

Planning Commission

Agenda

**September 11, 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 (April 10, May 8, June 12)
5. Public Comment on Items Not on the Agenda
6. New Business
 - a. ***POSTPONED*** – Avista Adventist Hospital General Development Plan (GDP) Amendment, ConocoPhillips Campus GDP Amendment are postponed due to a public notice error. No action by Planning Commission is required. Cases will be renoticed for the September 25 Planning Commission meeting.

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.

- b. **North Louisville General Development Plan (GDP) Amendment** – Resolution 10, Series 2025 recommending to the City Council approval of a North Louisville GDP amendment to allow residential land uses for 2101 N. Courtesy Road.
 - c. **Zoning Code Amendment** – Resolution 11, Series 2025 recommending to the City Council approval of an amendment to Louisville Municipal Code Title 17 (Zoning) concerning Natural Medicine Businesses to address how the distance is measured between such businesses and other land uses.
- 7. Planning Commission Comments
- 8. Staff Comments
 - a. Confirm special/overflow Planning Commission meeting on September 25
- 9. Select Items Tentatively Scheduled for Future Meetings
 - a. September 25
 - i. ConocoPhillips Campus and Avista Hospital GDP Amendments to transfer development area from the Avista Hospital development area to other areas of Redtail Ridge (100 Health Park Drive) and designate public land dedication areas
 - ii. 811 Walnut rezoning
 - b. October 9
 - i. Nonfunctional turf zoning code amendment to comply with [SB 24-005](#)
 - ii. Louisville Center for the Arts Planned Unit Development (PUD) amendment to address signage
 - iii. Coal Creek Village PUD for mixed use residential project at 0 South Boulder Road
 - c. November 13
 - i. 1155 Pine Street PUD
 - ii. Redtail Ridge lift station PUD
 - iii. Inclusionary Housing Ordinance updates
- 10. Adjourn

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. He said that 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:

Cline-Gibson introduced the presentation for the PUD amendment. She said that the proposal was for a solar canopy and signage changes. She covered the background of the site and its current use. She noted the proposed waivers for the yard and bulk standards and for the sign code, and that staff found that these waiver requests were reasonable.

Staff Recommendation:

Staff recommended approval of Resolution 9, Series 2025.

Commissioner Questions of Staff:

Bangs asked about the height of the existing storage tanks.

Cline-Gibson said that they were approximately 35ft tall.

Bangs asked to confirm that waivers were required for the 45ft tanks.

Cline-Gibson confirmed this.

Commissioner Questions of Applicant:

None were heard.

Public Comment:

None were heard.

Commissioner Discussion:

Hunt said she had no issues with the application and was in support.

Mihaly said that he was supportive of both the shade and added solar. He added that his concerns about the tanks had been resolved, leading him to support the application.

Bangs said that he was in support.

Baskett said that she was well-informed by the packet, and was in support. She also noted the 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

Hirt provided an update on the Comprehensive Plan. He noted that a public review draft was planned for later in the summer.

ADJOURNMENT

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

Planning Commission

Meeting Minutes

May 8, 2025

City Hall, Council Chambers

749 Main Street

6:30 PM

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

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

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

Commission Members Absent: Debra Baskett, Vice Chair

Staff Members Present: Rob Zuccaro, Director of Community
Development
Jeff Hirt, Planning Manager
Matt Post, Senior Planner
Emily Cline-Gibson, Planner II
Ben Jackson, Planning Clerk

APPROVAL OF AGENDA

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

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None were heard.

PUBLIC HEARING ITEMS – NEW BUSINESS

- a. **General Development Plan (GDP) Yard and Bulk Requirements Code Amendment** – Resolution 6, Series 2025 recommending to the City Council approval

of an ordinance amending Louisville Municipal Code Section 17.72.190 regarding Yard and Bulk Requirements for General Development Plans.

Staff Presentation:

Zuccaro introduced the presentation on proposed changes to the yard and bulk requirements in GDPs. He noted that it was proposed by a property owner, but that it would still apply to the whole city. He explained that the change was intended to provide clarity when amending or approving a General Development Plan.

Staff Recommendation:

Staff recommended approval of Resolution 6, Series 2025.

Commissioner Questions of Staff:

Hunt asked to clarify the implications of the change. She asked whether this simply allowed applicants to define changes to the standards at the GDP stage rather than requiring waivers at the PUD stage.

Zuccaro said that the change provided additional flexibility, and would make it so that changes to the standards could be made at either the GDP stage or as waivers to the PUD stage as was currently the case.

Hunt asked whether staff would still work with applicants to determine appropriate zoning for the development.

Zuccaro said yes, applicants would still be required to work with staff if the proposed yard and bulk standards were significantly different from the normal standards, and to explain why this would be necessary.

Hunt asked whether the changes would give developers more certainty over their final designs.

Zuccaro said that this change would give developers more assurance that they would be able to proceed with their desired designs.

Hunt asked whether staff would still look at the other uses to set the yard and bulk requirements if the applicant opted not to do it during the GDP process.

Zuccaro said yes, and that they left this language in the ordinance as there were some GDPs that did not have yard and bulk standards.

Bangs asked whether developers would need to seek waivers from the yard and bulk requirements if the Commission did not approve the proposed code amendment.

Zuccaro said yes.

Bangs asked to clarify what comparable zone districts meant.

Zuccaro said that it was generally up to staff to determine which zoning type the proposed development would be most comparable to, though there was a general lack of clarity around this.

Zuccaro added that the proposals from applicants also had to be consistent with the Comprehensive Plan or another adopted policy of the City, and consistent with the desired character of the district.

Bangs asked why the change was necessary given the current waiver process seemed to work.

Zuccaro said that it was not always possible to guide applicants on what would be appropriate and passable waivers, making the process more complicated than it needed to be.

Bangs asked whether the code amendment would make it harder for the Commission to object to changes to the yard and bulk standards.

Zuccaro said that it would provide more predictability for the Commission and City Council.

Hunt asked whether the Planning Commission would still get a say on changes to the yard and bulk standards in the GDP process.

Zuccaro said that the Commission would still get a say on this when they consider a GDP or GDP amendment. He added that staff would analyze all proposals and provide recommendations to Commissioners.

Bangs asked how much definition of the standards would be in the Comprehensive Plan.

Zuccaro said that the Plan would not include any specific details.

Bangs asked about the downsides and risks of the proposal.

Zuccaro said that the main downside would be making a decision on the yard and bulk standards without seeing the final design, and that Commissioners would not have as specific information.

Brauneis noted that applicants could still apply for waivers beyond what would be approved in the GDP.

Choi asked to clarify whether the amendment would only apply to areas of 30 acres or larger that had a single owner.

Zuccaro said yes, and noted that it would only apply to properties zoned PCZD.

Choi asked how many of these properties existed in the city.

Zuccaro said he believed there were no more than 6.

Choi asked whether the property could then be sub-divided and sold off.

Zuccaro said that the 30 acre requirement only applied at the time of the establishment of the original GDP, and that future property owners could amend the GDP for their individual parcels.

Choi asked about the language regarding potential legal challenges in the amendment.

Zuccaro said that changes to the yard and bulk standards during the GDP process could be subject to legal action relating to their general conformance with the code.

Moline asked when a GDP was required.

Zuccaro said that a GDP was required when an applicant requested the PCZD zone district. He added that this was likely to mainly apply to GDP amendments given the limited scope for the creation of new PCZD zoned areas.

Brauneis asked when the last time an outside party requested a code amendment was. **Zuccaro** said that it was pretty rare, and that he did not recall any in the last decade.

Applicant Presentation:

Mark Smith, resident, representing Advent Health Avista, noted that Advent Health had purchased a 40 acre site in the Redtail Ridge area, and were planning its future development. He said that they were in favor of the change as it would provide greater predictability and certainty in their planning and design process.

Commissioner Questions of Applicant:

Brauneis asked about the applicant's reasoning for their proposed major code change.

Smith said that they felt that the change would give them the clarity needed to make the project viable.

Bangs asked about how this would improve their design process over the existing PUD waiver process.

Valerie Wilkins, non-resident, of the development team, said that they can get through more comprehensive design planning earlier, and that they hope to simplify and speed up this process.

Bangs asked whether the yard and bulk requirements were clear for this development.

Zuccaro said that they were not clear on the GDP, particularly with regards to desired heights.

Bangs asked how long it would be before the applicant came before the Commission with their proposed designs.

Zuccaro said that they were currently discussing this with the applicant.

Wilkins said that they were going through the concept design, and intended to have a PUD ready by the end of the year.

Public Comment:

Tamar Krantz, resident, pooled with **Cindy Bodell**, resident, asked what changes Advent Health from the existing yard and bulk standards. She was concerned that it would just be a means to alter the existing GDP. She also objected to the unusual manner in which this proposal was brought before the Planning Commission.

Applicant Closing Statement:

Wilkins said that they were not planning any changes to setbacks for their future GDP amendment, and that this was just an example brought up in conversation.

Additional Commissioner Questions of Staff:

Mihaly asked how this would affect the GDP amendment process.

Zuccaro said that it would not affect existing GDPs or the GDP amendment process.

Hunt asked to clarify that the references to general conformance would only apply to GDPs that did not specify yard and bulk requirements.

Zuccaro confirmed this.

Commissioner Discussion:

Hunt said that she was in support, and that she liked the idea of providing more certainty to developers.

Moline said that he in support, and that the added clarity would be a benefit to the code and a benefit to the community.

Choi said that he was in support, and thought it would help ease the development process.

Mihaly said that his initial concerns were allayed by the presentations, and that he thought it would help make the city more business friendly. He was in support.

Bangs said that while he did not feel the existing PUD waiver process was broken such that it warranted major changes, he was supportive of the amendment as it would help improve the efficiency of the development process. He was in support.

Brauneis said that he was in support, and said that this would be beneficial for both developers and the city.

Motion to approve Resolution 6, Series 2025, was moved by **Hunt** and seconded by **Moline**. The motion was adopted by a vote of 6 to 0.

- b. Advent Health PUD Amendment (Signage)** - Resolution 7, Series 2025, recommending approval of a request for a Planned Unit Development (PUD) Amendment to replace existing freestanding signs and add a new wall sign on the hospital campus.

Staff Presentation:

Cline-Gibson introduced the presentation for the PUD amendment. She noted the location of the property, and where the changes to the existing signage were proposed. There had been previous changes to signage in 1997 and 2002 in accordance with periodic hospital rebranding. She also covered proposed waivers for the freestanding and wall signs. Staff found that the application met all of the criteria in the sign code. Staff also found that the requested waivers were appropriate.

Staff Recommendation:

Staff recommended approval of Resolution 7, Series 2025.

Commissioner Questions of Staff:

Choi asked whether all of the signs were proposed to be internally illuminated.

Cline-Gibson said yes.

Choi asked whether there would be a change in lumen output from the new signs.

Cline-Gibson said that there would not be any change.

Moline asked about the requirement for architectural base and border in the new code.

Cline-Gibson said that this was a requirement for freestanding signs, but was largely targeted at entrance signs rather than the wayfinding signs proposed here, hence the waiver.

Brauneis wondered about the need and value of the sign facing the golf course and open space.

Cline-Gibson deferred to the applicant, but suggested that it was meant to be viewed from US-36.

Applicant Presentation:

Mark Smith, resident, CEO of Advent Health Avista, spoke to the importance of clear and visible signage for the hospital campus.

Commissioner Questions of Applicant:

Brauneis asked about the need for the sign facing the golf course.

Smith said that their desire was for the sign to be visible from US-36, as it is otherwise difficult to see the building from the freeway.

Brauneis asked whether the sign adjacent to US-36 would accomplish this.

Smith said that they would prefer to have both.

Hunt asked to confirm that the wall sign would directed towards eastbound US-36 traffic.

Smith said yes.

Moline asked whether there was an existing wall sign.

Brauneis said no.

Public Comment:

None were heard.

Applicant Closing Statement:

Smith thanked the Commission for their time.

Staff Closing Statement:

None was heard.

Additional Commissioner Questions of Staff:

Bangs asked whether there was any other illuminated signage in Louisville that faced US-36.

Cline-Gibson said not that she could recall.

Mihaly asked how the wall sign would look if it conformed to the sign code.

Cline-Gibson said that it would be somewhat smaller.

Commissioner Discussion:

Hunt said she thought the requests were reasonable, and was in support.

Bangs agreed.

Moline said he was in support.

Mihaly said that he was supportive, and thought that the waivers were minor enough to be reasonable.

Choi said that he was in support.

Brauneis said that he still had some concerns about the wall sign, but was ultimately in support.

Motion to approve Resolution 7, Series 2025, was moved by **Mihaly** and seconded by **Bangs**. The motion was adopted by a vote of 6 to 0.

- c. Parking Minimums Code Amendment** - Resolution 8, Series 2025 recommending to the City Council approval of an ordinance amending Title 17 of the Louisville Municipal Code (LMC) concerning parking minimums for multifamily and adaptive reuse development to comply with HB24-1304.

Staff Presentation:

Post introduced the presentation for the ordinance. He said that the change was required to bring the City into compliance with a new state law that prohibited minimum parking requirements in some circumstances. He outlined the parts of the city where parking minimums would no longer be permitted, and how the new policy would be implemented.

Staff Recommendation:

Staff recommended approval of Resolution 8, Series 2025.

Commissioner Questions of Staff:

Hunt asked whether the City can still apply its EV charging and accessibility requirements if developers choose to provide parking spaces.

Post said yes.

Brauneis asked whether the 228 bus met the definition of frequent transit.

Post said no because it only ran every 60 minutes instead of the 30 minute standard set by the legislation.

Brauneis asked whether a private shuttle that met the requirements could be considered a transit service.

Post said that this was considered by DOLA and could factor into the transit service area.

Bangs asked about the number of units that could be added with a reduced number of parking spaces.

Post said that he would expect the bill to produce greater density, though he noted that the City's density limits still applied.

Public Comment:

None were heard.

Staff Closing Statement:

None was heard.

Commissioner Discussion:

Hunt said that she was in favor.

Bangs said that he was in favor.

Moline said that he was in support.

Mihaly said that he was in support.

Choi said that he was in support.

Brauneis said that he was in support, and said that he would encourage staff and City Council to consider abolishing parking minimums in other areas of the city.

Motion to approve Resolution 8, Series 2025, was moved by **Moline** and seconded by **Bangs**. The motion was adopted by a vote of 6 to 0.

PLANNING COMMISSION COMMENTS

None were heard.

STAFF COMMENTS

None were heard.

ADJOURNMENT

Motion to adjourn was moved by **Mihaly**, and adopted by voice vote.

The Commission adjourned at 8:35pm.

Planning Commission

Meeting Minutes

April 10, 2025

City Hall, Council Chambers

749 Main Street

6:30 PM

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

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

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

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

APPROVAL OF AGENDA

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

APPROVAL OF AGENDA

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

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

Motion to approve the minutes for the March 13, 2025 meeting was moved by **Bangs**, seconded by **Hunt**, and adopted by voice vote, with **Choi** abstained.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None were heard.

PUBLIC HEARING ITEMS – NEW BUSINESS

- a. Planned Unit Development – 517 S Arthur Ave:** Consideration of Resolution 4 to approve a Planned Unit Development Amendment to allow a new industrial/flex building at 517 S Arthur Avenue in the Colorado Technology Center.

Staff Presentation:

Post introduced the presentation for the PUD Amendment. He said that the property was in the Colorado Technology Center (CTC), and was currently a vacant lot zoned for industrial use. He added that this was one of the smallest lots in the CTC. He covered proposed site plan, design, landscaping, and the parking reduction request. He noted that all sites in the CTC required a detention and water quality pond, and that a warehouse was a use by right.

Staff Recommendation:

Staff recommended approval of Resolution 4, Series 2025.

Commissioner Questions of Staff:

Moline asked about the review process for the parking reduction waiver, and whether staff had considered the potential needs of future occupants of the site beyond the current applicant.

Post said that this was a valid concern, and that it was not part of their review. He said that the review related directly to the proposed design and use of the warehouse, and that any future amendment would require additional examination.

Brauneis noted that on-street parking was prohibited within CTC, but that there had also been a history of overbuilding parking spaces in the area.

Post clarified that this was CTC owners' association agreement, not City policy.

Mihaly asked about the potential for future PUD amendments. He specifically had concerns related to the number of parking spaces.

Post noted that staff would need to carefully review it, and that because office use was a special review use, it would be subject to staff review.

Moline noted that most waivers could be resolved by having a smaller building. He asked how this related to the review process.

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

Brauneis asked how the detention ponds would work without the use of turf grass.

Post said that there would be low water seeding grass as opposed to more traditional turf grass.

Applicant Presentation:

None was heard.

Commissioner Questions of Applicant:

Bangs asked about the size of building that was originally requested.

Kaleb Seal, representing the applicant, said that they had originally planned for around 19,000 square feet, and added that they wanted to maximize balance the between warehouse and office space.

Choi asked whether the proposed area was driven by a particular intended tenant.

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

Choi asked about the area thresholds that determined whether the applicant needed to apply for the proposed waivers.

Post said that they discussed ways to address the proposed waivers through a reduction in building size, and that further reductions could have allowed for fewer waivers. He also noted the size constraints of the lot, and that this helped to explain the need for some of the waivers.

Brauneis asked about the number of square feet involved in the reduction of landscaping from 25% to 24%.

Post said that it was a reduction of just under 400 square feet.

Brauneis asked whether there had been any consideration given to dark sky lighting in the parking lot and on the exterior of the building.

Seal said that this was a consideration, and that the exterior lighting would mostly be wall-mounted, limiting upward facing lights.

Bangs asked about the number of EV spaces.

Seal said that there were 4, comprised of 1 EV installed space, 1 EV ready space, 2 EV capable spaces.

Post clarified the number of spaces, and noted that this was in line with the City's EV charging ordinance.

Public Comment:

None were heard.

Applicant Closing Statement:

Seal noted they typically developed large commercial buildings. He said that they wanted build something with a purposeful design that was reflective of the area, and that was more progressive for a warehouse. He emphasized their focus on the landscaping.

Staff Closing Statement:

None was heard.

Commissioner Discussion:

Choi said that had no issue with the parking waivers, and that they reflected the challenging limitations of the site.

Brauneis agreed, and said that it was a fix for the code's outdated parking standards. He also said that he liked the proposed landscaping.

Mihaly agreed, and said that he did not have an issue with the landscape cover reduction waiver due to the high quality of the proposed landscape cover.

Brauneis said that he was fine with the setbacks.

Choi said that the requirements for landscaping and setbacks seemed fairly arbitrary.

There was a discussion about the trade-offs between the number of parking spaces and amount of landscaping and number of trees.

Baskett said generally comfortable with the proposal, and felt that it fitted the space.

Moline said that he appreciated the discussion, and that he was comfortable with all of the requests.

Bangs said that he appreciated the proposed design, and was in support.

Mihaly spoke about the number of parking spaces, and said that most of his concerns relating to this had been eased by the need for a staff review if the use were to change.

Hunt said that she was in agreement, and thought that it would fit in well with the other uses.

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

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

Staff Presentation:

Post introduced the presentation for the PUD Amendment. He noted that the proposal was for two new industrial buildings on a vacant lot in the CTC, which was zoned for industrial use. He covered the proposed layout and design of the warehouses. He noted that the applicants were requesting waivers to allow the use of metal as a primary architectural material, and for reduced setbacks and landscaping requirements.

Staff Recommendation:

Staff recommended approval of Resolution 5, Series 2025 on the condition that the PUD be implemented in a single phase.

Commissioner Questions of Staff:

Hunt asked to clarify the condition, and whether it would mean that both buildings needed to be completed before a certificate of occupancy could be issued for either building.

Post said yes.

Hunt asked whether this was out of concern that the applicant might not complete the second building.

Post said that staff generally wanted multiple buildings that were not part of a subdivision but were part of the same PUD to be able to be completed in a phased approach. The applicant opted not to use a phased approach, so staff decided that requiring them to build both buildings was the best alternative.

Bangs asked whether it would be possible for one building to be completed with a certificate of occupancy whilst the other was unfinished.

Post said that this would be possible if the other building was only unfinished on the interior.

Hunt asked why the design standards precluded the use of metal cladding.

Post suggested that this could be the result of metal claddings being relatively rare when the standards were drafted in the late 1990s and early 2000s.

Hunt asked whether these materials were aesthetically different now compared to when the standards were drafted.

Brauneis said that they were used differently at that time. He asked whether there was much discussion about this waiver amongst staff.

Post noted that staff had previously supported other metal structures in the area. He showed some images of these other metal buildings.

Mihaly asked whether the proposed design was similar in design to The Spot.

Post said yes.

Hunt asked whether the varied roof heights were intended to break up the buildings aesthetically.

Post said that staff had requested this for greater variation.

Moline asked whether there was still an owners' association for the CTC, and whether the applicant would need to get approval from them for the design.

Post said yes, and noted that staff also refers all CTC projects to the owners' association for review.

Mihaly asked whether the applicant was bound to the two-tone metal application.

Post said that they would be required to have this.

Bangs asked whether there was an applicable FAR requirement.

Post said that there was no requirement in the industrial district.

Applicant Presentation:

Don Russell, non-resident, was representing the applicant. He showed off some full sized samples of the proposed metal sidings. He explained the proposed layout of the site and the design of the buildings.

Dmytri Kalchyk, non-resident, owned the property. He said that he wanted to move his business from Littleton to Louisville. He added that he was planning to occupy the south building for their use and that they wanted to lease out the north building.

Commissioner Questions of Applicant:

Choi asked about the durable finishes that could be applied to the metal.

Russell said that they had not decided which one they would use yet, but suggested that they would probably use Kynar.

Bangs asked if the samples reflected the planned colors.

Russell said yes.

Bangs asked if the roof material would be similar.

Russell said that they would be the same material, but would have a different color and pattern.

Public Comment:

None were heard.

Applicant Closing Statement:

Russell said that they had tried to have it fit in with the CTC, and noted that the architectural control committee of the CTC had approved their design.

Staff Closing Statement:

None was heard.

Commissioner Discussion:

Brauneis said that the proposed design was a departure from past designs, but felt that the City was ready for it.

Choi said that he agreed, and added that he appreciated the design and thought the waivers were appropriate. He was in support.

Mihaly agreed, and said that he liked the designs for the metal siding. He was in support.

Baskett said that this was a good use of the site, and that she liked the design and felt that it would fit into the CTC well.

Moline said that he appreciated the design of the building, and that he was in support.

Hunt said she was in agreement, and that she appreciated the architectural effort. She was in support.

Bangs said that he was in support.

Brauneis said that he was in support.

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

PLANNING COMMISSION COMMENTS

None were heard.

STAFF COMMENTS

None were heard.

ADJOURNMENT

Motion to adjourn was moved by **Choi**, seconded by **Hunt**, and adopted by voice vote.
The Commission adjourned at 8:14pm.

ITEM: ZON-000550-2025 – North Louisville General Development Plan, 1st Amendment (Highline Davidson GDP)

PLANNER: Matt Post, AICP, Senior Planner

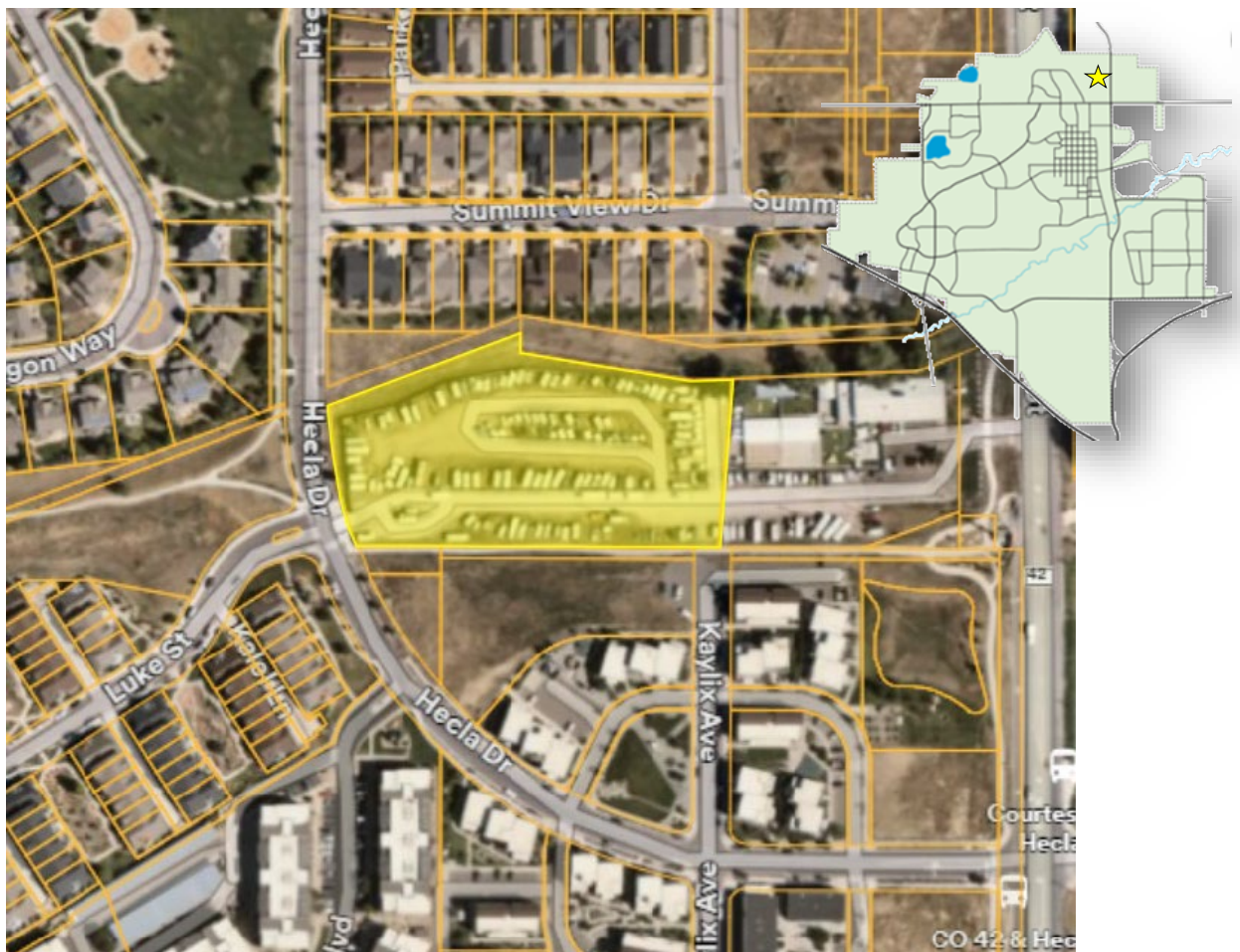
EXISTING ZONING: PCZD-C

LOCATION: 2101 N Courtesy Road

TOTAL SITE AREA: 2.94 Acres

REQUEST: Approval of Resolution No. 10, Series 2025, recommending to the City Council approval of the North Louisville General Development Plan, 1st Amendment to allow residential land uses.

VICINITY MAP:



SUMMARY:

The applicant is requesting approval of the North Louisville General Development Plan (GDP), 1st Amendment (**Attachment 3**). The proposed amendment would permit residential land uses on the subject property, which is currently limited to commercial uses under the existing GDP. In addition, the applicant is requesting that yard and bulk standards, including building setbacks, height, and lot coverage, as well as residential density limitations, be established through the GDP Amendment process.

BACKGROUND:

The subject site is currently occupied by Louisville Boat and RV Storage which allows for the outdoor storage of recreational vehicles, boats, and trailers in a secured, fenced facility. The site is accessed on the west at Hecla Drive, and on the east from Highway 42 via a private access easement with the adjacent property.

The site is bound on the north by a portion of the Davidson Highline Ditch and the Lanterns PUD duplex development, zoned Planned Community Residential (P-R), on the east The Divine Canine dog day care center, zoned Planned Community Commercial (P-C), on the south by the Kestrel multifamily development, zoned Planned Community Residential (P-R), and on the west by Hecla Drive and additional residential development, zoned Planned Community Residential (P-R).

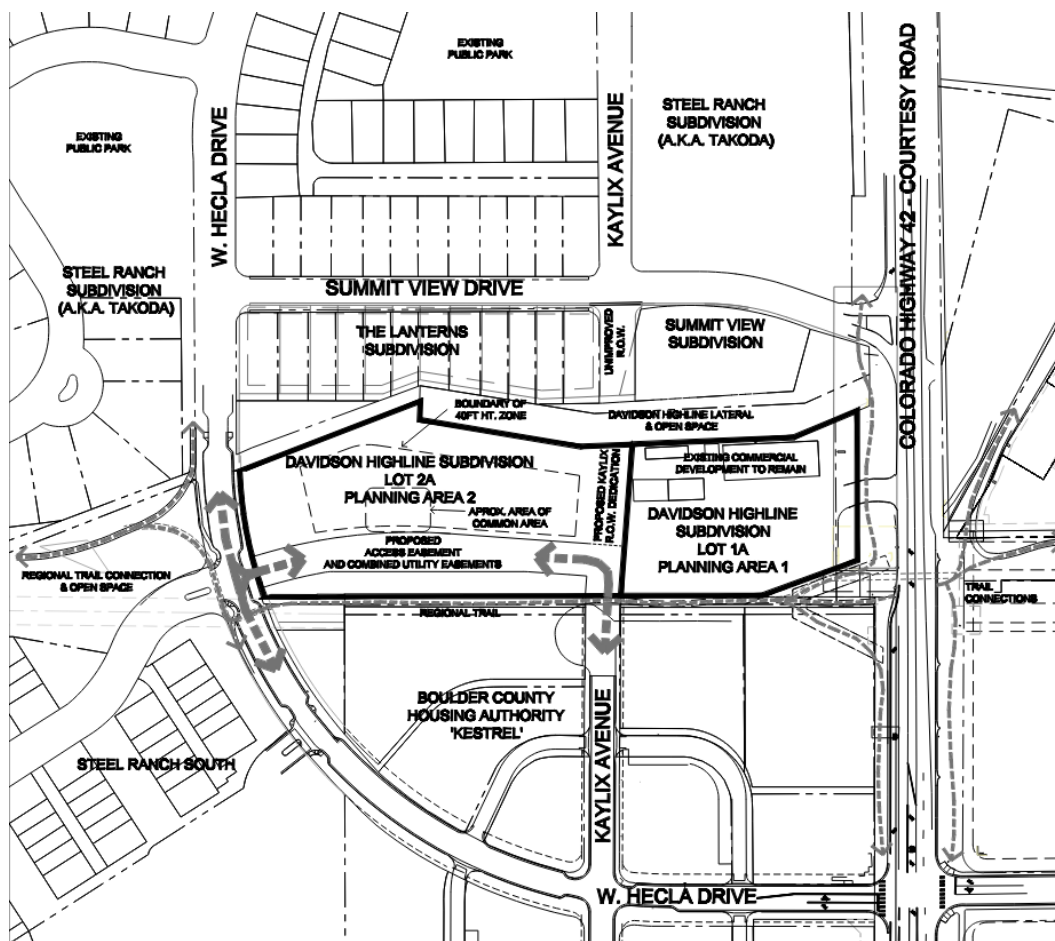
The City approved the [North Louisville General Development Plan](#) in 1989, which originally encompassed approximately 65 acres designated for commercial, office, residential, and mixed-use residential land uses. Large portions of the original GDP area have since been incorporated into other GDPs, including the Takoda GDP (and subsequent amendments) and the North End GDP (and subsequent amendments), while the subject property has remained within the North Louisville GDP boundary. Commercial uses are the only use permitted on the property.



Vicinity Map

The current use on the subject property was originally permitted as part of the [Davidson Highline Planned Unit Development](#) (PUD) and approved in 1990. That PUD authorized improvements on the site, including the buildings located east of the subject property, which are presently occupied by The Divine Canine. The property has been subdivided multiple times since its initial approval, most recently in 2021, resulting in the creation of Lot 1A, occupied by The Divine Canine, and Lot 2A, which is the current extent of the subject property.

In October 2024, the applicant presented a Concept Plan to City Council to receive non-binding feedback on a potential GDP Amendment and the development of the site as a permanently affordable, deed-restricted homeownership community. The proposal included housing products designed to serve a range of household Area Median Income (AMI) levels, spanning below 80% AMI through above 120% AMI. City Council provided generally supportive feedback on both the proposed GDP Amendment and the applicant's intent to pursue the development concept, which envisioned 44–48 dwelling units in a mix of townhouses and duplexes at a density of approximately 14–15 dwelling units per acre. Video of that meeting is available [here](#).



1 GDP AMENDMENT – DAVIDSON HIGHLINE – PLANNING AREA 2
Proposed North Louisville GDP, 1st Amendment

PROPOSAL:

The applicant requests approval of the First Amendment to the North Louisville General Development Plan (GDP) to allow residential land use throughout the subject property. The proposed permitted uses include single-family and multifamily dwellings, duplexes, accessory dwelling units, and accessory structures. As part of this request, the applicant proposes a maximum of 51 dwelling units, which would result in a maximum density of 17.42 dwelling units per acre. This density figure represents the upper limit of potential development and would not prescribe a specific unit count.

The applicant has indicated that the GDP Amendment is intended to facilitate redevelopment of the site as a permanently affordable, middle-income multifamily (townhome) housing community, with the potential for some units to be offered at market rate. Lot 1A, located immediately to the east, would remain in commercial use. Stormwater drainage, detention, and water quality improvements are proposed to be constructed under a granted drainage easement to serve both Lot 1A and Lot 2A.

Redevelopment of the site may proceed through the PUD and subdivision plat process only if the GDP Amendment is approved. If approved, subsequent applications will be required for site-specific details, at which time staff will evaluate conformance with the adopted GDP document and the PUD standards outlined in Louisville Municipal Code (LMC) Sec. 17.28. Staff will also apply the provisions of LMC Sec. 17.76 (Inclusionary Housing Ordinance) to ensure compliance.

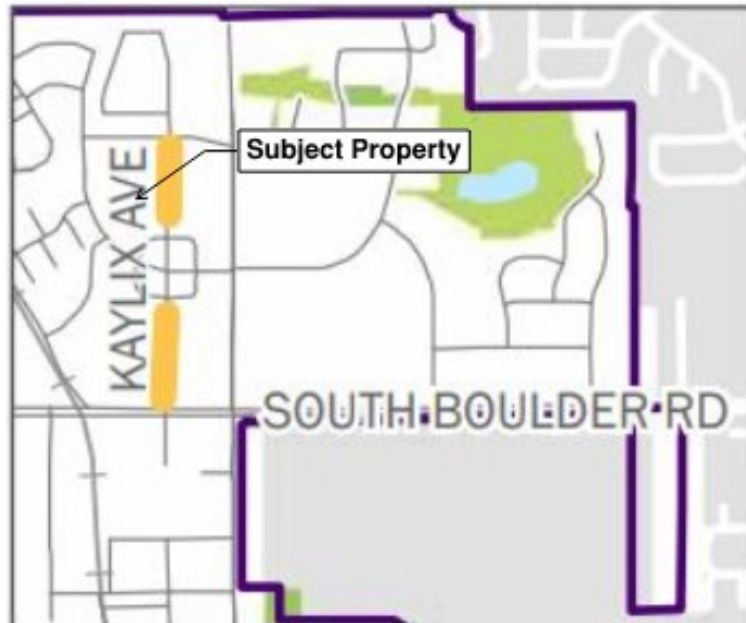
If the GDP Amendment is approved, the applicant would be required to proceed with subsequent entitlement processes, including Planned Unit Development (PUD) and subdivision plat applications. These steps would establish detailed site design, infrastructure improvements, and lot configuration necessary to formally authorize development of the property would be considered at public hearings by the Planning Commission and City Council.

Site access will be provided from Hecla Drive by way of an existing access easement that intersects Hecla Drive and extends through Lot 1A to Highway 42. Consistent with existing conditions, no direct access to Highway 42 is proposed or will be considered as part of this GDP Amendment. Within the development, a centrally located common area is planned to serve as the primary open space amenity, oriented toward the center of the site to provide a shared focal point for residents. On-site open space is a required element of all PUD applications and will be a consideration in the review and approval of any subsequent PUD submittal. Open space must be functional, providing for the optimum preservation of natural features such as trees and drainage areas, as well as opportunities for recreation, visual relief, and convenience of use.

The GDP depicts a future right-of-way dedication on the site to complete the Kaylix Avenue connection between Summit View Drive and South Boulder Road, as called for in the City's [Transportation Master Plan](#) (TMP). The TMP identifies this connection to establish a continuous local street network. Extending Kaylix Avenue through the site would provide a direct north-south route and an additional link within the local street

system. The Transportation Master Plan further notes that this connection would assist in distributing traffic more evenly and reduce reliance on adjacent arterial roadways.

At the referenced Concept Plan hearing before City Council in October 2024, Council expressed support for allowing only pedestrian and bicycle path improvements within the Kaylix Avenue dedication area, while still accepting the full right-of-way dedication for a potential future connection. This approach would be in lieu of constructing the roadway through the site, in recognition of the financial limitations associated with the proposed middle-income, deed-restricted housing project.



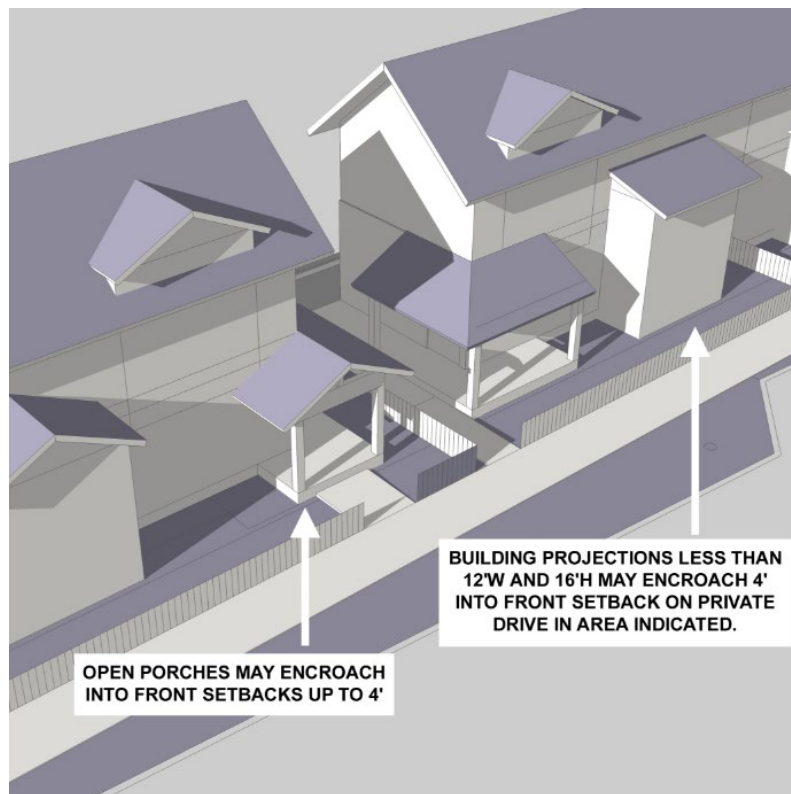
Transportation Master Plan – Kaylix Ave Connection Exhibit (p. 4-20)

The right-of-way dedication for the future Kaylix Avenue connection would be accepted at the time of a formal development application, as part of the PUD and subdivision plat process. This GDP Amendment does not require the Planning Commission to determine the type of transportation improvements that will ultimately occur within the Kaylix Avenue right-of-way, as that determination will be made during the PUD process. The proposed GDP establishes bulk and dimensional standards that govern building form and development patterns on the site. These standards typically address elements such as setbacks, building height, lot coverage, and minimum lot width. For this proposal, the standards reflect a townhome development pattern and include 0-foot side setbacks for attached townhome units and no minimum lot coverage. A minimum lot width of 20 feet is proposed to accommodate standard townhome units. Setbacks from public rights-of-way are proposed at 15 feet for front yards and 10 feet for side yards, with a reduced 5-foot side setback adjacent to the Kaylix Avenue dedication. The proposed standards are generally consistent with those adopted for the surrounding Takoda GDP, with additional consideration given to setbacks from public rights-of-way.

BULK AND DIMENSIONAL STANDARDS			
	PLANNING AREA 1 (NOT INCL.)	PLANNING AREA 2	
MINIMUM LOT AREA	NO CHANGES WITH THIS AMENDMENT	N/A	
MINIMUM LOT WIDTH		20'	
MAXIMUM LOT COVERAGE		N/A	
MAXIMUM BLDG. HEIGHT - PRINCIPAL USE		35' (40' within designated area)	
MAXIMUM BLDG. HEIGHT - ACCESSORY USE		25'	
BUILDING SETBACKS			
FRONT YARD *(1)			
TO PRIVATE STREET		8'	
TO PUBLIC ROW		15'	
TO COMMON AREAS *(3) OR PUBLIC OPEN SPACE		5'	
REAR YARD - PRINCIPAL USES		10' *(2)	
REAR YARD - ACCESSORY USES - ATTACHED OR DETACHED		3' *(2)	
SIDE YARD - PRINCIPAL AND ACCESSORY USES			
BETWEEN ATTACHED UNITS		0'	
ABUTTING PRIVATE STREET OR ALLEY		3'	
ABUTTING PUBLIC ROW		10' (5' at Kaylix ROW)	
ABUTTING COMMON AREAS *(3)		2'	
INTERIOR LOT LINE		2'	
BULK AND DIMENSIONAL STANDARDS - KEY NOTES*			
1 Unenclosed porches may encroach into required front setback up to 4'. On the south side of east-west access easement, building projections less than 12'w and 16'h may encroach into required front setback up to 4'.			
2 Rear Setback - 0' to alley or private drive and 5' to common areas, Open Space, or non-buildable easement at least 10' wide.			
3 "Common Areas" include privately owned/maintained parks and open spaces within the development for the use of the residents, landscape buffers, etc.			

Proposed Bulk and Dimensional Standards

The proposal includes an allowance for limited architectural encroachments on the south side of the site, into the proposed front setback, that will face north. This portion of the property is constrained by multiple utilities and easements, including the previously referenced access easement, which restrict development potential within those areas. To address these constraints, the applicant proposes to allow building projections, up to 12 feet in width and 16 feet in height, to encroach a maximum of 4 feet into the required setback. The purpose of this provision is to accommodate architectural articulation and to provide flexibility for integrating enclosed storage areas within the proposed unit types. This approach is intended to balance the site's physical limitations with the goal of achieving a functional and visually varied building form.



Rendering Depicting Proposed Setback Encroachments

In response to concerns raised by adjacent residents during the Concept Plan hearing, the applicant has incorporated a height transition area into the proposal. Building heights would be limited to a maximum of 35 feet along the perimeter of the site to

better relate to adjacent development, while heights of up to 40 feet would be permitted within the interior of the site. This transition is intended to balance neighborhood compatibility with the ability to achieve the residential density envisioned for the site.

The applicant proposes a maximum density of 17.42 dwelling units per acre, or 51 dwelling units on the site, to align with the townhome development form envisioned in this application. The proposed density establishes a cap on the total number of units that may be developed, while allowing flexibility for a lower unit count at final buildout based on detailed site design and subsequent entitlement review.



Height Transition Area Rendering

The applicant has submitted a concept plan (**Attachment D**) to illustrate how development under the proposed GDP Amendment could potentially occur on the property. The concept plan depicts a total of 48 dwelling units, arranged in a mix of townhomes and duplexes. It is important to note that this plan is provided for illustrative purposes only. The Concept Plan is intended to demonstrate one possible development scenario and the general form that could be achieved under the proposed GDP standards. It does not, however, constitute a development proposal, nor does it bind the applicant to a specific layout, unit count, or design. Final development details, including building placement, site circulation, architecture, and landscaping, will be subject to review and approval through subsequent PUD and subdivision processes.

ANALYSIS:

The subject property will remain within the Planned Community Zone District (PCZD), regardless of any GDP amendment. Review of this GDP Amendment is therefore subject to the provisions of Louisville Municipal Code (LMC) Sec. 17.72, which governs the PCZD. Amendments to a GDP are subject to the same process and requirements as the original approval. The purpose of the PCZD, as outlined in LMC Sec. 17.72.010, includes the following statements that are applicable to this application:

- *The purpose of the PCZD is to encourage, preserve and improve the health, safety and general welfare of the people of the city by encouraging the use of contemporary land planning principles and coordinated community design.*

- *The PCZD is created in recognition of the economic and cultural advantages that will accrue to the residents of an integrated, planned community development of sufficient size to provide related areas for various housing types, retail, service activities, recreation, schools and public facilities, and other uses of land.*

Section 17.72.030 includes the following applicability statement:

- *The PCZD may be applied only to such land as the city shall determine to be suitable for such a development.*

Consistency with City Adopted Policies

Comprehensive and Small Area Plans

This property is referenced in both the [Comprehensive Plan](#) and the [South Boulder Road Small Area Plan](#). Within the Comprehensive Plan, the property is located in the Highway 42 Urban Corridor with an Urban Neighborhood designation. The Urban Pattern (p. 19) for this designation calls for an interconnected street network with multimodal transportation opportunities, development on smaller parcels, and street-oriented building placement with an emphasis on pedestrian scale and massing. The identified neighborhood development types are predominately residential and may range from low-density to high-density multifamily communities. Based on this guidance, the Urban Neighborhood designation at this location would support a mid- to high-density multifamily project.

The South Boulder Road Small Area Plan designates the property for medium-density residential development (p. 21), which is generally defined as a density range of 10 to 20 dwelling units per acre.

The GDP Amendment supports housing policies within the Comprehensive Plan, including:

- *PRINCIPLE NH-5. There should be a mix of housing types and pricing to meet changing economic, social, and multigenerational needs of those who reside, and would like to reside, in Louisville.*
- *Policy NH-5.1: Housing should meet the needs of seniors, empty-nesters, disabled, renters, first time homebuyers and all others by ensuring a variety of housing types, prices, and styles are created and maintained.*

The GDP amendment would provide a greater mix of housing types than what currently exists in the area, as Louisville's housing stock is about 70% detached single family residential. A PUD process that includes public hearings is a required next step for any redevelopment of the subject site. At that time the development would also have to meet the City's Inclusionary Housing Ordinance that addresses the affordability of any new residential units.

Louisville Housing Plan

The proposed GDP amendment is consistent with the adopted [Louisville Housing Plan](#) (May 2024). The Housing Plan establishes three primary goals, which are to increase opportunities for residential development in appropriate locations, to expand and maintain affordable housing for low- to middle-income households including the local workforce, and to diversify the housing stock by encouraging mixed-use and mixed-income neighborhoods with a wider range of housing types to serve different household sizes, incomes, and demographics (p. 26).

The plan further identifies the importance of supporting housing opportunities for low- and middle-income households, recognizing that many workforce households fall within this income category yet struggle to access homeownership in Louisville. Strategies to provide more income-restricted housing include:

- *Action 1.1 Establish Criteria and Identify Areas for Zoning Changes to Support Additional Residential Development:* The Plan recommends rezoning underutilized commercial properties to increase residential capacity and address housing demand (p. 31–32).
- *Action 1.2 Consider Offering a Height Bonus or Additional Density:* The Plan supports providing density and height incentives for projects that include affordable and mixed-income housing (p. 32).
- *Action 3.2 Expand Allowances for More Housing Types:* This action calls for expanding allowances for multifamily housing in commercial zones and considering stand-alone residential development in appropriate commercial areas (p. 46–47).

Based on adopted policies, including the Housing Plan with its recommended height and density incentives for affordability, as well as the Comprehensive Plan and South Boulder Road Small Area Plan, staff find the proposed maximum density of 17.42 dwelling units per acre (51 units) to be reasonable and consistent with adopted policy. While the proposed density is higher than some nearby townhome projects, it remains below the maximum densities achieved in the area, and it represents a cap rather than a requirement, with actual buildout potentially resulting in fewer units depending on site design and future entitlement review.

Development	Total Units	DUs / Acre
Steel Ranch Townhomes (The Overlook)	58	8.9
Steel Ranch Apartments (North Main at Steel Ranch)	228	24.2
Steel Ranch Patio Homes	38	5.5
Steel Ranch Single Family	114	3.23
Lanterns	24	6.3

Density Comparison of Existing Developments

The Foundry – current PUD	32	5.5
North Louisville GDP Amendment	51	17.42

Staff find that the proposed GDP amendment to allow residential land uses on the subject property is consistent with several adopted policies, including the Comprehensive Plan, the South Boulder Road Small Area Plan, and the Louisville Housing Plan. These adopted plans identify the need to diversify Louisville’s housing stock, promote mixed-income and workforce housing opportunities, and encourage residential development in locations that are currently underutilized. The proposed GDP amendment also aligns with policies that support medium- to high-density residential development, allow for density and height incentives to advance affordability goals, and prioritize housing opportunities for households in the middle-income range.

PUBLIC COMMENTS:

Public comments received to date are provided as an attachment.

STAFF RECOMMENDATION:

Staff recommends approval of Resolution No. 10, Series 2025, recommending to the City Council approval of the North Louisville General Development Plan, 1st Amendment to allow residential land uses.

ATTACHMENTS:

1. Resolution No. 10, Series 2025
2. Application Materials
3. North Louisville GDP, 1st Amendment
4. Concept Plan
5. Public Comment

**RESOLUTION NO. 10
SERIES 2025**

**A RESOLUTION APPROVING A REQUEST FOR THE FIRST AMENDMENT TO THE
NORTH LOUISVILLE GENERAL DEVELOPMENT PLAN TO ALLOW RESIDENTIAL
LAND USES**

WHEREAS, there has been submitted to the Louisville Planning Commission an application for the First Amendment to the North Louisville General Development Plan (“GDP”), to allow residential land uses at 2101 N Courtesy Road, and;

WHEREAS, City Staff has reviewed the information submitted and found that the requested GDP Amendment is consistent with the Louisville Comprehensive Plan, the South Boulder Road Small Area Plan, and the Louisville Housing Plan, which collectively support mixed-income housing opportunities, redevelopment of underutilized commercial property for residential uses, and medium- to high-density residential development;

WHEREAS, the Planning Commission has considered the application at a duly noticed public hearing on September 11, 2025, where evidence and testimony were entered into the record, including the findings in the Louisville Planning Commission Staff Reports dated September 11, 2025; and

NOW THEREFORE, BE IT RESOLVED a resolution approving a request for the First Amendment to the North Louisville General Development Plan to allow residential land uses.

PASSED AND ADOPTED this 11th day of September, 2025.

By: _____
Steve Brauneis, Chair
Planning Commission

Attest: _____
Cullen Choi, Secretary
Planning Commission

Development Review Application Form

Please complete this form and include it with the submittal documents for your development review application. Applications will not be processed until all required information is provided to the satisfaction of the City of Louisville Planning Department.

Property Information

Common Address(es): 2101 Courtesy Road, Louisville Colorado

Legal Description:

Lot 2A Block _____ Subdivision Davidson Highline Subdivision Replat 2

Lot Area: 128,068 Sq. Ft. or 2.94 +/- Acres

LAND USE PROCESS (check all that apply)

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

PROJECT DESCRIPTION:

The project consists of redevelopment of an existing RV and boat storage yard into a permanently affordable (attainable) multifamily housing development consisting of approximately 28 to 48 dwelling units. The eastern portion of this previous PUD (Lot 1A) will remain in its current commercial use, with enhancements to the stormwater drainage, detention and water quality facilities to serve both Lot 1A and Lot 2A). Only private roads are planned throughout the development at this time. Subsequent to this GDP Amendment review a Preliminary and Final PUD and Plat are anticipated to seek approval for this development. The goal of this development is to provide more affordable housing opportunities in Louisville for an under-served portion of the housing market in this area, (missing middle). Additional information in attached narrative.

Property Owner Information

Name: Courtesy Louisville LLC, Paul D'Angelo, CEO Entity (if applicable) Thistle Community Housing

Address: 6000 Spine Road, #101, Boulder, CO 80301

Phone: 303-590-3280 Email: pdangelo@thistle.us

Application Representative Information

Name: Michael Reis (copy to Erik Hartronft) Entity (if applicable) MichaelReis LLC

Address: 738 Pear Court, Louisville CO 80027 (copy to Hartronft Associates, p.c. 950 Spruce Street, #2C, Louisville, CO 80027)

Phone: 303-807-5977 (Hartronft Associates 303-673-9304) Email: michaelreisllc@gmail.com (copy to erik@hapcdesign.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.

Paul D'Angelo

Signature*

Paul D'Angelo, CEO Thistle Community Housing

Print Name

March 27, 2025

Date

***If acting as a representative/agent of the owner, include written authorization from the owner that certifies the agent's right to submit this application**



**HARTRONFT
ASSOCIATES**
A Professional Corporation

*Planning
Architecture
Interior Design*

950 Spruce Street, #2C
Louisville, CO 80027
TEL: 303.673.9304
FAX: 303.673.9319
www.hapcdesign.com

Mr. Rob Zuccaro, Planning & Building Safety Director
Mr. Matt Post, Senior Planner
City of Louisville
Planning Department
749 Main Street
Louisville, CO 80027

04 April, 2025

Re: Davidson Highline Subdivision – GDP Amendment
2101 N. Courtesy Rd.
Courtesy Louisville LLC c/o Thistle Community Housing

Rob and Matt,

We are pleased to submit the attached GDP Amendment for the Davidson Highline Subdivision Redevelopment, also referred to as Courtesy Louisville. This is an amendment to the North Louisville PCZD General Development Plan.

This proposal includes the redevelopment of Lot 2A, and a small portion of Lot 1A, of the Davidson Highline Subdivision Replat 2. The two-lot subdivision has been owned and developed previously by Rob and Carol Lathrop, and Lot 2A was recently purchased by Thistle Community Housing, as Courtesy Louisville LLC with the intent to develop multifamily housing on that portion of the property. Thistle is a non-profit developer and manager of affordable housing in Boulder County.

The project consists of redevelopment of an existing RV and boat storage yard into a permanently affordable (attainable) multifamily housing development. A number of units may also be market rate. The eastern portion of this previous PUD (Lot 1A) will remain in its current commercial use, with enhancements to the stormwater drainage, detention and water quality facilities to serve both Lot 1A and Lot 2A. The owners of Lot 1A have granted a drainage easement to handle this. Only private roads and alleys are planned throughout the development. It is our understanding that public land dedication has been previously satisfied for this platted property.

We have previously submitted a Concept Plan which was reviewed by City Council on 10/15/24. Subsequent to this GDP Amendment, we intend to submit a Preliminary and Final PUD (Amendment 3) and Plat (Replat 3) to accommodate this development. The goal of this development is to provide more affordable housing opportunities in Louisville for an under-served portion of the housing market in the area, (missing middle).

It is the Owner's intent to satisfy the 12% inclusionary housing requirement on-site. Additional information regarding the housing proposed for this development is indicated in the attached letter from Thistle Community Housing.

Thank you for this opportunity to present this redevelopment plan. Please let us know if there is any additional information that may be required, or if you have any questions regarding this project.

Sincerely,

J. Erik Hartronft, AIA, LEED® AP



2919 Valmont Road #5 | Boulder, CO 80301
P: (303) 443-0007
www.thistlecommunityhousing.org
Producing, Preserving & Protecting Affordable Housing since 1985



April 2, 2025

Paul D'Angelo, CEO
Thistle Communities
2919 Valmont Road #5
Boulder, CO 80301

Mr. Rob Zuccaro, Planning and Building Safety Director
Mr. Matt Post, Senior Planner
City of Louisville Planning Department
749 Main Street
Louisville, CO 80027

RE: Courtesy Louisville LLC – GDP Amendment

Dear Rob and Matt,

On behalf of Thistle Communities, I am writing to supplement the General Development Plan (GDP) application materials for our Courtesy Louisville development at 2101 N. Courtesy Road and to request an expedited placement on the Planning and City Council agenda. We are eager to advance this project, which aligns with the City of Louisville's housing goals by providing much-needed affordable, attainable, and Missing Middle homeownership workforce housing options—currently absent in Louisville.

Thistle Communities is a nonprofit organization dedicated to creating and maintaining permanently affordable housing in Boulder County. Since our inception, we have successfully developed numerous affordable housing projects in Boulder and Longmont, ensuring access to high-quality homes for individuals and families. Our mission is to foster inclusive, sustainable communities where everyone can access safe and affordable housing.

In January 2024, Thistle Communities acquired the Courtesy Louisville site from Rob and Carol Lathrop, who sought to see the property utilized for affordable housing. Our mission and vision for the site align with their intent.

Following the Concept Plan meeting in October, we refined our development approach while maintaining our commitment to a permanently affordable, deed-restricted homeownership community serving a range of Area Median Income (AMI) levels. The site's prime infill location—near transit, shopping, and essential services—makes it ideal for an affordable, attainable housing community. Its connectivity will enhance residents' quality of life by providing convenient access to transportation and amenities.

Louisville's housing study highlights key goals that align with this project: expanding affordable housing, fostering diverse and inclusive communities, and ensuring new developments are sustainable and well-integrated. The Courtesy Louisville development is designed to meet these goals by offering high-quality, affordable, and workforce housing in an environmentally sustainable and well-connected neighborhood.

With this letter, we are submitting supporting GDP application documents prepared by Hartronft Associates. Given the timing constraints tied to funding applications, we respectfully request the City's support in expediting this review and placement on the Planning and City Council agendas. Advancing this project efficiently will enable us to pursue essential funding opportunities that require local approvals.

We appreciate your time and consideration and look forward to working collaboratively with the City of Louisville to realize our shared housing goals. Let us know if you need anything else to help with this process.

Sincerely,

Paul D'Angelo
CEO, Thistle Communities

Michael Reis
Affordable Housing Consultant



**HARTRONFT
ASSOCIATES**
A Professional Corporation

*Planning
Architecture
Interior Design*

950 Spruce Street, #2C
Louisville, CO 80027
TEL: 303.673.9304
FAX: 303.673.9319
www.hapcdesign.com

27 August, 2025

Re: Davidson Highline Subdivision – GDP Amendment
Response to City of Louisville Referral -2nd Round Comments
Supplemental Exhibits

The following exhibits to our GDP submittal are supplemental to help illustrate certain aspects of the proposal, as requested by staff. The drawings are conceptual in nature and do not necessarily depict the final design for this development.

Also, please note as requested the Concept Plan that has been previously reviewed by the city is attached for your reference. The Proposed GDP would allow for a similar density to that design, or less.

Refer to the Final PUD for actual building and site design.

Illustration regarding projections into front yard setbacks in designated areas:

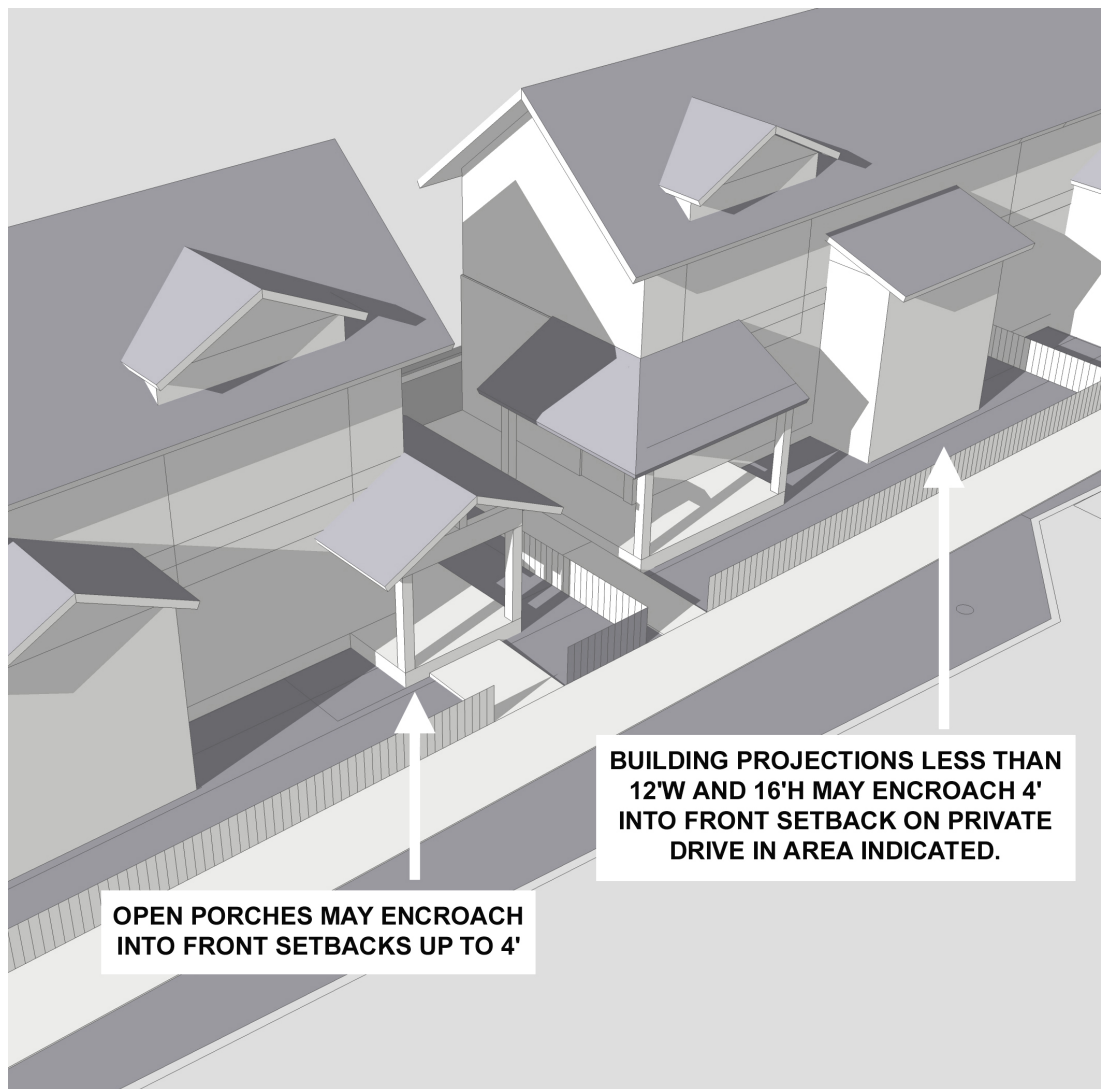


Illustration regarding area where 40' height is allowed for sloping roof forms:



**40' HEIGHT IN DESIGNATED CENTRAL
AREA OF SITE ALLOWS FOR 3-STORY
MULTI-UNIT BUILDINGS WITH
SLOPED ROOFS INSTEAD OF
FLAT ROOFS. WHERE POSSIBLE
BUILDING HEIGHT IS MINIMIZED
BY SURROUNDING GRADES**

Attachment: 04-CourtesyLouisville-Concept Site Plan-072324.pdf

PROJECT DIRECTORY

Property Owner:

COURTESY LOUISVILLE LLC
c/o Thistle Community Housing
2919 Valmont Road #5
Boulder, CO 80301
303.443.0007

Affordable Housing Consultant:

Michael Reis
303.807.5977
michaelreisllc@gmail.com

Architect / Planning Consultant:

HARTRONFT ASSOCIATES, P.C.
950 Spruce Street, Suite 2C
Louisville, CO 80027
admin@hapcdesign.com
303.673-9304

Civil Engineering Consultant:

SiteWorks Studio
2101 Pearl Street, Boulder CO 80302
303.918.7859
info@siteworksstudio.com

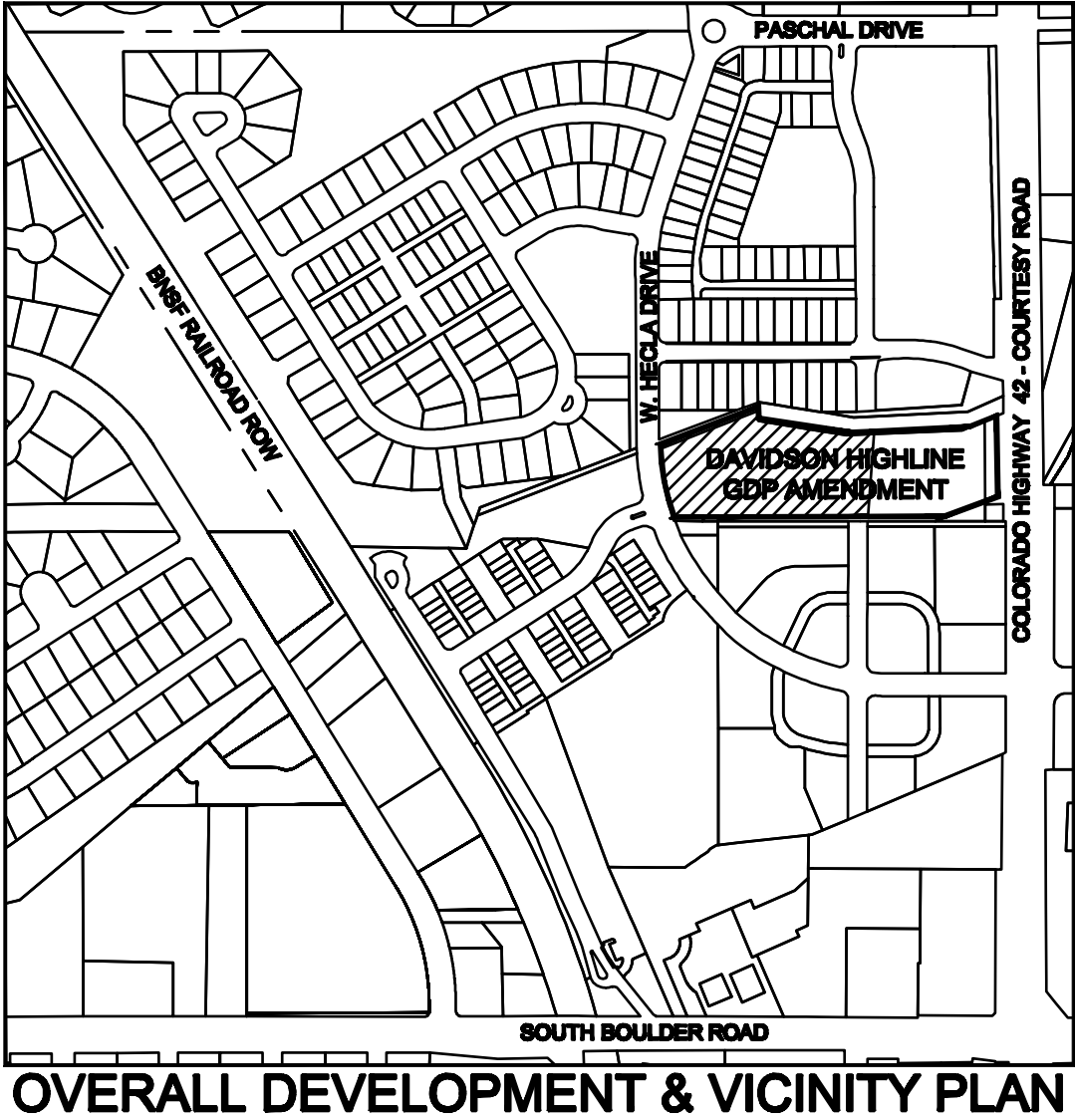
NORTH LOUISVILLE

GENERAL DEVELOPMENT PLAN - 1st AMENDMENT

SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 SOUTH

RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN

CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



HARTRONFT ASSOCIATES

A Professional Corporation

Planning Architecture

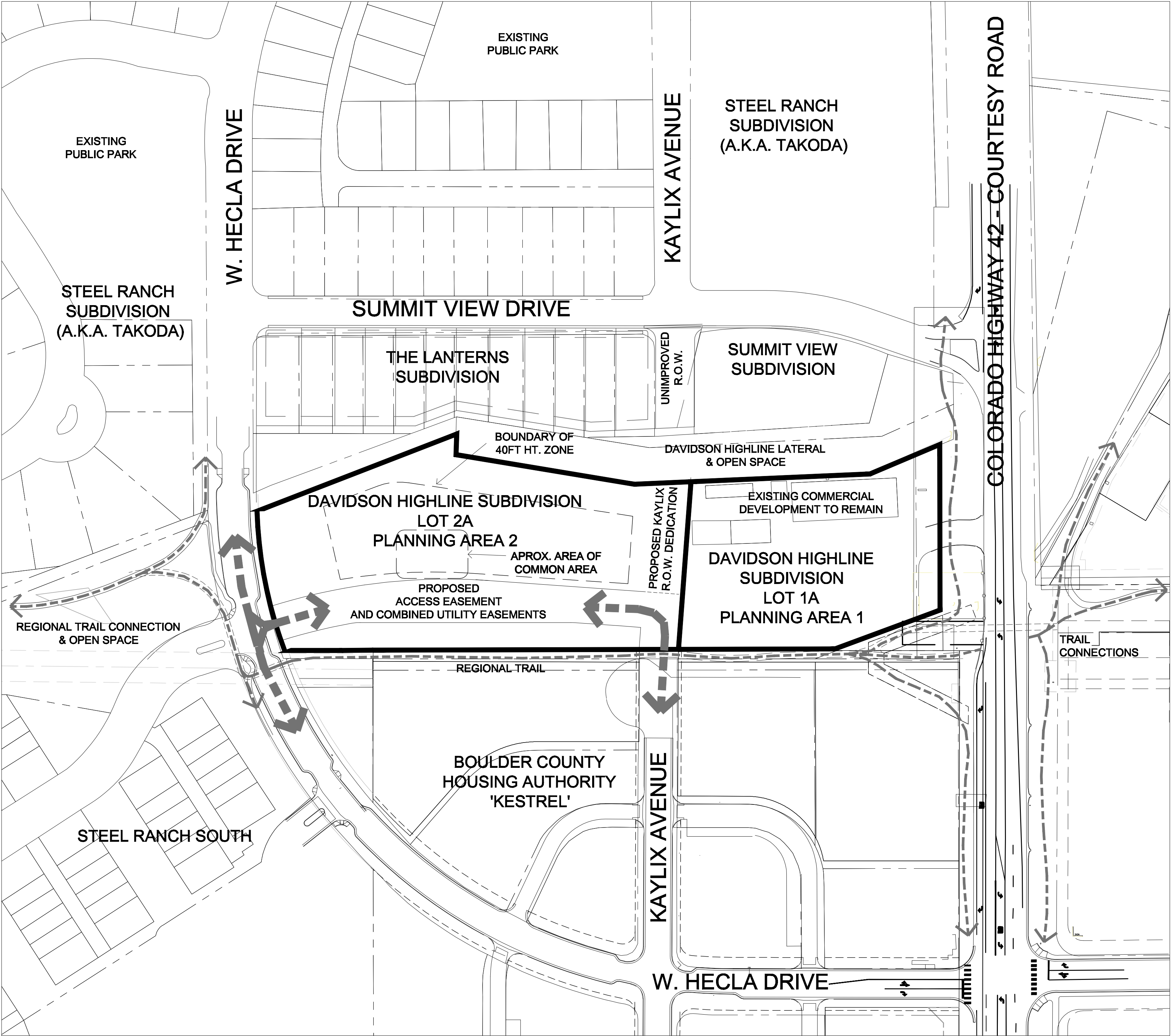
Interior Design

950 Spruce Street, #2C

Louisville, CO 80027

TEL: 303.673.9304

FAX: 303.673.9319



SIGNATURES

OWNERSHIP SIGNATURE BLOCK

By signing this **GDP**, the owner acknowledges and accepts all the requirements and intent set forth in this **GDP**. Witness my/our hand(s) seal(s) this ____ day of _____, 20__.

Owner Name and Signature

Courtesy Louisville LLC

Owner Name and Signature

RCL Land Company LLC

Notary Name (print) (Notary Seal)

Notary Signature

My Commission Expires _____

PLANNING COMMISSION CERTIFICATE

Approved 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 _____
(City Seal)

Mayor Signature

City Clerk Signature

GENERAL INFORMATION

	PLANNING AREA 1 (NOT INCL.)	PLANNING AREA 2
LEGAL DESCRIPTION	Lot 1A, Davidson Highline Replat 2	Lot 2A, Davidson Highline Replat 2
STREET ADDRESS	2103 Courtesy Road	2101 Courtesy Road
OWNERSHIP	RCL Land Company LLC	Courtesy Louisville LLC
LAND AREA *(1) *(2)	73,255 SF (1.682 AC) +/-	128,068 SF (2.940 AC) +/-
ACCESS	Direct from Highway 42 (Courtesy Rd.)	From Hecla Dr. (west) & Kaylix Ave. (south)
GENERAL KEY NOTES*		
1 Based on site survey by Ehrhart Surveying - Project #5235316 dated 11-22-23/11-30-23.		
2 Final land area with ROW dedication to be shown on Final Plat. Access, utility and drainage easements to be provided as required.		
General Note: The development plan depicted herein is conceptual. Final layout, unit counts, etc. shall be determined through the PUD process.		

LAND USE SUMMARY

	PLANNING AREA 1 (NOT INCL.)	PLANNING AREA 2
ZONING DESIGNATION		PCZD-R - Planned Community Residential
ALLOWABLE LAND USE		Single Family Dwelling; Multi-Unit Dwelling; Duplex; Accessory Dwelling Unit; Accessory Structures
MAXIMUM RESIDENTIAL DENSITY (DU/Acre Gross)	NO CHANGES WITH THIS AMENDMENT	17.42 DU/AC
PROPOSED DEVELOPMENT		Up to 51 Residential Dwelling Units

BULK AND DIMENSIONAL STANDARDS

	PLANNING AREA 1 (NOT INCL.)	PLANNING AREA 2
MINIMUM LOT AREA		N/A
MINIMUM LOT WIDTH		20'
MAXIMUM LOT COVERAGE		N/A
MAXIMUM BLDG. HEIGHT - PRINCIPAL USE		35' (40' within designated area)
MAXIMUM BLDG. HEIGHT - ACCESSORY USE		25'
BUILDING SETBACKS		
FRONT YARD *(1)		
TO PRIVATE STREET		8'
TO PUBLIC ROW		15'
TO COMMON AREAS *(3) OR PUBLIC OPEN SPACE		5'
REAR YARD - PRINCIPAL USES		10' *(2)
REAR YARD - ACCESSORY USES - ATTACHED OR DETACHED		3' *(2)
SIDE YARD - PRINCIPAL AND ACCESSORY USES		
BETWEEN ATTACHED UNITS		0'
ABUTTING PRIVATE STREET OR ALLEY		3'
ABUTTING PUBLIC ROW		10' (5' at Kaylix ROW)
ABUTTING COMMON AREAS *(3)		2'
INTERIOR LOT LINE		2'

BULK AND DIMENSIONAL STANDARDS - KEY NOTES*

- 1 Unenclosed porches may encroach into required front setback up to 4'.
- On the south side of east-west access easement, building projections less than 12" w and 16" h may encroach into required front setback up to 4'.
- 2 Rear Setback - 0' to alley or private drive and 5' to common areas. Open Space, or non-buildable easement at least 10' wide.
- 3 "Common Areas" include privately owned/maintained parks and open spaces within the development for the use of the residents, landscape buffers, etc.

1

1

GDP AMENDMENT – DAVIDSON HIGHLINE – PLANNING AREA 2

SCALE: 1" = 80'

0

80

160

320 FEET

N

NORTH LOUISVILLE GENERAL DEVELOPMENT PLAN - 1st AMENDMENT

2101 N. COURTESY ROAD

COURTESY LOUISVILLE LLC c/o THISTLE COMMUNITIES

COPYRIGHT 2025

All drawn and written information duplicated disclosed or otherwise appearing herein shall not be used without written consent of Hartronft Associates, p.c.

ISSUE:

GDP - SUBMITTAL 1

DATE:

04/04/25

DRAWN BY:

HAPC

REVIEWED BY:

JEH

PROJECT #:

2355

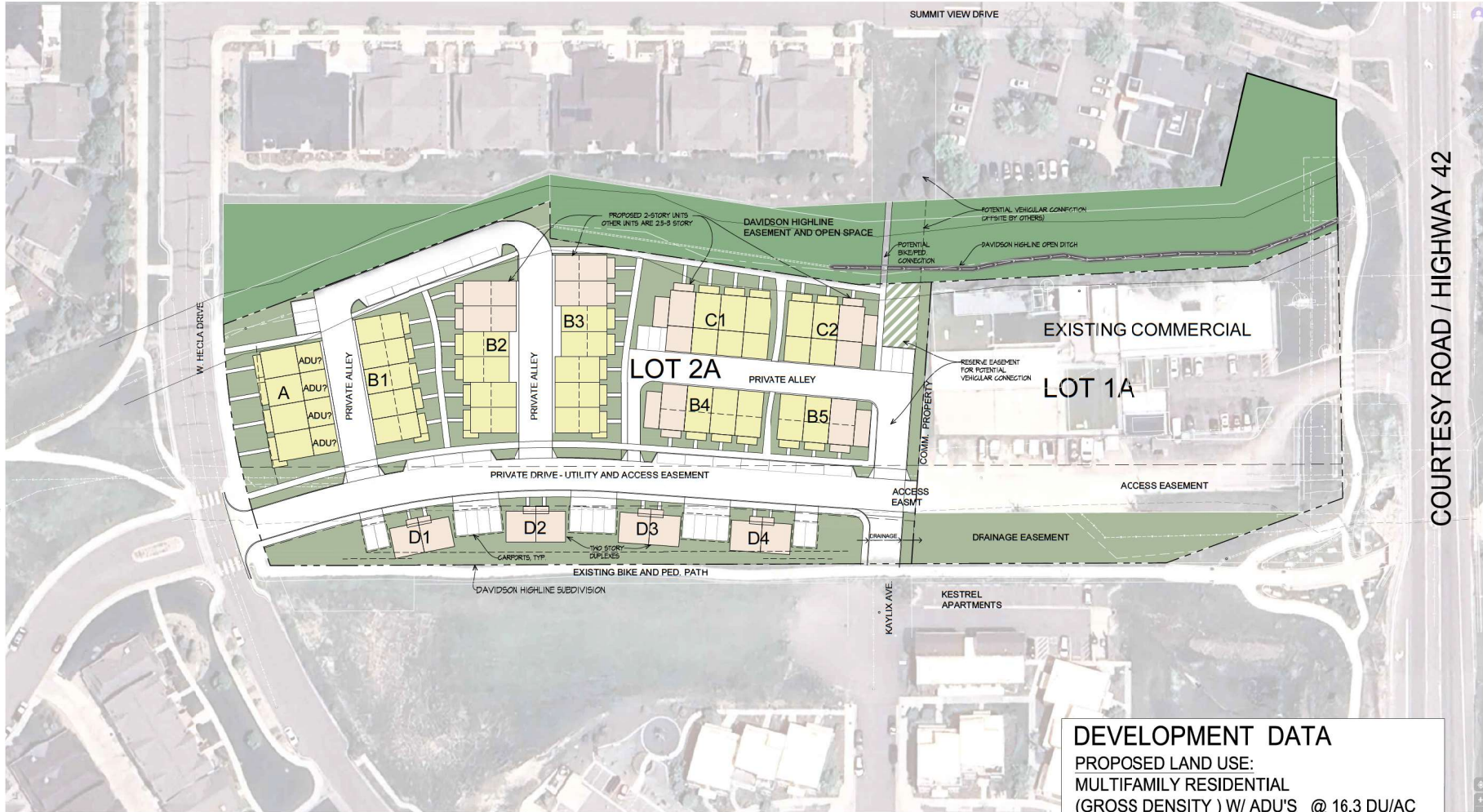
REVISIONS:

No.	Description	Date
1	RESUBMITTAL 01	08/01/25

DRAWING TITLE:

GDP AMENDMENT

1 OF 1



NOTE: - SITE PLAN AND SITE DATA IS CONCEPTUAL AND SUBJECT TO CHANGE

DEVELOPMENT DATA

PROPOSED LAND USE:

MULTIFAMILY RESIDENTIAL

(GROSS DENSITY) W/ ADU'S @ 16.3 DU/AC

GROSS SITE AREA:

2.94 ac

RESIDENTIAL UNITS:

44 DU

PROPOSED ADU'S:

4 DU

ALL UNITS NORTH OF PRIVATE DRIVE HAVE 2 PARKING SPACES IN PRIVATE GARAGES. DUPLEXES SOUTH OF DRIVE HAVE PRIVATE CARPORTS.

22 GUEST PARKING SPACES ARE PROVIDED.

BUILDING COVERAGE =

35-40%

(PER GROSS SITE AREA)



HARTRONFT ASSOCIATES

A Professional Corporation

Planning Architecture Interior Design

950 Spruce Street, #2C

Louisville, CO 80027

TEL: 303.673.9304

FAX: 303.673.9319

DAVIDSON HIGHLINE

MULTIFAMILY DEVELOPMENT

COURTESY LOUISVILLE LLC c/o THISTLE COMMUNITIES

& REIS LLC c/o MichaelReisLLC

COPYRIGHT 2024

All drawn and written information (including electronic or otherwise appearing herein) shall not be used without written consent of Hartronft Associates, P.C.

ISSUE:

CONCEPT PLAN - DRAFT 02

DATE:

07/28/24

DRAWN BY:

HAPC

REVIEWED BY:

JEH

PROJECT #:

2365

REVISIONS:

No.	Description	Date

DRAWING TITLE:

SITE-CONTEXT PLAN

A100

Matt Post

From: Andreia Scotto <andreiascotto@gmail.com>
Sent: Tuesday, September 2, 2025 9:16 AM
To: Matt Post
Subject: Re: Application materials

Follow Up Flag: Follow up
Flag Status: Flagged

[EXTERNAL EMAIL] From outside of City of Louisville DO NOT CLICK links or attachments unless you validate the sender and know the content is safe.

Hello Matt and thank you for sending this over.

I do see on their application that the idea is to build affordable housing on the lot. My neighbors are all talking about this and we are extremely concerned about the amount of traffic this would bring to our community as well as the disturbance of the construction itself. We are also concerned about property values decreasing because of comps in the area.

What are our options to fight this? This is really not ideal for us already living here, as we all bought these properties counting on them being peaceful and quiet. This would most certainly disturb that peace.

Thank you!

On Tue, Sep 2, 2025 at 9:04 AM Matt Post <mpost@louisvilleco.gov> wrote:

Hello Andreia,

Follow this [link](#) for application materials and access the "Davidson Highline GDP Amendment".

There is no development proposed with this application. The request is for an amendment to an existing General Development Plan (GDP) to allow residential land uses where only commercial land uses were previously permitted. Concept plans and exhibits of what a potential development may look like will be upload to the link above in the coming days. That said, the applicant would be pursuing a townhome style development at this location at a later date, assuming GDP amendment is approved.

Happy to discuss further if necessary.

Take care,

Matt Post, AICP

Senior Planner

Community Development

303.335.4593



LouisvilleCO.gov

From: Andreia Scotto <andreiascotto@gmail.com>

Sent: Friday, August 29, 2025 3:48 PM

To: Planning <planning@Louisvilleco.gov>

Subject: Application materials

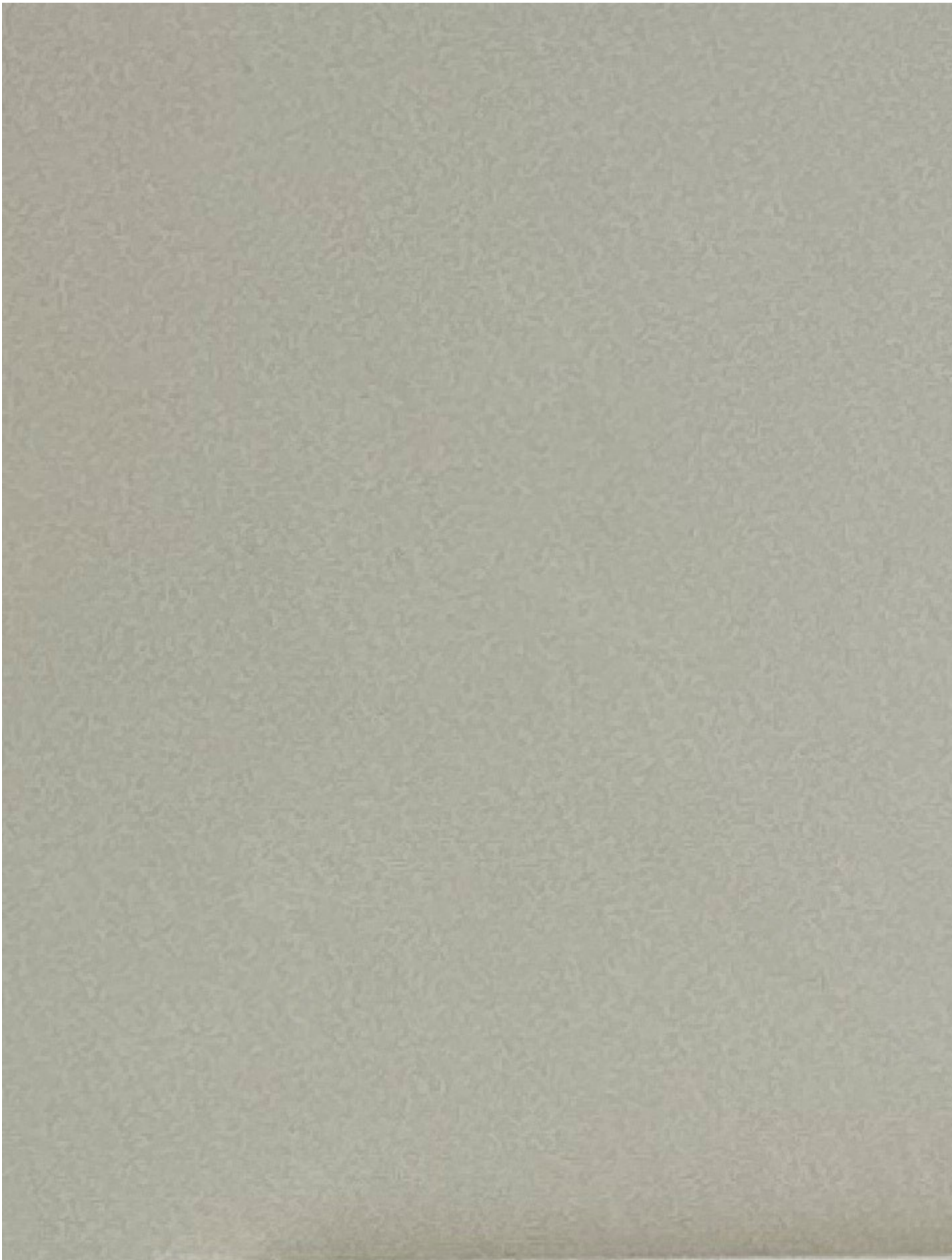
[EXTERNAL EMAIL] From outside of City of Louisville DO NOT CLICK links or attachments unless you validate the sender and know the content is safe.

Good afternoon!

I received the notice attached but I'm unable to access the application materials to better understand what type of development this will be. Could you please email me the materials?

Thank you very much!

Andreia Scotto



ITEM: LMCA-000566-2025 – Amendment to Title 17 of the Louisville Municipal Code updating separation distance requirements for Natural Medicine Businesses from schools and child care facilities

PLANNER: Matt Post, AICP, Senior Planner

REQUEST: Approval of Resolution 11, Series 2025 recommending to the City Council approval of an ordinance amending Title 17 of the Louisville Municipal Code to update the method of measuring required separation distances between Natural Medicine Businesses and schools and child care facilities.

SUMMARY:

This ordinance update proposes a targeted amendment to the City’s Natural Medicine regulations to update the method of measurement for the required 1,000-foot separation between Natural Medicine Businesses and schools and child care facilities. The amendment aligns the City’s ordinance with [State law](#) and responds to a request from City Council to update the method of measurement.

This update does not alter the existing 1,000-foot distance requirement itself, nor does it revise zoning allowances, operational limits, or any other provisions of the City’s existing Natural Medicine ordinance.

The original staff report and supporting materials that led to the adoption of the City’s Natural Medicine regulations in December of 2024, including the ordinance, are available [here](#).

BACKGROUND:

In November 2022, Colorado voters approved Proposition 122, followed by the adoption of SB 23-290, which together established the state framework for Natural Medicine Businesses. The City of Louisville was required to adopt regulations to allow Natural Medicine Businesses by December 31, 2024. These laws provide that local governments may regulate the time, place, and manner of operation of such businesses, including reasonable distance requirements from sensitive uses such as schools and child care facilities.

Natural Medicine includes psilocybin/psilocyn and, if approved by the State under ongoing rulemaking, may also include dimethyltryptamine (DMT), ibogaine, and mescaline.

Natural Medicine Businesses include a Natural Medicine Healing Center, a Natural Medicine Cultivation Facility, a Natural Medicine Products Manufacturer, and a Natural Medicine Testing Facility.

In accordance with State law, Natural Medicine Businesses must be located at least 1,000 feet from licensed child care centers, preschools, elementary, middle, junior, and high schools. The State law indicates that those distances shall be measured by direct measurement from the nearest property line of the land used for a school or childcare facility to the nearest portion of the building in which natural medicine services are provided. The law also states, however, that local jurisdictions may vary those distance restrictions so long as the local jurisdiction does not unreasonably restrict the establishment of Natural Medicine Businesses.

With [Ordinance 1887, Series 2024](#), the City adopted a separation distance rule of measurement that varied from the State's approach, applying a property line-to-property line separation requirement. The 1,000-foot buffer is currently measured from the property line of the school or child care facility to the property line of the Natural Medicine Business. This method was adopted both for ease of administration in reviewing applications and to ensure that the Downtown area, where schools and child care facilities are in close proximity to commercial parcels, would remain subject to use restrictions.

The proposed update will include a method of measurement to establish a separation distance that more closely aligns with the language in the State law. Under the proposed ordinance, separation distance is determined by a direct pedestrian route, as measured from the property line of the school or child care facility to the nearest portion of the building containing the Natural Medicine Business use.

ANALYSIS:

Natural Medicine Healing Centers

Natural Medicine Healing Centers are licensed facilities that operate in a manner similar to medical or therapy offices. At these centers, trained facilitators administer Natural Medicine in a supervised setting and provide consultation and follow-up sessions with patients. Sessions typically take 4–6 hours, depending on the treatment. Facilitators are state-certified and trained in areas that include best practices, ethics, regulations, drug effects, and trauma-informed care. State law requires that transportation plans be in place for patients who have received Natural Medicine at a Natural Medicine Healing Center, since operating a motor vehicle while under the influence of Natural Medicine remains prohibited.

Staff anticipate that the proposed update will primarily affect the siting of Natural Medicine Healing Centers. These facilities are currently permitted in areas that also contain a relatively high concentration of schools and child care facilities. Under the City's prior property line-to-property line method of measurement, certain areas, particularly within Downtown Louisville, were not eligible for Natural Medicine Healing Centers. With the adoption of a measurement method based on the direct pedestrian route from property line to nearest portion of the building, it is likely that some areas of Downtown Louisville may become eligible for the establishment of a Natural Medicine

Healing Center. Zone districts where Natural Medicine Healing Centers may be established include:

- Administrative Office (A-O)
- Administrative Office-Transition (AO-T)
- Business Office (B-O)
- Commercial Community (C-C)
- Commercial Business (C-B)
- Residential Mixed-Use (MU-R)
- Planned Community Commercial (P-C)
- Permitted with Special Review Use:
 - Commercial Neighborhood (C-N)
 - Industrial (I)

Natural Medicine Cultivation, Products Manufacturing, and Testing Facilities Summary

The cultivation, manufacturing, and testing of Natural Medicine are light industrial activities that require specialized equipment and processes such as air handling systems, lighting, and chemical storage. Given the zoning districts where these uses are permitted, staff do not anticipate that the ordinance update will significantly affect the siting of these facilities, as there are minimal schools or child care facilities in these areas. Natural Medicine Cultivation, Products Manufacturing, and Testing Facilities are currently permitted in the Industrial (I) and Planned Community Industrial (P-I) zoning districts.

PROPOSAL:

The updated language will retain the 1,000 foot separation but establish a new rule for how the separation measurement is done based on what is a “direct pedestrian route”. The new language defines a direct pedestrian route as the distance measured along the most direct lawful pedestrian route from the nearest property line of the school or child care facility to the portion of the building or unit where the Natural Medicine Business will be located. The measurement must follow designated pedestrian routes, observe all traffic controls, and exclude trespassing or the use of alleys.

Louisville Municipal Code Sec. 17.16.340.B will be updated as follows. Words to be deleted ~~stricken~~; words to be added underlined:

- B. *Distance from schools.* No natural medicine business may be located within one thousand (1,000) feet of a child care center; preschool, elementary, middle, junior, or high school; or a residential child care facility. The distance shall be ~~determined by a direct measurement from the nearest property line of the land used for a school or for child care to the nearest property line of the site containing the natural medicine business.~~ calculated by measuring the most direct pedestrian route from the nearest property line of the land use to the nearest portion of the building or unit where the natural medicine healing center use will be located. The measurement shall reflect a safe and lawful walking path, without trespassing or use of alleys, and shall follow

designated pedestrian routes, and include right-angle crossings while observing all traffic signals and traffic regulations.

PUBLIC COMMENTS:

No public comments have been received.

STAFF RECOMMENDATION:

Staff recommend approval of Resolution 11, Series 2025 recommending to the City Council approval of an ordinance amending Title 17 of the Louisville Municipal Code to update the method of measuring required separation distances between Natural Medicine Businesses and schools and child care facilities.

ATTACHMENTS:

1. Resolution 11, Series 2025
2. Draft Ordinance
3. Ordinance 2024-1887

**RESOLUTION NO. 11
SERIES 2025**

**AN ORDINANCE AMENDING TITLE 17 OF THE LOUISVILLE MUNICIPAL CODE
CONCERNING DISTANCE RESTRICTIONS FOR NATURAL MEDICINE
BUSINESSES IN THE CITY OF LOUISVILLE**

WHEREAS, the City of Louisville (the “City”), is a Colorado home rule municipal corporation duly organized and existing under laws of the State of Colorado and the City of Louisville Home Rule Charter (the “City Charter”); and

WHEREAS, the People of the State of Colorado approved the citizens’ initiative known as “Proposition 122: Access to Natural Psychedelic Substances,” which is codified in Colo. Rev. Stat. § 12-170-101, et seq. (the “Enabling Act”) in November 2022; and

WHEREAS, the Enabling Act decriminalized the personal possession, growing, sharing, and use, but not the sale, of natural psychedelic mushrooms (psilocybin and psilocin) and plant-based psychedelic substances (dimethyltryptamine, ibogaine, and mescaline), hereby referred to as Natural Medicine; and

WHEREAS, the State Legislature enacted Senate Bill 23-290, which is codified in Colo. Rev. Stat. § 44-50-101, et seq. (the “Regulatory Act”), which establishes licensing requirements and regulations for Natural Medicine businesses, including healing centers, cultivation facilities, and products manufacturers; and

WHEREAS, the Regulatory Act prohibits local governments from banning Natural Medicine businesses within their boundaries, but allows them to adopt and enact ordinances governing the time, place, and manner of the operation of licensed businesses and further allows them to vary the distance restrictions imposed by the Regulatory Act; and

WHEREAS, the City Council adopted Ordinance No. 1887, Series 2024, on December 3, 2024, establishing local regulations for Natural Medicine Businesses in compliance with the requirements of the Regulatory Act; and

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Louisville, Colorado does hereby recommend approval of an ordinance amending title 17 of the Louisville Municipal Code concerning distance restrictions for Natural Medicine businesses in the city of Louisville.

PASSED AND ADOPTED this 11th day of September, 2025.

By: _____
Steve Brauneis, Chair
Planning Commission

Attest: _____
Cullen Choi, Secretary
Planning Commission

**ORDINANCE NO. XXXX
SERIES 2025**

**AN ORDINANCE AMENDING TITLE 17 OF THE LOUISVILLE MUNICIPAL CODE
CONCERNING DISTANCE RESTRICTIONS FOR NATURAL MEDICINE BUSINESSES
IN THE CITY OF LOUISVILLE**

WHEREAS, the City of Louisville (the “City”), is a Colorado home rule municipal corporation duly organized and existing under laws of the State of Colorado and the City of Louisville Home Rule Charter (the “City Charter”); and

WHEREAS, the People of the State of Colorado approved the citizens’ initiative known as “Proposition 122: Access to Natural Psychedelic Substances,” which is codified in Colo. Rev. Stat. § 12-170-101, et seq. (the “Enabling Act”) in November 2022; and

WHEREAS, the Enabling Act decriminalizes the personal possession, growing, sharing, and use, but not the sale, of natural psychedelic mushrooms (psilocybin and psilocin) and plant-based psychedelic substances (dimethyltryptamine, ibogaine, and mescaline), hereby referred to as Natural Medicine; and

WHEREAS, the Enabling Act allows for the supervised use of psychedelic mushrooms by individuals aged 21 and over at licensed facilities; and

WHEREAS, the Enabling Act allows for the cultivation, product manufacture, and testing of Natural Medicine at licensed facilities; and

WHEREAS, the State Legislature enacted Senate Bill 23-290, which is codified in Colo. Rev. Stat. § 44-50-101, et seq. (the “Regulatory Act”), which establishes licensing requirements and regulations for Natural Medicine businesses, including healing centers, cultivation facilities, and products manufacturers; and

WHEREAS, the Regulatory Act prohibits local governments from banning Natural Medicine businesses within their boundaries, but allows them to adopt and enact ordinances governing the time, place, and manner of the operation of licensed businesses and further allows them to vary the distance restrictions imposed by the Regulatory Act; and

WHEREAS, by Ordinance No. 1887, Series 2024, adopted on December 3, 2024, the City Council established regulations, including distance restrictions for natural medicine businesses; and

WHEREAS, after a duly noticed public hearing held _____, where evidence and testimony were entered into the record, including the Louisville Planning Commission Staff

Report dated _____, the Louisville Planning Commission has recommended the City Council adopt the amendments to the LMC set forth in this ordinance; and

WHEREAS, City Council has provided notice of a public hearing on said ordinance by publication as provided by law and held a public hearing as provided in said notice; and

WHEREAS, City Council desires to enact this ordinance amending its regulation of the time, place, and manner of the operation of licensed Natural Medicine businesses by modifying the manner in which the distance restrictions under the Regulatory Act are computed.

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

Section 1. Section 17.16.340 of the Louisville Municipal Code is hereby amended to read as follows (words to be deleted ~~stricken~~; words to be added underlined):

Sec. 17.16.340 – Natural medicine businesses

- A. *Purpose.* The Colorado Natural Medicine Code, as codified in the Regulatory Act, specifically authorizes the governing body of a municipality to enact an ordinance to regulate the time, place, and manner of the operation of natural medicine businesses.
- B. *Distance from schools.* No natural medicine business may be located within one thousand (1,000) feet of a child care center; preschool, elementary, middle, junior, or high school; or a residential child care facility. The distance shall be ~~determined by a direct measurement from the nearest property line of the land used for a school or for child care to the nearest property line of the site containing the natural medicine business.~~ calculated by measuring the most direct pedestrian route from the nearest property line of the land use to the nearest portion of the building or unit where the natural medicine healing center use will be located. The measurement shall reflect a safe and lawful walking path, without trespassing or use of alleys, and shall follow designated pedestrian routes, and include right-angle crossings while observing all traffic signals and traffic regulations.
- C. *Hours of operation.* The provision of natural medicine services at a natural medicine healing center shall only occur between the hours of 8:00am and 10:00pm.

Section 2. If any portion of this ordinance is held to be invalid for any reason, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each part hereof irrespective of the fact that any one part be declared invalid.

Section 3. The repeal or modification of any provision of the Municipal Code of the City of Louisville by this ordinance shall not release, extinguish, alter, modify, or change

in whole or in part any penalty, forfeiture, or liability, either civil or criminal, which shall have been incurred under such provision, and each provision shall be treated and held as still remaining in force for the purpose of sustaining any and all proper actions, suits, proceedings, and prosecutions for the enforcement of the penalty, forfeiture, or liability, as well as for the purpose of sustaining any judgment, decree, or order which can or may be rendered, entered, or made in such actions, suits, proceedings, or prosecutions.

Section 4. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

**INTRODUCED, READ, PASSED ON FIRST READING AND ORDERED
PUBLISHED** this ___ day of _____, 2025.

Christopher M. Leh, Mayor

ATTEST:

Genny Kline, Interim City Clerk

**PUBLIC HEARING AND SECOND READING WILL BE THE ____ DAY OF
_____, 2025, AT 6:00 P.M. AT LOUISVILLE CITY HALL, 749 MAIN STREET,
LOUISVILLE, CO 80027.**

PASSED AND ADOPTED ON SECOND AND FINAL READING, this ___ day of
_____, 2025.

Christopher M. Leh, Mayor

ATTEST:

Genny Kline, Interim City Clerk

APPROVED AS TO FORM:

Kelly PC, City Attorney

**ORDINANCE NO. 1887
SERIES 2024**

**AN ORDINANCE AMENDING TITLE 17 OF THE LOUISVILLE MUNICIPAL CODE
CONCERNING THE REGULATION OF NATURAL MEDICINE BUSINESSES IN THE
CITY OF LOUISVILLE AND AMENDING TITLE 9 TO ESTABLISH PENALTIES FOR
UNLAWFUL USE AND CULTIVATION OF NATURAL MEDICINE**

WHEREAS, the City of Louisville (the “City”), is a Colorado home rule municipal corporation duly organized and existing under laws of the State of Colorado and the City of Louisville Home Rule Charter (the “City Charter”);

WHEREAS, the People of the State of Colorado approved the citizens’ initiative known as “Proposition 122: Access to Natural Psychedelic Substances,” which is codified in Colo. Rev. Stat. § 12-170-101, et seq. (the “Enabling Act”) in November 2022;

WHEREAS, the Enabling Act decriminalizes the personal possession, growing, sharing, and use, but not the sale, of natural psychedelic mushrooms (psilocybin and psilocin) and plant-based psychedelic substances (dimethyltryptamine, ibogaine, and mescaline), hereby referred to as Natural Medicine;

WHEREAS, the Enabling Act allows for the supervised use of psychedelic mushrooms by individuals aged 21 and over at licensed facilities;

WHEREAS, the Enabling Act allows for the cultivation, product manufacture, and testing of Natural Medicine at licensed facilities;

WHEREAS, the State Legislature enacted Senate Bill 23-290, which is codified in Colo. Rev. Stat. § 44-50-101, et seq. (the “Regulatory Act”), which establishes licensing requirements and regulations for Natural Medicine businesses, including healing centers, cultivation facilities, and products manufacturers;

WHEREAS, the Regulatory Act prohibits local governments from banning Natural Medicine businesses within their boundaries, but allows them to adopt and enact ordinances governing the time, place, and manner of the operation of licensed businesses and further allows them to vary the distance restrictions imposed by the Regulatory Act;

WHEREAS, after a duly noticed public hearing held October 10, 2024, where evidence and testimony were entered into the record, including the Louisville Planning Commission Staff Report dated October 10, 2024, the Louisville Planning Commission has recommended the City Council adopt the amendments to the LMC set forth in this ordinance;

WHEREAS, City Council has provided notice of a public hearing on said ordinance by publication as provided by law and held a public hearing as provided in said notice;

WHEREAS, City Council desires to enact this ordinance to regulate the time, place, and manner of the operation of licensed Natural Medicine businesses by identifying the appropriate zoning districts in which Natural Medicine businesses may operate, by modifying the manner in which the distance restrictions under the Regulatory Act are computed, and by regulating the hours of operation for Natural Medicine businesses; and

WHEREAS, the City Council further desires to establish penalties for offenses relating to unlawful use and cultivation of natural medicine.

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

Section 1. Louisville Municipal Code Chapter 17.08 (Definitions) is hereby amended by the addition of a new Section 17.08.338 and definitions as follows:

Sec. 17.08.338. – Natural medicine.

- A. *Natural medicine* means psilocybin or psilocyn and other substances described in the Regulatory Act as “natural medicine.”
- B. *Natural medicine business* includes a natural medicine healing center, a natural medicine cultivation facility, a natural medicine products manufacturer, or a natural medicine testing facility, or another licensed entity created by the state licensing authority.
- C. *Natural medicine cultivation facility* means a facility engaged in the cultivation of natural medicine.
- D. *Natural medicine healing center* means a facility licensed by the state licensing authority that permits a facilitator to provide and supervise natural medicine services for a participant.
- E. *Natural medicine products manufacturer* means a facility engaged in the manufacturing of natural medicine products.
- F. *Natural medicine testing facility* means a facility engaged in the testing of and research on natural medicine and natural medicine products.
- G. *Regulatory Act* means the Colorado Natural Medicine Code, as codified in Colo. Rev. Stat. § 44-50-101, et seq., as amended.

In addition to the foregoing definitions, other terms used in this title shall have the meanings ascribed to them in the Regulatory Act.

Section 2. Louisville Municipal Code Section 17.12.030 is hereby amended as follows (words to be added are underlined):

Sec. 17.12.030 – Use groups.

Use Groups		Districts																	
		A	A-O	B-O	A-OT	R-RR	SF-R	SF-E	R-R R-E R-L	SF-LD SF-MD SF-HD	R-M	R-H	C-N	C-C	C-B	I	PCZD	MU-R	OS
							</												

Section 3. Louisville Municipal Code Section 17.13.020 in Chapter 17.13 (Administrative office-transition zone district) is hereby amended as follows (words to be added are underlined):

Sec. 17.13.020 – Use groups

No land shall be used or occupied and no structure shall be designed, erected, altered, used, or occupied, except for one or more of the following uses by right, provided that a use by right may be accompanied by lawful accessory uses and buildings:

- A. Professional and business offices;
- B. Medical and dental offices and clinics;
- C. Studios for professional work or teaching (instruction limited to no more than ten students) of any form of fine arts, photography, music, drama, dance but not including a commercial gymnasium.
- D. Natural medicine healing center

Section 4. Louisville Municipal Code Section 17.14.050, Table 1 in Chapter 17.14 (Mixed use zone districts) is hereby amended as follows (words to be added are underlined):

Sec. 17.14.050 – Permitted uses and district specific regulations

* * *

TABLE 1: PRINCIPAL USES ALLOWED IN THE MIXED USE ZONE DISTRICTS		
Yes = Permitted By-Right	No = Not Permitted	
R = Permitted Subject to Special Review		
PRINCIPAL USES	CC	MU-R

* * *

Office Use Group		
Financial institutions—No drive through facility	Yes	Yes
Financial institutions with drive-through facility per CDDSG Section 2.1.2	Yes	No
General research facilities	No	No
Medical and dental clinics	Yes	Yes
Professional and businesses offices	Yes	Yes
Research and development	No	No
Small animal clinics (fully enclosed)	Yes	No
Natural medicine healing center	Yes	Yes

Section 5. Louisville Municipal Code Section 17.16.040 in Chapter 17.16 (General regulations) is hereby amended as follows (words to be added are underlined):

Sec. 17.16.040 – Home occupations

Home occupations shall be allowed as a permitted accessory use governed by the following regulations:

* * *

- H. The following uses, because of their tendency to go beyond the limits permitted for home occupations and thereby impair the use and value of the residential area, shall not be permitted as home occupations: auto repair or motorized implement repair; dance, music or other types of instruction (if more than four students being instructed at one time); dental offices; medical offices; natural medicine businesses; medical marijuana businesses; medical marijuana optional premises cultivation operations; retail marijuana establishments; retail marijuana cultivation facilities; the painting of vehicles, trailers or boats; private schools with organized classes; radio and television repair; barber and/or beauty shop; welding shops; nursing homes; massage therapy by a massage therapist; sexually oriented businesses; and, irrespective of whether the use may be categorized as a sexually oriented business, any retail or wholesale sales to consumers upon the premises of any types of materials specified in this title which describe or depict specified sexual activities or specified anatomical areas.

Section 6. Louisville Municipal Code Chapter 17.16 (General regulations) is hereby amended by the addition of a new Section 17.16.340 as follows:

Sec. 17.16.340 – Natural medicine businesses

- A. *Purpose.* The Colorado Natural Medicine Code, as codified in the Regulatory Act, specifically authorizes the governing body of a municipality to enact an ordinance to regulate the time, place, and manner of the operation of natural medicine businesses.
- B. *Distance from schools.* No natural medicine healing center may be located within one thousand (1,000) feet of a child care center; preschool, elementary, middle, junior, or high school; or a residential child care facility. The distance shall be determined by a direct measurement from the nearest property line of the land used for a school or for child care to the nearest property line of the site containing the natural medicine healing center.
- C. *Hours of operation.* The provision of natural medicine services at a natural medicine healing center shall only occur between the hours of 6:00am and 12:00am.

Section 7. Louisville Municipal Code Title 9 (Public Peace and Welfare) is hereby amended by the addition of a new Chapter 9.42 as follows:

Chapter 9.42 Offenses Relating to Natural Medicine

Sec. 9.42.010. Definitions.

Natural medicine means dimethyltryptamine, mescaline, ibogaine, psilocybin, or psilocyn, or any other substance listed in Colo. Rev. Stat. § 18-18-434, as amended.

Natural medicine product means a product infused with natural medicine that is intended for consumption.

In addition to the foregoing definitions, other terms used in this chapter shall have the meanings ascribed to them in Colo. Rev. Stat. § 18-18-434, as amended.

Sec. 9.42.020. Underage possession of natural medicine.

(a) It is unlawful for a person under the age of twenty-one (21) to knowingly possess or consume natural medicine or a natural medicine product.

(b) A person convicted of violating this section shall be punished by a fine of not more than one hundred dollars (\$100) or not more than four (4) hours of substance abuse education or counseling; except that a second or subsequent conviction is subject to a fine of not more than two hundred dollars (\$200), not more than four (4) hours of substance use education or counseling, and not more than twenty-four (24) hours of useful public service.

Sec. 9.42.030. Unlawful display or consumption of natural medicine.

(a) It is unlawful for a person to openly and publicly display or consume natural medicine or a natural medicine product.

(b) A person convicted of violating this section shall be punished by a fine of not more than one hundred dollars (\$100) and not more than twenty-four (24) hours of useful public service.

Sec. 9.42.040. Unlawful cultivation of natural medicine.

(a) It is unlawful for a person to knowingly cultivate natural medicine that cumulatively exceeds an area of more than twelve (12) feet wide by twelve (12) feet long in one or more cultivation areas on private property, or for a person who owns, occupies, or controls private property to knowingly allow such cultivation.

(b) Except as provided in subsection (c), it is unlawful for any person to knowingly cultivate natural medicine on private property outside of an enclosed or locked space, or for any person who owns, occupies, or controls private property to knowingly allow such cultivation.

(c) It shall not be a violation of subsection (b), if the person cultivating the natural medicine is twenty-one (21) years of age or older, if the cultivation area is located in a dwelling on private property, and:

(1) If a person under the age of twenty-one (21) lives at the dwelling, the cultivation area itself is enclosed and locked; or

(2) If no person under the age of twenty-one (21) lives at the dwelling, the external locks on the dwelling constitute an enclosed and locked space, but if a person under the age of twenty-one (21) enters the dwelling, the person cultivating the natural medicine shall ensure that access to the cultivation area is reasonably restricted while the person under the age of twenty-one (21) is present on the private property.

(d) A person convicted of violating subsection (a) or (b) shall be punished by a fine of not more than one thousand dollars (\$1,000).

Section 8. If any portion of this ordinance is held to be invalid for any reason, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each part hereof irrespective of the fact that any one part be declared invalid.

Section 9. The repeal or modification of any provision of the Municipal Code of the City of Louisville by this ordinance shall not release, extinguish, alter, modify, or change in whole or in part any penalty, forfeiture, or liability, either civil or criminal, which shall have been incurred under such provision, and each provision shall be treated and held as still

remaining in force for the purpose of sustaining any and all proper actions, suits, proceedings, and prosecutions for the enforcement of the penalty, forfeiture, or liability, as well as for the purpose of sustaining any judgment, decree, or order which can or may be rendered, entered, or made in such actions, suits, proceedings, or prosecutions.

Section 10. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

**INTRODUCED, READ, PASSED ON FIRST READING AND ORDERED
PUBLISHED** this 11th day of November 2024.



Christopher M. Leh, Mayor

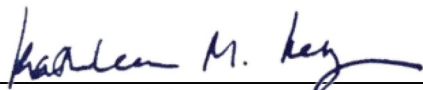
ATTEST:



Genny Kline, Interim City Clerk



APPROVED AS TO FORM:



Kelly PC, City Attorney

PASSED AND ADOPTED ON SECOND AND FINAL READING, this 3rd day of December 2024.



Christopher M. Leh, Mayor

ATTEST:



Genny Kline, Interim City Clerk



NOTICE OF PUBLIC HEARING
ORDINANCE NO. 1887, SERIES 2024

AN ORDINANCE AMENDING TITLE 17 OF THE LOUISVILLE MUNICIPAL CODE CONCERNING THE REGULATION OF NATURAL MEDICINE BUSINESSES IN THE CITY OF LOUISVILLE AND AMENDING TITLE 9 TO ESTABLISH PENALTIES FOR UNLAWFUL USE AND CULTIVATION OF NATURAL MEDICINE

INTRODUCED, READ, PASSED ON FIRST READING AND ORDERED PUBLISHED this 4th day of November 2024.

Christopher M. Leh, Mayor

ATTEST:
Genny Kline, Interim City Clerk

APPROVED AS TO FORM:
Kelly PC, City Attorney
PASSED AND ADOPTED ON SECOND AND FINAL READING, this 3rd day of December 2024.

Christopher M. Leh, Mayor

ATTEST:
Genny Kline, Interim City Clerk

Published in the Daily Camera on December 8, 2024.

Full copies available in the City Clerk's Office, 749 Main Street, Louisville, CO 80027.

Second Reading Amendments

Ordinance No. 1887, Series 2024 is revised to read as follows (amendments are show in **bold underline** and **bold strikeout**):

Sec. 17.16.340 - Natural medicine businesses

A. Distance from schools. No natural medicine **healing center business** may be located within one thousand (1,000) feet of a child care center; preschool, elementary, middle, junior, or high school; or a residential child care facility. The distance shall be determined by a direct measurement from the nearest property line of the land used for a school or for child care to the nearest property line of the site containing the natural medicine business.

B. Hours of operation. The provision of natural medicine services at a natural medicine healing center shall only occur between the hours of **6:00am 8:00am and 12:00am 10:00pm**.

Published: Boulder Daily Camera December 8, 2024-2089455

Prairie Mountain Media, LLC

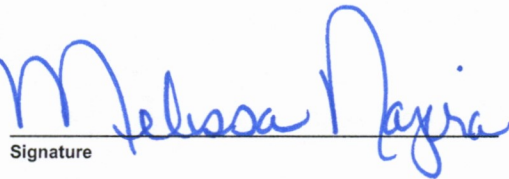
PUBLISHER'S AFFIDAVIT

County of Boulder
State of Colorado

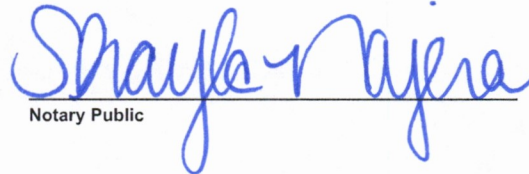
The undersigned, Agent, being first duly sworn under oath, states and affirms as follows:

1. He/she is the legal Advertising Reviewer of Prairie Mountain Media LLC, publisher of the *Daily Camera*.
2. The *Daily Camera* is a newspaper of general circulation that has been published continuously and without interruption for at least fifty-two weeks in Boulder County and meets the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in the *Daily Camera* in Boulder County on the following date(s):

Dec 8, 2024


Signature

Subscribed and sworn to me before me this
9th day of December 2024.


Notary Public

(SEAL)

SHAYLA NAJERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174031965
MY COMMISSION EXPIRES July 31, 2025

Account: 1048836
Ad Number: 2089455
Fee: \$76.12

received
11/20/24

ATTEST:
Cecily Kline, Interim City Clerk

Christopher M. Leh, Mayor