canopies will be located off

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.		of sidewalks to maintain existing pedestrian patterns.
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	Not applicable	The proposal does not include new buildings.

SUBJECT: RESOLUTION 47, SERIES 2025

DATE: JULY 8, 2025

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harmonious transitions and scale in character in areas of different planned uses, and shall contribute to a mix of styles within the city.		
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**RESOLUTION NO. 47
SERIES 2025**

**A RESOLUTION APPROVING THE LOUISVILLE CORPORATE CAMPUS AT CTC
PLANNED UNIT DEVELOPMENT AMENDMENT #2**

WHEREAS, there has been submitted to the Louisville Planning Commission an application for approval of the proposed Louisville Corporate Campus at CTC Planned Unit Development Amendment #2, 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 application materials 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 considered the application at a duly noticed public hearing on June 12, 2025, where evidence and testimony were entered into the record, and the Planning Commission voted unanimously in favor of recommending approval; and

WHEREAS, the City Council considered the application at a duly noticed public hearing on July 8, 2025, where evidence and testimony were entered into the record, including the findings in the Louisville City Council staff report dated July 8, 2025; and

WHEREAS, the City Council finds the application should be approved, as set forth herein.

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

Section 1. The City Council hereby approves the proposed Louisville Corporate Campus at CTC Planned Unit Development Amendment #2.

PASSED AND ADOPTED this 8th day of July, 2025.

Christopher M. Leh, Mayor

ATTEST:

Genny Kline, Interim City Clerk



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



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

PROJECT SUMMARY

TOTAL LAND AREA:	NO CHANGES PROPOSED
BUILDING AREA:	NO CHANGES PROPOSED
TOTAL LOT 2 AREA COVERAGE OF PROPOSED CARPORTS:	33,469 SF CARPORT COVERAGE (APPROX. 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:

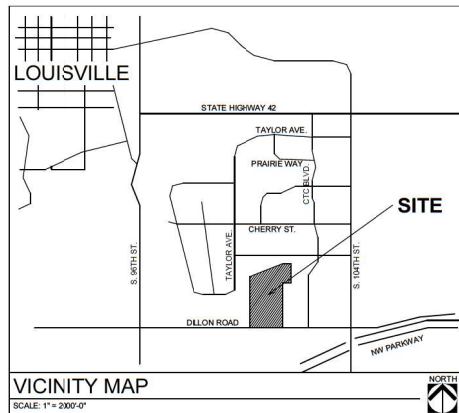
- LOT 2 - CONSTRUCT PARKING SPACE SHADE/SOLAR SHELTERS.
- LOT 2 - EXPANDING EXISTING SCREENED EQUIPMENT YARDS.
- LOT 2 - INSTALLATION OF EXTERIOR 45 FOOT HEIGHT WHITE CYLINDRICAL STORAGE TANKS IN SCREENED EQUIPMENT YARDS.
- LOT 2 - UPDATE AND INSTALL NEW SIGNAGE FOR FULL BUILDING TENANT.

WARRANT REQUESTS

- REQUEST FOR THE HEIGHT OF TWO STORAGE TANKS TO BE 45 FEET TALL.
- REQUEST FOR WALL SIGN TO BE 4 FEET TALL, EXCEEDING THE MAXIMUM HEIGHT OF 3 FEET IN THE SIGN CODE.
- REQUEST TO EXCEED ACCESSORY STRUCTURE HEIGHT OF 25 FEET FOR REAR SOLAR CANOPIES.
- REQUEST TO ALLOW ACCESSORY STRUCTURE FRONT SETBACK TO 10 FEET INSTEAD OF 30 FEET.

GENERAL NOTES

- THE PROPERTY IS ZONED INDUSTRIAL.
- 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.
- THE CITY OF LOUISVILLE IS NOT RESPONSIBLE FOR DAMAGE TO OR REPAIR OF MONUMENT SIGNS DUE TO UTILITY MAINTENANCE.
- THE CITY OF LOUISVILLE IS NOT RESPONSIBLE FOR DAMAGE TO PAVEMENT SURFACES OR LANDSCAPING CALLED DURING REPAIR OR MAINTENANCE ACTIVITIES OF UTILITIES LOCATED WITHIN PUBLIC UTILITY EASEMENTS.
- SIGNS FOR THIS LOT HAVE BEEN APPROVED BY ALL OWNERS TO FOLLOW 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: _____ DATE _____
BRUCE H. ETKIN, MANAGER

NOTARY NAME (PRINT) _____

NOTARY SIGNATURE _____ DATE _____

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____

PLANNING COMMISSION CERTIFICATE

RECOMMENDED APPROVAL THIS _____ DAY OF _____, 20__ BY THE PLANNING

COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. _____ SERIES _____

CITY COUNCIL CERTIFICATE

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

RESOLUTION NO. _____ SERIES _____

MAYOR _____ CITY CLERK _____ SEAL _____

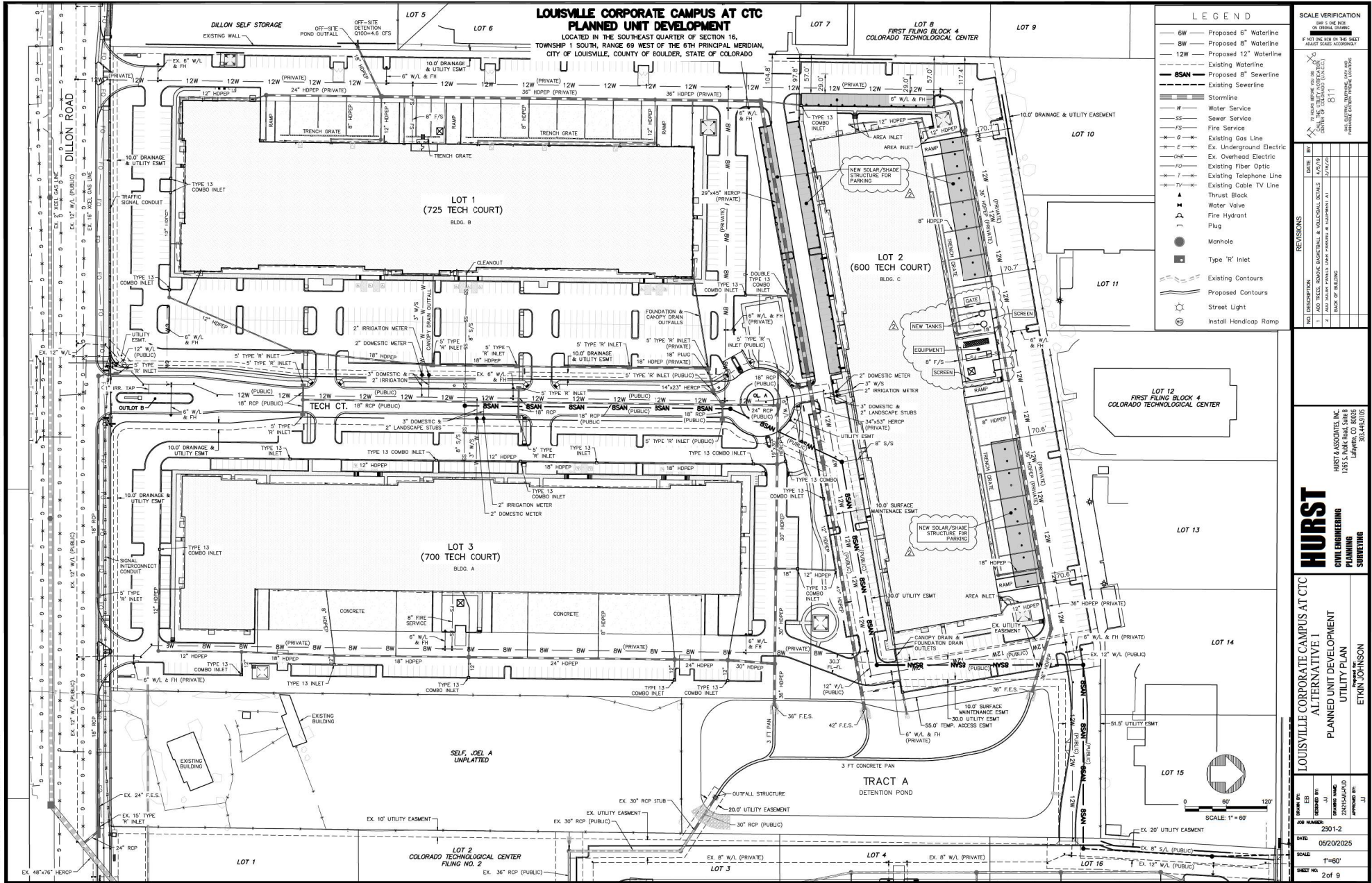
PUD	DATE APPROVED	NOTE
LOUISVILLE CORPORATE CAMPUS PUD ALTERNATIVE #1	NOV. 17, 2015	THE SITE BEING DEVELOPED UNDER THIS PUD
LOUISVILLE CORPORATE CAMPUS PUD ALTERNATIVE #2	NOV. 17, 2015	THE SITE IS NOT DEVELOPED UNDER THIS PUD
LOUISVILLE CORPORATE CAMPUS PUD ALTERNATIVE #1, AMENDMENT #1	FEB. 18, 2019	MINOR CHANGES TO ARCHITECTURE, PARKING, LANDSCAPING AND SITE DESIGN
LOUISVILLE CORPORATE CAMPUS PUD ALTERNATIVE #1, AMENDMENT #2	_____	BUILDING 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

LAST SAVED: 3/17/2025 12:05 PM

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SCALE VERIFICATION

FOR 5' ON THE PLAN
OR THEREABOUTS
IF NOT SHOWN IN THE SHEET
USING SCALE INDICATED

811

FOR 5' ON THE PLAN
OR THEREABOUTS
IF NOT SHOWN IN THE SHEET
USING SCALE INDICATED

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ADD NOTES TO EXISTING UTILITIES	1/27/23	JL
2	ADD NOTES TO EXISTING UTILITIES	1/27/23	JL
3	ADD NOTES TO EXISTING UTILITIES	1/27/23	JL
4	ADD NOTES TO EXISTING UTILITIES	1/27/23	JL
5	ADD NOTES TO EXISTING UTILITIES	1/27/23	JL
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16	ADD NOTES TO EXISTING UTILITIES	1/27/23	JL
17	ADD NOTES TO EXISTING UTILITIES	1/27/23	JL
18	ADD NOTES TO EXISTING UTILITIES	1/27/23	JL
19	ADD NOTES TO EXISTING UTILITIES	1/27/23	JL
20	ADD NOTES TO EXISTING UTILITIES	1/27/23	JL

LOUISVILLE CORPORATE CAMPUS AT CTC
ALTERNATIVE 1
PLANNED UNIT DEVELOPMENT
UTILITY PLAN

ETAN JOHNSON

DATE

05/20/2025

SCALE

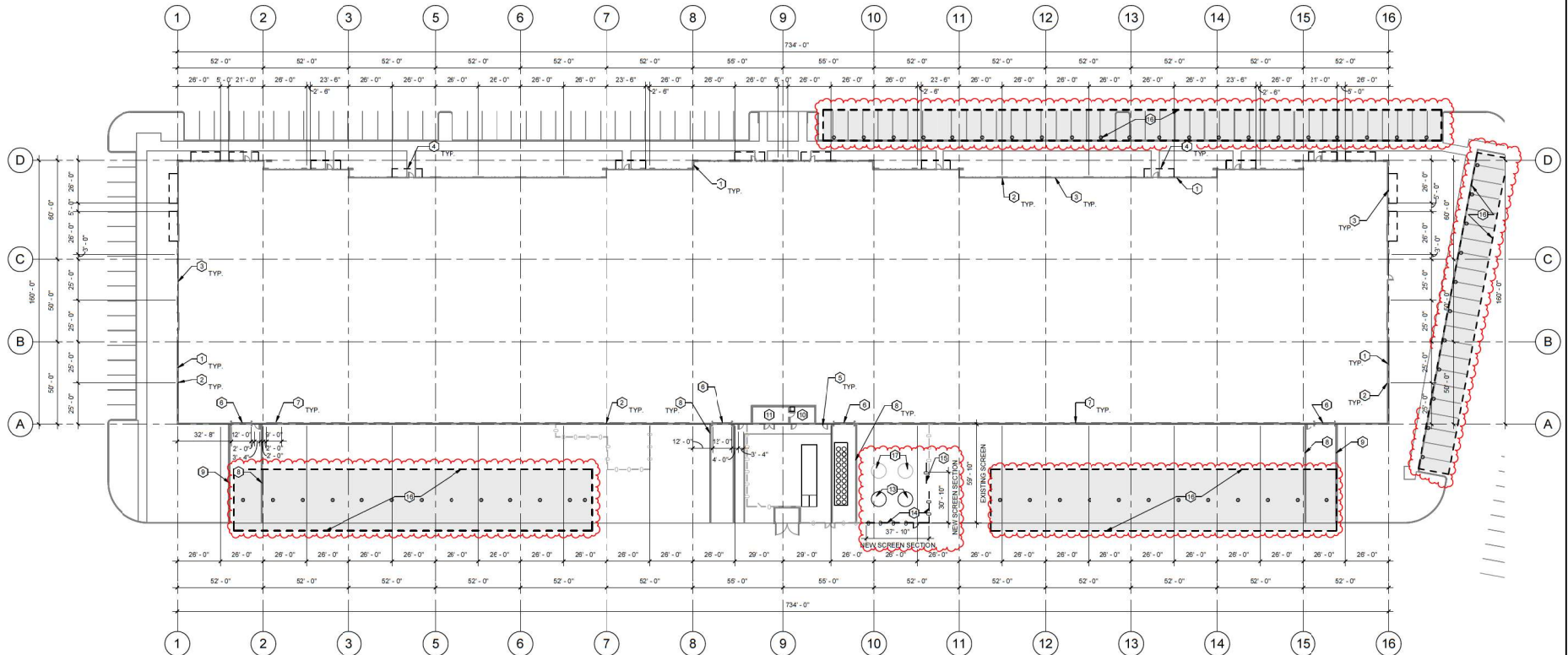
1"=60'

SHEET NO.

2 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



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

PLAN KEY NOTES:

1. CONCRETE TILT-UP PANEL, PAINTED.
2. CONCRETE TILT-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 WALL, MAXIMUM 14" HIGH ABOVE ADJACENT GRADE.
10. FIRE RISER ROOM.
11. ELECTRICAL ROOM.
12. STAIR CASE WITH GUARDRAIL AND HANDRAIL.
13. NEW 45H CYLINDRICAL WHITE STORAGE TANKS.
14. EXPANDED EXISTING EQUIPMENT SCREEN WALLS.
15. NEW 12V SLIDING GATE.
16. NEW SOLARSHADE STRUCT. FOR EXISTING PARKING SPACES
SEE SHADE SECTIONS ON SHEET 8 OF 9.
17. EXISTING WHITE CYLINDRICAL TANKS TO REMAIN.

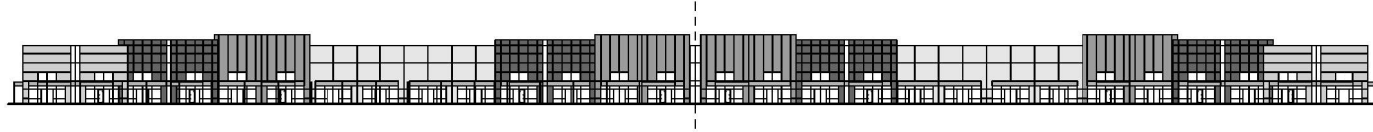
DATE:	
05.23.2025 P.U.D. AMEND.	

ALTERNATIVE #1
BUILDING "C" FLOOR PLAN
SHEET 4 OF 9

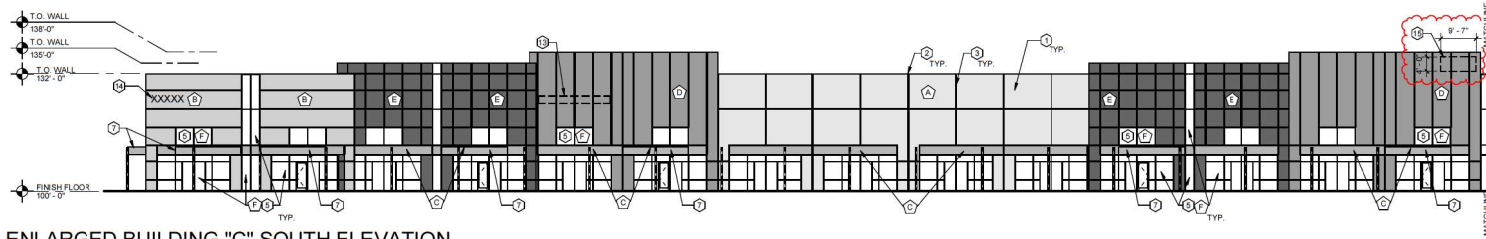


LOUISVILLE CORPORATE CAMPUS AT CTC PLANNED UNIT DEVELOPMENT AMENDMENT #2

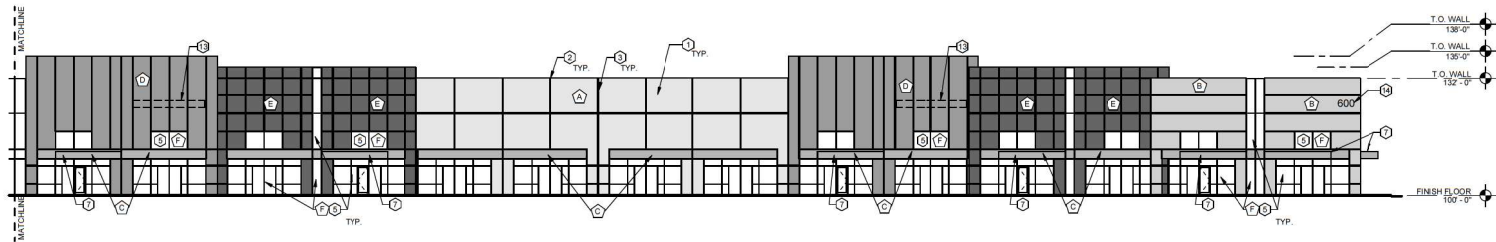
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16,
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



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:

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

EXTERIOR FINISH LEGEND

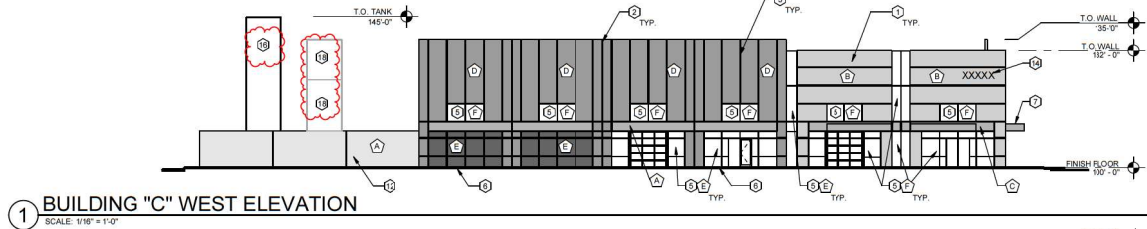
SYN.	PATTERN	DESCRIPTION	MANUFACTURER / CO. OR
A		PAINT - FIELD	SHERWIN WILLIAMS SWR16212-C3 "ANCIENT MARBLE"
B		PAINT - FIELD	SHERWIN WILLIAMS SWR164231-C4 "ILLUSIVE GREEN"
C		PAINT - FIELD	SHERWIN WILLIAMS SWR23922-C8 "GRAY HARBOR"
D		PAINT - FIELD	SHERWIN WILLIAMS SWR23922-C5 "TODGY DAY"
E		PAINT - FIELD	SHERWIN WILLIAMS SWR164212-C3 "VELVET 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.

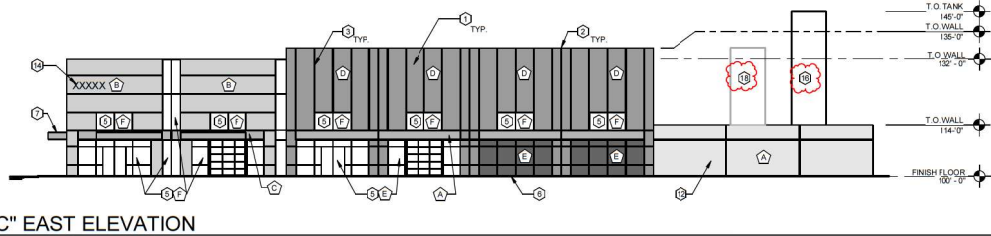
DATE:	05.23.2025	P.U.D. AMEND.	ALTERNATIVE #1
			BUILDING "C" SOUTH ELEVATION
			SHEET 5 OF 9

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



1 BUILDING "C" WEST ELEVATION
SCALE: 1/8" = 1'-0"



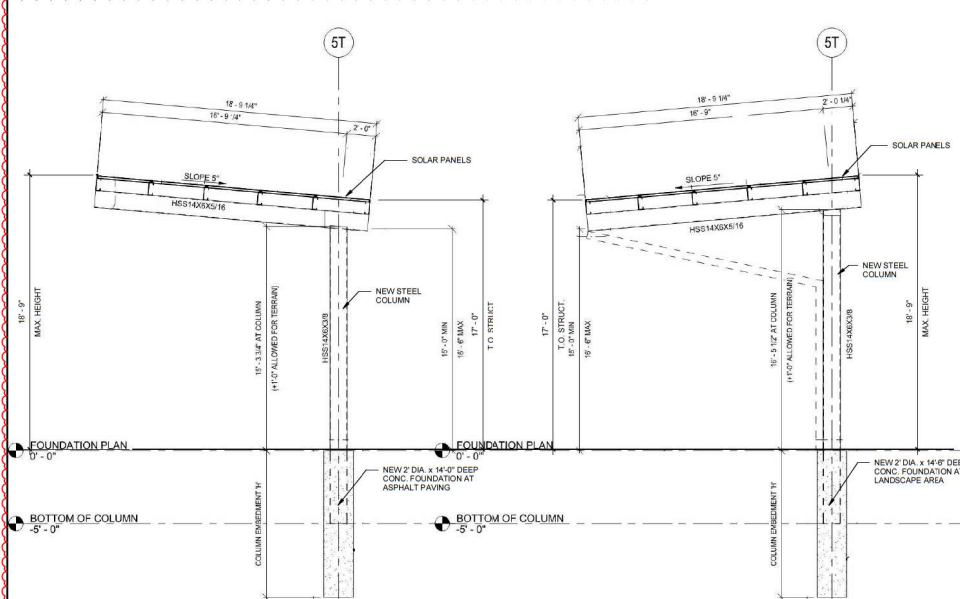
2 BUILDING "C" EAST ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES:

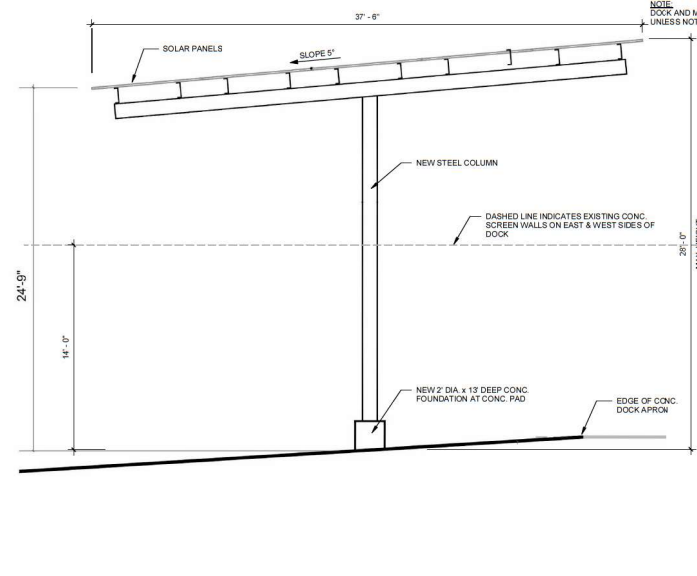
- CONCRETE TILT-UP PANEL WITH TEXTURED PAINT.
- CONCRETE TILT-UP PANEL JOINT.
- 3/4" V-REVEAL.
- STAIR CASE WITH GUARDRAIL AND HANDRAIL.
- ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED LOW E GLAZING.
- FINISH GRADE. SEE CIVIL DRAWINGS.
- STEEL CANOPY, PAINTED.
- 12' WIDE x 14' HIGH DRIVE UP DOOR.
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- BUILDING ADDRESS SIGNAGE.
- PROPOSED TENANT SIGNAGE, 9'-7 1/2" x 4'-0", SIGN PERMIT WILL BE SEPARATE PERMIT SUBMITTAL.
- NEW 45H WHITE CYLINDRICAL STORAGE TANKS (NITROGEN & ARGON), INSTALLED NEXT TO EXISTING TANKS TO REMAIN.
- ENLARGE EXISTING EQUIPMENT SCREEN, MATCH EXISTING ALUMINUM PANELS MOUNTED TO GALV. STEEL POSTS.
- EXISTING WHITE STORAGE TANKS TO REMAIN.

EXTERIOR FINISH LEGEND

SYMBOL	PATTERN	DESCRIPTION	MANUFACTURER / COLOR
A		PART - FIELD	SHERWIN WILLIAMS SWR16212-C1 "ANCIENT MARBLE"
B		PART - FIELD	SHERWIN WILLIAMS SWR164257-C4 "ILLUSTRATIVE GREEN"
C		PART - FIELD	SHERWIN WILLIAMS SWR162222-C5 "GRAY HARBOR"
D		PART - FIELD	SHERWIN WILLIAMS SWR164212-C3 "SVELT SAGE"
E		PART - FIELD	SHERWIN WILLIAMS SWR164212-C3 "SVELT SAGE"
F		STOREFRONT WINDOWS	CLEAR ANODIZED ALUM. FRAMES PPG SOLARGRAY GLAZING



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

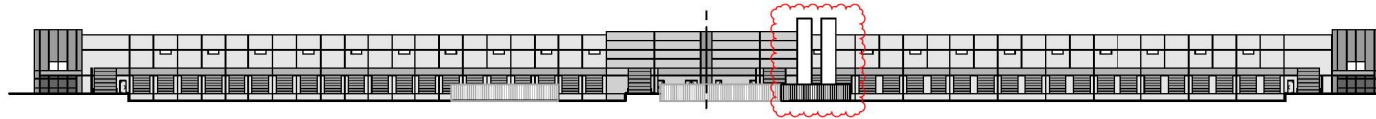


4 SOLAR/SHADE CARPORT @ DOCK
SCALE: 1/4" = 1'-0"

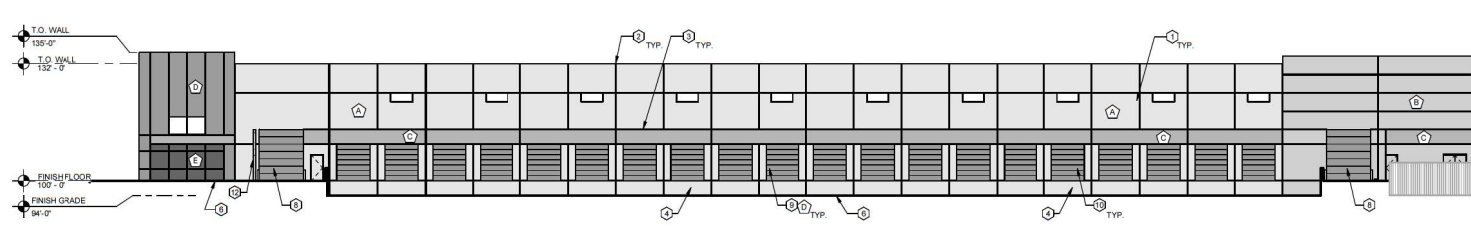
DATE:	05.23.2025	P.U.D. AMEND.
ALTERNATIVE #1	BUILDING "C" WEST AND EAST ELEVATIONS	SHEETS OF 9

LOUISVILLE CORPORATE CAMPUS AT CTC PLANNED UNIT DEVELOPMENT AMENDMENT #2

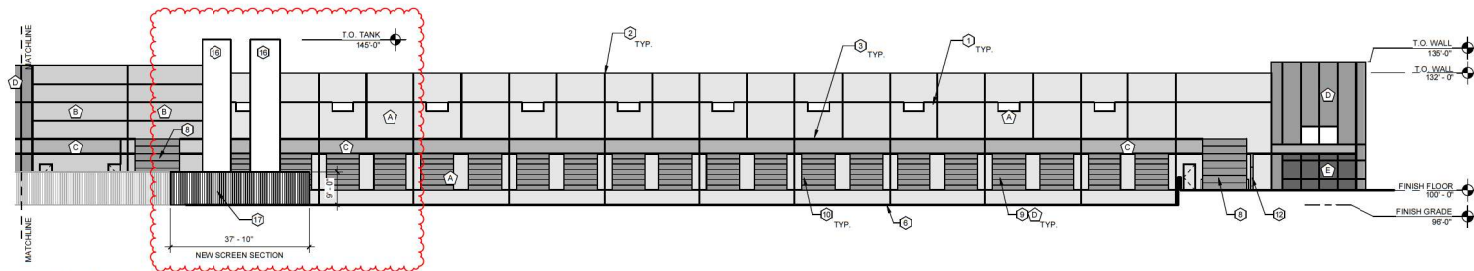
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16,
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



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:

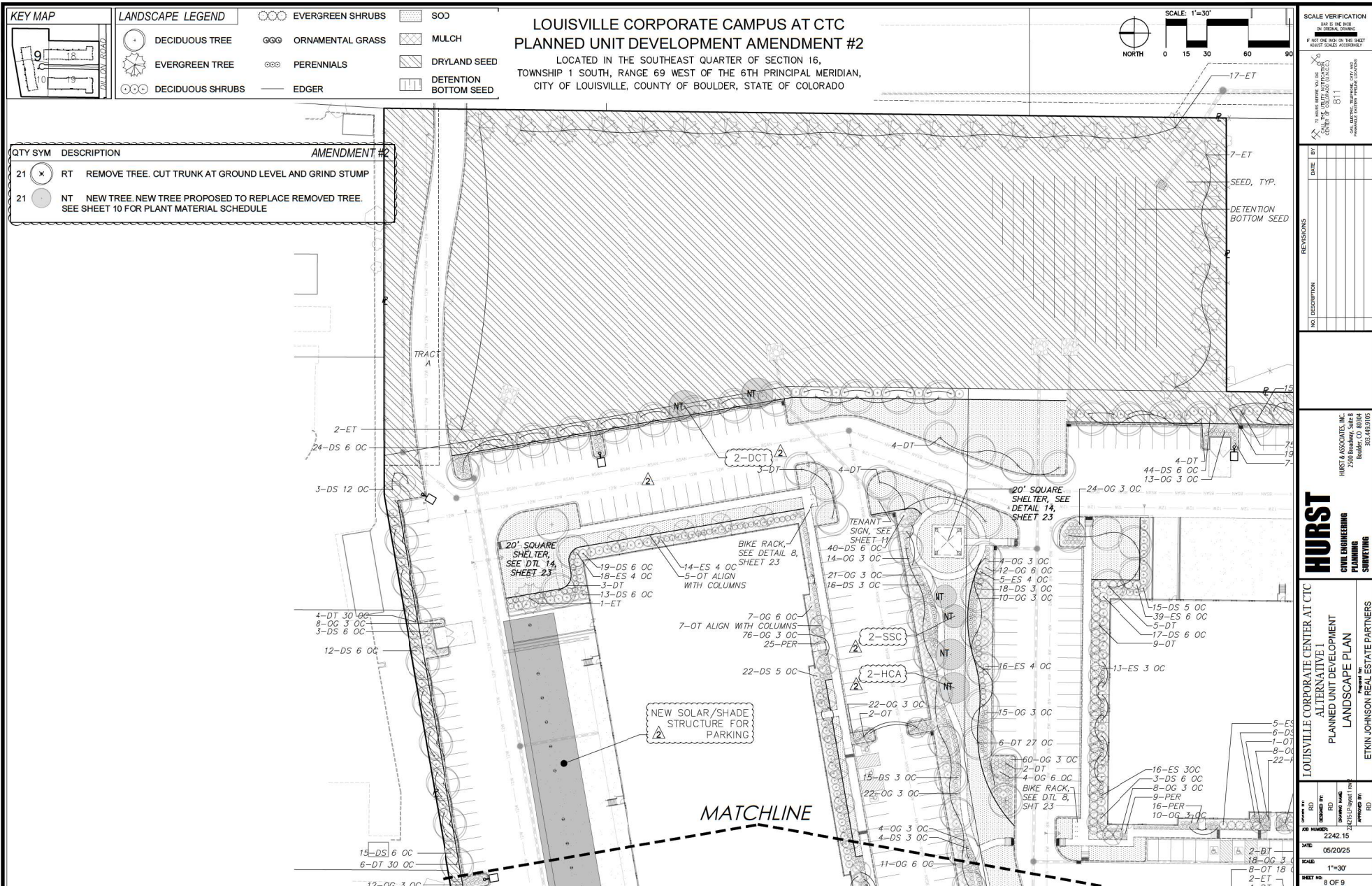
1. CONCRETE TILT-UP PANEL WITH TEXTURED PAINT.
2. CONCRETE TILT-UP PANEL JOINT.
3. 3/4" V-REVEAL.
4. STAIR CASE WITH GUARDRAIL AND HANDRAIL.
5. ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED LOW E GLAZING.
6. FINISH GRADE, SEE CIVIL DRAWINGS.
7. STEEL CANOPY, PAINTED.
8. 12' WIDE x 14' HIGH DRIVE UP DOOR.
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13. TENANT SIGNAGE, 2' W x 20' LONG (TOTAL OF FOUR LOCATIONS).
14. BUILDING ADDRESS SIGNAGE.
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17. ENLARGE EXISTING EQUIPMENT SCREEN, MATCH EXISTING ALUM. PANELS MOUNTED TO GALV. STEEL POSTS.
18. EXISTING WHITE STORAGE TANKS TO REMAIN.

EXTERIOR FINISH LEGEND			
SYM.	PATTERN	DESCRIPTION	MANUFACTURER / COLOR
A		PART - FIELD	SHERWIN WILLIAMS SW6162/12-C1 "ANCIENT MARBLE"
B		PART - FIELD	SHERWIN WILLIAMS SW6164/231-C4 "ILLUSIVE GREEN"
C		PART - FIELD	SHERWIN WILLIAMS SW6236/222-C3 "GRAY HARBOR"
D		PART - FIELD	SHERWIN WILLIAMS SW6236/222-C3 "ECOSKY DAY"
E		PART - FIELD	SHERWIN WILLIAMS SW6164/231-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.

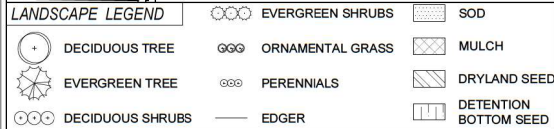
DATE:
05.23.2025 P.U.D. AMEND.

ALTERNATIVE #1
BUILDING "C" NORTH ELEVATION
SHEET 7 OF 9



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

DECIDUOUS TREES				MATURE HEIGHT x	
SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE	WIDTH
DC	1	COFFEE TREE, KENTUCKY DECAF	<i>Gymnocladus dioica</i> 'McBranded'	2' cal. B&B	45" x 35"
QSL	2	LINDEN, GREENSPIRE	<i>Tilia cordata</i> 'Greenspire'	2' cal. B&B	35" x 30"
HCA	2	CATALPA, HEARTLAND	<i>Catalpa speciosa</i> 'Hawatha 2'	2' cal. B&B	45" x 20"
UPO	4	OAK, BUR URBAN PINNACLE	<i>Quercus macrocarpa</i> 'JFS-KW3'	2' cal. B&B	45" x 20"
10					
ORNAMENTAL TREES					
SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE	SIZE
GRT	3	RAINTREE, GOLDEN	<i>Koeleruteria paniculata</i>	1-1/2' cal. B&B	25" x 30"
RHT	5	HAWTHORN, RUSSIAN	<i>Crataegus ambigua</i>	1-1/2' cal. B&B	20" x 15"
SSC	2	CRABAPPLE, SPRING SNOW	<i>Malus</i> 'Spring Snow'	1-1/2' cal. B&B	20" x 20"
10					
EVERGREEN SHRUBS					
SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE	SIZE
SWM	3	MUGO, SLOWMOUND	<i>Pinus mugo</i> 'Slowmound'	5 gallon	5" x 7"
DECIDUOUS SHRUBS					
SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE	SIZE
BMS	4	SPIREA, BLUE MIST	<i>Coryloperis x cladonensis</i> 'Blue Mist'	5 gallon	4" x 3"
THB	2	BUCKTHORN, TALL HEDGE	<i>Frangula alnus</i> 'Colummatis'	5 gallon	8" x 3"
ORNAMENTAL GRASSES					
SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE	SIZE
BAB	4	BLUE GRAMA GRASS, BLONDE AMBITION	<i>Bouteloua gracilis</i> 'Blonde Ambition'	1 gallon	2.5" x 2.5"



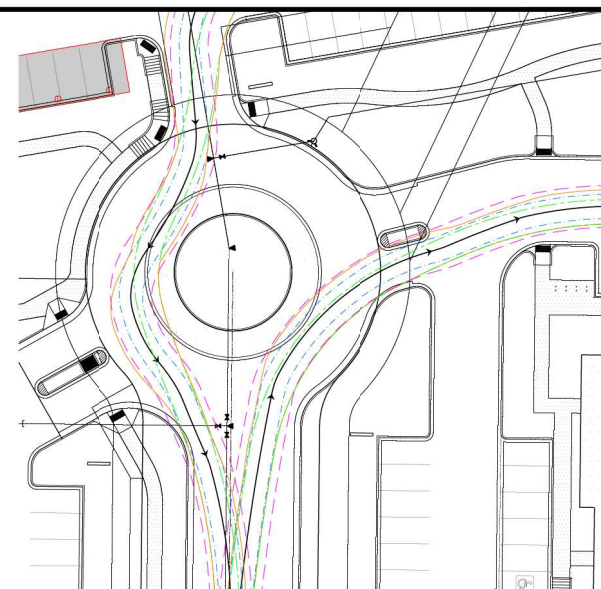
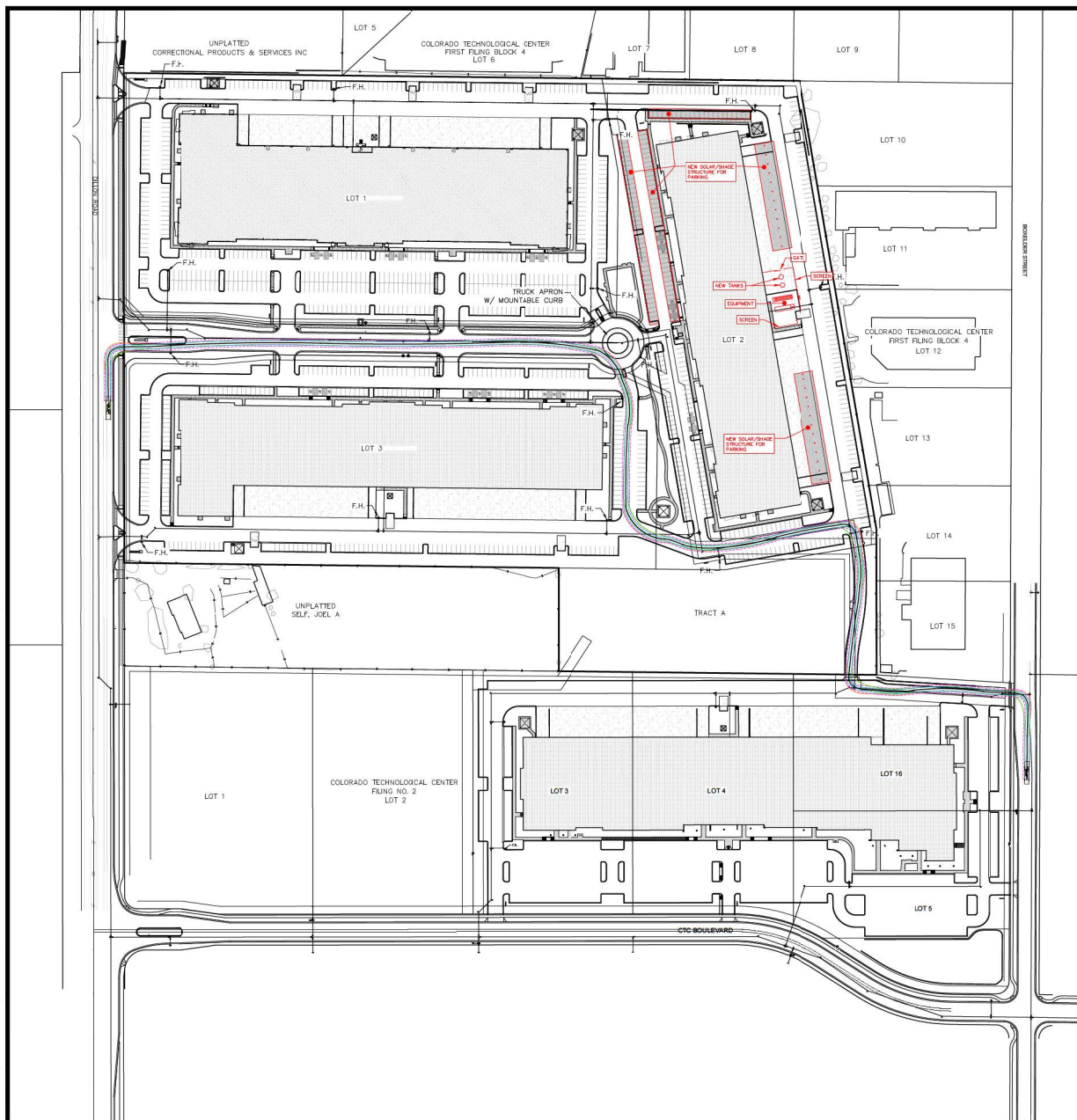
CALL THE UTILITY NOTIFICATION
CENTER OF COLORADO (U.N.C.C.)
811

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

UNANSW. BY:	RD	DRAWING NAME:	224215-1 P-Layout 1.mxd
DESIGNED BY:	RD		
JOB NUMBER:		2242.15	
DATE:		05/20/25	
SCALE:		1"=30'	
SHEET NO.:		9 OF 9	



Front Tires

Back Tires

Front Clearance

Vehicle Body

PUD AMENDMENT 2 REVISIONS
IN RED, NOVEMBER 22, 2024



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

72 HOURS BEFORE YOU DO
CALL THE UTILITY NOTIFICATION
CENTER OF COLORADO (U.N.C.C.)
811

GAS, ELECTRIC, TELEPHONE, CABLE AND
PANHANDLE EASTERN PIPELINE LOCATIONS

[illegible]

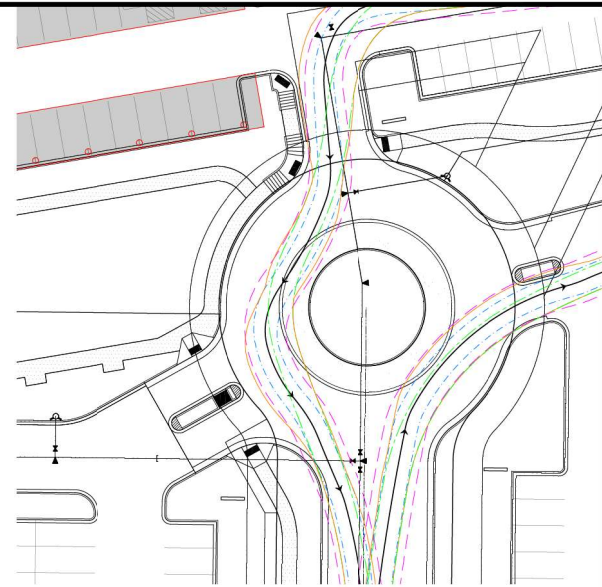
HURST

**CIVIL ENGINEERING
PLANNING
SURVEYING**

HURST & ASSOCIATES, INC.
2500 Broadway, Suite 8
Boulder, CO 80304
303.449.2105

LOUISVILLE CORPORATE CAMPUS AT CTC
LOUISVILLE, CO
PLANNED UNIT DEVELOPMENT
EMERGENCY ACCESS PLAN
Prepared for:
ETKIN JOHNSON REAL ESTATE PARTNERS

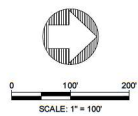
DRAIN BT:	RH	DESIGNED BY:	TSA	DRAWING NAME:	224215-EAP	APPROVED BY:
JOB NUMBER: 2601-2						
DATE: 3/26/19						
SCALE: 1"=100'						
SHEET NO: 1 of 2						



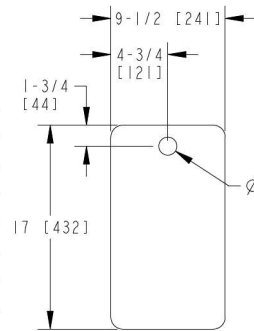
LEGEND

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

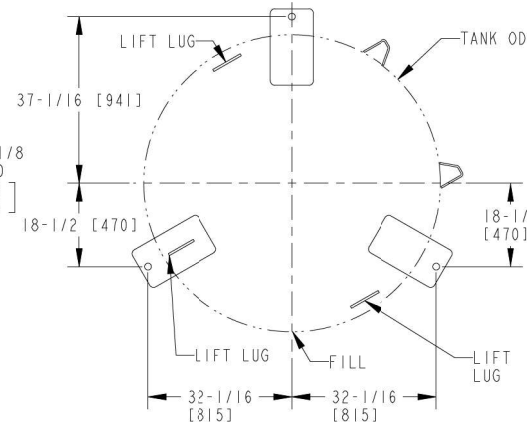
PUD AMENDMENT 2 REVISIONS
IN RED, NOVEMBER 22, 2024

[illegible]

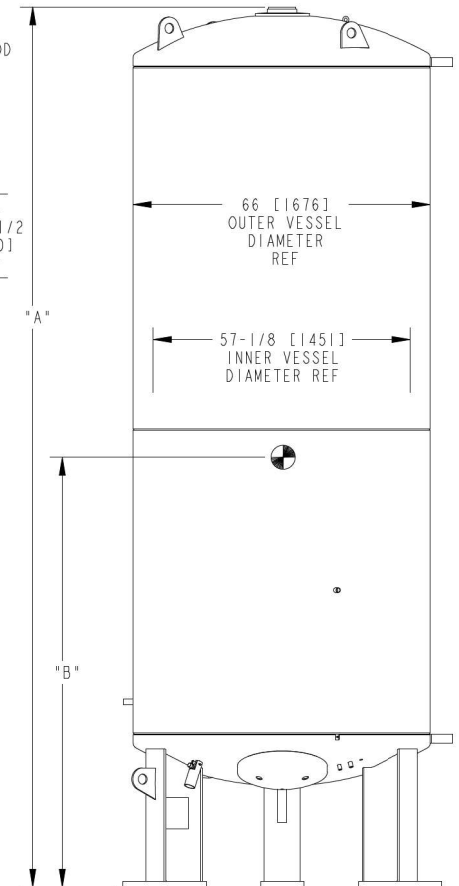
INNER VESSEL DESIGN DATA				
Model:		VS-525 / 900 / 1500		
MAWP:	PSIG	250	400	500
	barg	17.24	27.58	34.47
DESIGN	PSIG	272.4	422.4	522.4
PRESSURE	barg	18.78	29.12	36.02
CODE COMPLIANCE: ASME CODE CASE 2596				
DESIGN	°F	-320° TO 120°		
TEMPERATURE	°C	-196° TO 49°		
MATERIAL OF CONSTRUCTION: SA240 304 STAINLESS STEEL				
OUTER VESSEL DATA				
CODE COMPLIANCE: FULL VACUUM PER CGA-341				
DESIGN	°F	-20° TO 300°		
TEMPERATURE	°C	-29° TO 149°		
MATERIAL OF CONSTRUCTION: A36 CARBON STEEL				
INSULATION TYPE: VACUUM AND MULTILAYER INSULATION				
EVACUATION CONNECTION: 3-1/2" PUMPOUT PCRT				
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



DRAWING NUMBER **C-14190861**

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
		KILOGRAMS	3,773	4,082	4,309	5,773	6,078	6,396	9,818	10,433
	NITROGEN	POUNDS	6,800	7,500	8,000	10,200	11,000	11,700	17,100	18,500
		KILOGRAMS	3,091	3,402	3,629	4,636	4,990	5,307	7,773	8,391
	ARGON	POUNDS	9,400	10,100	10,600	14,500	15,200	15,900	25,000	27,500
		KILOGRAMS	4,273	4,581	4,808	6,591	6,895	7,212	11,364	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
ENGR: DML 0-22-08
QUAL. CONT. JK 0-13-08
MFG. RC 10-8-08
SERV. KJR 0-15-08

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

Lilly

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



Lilly

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

Lilly





Planning Commission Meeting Minutes

June 12, 2025

City Hall, Council Chambers

749 Main Street

6:30 PM

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

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

Commission Members Present: Debra Baskett, Vice Chair
David Bangs
Jennifer Hunt
Jonathan Mihaly

Commission Members Absent: Steve Brauneis, Chair
Cullen Choi, Secretary
Jeff Moline

Staff Members Present: Jeff Hirt, Planning Manager
Emily Cline-Gibson, Planner II
Ben Jackson, Planning Clerk

APPROVAL OF AGENDA

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

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Michael Reis, resident, wanted to encourage extra meetings for the Commission to accommodate an expedited process for some affordable housing projects, gave reasons for this, including as this would enable them to apply for state grant funding.

PUBLIC HEARING ITEMS – 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.

Staff Presentation:

ECG introduced presentation for PUD amendment. Noted that proposal was for solar canopy and signage changes. Covered background of the site, and current use. Noted proposed waivers for yard and bulk standards and for the sign code, and that these were reasonable.

Staff Recommendation:

Staff recommended approval of Resolution 9, Series 2025.

Commissioner Questions of Staff:

Bangs asked about height of existing storage tanks.

ECG said approx. 35ft.

Bangs on waivers.

ECG confirmed.

Commissioner Questions of Applicant:

None was heard.

Public Comment:

None were heard.

Commissioner Discussion:

Hunt said she had no issues, was in support.

Mihaly said in support of both shade and added solar. Concerns about tanks were resolved, so in support.

Bangs in support.

Baskett said well-informed from packet, in support. Noted importance of landscaping in the CTC.

Motion to approve Resolution 9, Series 2025 was moved by Mihaly and seconded by Bangs. The motion was adopted by a vote of 4 to 0.

PLANNING COMMISSION COMMENTS

None were heard.

STAFF COMMENTS

Comprehensive Plan Update from Hirt. Noted that draft was expected for Planning Commission in about a month. Floated a second July meeting.

Discussion on public comment provided by Tamar Krantz and potential for second July meeting.

ADJOURNMENT

Motion to adjourn was moved by **Hunt**, seconded by **Bangs**, and adopted by voice vote.
The Commission adjourned at 6:54 pm.



City Council

July 8, 2025

600 Tech Court

**Resolution No. 47, Series 2025 – A Resolution Approving
the Louisville Corporate Campus at CTC Planned Unit
Development #2.**

Presented by: Emily Cline-Gibson, Planner II



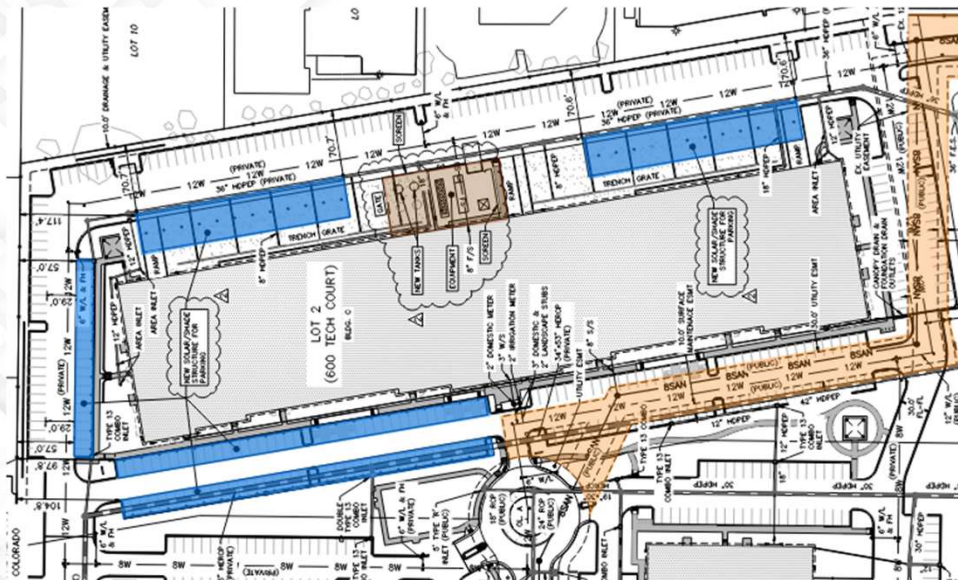
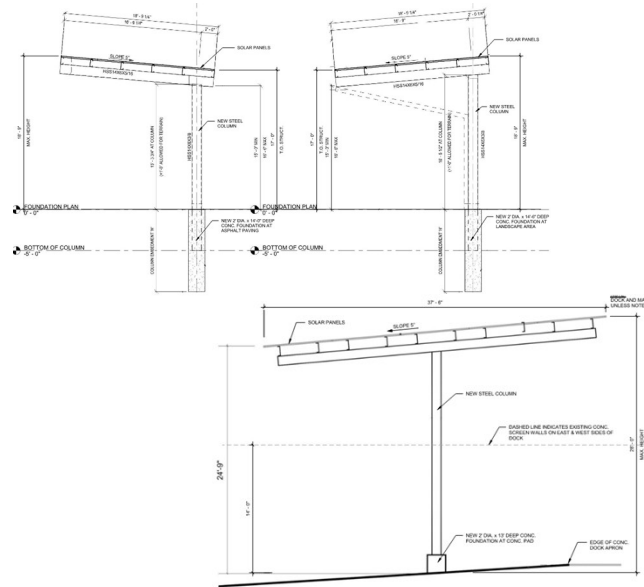
Background

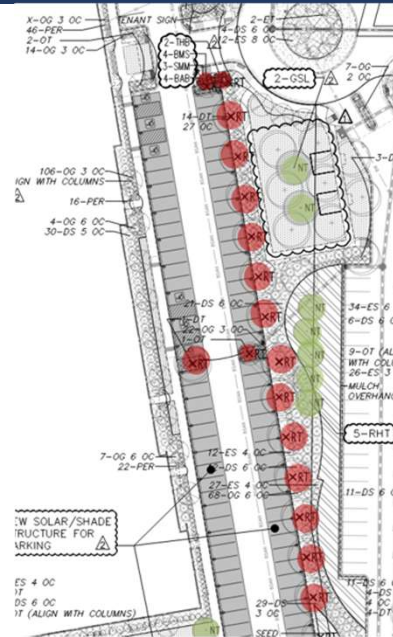
- Industrial zoned.
- Louisville Corporate Campus at CTC Planned Unit Development (PUD).
 - Approved in 2017
- Amendment #1 approved in 2019 for changes to Lot 1.
- Proposed Amendment #2 is for Lot 2 only.



Proposal

- Install solar canopies
- Install a wall sign
- Expand equipment yard
- Install 2 storage tanks
- 4 waiver requests
 - 3 waivers to Yard & Bulk Standards
 - 1 waiver to the Sign Code





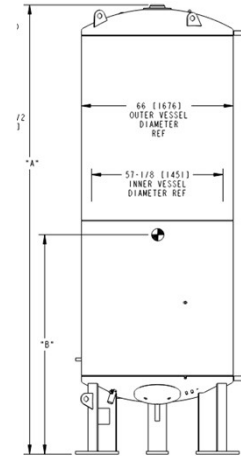
Waivers

Waivers from Yard and Bulk Standards

1. Allow a front yard setback of 10 feet for accessory structures.
2. Allow a maximum height of 45 feet for the storage tanks.
3. Allow a maximum height of 28 feet for the solar canopies.

Waiver from the Sign Code

1. Allow a maximum wall sign height of 4 feet.



Analysis

- Four waivers requested, otherwise meets applicable criteria of IDDSG and LMC.
- No changes proposed to building and site layout.
- Minimal impacts to existing circulation patterns.
- Replacement trees are of similar species as existing and same amount to be replanted.

Analysis: Waivers

Waivers from Yard and Bulk Standards

- Reduced front yard setback allows for solar canopy structures to provide cover for parking spaces.
- Increased canopy height allows for truck clearance.
- Increased storage tank height allows for proper equipment to be used.

Waiver from Sign Code

- Increased sign height allows for visibility from Dillon Road.

Recommendation

Planning Commission

Planning Commission unanimously recommended approval as presented at a public hearing on June 12th, 2025.

Staff

Staff recommends approval of Resolution No. 47, Series 2025 – A
Resolution Approving the Louisville Corporate Campus at CTC Planned
Unit Development Amendment #2