

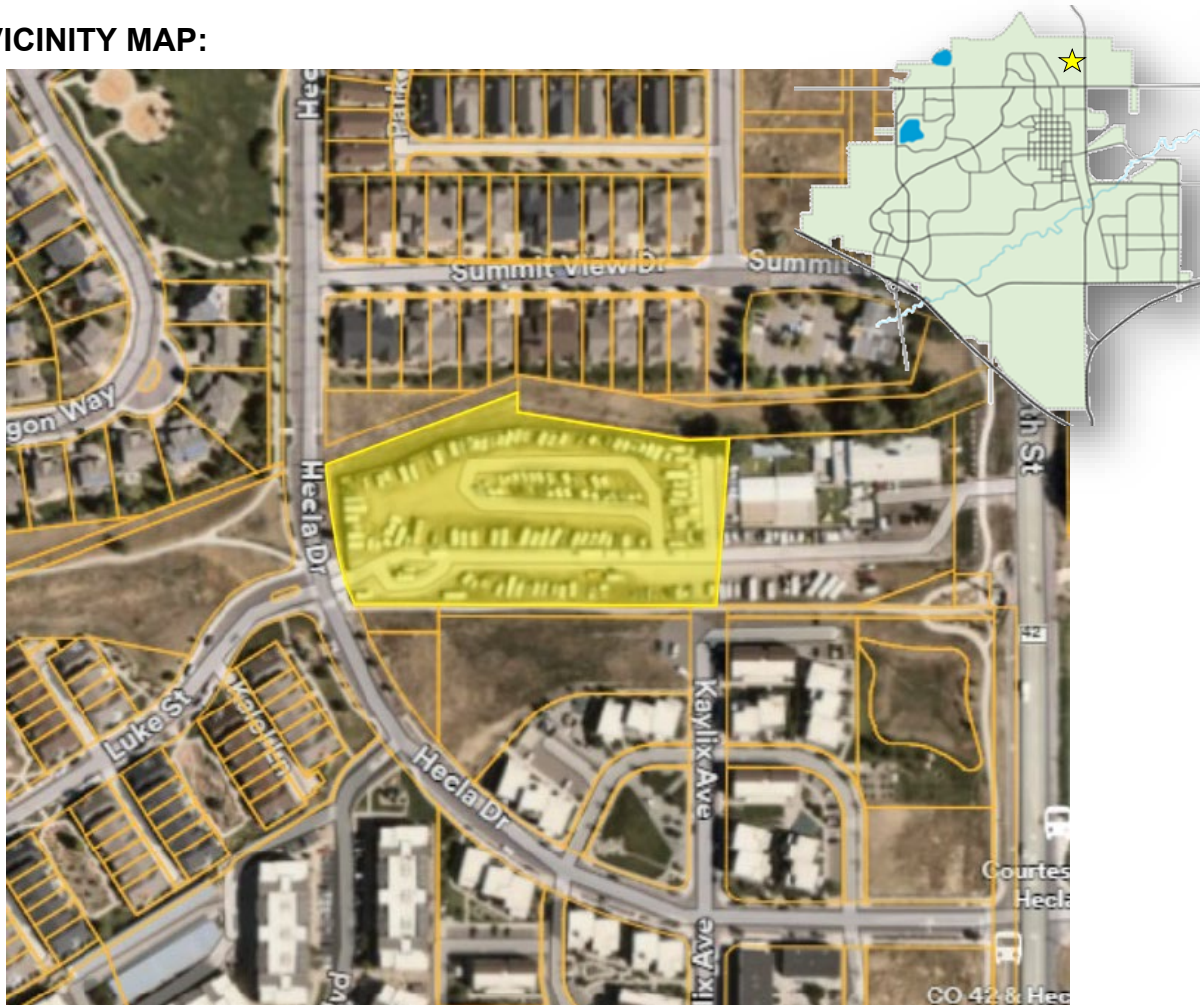
SUBJECT: ORDINANCE NO. 1906, SERIES 2025 – AN ORDINANCE APPROVING THE 1ST AMENDMENT TO THE NORTH LOUISVILLE GENERAL DEVELOPMENT PLAN AT 2101 N COURTESY ROAD – 2ND READING, PUBLIC HEARING (advertised City of Louisville website 10/08/2025)

DATE: NOVEMBER 18, 2025

PREPARED BY: MATT POST, AICP, SENIOR PLANNER

PRESENTED BY: MATT POST, AICP, SENIOR PLANNER

VICINITY MAP:



SUMMARY:

The applicant, Courtesy Louisville, LLC, is requesting approval of the North Louisville General Development Plan (GDP), 1st Amendment (**Attachment 4**). 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 density limitations, be established through the GDP Amendment process.

BACKGROUND / PRIOR DISCUSSIONS:

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

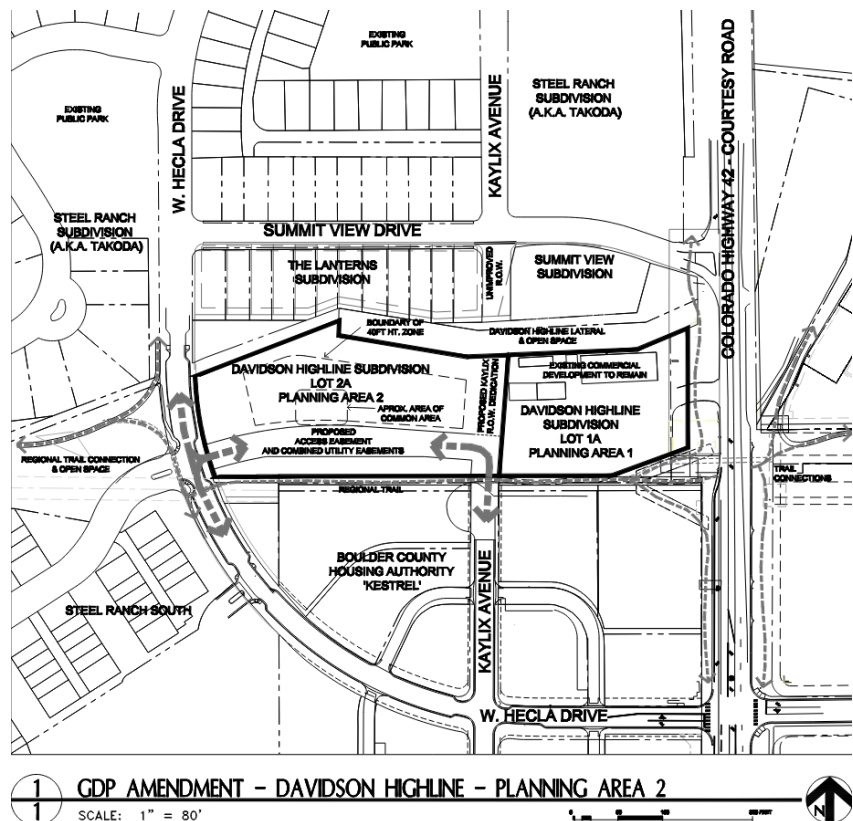
The current use on the subject property was originally permitted as part of the [Davidson Highline Planned Unit Development](#) (PUD) and approved in 1990. That PUD authorized improvements on the site, including the buildings located east of the subject property, which are presently occupied by The Divine 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 (**Attachment 5**) 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](#).

[LINK: October 15, 2024 City Council Meeting Video \(1:17.05\)](#)

DEVELOPMENT 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.



Proposed North Louisville GDP, 1st Amendment

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, and would be considered at public hearings by the Planning Commission and City Council.

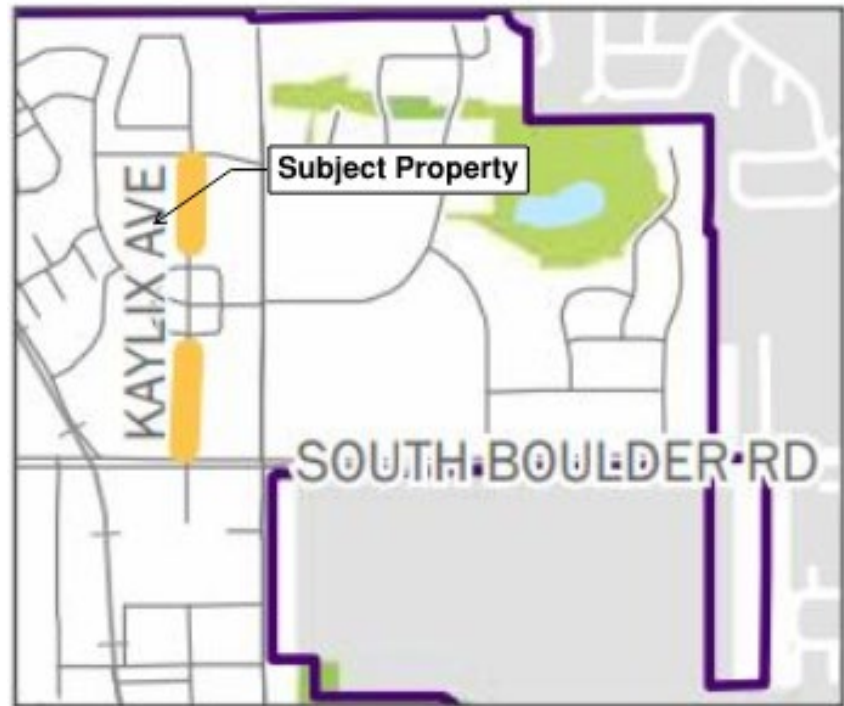
Site access will be provided from Hecla Drive by way of an existing access easement that intersects Hecla Drive and extends through Lot 1A to Highway 42. Consistent with existing conditions, no direct access to Highway 42 is proposed or will be considered as part of this GDP Amendment. Within the development, 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 Plan](#). The Transportation Plan 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 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 on 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.

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



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

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

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'
	NO CHANGES WITH THIS AMENDMENT	
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

CITY COUNCIL COMMUNICATION

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.

The proposal includes an allowance for limited architectural encroachments on the south side of the site, into the proposed front setback, which 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.

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.



Height Transition Area Rendering

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.

The applicant has submitted a concept plan (**Attachment 5**) 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.*

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

Density Comparison

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.

2025 COUNCIL WORK PLAN:

The proposed GDP Amendment, which would allow residential land uses on the subject property to support that applicant’s goal of developing a middle-income, deed-restricted community, would support the Council’s 2025 Work Plan goal of implementing the Housing Plan to support new, affordable dwelling units in the City.

SUBJECT: ORDINANCE NO. 1906, SERIES 2025

DATE: NOVEMBER 18, 2025

PAGE 10 OF 10

FISCAL IMPACT:

Budgeted?: **Not Applicable**

ALTERNATIVE(S):

The City Council may elect to approve this application with conditions or deny it. If the application is denied, the existing General Development Plan will remain in effect.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission recommended approval of this application on September 11, 2025. Video of that meeting is available [here](#).

RECOMMENDATION:

Staff recommends approval of Ordinance No. 1906, Series 2025, approval of the North Louisville General Development Plan, 1st Amendment to allow residential land uses at 2101 N Courtesy Rd.

ATTACHMENT(S):

1. Ordinance No. 1906, Series 2025
2. PC Resolution No. 10, Series 2025
3. Application Materials
4. North Louisville GDP, 1st Amendment
5. Concept Plan
6. North Louisville GDP
7. Presentation

**ORDINANCE NO. 1906
SERIES 2025**

**AN ORDINANCE APPROVING THE 1ST AMENDMENT TO THE NORTH
LOUISVILLE GENERAL DEVELOPMENT PLAN AT 2101 N COURTESY ROAD**

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, Courtesy Louisville LLC, A Colorado Limited Liability Company, is the owner of certain real property at 2101 N Courtesy Rd, totaling approximately 1.68 acres, which property is located in Lot 2A of the Davidson Highline Subdivision, Replat 2, within Parcel K and Parcel I of the North Louisville General Development Plan (GDP); and

WHEREAS, the Property is currently zoned Planned Community Zone District (PCZD) and permitted uses are set forth in the North Louisville General Development Plan, executed on January 16, 1990; and

WHEREAS, the owner has submitted to the City a request for approval of the First Amendment to the North Louisville General Development Plan (“First Amendment”), to revise the uses permitted on the Property; and

WHEREAS, the owner has submitted to the City a request for approval of the First Amendment to revise the bulk and dimensional standards on the Property; and

WHEREAS, after a duly noticed public hearing held September 11, 2025, where evidence and testimony were entered into the record, including the Louisville Planning Commission Staff Report dated September 11, 2025, the Louisville Planning Commission has forwarded a recommendation to the City Council to approve the First Amendment; 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, The City Council finds the First Amendment is consistent with the requirements of the Planned Community Zone District chapter of the Louisville Municipal Code, and the criteria, requirements, and provisions of other applicable sections of the Louisville Municipal Code, and the principles and policies of the City of Louisville 2013 Comprehensive Plan, The South Boulder Road Small Area Plan, and the City of Louisville Housing Plan.

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

Section 1. The City Council of the City of Louisville hereby approves the First Amendment to the North Louisville General Development Plan (the “First Amendment”), a

copy of which is attached hereto as Exhibit A.

Section 2. Said amendment shall be recorded in the Offices of the Boulder County Clerk and Recorder.

INTRODUCED, READ, PASSED ON FIRST READING AND ORDERED PUBLISHED this 7th day of October 2025.

Christopher M. Leh, Mayor

ATTEST:

Genny Kline, City Clerk

PUBLIC HEARING AND SECOND READING WILL BE THE 18TH DAY OF NOVEMBER, 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 18th day of November 2025.

Christopher M. Leh, Mayor

ATTEST:

Genny Kline, City Clerk

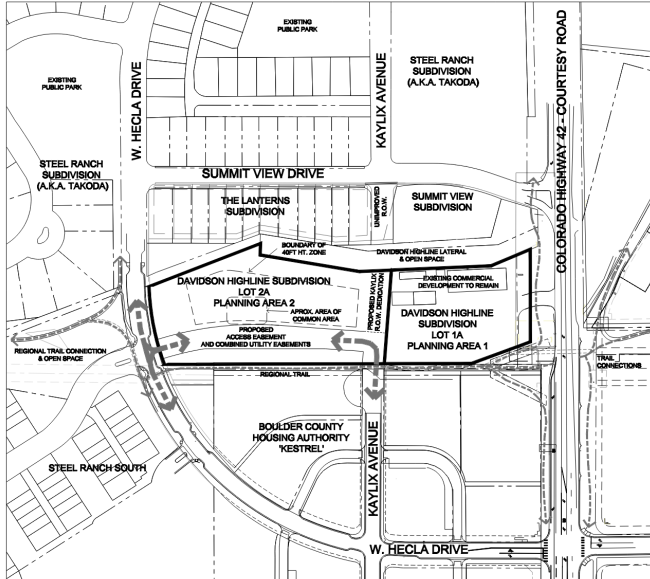
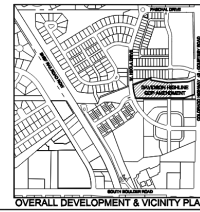
APPROVED AS TO FORM:

Kelly PC, City Attorney

Exhibit A

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

PROJECT DIRECTORY	
Property Owner: COURTESY LOUISVILLE LLC 2818 Vermont Road #5 Boulder, CO 80501 303.443.0027	Architect / Planning Consultant: HARTRONFT ASSOCIATES, P.C. 160 Spruce Street, Suite 2C Louisville, CO 80527 admin@htrnft.com 303.875-8084
Affordable Housing Consultant: Michael Reis 303.807.8877 michaelreis@gmail.com	Civil Engineering Consultant: SiteWorks Studio 2101 Pearl Street, Boulder CO 80502 303.918.7859 info@siteworksstudio.com



SIGNATURES	
Owner Acknowledgment By signing this GDP , the owner acknowledges and accepts the requirements and intent set forth in this GDP . Witness my hand and seal this ____ day of _____, 20__.	Planned Commission Certificate Approved this ____ day of _____, 20__ by the Planning Commission of the City of Louisville, Colorado. Resolution No. _____ Series _____
Owner Name and Signature: _____ Owner Name and Signature: _____ Notary Name (print): _____ Notary Signature: _____ My Commission Expires: _____	City Councils Comments Approved this ____ day of _____, 20__ by the City Council of the City of Louisville, Colorado. Resolution No. _____ Series _____ Mayor Signature: _____ City Clerk Signature: _____

GENERAL INFORMATION	
LEGAL DESCRIPTION: _____	PLANNING AREA 1 (NOT BCL)
STREET ADDRESS: _____	PLANNING AREA 2
SECTION: _____	PLANNING AREA 3
LAND AREA (AC): _____	PLANNING AREA 4
ADJACENT: _____	PLANNING AREA 5
GENERAL KEY NOTES:	
1. Based on the survey by Robert Sweeney, Project #2021010, dated 1/20/21.	
2. Final area and acreage shall be determined by the project owner.	
3. Final area and acreage shall be determined by the project owner.	

LAND USE SUMMARY	
LAND USE: _____	PLANNING AREA 1 (NOT BCL)
LAND USE: _____	PLANNING AREA 2
LAND USE: _____	PLANNING AREA 3
LAND USE: _____	PLANNING AREA 4
LAND USE: _____	PLANNING AREA 5

BULK AND DIMENSIONAL STANDARDS	
MINIMUM LOT AREA: _____	PLANNING AREA 1 (NOT BCL)
MINIMUM LOT AREA: _____	PLANNING AREA 2
MINIMUM LOT AREA: _____	PLANNING AREA 3
MINIMUM LOT AREA: _____	PLANNING AREA 4
MINIMUM LOT AREA: _____	PLANNING AREA 5

KEY NOTES:	
1. Unimproved parcels may approach the required front setback as 1/4.	
2. On the south side of any road, the required front setback shall be 10' and 15% may approach the required front setback as 1/4.	
3. New Setback: 10' to allow for private drive and 1/4 corner areas. Open Space: non-foreclosure easement at least 10' wide.	
4. Corner: corner, including driveway, paved/unpaved area and open space, within the development for the use of the residents, landscape buffers, etc.	

HARTRONFT ASSOCIATES
PLANNING
ARCHITECTURE
INTERIOR DESIGN

160 Spruce Street, #2C
Louisville, CO 80527
TEL: 303.875.8084
FAX: 303.875.8019

**NORTH LOUISVILLE GENERAL
DEVELOPMENT PLAN - 1st AMENDMENT**
2101 N. COURTESY ROAD
COURTESY LOUISVILLE LLC GO THISTLE COMMUNITIES

**GDP
AMENDMENT**

1 of 1

**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;

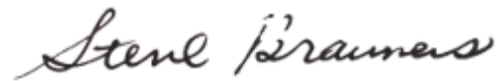
WHEREAS, City Staff has reviewed the information submitted and found that the requested GDP Amendment is consistent with the Louisville Comprehensive Plan, the South Boulder Road Small Area Plan, and the Louisville Housing Plan, which collectively support mixed-income housing opportunities, redevelopment 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.

Attest: 
Cullen Choi, Secretary
Planning Commission

By: 
Steve Brauneis, Chair
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

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)

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:

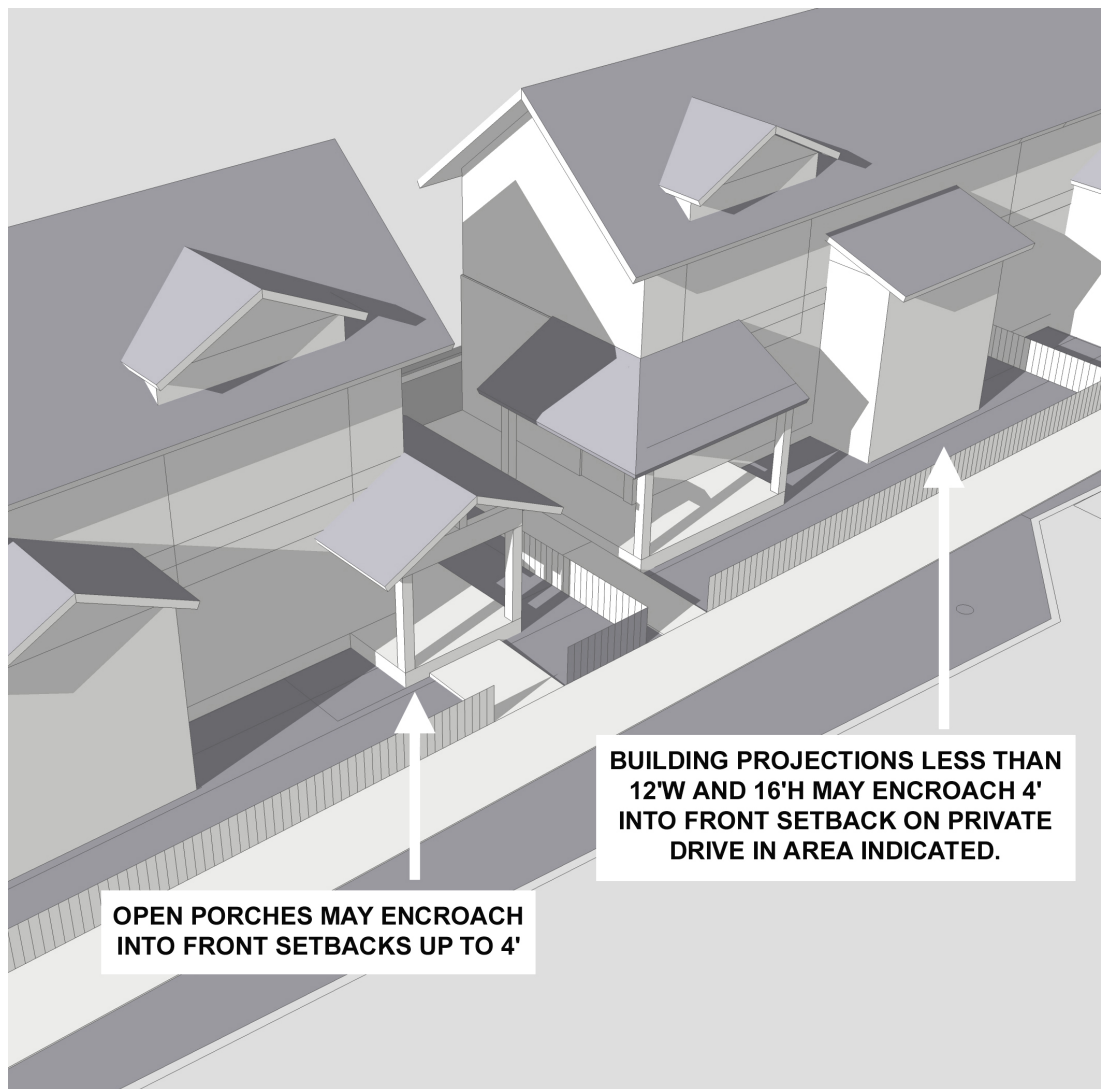


Illustration regarding area where 40' height is allowed for sloping roof forms:



**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

Property Owner:
COURTESY LOUISVILLE LLC
c/o Thrive Community Housing
2919 Valmont Road #6
Boulder, CO 80301
303.443.0007

Architect / Planning Consultant:
HARTSTREET ASSOCIATES, P.C.
950 Spruce Street, Suite 2C
Louisville, CO 80027
admin@hartstreet.com
303.473.9304

Affordable Housing Consultant:
Michael Reis
303.807.5977
michaelreisllc@gmail.com

Civil Engineering Consultant:
SiteWorks Studio
2101 Pearl Street, Boulder CO
303.918.7859
info@siteworksstudio.com

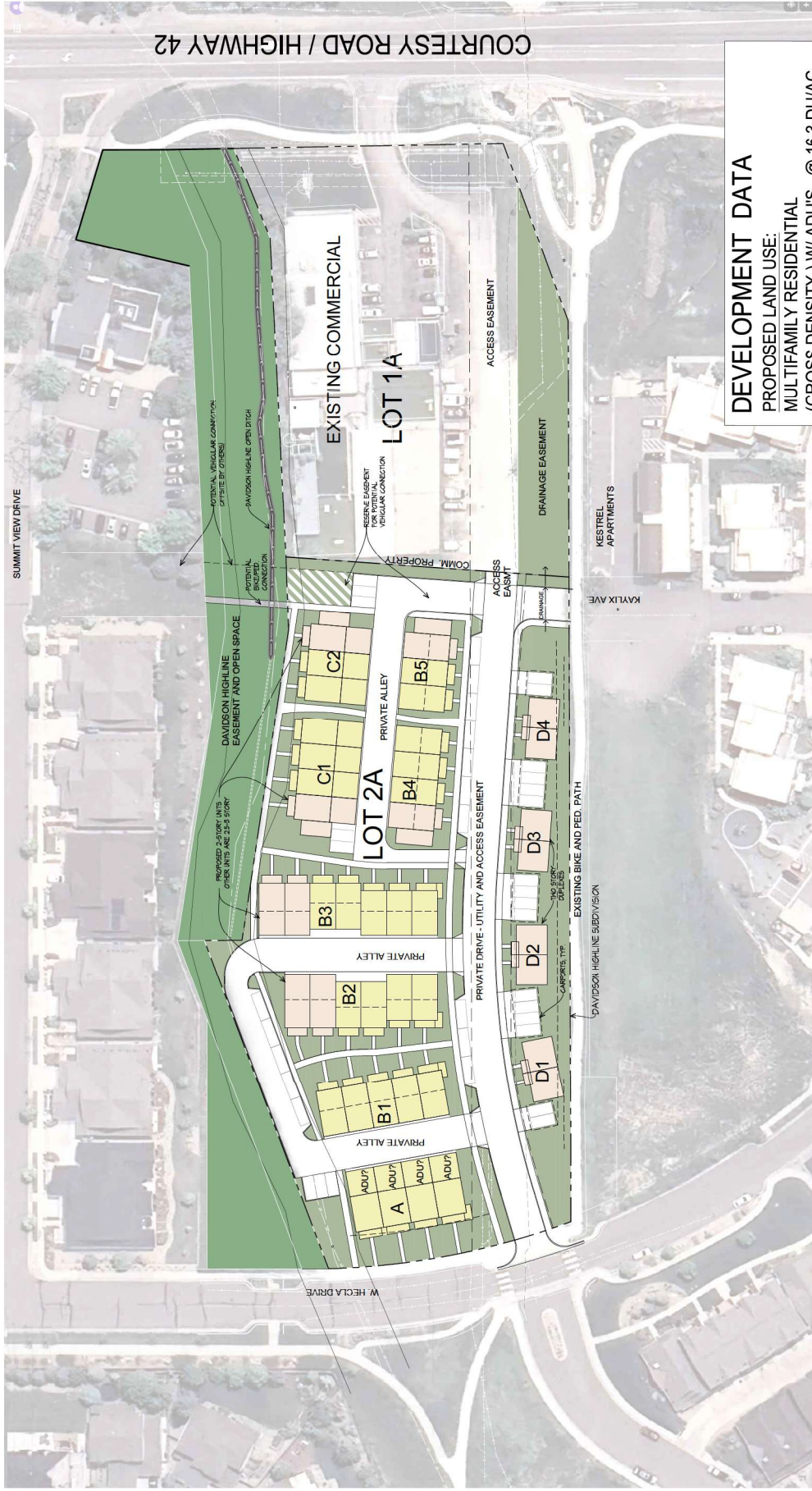
The map illustrates the Davidson Highline Subdivision, which is divided into Lot 1A and Lot 2A, and further into Planning Area 1 and Planning Area 2. The subdivision is situated between Kaylix Avenue to the north and Steel Ranch South to the south. To the west, it is bordered by Summit View Drive and W. Hecla Drive. To the east, it is bordered by Steel Ranch South. The map shows existing public parks, a regional trail, and a proposed access easement. The subdivision is bounded by Colorado Highway 42 to the north and Steel Ranch South to the south. The map includes a north arrow and a scale bar.

Key features and labels on the map include:

- Subdivisions:** Steel Ranch Subdivision (A.K.A. Takoda), Summit View Subdivision, The Lanterns Subdivision, Davidson Highline Subdivision (Lot 1A, Lot 2A), and Boulder County Housing Authority 'Kestrel'.
- Streets:** Kaylix Avenue, Summit View Drive, W. Hecla Drive, and Steel Ranch South.
- Highway:** Colorado Highway 42 - Courtesy Road.
- Trails:** Regional Trail and Trail Connections.
- Parks:** Existing Public Park.
- Planning Areas:** Planning Area 1 and Planning Area 2.
- Other Labels:** Boundary of Apt. Ht. Zone, Unimproved R.O.W., Proposed Kaylix R.O.W. Dedication, Existing Commercial Development to Remain, Access Easement and Combined Utility Easements, and Approx. Area of Common Area.

[illegible]

**GDP
AMENDMENT**



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 =
(PER GROSS SITE AREA)

SITE DEVELOPMENT CONCEPT PLAN - CONTEXT

SCALE: 1" = 80'



City Council Public Hearing

November 18, 2025 (2nd Reading)

North Louisville GDP, 1st Amendment (Highline Davidson GDP Amendment)

Approval of Ordinance No. 1906, Series 2025, approval of the North Louisville General Development Plan, 1st Amendment to allow residential land uses at 2101 N Courtesy Rd.

Presented by Matt Post, Senior Planner



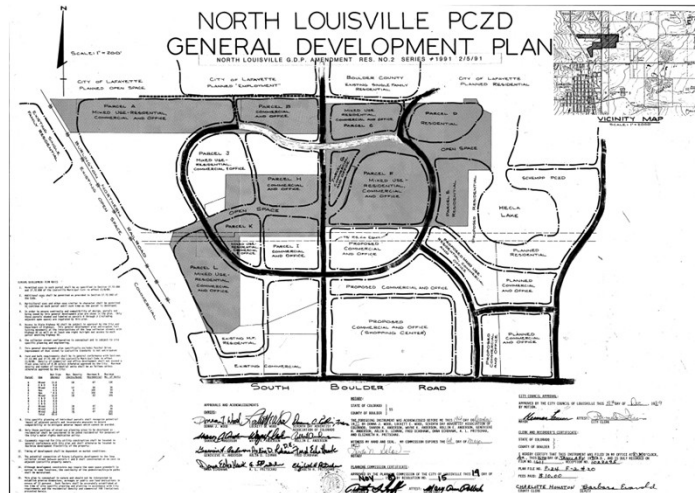
Summary: North Louisville GDP Amendment

- Applicant requests approval of the **North Louisville General Development Plan (GDP), 1st Amendment** to:
 - Permit residential land uses on the property (currently limited to commercial uses under the existing GDP).
 - Establish yard and bulk standards—including building setbacks, height, lot coverage—and density limitations through the GDP Amendment process.



Background: North Louisville GDP Amendment

- Site is occupied by Louisville Boat and RV Storage, which allows outdoor storage of RVs, boats, and trailers in a secured, fenced facility.
- North Louisville GDP approved in 1989, covering 65 acres for commercial, office, residential, and mixed-use residential uses.
- Portions of original GDP area incorporated into other GDPs (Takoda GDP and North End GDP and their amendments).
- Subject property has remained within North Louisville GDP boundary and is limited to commercial uses.



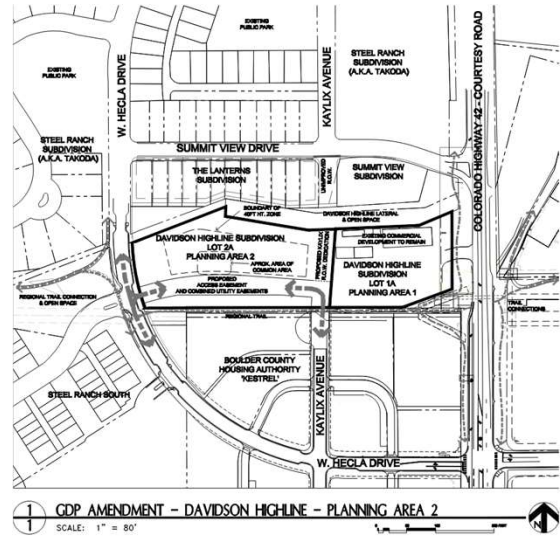
Background: North Louisville GDP Amendment

- Current use permitted under the Davidson Highline PUD, which also authorized improvements east of the property (now The Divine Canine).
- Property subdivided multiple times, most recently in 2021, creating Lot 1A (The Divine Canine) and Lot 2A (subject property).
- Applicant presented a Concept Plan to City Council to consider GDP Amendment and permanently affordable, deed-restricted homeownership community.
- Concept envisioned 44–48 dwelling units in a mix of townhouses and duplexes at 14–15 DU/acre.
- City Council provided generally supportive feedback on the amendment and development concept.



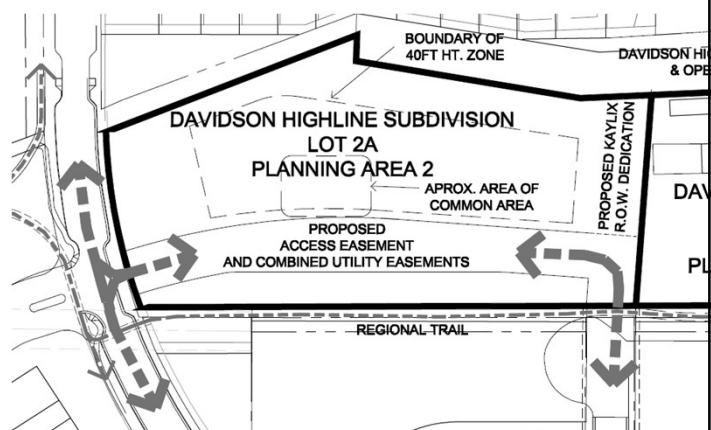
Proposal: North Louisville GDP Amendment

- Approval of the First Amendment to the North Louisville GDP to allow residential land use throughout the subject property.
- Proposed permitted uses: single-family and multifamily dwellings, duplexes, accessory dwelling units, and accessory structures.
- Proposed maximum: 51 dwelling units (maximum density of 17.42 DU/acre), representing an upper limit rather than a required unit count.



Proposal: North Louisville GDP Amendment

- Access provided from Hecla Drive
- Centrally located common area planned as the primary open space amenity
- On-site open space required for all PUD applications and will be reviewed with subsequent PUD submittals
- Open space must be functional, preserving natural features (trees, drainage areas) and providing recreation, visual relief, and convenience of use.



Proposal: North Louisville GDP Amendment

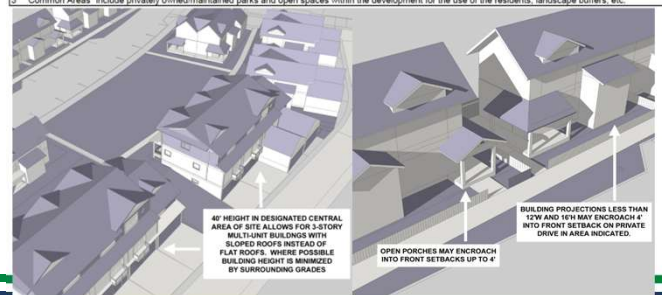
- GDP depicts future right-of-way dedication to complete the Kaylix Avenue connection
- City Council indicated support for requiring only pedestrian and bicycle improvements within the dedication area.
- Dedication would be required during the PUD and Plat process.



Proposal: North Louisville GDP Amendment

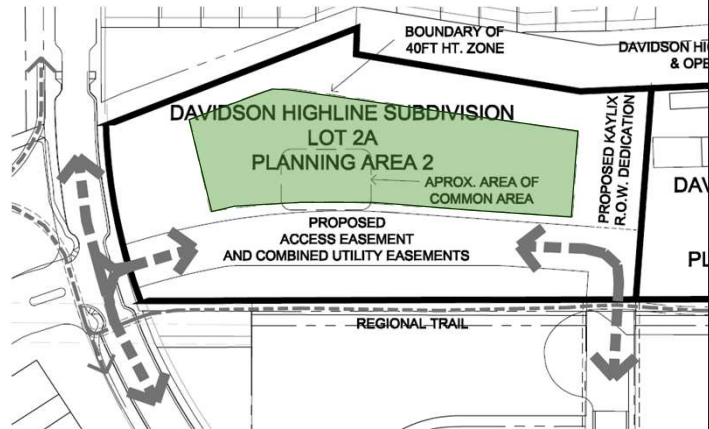
- Bulk and Dimensional Standards Reflect townhome development:
 - 0-foot side setbacks attached units.
 - No minimum lot coverage requirement.
 - Minimum lot width of 20 feet for standard townhome unit
- Setbacks from public rights-of-way:
 - 15-foot front yard setback.
 - 10-foot side yard setback
 - Reduced 5-foot side setback adjacent to the Kaylix Avenue dedication.
- Standards are generally consistent with the surrounding Takoda GDP, with added consideration for rights-of-way setbacks.

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)		15'
TO PRIVATE STREET		8'
TO PUBLIC ROW		5'
TO COMMON AREAS (3) OR PUBLIC OPEN SPACE		5'
REAR YARD - PRINCIPAL USES		10' (2)
REAR YARD - ACCESSORY USES - ATTACHED OR DETACHED		5' (2)
SIDE YARD - PRINCIPAL AND ACCESSORY USES		3'
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" and 16" 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.		



Proposal: North Louisville GDP Amendment

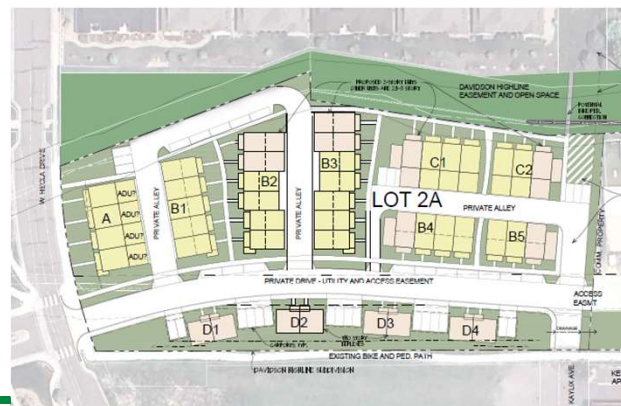
- Height Transition
 - Incorporates a height transition area in response to concerns from adjacent residents
 - Maximum building height limited to 35 feet along the site perimeter to relate to surrounding development.
 - Heights up to 40 feet permitted in the site interior.



Proposal: North Louisville GDP Amendment

- Proposed Density
 - Maximum of 17.42 dwelling units per acre, or 51 total dwelling units.
 - Establishes a cap on total units while allowing flexibility for fewer units at final buildout.
 - Final unit count to be determined through site design and subsequent entitlement review.
 - Concept Plan – 48 dwelling units

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



Analysis: North Louisville GDP Amendment

- Planned Community Zone District (PCZD) Context:
 - Subject property will remain within the PCZD regardless of GDP amendment.
 - Amendments follow the same process and requirements as the original GDP approval
- Purpose of the PCZD (LMC Sec. 17.72.010)
 - Encourage, preserve, and improve the health, safety, and general welfare of the community through contemporary land planning principles and coordinated community design.
 - Recognize the economic and cultural advantages of an integrated, planned community development that provides areas for various housing types, retail, service activities, recreation, schools, public facilities, and other land uses.

Analysis: North Louisville GDP Amendment

- **South Boulder Road Small Area Plan**
 - Designates the property for medium-density residential development (10–20 dwelling units per acre).
- **Comprehensive Plan**
 - Within the Highway 42 Urban Corridor with an Urban Neighborhood designation.
 - Urban Pattern:
 - Interconnected street network with multimodal transportation opportunities.
 - Development on smaller parcels and street-oriented building placement.
 - Pedestrian scale and massing emphasized.

Analysis: North Louisville GDP Amendment

- **Comprehensive Plan Cont.**

- Neighborhood development types are predominantly residential, ranging from low- to high-density multifamily.
- Supports mid- to high-density multifamily development at this location.

- **Comprehensive Plan Housing Policies Supported by GDP Amendment:**

- **Principle NH-5:** Encourage a mix of housing types and pricing to meet economic, social, and multigenerational needs of current and future residents.
- **Policy NH-5.1:** Provide housing that meets needs of seniors, empty-nesters, disabled individuals, renters, first-time homebuyers, and others through a variety of housing types, prices, and styles.

Analysis: North Louisville GDP Amendment

- **City of Louisville Housing Plan**

- Supports the Plan's three primary goals:
 - Increase opportunities for residential development in appropriate locations.
 - Expand and maintain affordable housing for low- to middle-income households, including the local workforce.
 - Diversify housing stock by encouraging mixed-use and mixed-income neighborhoods with a wider range of housing types for various household sizes, incomes, and demographics.

Analysis: North Louisville GDP Amendment

- **City of Louisville Housing Plan Cont.**

- Relevant strategies from the Housing Plan:
 - **Action 1.1:** Establish criteria and identify areas for zoning changes to support additional residential development, including rezoning underutilized commercial properties (p. 31–32).
 - **Action 1.2:** Consider offering a height bonus or additional density for projects including affordable and mixed-income housing (p. 32).
 - **Action 3.2:** Expand allowances for multifamily housing in commercial zones and consider stand-alone residential development in appropriate commercial areas (p. 46–47).

Analysis: North Louisville GDP Amendment

- **Staff Finding:**
 - Proposed GDP amendment to allow residential land uses is consistent with multiple adopted policies:
 - Comprehensive Plan
 - South Boulder Road Small Area Plan
 - Louisville Housing Plan
 - Supports key policy objectives:
 - Diversify Louisville's housing stock.
 - Promote mixed-income and workforce housing opportunities.
 - Encourage residential development on underutilized properties.
 - Support medium- to high-density residential development.
 - Allow density and height incentives to advance affordability goals.

Recommendation: North Louisville GDP Amendment

Planning Commission recommended approval of this application on September 11, 2025

Staff recommends approval of Ordinance No.1906, Series 2025, approval of the North Louisville General Development Plan, 1st Amendment to allow residential land uses