

Project Narrative: Zoning Map Amendment Request – RM to CC

Property Address: 809/811 Walnut Street, Louisville, CO 80027

Legal Description: LOT 1 & 5 FT ALLEY ADJ ON N BLK 3 JEFFERSON PLACE

Project Scope and Goals

The applicant is requesting a zoning map amendment for the property at 809/811 Walnut Street from Residential Medium Density (RM) to Community Commercial (CC). This change is intended to allow for a broader and more flexible range of permitted commercial uses within the existing building, consistent with the goals of the CC zoning district.

Importantly, no changes to the existing structure are proposed. The building will remain in its current form and configuration. The intent of this request is to align the property's zoning with its long-standing commercial use and with surrounding properties, many of which are zoned for or used as commercial and office spaces.

Waivers or Modifications Requested

No waivers or modifications to development standards are being requested. The existing structure complies with current zoning and building regulations. Any future tenant or use changes will adhere to the City's development standards under the CC district.

Implementation and Compliance with the Comprehensive Plan

This rezoning request supports key objectives of the City of Louisville Comprehensive Plan:

- **Land Use & Community Form:**
Rezoning to CC allows continued use of an existing commercial building while enhancing land use efficiency and supporting walkable development patterns near downtown.
- **Economic Vitality & Local Business Support:**
The CC zoning designation expands opportunities for a variety of neighborhood-serving businesses and professional services, encouraging economic diversity and activity without requiring new development.
- **Sustainability:**
By retaining and adapting the current structure, the proposed zoning change supports sustainability goals related to infill development and reduced environmental impact.

Compliance with Approval and Review Criteria

This request satisfies the City's zoning map amendment review criteria:

1. Conformance with the Comprehensive Plan:

The CC zoning is consistent with land use policies that support active commercial corridors and adaptive reuse of existing buildings near downtown Louisville.

2. Compatibility with Surrounding Uses:

The subject property is located near a mix of residential and commercial uses. Rezoning to CC provides a cohesive and compatible land use transition in the downtown area.

3. Infrastructure Availability:

The property is already served by existing infrastructure including public utilities and roadways. No new infrastructure will be required as a result of this zoning amendment.

4. Promotion of Public Health, Safety, and Welfare:

Allowing the continued commercial use of the building under the CC zoning designation supports walkability, access to services, and efficient land use—all in the public interest.

We appreciate the City's thoughtful consideration of this request and look forward to supporting the long-term vitality and commercial goals of downtown Louisville through this proposed zoning amendment.