

Planning Commission

Agenda

April 11, 2013

City Hall, Council Chambers

749 Main Street

6:30 PM

For agenda item detail see the Staff Report and other supporting documents included in the complete meeting packet.

Public Comment will be limited to three (3) minutes per speaker.

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Public Comment on Items Not on the Agenda
- V. Regular Business – Items requesting a continuance
 - **DogLife** – a request to allow DogLife to operate a business in a CC zone district where a special review use (SRU) is required. 1970 Centennial Dr, Lot 1, Louisville North Filing #9; Case No. 13-011-UR.
 - Applicant and Representative: Valerie Wilson
 - Owner: Realty Income Corporation
 - Case Manager: Sean McCartney, Principal Planner

Staff is requesting a continuance to allow additional time for City Council adoption of Ordinance No. 1629, Series 2013 an ordinance amending certain chapters of the LMC to allow for pet care businesses in the CC, CB and I zone districts as a SRU.
- VI. Regular Business – Public Hearing Items
 - **Resolution No. 07, Series 2013: AVADAN, LLC** – a request for a final planned unit development (PUD) for a 40,339 SF single story industrial/flex building in the Colorado Technological Center, Filing No. 2 where the property is zoned Industrial (I). 428 CTC Boulevard; Lot 11, CTC 2: Case No. 13-006-FP.
 - Applicant: AVADAN LLC (Alan Benjamin)
 - Owner: R.E. Hill Properties – CTC Land, LLC (Rob Hill)
 - Representative: Milender White Construction Co. (Robert Mierau)
 - Case Manager: Gavin McMillan, Planner III

City of Louisville

Department of Planning and Building Safety

749 Main Street Louisville CO 80027

303.335.4592 (phone) 303.335.4550 (fax) www.louisvilleco.gov

- **Resolution No. 08, Series 2013: On-Target Shooting Center, LLC** – a request to amend the Louisville Municipal Code 17.12.030 Use Group No. 17 to allow for indoor shooting ranges as a special review use in the Industrial (I) zone district. Case No. 13-008-ZN.
 - Applicant, Owner and Representative: On-Target Shooting Center, LLC (Richard Weingarten)
 - Case Manager: Sean McCartney, Principal Planner
- **Resolution No. 09, Series 2013: Jump N Rope, LTD** – a request to allow a private recreational facility in the Commercial Business (CB) zone district requiring a special review. 400 Front St; unplatted property located on the east side of Front Street approximately 365' south of the intersection of Elm Street and Front Street: Case No. 13-009-UR.
 - Applicant and Representative: Jump N Rope LTD (Molly Metz)
 - Owner: RCC LLC (Randall Caranci)
 - Case Manager: Gavin McMillan, Planner III

VII. Planning Commission Comments

VIII. Staff Comments

- Administrative Approvals
 - 300 McCaslin Blvd, PUD Amendment
 - 335 Pierce St, SRU Amendment

IX. Items Tentatively Scheduled for Next Regular Meeting: May 9, 2013

- **DogLife** – a request to allow DogLife to operate a business in a CC zone district where a special review use (SRU) is required. 1970 Centennial Dr, Lot 1, Louisville North Filing #9; Case No. 13-011-UR. *Continued from the April 11, 2013 meeting.*
 - Applicant and Representative: Valerie Wilson
 - Owner: Realty Income Corporation
 - Case Manager: Sean McCartney, Principal Planner
- **Coal Creek Station PUD** (Eastpark Associate, LLP and BVZ Architects) – a request to redevelop (PUD) and replat of the existing property at the SW corner of South Boulder road and HWY 42 owned by Eastpark Associates. The project will be developed as a combination of new commercial space, to replace older existing buildings on the site and an extension of the residential neighborhood from the south.
 - Applicant: BVZ Architects (Gary Brothers)
 - Owner and Representative: Eastpark Associates, LLP (Bill Arnold)
 - Case Manager: Scott Robinson, Planner I

X. Adjourn

ITEM: Case #13-006-FP AVADAN, 428 CTC Boulevard, Colorado Technology Center

PLANNER: Gavin McMillan, AICP, Planner III

APPLICANT: AVADAN, LLC
Alan Benjamin
2655 Crescent Drive, Suite A
Lafayette, CO 80026

OWNER: R.E. Hill Properties-CTC Land, LLC
Rob Hill
7825 Fray Ave., Suite 340
La Jolla, CA 92037

REPRESENTATIVE: Milender White Construction Co.
Robert Mireau
12655 West 54th Drive
Arvada, CO 80002

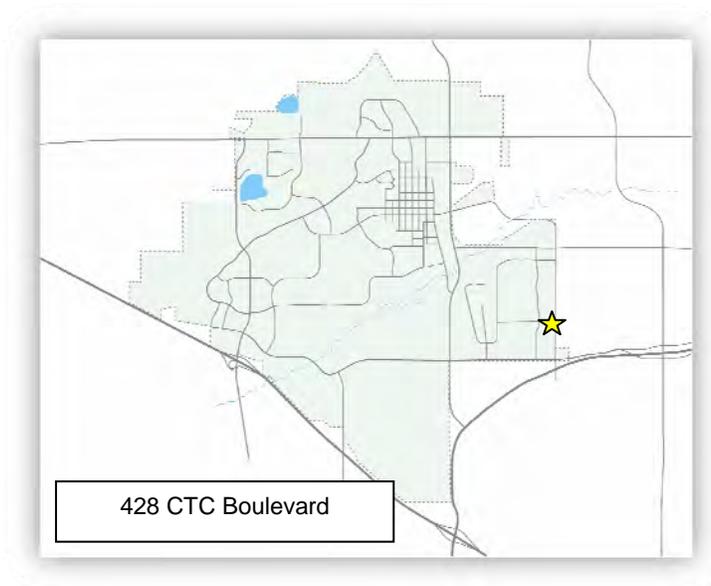
EXISTING ZONING: Industrial (I)

LOCATION: Lot 11, CTC Filing 2

TOTAL SITE AREA: 143,471 square feet

REQUEST: Approval of Resolution No. 07 Series 2013, a resolution recommending approval of a Final Planned Unit Development to allow for the construction of a 40,339 square foot building consisting of warehouse and accessory office space on Lot 11, of the CTC Filing 2 Subdivision.

VICINITY MAP:



BACKGROUND:

The applicant, AVADAN, LLC, is requesting approval of a final Planned Unit Development (PUD) to allow for the construction of a 40,339 square foot industrial flex building. The site is located in the Colorado Technology Center (CTC) on the northeast corner of Boxelder and CTC Boulevard. The property immediately to the east of the applicant's site is the location of the proposed Louisville Fire Protection District's Station No. 3, which was approved by City Council on April 2, 2013. The property to the west, across CTC Boulevard is zoned Agricultural and is currently being used for Agricultural purposes. The properties to the north and south are zoned Industrial and are currently vacant.



PROPOSAL:

The proposed land use request is for a 40,339 square foot Industrial flex building. The sole occupant of the building is intended to be AVADAN, LLC. The property is zoned Industrial (I) and is subject to the Industrial Development Design Standards and Guidelines (IDDSG).

Site Plan

The proposed site plan includes a 40,339 square foot building comprised of 29,893 square feet of warehouse space and 10,446 square feet of accessory office space. The building is located on the corner of CTC Boulevard and Boxelder Street. The portion of the building which fronts on CTC Boulevard is 255 feet long and the portion of the building which fronts on Boxelder Street is 162 feet long. The building, parking, and driveways will cover 72% of the site. The remainder of the site will be landscaped setback area, and landscaped drainage facilities. The site plan, including the lot

Vehicular and Pedestrian Circulation

There are two vehicular access points to the site. The first access point is located off Boxelder Street and provides access to the loading area and southern parking area. The second access point is located on CTC Boulevard and provides access to the front door of the building and the western parking bay in front of the building. The drive from this access point swings north to provide access to a drive-in door. The driveway is located in a 30 foot access and utility easement and will be designed to allow access for trucks and utility equipment to use the easement (see condition of approval number 1).

The site plan includes internal sidewalks to provide access from the parking areas to the front door of the building. The sidewalk plan for CTC calls for sidewalks to be located only on the south and west side of roadways. There are no sidewalks proposed on the perimeter of the subject site because the site borders the north and east side of the adjacent roadways and the CTC sidewalk plan does not call for a sidewalk on these sides of the street.

Architecture

The majority of the building will be constructed with concrete tilt up panels incorporating reveals and recesses in the façade. The color of the façade varies between white, gray and blue gray. The trash enclosure will be screened with similar concrete panels and will include a painted steel gate.

The main entrance to the facility is located on the southwest corner of the building. This entrance includes a concentration of windows and a metal canopy above the door. The metal canopy is found above all the doors on the western side of the building. The window pattern is repeated half way down the western façade, and all the way down the southern façade.

The roof line of the of the building steps up and down between 28 and 33 feet to provide a varied roofline which does not run in a continuous plane. The proposed building will be 33 feet tall which is below the maximum permitted height of 40 feet found in the IDDSG. All roof mounted mechanical equipment will be setback a minimum of 20 feet from the building parapet, and will be painted to match the dominant color of the building.

Landscape Plan and Drainage:

The landscaping has been placed to screen the parking lot and the loading areas from the public view point and to provide a buffer between adjacent land uses. All of the drainage for the site will be accommodated in a detention pond on the southern end of the site. The perimeter of the detention pond will be landscaped with trees. The parking area will include landscaped islands separating parking bays.

The IDDSG requires a 10 foot swath of landscaping including trees and ground cover be located on the northern property line to provide a buffer from the neighboring property. The applicant's landscape plan shows trees and ground cover on the north property line, which meet the IDDSG requirement. The land where this landscaping is shown is encumbered by a 30 foot access and utility easement and the Public Works

department has indicated the proposed landscaping will prohibit access across the easement. The applicant plans to vacate the access portion of this easement, and the Public Works department has initially indicated they would support the vacation. If the vacation takes place, the landscaping on the northern property line is acceptable as it is shown in the plans. If, for whatever reason, the easement cannot be vacated, the landscaping will have to be moved to the north or south to accommodate access through the property. Condition of Approval number 2 requires that either the access portion of the easement be vacated, or the landscaping be modified to allow access.

Signs:

One freestanding monument sign is proposed on the southwest corner of the site. The cover sheet of the plans indicates two freestanding monument signs will be permitted. Condition of Approval number 3 requires the cover sheet be amended to reflect the provision of one monument sign. The proposed design of the monument sign meets the requirements of the IDDSG. As presently shown on the plans, the monument sign is located in a utility easement. Condition of Approval number 4 requires the sign be relocated out of the easement. The IDDSG permits two building mounted signs for this structure, each of which cannot exceed 15 square feet. The proposed sign plan indicates the signs will meet the requirements of the IDDSG

Lighting:

The applicant has submitted a lighting plan which includes wall lights on the building and pole lighting in the parking lot. The lights meet the specifications of the IDDSG, with the exception of the height of the parking lot light poles which are currently shown as 25 feet tall. Per the requirements of the IDDSG, the parking lot light poles cannot exceed 24 feet in height. Condition of Approval number 5 verifies the lights will not exceed the height limitation.

Water Use:

According to Section 17.28.060(D) of the LMC, *“water usage of industrial establishments shall be estimated and noted on the final development plan”*. The purpose of this section is to allow staff to confirm the City has the appropriate water supply to serve the proposed use. The applicant estimates total annual water usage for the building to be 546,000 gallons and the annual demand for irrigation water to be 415,000 gallons. The Public Works Department has reviewed this estimate. Per Condition of Approval number 6 the water usage information will be added to the cover sheet of the PUD.

STAFF RECOMMENDATION:

Staff recommends Planning Commission recommend approval of Resolution No. 07, Series 2013, a resolution recommending approval of a Final Planned Unit Development to allow for the construction of a 40,339 square foot building consisting of warehouse and accessory office space on Lot 11, of the CTC Filing 2 Subdivision. The resolution recommending approval includes the following conditions of approval:

1. The portion of the northern access drive which is in the access and utility easement will be designed so as not to prohibit access to the easement area.

The final design of this drive will be reviewed and approved by the City of Louisville Public Works Department prior to construction.

2. The landscaping of the northern property line is approved contingent upon the vacation of the access portion of the underlying 30 foot access and utility easement. If the vacation of the easement cannot be completed, the landscaping on the northern property line will be relocated in a manner that provides access acceptable to the City of Louisville Public Works Department, and meets the requirements of the landscaping chapter of the Industrial Development Design Standards and Guidelines.
3. Note 3 on the cover sheet will be amended to indicate only one ground mounted monument sign will be constructed.
4. The monument sign on the southwest corner of the property that is currently shown in the 15 foot drainage, utility, and landscape easement will be moved out of the easement.
5. The lighting plan will be amended to indicate the light poles in the parking lot will not exceed 24 feet in height.
6. A water usage table will be added to the cover sheet of the Final PUD plan which indicates the anticipated water usage of the project.
7. Sheet 2 of the Alta Survey will be amended to show the correct location of the manhole on the northern property boundary.
8. The PUD will be amended to indicate the following items will be privately owned and maintained;
 - a. The fire hydrant and 6 inch water line on the southwest corner of the building.
 - b. All of the proposed storm sewer infrastructure on the property.

The Planning Commission may approve (with or without conditions), continue, or deny the applicant's request for Final Planned Unit Development approval.

ATTACHMENT(S):

- Attachment #1 – Resolution No. 07, Series 2013
- Attachment #2 – Submittal letter and application materials
- Attachment #3 – Final PUD plan sets

**RESOLUTION NO. 07
SERIES 2013**

A RESOLUTION RECOMMENDING APPROVAL OF A FINAL PLANNED UNIT DEVELOPMENT (PUD) PLAN TO ALLOW FOR THE CONSTRUCTION OF A 430,339 SQUARE FOOT BUILDING CONSISTING OF WAREHOUSE AND ACCESSORY OFFICE SPACE ON LOT 11 OF THE C.T.C FILING 2 SUBDIVISION.

WHEREAS, there has been submitted to the Louisville Planning Commission an application for approval of a Final Planned Unit Development to allow for the construction of a 40,339 square foot building consisting of warehouse and accessory office space on Lot 11, of the CTC Filing 2 Subdivision; and

WHEREAS, the City Staff has reviewed the information submitted and found it to comply with Louisville Municipal Code Chapter 17.28; and

WHEREAS, after a duly noticed public hearing on April 11, 2013, where evidence and testimony were entered into the record, including the findings in the Louisville Planning Commission Staff Reports dated April 11, 2013, the Planning Commission finds the AVADAN Final PUD Plan, located on Lot 11, of the CTC Filing 2 Subdivision should be approved with the following conditions:

1. The portion of the northern access drive which is in the access and utility easement will be designed so as not to prohibit access to the easement area. The final design of this drive will be reviewed and approved by the City of Louisville Public Works Department prior to construction.
2. The landscaping of the northern property line is approved contingent upon the vacation of the access portion of the underlying 30 foot access and utility easement. If the vacation of the easement cannot be completed, the landscaping on the northern property line will be relocated in a manner that provides access acceptable to the City of Louisville Public Works Department, and meets the requirements of the landscaping chapter of the Industrial Development Design Standards and Guidelines.
3. Note 3 on the cover sheet will be amended to indicate only one ground mounted monument sign will be constructed.
4. The monument sign on the southwest corner of the property that is currently shown in the 15 foot drainage, utility, and landscape easement will be moved out of the easement.
5. The lighting plan will be amended to indicate the light poles in the parking lot will not exceed 24 feet in height.
6. A water usage table will be added to the cover sheet of the Final PUD plan which indicates the anticipated water usage of the project.
7. Sheet 2 of the Alta Survey will be amended to show the correct location of the manhole on the northern property boundary.
8. The PUD will be amended to indicate the following items will be privately owned and maintained;
 - a. The fire hydrant and 6 inch water line on the southwest corner of the building.
 - b. All of the proposed storm sewer infrastructure on the property.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Louisville, Colorado does hereby recommend approval of a Final Planned Unit Development to allow for the construction of a 40,339 square foot building consisting of warehouse and accessory office space on Lot 11, of the CTC Filing 2 Subdivision.

PASSED AND ADOPTED this 11th day of April, 2013.

By: _____
Jeffrey Lipton, Chairman
Planning Commission

Attest: _____
Ann O'Connell, Secretary
Planning Commission

PUBLIC NOTICE
CITY OF LOUISVILLE
PLANNING COMMISSION
And
CITY COUNCIL

NOTICE IS HEREBY GIVEN PUBLIC HEARINGS WILL BE HELD BEFORE THE CITY OF LOUISVILLE PLANNING COMMISSION AND THE LOUISVILLE CITY COUNCIL TO CONSIDER A FINAL PLANNED UNIT DEVELOPMENT (PUD) FOR A 40,338 SF SINGLE STORY INDUSTRIAL/FLEX BUILDING IN THE COLORADO TECHNOLOGICAL CENTER, FILING No. 2 WHERE THE PROPERTY IS ZONE INDUSTRIAL (I)

APPLICATION NAME: AVADAN, LLC

LOCATION: 428 CTC BOULEVARD, LOT 11, COLORADO TECHNOLOGICAL CENTER FILING No. 2 (NORTHEAST CORNER OF CTC BLVD AND BOXELDER ST)

CASE NUMBER: 13-006-FP

DATE AND TIME: THURSDAY, APRIL 11, 2013

PLANNING COMMISSION

DATE AND TIME: TUESDAY, MAY 7, 2013

CITY COUNCIL (TENTATIVE)

PLACE: CITY COUNCIL CHAMBERS, 2ND FLOOR
LOUISVILLE CITY HALL
749 MAIN STREET
LOUISVILLE, COLORADO

PERSONS IN ANY MANNER INTERESTED IN THE ABOVE DESCRIBED APPLICATION ARE ENCOURAGED TO ATTEND THE PUBLIC HEARING AND/OR PROVIDE COMMENTS BY WAY OF THE FOLLOWING:

MAIL: LOUISVILLE PLANNING DIVISION
749 MAIN STREET
LOUISVILLE, CO 80027

E-MAIL: PLANNING@LOUISVILLECO.GOV

PUBLISHED IN THE DAILY CAMERA SUNDAY, MARCH 24, 2013

(POSTED IN CITY HALL, PUBLIC LIBRARY, RECREATION CENTER AND THE COURTS AND POLICE BUILDING AND MAILED TO SURROUNDING PROPERTY OWNERS ON FRIDAY, MARCH 22, 2013)

IF YOU ARE INTERESTED IN ATTENDING THIS HEARING, PLEASE CALL 303.335.4592 PRIOR TO THE MEETING TO CONFIRM THIS APPLICATION WILL BE HEARD AS SCHEDULED OR IF IT HAS BEEN POSTPONED OR CANCELLED.

WWW.LOUISVILLECO.GOV

LAND USE APPLICATION

CASE NO. 13-006-FP

APPLICANT INFORMATION

Firm: AVADAN LLC
 Contact: Alan Benjamin
 Address: 2655 Crescent Drive, Suite A
Lafayette, Colorado 80026
 Mailing Address: Same
 Telephone: (303) 996-8101
 Fax: _____
 Email: abenjamin@benjaminwest.com

OWNER INFORMATION

Firm: R.E. HILL PROPERTIES-CTC LAND, LLC
 Contact: Rob Hill
 Address: 7825 Fray Avenue, Suite 340
La Jolla, California 92037
 Mailing Address: Same
 Telephone: (858) 456-4045
 Fax: _____
 Email: rob@hillproperties.net

REPRESENTATIVE INFORMATION

Firm: Milender White Construction Co.
 Contact: Robert Mierau
 Address: 12655 West 54th Drive
Arvada, Colorado 80002
 Mailing Address: Same
 Telephone: (303) 216-0420
 Fax: (303) 216-0419
 Email: rmierau@milenderwhite.com

PROPERTY INFORMATION

Common Address: 428 CTC Boulevard
 Legal Description: Lot 11 Blk _____
Subdivision Colorado Tech Center Filing No. 2
 Area: 143,312.4 Sq. Ft. (3.29 Acres)

TYPE (S) OF APPLICATION

- Annexation
- Zoning
- Preliminary Subdivision Plat
- Final Subdivision Plat
- Minor Subdivision Plat
- Preliminary Planned Unit Development (PUD)
- Final PUD
- Amended PUD
- Administrative PUD Amendment
- Special Review Use (SRU)
- SRU Amendment
- SRU Administrative Review
- Temporary Use Permit: _____
- CMRS Facility: _____
- Other: (easement / right-of-way; floodplain; variance; vested right; 1041 permit; oil / gas production permit)

PROJECT INFORMATION

Summary: Develop a 40,339 s.f. single story industrial/flex building with associated parking and on-site detention.

Current zoning I Proposed zoning I

SIGNATURES & DATE

Applicant: [Signature]
 Print: Alan Benjamin
 Owner: [Signature]
 Print: Rob Hill
 Representative: [Signature]
 Print: ROBERT M. MIERAU

CITY STAFF USE ONLY

- Fee paid: \$ 2,250
- Check number: 1239
- Date Received: 2/7/13

February 7, 2013

CITY OF LOUISVILLE
Department of Planning and Zoning
719 Main St.
Louisville, Colorado 80027

RE: Colorado Technological Center (CTC) Filing No. 2 Lot 11
Letter of Request

The project submitted for review is a 40,339 square foot single story industrial/flex building located on 3.29 acres (143,471sf) at the northeast corner of CTC Boulevard and Boxelder Street. The property is zoned I-Industrial.

The site plan provides for 75 parking spaces, and includes the ability to add 74 additional parking spaces in the truck court. This provides flexibility for various building uses and will allow the proposed site to meet the needs and requirements for future tenants.

The architectural design of the building reflects a style comparable to existing buildings within the CTC and complies with the City of Louisville's Industrial Development Design Standards & Guidelines (IDDSG).

Specific design elements of the building include, but are not limited to:

- Site cast concrete tilt panels, incorporating storefront entries and punched window openings. Opportunities for future openings are provided, and will be added based on specific tenant needs.
- Articulated building elevations with parapet heights ranging from 28'-6" to 33'-0" above finish floor and wall panels with reveals and recesses to create architectural interest.
- Multi-color paint scheme which will coordinate with current and proposed buildings within the CTC.
- The glazing system will be clear anodized aluminum with low-e tinted glass.
- Fully sprinklered with ESFR.
- Service flexibility with multiple dock high and drive in doors along the east elevation.

We understand the challenges associated with the site, and have worked hard to propose a comprehensive design that responds to the surrounding context while meeting all of the applicable design standards set forth by the City of Louisville.

It is our goal to work closely with the city and quickly resolve any questions or concerns that may arise during the review process. We appreciate the opportunity to work in the City of Louisville, and look forward to being part of a successful project team.

6251 greenwood plaza blvd.
building 6. suite 100
greenwood village. colorado
80111

p 720.488.2626

f 720.488.2625

COLORADO TECHNOLOGICAL CENTER FILING NO. 2, LOT 11 FINAL PLANNED UNIT DEVELOPMENT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69
WEST OF THE 6TH P.M., CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

428 CTC BOULEVARD

architecture
planning
interiors
graphics
site development

6251 greenwood plaza boulevard
building 6, suite 100
greenwood village colorado 80111
p 720.488.2629 f 720.488.2625

WARE MALCOMB
Leading Design for Commercial Real Estate

LEGAL DESCRIPTION (FROM TITLE COMMITMENT):

LOT 11, COLORADO TECHNOLOGICAL CENTER FILING NO. 2, COUNTY OF BOULDER, STATE OF COLORADO

PROJECT SUMMARY:

TOTAL LAND AREA: 143,471 SQUARE FEET (3.29 ACRES)
 BUILDING AREA: 40,339 SQUARE FEET
 OFFICE AREA: 10,446 SQUARE FEET
 WAREHOUSE: 29,893 SQUARE FEET
 FAR: 0.28

BUILDING HEIGHT:
 ALLOWABLE: 40.0 FEET
 PROPOSED: 33.0 FEET

PARKING REQUIRED: 42 SPACES @ 1 SPACE PER 250 SQUARE FEET (OFFICE)
 30 SPACES @ 1 SPACE PER 1,000 SQUARE FEET (WAREHOUSE)

PARKING PROVIDED:
 STANDARD: 68 SPACES
 HANDICAP: 4 SPACES
 SUBTOTAL: 72 SPACES

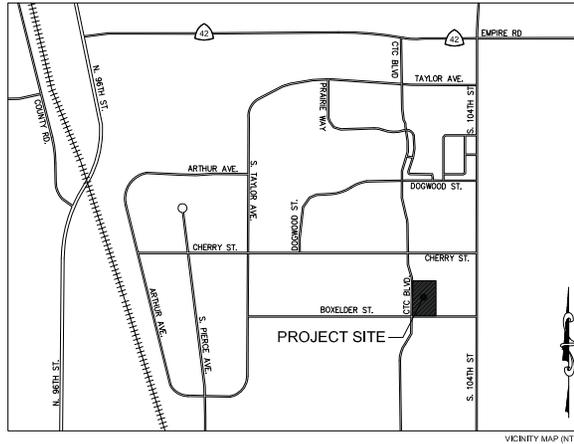
FUTURE PARKING: 68 SPACES (AT TRUCK DOCK)
 POTENTIAL TOTAL: 140 SPACES (3.47 SPACES PER 1000 SQUARE FEET)

BICYCLE PARKING REQUIRED: 1 SPACE FOR EVERY 20 REQUIRED PARKING SPACES
 BICYCLE PARKING PROVIDED: 4 SPACES

LANDSCAPE COVERAGE REQUIRED: 25%
 LANDSCAPE COVERAGE PROVIDED: 28%

BUILDING SETBACK REQUIREMENTS: REQUIRED PROVIDED

FRONT YARD (LOCAL PUBLIC ST):	30'	74'
SIDE YARD (LOCAL PUBLIC STREET):	30'	111'
SIDE YARD (ABUTTING SIM. ZONE):	10'	30'
REAR YARD (ABUTTING SIM. ZONE):	15'	122'



VICINITY MAP (NTS)

GENERAL NOTES

- THE PROPERTY IS ZONED I-INDUSTRIAL.
- ALL SETBACKS AND LAND USE REQUIREMENTS SHALL CONFIRM TO THE CITY OF LOUISVILLE, COLORADO ZONING AND LAND USE REGULATIONS IN EFFECT AS OF THE DATE OF APPROVAL OF THIS PLANNED UNIT DEVELOPMENT BY THE CITY OF LOUISVILLE, COLORADO.
- EXCEPT AS AMENDED BY THIS FINAL PLANNED UNIT DEVELOPMENT, ALL SIGNS SHALL CONFORM TO THE INDUSTRIAL DEVELOPMENT DESIGN STANDARDS AND GUIDELINES. THESE AMENDMENTS ARE:
 - TWO FREESTANDING, GROUND MOUNTED DOUBLE FACED SIGNS SHALL BE PERMITTED. THE DESIGNS FOR THESE SIGNS SHALL BE PER THE DETAILS ON SHEET 12.
 - FOR BOTH MULTI TENANT AND SINGLE TENANT OCCUPANCY, THE SURFACE MOUNTED BUILDING SIGN CHARACTERS SHALL NOT EXCEED 24 INCHES IN HEIGHT.
- THE PROPOSED BUILDING ON LOT 11 SHALL HAVE A MAILING ADDRESS OF 428 CTC BOULEVARD, LOUISVILLE COLORADO 80027.
- THE CITY OF LOUISVILLE IS NOT RESPONSIBLE FOR DAMAGE TO OR REPAIR OF MONUMENT SIGNS DUE TO UTILITY MAINTENANCE.
- THE CITY OF LOUISVILLE IS NOT RESPONSIBLE FOR DAMAGE TO PAVEMENT SURFACES OR LANDSCAPING CAUSED DURING REPAIR OR MAINTENANCE ACTIVITIES OF UTILITIES LOCATED WITHIN PUBLIC UTILITY EASEMENTS.
- ON-STREET PARKING WILL NOT BE UTILIZED TO MEET THE PARKING REQUIREMENTS OF THE PROJECT.
- ALL ROOF-MOUNTED MECHANICAL, ELECTRICAL, OPTICAL AND ELECTRONIC EQUIPMENT SHALL BE SET A MINIMUM OF 20' FROM THE BUILDING PARAPET, AND SHALL BE PAINTED TO MATCH THE DOMINANT COLOR OF THE BUILDING.
- OWNER WILL ADD ADDITIONAL HANDICAP PARKING SPACES TO THE PARKING IF THE BUILDING IS LEASED PRIMARILY AS OFFICE SPACE.

OWNER	
RE HILL PROPERTIES - CTC LAND, LLC	
ROB HILL 7825 FRAY AVENUE, SUITE 340 LA JOLLA, CALIFORNIA 92037 PH: (858)456-4045	
ARCHITECT	CIVIL ENGINEER
WARE MALCOMB JAN DAVIS 6251 GREENWOOD PLAZA BOULEVARD SUITE 100 GREENWOOD VILLAGE, CO 80111 PH: (303) 688-1503	JANSEN STRAWN CHRIS STRAWN 45 W. 2ND AVE DENVER, COLORADO 80223 PH: (303) 561-3333 FAX: (303) 561-3339
ELECTRICAL ENGINEER	LANDSCAPE ARCHITECT
ARCH ENGINEER, DESIGN GROUP JEFF MILKIN 1900 WAZEE STREET SUITE 300 DENVER, CO 80202 PH: (303) 296-3034	MEURAN DESIGN GROUP KERRY SMEESTER 700 COLORADO BOULEVARD, SUITE 131 DENVER, CO 80206 PH: (303) 512-0549 FAX: (303) 320-5322

OWNERSHIP SIGNATURE BLOCK:

BY SIGNING THIS FINAL PUD, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL THE REQUIREMENTS AND INTENT SET FORTH IN THIS FINAL PUD. WITNESS OUR HANDS AND SEALS THIS _____ DAY OF _____, 20__

OWNER NAME AND SIGNATURE _____

NOTARY NAME AND SIGNATURE _____

NOTARY SEAL

MY COMMISSION EXPIRES _____

PLANNING COMMISSION CERTIFICATE:

APPROVED THIS _____ DAY OF _____, 20__, BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. _____, SERIES _____

CITY COUNCIL CERTIFICATE:

APPROVED THIS _____ DAY OF _____, 20__, BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. _____, SERIES _____

MAYOR'S SIGNATURE _____

CITY CLERK'S SIGNATURE _____ *CITY SEAL*

CLERK AND RECORDER'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 20__ AND IS RECORDED IN PLAN FILE _____ FEE _____ PAID _____ FILM NO. _____ RECEPTION.

CLERK & RECORDER _____ DEPUTY _____

SHEET INDEX

- 1 OF 12 COVER SHEET
- 2 OF 12 ALTA/ASCM LAND TITLE SURVEY
- 3 OF 12 LAND / IMPROVEMENT SURVEY
- 4 OF 12 UTILITY PLAN
- 5 OF 12 GRADING AND DRAINAGE PLAN
- 6 OF 12 LANDSCAPE PLAN
- 7 OF 12 LANDSCAPE DETAILS
- 8 OF 12 ARCHITECTURAL ELEVATIONS
- 9 OF 12 SITE PHOTOMETRIC PLAN
- 10 OF 12 LIGHT FIXTURE CUT SHEETS
- 11 OF 12 FLOOR PLAN
- 12 OF 12 SITE DETAILS

ALTA/ACSM LAND TITLE SURVEY COLORADO TECHNICAL CENTER FILING NO. 2 LOT 11

428 CTC BOULEVARD
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

LEGAL DESCRIPTION (FROM COMMITMENT):
LOT 11, COLORADO TECHNOLOGICAL CENTER FILING NO. 2, COUNTY OF BOULDER, STATE OF COLORADO

GENERAL NOTES:

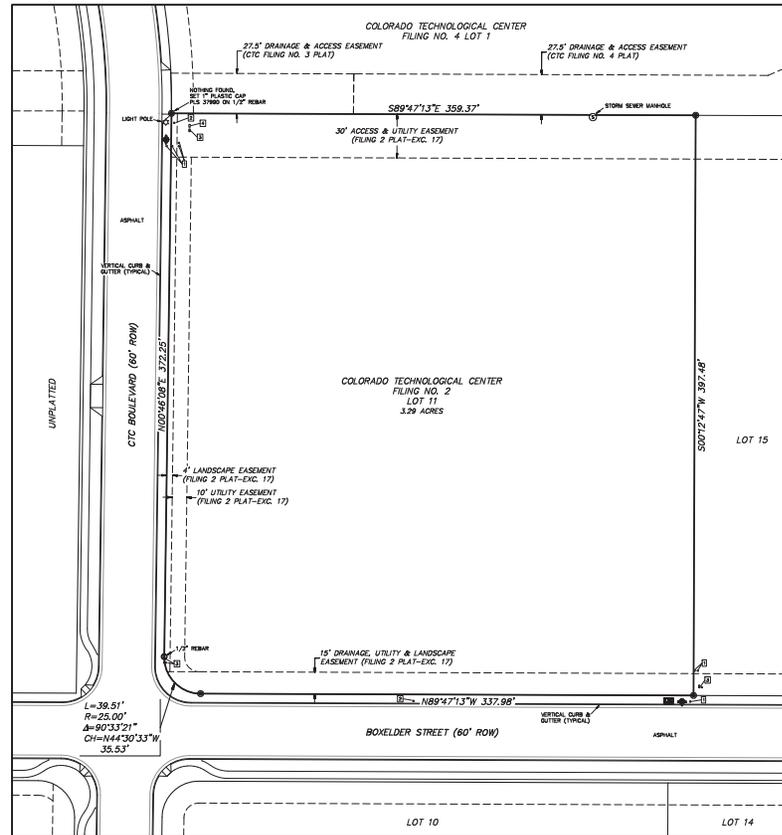
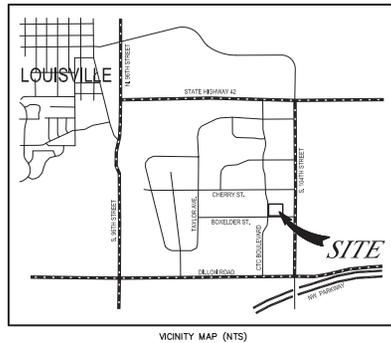
1. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. BASIS OF BEARINGS: THE EASTERLY LINE OF LOT 11, BEARING S001°24'7"W BETWEEN THE NORTHEASTERLY AND SOUTHEASTERLY PROPERTY CORNERS, BOTH BEING 1" PLASTIC CAPS STAMPED PLS 37990.
3. NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY. NO ABOVEGROUND IMPROVEMENTS OTHER THAN SHOWN UTILITIES EXIST ON SUBJECT PROPERTY.
4. THE GROSS LAND AREA OF SUBJECT PROPERTY IS 3.29 ACRES.

LEGEND

- ⊙ Sanitary Sewer Manhole
- ⬇ Fire Hydrant
- ⊕ Water Valve
- ⊕ 5" Type R Inlet
- Found 1" Plastic Cap PLS 37990 (unless otherwise noted)

Aboveground Utilities:

- ▣ Water Valve
- ▣ Curb Stop
- ▣ Exposed Utility Sleeves
- ▣ 1'x2" Orest Pedestal



COMMITMENT NOTES:

- THIS SURVEY IS BASED UPON TITLE COMMITMENT NO. AB270358138-7, PREPARED BY LAND TITLE GUARANTEE COMPANY, WITH AN EFFECTIVE DATE OF MARCH 04, 2015. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH OR EASEMENT RESEARCH BY HURST & ASSOCIATES. RATHER, ALL INFORMATION REGARDING TITLE AND EASEMENT MATTERS SHOULD BE OBTAINED FROM THE TITLE COMMITMENT. THE FOLLOWING EXCEPTIONS APPEAR ON SCHEDULE B SECTION 2 OF SAID COMMITMENT. NUMBER IN PARENTHESES REFERS TO EXCEPTION NUMBER IN THE TITLE COMMITMENT, UNLESS OTHERWISE NOTED. ALL EXCEPTIONS AFFECT THE SUBJECT PROPERTY.
- (EXCEPTIONS 1-8 - STANDARD EXCEPTIONS)
- (9) - RESERVATION OF AN UNDIVIDED 25 PERCENT INTEREST IN ALL OIL, GAS AND MINERAL RIGHTS AS RESERVED IN DEED RECORDED 06/07/1974 AT RECEPTION NO. 105413. NOTHING TO SHOW.
 - (10) - COVENANTS CONTAINED IN INSTRUMENT RECORDED 10/24/1979 AT RECEPTION NO. 367003 AND RELATED DOCUMENTS. NOTHING TO SHOW. LISTS SETBACKS AS: 30' FROM RIGHT OF WAY, 10' SIDE, 20' REAR AND A 50' HEIGHT RESTRICTION.
 - (11) - INCLUSION IN METROPOLITAN DISTRICT RECORDED 07/19/1983 AT RECEPTION NO. 562730. NOTHING TO SHOW.
 - (12) - CERTIFICATE OF ORGANIZATION RECORDED 06/30/1999 AT RECEPTION NO. 195530. NOTHING TO SHOW.
 - (13) - ANNEXATION AND ZONING AGREEMENT RECORDED 01/03/1980 AT RECEPTION NO. 37744. MAX. OIL MAY NOT EXCEED. NO EXHIBITS DESCRIBING PROPERTY WERE ATTACHED WHEN DOCUMENT WAS RECORDED.
 - (14) - (ITEM INTENTIONALLY DELETED)
 - (15) - SUBDIVISION AGREEMENT RECORDED 11/13/2003 AT RECEPTION NO. 252793. NOTHING TO SHOW.
 - (16) - (ITEM INTENTIONALLY DELETED)
 - (17) - PLAT OF COLORADO TECHNOLOGICAL CENTER FILING NO. 2 RECORDED 11/13/2003 AT RECEPTION NO. 252792. EASEMENTS SHOWN NOTE: AN EXISTING EASEMENT RECORDED AT RECEPTION NO. 105413 SHOWN ON PLAT HAS BEEN VACATED AND ABANDONED BY INSTRUMENT DATED 07/26/2007 AT RECEPTION NO. 287165 AND IS NOT SHOWN.
 - (18) - COLORADO TECHNOLOGICAL CENTER FILING NO. 2 PLANNED UTILITY DEVELOPMENT MAP RECORDED 11/13/2003 AT RECEPTION NO. 252795. NOTHING TO SHOW.
 - (19) - (ITEM INTENTIONALLY DELETED)
 - (20) - (ITEM INTENTIONALLY DELETED)

SURVEY CERTIFICATION:

CERTIFIED TO:
R.E. HELL PROPERTIES-CTC LAND, LLC
LAND TITLE GUARANTEE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED ITEMS 1, 2, 4, 8 & 11a OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED 01/11/13.

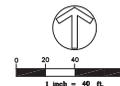
DATE OF PLAT OR MAP: 03/18/13

FOR AND ON BEHALF OF HURST AND ASSOCIATES
90 BAILEY, COLORADO PLS NO. 15315
EMAIL ADDRESS: bob@hurst-ossco.com



REVISION NOTES:

- 01/17/13: ADDED "FILING NO. 2" TO LOT LABEL, CORRECTED FIRE HYDRANT SYMBOL IN LEGEND
- 03/18/13: UPDATED PER REVISED TITLE COMMITMENT, CORRECTED STORM SEWER LABEL



**ALTA/ACSM LAND TITLE SURVEY
CTC FILING NO. 2 LOT 11
428 CTC BOULEVARD
LOUISVILLE, COLORADO**

DATE: 01/14/13	SCALE: 1"=40'
REVISED: 03/17/13	DATE: N/A
03/18/13	DATE: 03/18/13
BY: BOB HURST	DATE: BO
BY: BOB HURST	DATE: BO
BY: BOB HURST	DATE: BO

SHEET 1 OF 1

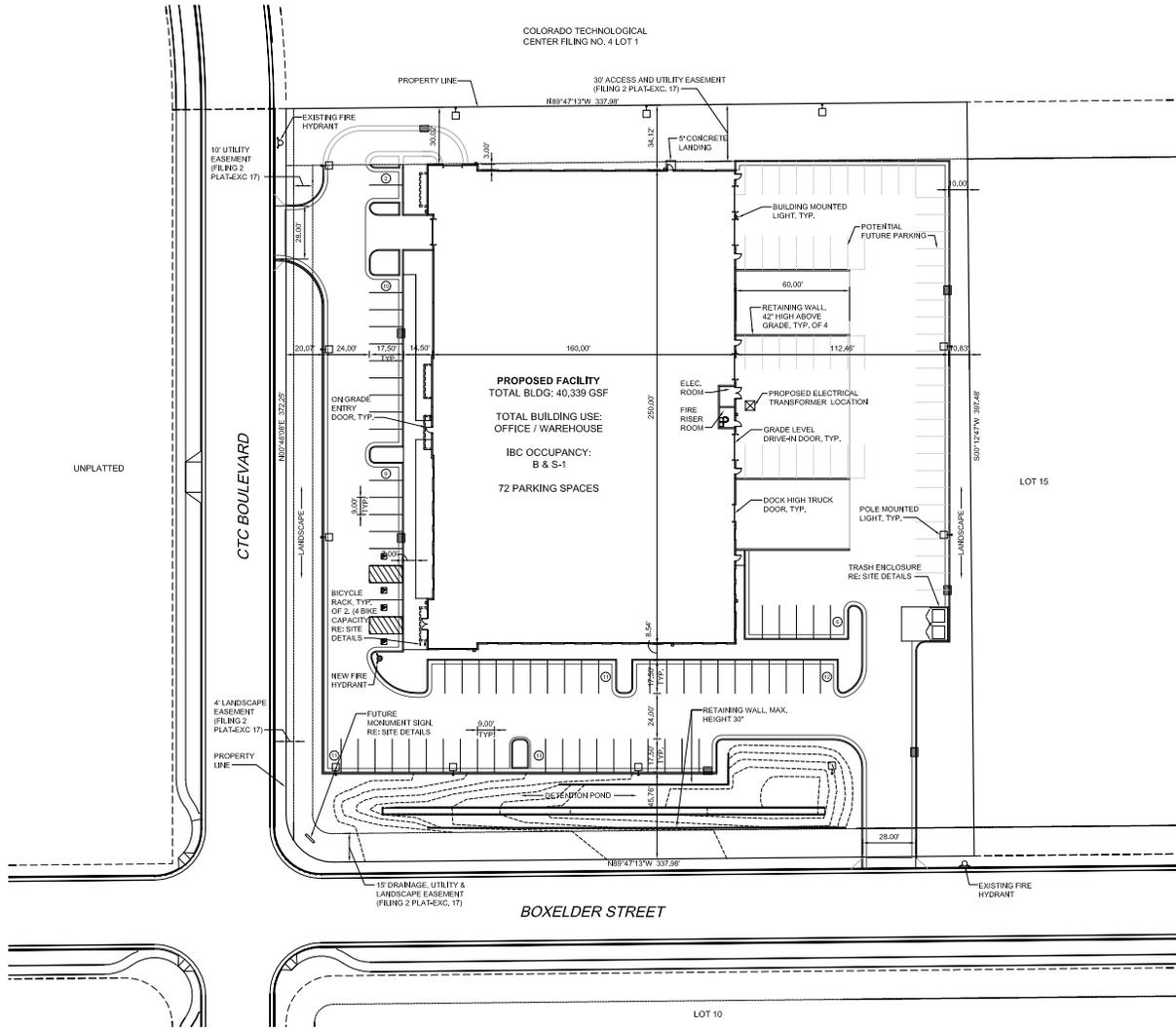
COLORADO TECHNOLOGICAL CENTER FILING NO. 2, LOT 11 FINAL PLANNED UNIT DEVELOPMENT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69
WEST OF THE 6TH P.M., CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

architecture
planning
interiors
graphics
site development

6251 greenwood plaza boulevard
building 6, suite 100
greenwood village colorado 80111
p 720.488.2626 f 720.488.2625

WARE MALCOMB
Leading Design for Commercial Real Estate



LAND / IMPROVEMENT SURVEY
SCALE: 1" = 30'-0"



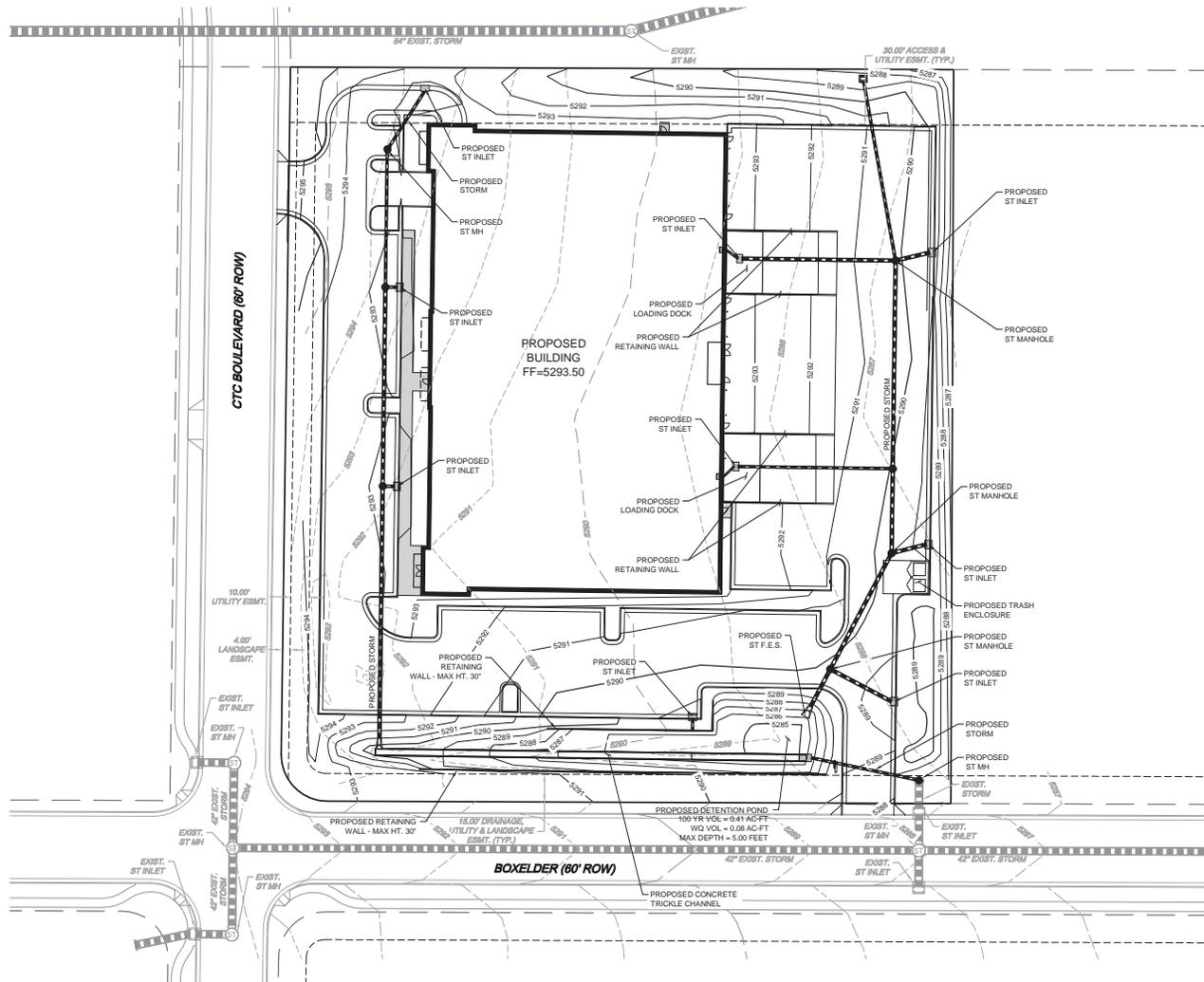
COLORADO TECHNOLOGICAL CENTER FILING NO. 2, LOT 11 FINAL PLANNED UNIT DEVELOPMENT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69
WEST OF THE 6TH P.M., CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

architecture
planning
engineers
landscape
development

6251 greenwood plaza boulevard
building 6, suite 100
greenwood village, colorado 80111
p 720.498.2265 f 720.498.2625

WARE MALCOMB
Leading Design for Commercial Real Estate



LEGEND:

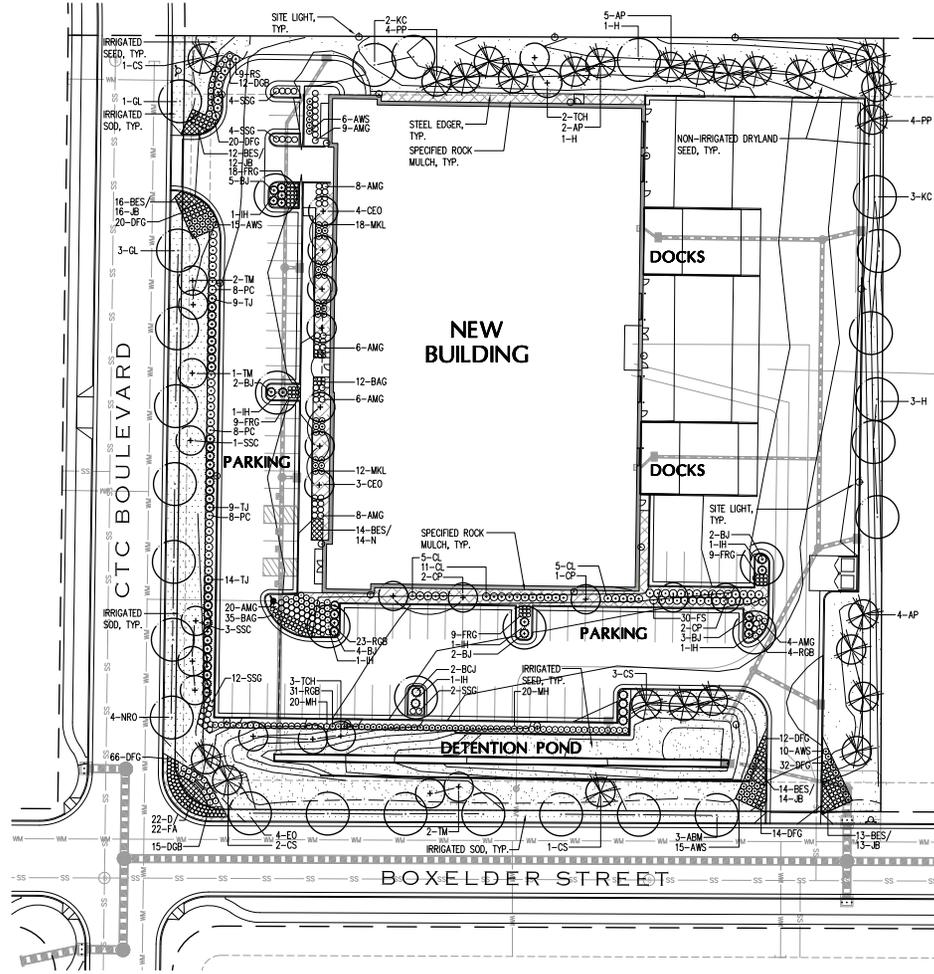
	PROPERTY LINE
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	PROPOSED STORM LINE
	EXISTING STORM LINE
	PROPOSED STORM INLET
	EXISTING STORM INLET



JANSEN STRAIN assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractor's responsibility to field verify the location of all utilities prior to the commencement of any construction.

COLORADO TECHNOLOGICAL CENTER FILING NO. 2, LOT 11 FINAL PLANNED UNIT DEVELOPMENT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69
WEST OF THE 6TH P.M., CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



GROUND COVER LEGEND

	IRRIGATED SOD— Texas Hybrid "Thermal Blue"	9,351 s.f.
	IRRIGATED SEED— Name: Mix	10,628 s.f.
	Western Wheatgrass 'Arriba'	12%
	Thick Spike Wheatgrass 'Cristina'	18%
	Sideoats Grama	12%
	Blue Grama	25%
	Little Bluestem	16%
	Prairie Sandreed 'Goshen'	12%
	Sand Dropseed	5%
	NON-IRRIGATED DRYLAND SEED— Name:	13,856 s.f.
	Little Bluestem	
	Side Oats Grama	
	Blue Grama	
	Western Wheatgrass	
	Green Needlegrass	
	Slender Wheatgrass	
	Buffalograss	
	Bottlebrush Squawretail	
	Sand Dropseed	
	SPEC. 3/4" CRUSHED GRANITE ROCK MULCH OVER SPECIFIED FILTER FABRIC	3,032 s.f.

LANDSCAPE NOTES

- ALL SOD AREAS AND SHRUB BEDS SHALL BE ROTOTILLED WITH CLASS I ORGANIC COMPOST AT THE RATE OF 4 CUBIC YARDS PER 1,000 SQUARE FEET. THIS PREPARATION SHALL BE THOROUGHLY INCORPORATED INTO THE TOP 6" OF SOIL.
- ALL NEW LANDSCAPE AREAS WILL BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. ALL TURF AREAS LESS THAN 15' IN WIDTH SHALL HAVE LOW-ANGLE SPRAY NOZZLES DESIGNED FOR THE SPECIFIED WIDTH. ALL TURF AREAS GREATER THAN 15' SHALL BE IRRIGATED WITH GEAR-DRIVEN ROTATORS WITH LOW ANGLE NOZZLES ON SEPARATE STATIONS. ALL SPRAY HEADS SHALL BE PRESSURE REDUCING DESIGNED TO PREVENT LOW HEAD DRAINAGE. ALL IRRIGATED SOD AND SEED AREAS SHALL BE SEPARATELY ZONED. ALL SHRUB BEDS SHALL BE IRRIGATED WITH A SEPARATELY ZONED DRIP SYSTEM PROVIDING FULL COVERAGE TO EACH PLANT. A RAIN SENSOR SYSTEM SHALL BE ADDED TO THE NEW IRRIGATION SYSTEM. THE LANDSCAPE CONTRACTOR SHALL SUPPLY AN IRRIGATION SYSTEM DESIGN AND SUBMITTALS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL TURF AND SHRUB BEDS SHALL BE ZONED SEPARATELY. ALL MAINLINE AND LATERALS SHALL BE PVC SOLVENT WELD PIPE SIZED TO MAINTAIN VELOCITY BELOW 5 F.P.S. ALL HEADS SHALL BE DESIGNED AND ADJUSTED TO MINIMIZE OVERSPRAY ONTO WALKWAYS AND ROADWAYS.
- SIDEWALKS SHALL BE CONSTRUCTED OF CONCRETE AND PARKING TO BE CONSTRUCTED OF ASPHALT.
- ALL SHRUB BEDS SHALL BE CONTAINED WITH ROLL TOP STEEL EDGER. STEEL EDGER NOT REQUIRED AT CURB, WALK, OR BUILDING. STEEL EDGER REQUIRED BETWEEN AREAS OF WOOD MULCH AND ROCK MULCH.
- ALL SHRUB BEDS AND AREAS ADJACENT TO THE BUILDINGS SHALL HAVE SPECIFIED 4" DEPTH ROCK MULCH OVER SPECIFIED FILTER FABRIC.
- ALL PERENNIAL BEDS SHALL HAVE 4" DEPTH SPECIFIED WOOD MULCH. NO FILTER FABRIC UNDER WOOD MULCH.
- ALL IRRIGATED SOD SHALL BE TEXAS HYBRID "THERMAL BLUE".
- SEE GROUND COVER LEGEND FOR IRRIGATED SEED MIX.
- SEE GROUND COVER LEGEND FOR NON-IRRIGATED DRYLAND SEED MIX.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR LENGTH.

LANDSCAPE CALCULATIONS

Required by City of Louisville IODSG Section 1.4 Site Coverage Requirements

SITE AREA	143,472 S.F.
TOTAL BUILDING AREA	(28%) 40,339 S.F.
TOTAL DRIVE/SIDEWALK AREA	(43%) 61,740 S.F.
TOTAL LANDSCAPE AREA	(29%) 41,393 S.F.

PERMETER LANDSCAPE AREA (STREET/ROAD)

CTC BOULEVARD (357 L.F.)	TREES REQUIRED: 18
	SHRUBS PROVIDED: 107
	TREES PROVIDED: 18
	SHRUBS PROVIDED: 107

BOXELDER STREET (323 L.F.)

	TREES REQUIRED: 16
	SHRUBS PROVIDED: 97
	TREES PROVIDED: 16
	SHRUBS PROVIDED: 100

PER CODE SECTION 5.1

PERMETER LANDSCAPE AREA (ADJACENT PROP)

NORTH PERIMETER (359 L.F.)	TREES REQUIRED: 12
	TREES PROVIDED: 12
	SHRUBS PROVIDED: 0

EAST PERIMETER (397 L.F.)

	TREES REQUIRED: 13
	TREES PROVIDED: 13
	SHRUBS PROVIDED: 0

PER CODE SECTION 5.2

PARKING LOT LANDSCAPING

TOTAL PARKING SPACES	71
TOTAL PARKING ISLANDS	6
TREES REQUIRED:	5
SHRUBS REQUIRED:	64
TREES PROVIDED:	8
SHRUBS PROVIDED:	65

PER CODE SECTION 5.3

BUILDING SITE LANDSCAPING

NORTH ELEVATION (160 L.F.)	TREES REQUIRED: 5
	SHRUBS PROVIDED: 5
	SHRUBS PROVIDED: 0

WEST ELEVATION (250 L.F.)

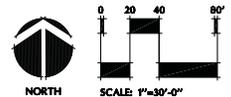
	TREES REQUIRED: 8
	TREES PROVIDED: 8
	SHRUBS PROVIDED: 36

SOUTH ELEVATION (160 L.F.)

	TREES REQUIRED: 5
	TREES PROVIDED: 5
	SHRUBS PROVIDED: 39

PER CODE SECTION 5.4

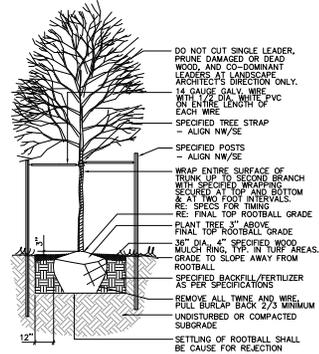
REFER TO SHEET 7 FOR LANDSCAPE
PLANT LIST AND DETAILS



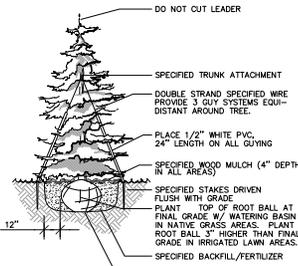
LANDSCAPE PLAN

COLORADO TECHNOLOGICAL CENTER FILING NO. 2, LOT 11 FINAL PLANNED UNIT DEVELOPMENT

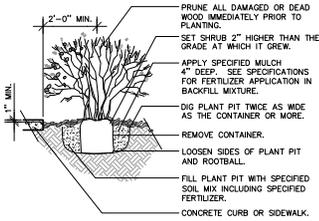
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69
WEST OF THE 6TH P.M., CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



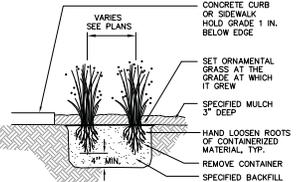
1 DECIDUOUS TREE PLANTING
N.T.S.



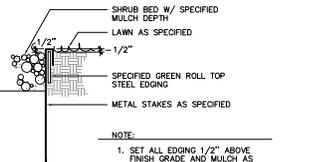
2 EVERGREEN TREE PLANTING
N.T.S.



3 SHRUB PLANTING DETAIL
N.T.S.



4 ORNAMENTAL GRASS DETAIL
N.T.S.



5 STEEL EDGER DETAIL
N.T.S.

PLANT LIST

SYM.	COMMON / BOTANIC NAME	SIZE	COMMENTS	WATER USE
DECIDUOUS SHADE TREES				
EO	English Oak	2" cal.	Specimen quality, full crown, B&B, staked	LOW
KC	Kentucky Coffeetree	2" cal.	Specimen quality, full crown, B&B, staked	LOW
GL	Greenspire Linden	2" cal.	Specimen quality, full crown, B&B, staked	MED
NRO	Northern Red Oak	2" cal.	Specimen quality, full crown, B&B, staked	MED
H	Hackberry	2" cal.	Specimen quality, full crown, B&B, staked	LOW
IH	Imperial Honeylocust	2" cal.	Specimen quality, full crown, B&B, staked	LOW
ABM	Autumn Blaze Maple	2" cal.	Specimen quality, full crown, B&B, staked	MED
ORNAMENTAL TREES				
TM	Tatarian Maple	1-1/2" cal.	Specimen quality, clump form, B&B, staked	LOW
CP	Chanticleer Pear	1-1/2" cal.	Specimen quality, full crown, B&B, staked	LOW
SSC	Spring Snow Crabapple	1-1/2" cal.	Specimen quality, full crown, B&B, staked	LOW
TOH	Thornless Cockspear Hawthorn	1-1/2" cal.	Specimen quality, clump form, B&B, staked	LOW
CEO	Specimen English Oak	1-1/2" cal.	Specimen quality, full crown, B&B, staked	LOW
EVERGREEN TREES				
CS	Colorado Spruce	6' ht.	Specimen quality, full form, B&B, guyed	LOW
AP	Austrian Pine	6' ht.	Specimen quality, full form, B&B, guyed	LOW
PP	Pinon Pine	6' ht.	Specimen quality, full form, B&B, guyed	LOW
DECIDUOUS SHRUBS				
AWS	Anthony Waterer Spiraea	5 gal.	container, 5 canes min. 3' ht, plant 3' o.c.	MED
RGB	Rose Glow Barberry	5 gal.	container, 5 canes min. 4' ht, plant 3' o.c.	LOW
MH	Miniglobe Honeysuckle	5 gal.	container, 5 canes min. 3' ht, plant 3' o.c.	LOW
MKL	Miss Kim Lilac	5 gal.	container, 5 canes min. 4' ht, plant 3' o.c.	LOW
DGB	Dwarf Golden Barberry	5 gal.	container, 5 canes min. 2' ht, plant 3' o.c.	LOW
PC	Peking Cotoneaster	5 gal.	container, 5 canes min. 8' ht, plant 4' o.c.	LOW
FS	Fragrant Sumac	5 gal.	container, 5 canes min. 5' ht, plant 4' o.c.	LOW
RS	Russian Sage	5 gal.	container, 5 canes min. 5' ht, plant 4' o.c.	LOW
CL	Chinese Lilac	5 gal.	container, 5 canes min. 10' ht., plant 5' o.c.	LOW
EVERGREEN SHRUBS				
TJ	Buffalo Juniper	5 gal.	container, 18"-24" spread plant 4' o.c.	LOW
BCJ	Blue Chip Juniper	5 gal.	container, 18"-24" spread plant 4' o.c.	LOW
TJ	Tammy Juniper	5 gal.	container, 18"-24" spread plant 4' o.c.	LOW
PERENNIALS/ORNAMENTAL GRASSES				
D	Daphly Hemerocallis sp.	1 gal.	container, plant 18" o.c. tall yellow color	LOW
JB	Jupiter's Beard	1 gal.	container, plant 18" o.c.	LOW
FA	Fat Aster	1 gal.	container, plant 18" o.c.	LOW
BES	Black-Eyed Susan	1 gal.	container, plant 18" o.c.	LOW
N	Nana	1 gal.	container, plant 18" o.c.	LOW
BAG	Blue Avena Grass	1 gal.	container, plant 24" o.c.	LOW
DFG	Dwarf Fountain Grass	1 gal.	container, plant 24" o.c.	LOW
FRG	Feather Reed Grass	1 gal.	container, plant 24" o.c.	LOW
SSG	Shenandoah Switch Grass	1 gal.	container, plant 36" o.c.	LOW
AMG	Adagio Maiden Grass	1 gal.	container, plant 36" o.c.	LOW

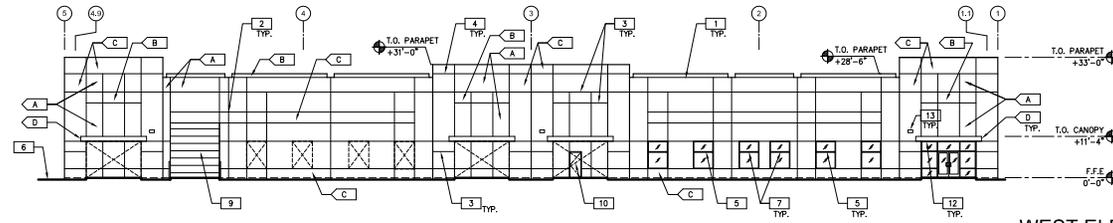
COLORADO TECHNOLOGICAL CENTER FILING NO. 2, LOT 11 FINAL PLANNED UNIT DEVELOPMENT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69
WEST OF THE 6TH P.M., CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

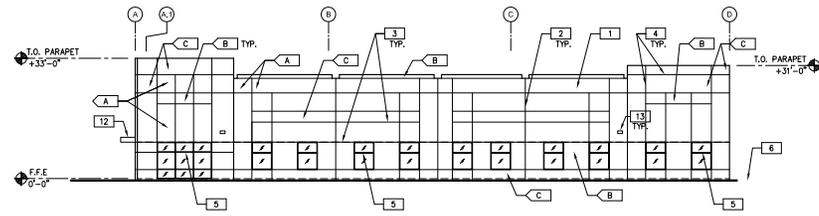
architecture
planning
interiors
graphics
site development

6251 greenwood plaza boulevard
building 6, suite 100
greenwood village colorado 80111
p 720.488.2626 f 720.488.2625

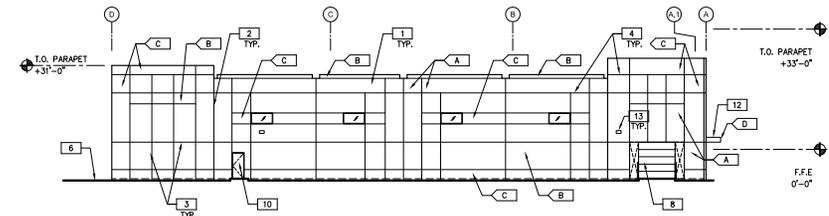
WARE MALCOMB
Leading Design for Commercial Real Estate



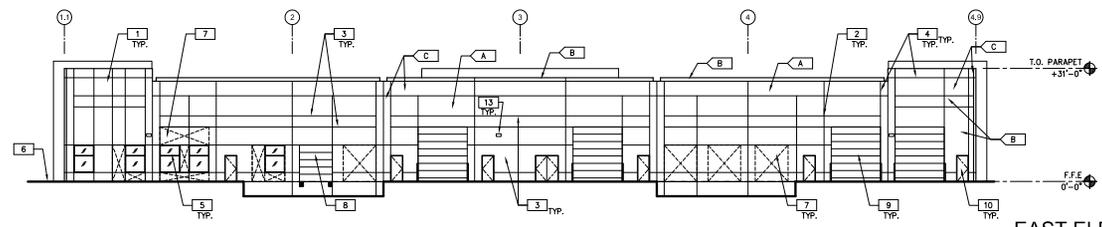
WEST ELEVATION
SCALE: 1/16"=1'-0" ①



SOUTH ELEVATION
SCALE: 1/16"=1'-0" ③



NORTH ELEVATION
SCALE: 1/16"=1'-0" ②



EAST ELEVATION
SCALE: 1/16"=1'-0" ④

COLOR LEGEND

- A FIELD COLOR - SHERWIN WILLIAMS 'SNOWBOUND' SW 7004
- B ACCENT COLOR - SHERWIN WILLIAMS 'DOVETAIL' SW 7018
- C ACCENT COLOR - SHERWIN WILLIAMS 'OUTERSPACE' SW 6251
- D ACCENT COLOR - SHERWIN WILLIAMS 'GALE FORCE' SW 7605

NOTE: DOCK AND MAN DOOR COLORS TO MATCH ADJACENT WALL

LEGEND

- / VISION GLASS

ELEVATION NOTES

- 1 CONCRETE TILT-UP PANEL, PAINT
- 2 CONCRETE TILT-UP PANEL JOINT
- 3 3/4" V-REVEAL
- 4 3/4" DEEP RECESS
- 5 ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING
- 6 FINISH GRADE, SEE CIVIL DRAWINGS.
- 7 KNOCK OUT PANEL FOR FUTURE WINDOW OR DOOR
- 8 9'x10' DOCK HIGH/DRIVE-IN DOCK, PAINT
- 9 13'-6" X 15' DRIVE-IN DOOR, PAINT
- 10 HOLLOW METAL MAN DOOR, PAINT
- 11 CLERESTORY WINDOW, ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING
- 12 METAL CANOPY, PAINT
- 13 BUILDING MOUNTED LIGHTING, SEE ELECTRICAL

COLORADO TECHNOLOGICAL CENTER
FILING NO. 2, LOT 11
FINAL PLANNED UNIT DEVELOPMENT
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69
 WEST OF THE 6TH P.M., CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

architecture
 planning
 interiors
 graphics
 site development

 6251 greenwood plaza boulevard
 building 6, suite 100
 greenwood village colorado 80111
 p 720.488.2626 f 720.488.2625

WARE MALCOMB
 Leading Design for Commercial Real Estate

TYPE SA, SA4, SA4H

AVENUE SMALL FIXES SERIES

DESCRIPTION: This series of fixtures is designed for use in a variety of applications including retail, office, and residential. The fixtures are available in a variety of finishes and are designed to provide a clean, modern look.

FEATURES:

- Available in a variety of finishes including brushed nickel, chrome, and black.
- Available in a variety of sizes including 10", 12", and 14".
- Available in a variety of mounting options including surface mount and recessed mount.
- Available in a variety of beam spreads including 30°, 45°, and 60°.

Finish	Size	Mounting	Beam Spread
Brushed Nickel	10"	Surface	30°
Brushed Nickel	12"	Surface	45°
Brushed Nickel	14"	Surface	60°
Chrome	10"	Surface	30°
Chrome	12"	Surface	45°
Chrome	14"	Surface	60°
Black	10"	Surface	30°
Black	12"	Surface	45°
Black	14"	Surface	60°

TYPE SA, SA4, SA4H POLE

SSS SERIES POLES

DESCRIPTION: This series of poles is designed for use in a variety of applications including retail, office, and residential. The poles are available in a variety of finishes and are designed to provide a clean, modern look.

FEATURES:

- Available in a variety of finishes including brushed nickel, chrome, and black.
- Available in a variety of heights including 6', 8', and 10'.
- Available in a variety of mounting options including surface mount and recessed mount.
- Available in a variety of beam spreads including 30°, 45°, and 60°.

Finish	Height	Mounting	Beam Spread
Brushed Nickel	6'	Surface	30°
Brushed Nickel	8'	Surface	45°
Brushed Nickel	10'	Surface	60°
Chrome	6'	Surface	30°
Chrome	8'	Surface	45°
Chrome	10'	Surface	60°
Black	6'	Surface	30°
Black	8'	Surface	45°
Black	10'	Surface	60°

TYPE SB

LARGO SERIES

DESCRIPTION: This series of fixtures is designed for use in a variety of applications including retail, office, and residential. The fixtures are available in a variety of finishes and are designed to provide a clean, modern look.

FEATURES:

- Available in a variety of finishes including brushed nickel, chrome, and black.
- Available in a variety of sizes including 10", 12", and 14".
- Available in a variety of mounting options including surface mount and recessed mount.
- Available in a variety of beam spreads including 30°, 45°, and 60°.

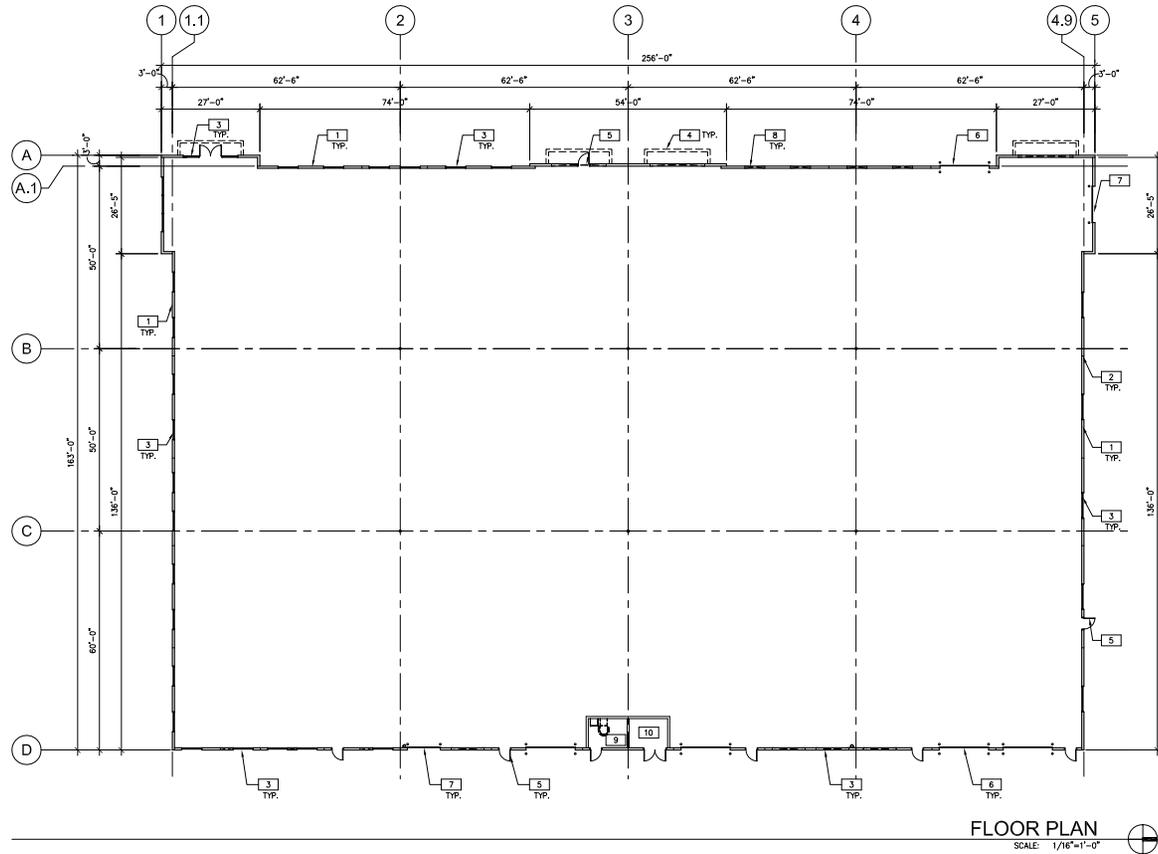
Finish	Size	Mounting	Beam Spread
Brushed Nickel	10"	Surface	30°
Brushed Nickel	12"	Surface	45°
Brushed Nickel	14"	Surface	60°
Chrome	10"	Surface	30°
Chrome	12"	Surface	45°
Chrome	14"	Surface	60°
Black	10"	Surface	30°
Black	12"	Surface	45°
Black	14"	Surface	60°

**COLORADO TECHNOLOGICAL CENTER
 FILING NO. 2, LOT 11
 FINAL PLANNED UNIT DEVELOPMENT**

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69
 WEST OF THE 6TH P.M., CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

architecture
 planning
 interiors
 graphics
 site development
 6251 greenwood plaza boulevard
 building 6, suite 100
 greenwood village, colorado 80111
 p 720.488.2626 f 720.488.2625

WARE MALCOMB
 Leading Design for Commercial Real Estate



FLOOR PLAN
 SCALE: 1/16"=1'-0"

FLOOR PLAN NOTES

- | | |
|--|---|
| [1] CONCRETE TILT-UP PANEL, PAINT | [6] 13'-6" WIDE x 15' HIGH DRIVE UP DOOR |
| [2] CONCRETE TILT-UP PANEL JOINT | [7] 9' WIDE x 10' HIGH DOCK HIGH OR DRIVE-IN DOOR |
| [3] ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING | [8] KNOCK OUT PANEL FOR FUTURE WINDOW OR DOOR |
| [4] STEEL CANOPY ABOVE | [9] FIRE RISER ROOM |
| [5] 3' WIDE x 7' HIGH HOLLOW METAL MAN DOOR | [10] ELECTRICAL ROOM |

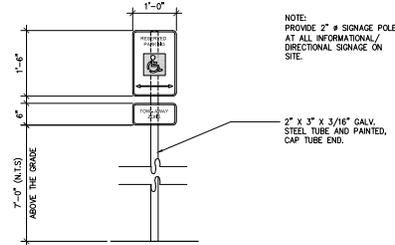
COLORADO TECHNOLOGICAL CENTER FILING NO. 2, LOT 11 FINAL PLANNED UNIT DEVELOPMENT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69
WEST OF THE 6TH P.M., CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

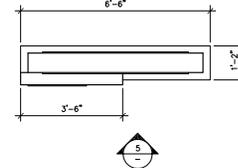
architecture
planning
interiors
graphics
site development

6251 greenwood plaza boulevard
building 6, suite 100
greenwood village colorado 80111
p 720.488.2620 f 720.488.2625

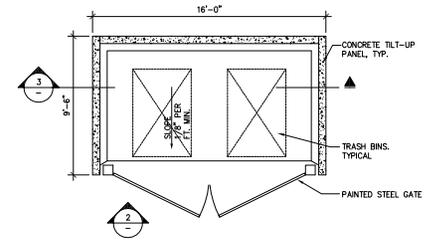
WARE MALCOMB
Leading Design for Commercial Real Estate



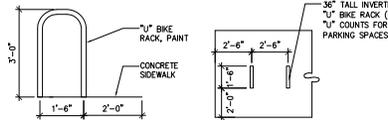
ACCESSIBLE PARKING SIGNAGE ⑦
SCALE: 1/2" = 1'-0" ESHC-Sign_access_park-01



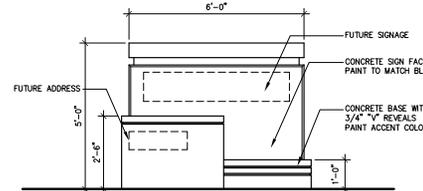
MONUMENT SIGN PLAN ④
SCALE: 1/2" = 1'-0"



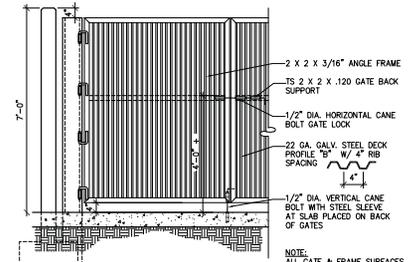
TRASH ENCLOSURE PLAN ①
SCALE: 1/4" = 1'-0" ESITE-Trash_enclosure_plan-01



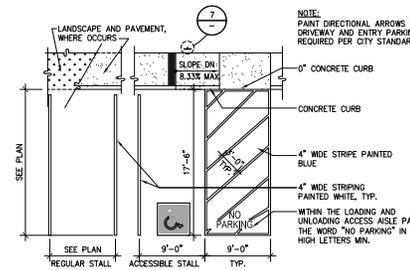
BIKE RACK ⑧
SCALE: N.T.S.



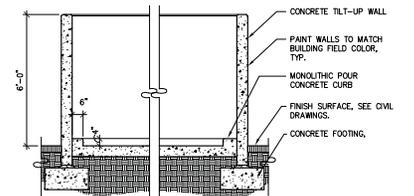
MONUMENT SIGN ELEVATION ⑤
SCALE: 1/2" = 1'-0"



TRASH ENCLOSURE GATE ②
SCALE: 1/2" = 1'-0" ESITE-Trash_enclosure_gate-02



TYPICAL PARKING STALLS ⑥
SCALE: 1/8" = 1'-0" ESHC-Parking_stalls-01



TRASH ENCLOSURE SECTION ③
SCALE: 3/8" = 1'-0" ESITE-Trash_enclosure_sect-01

**COLORADO TECHNOLOGICAL CENTER
FILING NO. 2, LOT 11
FINAL PLANNED UNIT DEVELOPMENT**

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69
WEST OF THE 6TH P.M., CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

architecture
planning
graphics
site development
4252 government plaza boulevard
building 4, suite 300
government village, colorado 80111
720.486.2626 1720.486.2629

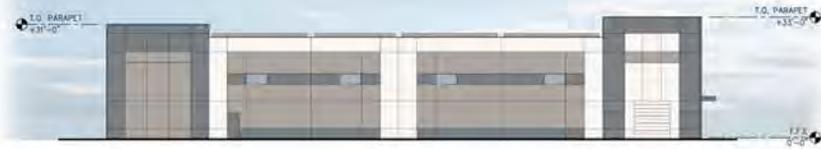
WARE MALCOMB
Leading Design for Commercial Real Estate



WEST ELEVATION ①
SCALE: 1/16"=1'-0"



SOUTH ELEVATION ③
SCALE: 1/16"=1'-0"



NORTH ELEVATION ②
SCALE: 1/16"=1'-0"



EAST ELEVATION ④
SCALE: 1/16"=1'-0"

ITEM: 13-008-ZN

PLANNER: Sean McCartney, Principal Planner

APPLICANT: City of Louisville

REQUEST: A request to amend the Louisville Municipal Code (LMC) Section 17.12.030, Use Group 17, to allow for indoor shooting ranges as a special review use (SRU) in the Industrial (I) zone district.

BACKGROUND:

The Louisville Municipal Code (LMC) permits Gun Clubs and Shooting Ranges as a special review use (SRU) in Agricultural (A) zone district (Section 17.12.030, Use Group #17).

Staff has been approached by the owner of an indoor shooting range interested in locating his business in the Colorado Technology Center (CTC) within the Industrial (I) Zone District. The applicant believes there is a shortage of indoor shooting facilities in east Boulder County and a facility in Louisville would serve the needs of Louisville residents well. Currently, there are no indoor shooting ranges near Louisville. The closest indoor facilities include:

- Boulder Rifle Club - Boulder(14 miles)
- Silver Bullet Gun Club – Wheat Ridge (16 miles)
- Trigger Time – Longmont (21 miles)

An amendment to the LMC is required to allow an indoor shooting range to locate within the Colorado Technology Center.

Staff believes the intent of Use Group 17 to limit shooting ranges to the A zone district evolved from understanding the security and functional characteristics of uses similar to the Rod and Gun Club, an outdoor shooting range.

The use and design of shooting ranges has evolved since the original Rod and Gun Club and now include indoor facilities. Staff believes the security and external functions of indoor shooting facilities are very different than outdoor shooting ranges. As a result, staff believes indoor shooting facilities should be given more flexibility to locate within Louisville.

Police Chief Bruce Goodman provided a letter endorsing the opportunity to locate an indoor shooting range in CTC. According to Chief Goodman, *“the public’s demand for quality indoor shooting ranges far exceeds availability”*. He goes on to state *“The*

organization, the membership oversight, and the range management/safety plans for the requested use are very good. The site location in CTC works well for the type of motor vehicle flow normally associated with indoor shooting ranges”.

Surrounding Communities

Staff researched surrounding communities to see how they handle the use of indoor shooting ranges.

City	Use Name	Permit by Right	Special Use
Erie	Shooting Range, Indoor	No	Light industrial I Rural preservation 2 & 3
Lafayette	Still waiting for a response		
Thornton	Outdoor Shooting Ranges		Agriculture

AMENDMENTS TO TITLE 17

Ordinance No. _____, Series 2013 amends Title 17 of the LMC. Staff recommends amending Use Group #17, in Section 17.12.030 of the LMC as follows (words modified or added are **bold** and underlined):

Use Groups		Districts																MUR
		A	AO	BO	AOT	RRR	SFR	SFE	RR RE RL	SFLD SFMD SFHD	RM	RH	CN	CC	CB	I	PCZD*	
17	Campgrounds, gun clubs and shooting range	R	N	N	N	N	N	N	N	N	N	N	N	N	N	<u>R</u>		

Performance Standards

A site plan is required to be submitted in all SRU applications. Staff requires the inclusion of Performance Standards, which regulate how a proposed business must operate.

Staff is proposing indoor shooting ranges be allowed as an SRU so performance standards can be created to address specific site and use performance measures. Performance Standards may include:

- Hours of operation
- Occupancy numbers
- Security
- Noise
- Lighting
- Event parking, etc.

Performance standards shall comply with the established criteria for which an SRU is reviewed. If the business does not continue to comply with the performance standards, the use may be recalled to Planning Commission and City Council for re-evaluation.

FISCAL IMPACT

Approval of this amendment will likely provide a positive fiscal impact as there are no indoor shooting ranges within the immediate vicinity of Louisville.

RECOMMENDATIONS

Staff recommends the Planning Commission approve Resolution No.08, Series 2013 recommending to City Council an approval of Ordinance No. ____, Series 2013, amending Title 17 as it relates to Indoor Shooting Ranges.

ATTACHMENTS:

1. Resolution No.08, Series 2013
2. Ordinance No. ____, Series 2013

**RESOLUTION NO. 08
SERIES 2013**

A RESOLUTION RECOMMENDING APPROVAL OF AN AMENDMENT TO CHAPTER 17.12 OF THE LOUISVILLE MUNICIPAL CODE TO ALLOW FOR SHOOTING RANGES AS A SPECIAL REVIEW USE (SRU) IN THE INDUSTRIAL (I) ZONE DISTRICT

WHEREAS, Chapter 17.12 of the Louisville Municipal Code establish regulations for the Industrial (I) zone districts which apply to the establishment of Shooting Ranges; and

WHEREAS, after a duly noticed public hearing held April 11, 2013, where evidence and testimony were entered into the record, including the findings in the Louisville Planning Commission Staff Report dated April 11, 2013, the Louisville Planning Commission has recommended the City Council adopt the amendments to the Louisville Municipal Code set forth in this ordinance; and

WHEREAS, based on the findings in the Louisville Planning Commission, Staff Report, the recommendation of City Staff, and the testimony of the witnesses and the documents made a part of the record of the public hearing, the Planning Commission finds that the proposed ordinance should be adopted in essentially the same form as accompanies this Resolution;

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO:

Section 1. The Planning and Zoning Commission hereby recommends adoption of the proposed ordinance, entitled "An ordinance amending Chapter 17.12 of the Louisville Municipal Code to allow for indoor shooting ranges as a special review use (SRU) in the Industrial (I) zone district," in essentially the same form as accompanies this Resolution.

PASSED AND ADOPTED this ____ day of April, 2013

By: _____
Jeffrey S. Lipton, Chair
Planning Commission

Attest: _____
Ann O'Connell, Secretary
Planning Commission

**ORDINANCE NO. ____
SERIES 2013**

AN ORDINANCE AMENDING CHAPTER 17.12 OF THE LOUISVILLE MUNICIPAL CODE TO ALLOW FOR INDOOR SHOOTING RANGES AS A SPECIAL REVIEW USE (SRU) IN THE INDUSTRIAL (I) ZONE DISTRICT

WHEREAS, the City of Louisville is a Colorado home rule municipal corporation duly organized and existing under laws of the State of Colorado and the City Charter; and

WHEREAS, pursuant to such home rule authority and state law, including but not limited to C.R.S. §§ 24-67-101 et seq., 29-20-101 et seq., 31-23-201 et seq. and 31-23-301 et seq., the City is empowered to establish zoning districts and zone district regulations within the City for the purpose of, among other things, promoting the general welfare of the inhabitants of the City; and to regulate and restrict, among other things, the size of buildings and other structures; the percentage of lot that may be occupied; the size of yards, courts, and other open spaces; the density of population; and the location and use of buildings, structures, and land for trade, industry, residence, or other purposes; and

WHEREAS, Chapter 17.12 of the Louisville Municipal Code establish regulations for the Industrial (I) zone districts which apply to the establishment of Shooting Ranges; and

WHEREAS, after a duly noticed public hearing held April 11, 2013, where evidence and testimony were entered into the record, including the findings in the Louisville Planning Commission Staff Report dated April 11, 2013, the Louisville Planning Commission has recommended the City Council adopt the amendments to the Louisville Municipal Code set forth in this ordinance; 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;

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

Section 1. Amend Section 17.12.030 Use Group #17 to read as follows: (words modified added are **bold** and underlined):

Use Groups		Districts																
		A	AO	BO	AOT	RRR	SFR	SFE	RR RE RL	SFLD SFMD SFHD	RM	RH	CN	CC	CB	I	PCZD*	MUR
17	Campgrounds, gun clubs and shooting range	R	N	N	N	N	N	N	N	N	N	N	N	N	N	<u>R</u>		

Section 2. If any portion of this ordinance is held to be invalid for any reason such decisions shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each part hereof irrespective of the fact that anyone part be declared invalid

Section 3. The repeal or modification of any provision of the Municipal Code of the City of Louisville by this ordinance shall not release, extinguish, alter, modify, or change in whole or in part any penalty, forfeiture, or liability, either civil or criminal, which shall have been incurred under such provision, and each provision shall be treated and held as still remaining in force for the purpose of sustaining any and all proper actions, suits, proceedings, and prosecutions for the enforcement of the penalty, forfeiture, or liability, as well as for the purpose of sustaining any judgment, decree, or order which can or may be rendered, entered, or made in such actions, suits, proceedings, or prosecutions.

Section 4. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portions hereof are hereby repealed to the extent of such inconsistency or conflict.

INTRODUCED, READ, PASSED ON FIRST READING, AND ORDERED PUBLISHED this _____ day of _____, 2013.

Robert P. Muckle, Mayor

ATTEST:

Nancy Varra, City Clerk

APPROVED AS TO FORM:

Light, Kelly & Dawes, P.C.
City Attorney

PASSED AND ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2013.

Robert P. Muckle, Mayor

ATTEST:

Nancy Varra, City Clerk

PUBLIC NOTICE
CITY OF LOUISVILLE
PLANNING COMMISSION
And
CITY COUNCIL

NOTICE IS HEREBY GIVEN PUBLIC HEARINGS WILL BE HELD BEFORE THE CITY OF LOUISVILLE PLANNING COMMISSION AND THE LOUISVILLE CITY COUNCIL TO CONSIDER AN AMENDMENT TO THE LOUISVILLE MUNICIPAL CODE 17.12.030 USE GROUP No. 17 TO ALLOW FOR INDOOR SHOOTING RANGES AS A SPECIAL REVIEW USE (SRU) IN THE INDUSTRIAL (I) ZONE DISTRICT

APPLICATION NAME: ON-TARGET SHOOTING CENTER, LLC

LOCATION: INDUSTRIAL (I) ZONE DISTRICT

CASE NUMBER: 13-008-ZN

DATE AND TIME: THURSDAY, APRIL 11, 2013

PLANNING COMMISSION

DATE AND TIME: TUESDAY, MAY 7, 2013

CITY COUNCIL (TENTATIVE)

PLACE: CITY COUNCIL CHAMBERS, 2ND FLOOR
LOUISVILLE CITY HALL
749 MAIN STREET
LOUISVILLE, COLORADO

PERSONS IN ANY MANNER INTERESTED IN THE ABOVE DESCRIBED APPLICATION ARE ENCOURAGED TO ATTEND THE PUBLIC HEARING AND/OR PROVIDE COMMENTS BY WAY OF THE FOLLOWING:

MAIL: LOUISVILLE PLANNING DIVISION
749 MAIN STREET
LOUISVILLE, CO 80027

E-MAIL: PLANNING@LOUISVILLECO.GOV

PUBLISHED IN THE DAILY CAMERA SUNDAY, MARCH 24, 2013

(POSTED IN CITY HALL, PUBLIC LIBRARY, RECREATION CENTER AND THE COURTS AND POLICE BUILDING ON FRIDAY, MARCH 22, 2013)

IF YOU ARE INTERESTED IN ATTENDING THIS HEARING, PLEASE CALL 303.335.4592 PRIOR TO THE MEETING TO CONFIRM THIS APPLICATION WILL BE HEARD AS SCHEDULED OR IF IT HAS BEEN POSTPONED OR CANCELLED.

WWW.LOUISVILLECO.GOV

ITEM: Case #13-009-UR – JumpNRope Ltd.

PLANNER: Gavin McMillan, AICP, Planner III

APPLICANT: JumpNRope Ltd.
Molly Metz
534 Hoptree Ct.
Louisville, CO 80027

OWNER: RCC, LLC
Randall Caranci
441 Elk Trail
Lafayette, CO 80026

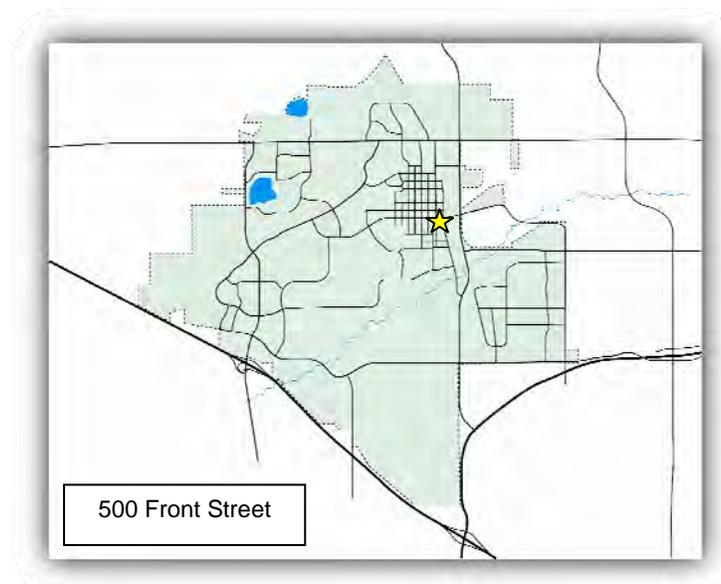
EXISTING ZONING: Commercial Business (CB)

LOCATION: 500 Front St.

LEGAL DESCRIPTION: An unplatted parcel of land located in the SE ¼, SE ¼ of Section 9, T1S R69W of the 6th P.M.

REQUEST: Approval of Resolution No. 09, Series 2013; A resolution recommending approval of a Special Review Use (SRU) to allow for the operation of a private recreational facility in the Commercial Business (CB) zone district at 500 Front St.

VICINITY MAP:



OVERVIEW:

The applicant, Molly Metz of JumpNRope Ltd., requests approval of a Special Review Use (SRU) to operate a private recreational facility at 500 Front Street. The proposed recreational facility would be located in an existing warehouse, and would be the only tenant in the building. The building is located on the east side of Front Street, South of Elm Street, and immediately adjacent to the BNSF railroad tracks. The Louisville Grain Elevator is located to the north of the building, and single family homes sit to the west and south.



The property where the recreational facility is proposed is zoned Commercial Business (CB) on the official City of Louisville Zoning District Map. The Louisville Municipal Code (LMC) states private recreational facilities are a Special Review Use in the Commercial Business Zone District.

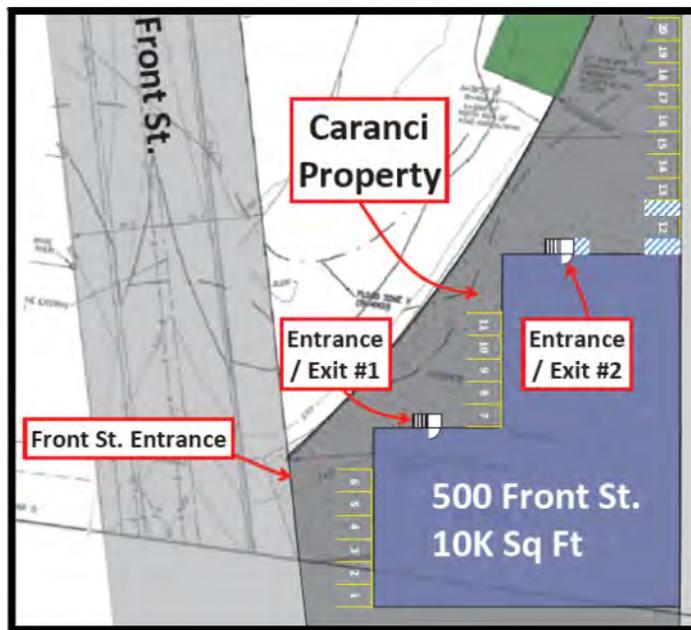
PROPOSAL:

The applicant proposes to operate a private recreational facility in the existing 10,000 square foot building located at 500 Front Street. According to the applicant's overview of the business, the facility will serve as a jump rope fitness and conditioning facility for children and adults. The facility will also be the home of a local competitive jump rope team, and will provide office space for the management of the team.

The property has one access point from the west off of Front Street which leads to a concrete drive. The edge of the concrete is the approximate location of the property line.

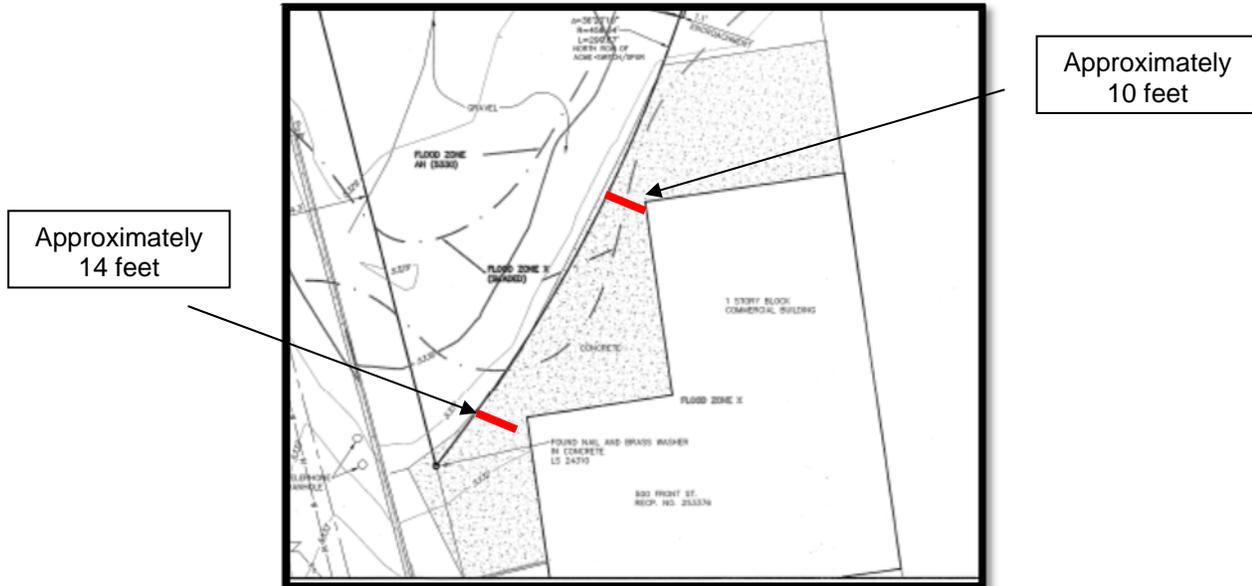


The applicant proposes 11 striped parking spaces for the jump rope facility on the western facing facades of the building and 9 striped parking spaces adjacent to eastern rear property line.



The parking plan assumes that cars will enter and exit the site from Front Street as it is the only access to the property. This parking plan requires two way drive access in and out of the property. Typical drive lanes in a parking lot are 10 feet wide; therefore, two-way drive access in and out of the property would require 20 feet of horizontal room. There is not sufficient room between the existing building and the property line to allow two-way drive aisles. In all likelihood, cars will have to move onto the property to the north to maneuver in

and out of the parking lot. For the parking plan to work, the applicant will have to obtain permission from the property owner to the north (The City of Louisville) to use their property for access.



Staff has alerted the property owner of 500 Front Street (Randall Caranci) that an agreement will have to be reached with the City of Louisville to permit access onto the grain elevator property. This agreement could either be a property swap between the two owners, an easement from the City to Mr. Caranci for parking access, or some other mechanism which permits access onto the property currently owned by the City. Initial conversations between the two parties indicate that an agreement can be reached, but at the time of this report's creation, an agreement had not been completed.

Staff has proposed a condition of approval for this Special Review Use which requires the applicant to attain permission from the property owner to the north (the City of Louisville) to use their property for access, prior to occupying the building.

STAFF ANALYSIS:

Louisville Municipal Code § 17.40.100.A lists five criteria to be considered by the Planning Commission in reviewing a Special Review Use application, which follow. The Planning Commission is authorized to place conditions on their recommendation of approval, if they believe those are necessary to comply with all of the criteria.

1. *That the proposed use/development is consistent in all respects with the spirit and intent of the comprehensive plan and of this chapter, and that it would not be contrary to the general welfare and economic prosperity of the city or the immediate neighborhood;*

The Comprehensive Plan (Plan) indicates that the area including 500 Front Street should be used for community commercial purposes. The proposal for a community oriented jump rope

training facility meets this objective. Economic Development Principal ED-1 states “The City should retain and expand existing businesses and create an environment where new businesses can grow.” The proposal to open the jump rope facility comes from a local business person, who would like to expand the operations of her business. The proposal is consistent with the Plan, will not be detrimental to the economic prosperity of the City or the immediate neighborhood, and therefore staff finds this criterion has been met.

2. *That such use/development will lend economic stability, compatible with the character of any surrounding established areas;*

The proposed jump rope recreational facility will be located in an existing warehouse building whose existing tenant will soon be leaving. The recreational facility will help lend economic stability to the area that is compatible with the existing residential and neighborhood commercial areas surrounding the warehouse. Staff finds this criterion has been met.

3. *That the use/development is adequate for the internal efficiency of the proposal, considering the functions of residents, recreation, public access, safety and such factors including storm drainage facilities, sewage and water facilities, grades, dust control and such other factors directly related to public health and convenience;*

There is no new development associated with the proposed use. The recreational facility will occupy the space within the existing warehouse. Access to the building will be through the two existing doorways on the north side of the building. The existing storm drainage facilities and sewage and water facilities on the site will be utilized.

The parking needs for the proposed use exceed those of the previous warehouse. The applicant has proposed a parking plan which provides 20 parking spaces for the 10,000 square foot building (1 space/500 square feet). The proposed parking plan will require automobiles to use the property to the north for access to and from the parking lot. Staff has drafted a condition of approval for Planning Commission’s consideration that requires the applicant to enter into an agreement with the property owner to their north to allow the applicant to use their property for access purposes. Staff finds that with the condition of approval included, this criterion has been met.

4. *That external effects of the proposal are controlled, considering compatibility of land use; movement or congestion of traffic; services, including arrangement of signs and lighting devices as to prevent the occurrence of nuisances; landscaping and other similar features to prevent the littering or accumulation of trash, together with other factors deemed to affect public health, welfare, safety and convenience;*

The proposed jump rope recreational facility is compatible with the surrounding residential and neighborhood commercial uses. The site will continue to be accessed from the existing entry point off of Front Street. The concrete parking area will be striped to accommodate the parking needs of the use. On-street parking can be utilized for overflow parking needs. Staff finds this criterion has been met.

- 5. That an adequate amount and proper location of pedestrian walks, malls and landscaped spaces to prevent pedestrian use of vehicular ways and parking spaces and to separate pedestrian walks, malls and public transportation loading places from general vehicular circulation facilities.*

A sidewalk exists on the west side of Front Street approaching the site from the north and south. The site maintains a paved surface for pedestrians and vehicles to share on the western portion of the site. A sidewalk also exists on the east side of Front Street approaching the site from the south. The sidewalk on Front Street approaching the site from the north terminates at the beginning of the grain elevator property, leaving a distance of approximately 230 feet between where the sidewalk ends and the front door of the building. This sidewalk section will be constructed with the redevelopment of the grain elevator property.

Although pedestrian access to the site is not ideal, staff finds occupying a space within an existing building with a recreational facility should not trigger the requirement to upgrade the existing paved surface on-site nor upgrade off-site pedestrian facilities. Staff finds this criterion has been met.

STAFF RECOMMENDATION:

Staff finds that as conditioned, the proposed use is consistent with the criteria for approval of a special review use. The jump rope recreational facility will fill a vacant commercial space, provide a community service to the Louisville citizenry, and will not have any foreseeable adverse affects on the surrounding neighborhood.

Staff recommends Planning Commission move to approve Resolution No. 09, Series 2013, a resolution recommending approval of a Special Review Use (SRU) to allow for the operation of a private recreational facility in the Commercial Business (CB) zone district at 500 Front St. with one condition;

Prior to operating the jump rope recreational facility in the building at 500 Front Street, the applicant and property owner will demonstrate they have permission from the property owner to the north (540 Front Street) to use that property to provide access to and from their parking areas. This agreement will demonstrate that access to the parking is provided concurrent with the requirements of the City of Louisville Public Works Department.

The Commission may approve (with or without conditions), continue or deny the request. The Commission's recommendation will be forwarded to City Council for final action.

ATTACHMENTS:

- Attachment #1 – Resolution No. 13, Series 2013
- Attachment #2 – Complete application packet

**RESOLUTION NO. 09
SERIES 2013**

**A RESOLUTION RECOMMENDING APPROVAL OF A SPECIAL REVIEW USE TO ALL FOR
THE OPERATION OF A PRIVATE RECREATIONAL FACILITY IN THE COMMERCIAL
BUSINESS (CB) ZONE DISTRICT AT 500 FRONT STREET**

WHEREAS, there has been submitted to the Louisville Planning Commission an application for approval of a Special Review Use (SRU) to allow for the operation of a private recreational facility in the Commercial Business (CB) zone district at 500 Front St.; and

WHEREAS, the City Staff has reviewed the SRU application and found it to comply with Louisville zoning regulations, the special review use criteria as set forth in Section 17.40.100 of the Louisville Municipal Code, and other applicable requirements; and

WHEREAS, after a duly noticed public hearing on April 11, 2013, where evidence and testimony were entered into the record, including the findings in the Louisville Planning Commission Staff Report dated April 11, 2013, the Planning Commission recommends approval of the SRU to the City Council with one condition.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Louisville, Colorado does hereby recommend approval of a Special Review Use (SRU) to allow for the operation of a private recreational facility in the Commercial Business (CB) zone district at 500 Front St. with the following condition;

Prior to operating the jump rope recreational facility in the building at 500 Front Street, the applicant and property owner will demonstrate they have permission from the property owner to the north (540 Front Street) to use that property to provide access to and from their parking areas. This agreement will demonstrate that access to the parking is provided concurrent with the requirements of the City of Louisville Public Works Department.

PASSED AND ADOPTED this 11th day of April, 2013.

By: _____
Jeffrey Lipton, Chairman
Planning Commission

Attest: _____
Ann O'Connell, Secretary
Planning Commission

PUBLIC NOTICE
CITY OF LOUISVILLE
PLANNING COMMISSION
And
CITY COUNCIL

NOTICE IS HEREBY GIVEN PUBLIC HEARINGS WILL BE HELD BEFORE THE CITY OF LOUISVILLE PLANNING COMMISSION AND THE LOUISVILLE CITY COUNCIL TO CONSIDER A REQUEST TO ALLOW A PRIVATE RECREATIONAL FACILITY IN THE COMMERCIAL BUSINESS (CB) ZONE DISTRICT REQUIRING A SPECIAL REVIEW USE (SRU)

APPLICATION NAME: JUMP N ROPE, LTD

LOCATION: 500 FRONT ST; UNPLATTED PROPERTY

CASE NUMBER: 13-009-UR

DATE AND TIME: THURSDAY, APRIL 11, 2013

PLANNING COMMISSION

DATE AND TIME: TUESDAY, MAY 7, 2013

CITY COUNCIL (TENTATIVE)

PLACE: CITY COUNCIL CHAMBERS, 2ND FLOOR
LOUISVILLE CITY HALL
749 MAIN STREET
LOUISVILLE, COLORADO

PERSONS IN ANY MANNER INTERESTED IN THE ABOVE DESCRIBED APPLICATION ARE ENCOURAGED TO ATTEND THE PUBLIC HEARING AND/OR PROVIDE COMMENTS BY WAY OF THE FOLLOWING:

MAIL: LOUISVILLE PLANNING DIVISION
749 MAIN STREET
LOUISVILLE, CO 80027

E-MAIL: PLANNING@LOUISVILLECO.GOV

PUBLISHED IN THE DAILY CAMERA SUNDAY, MARCH 24, 2013

(POSTED IN CITY HALL, PUBLIC LIBRARY, RECREATION CENTER AND THE COURTS AND POLICE BUILDING AND MAILED TO SURROUNDING PROPERTY OWNERS ON FRIDAY, MARCH 22, 2013)

IF YOU ARE INTERESTED IN ATTENDING THIS HEARING, PLEASE CALL 303.335.4592 PRIOR TO THE MEETING TO CONFIRM THIS APPLICATION WILL BE HEARD AS SCHEDULED OR IF IT HAS BEEN POSTPONED OR CANCELLED.

WWW.LOUISVILLECO.GOV

LAND USE APPLICATION

CASE NO. 13-009-UR

APPLICANT INFORMATION

Firm: JumpN Rope Ltd.
 Contact: Molly Metz
 Address: 534 Hopfree Ct.
Louisville, CO 80027
 Mailing Address: " "
 Telephone: 303-503-3336
 Fax: N/A
 Email: jumpNrope@gmail.com

OWNER INFORMATION

Firm: RCC LLC
 Contact: RANDALL CARAWCI
 Address: 441 EIK TRAIL
LAFAYETTE CO 80026
 Mailing Address: SAWF
 Telephone: 303-910-0019
 Fax: _____
 Email: Candy@CaranciCorp.com

REPRESENTATIVE INFORMATION

Firm: _____
 Contact: _____
 Address: _____
 Mailing Address: _____
 Telephone: _____
 Fax: _____
 Email: _____

PROPERTY INFORMATION

Common Address: 500 FRONT ST.
 Legal Description: Lot _____ Blk _____
 Subdivision _____
 Area: _____ Sq. Ft.

TYPE (S) OF APPLICATION

- Annexation
- Zoning
- Preliminary Subdivision Plat
- Final Subdivision Plat
- Minor Subdivision Plat
- Preliminary Planned Unit Development (PUD)
- Final PUD
- Amended PUD
- Administrative PUD Amendment
- Special Review Use (SRU)
- SRU Amendment
- SRU Administrative Review
- Temporary Use Permit: _____
- CMRS Facility: _____
- Other: (easement / right-of-way; floodplain; variance; vested right; 1041 permit; oil / gas production permit)

PROJECT INFORMATION

Summary: PLEASE SRU APPLICATION - JUMP N ROPE Ltd. 500 FRONT ST Louisville

Current zoning: _____ Proposed zoning: _____

SIGNATURES & DATE

Applicant: Molly Metz
 Print: MOLLY METZ
 Owner: RCC LLC
 Print: RANDALL CARAWCI
 Representative: _____
 Print: _____

CITY STAFF USE ONLY

- Fee paid: _____
- Check number: _____
- Date Received: _____

City of Louisville (SRU)

JumpNRope, Ltd.

500 Front St.
Louisville, CO 80027

It is the request of JumpNRope, Ltd., to lease the commercial business (zoned CB) space located at 500 Front St. Louisville, CO. Below is a summary and description of business that we intend to conduct.

Summary

We believe that utilizing the 500 Front St. building as a fitness facility will greatly serve and enhance the community and City of Louisville by:

- Providing a full range of fitness and healthy activities for Louisville and the surrounding areas.
- Drawing customers (kids, adults, and parents) to the downtown area.
- Encouraging and growing a local athletic and health-conscious community with a strong focus on kids' activities.
- Attracting athletes and spectators from around the world to train at the facility.

Description of Purpose and Intent

JumpNRope is looking to establish a fitness and conditioning facility in downtown Louisville that will provide people in the Greater Denver – Boulder area with a range of fitness activities that center around the sport of jump rope. In addition, the location will provide JumpNRope a permanent and static location for training seminars, and team-based activities.

After-School Fitness Programs:

- JumpNRope currently partners with over 100 schools and recreation centers in the Denver-Metro area, providing after-school fitness activities for children. We intend to run one of our well-known after-school programs for kids at 500 Front St., thus drawing more families to the downtown area during our proposed hours of operation (330PM – 830PM).

Adult Fitness & Conditioning Classes:

- JumpNRope will also provide 1-hour fitness and conditioning classes throughout the day (9AM-830PM) to people of all ages, attracting people to the downtown area during the day, as well as the evening.

Primary Location for the Mad Hops Competitive Jump Rope Team:

- Mad Hops is a world-renowned jump rope team (ranked #2 in the nation), and is comprised of several world champion jumpers and coaches. It is our intention to use this location as our primary facility.
- It is imagined that we will run several camps and events throughout the year, attracting people from around the world to attend. Mad Hops has performed for the Denver Nuggets, CU & CSU basketball teams, and other professional team events and is widely-respected in this regard.

CrossFit Jump Rope Training Seminars:

- JumpNRope currently travels around the world providing jump rope training to CrossFit athletes. It is our intention to run those training seminars (as well as others) at this new facility, thus attracting elite CrossFit athletes and coaches from around the world to travel to our facility.

Headquarters for JumpNRope, Ltd. (media, office, events):

- JumpNRope also intends to use the facility as our business' headquarters.
- We also intend on using the fitness area for our various media needs: photos, videos, etc.

People

The people that work at JumpNRope will bring a great energy and passion to the downtown Louisville area:

- A majority of the JumpNRope staff members are currently residents of Louisville, some of whom were born here, raised here, and currently reside here.
- Our staff consists of fun and energetic coaches and trainers, many of whom are world champions and well-respected around the world in their sport.
- We also have, as part of our staff, fitness experts, business professionals, and a Ph.D. engineer.

Facility and Surrounding Area Use

Internal

- The building is well-suited to our needs. Improvements will include minor cosmetics, such as painting and cleaning. We plan to upgrade the bathroom facilities and make the building compliant with local codes.

External

- We have provided a diagram, proposing where we plan to provide sufficient parking.
- We are willing to share parking with any future neighbors, keeping in mind the potential renovation of the grain mill adjacent to the property.
- Pedestrian walks are adequate for our needs. Landscaping, signs, and lighting needs are minimal, and require little adjustments.

Positive Effects:

We imagine that the addition of an established fitness and conditioning business, like JumpNRope, will have many positive enhancements to the local Louisville community.

1. We will bring a positive, innovative, and energetic fitness presence to the downtown Louisville area for people of all ages.
2. With children being our primary customers, we imagine an increase in the local business activity from parents who are waiting for their children, some of whom travel from Littleton/Berthoud and simply wait for the entirety of a jump rope class or practice.
3. We imagine drawing to the downtown area many professionals and stay-at-home parents who are interested in fitness activities during lunch and dinner times.
4. With a staff of world champions in the sport of jump rope, we imagine attracting people from around the *world* to our facility, many of whom are eager to learn from our staff and participate in our training and events.
5. We have a large media reach in the fitness and CrossFit community and will be identifying ourselves and our location for people to come visit.

Concluding Remarks

JumpNRope is already an established business in the Louisville community who is looking to stay local and grow. It is the intention of JumpNRope to not only provide the Louisville area with a fun and exciting center for fitness activity, but also to attract people from the entire Denver-Metro area to come visit Louisville to participate at the JumpNRope facility.

If there are any questions or concerns regarding our proposal or business intentions, please do not hesitate to reach out.

Sincerely,



Molly Metz

President, JumpNRope, Ltd.

jumpnrope@gmail.com

303.503.3336

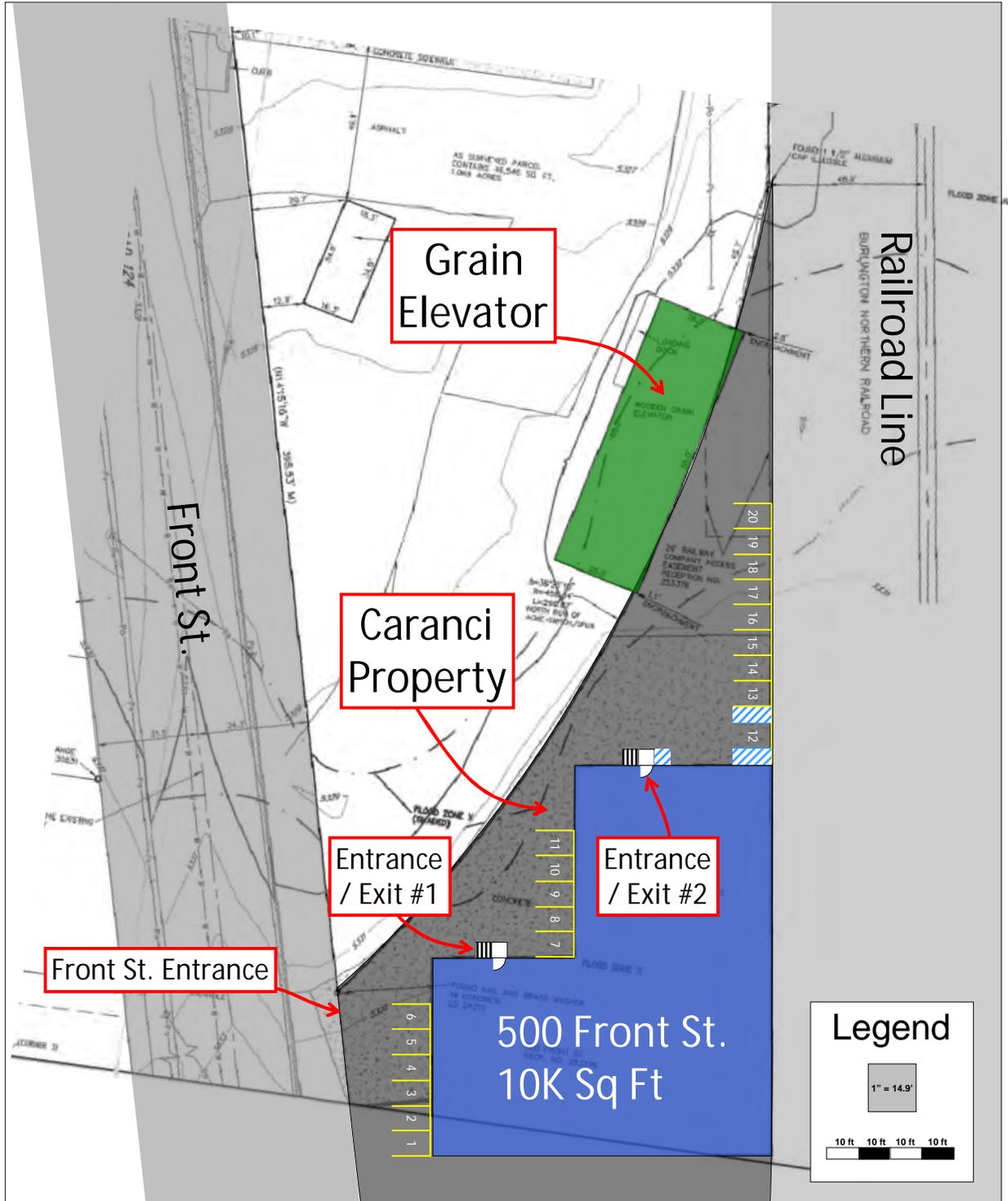
P.O. Box 270585

Louisville, CO 80027

Special Review Use – 500 Front St.



Parking Spots 1-15: painted on owner's existing pavement
 Parking Spots 15-20: painted on gravel



Ownership Signature Block
 By signing this PUD, the owner acknowledges and accepts all the requirements and intent set forth in this PUD.
 Witness my/our hand(s) seal(s) this ___ day of _____, 20__.

 Owner Name and Signature

 Notary Name (print)

 Notary Signature

 My Commission Expires

Planning Commission Certificate
 Approved this ___ day of _____, 20__ by the Planning Commission of the City of Louisville, Colorado.
 Resolution No. _____, Series _____

City Council Certificate
 Approved this ___ day of _____, 20__ by the City Council of the City of Louisville, Colorado.
 Resolution No. _____, Series _____

 Mayor Signature

 City Clerk Signature

Clerk and Recorder Certificate (County of Boulder, State of Colorado)
 I hereby certify that this instrument was filed in my office at ___ o'clock, ___ M., this ___ day of _____, 20__, and is recorded in Plan File _____, Fee _____ paid, _____ Film No. _____ Reception.

 Clerk & Recorder

 Deputy

Memorandum

Date: April 11, 2013
To: Planning Commission
From: Troy Russ, AICP, Director of Planning and Building Safety
Subject: Administrative PUD Amendment – Elevations Credit Union

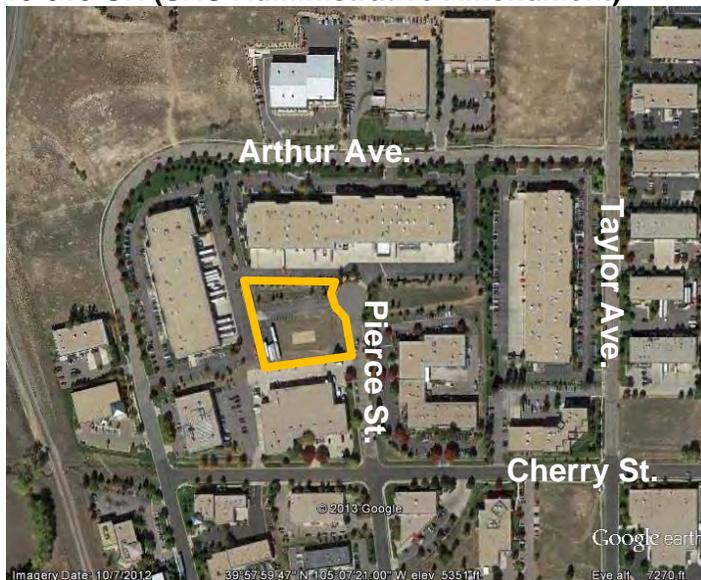
After review by the Planning Division and under Section 17.28.230(B)(1) of the Louisville Municipal Code, I have approved an administrative amendment to the Centennial Center PUD, specific to 300 South McCaslin Blvd (former 7-11 store) to allow for alterations to the approved site plan. The changes do not significantly alter the development and are required to allow for a drive up ATM, where drive up gasoline pumps were once located. There will also be a vestibule added to the north façade and some exterior painting. These improvements are considered to be minor modification to the site plan necessary for the continuing successful use of the site, and no neighbors will be affected.

SPECIAL REVIEW USE (SRU) REQUEST ADMINISTRATIVE REVIEW

The Department of Planning and Building Safety has received a Special Review Use (SRU) application from Etkin Johnson Group, LLC. The request is to allow the operation of food vending trucks at 335 Pierce Street which requires an SRU in the Planned Community – Industrial (P-I) Zone District. This request is eligible for an administrative review per Ordinance #1583.

You are receiving this notice because you own property within a 500' radius of the subject project. Please review the project information and communicate in writing any comments or concerns you have regarding the request. Your written comments or concerns should be sent to the Department of Planning and Building Safety, either by email (planning@louisvilleco.gov) or by postal mail to: City of Louisville, Planning Department 749 Main Street, Louisville, CO 80027 no later than the requested response date, **Tuesday, March 26, 2013.**

Application Name:	CTC – Food Vending Trucks
Site Address:	335 Pierce Street; Lot 4, Block 7, Business Center at CTC
Request Summary:	Etkin Johnson Group, LLC and Colorado Tech LLC have submitted a special review use (SRU) request (administrative review) to allow the operation of food vending trucks on an existing parking lot within a Planned Community – Industrial (P-I) zone district. The food trucks will be on site from 10:30 am to 2:00 pm, Monday – Friday. Twenty-four (24) parking spaces, including two (2) handicapped spaces are available. Other site improvements include picnic table seating for twelve (12), a bike rack, benches, two (2) umbrellas and a path to the existing volleyball court.
Date Received by the City:	Friday, March 1, 2013
Response Date Requested:	Tuesday, March 26, 2013
City Staff Case Manager:	Sean McCartney, Principal Planner
Case Number:	13-010-UR (SRU Administrative Amendment)
Map:	



April 1, 2013
Certified Mail

Etkin Johnson Group LLC
Attn: Kathy Bettis
1512 Larimer St., #325
Denver, CO 80202

Re: Administrative Special Review Use – Colorado Tech LLC 335 Pierce St.

The purpose of this letter is to inform you that the Planning Division has granted administrative approval of a special review use request with no conditions for Colorado Tech LLC to host food trucks at 335 Pierce Street.

335 Pierce Street is located in the Colorado Technological Center and is zoned Planned Community Zone District - Industrial (PCZD-I). Section 17.72.100 of the Louisville Municipal Code (LMC) states all uses allowed in the Industrial (I) zone district are allowed in the PCZD-I district. Outdoor sales of food and drink are allowed as a special review use in the I district under use group 35 of the use table found in Section 17.12.030 of the Louisville Municipal Code.

Planning staff followed the administrative review process for the special review use request and has concluded the request meets the criteria required for approval. The City notified all property and business owners within 500-feet of the requested use and no responses were provided to the Planning Division during the 15-day comment period. This special review use approval is granted to Colorado Tech LLC to allow food trucks to operate at 335 Pierce Street in accordance with application number 13-010-UR which is on file in the City of Louisville Department of Planning and Building Safety.

We hope you are successful.

Respectfully,

Troy Russ, AICP
Director of Planning and Building Safety

Cc: Malcolm Fleming, City Manager
Aaron DeJong, Director of Economic Development
Ken Swanson, Chief Building Official

Special Review Use - Administrative Review
STAFF REPORT

Colorado Tech LLC
335 Pierce Street
Louisville, CO 80027

SPECIAL REVIEW USE CRITERIA:

Louisville Municipal Code §17.40.105 lists seven criteria to be considered by the Planning Division in reviewing an Administrative Special Review Use application, which follow.

1. *The property upon which the proposed use is located is not contiguous to any residentially zoned property. Public right of way and private streets or alleys will not be considered when determining contiguity;*

335 Pierce Street is not contiguous to a residentially zoned property. **Staff finds this criterion is met.**

2. *New building construction associated with the proposed special review use, whether for a new building or an addition to or expansion of an existing building, does not exceed 200 square feet;*

The proposed special review use does not require new building construction or expansion. **Staff finds this criterion is met.**

3. *The proposed use is consistent in all respects with the spirit and intent of the comprehensive plan and of this chapter, and is not contrary to the general welfare and economic prosperity of the city or the immediate neighborhood;*

The proposed use is consistent with the spirit and intent of the comprehensive plan. 335 Pierce Street is located in Opportunity Area #3 in the Comprehensive Plan which is called out as a key employment center for the City of Louisville. Policy LU-4.3 of the Comprehensive Plan says the City should “promote a range of professional and retail services that are complimentary to and support the employees of the park.” Offering retail food service in CTC will compliment and support the employees and activities of the area. **Staff finds this criterion is met.**

4. *That such use/development will lend economic stability, compatible with the character of any surrounding established areas;*

The provision of food services in the CTC will make it a more attractive employment center and support existing and future businesses, lending economic stability. **Staff finds this criterion is met.**

5. *That the use/development is adequate for the internal efficiency of the proposal, considering the functions of residents, recreation, public access, safety and such factors including storm drainage facilities, sewage and water facilities, grades, dust control and such other factors directly related to public health and convenience;*

The use is adequate for the internal efficiency of the proposal. An asphalt parking surface is already in place with adequate parking. There will be no increase in storm runoff or water and sewer usage. **Staff finds this criterion is met.**

6. *That external effects of the proposal are controlled, considering compatibility of land use; movement or congestion of traffic; services, including arrangement of signs and lighting devices as to prevent the occurrence of nuisances; landscaping and other similar features to prevent the littering or accumulation of trash, together with other factors deemed to affect public health, welfare, safety and convenience;*

No significant additional external impacts are expected with this proposed use. The site has existing access off of Pierce Street which will be adequate for the proposed use. The site is already developed and landscaped. **Staff finds this criterion is met.**

7. *That an adequate amount and proper location of pedestrian walks, malls and landscaped spaces to prevent pedestrian use of vehicular ways and parking spaces and to separate pedestrian walks, malls and public transportation loading places from general vehicular circulation facilities.*

Existing sidewalks are adequate to service the proposed use. Additional internal pedestrian walks will be added, as will seating areas. **Staff finds this criterion has been met.**

FISCAL IMPACT:

The proposed food trucks will produce sales tax revenue for the City, as well as enhancing the attractiveness of CTC to employees and employers. The food trucks will produce no additional costs to the City, resulting in a net fiscal benefit.