

ITEM: Case No. ZON-000561-2025

PLANNER: Emily Cline-Gibson, Planner II

APPLICANT/OWNER: Jeremy Greene, Living Greene, LLC
433 Elk Trail
Lafayette, CO 80026

LOCATION: 811 Walnut Street

REQUEST: Approval of Resolution 14, Series 2025, recommending approval to City Council of a draft ordinance to rezone the property from Residential Medium Density (R-M) to Commercial Community (C-C).

VICINITY MAP:



SUMMARY:

The applicant, Jeremy Greene, Living Greene, LLC, is requesting approval of a change in zoning from Residential Medium Density (R-M) to Commercial Community (C-C) for the subject property at 811 Walnut Street. A rezone to C-C would also place the subject property in the Downtown Louisville Overlay, which is subject to the standards in the [Design Handbook for Downtown Louisville](#). The rezone request is to allow for a wider variety of commercial uses for the existing, nonconforming commercial building.

BACKGROUND:

The subject property consists of Lot 1, Block 3 of the Jefferson Place Subdivision, which was platted in 1880. The property is approximately 82 feet long and 25 feet wide. A 10-foot-wide rear alley which extended along the northern property lines of Lots 1-5 was vacated by Ordinance 1959-310, and an approximate 5' x 25' section of the alley was allotted to the subject property.

The building located on the subject property was constructed around 1954 by the Mountain States Telephone & Telegraph Company and was used as a new office for Louisville's switchboard operating center, which was originally located at 913 Main Street. This location was ideal for the new office as Louisville converted from switchboard-operated telephones to unattended dial phones due to the proximity between the two buildings, allowing existing telephone cables to be easily accessed by both buildings as the transition occurred in March 1955.

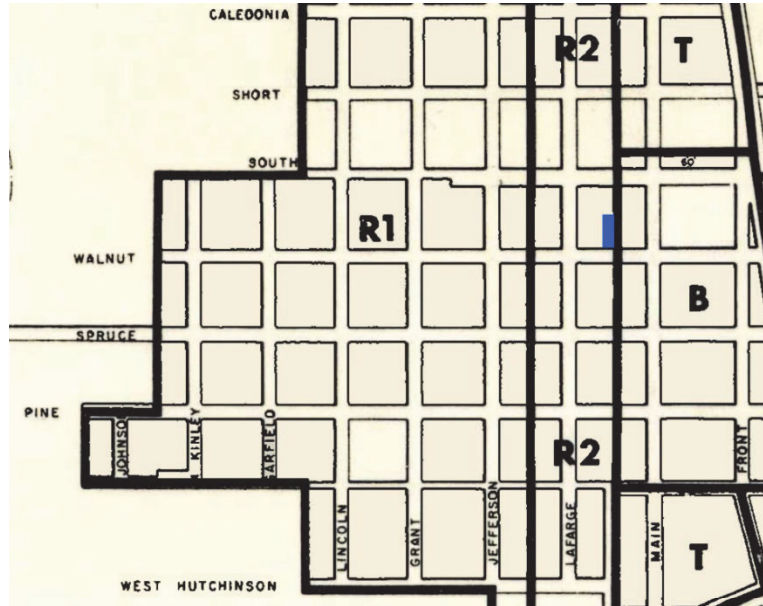


Location of the original telephone office at 913 Main Street and the subject property.

The establishment of zoning districts in Louisville occurred in 1962 with Ordinance 1962-327B, which placed the subject property into the R2 residential zone district. This zone district allowed *electric transmission and distribution lines, telegraph and telephone lines, telephone exchanges, electric substations and gas regulator stations where no public office and no repair or storage facilities are maintained.*

The property was sold in 1975 and converted into two professional offices via a special review use (SRU) certificate issued in November 1975. A

City-wide rezoning and update to permitted uses occurred in January 1976 with Ordinance 1975-485. The subject property was then placed in the Residential Medium Density (R-M) zone, which remains its current zoning designation. This zone is intended for mid-density residential units, such as duplexes or townhomes, with commercial uses limited to childcare centers, hospitals, and nursing homes.



Zoning District Map dated December 12, 1962

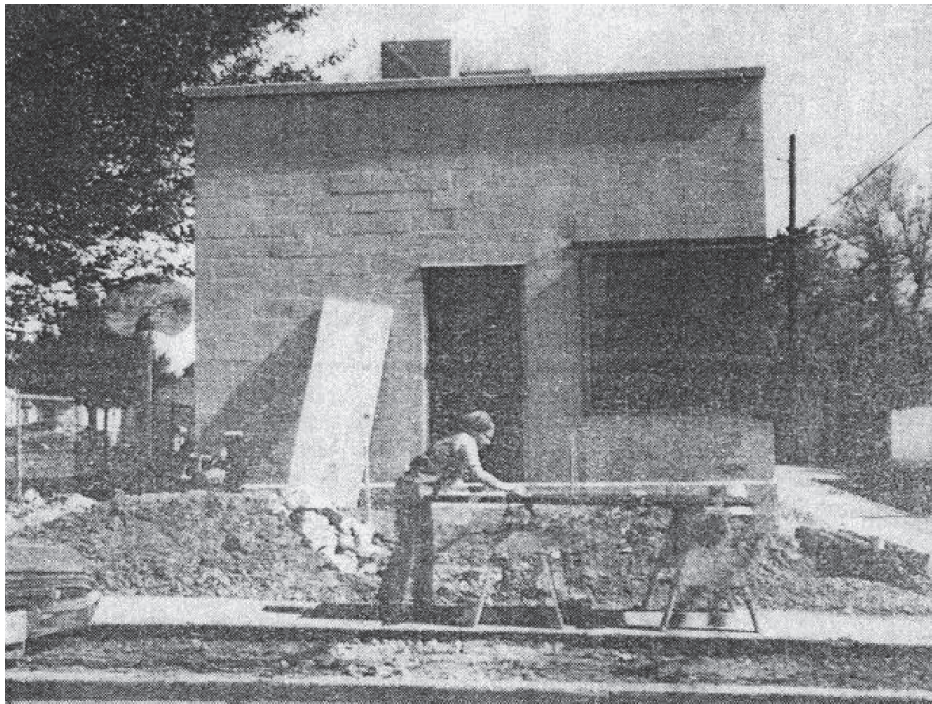
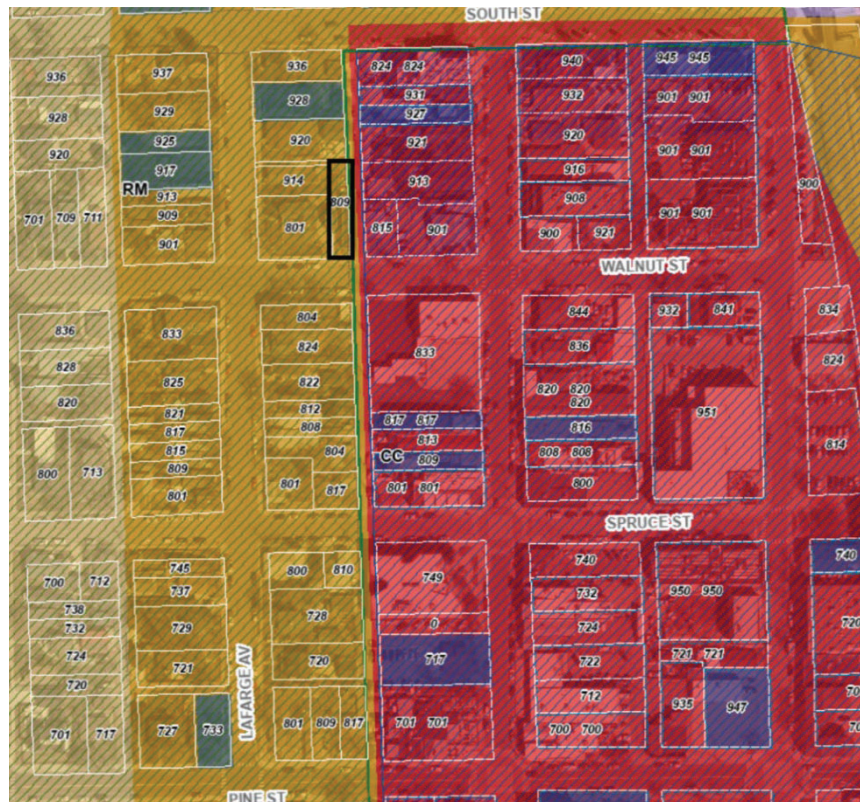


Image of the building being renovated for office use in 1975.

The SRU certificate was later amended in May 1976 to also allow for a beauty salon, and another SRU was approved in 1978 for a pet grooming shop. Prior to the adoption of Ordinance 1975-485, SRU approvals were not guided by specific criteria or procedure in the Municipal Code, and Planning Commission records do not extend far back enough to determine how each use was analyzed for approval. The adoption of the 1976 Ordinance clarified which uses were permitted by-right and which uses required special review, and it also included updated procedures for analyzing SRU applications. According to City Council meeting minutes dated September 20, 1978, Council approved the SRU request for the pet shop. However, it appears that all SRU applications reviewed prior to 1978 were approved at the Planning Commission level.

Current land use allowances provided in Louisville Municipal Code (LMC) [Sec. 17.12.030](#) do not permit any of the above uses at the subject property, and continuance of any previously approved special review uses would be considered nonconforming. LMC [Section 17.36.010](#) states that *if a nonconforming use involving a structure is discontinued from use for a period of one year, further use of the property shall be for a conforming use*. The building is currently being used as an office, and all of the previously approved SRU uses other than the office use have not been active at the property for at least one year. As a result, all other previously approved SRUs are no longer valid.

An existing alley is located along the eastern property line and acts as a division between the C-C zone, which includes the Downtown Louisville Overlay boundaries and the R-M zone, which includes the Old Town Overlay boundaries. The Downtown Louisville Overlay represents the predominantly commercial area and the Old Town Louisville overlay represents the predominantly residential area. The building to the east is commercial and currently contains a lock and key business, and buildings to the west are single-family residential structures.



Surrounding zoning of the area. Red is the C-C zone, orange is the R-M zone, and yellow is the R-L zone.

PROPOSAL:

The proposal includes a rezone from R-M to C-C to allow the same land uses as the rest of the adjacent Downtown Louisville overlay area. At this time, the applicant does not anticipate any exterior alterations to the property to accommodate future commercial uses. Any interior reconfigurations will be reviewed through the building permit process. Rezoning to C-C would also incorporate the subject property into the Downtown Louisville Overlay. Should the property owner seek future redevelopment of the lot, site design must comply with LMC [Title 17](#) and the [Design Handbook of Downtown Louisville](#), and will require a Planned Unit Development (PUD) application for any major exterior changes. Any PUD requires public hearings before Planning Commission and City Council with notice to surrounding properties.



Current image of the subject property.

ANALYSIS:

The following table outlines commercial uses that would be permitted in the C-C zone either by-right or by Special Review Use (SRU) which are not currently permitted in the R-M zone, the subject property's current zoning.

Table 1. Permitted uses in the C-C zone that are not allowed in the R-M zone		
Use Group		Permitted
8	Hotels and motels, including restaurants and other incidental commercial uses inside the principal building	SRU
12	Vocational and business schools	SRU
23	Mortuaries and funeral chapels	SRU
24	Personal services, including but not limited to barbershops and beauty shops, dry-cleaning outlets, self-service laundries, shoe repair shops and similar activities or a facility operated by an	Yes

Table 1. Permitted uses in the C-C zone that are not allowed in the R-M zone		
Use Group		Permitted
	accredited massage therapist for the purpose of massage therapy as defined in Section 5.16.010	
25	Establishments for retailing of convenience goods, including but not limited to variety stores, supermarkets, hardware stores, sporting good stores, shoe stores and drugstores	Yes
26	Establishments for the retailing of shoppers goods, including but not limited to department stores or major comparison goods stores	Yes
27	Furniture and appliance repair	Yes
29	Medical and dental clinics, professional and business offices, financial institutions, small animal clinics	Yes
31	Indoor eating and drinking establishments	Yes
32	Indoor commercial amusement establishments	Yes
34	Outdoor commercial amusement	SRU
35	Sales and repair of motor vehicles, outdoor sales and repair (appliances, retail goods, eating and drinking establishments, etc.), rental facilities	SRU
37	Automobile parking garages	SRU
38	Gasoline service stations	SRU
39	Public garages	SRU
47	Recreational enterprise	SRU
50	Limited wholesale sales	SRU
51	Pet care business	SRU
58	Live-work	Yes
59	Health or athletic clubs, spas, dance studios, fitness studios	Yes
60	Mobile food court	SRU
61	Banquet or reception hall	SRU
62	Natural medicine healing center	Yes

Of the 23 new use groups that would be permitted with a rezone of the subject property to the C-C zone district, 10 would be permitted by-right and not require additional review. The remaining use groups would require SRU review by Planning Commission and approval by City Council at public hearings.

All land uses permitted by-right do not include exterior components and are fully enclosed within a building. Land use item 35 in Table 1 above requires any outdoor dining proposed by a food and beverage establishment to be reviewed as an SRU application before Planning Commission and City Council. This is consistent with the procedure required for all other uses in the C-C zone that are permitted by SRU or may involve exterior components, such as outdoor amusement, motor vehicle sales, and parking garages. Additionally, any future use of the building that results in a nuisance will be subject to abatement procedures outlined in LMC [Chapter 8.01](#).

LMC [Sec. 17.20.010.E](#) exempts properties within the boundaries of Downtown Louisville from requiring designated off-street parking spaces. On-street parking is located along Walnut Street and throughout downtown, and eight public parking lots are within a quarter-mile radius of the subject property.

Compliance with LMC Sec. 17.44.050 – Rezoning

The rezoning proposal is subject to LMC [Sec. 17.44.050 - Declaration of policy for rezoning](#). One or more of the following criteria must be met to approve a rezoning. Staff analysis of each criterion is found below:

1. *The land to be rezoned was zoned in error and as presently zoned is inconsistent with the policies and goals of the city's comprehensive plan.*

There is no evidence to suggest the property was zoned in error. Since 1962, zoning maps have consistently shown a clear boundary separating the commercial downtown area from adjacent residential zones, following the same alignment from South Street to Elm Street. While the zoning may have originally accommodated the specific telephone office use, it does not constitute a zoning error.

Staff find this criterion is not met.

2. *The area for which rezoning is requested has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area.*

Staff find that the area which the rezoning is requested has changed to a degree that it is in the public's interest to encourage reinvestment of the subject property. The building was originally built for commercial use, but the zoning only allows residential uses today. Because it is costly to convert a commercial building into housing, among other reasons, there is very little market interest in reusing it for residential purposes. In addition, since the property has not been an office use for more than a year, any past approvals other than the office SRU are now invalid. The rezone would support investment in an existing downtown building which is consistent with the Comprehensive Plan Policy ED-5.2, stating *the City should support and promote the revitalization of existing structures that maintain the character of downtown, while providing a diverse business base* (p.50, Comprehensive Plan). Economic Development Policy ED-1.3 (p.49, Comprehensive Plan), which focuses on job creation and increased revenues for Louisville, further supports the rezone request.

If the property is rezoned to Community Commercial (C-C), the zoning rules in place would provide safeguards for the surrounding neighborhood. Any major changes to the site would require a Planned Unit Development (PUD), which involves public notice and hearings before approval. Similarly, if the property owner wanted to add outdoor seating in the future, that would require a Special Review Use process—again including public notice and public hearings.

Current allowed land uses outlined in LMC [Sec. 17.12.030](#) do not include a category that is comparable to the original telephone operations use, and previously approved SRU certificates expired once each of the approved uses ceased operation for at least one year. Staff find that the existing R-M zoning does not align with the building's historically commercial and office use and does not provide alternative uses that work with the building's existing conditions. Current lot configurations do not comply with bulk standards for the R-M zone, so redevelopment of the lot for residential dwellings is not favorable.

Staff find this criterion is met.

3. *The proposed rezoning is necessary to provide land for a community-related use which was not anticipated at the time of the adoption of the city's comprehensive plan, and such rezoning will be consistent with the policies and goals of the comprehensive plan.*

The rezoning is not necessary to provide land for a community-related use.

Staff finds this criterion is not met.

4. *The rezoning would only permit development which, if evaluated as a proposed annexation under the annexation standards and procedures codified in Title 16, would qualify for annexation.*

The property is already within the corporate limits of the City of Louisville.

Staff finds this criterion is not applicable.

PUBLIC COMMENTS:

Public comments received to date are provided as an attachment.

STAFF RECOMMENDATION:

Staff recommend approval of Resolution 14, Series 2025, recommending approval to City Council of a draft ordinance to rezone the property from Residential Medium Density (R-M) to Commercial Community (C-C) to support investment in the subject property.

ATTACHMENTS:

1. Resolution 14 Series 2025
2. Application Materials
3. Social History Report
4. Public Comments

**PLANNING COMMISSION RESOLUTION NO. 14
SERIES 2025**

**A RESOLUTION RECOMMENDING APPROVAL OF A DRAFT ORDINANCE
APPROVING A REQUEST FOR A REZONING OF LOT 1 AND 5 FT ALLEY
ADJACENT ON N BLOCK 3, JEFFERSON PLACE LOCATED AT 811 WALNUT
STREET FROM THE RESIDENTIAL MEDIUM DENSITY (R-M) ZONE DISTRICT TO
THE COMMERCIAL COMMUNITY (C-C) ZONE DISTRICT**

WHEREAS, there has been submitted to the Louisville Planning Commission an application for a zone change from Residential Medium Density (R-M) to Commercial Community (C-C) for Lot 1 and 5 Feet of Alley Adjacent on N Block 3, Jefferson Place located at 811 Walnut Street; and

WHEREAS, City staff has reviewed the information submitted and found that the application complies with the Louisville zoning regulations and other applicable sections of the Louisville Municipal Code; and

WHEREAS, the Planning Commission has considered the application at a duly noticed public hearing on September 25, 2025, where evidence and testimony were entered into the record, including the findings in the Louisville Planning Commission staff report dated September 25, 2025; and

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Louisville, Colorado does hereby recommend approval of a draft ordinance approving a request for a zone change from Residential Medium Density (R-M) to Commercial Community (C-C) for Lot 1 and 5 Feet of Alley Adjacent on N Block 3, Jefferson Place located at 811 Walnut Street.

PASSED AND ADOPTED this 25th 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): 809/811 Walnut Street

Legal Description:

Lot 1 Block 3 Subdivision Jefferson Place

Lot Area: 3775 Sq. Ft. or .09 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:

We are requesting a zoning map amendment for the property at 809/811 Walnut Street from Residential Medium Density (R-M) to Community Commercial (C-C). The site has historically been used for commercial purposes and is improved with a one-story office-style building. The proposed zoning better reflects the existing use and surrounding context, which includes a mix of residential, office, and commercial properties. Rezoning to C-C will allow continued low-impact commercial or professional use while maintaining the scale and character of the neighborhood. No changes to the structure are proposed.

Property Owner Information

Name: Jeremy Greene Entity (if applicable) Living Greene, LLC

Address: 433 Elk Trl Lafayette, CO 80026

Phone: 303-548-2988 Email: jd@backroadit.com

Application Representative Information

Name: Jeremy Greene Entity (if applicable) Living Greene, LLC

Address: 433 Elk Trl Lafayette, CO 80026

Phone: 303-548-2988 Email: jd@backroadit.com

Certification/Signature

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



Signature*

JEREMY GREENE

Print Name

6/5/25 6/5/25

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

Project Narrative: Zoning Map Amendment Request – RM to CC

Property Address: 811 Walnut Street, Louisville, CO 80027

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

Project Scope and Goals

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

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

Waivers or Modifications Requested

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

Implementation and Compliance with the Comprehensive Plan

This rezoning request supports multiple key objectives of the **City of Louisville Comprehensive Plan**, including:

The primary purpose of this rezoning is to allow **retail use** within the existing building at **811 Walnut Street**, thereby expanding the property's economic potential and aligning with the surrounding commercial activity. This rezoning directly supports several policies of the **City of Louisville Comprehensive Plan**:

Land Use & Community Form

Rezoning to CC enables retail operations in an established commercial building, enhancing land use efficiency and contributing to a walkable, mixed-use environment near downtown.

- **LU-2.1:** Encourage infill and redevelopment in appropriate areas to strengthen existing neighborhoods and business districts. Allowing retail use in this location supports downtown vitality without requiring new construction.

Economic Vitality & Local Business Support

By permitting retail, the CC zoning designation opens the property to a broader spectrum of neighborhood-serving businesses, fostering economic diversity and creating new opportunities for employment.

- **ED-1.3:** Focus on primary job creation that provides job diversity, employment opportunities, and increased revenue for Louisville. Retail use will attract a wider variety of tenants than the RM designation allows, generating both jobs and local tax revenue.
- **ED-1.4:** Encourage existing businesses to expand and develop in Louisville. Retail flexibility allows local entrepreneurs to establish or grow their presence in the downtown core.

Sustainability

By retaining and adapting the current structure for retail use, this rezoning supports sustainability goals related to infill development, reduced environmental impact, and adaptive reuse of existing buildings.

- **SU-1.1:** Promote land use patterns that reduce environmental impact and make efficient use of infrastructure. Repurposing the building for retail avoids the environmental costs of demolition and new construction.

Compliance with Approval and Review Criteria

This request satisfies the City's zoning map amendment review criteria and meets the policy requirements of **Louisville Municipal Code § 17.44.050**, specifically:

- **Criterion A.2:** The area for which rezoning is requested has changed or is changing to such a degree that it is in the public interest to encourage redevelopment of the area.
- **Criterion A.1:** The land to be rezoned was zoned in error and as presently zoned is inconsistent with the policies and goals of the City's Comprehensive Plan.

1. Conformance with the Comprehensive Plan

The CC zoning designation is consistent with Comprehensive Plan policies promoting active commercial corridors, job diversity, and adaptive reuse of existing buildings near downtown Louisville. Relevant policies include:

- **ED-1.3:** Focus on primary job creation providing job diversity, employment opportunities, and increased revenue for Louisville.
- **ED-1.4:** Encourage existing businesses to expand and develop in Louisville.

- **LU-2.1:** Encourage infill and redevelopment in appropriate areas to strengthen existing neighborhoods and business districts.

The RM zoning is inconsistent with these objectives given the property's long-standing commercial use and its location within a commercial activity area.

2. Compatibility with Surrounding Uses

The property is surrounded by a mix of residential and commercial uses, with many nearby parcels already zoned for commercial or office use. Rezoning to CC creates a cohesive, predictable, and compatible land use pattern, supporting the City's goal of vibrant, walkable mixed-use neighborhoods.

3. Infrastructure Availability

The property is fully served by existing public infrastructure, including utilities, roadways, sidewalks, and transit access. No additional public investment or infrastructure expansion will be required, making this rezoning a fiscally responsible action.

4. Promotion of Public Health, Safety, and Welfare

The CC zoning designation supports continued commercial use in a walkable downtown location, increasing access to goods, services, and employment opportunities. By facilitating adaptive reuse instead of new construction, this rezoning minimizes environmental impacts, promotes sustainability, and contributes to the economic vitality of downtown—all of which are in the public interest.

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

[illegible][illegible]

THE BASIS OF MEASUREMENT IS THE WEST LINE OF BLOCK 3, S. 1/4 OF THE RANGE OF LOUISIANA BETWEEN THE FOUND MONUMENTS SHOWN HEREON AND BEARS S00°00'00"W ASSUMED.

2. THE SIZE AND TYPE OF MONUMENTS FOUND ARE SHOWN HEREON.

BOUNDARY NOTES

[illegible]

Figure 1 is a schematic diagram of a stone wall cross-section. The wall is 10.00 m high and 0.00 m wide at the base. The top surface is a horizontal line at 10.00 m. The left side is a vertical line at 0.00 m. The right side is a vertical line at 10.00 m. The wall is labeled "STONE WALL" and "HE". The top surface is labeled "35.5°" and "35.5°". The wall is labeled "0.00" and "10.00".

WOOD PORCH

17.3'

1.8'

RETAINING WALL

GRAVEL

CHAINLINK FENCE

LOT 6

30'

11. SURVEYED PARCEL CONTAINS 3,250 SQ. FT.

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The diagram shows a plan view of Walnut Street. A solid line represents the 'EXISTING CENTERLINE OF STREET'. A dashed line represents the 'PROPOSED CENTERLINE OF STREET'. The dashed line is shifted to the right of the solid line. A label 'WALNUT STREET (go)' is placed between the two lines. A north arrow points towards the top right of the page.

LOT 1, BLOCK 3, JEFFERSON PLACE
SE 1/4, SECTION 8, T1S, R69W, 6TH PM
CITY OF LOUISVILLE, COUNTY OF
BOULDER, STATE OF COLORADO
809 WALNUT STREET

SITESURVEYS LLC
LARRY SURFORD
186 Monroeville, Louisiana 70005
(504) 914-7634 • larry@sitesurveys.com

LOT 7
BLOCK 5
JEFFERSON PLACE
OF LOUISVILLE

NORTH LINE BLOCK 2 PER
FLATIRON SUBDIVISION,
(VENDING LOT 25 AT 25' WIDTH)

BLOCK 2,
JEFFERSON PLACE

LOT 25

EXISTING BUILDING AT
604 WAMANT ST.
(ON L&P)

FOUND 14" ALUMINUM CAP PILE (WALL) AT THE
NORTHEAST CORNER OF LOT 25, 604-WAMANT AVE.

[illegible]



Windmill Properties

17792 Keller Drive

Berthoud, CO 80513

Phone: 307-220-8021

Email: donna@windmillproperties.com

August 13, 2025

To:

City of Louisville Planning Department
749 Main Street
Louisville, CO 80027

RE: Retail Market Support Analysis — 811 Walnut Street (Rezoning from RM to CC)

Dear Members of the Planning Department,

I am pleased to present this retail market support analysis for **811 Walnut Street**, supporting the rezoning application from Residential Medium Density (RM) to Commercial Community (CC). The primary objective of this rezoning is to authorize **retail use** within the existing commercial structure.

1. Retail Market Overview

Metro Retail Market Overview

The broader Louisville metro retail market has maintained exceptionally low vacancy rates, ranging between 3.2% to 3.3%, reflecting a tight market and persistent demand for retail space.

The market remains stable, with limited speculative construction underway, underscoring the continued scarcity of suitable retail space.

2. Demand for Small-Format Retail

Market trends show that **small-format, street-level retail spaces**—typically under 2,000 sq ft—are in greatest demand. These locations are especially appealing in walkable downtowns like Louisville, where local residents support independent—and neighborhood-serving—retailers.

3. Strategic Advantages of 811 Walnut Street

Proximal Location: One block from Main Street, positioned to benefit from pedestrian traffic and proximity to established shops, cafés, and public events.

Physical Attributes: The 1,349 sq ft interior is ideally suited for boutique retail, café, or specialized service uses.

Parking Asset: Boasts 6–7 off-street parking spaces—an uncommon but valuable amenity for downtown retail locations.

Occupancy Readiness: Existing commercial layout and infrastructure allow for rapid occupancy with minimal tenant improvements.

4. Why CC Zoning Makes Market Sense

Under current RM zoning, retail uses are prohibited by right and would require a Special Review Use (SRU), introducing uncertainty for potential tenants. CC zoning would:

Permit **retail uses by right**, enhancing leasing speed and tenant appeal.

Broaden the tenant pool to include retail operators currently barred under RM zoning.

Enable more efficient transitions between tenants and reduce vacancy downtime.

5. Alignment with City Goals

This rezoning aligns with critical **Comprehensive Plan policies**:

ED-1.3: Enhances job and business diversity by enabling retail activity.

ED-1.4: Promotes the expansion of local businesses within Louisville.

LU-2.1: Encourages infill and adaptive reuse in downtown business districts.

6. Conclusion

The combination of strong regional retail performance—low vacancy and robust demand in comparable markets—and the property’s strategic location, physical readiness, and unique parking benefits all underscore **clear market support** for rezoning **811 Walnut Street** to CC. Approving this change will enable the property to respond to community retail demand, contribute to a vibrant downtown economic environment, and uphold the City’s objectives for a dynamic, walkable core.

Thank you for your careful consideration. Please feel free to reach out if you would like further market data or clarification.

Sincerely,

Donna Greene

Broker/Owner

Windmill Properties

Donna Greene

809 Walnut

This building, which has also gone by the address of 811 Walnut, was constructed in conjunction with the introduction of a dial telephone system to Louisville and played an important role in Louisville's telephone history. The building was constructed in the period of 1954-55. The Boulder County Assessor records give the year of construction as 1968, but this has been found to be in error.

This parcel, which in essence consists of Lot 1 of Block 3, Jefferson Place, was originally part of 801 Walnut. It appears that the land on which 809 Walnut sits was part of the large yard for 801 Walnut from 1889, when John Plott purchased Lots 1 through 5 from Charles Welch, until 1954. It was in September 1954 that, according to online County property records, the then-owner of 801 Walnut, Fred Eberharter, sold Lot 1 to Mountain States Telephone & Telegraph. Eberharter was the son of Martha and Ludwig Eberharter, who were prominent business owners and property owners in Jefferson Place and in other parts of Louisville.

Telephones were first introduced to Louisville in 1904. According to an article in the May 1995 *Louisville Historian*, Louisville had 119 telephone subscribers by 1906. An early telephone exchange where local switchboard operators worked was located on the east side of the 800 block of Main Street. That building burned down in 1927. Next, the switchboard was located in a brick telephone exchange building constructed by local businessman Rome Perrella. It has the current address of 913 Main Street.

The May 1995 *Louisville Historian* includes many stories about the switchboard operators in Louisville. They were typically young women who came to play very important roles in the community. In addition to handling routine telephone connections, they also sounded whistles at noon, blew sirens in the event of a fire emergency, called farmers if floods were threatening, and were able to reach the local doctors in case of a medical emergency. The news of the end of World War II was received by a telephone operator, Bea Maxwell Wilson, who sounded the whistle in order to alert the town. Some operators were on duty through the night, and a cot was available for them. One telephone exchange manager was Jane Curtin, who was a widow with three children. She and her children lived on site in the back of the telephone exchange building at 913 Main Street.

According to longtime Louisville resident Robert Enrietto, unattended dial systems were being put in all over the state of Colorado in the period of the early 1950s. As he described in the May 1995 *Louisville Historian*:

A new switch center was constructed on the alley between Main and LaFarge just north of Walnut [at 809 Walnut]. This allows easy access to the existing cabling from the manual telephone office. Each home received a dial phone in addition to the existing magneto phone, but the dial phone was inoperative until the dial system was ready for service. After the new switch center was completed, all of the rotary switches were "blocked" using small wooden blocks to prevent their operation. These blocks were

attached to square wooden poles about one inch square. Each row of switches was connected to one of these poles. When the time arrived to convert from the manual to the new unattended dial system, telephone personnel were placed in the old office and in the switch center. At 12:00 a.m. on a Sunday morning, the cabling into the old office was cut and workers in the switch center walked down the rows of switches pulling the vertical wooden poles which “unblocked” the rotaries and the switchover from manual to dial was accomplished in a matter of a few minutes. During the following weeks all of the magneto phones were removed.

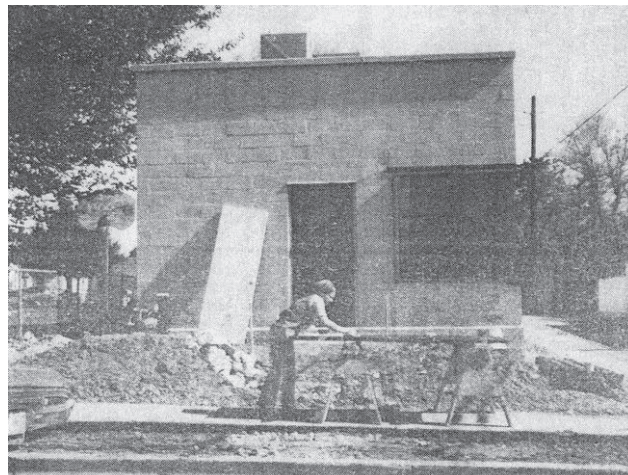
The switch to the dial system that was run out of the building at 809 Walnut took place in March 1955.

Robert Enrietto’s wife, Emajane Sneddon Enrietto, was a Louisville switchboard operator who had the job of helping people convert to dial phones during the period of 1954-55. She would call phone subscribers on the old system from the new building. Next, she would have them use their new dial telephones to dial her at the new building. She could tell whether or not they were dialing correctly based on whether the call came through. Some local residents were confused by the new system and thought that one needed to dial the letters of a name, such as spelling out and dialing “Joe’s Fruit Store.”

When the old switchboard system changed to a dial system, many of Louisville’s switchboard operators were reassigned by Mountain States to telephone company positions in Denver.

According to Robert Enrietto, the change to the dial telephone system was a setback for the town in some ways. Ironically, it resulted in there being less communication with the outside world instead of more. For example, instead of emergency calls being handled locally, emergency calls were routed to Boulder and there was frequently a time delay before the local police department or fire department could be notified of an emergency taking place in Louisville.

In 1975, Mountain States sold 809 Walnut to David and Marcia Poss. The building was developed into a beauty salon called the Hair Factory. The following *Louisville Times* newspaper photo from circa 1975-76 shows the building being prepared:



A photo of the building when it was operated by Mountain States Telephone & Telegraph could not be located, and a County Assessor card for this property could not be located.

More recently, the business at 809 Walnut has been Louisville Hair Care. The building appears to be in the process of being prepared for a new business.

Sources of information

Boulder County "Real Estate Appraisal Card – Urban Master," on file at the Carnegie Branch Library for Local History in Boulder, Colorado.

Boulder County Clerk & Recorder's Office and Assessor's Office public records, accessed through <http://recorder.bouldercounty.org>.

Directories of Louisville residents and businesses on file at the Louisville Historical Museum.

Census records and other records accessed through www.ancestry.com .

Drumm's Wall Map of Louisville, Colorado, 1909

Sanborn Insurance Maps for Louisville, Colorado, 1893, 1900, and 1908

"Louisville Telephone Exchange." *The Louisville Historian*. Louisville Historical Museum and Commission, Louisville, Colorado, May 1995.

Bacon, Bridget. "Fire on Main Street." *The Louisville Historian*. Louisville Historical Museum and Commission, Louisville, Colorado, Spring 2009.

Archival materials on file at the Louisville Historical Museum, including undated *Louisville Times* photograph and caption from 1975 or 1976.

Conarro, Carolyn, *Louisville Legends: The Record as History*, Capitol Hill LLC, 2004.

Interview conducted by Museum Coordinator Bridget Bacon: Robert Enrietto, June 23, 2009.

Kaiser Lock and Key

815 Walnut Street

Louisville, CO 80027

8/19/2025

City of Louisville Planning Department

749 Main Street

Louisville, CO 80027

RE: Support for Rezoning of 811 Walnut Street from RM to CC

Dear Members of the Planning Department,

As a nearby business of Louisville, I am writing to express my support for the rezoning request for **811 Walnut Street**, from Residential Medium Density (RM) to Community Commercial (CC).

This property has long been used for commercial purposes, and the proposed zoning change will simply align the property's zoning with its actual use and the character of the surrounding area. Allowing **retail use** at this location will benefit the neighborhood and the community in the following ways:

- Provide convenient, walkable access to additional goods and services.
- Strengthen the vitality of downtown Louisville by supporting small and locally owned businesses.
- Encourage adaptive reuse of an existing building without new construction or added strain on infrastructure.
- Contribute to the overall economic diversity and sustainability of our community.

For these reasons, I respectfully urge the City to approve the rezoning request for 811 Walnut Street.

Thank you for your consideration.

Sincerely,

Janet Kaiser

From: Max Gerson <maxwellgerson@gmail.com>
Sent: Saturday, August 23, 2025 10:40 AM
To: Emily Cline-Gibson
Subject: 811 Walnut St

Categories: Needs Reply, Projects

[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.

Hi Emily,

My name is Maxwell Gerson, I am the homeowner at 801 Walnut St here in Louisville. JD Greene gave me your contact information as he has let me know of his desire to rezone his property for retail use.

I need to let you know that my children and I lost our home in the Marshall fire. We purchased this home in January of 2025, and a big part of that decision was the fact that the property directly next to us (811 Walnut) was not zoned for commercial use.

I am vehemently opposed to having retail move in next door, as this would be intrusive and invasive for my children and I.

Please let me know if you require any additional information from me.

Best regards,
Max
206.724.2365