



City Council

November 18, 2025
Packet Addendum #3
Email Communications

From: [Mark-Linda](#)
To: [City Council](#)
Subject: Fwd: Coal creek PUD
Date: Tuesday, November 18, 2025 2:26:34 PM

[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.

Dear City Council,

I ask that you uphold the Planning Commission's amendment removing the vehicular Front Street connection and that you consider additional amendments addressing neighborhood access and compatibility. Little Italy is a historic district with narrow streets, a well-used alley, and a safe-routes corridor leading to Louisville Middle School. Forcing a huge increase in traffic— 900% more according to the developers traffic study—into one tiny block is neither safe nor consistent with the City's transportation goals.

The current plan also jeopardizes resident access to the alley behind Harper Street, which has been used for decades for parking, garages, and trash service. And placing 3-story townhomes on the edge of a single-family residential neighborhood will drastically change the scale and character of Louisville's oldest blocks. Please keep the Planning Commission's amendment and expand it to ensure that these critical issues are meaningfully addressed.

Last night, the neighborhood was shown an updated pud IDEA by the developer. It addressed all concerns and threats to Little Italy. The developer has listened and worked hard to protect our community. Please consider the Update Idea when looking at this project. Thank You Mark Zeman 1439 Front Street.

From: [Jody Ash](#)
To: [City Council](#)
Subject: Coal Creek PUD
Date: Tuesday, November 18, 2025 11:58:46 AM

[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.

Dear City Council,

Thank you for your work reviewing the Coal Creek project.

I am a resident of Little Italy and our community has been actively trying to work with the city and the developer regarding the Coal Creek development behind the Little Italy neighborhood.

The Planning Commission's amendment to remove the connection to Front Street in the Coal Creek PUD is a good choice and I request you uphold their recommendations and also add amendments addressing the remaining major issues identified by Little Italy residents.

After extensive community input, the Planning Commission correctly recognized that routing hundreds of vehicles through a single historic block—an increase of more than 900%—would have dangerous and irreversible consequences. This one block sits immediately adjacent to the primary walking route for Louisville Middle School students and Patchwork. Making Front street a through way would also greatly reduce Front Streets residents quality of life.

Every school day, traffic backups are terrible during drop off and pickup and also multiply when trains pass; adding

a cut-through connection here is unthinkable. Drivers are already very frustrated and have long wait times to move from Griffith to Main.

The proposed 3-story townhomes at the edge of Little Italy would further degrade compatibility, towering over single-family homes and undermining the character protections intended by the Old Town Overlay, especially in the oldest historic area of our town.

The Little Italy community has offered reasonable alternatives, including emergency-only access at Front Street and a more compatible transition with a park at the Griffith/Harper corner. Parks are an important part of our town character and this development was not meeting the requirements. Adding a park is vital.

I request you adopt the Planning Commission's amendment and instruct the developer to incorporate additional changes so that this project can move forward safely and respectfully for all of Louisville.

Below are comments from the planning board which I believe offer great value:

- Debra Baskett: "I am persuaded by the neighbors that this is an untenable situation to have the connection go through... It is possible to do the development without the connection and I would like to see that direction pursued."
- David Bangs: "The connection, I understand policy, and I respect the concerns of the neighbors, and I'm even more concerned about the school... and the limitations we have in that area... I want to find a middle ground, a compromise. Let's have a connection, but for emergency access only..."
- Jeff: "If we approve this development that allows for that connection in Front Street, I really feel like this development is going to have a really

detrimental effect.

Thank you for hearing us!

In gratitude,
Jody Ash
1430 Front Street

Please excuse brevity and typos- Sent from my
iPhone

From: [LLC LLC](#)
To: [City Council](#)
Subject: Coal Creek PUD
Date: Tuesday, November 18, 2025 11:36:09 AM

[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.

Dear City Council,

I am writing to request that you uphold the Planning Commission's amendment to remove the connection to Front Street in the Coal Creek PUD, and that you add amendments addressing the remaining major issues identified by Little Italy residents. After extensive community input, the Planning Commission correctly recognized that routing hundreds of vehicles through a single historic block—an increase of more than 900%—would have dangerous and irreversible consequences. This one block sits immediately adjacent to the primary walking route for Louisville Middle School students. Even today, traffic backups occur when trains pass; adding a cut-through connection here is simply unworkable.

In addition, the proposed 3-story townhomes at the edge of Little Italy would further degrade compatibility, towering over single-family homes and undermining the character protections intended by the Old Town Overlay.

The community has offered reasonable alternatives and the developer has listened! There is a new design in progress and not finished. The new in-progress design includes: emergency-only access at Front Street and a more compatible transition with a park at the Front St/Harper St corner. Improved alley design to create connectivity in the development.

I urge you to adopt the Planning Commission's amendments and instruct the developer to incorporate additional changes so that this project can move forward safely and respectfully for all of Louisville.

Signed, Linda Cateora

From: [Jeffrey Hancock](#)
To: [Planning; City Council](#)
Subject: Opposition to amending the existing GDP to permit residential land uses on the property at 2101 N Courtesy Rd.
Date: Tuesday, November 18, 2025 9:11:58 AM

[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.

I would like to voice my opposition to amending the existing GDP to permit residential land uses on the property at 2101 N Courtesy Rd. Louisville RV Boat and Toy Storage is currently the only significant commercial vehicle storage facility in Louisville. Its demise would be a difficult loss for many, many Louisville residents. I also disagree with the assumption that population growth is a good thing. I cannot speak for the dog facility, but I suspect many customers would miss that as well. So in my opinion, there are two downsides (loss of two businesses and population growth), and no upsides. Thank you for your consideration.
Jeff Hancock
592 Ridge View Dr.
Louisville, CO 80027
contactjeff@comcast.net

From: [Mark Cathcart](#)
To: [City Council](#)
Subject: Request for council policy on image and video use etc.
Date: Monday, November 17, 2025 12:39:41 PM
Attachments: [Louisville Policy for Video and Image use.pdf](#)

[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.

Please see the attached is included in the packet for the meeting on Tuesday 18th November. I do plan to take a few minutes for "items not on the agenda" to make the case.

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++Mark.

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November 17th, 2025

Mayor, City Council, City Manager and Staff,

In August, the City Council listened to community feedback and had the courage not to extend the contract with Flock for license plate reading cameras. In my written submission before that meeting, I asked the Council to consider creating a policy on video use.

Video is now with us everywhere, all the time.

Much of it unnecessary and of little value for either entertainment or security. Without a clear policy, the City will continue to face situations where it must take retrospective action to permit or forbid certain types of video or digital image capture.

Retrospective action always comes at a cost in staff and meeting time. It also lends itself to extreme characterizations of the motives behind video or image use. A clear, Council-approved policy would allow staff to be more effective and enable the City's many agencies to work with vendors in a more productive environment, knowing their projects will not be undermined by extreme public reaction.

I understand that legislative and Council time is limited, but I believe this would be an appropriate and worthwhile use.

I respectfully urge the City Council to prioritize drafting and adopting such a policy. Doing so will strengthen accountability, safeguard privacy, and affirm the City's commitment to responsible and transparent governance.

MARK CATHCART

City of Louisville resident since 2016.

City Policy on Video and Image Use, Access and Retention

Purpose:

To request the City Council develop a clear, transparent policy governing the collection, retention, access, and destruction of images and video recorded by city-funded staff, police, and other departments.

Why a Policy Is Needed

- Video is a powerful tool for accountability and public safety.
- Without clear rules, footage risks being misused, inconsistently applied, or retained indefinitely.
- A policy protects both residents' privacy and the city's liability.

Key Elements the Policy Should Address

- **Collection:** Define where and how images and video may be recorded (public spaces, city facilities, police interactions).
- **Retention:** Establish specific time limits that balance investigative needs with privacy rights.
- **Access:** Identify which staff or departments may view or use recordings, with safeguards against unauthorized and unapproved access.
- **Destruction:** Require secure, documented deletion once retention limits are reached.

Benefits of Adopting a Policy

- Builds trust between residents and city government.
- Ensures consistent practices across departments.
- Demonstrates commitment to civil liberties and accountability.
- Reduces risk of legal or reputational harm.

From: [Marty Kelliher](#)
To: [Planning; City Council](#)
Cc: michaelreisllc@gmail.com
Subject: Formal Comment Submission: Proposed Requirements for Neighborhood Compatibility - The Courtesy Louisville Development
Date: Thursday, November 13, 2025 5:34:15 AM
Attachments: [Courtesy Louisville Formal Comment.pdf](#)

[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.

Dear Louisville City Council and Planning Commission,

Please accept this email and the attached document, "Courtesy Louisville Development - Formal Comment," as the official submission from the adjacent homeowners of The Lanterns community.

This formal comment outlines essential safeguards and conditions we request be included in the Planned Unit Development (PUD) approval process for the Courtesy Louisville Development.

This submission is being provided ahead of the second reading of the General Development Plan (GDP) Amendment scheduled for November 18, 2025.

The Lanterns community supports the City's goal of expanding attainable housing. Our intent is to ensure the development is compatible with the existing neighborhood and includes necessary protections for adjacent homeowners.

We respectfully urge the Council and Planning Commission to thoroughly address the seven requested PUD conditions and the one item for future transportation consideration detailed in the attachment. We also request that this single formal comment be considered the equivalent of a submission from each household listed in Attachment A.

Thank you for your attention to this critical input.

Sincerely,

Marty Kelliher
Representative for the Adjacent Homeowners of The Lanterns Community kellihermarty@gmail.com
703-201-3368

COURTESY LOUISVILLE DEVELOPMENT– FORMAL COMMENT

TO: Louisville City Council and Planning Commission

FROM: Marty Kelliher, Representative for the Adjacent Homeowners of The Lanterns Community

DATE: November 13, 2025

SUBJECT: Proposed Requirements for Neighborhood Compatibility – The Courtesy Louisville Development

Executive Summary

Purpose: We, the homeowners of The Lanterns community, respectfully submit this formal comment ahead of the second reading of the GDP Amendment on November 18, 2025. Should the GDP Amendment be approved, our specific requests are directed at the subsequent PUD application and review, where we request that they be thoroughly addressed.

Context: The Lanterns is a community of 24 paired patio homes immediately north of the proposed Courtesy Louisville development. The southern property lines of 12 of our homes are adjacent to the City-owned buffer and Ditch Easement along the northern edge of the proposed site. This submission represents the shared interests of the community, particularly the homes adjacent to the northern border of the proposed site.

Intent: We support the City's goal of expanding attainable housing in Louisville. Should the project proceed, our intent is not to delay or obstruct the process but to ensure that essential safeguards are included so that we can continue to support the development and that it is compatible with the existing neighborhood.

Requested Conditions: Should the GDP Amendment be approved, we request that the City ensure the following seven measures as conditions of the PUD process and consider one additional item for future transportation planning:

1. Resolution of Ditch Easement encroachment.
2. Certified stormwater and drainage plan.
3. Mitigation of rezoning and density impacts.
4. Installation of an 8-foot composite privacy fence.
5. Installation of a dense evergreen screening and vegetated buffer.
6. Independent traffic study and mitigation.
7. Owner-occupancy requirements for attainable and market-rate units.
8. Future Consideration: Preservation of green space through Kaylix Avenue ROW vacation.

Courtesy Louisville Development – Formal Comment

(Submitted on behalf of The Lanterns Community)

I. Ditch Easement Encroachment — Clarify Legal Access and Buildable Area

The current conceptual plan shows permanent structures encroaching on the Davidson Highline Lateral Ditch (Ditch Company) Easement along the site's northern boundary. The ditch in this section is underground, and the Ditch Company retains access rights for excavation and maintenance.

The PUD application must demonstrate formal resolution of this issue before approval. Specifically, the applicant must provide either:

- Written consent from the Ditch Company allowing encroachment, or
- Revised plans removing all permanent structures from the easement.

This confirmation is necessary to define the true buildable area and enable informed public review.

II. Stormwater and Drainage — Certified Impact Analysis and Liability Protection

The proposed finished grade of the new development is approximately 10 feet higher than the existing Lanterns homes. A past flood event at one of the adjacent Lanterns properties demonstrates the risk of runoff and saturation if drainage controls fail.

We request that the City ensure:

- A certified stormwater management plan that models pre- and post-development runoff to adjacent properties.
- Professional engineering certification verifying that no increase in stormwater flow or saturation will be directed toward The Lanterns Community.
- Clear assignment of liability and maintenance for stormwater infrastructure to the developer and/or the new HOA, not the City or adjacent homeowners.

This ensures compliance with City Stormwater Design Standards, which prohibit post-development discharge exceeding pre-development rates.

III. Rezoning and Density — Ensure Physical Compatibility Measures

The rezoning to higher-density residential zoning significantly increases population, pedestrian activity, and visual presence adjacent to our backyards. Combined with the 10-foot elevation rise and the 40-foot-tall, three-story construction, the development will create direct sight lines down into our backyards, patios, main living areas, and bedroom windows. This severely impacts privacy, visual screening, and perceived security for our existing single-story homes.

City PUD standards require adequate mitigation for adverse effects from zoning and grading changes. We request that the City ensure physical mitigation measures as a condition of approval to maintain compatibility between new and existing residences.

IV. Privacy and Security Mitigation — Include 8-Foot Composite Fence

To mitigate the elevation and visibility impacts described above, we request that the PUD approval include:

- Installation of an 8-foot composite privacy fence (Trex or equivalent) approximately 500 feet long along the northern boundary of the development.
- Placement of the fence entirely on the Courtesy Louisville parcel, or, if partially located on City-owned buffer land, that any segment within the ditch easement be explicitly approved by the Ditch Company.
- Maintenance and liability responsibility for the fence must be assigned solely to the Courtesy Louisville development.

This is a reasonable and necessary physical mitigation to restore privacy and security for adjacent single-story homes with a ground level approximately 10 feet below the new three-story development.

V. Enhanced Visual Screening and Landscaping

To ensure long-term visual compatibility and neighborhood character, and as a necessary supplement to the 8-foot composite privacy fence, we request that the PUD approval include the following conditions for the northern boundary:

- **Buffer:** A minimum 20-foot vegetated buffer adjacent to the north side of the 8-foot fence to accommodate effective long-term screening.
- **Evergreen Screening:** The PUD's required landscaping plan along this boundary to incorporate a dense screen of tall evergreen trees (with an estimated mature height of 30-40 feet) to provide year-round visual mitigation.
- **Maintenance and Irrigation:** The developer and/or the new HOA must be responsible for the installation, irrigation, and perpetual maintenance of this evergreen screening and vegetated buffer.

VI. Traffic and Safety — Ensure Full Independent Study and Mitigation

The proposed plan lacks direct access to Courtesy Road, meaning all new traffic will be routed through residential streets. This will increase daily volume on Summit View Drive, affecting safety and neighborhood character.

We request that the City ensure:

- A comprehensive, independent traffic study analyzing cumulative and future-planned traffic impacts on Summit View Drive and connecting streets, including traffic generated by the proposed Courtesy Louisville development and all known or reasonably anticipated adjacent future developments.
- **Implementation** of recommended traffic calming or infrastructure improvements prior to final occupancy of the new development.

VII. Ownership and Occupancy — Ensure Long-Term Stability

To maintain neighborhood stability and prevent excessive rental turnover, we request that the PUD include clear ownership requirements:

- **Attainable Units** (80–120% AMI): Deed restrictions must prohibit leasing except under verified, temporary hardship conditions approved by the City.
- **Market-Rate Units**: The HOA declaration must limit non-owner-occupied rental units to no more than 10% of total dwellings.

These provisions protect community cohesion and ensure consistent property stewardship.

VIII. Green Space Preservation — Future Transportation Planning Consideration

While not a required condition of the PUD approval, our community wishes to express strong support for the permanent preservation of the Kaylix Avenue Right-of-Way (ROW) as open space.

Current traffic analysis indicates that opening this ROW would not significantly improve neighborhood circulation or emergency access. We therefore encourage the City to consider the permanent vacation and preservation of this corridor as green space in future transportation and land-use planning efforts.

Summary of Requested Conditions and Future Consideration

- I. Resolve Ditch Easement encroachment with written consent or plan revisions.
- II. Ensure certified stormwater and drainage plan with clear liability.
- III. Mitigate rezoning and density impacts through physical compatibility measures.
- IV. Install an 8-foot composite privacy fence along the shared boundary.
- V. Install a dense evergreen visual screening and vegetated buffer.
- VI. Conduct a full, independent traffic study with mitigation implementation.
- VII. Impose owner-occupancy requirements on attainable and market-rate units.
- VIII. Future Consideration: Preservation of the Kaylix Avenue ROW as permanent green space.

Conclusion

Including these measures will enhance public confidence, protect existing homeowners, and reduce long-term maintenance and liability risks for the City. To accurately reflect the documented level of neighborhood concern, we request that the Council and Planning Commission consider this single formal comment as the equivalent of a submission from each household listed in Attachment A. We respectfully urge the Council and Planning Commission to include these conditions in the PUD approval.

We appreciate the City's attention to these details and its continued partnership with our community.

Sincerely,

Marty Kelliher

Representative for the Concerned Homeowners of The Lanterns Community as listed in Attachment A

703-201-3368

• kellihermarty@gmail.com

Courtesy Louisville Development – Formal Comment

(Submitted on behalf of The Lanterns Community)

Attachment A: The Lanterns Homeowners Supporting Formal Comment

The following homeowners reside on Summit View Drive, Louisville, CO 80027:

Name(s)	House Number
Heather Spencer	1106
Kathleen Israelson	1107
Diane Pardi	1112
Richard & Valerie Tucker	1113
Andrew & Maria Johanos	1118
Frank & Tanya Accurso	1119
Marty & Valerie Kelliher	1124
Martin & Susan Farber	1125
David & Ellen James	1130
Marilyn Morris	1131
Donald & Lisa Ford	1136
Matthew & Debra Williams	1137
Robert & Mary Kay Bodensteiner	1142
Russell Meller & Susan Hankins	1143
Jeffrey & Lee Erlichman	1148
Philip & Leslie Aaholm	1149
Chris Arguello & Tammy Sandoval	1154
Christian Olson	1155
Gail Corey	1160
John & Judith Hlawatsch	1161
Peter & Debra Livingston	1166
Alan & Donna Bourey	1167
Laura Dirks	1172
Jhansi Tallamraju	1173