

SUBJECT: ORDINANCE NO. 1908, SERIES 2025 - AN ORDINANCE
REZONING LOT 1, BLOCK 3, JEFFERSON PLACE SUBDIVISION
FROM RESIDENTIAL MEDIUM DENSITY (R-M) TO COMMUNITY
COMMERCIAL (C-C) ZONE DISTRICT

DATE: OCTOBER 7, 2025

PREPARED BY: EMILY CLINE-GIBSON, PLANNER II

PRESENTED BY: EMILY CLINE-GIBSON, PLANNER II

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. If Council approves a rezone to C-C, staff recommends a follow-up action to initiate a text amendment for Council to consider extending the Downtown Louisville Overlay boundary to include the subject property, making it subject to the standards in the [Design Handbook for Downtown Louisville](#). The rezone request is to allow for a broader range of commercial uses within the existing nonconforming commercial building.

BACKGROUND / PRIOR DISCUSSIONS:

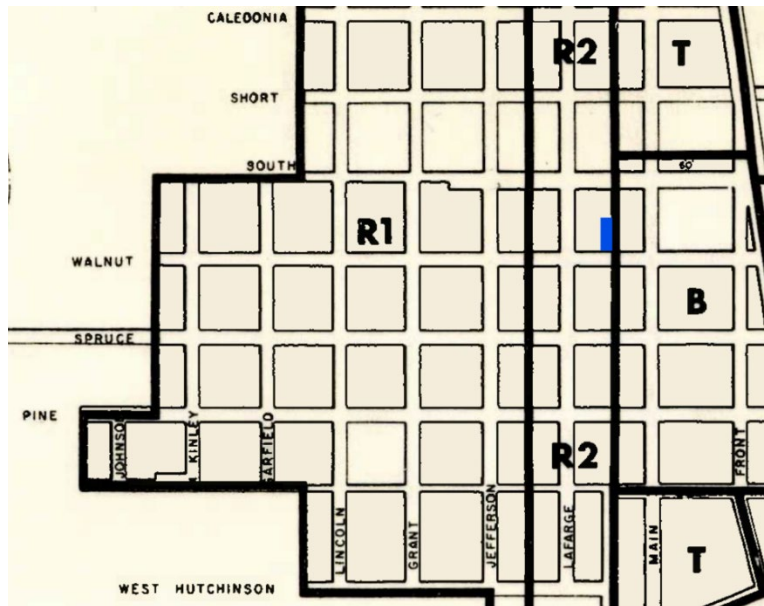
The subject property consists of Lot 1, Block 3 of the Jefferson Place Subdivision, which was platted in 1880. The property is approximately 82 feet long by 25 feet wide. A 10-foot-wide rear alley which extended along the northern property lines of Lots 1-5 was vacated by Ordinance 1959-310, and an approximate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



Zoning District Map dated December 12, 1962

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

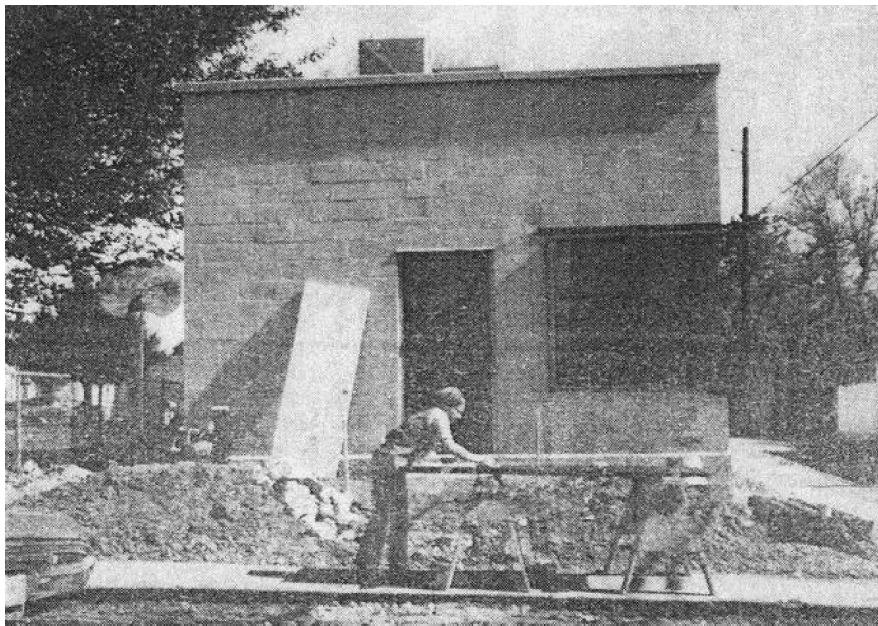


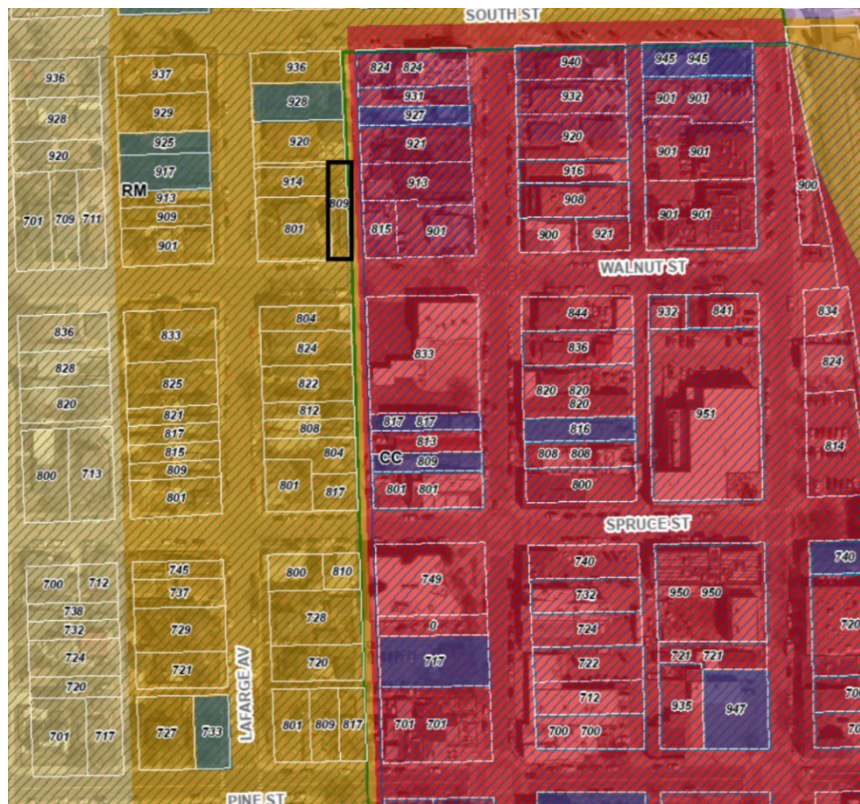
Image of the building being renovated for office use in 1975.

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, and the R-M zone, which includes the Old

Town Overlay. The Downtown Louisville Overlay represents the predominantly commercial area and the Old Town Louisville overlay represents the predominantly residential area. The building directly east at 815 Walnut Street is commercially zoned and



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

currently operates as a lock and key business, while the properties to the west along La Farge Avenue are single-family dwellings.

DEVELOPMENT PROPOSAL:

The proposal includes a rezone from R-M to C-C to allow land uses consistent with those permitted in 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 initiate a text amendment to extend the Downtown Louisville Overlay boundary to include the subject property. This boundary adjustment is consistent with surrounding zoning and overlay boundaries, and would subject the property to the standards set forth in the [Design Handbook of Downtown Louisville](#). 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 major exterior changes would require a Planned Unit Development (PUD) application. Any PUD would require 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) that are currently not allowed in the subject property's current R-M zone district.

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 accredited massage therapist for the purpose of massage therapy as defined in <u>Section 5.16.010</u>	Yes
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 under the C-C zone district, 10 would be allowed by-right and not require additional review. The remaining 13 use groups would require an SRU application, which includes review by Planning Commission and approval by City Council at public hearings.

All of the by-right uses are low-intensity, indoor commercial services that are consistent with the building's historic use and compatible with nearby uses in the Downtown Overlay district. Additionally, any outdoor dining proposed by a food and beverage establishment would require SRU review and approval, as noted under Use Group 35 in Table 1. This mirrors the process for other exterior or higher-impact uses in the C-C zone, including amusement uses, parking garages, and vehicle sales.

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 existing zoning only allows residential use. Due to the costly expense of converting a commercial building into housing, along with limited residential market interest, the property has remained underutilized. Additionally, all previously approved SRU uses besides the office SRU have expired, so the building no longer qualifies for its historical commercial uses under current code.

Current R-M land uses outlined in LMC [Sec. 17.12.030](#) do not include a category that is comparable to the original telephone operations use. 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, further discouraging the subject property from being redeveloped for residential use.

The rezone would support investment in an existing downtown building and aligns with Comprehensive Plan Policy ED-5.2, which encourages revitalization of existing buildings that contribute to downtown character and economic diversity (p. 50, Comprehensive Plan). It is also supported by Policy ED-1.3 (p. 49, Comprehensive Plan), which focuses on job creation and increased local revenues.

If the subject 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.

While the rezoning would allow a broader range of commercial uses, it does not permit significant redevelopment or expansion of the site without further public process. The building's size and the site's physical boundaries limit the scale and intensity of future commercial uses. As such, staff believe the change represents a reasonable extension of existing downtown zoning rather than a major departure from current neighborhood character.

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.

2025 COUNCIL WORK PLAN:

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

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FISCAL IMPACT:

Budgeted?: **Not Applicable**

ALTERNATIVE(S):

The City Council may approve or deny the application based on its compliance with the applicable review criteria. Approval of the request would rezone the subject property to C-C, allowing all uses permitted in the C-C zone. If approved, staff recommends initiation of a text amendment to formally extend the boundaries of Downtown Louisville to include the subject property. Denial of the request would retain the current R-M zoning designation, limiting the property to uses permitted in the R-M zone.

PLANNING COMMISSION RECOMMENDATION:

At the September 25, 2025 meeting, the Planning Commission passed Resolution 14, Series 2025, recommending approval of the draft ordinance. The resolution can be found in the attachments, and the meeting video can be viewed here: [Meeting Videos | City of Louisville, CO](#)

RECOMMENDATION:

Staff recommends City Council approval of Ordinance No. 1908, Series 2025 as drafted.

ATTACHMENT(S):

1. Ordinance No. 1908, Series 2025
2. Project Narrative
3. Planning Commission Resolution No. 14, Series 2025
4. Staff Presentation

**ORDINANCE NO. 1908
SERIES 2025**

**AN ORDINANCE REZONING LOT 1, BLOCK 3, JEFFERSON PLACE SUBDIVISION
FROM RESIDENTIAL MEDIUM DENSITY (R-M) TO COMMUNITY COMMERCIAL (C-C)
ZONE DISTRICT**

WHEREAS, the owner of certain real property, the street address of which is 811 Walnut Street and the legal description of which is Lot 1, Block 3, Jefferson Place subdivision (the "Property"), has filed an application to rezone the Property from Residential Medium Density (R-M) to Community Commercial (C-C) zone district; and

WHEREAS, the Louisville Planning Commission has held a public hearing on the application and has recommended the City Council approve the rezoning; and

WHEREAS, the City Council has duly considered the Commission's recommendation; and

WHEREAS, the City Council has held a public hearing on the application and has provided notice of the public hearing as provided by law; and

WHEREAS, no protests were received by the City pursuant to C.R.S. § 31-23-305; and

WHEREAS, the City Council finds the rezoning is consistent with the City of Louisville 2013 Citywide Comprehensive Plan;

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

Section 1. That certain property, the legal description of which is Lot 1, Block 3, Jefferson Place subdivision (the "Property"), is hereby rezoned Community Commercial (C-C) zone district pursuant to the zoning ordinances and development regulations of the City, and the City zoning map shall be amended accordingly.

Section 2. A copy of this ordinance shall be recorded in the Offices of the Boulder County Clerk and Recorder.

**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 21st DAY OF OCTOBER, 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

Kathleen Kelly, City Attorney

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.

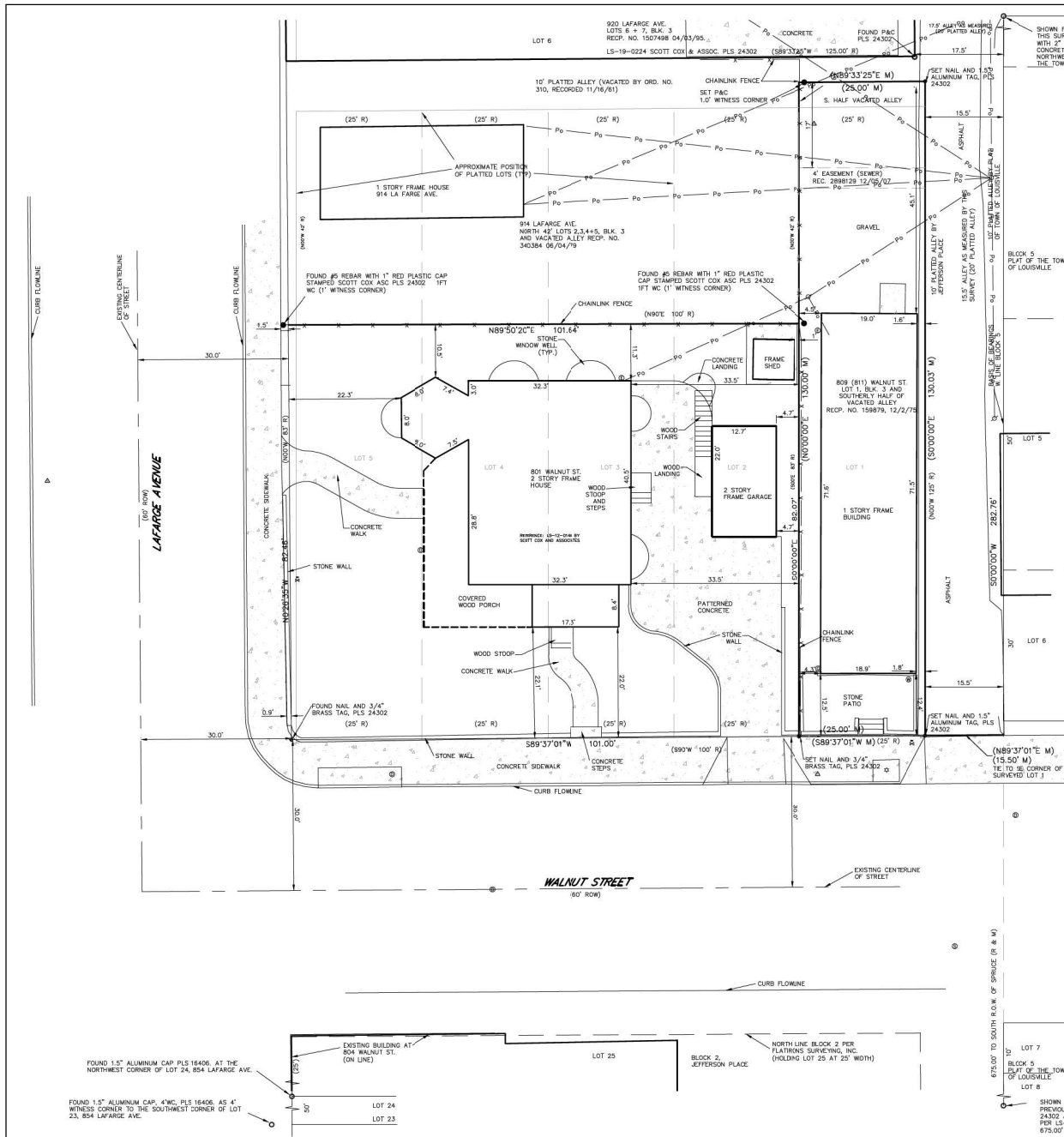
3. Infrastructure Availability

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.



LEGEND

- SET #6 REBAR WITH 1" RED PLASTIC CAP STAMPED PLS 24302 (PAC) (UNLESS NOTED)
- ◆ SET NAIL AND 1.5" ALUMINUM TAG STAMPED PLS 24302 (NAIL&TAG) (UNLESS NOTED)
- FOUND MONUMENT AS NOTED
- EXISTING ELECTRIC METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING GAS METER
- CONTROL POINT
- EXISTING POWER POLE
- (R)— RECORD MEASUREMENT PER PLAT
- (R)— EXISTING OVERHEAD POWER LINE

LEGAL DESCRIPTION

(PER TITLE COMMITMENT)

LOT 1 BLOCK 3, JEFFERSON PLACE, COUNTY OF BOULDER, ACCORDING TO THE RECORDED PLAT THEREON, TOGETHER WITH THAT PART OF THE SOUTHERLY HALF OF THE PLATTED 1/4 SECTION 8, T1S, R69W, 6TH PM CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, 1/4 EXTENDED NORTHERLY AND EASTERLY OF THE WESTERLY LINE OF SAID LOT 1 EXTENDED NORTHERLY AND EASTERLY OF THE WESTERLY LINE OF SAID LOT 1 EXTENDED NORTHERLY, SAID ALLEY HAVING BEEN VACATED BY CITY OF LOUISVILLE ORDINANCE NO. 310, SERIES OF 1959, STATE OF COLORADO.

SURVEY NOTES

- THE BASIS OF BEARINGS IS THE WEST LINE OF BLOCK 5, PLAT OF THE TOWN OF LOUISVILLE BETWEEN THE FOUND MONUMENTS SHOWN HEREON AND BEARS 500°00'00" W ASSUMED.
- THE SIZE AND TYPE OF MONUMENTS FOUND ARE SHOWN HEREON.
- THE SURVEY FIELD WORK ON THIS SITE WAS COMPLETED ON 06/12/25.
- BUILDING MEASUREMENTS ARE AT GROUND LEVEL, ROOF OVERHANDS AND ARCHITECTURAL PROJECTIONS OF THE BUILDINGS ARE WITHIN THE BOUNDARY OF THE SITE BUT ARE NOT SHOWN ON THIS SURVEY UNLESS NOTED.
- NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMISSION ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. CRS-13-80-105 (3)(a)
- FLOOD PLAIN DESIGNATION OF THE SURVEYED PROPERTY PER FEMA MAP NUMBER 0805000000, MAP REVISED DECEMBER 15, 2019 IS ZONE X, BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THE LOCATION OF THE ABOVE GROUND UTILITIES SHOWN HEREON ARE BASED ON THE FIELD SURVEY BY SITESURVEYS LLC. THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SAID SURVEY AND INFORMATION PROVIDED BY OTHERS WHICH MAY INCLUDE THE UTILITY OWNER OR UTILITY SERVICES. SITESURVEYS LLC IS NOT RESPONSIBLE FOR UTILITY INFORMATION PROVIDED BY OTHERS. SITESURVEYS LLC RECOMMENDS THAT THE LOCATION OF THE UTILITIES BE FIELD VERIFIED PRIOR TO ANY DIGGING ON, OR ADJACENT TO THE SUBJECT PROPERTY.
- FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NO. 171-F-13638-24 DATED OCTOBER 17, 2024 AT B.O.A.M. WAS SOLELY RELIED UPON FOR RECORDED RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.
- PLATS AND LAND SURVEY PLATS REFERENCED OR USED FOR THIS SURVEY: JEFFERSON PLACE, RECORDED 12/27/1980, PLATINGS SURVEYING, INC., ALTA/ACSM, DATED 08/11/00, JOB NO. 00-36767; LS-06-0187 BY SCOTT COX AND ASSOCIATES; LS-12-0145 BY SCOTT COX AND ASSOC., PLS 24302, 3/7/12; LS-19-3224 BY SCOTT COX & ASSOC., PLS 24302, 11/28/18.
- SURVEYED PARCEL CONTAINS 3,250 SQ. FT.

CERTIFICATION

I, A. JOHN BURR, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY TO J.D. GREEN THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF.



A. JOHN BURR, PLS 24302
FOR AND ON BEHALF OF
SITESURVEYS LLC

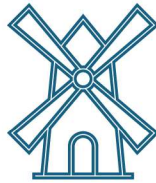
IMPROVEMENT SURVEY PLAT
LOT 1, BLOCK 3, JEFFERSON PLACE
SE 1/4, SECTION 8, T1S, R69W, 6TH PM
CITY OF LOUISVILLE, COUNTY OF
BOULDER, STATE OF COLORADO
809 WALNUT STREET

SITESURVEYS LLC

Land Surveyors
186 Monarch Court • Louisville, Colorado 80027
(303) 818-7831 • buri@sitesurveysllc.com

Designed by	AJB	Date	08/13/25	Scale	1"=10'	Drawing no.	25406	Sheet	1
Drawn by	JAS	Revision		Description		Date		Project no.	25406
Checked by	AJB								

SHOWN FOR REFERENCE NOT RECOVERED BY THIS SURVEY.
PREVIOUSLY FOUND NAIL AND 3/4" BRASS TAG, PLS 24302 AT NW CORNER SOUTH HALF OF LOT 14, BLK 5.
PER LS-06-0187.
875.00' FROM NW CORNER BLK. 5



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

**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.

Attest: 
Cullen Choi, Secretary
Planning Commission

By: 
Steve Brauneis, Chair
Planning Commission

City Council

October 7th, 2025

1st reading, set public hearing October 21, 2025

811 Walnut Street

ORDINANCE NO. 1908, SERIES 2025; AN ORDINANCE REZONING LOT 1,
BLOCK 3, JEFFERSON PLACE SUBDIVISION FROM RESIDENTIAL MEDIUM
DENSITY (R-M) TO COMMUNITY COMMERCIAL (C-C) ZONE DISTRICT

Background

- Jefferson Place Subdivision
- Building constructed in 1954 for switchboard operations
- City-wide zoning established in 1962
 - Placed in residential (R2) zone district



Background

- Converted from switchboard operations to offices via SRU in 1975
- City-wide rezoning occurred in 1976
 - Placed in R-M zone district – current zoning
- 2 additional SRUs permitted in 1976 and 1978
- Only office SRU remains valid

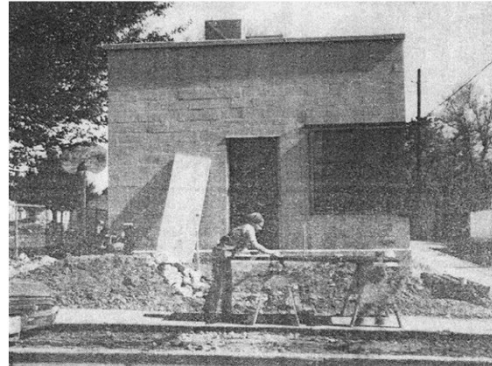


Image of the building being renovated for office use in 1975.

Proposal

- Rezone from R-M to C-C (Commercial Community)
- Consistency with Downtown Louisville zoning
- Allows broader range of commercial uses
- No exterior alterations at this time



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

Analysis

- 23 new use groups by-right or by SRU
- All by-right uses are low-intensity and indoor
- Outdoor, high-intensity uses require SRU with additional public hearings



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 accredited massage therapist for the purpose of massage therapy as defined in Section 5.16.010	Yes
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

Analysis

LMC Sec. 17.44.050

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.

- Building originally constructed for commercial use
- Broader commercial uses permitted with the rezone
- Limited market interest for costly conversion to residential. Lot also nonconforming to residential zoning standards
- Rezone supported by Comprehensive Plan Policy ED-1.3 & ED-5.2
- Any significant development, expansion, or exterior uses would require additional land use applications and public hearings

Recommendation

Planning Commission

Planning Commission unanimously recommended approval as presented at a public hearing on September 25th, 2025.

Staff

Staff recommend approval of Ordinance No.1908, Series 2025.