City of Louisville
COLORADO • SINCE 1878

Community Development Department

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

Development Review Application Form

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

Property Information

Common Address(es): 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.

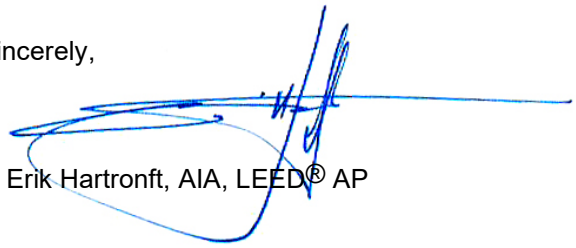
The project consists of redevelopment of an existing RV and boat storage yard into a permanently affordable (attainable) multifamily housing development. A number of units may also be market rate. The eastern portion of this previous PUD (Lot 1A) will remain in its current commercial use, with enhancements 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

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THISTLE
COMMUNITY HOUSING

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

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Interior Design

950 Spruce Street, #2C
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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:

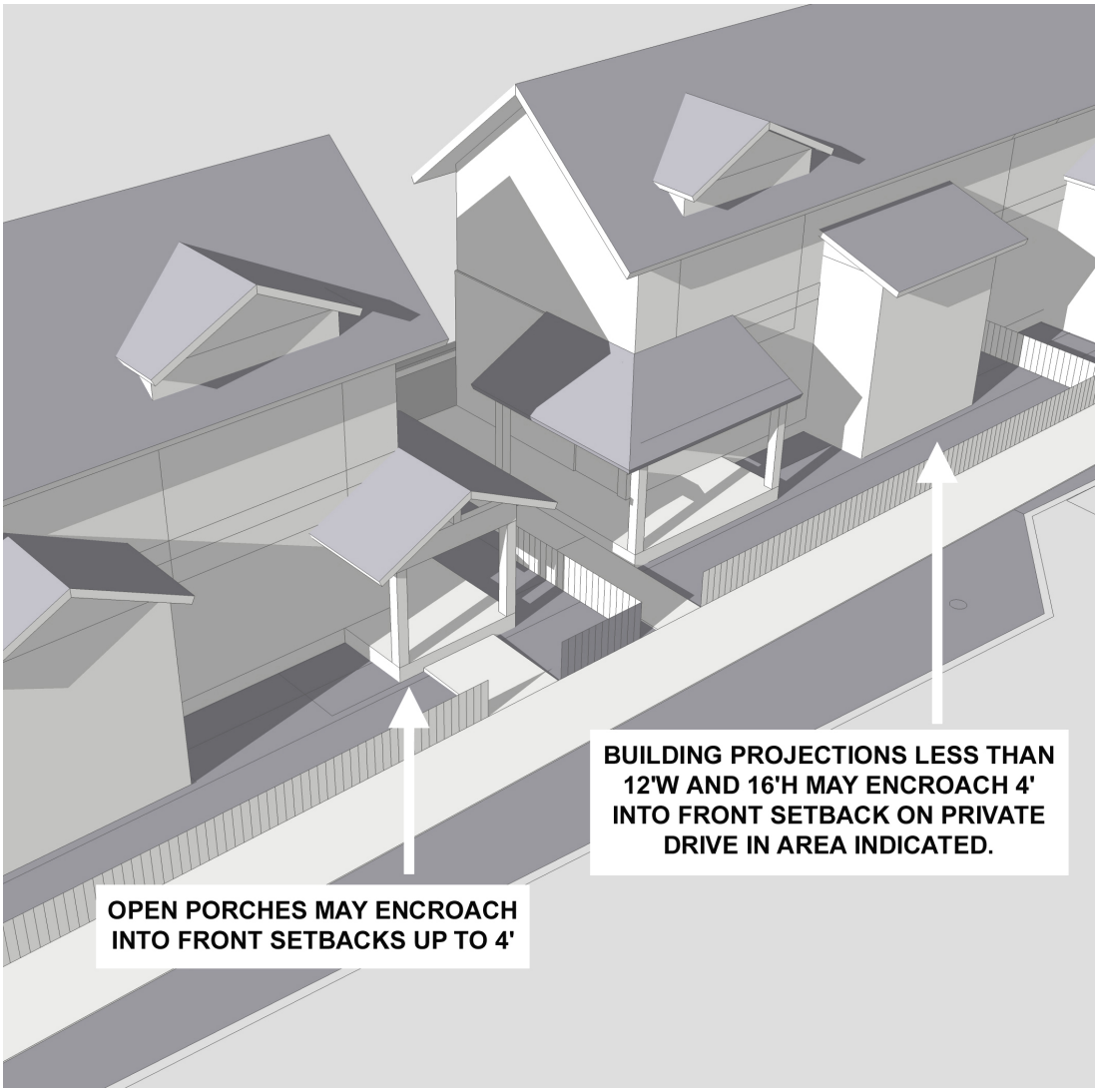
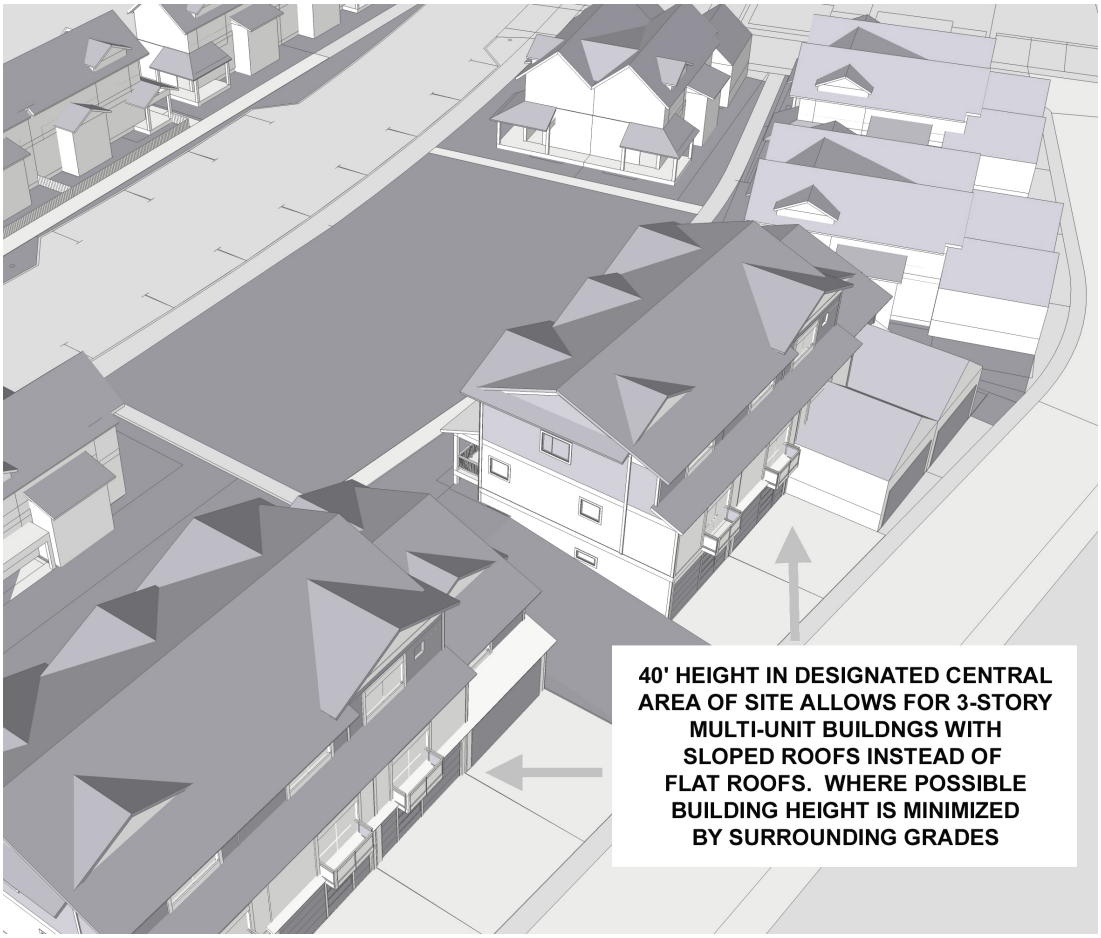


Illustration regarding area where 40’ height is allowed for sloping roof forms:



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