



Planning Commission

Agenda

June 13, 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. Approval of Minutes
 - May 9, 2013
- V. Public Comment on Items Not on the Agenda
- VI. Regular Business – Public Hearing Items
 - **Resolution No. 11, Series 2013: Loftus Development, Inc. (Village Square Mixed Use):** a request for a final planned unit development (PUD) plan, final plat and a special review use (SRU) to allow for the development of the Village Square Mixed Use project, (former Safeway site) consisting of two (2) retail buildings and three (3) residential buildings. Parking is provided by a below grade parking structure and surface parking spaces. A central gathering and plaza space is also provided. 707 East South Boulder Rd.; Case No. 13-012-FP/UR.
 - Applicant: Loftus Development, Inc. (Jim Loftus)
 - Owner: TRACT ONE, LLC (Jim Loftus)
 - Representative: The Mulhern Group, LTD (Liz Petersen)
 - Case Manager: Gavin McMillan, Planner III
 - **Resolution No. 12, Series 2013: Coal Creek Station PUD** (Coal Creek Station Properties, LLC and BVZ Architects) – a request for a rezoning, preliminary plat and preliminary PUD and Louisville Municipal Code amendment for the existing property at the SW corner of South Boulder Road and HWY 42 owned by Coal Creek Station Properties, LLC. The project will be developed as a combination of new commercial space, to

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

replace older existing buildings on the site and an extension of the residential neighborhood from the south. 1032 East South Boulder Rd. Case No. 13-004-PS/PP/ZN.

- Applicant and Representative: BVZ Architects (Gary Brothers)
- Owner: Coal Creek Station Properties, LLC (Bill Arnold)
- Case Manager: Scott Robinson, Planner I

- **Resolution No. 13, Series 2013: DogLife** (1970 Centennial Dr: Lot 1, Louisville North Filing #9) – A request to allow “DogLife”, a pet care facility, to operate a business in a Commercial Community (CC) Zone District where a special review use (SRU) is required.

- Applicant: DogLife (Valerie Wilson)
- Owner and Representative: Valerie Wilson
- Case Manager: Sean McCartney, Principal Planner

- **Resolution No. 14, Series 2013: Passco Colorado Tech, LLC** (769 CTC Blvd) – A request for a three (3) year extension of its previously approved final planned unit development (PUD) pursuant to Sections 17.28.170 (D) and 16.12.030 (E) of the Louisville Municipal Code. The three (3) year extension is the only request being made. Upon approval the next expiration date will be December 4, 2016. Case No. 13-021-FP

- Applicant, Owner and Representative: Passco Colorado Tech, LLC
- Case Manager: Sean McCartney, Principal Planner

- **Resolution No. 15, Series 2013: Passco Colorado Tech, LLC** (739 South 104th Street) – A request for a three (3) year extension of its previously approved final planned unit development (PUD) pursuant to Sections 17.28.170 (D) and 16.12.030 (E) of the Louisville Municipal Code. The three (3) year extension is the only request being made. Upon approval the next expiration date will be November 2, 2016. Case No. 13-023-FP

- Applicant, Owner and Representative: Passco Colorado Tech, LLC
- Case Manager: Sean McCartney, Principal Planner

VII. Planning Commission Comments

VIII. Staff Comments

- **ULI Technical Advisory Panel**

IX. Items Tentatively Scheduled for Next Regular Meeting: July 11, 2013

- **Food Truck Ordinance:** An amendment to appropriate sections of the Louisville Municipal Code regarding the sale of food items from mobile facilities.

- Applicant, Owner and Representative: City of Louisville
- Case Manager: Troy Russ, Planning Director

- **City of Louisville:** (1600 Empire Drive) – A request for a final planned unit development (PUD) plan for the City of Louisville City Services Facility. The new facility will house the Public Works and Parks Department’s administrative and shop functions, and associated vehicle maintenance and storage. Case No. 13-015-FS/FP.

- Applicant and Owner: City of Louisville
- Representative: Hartronft Associates (Erik Hartronft)
- Case Manager: Scott Robinson, Planner I

- **DELO:** (1000 Griffith Street and 1125 Short Street) A preliminary subdivision plat and a preliminary planned unit development (PUD) to develop 9.2 acres within the Core Project Area of the HWY 42 Framework Plan. The project includes a diversity of housing products, civic spaces, urban plazas, streetscapes and commercial opportunities. Case No. 13.016-PS-PP-ZN.
 - Applicant and Representative: RMCS, Inc (Justin McClure)
 - Owners: PDI Trust (Patricia Irwin); DELO, Inc. (Justin McClure); RMSC, Inc. (Justin McClure)
 - Case Manager: Sean McCartney, Principal Planner

X. Adjourn

Planning Commission

Meeting Minutes

May 9, 2013
City Hall, Council Chambers
749 Main Street
6:30 PM

Call to Order – Lipton called the meeting to order at 6:35 P.M.

Roll Call was taken and the following members were present:

Commission Members Present: Jeff Lipton, Chairman
Chris Pritchard, Vice-chairman
Ann O'Connell, Secretary
Cary Tengler
Jeff Moline
Steve Brauneis

Commission Members Absent: Scott Russell

Staff Members Present: Troy Russ, Planning & Building Safety
Director
Sean McCartney, Principal Planner
Gavin McMillan, Planner III
Scott Robinson, Planner I
Jolene Schwertfeger, Sr. Admin. Assist.

Approval of Agenda –

Pritchard moved and O'Connell seconded a motion to approve the agenda. Motion passed by voice vote.

Approval of Minutes –

- April 11, 2013

Lipton moved and O'Connell seconded a motion to approve the April 11, 2013 minutes as prepared by staff. Motion passed by voice vote. Lipton abstained.

Public Comments: Items not on the Agenda
None heard.

Regular Business –

- **Resolution No. 10, Series 2013: Boulder Wind Power:** a resolution recommending approval of a request to amend the previously approved planned unit development (PUD) plan for the purpose of increasing the height of the previously approved tower to 47 feet, extending to 80'

when temporarily testing wind generators manufactured on site at Lots 1 & 2, Block 5, CTC 1. 1812 Boxelder St. Case No. 13-018-FP

- Applicant and Representative: Boulder Wind Power (Francisco Oyague)
- Owner: 1812 Boxelder LLC (David Johnson)
- Case Manager:

Public Notice Certification:

Published in the Camera on April 21, 2013. Posted in City Hall, Public Library, Recreation Center and the Courts and Police Building and mailed to surrounding property owners on April 19, 2013.

Conflict of Interest:

None heard.

Staff Report of Facts and Issues:

Robinson summarized the project with a Power Point presentation which included the following information:

- Property History and Background – including location.
- Project reviewed under the IDDSG requirements.
- How the tower is used.
- Requested waiver: building height.

Staff recommends approval to amend the previously approved planned unit development (PUD) plan for the purpose of allowing a previously approved 38 foot tower which extends to 54 feet when temporarily testing wind generators manufactured on site to be expanded to 47 feet and 80 feet, respectively, with one condition:

- 1) The mounting and testing of the generator atop of the tower shall be limited to eight (8) times, or no more than 150 days per year.

Commission Questions of Staff:

Lipton inquired if the photo simulations are actually what the tower and generate look like.

Robinson stated the applicant would be better to answer his question.

Applicant Presentation:

Representatives of the company thanked staff for their presentation and reviewed the previously completed projects.

Commission Questions of Applicant:

Lipton inquired about the noise level of the unit when running.

Moline asked about the rotation speed.

Pritchard asked if there are any FFA requirements for safety lights because of the height.

The representatives stated the noise level is minimal, the rotation speed is approximately 12.6 RPM and the FFA requirements have been met.

Public Comment:

None heard.

Summary from Staff and Applicant:

No additional comments.

Closed Public Hearing – Planning Commission Discussion:

All Commissioners present stated their support.

Lipton stated the project is pressing the height limits but he does support the request.

Motion and Roll Call Vote:

Lipton moved and Pritchard seconded a motion to approve the Resolution No. 10, Series 2013 as presented by staff.

Name	Vote
Jeff Lipton	Yes
Chris Pritchard	Yes
Ann O'Connell	Yes
Cary Tengler	Yes
Jeff Moline	Yes
Steve Brauneis	Yes
Scott Russell	Excused
Motion passed:	6 to 0

Planning Commission Comments –

Lipton discussed concerns regarding the condition of the parking lot by the theater. He requested staff look into the need for repairs prior to the next meeting.

Staff Comments

➤ Administrative SRU Approval –

Staff received a request from Bittersweet Café to allow for the placement of a walk-in cooler on the front patio, on the NW side of the building located at 836 Main. The letter of approval is attached.

Russ reviewed the Bittersweet Administrative SRU approval.

Russ briefly reviewed the approval of the 2013 Comprehensive Plan Update and upcoming projects regarding Small Area Plans.

Lipton complimented staff on a well developed Comp Plan update.

Items Tentatively Scheduled for Next Regular Meeting: June 13, 2013

- **Loftus Development, Inc. (Village Square Mixed Use):** a request for a final planned unit development (PUD) plan and a special review use (SRU) to allow for the development of Village Square Mixed Use project, (former Safeway site) consisting of two (2) retail buildings and three (3) residential buildings. Parking is provided by a below grade parking structure and surface parking spaces. A central gathering and plaza space is also provided.

- Applicant: Loftus Development, Inc. (Jim Loftus)
- Owner: TRACT ONE, LLC (Jim Loftus)
- Representative: The Mulhern Group, LTD (Liz Petersen)

- **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

- **Pine Street Plaza SRU (1140 Pine Street)** – A request to allow the operation of a food vending truck on an existing parking lot in the Community Commercial (CC) Zone District. The food truck will be managed by a third party and will comply with all applicable food license requirements. It is anticipated the food truck will operate between 11 AM and 12:00 PM, 2 days a week, May thru September on a yearly basis.
 - Applicant: Amterre Property Group LLC
 - Owner and Representative: Michael Kranzdorf
 - Case Manager: Troy Russ, Director of Planning and Building Safety
- **S and B, LLC (The BookCellar) SRU (724-728 Main Street)** – A request to allow the operation of a food vending truck on an existing parking lot in the Community Commercial (CC) Zone District. The food truck will be managed by a third party and will comply with all applicable food license requirements. It is anticipated the food truck will operate between 10 AM and 4:00 PM, 4 days a week, April thru October on a yearly basis
 - Applicant: S and B, LLC (The BookCellar)
 - Owner and Representative: Eastpark Associates, LLP (Bill Arnold)
 - Case Manager: Scott Robinson, Planner I
- **Passco Colorado Tech, LLC (739 South 104th Street)** – A request for a 3year extension of its previously approved final planned unit development (PUD) pursuant to Sections 17.28.170 (D) and 16.12.030 (E) of the Louisville Municipal Code. Case No. 13-023-FP
 - Applicant, Owner and Representative: Passco Colorado Tech, LLC
 - Case Manager: Sean McCartney, Principal Planner
- **Passco Colorado Tech, LLC (769 CTC Blvd)** – A request for a 3 year extension of its previously approved final planned unit development (PUD) pursuant to Sections 17.28.170 (D) and 16.12.030 (E) of the Louisville Municipal Code. Case No. 13-021-FP
 - Applicant, Owner and Representative: Passco Colorado Tech, LLC
 - Case Manager: Sean McCartney, Principal Planner

Lipton stated he would not be able to attend the June meeting.

Russ reviewed the tentative project to be reviewed at the June meeting.

Russ also discussed an upcoming work session with City Council to discuss Louisville Municipal Code changes regarding food trucks.

Adjourn

Pritchard moved and Moline seconded a motion to adjourn the meeting. Lipton adjourned the meeting at 6:55 PM.

ITEM: Case No. 13-011-FP/UR

PLANNERS: Troy Russ, AICP, Planning and Building Safety Director
Gavin McMillan, AICP, Planner III

APPLICANT: Loftus Development, Inc.
Jim Loftus
2595 Canyon Blvd., Suite 200
Boulder, CO 80302

OWNER: Tract One, LLC
Jim Loftus
2595 Canyon Blvd., Suite 200
Boulder, CO 80302

REPRESENTATIVE: The Mulhern Group, LTD
Liz Petersen
1730 Blake St., Suite 435
Denver, CO 80202

EXISTING ZONING: Commercial Community (CC)

LOCATION: The subject property is located on the northwest corner of South Boulder Road and Centennial Drive at 707 East South Boulder Road.

TOTAL SITE AREA: 5.1 Acres (222,156 SF)

REQUEST: Approval of Resolution No. 21, Series 2012. A resolution recommending approval of a final planned unit development (PUD), final plat, and special review use (SRU) to permit the construction of three (3) buildings, one (1) of which will contain a total of 111 apartment units in three (3) separate towers over structured parking, and two (2) of which will contain 33,700 square feet of retail development, on tract one of the Louisville North, Filing 7 subdivision located at 707 E South Boulder Road.

VICINITY MAP:



SUMMARY:

The applicant, Jim Loftus of Loftus Development Inc., has applied for a final planned unit development (PUD), final plat, and special review use (SRU), to redevelop Tract One of the Louisville North Subdivision located at 707 East South Boulder Road. The subject property is located on the northwest corner of South Boulder Road and Centennial Drive on the eastern half of the Village Square shopping center and is approximately 5.1 acres (222,156 SF) in size. The applicant proposes to remove the existing vacant building and redevelop the site with two (2) buildings consisting of 33,700 square feet of retail space including a community room, and one (1) building consisting of 111 apartment units in three towers over a 156 space underground parking structure. The applicant intends to occupy the larger retail building with a 25,500 square foot Alfalfa's grocery store which will include a 1,000 square foot community room.

The subject property is zoned Community Commercial (CC). The Louisville Municipal Code (LMC) establishes a wide range of commercial and retail uses that are permitted as a use by right and other residential uses that are permitted under special review in the CC zone district. The two proposed commercial buildings, totaling 33,500 SF, are permitted by right and the requested 111 multi-family residential units may be permitted under special review. Special Review Uses (SRU) are allowed uses which require special examination to ensure the project's compatibility with its surrounding physical and economic environment.

The site currently contains a vacant 54,000 SF building which was the former location of the Safeway Grocery store. Safeway closed in the spring of 2010 and the building at 707 East South Boulder Road has remained vacant. The property to the west contains a strip retail shopping center including Walgreens, a bank and other commercial tenants, Ralphies, and other retail tenants. This portion of the shopping center is not a part of the application. The Portal Apartments, a three story apartment complex consisting of three buildings, is located to the west of the strip retail center. The Village Condominiums, a six building multi-family complex is located immediately to the north of the subject property. The Louisville North Subdivision containing single family homes is located further to the North. The Scenic Heights single family residential subdivision sits to the south of the property across South Boulder Road. Three commercial buildings including a bank, a medical office building, and a school, all of which are also zoned CC, are located across Centennial Drive to the east of the property.



PRELIMINARY REVIEW:

On October 25, 2012, the Planning Commission reviewed and recommended approval of a request for a Preliminary PUD and Special Review Use permit for the subject site. The preliminary review process examined big picture site planning issues such as building location, drainage, and the specific impacts of the residential use. The City Council

granted approval of the preliminary submittal, and provided preliminary approval of the residential special review use, pending the final design components of the PUD, at their November 20, 2012 meeting. The approval had three conditions:

- 1) The applicant provides the City an updated shared parking agreement for the shopping center with all affected parties, prior to City Council;
- 2) The applicant create a shared parking management program that will ensure the residential portion of the parking can achieve a 2 spaces per unit ratio between the hours of 8 pm and 8 am prior to Final PUD submittal
- 3) The applicant shall resolve shadowing concerns with existing surrounding structures prior to final PUD submittal.

The applicant has complied with the first condition of approval by providing an amended parking agreement for the center which demonstrates that visitors to the proposed development would be able to park anywhere in the Village Square Shopping Center. Similarly, anyone visiting the businesses that are currently operating on the site would be able to utilize the surface parking planned as part of the proposed development. Details demonstrating compliance with the second and third condition are included in the remainder of this report.

The final planned unit development and final plat process focuses on the final elements of the proposal including architectural details, landscaping specifics, drainage detailing, and internal roadway design. The review that follows focuses on the final design elements of the project. If approved by City Council, the applicant may proceed to the building permit process to begin construction of the project.

PROPOSAL

Overview

The applicant proposes to redevelop the vacant former Safeway site with three (3) new structures containing 111 apartment units and a total of 33,700 square feet of retail space including a 1,000 square foot community room. The former Safeway grocery store would be removed. The plan includes a total of 143,800 square feet of development on the approximately 222,000 square foot site. The following table provides a statistical overview of the proposed development.

Development Standard	Proposal
Retail Development (w/ Community Room)	33,700 SF
Apartment Units	111
Apartment Square Footage	110,100 SF
Floor Area Ratio (FAR)	.66
Lot Coverage (structures only)	32%
Percent of site which is landscaped	38%
Northern Property Line Building Setback	30'
Eastern Property Line Building Setback	8'
Southern Property Line Building Setback	15'
Western Property Line Building Setback	40'
Maximum Commercial Building Height	35' 4"
Maximum Residential Building Height	40' to parapet wall -48' to peak of tower

The 111 residential units are located on the back (northern) half of the property in one building with three towers (Buildings C, D, and E) above a shared 156 space underground parking garage. The building towers are grouped together around a central courtyard and buildings D and E are connected by a three story primarily glass walkway. Each of the buildings is three stories and 40 feet tall as measured to the top of parapet wall. There is an entry element on building C that is 45 feet tall, a pop out on building D that is 41 feet 6 inches tall, and a cupola on building E which extends to 48 feet tall. The average floor plate of these building towers is 13,000 square feet.

Buildings A and B contain 33,700 square feet of retail development and a community room and are located on the front (southern) half of the property. Building A includes 25,500 square feet of retail space including the 1,000 square foot community room. The structure is located on the southeast corner of the property adjacent to the South Boulder Road and Centennial Drive intersection. This building would be the location of a proposed Alfalfas grocery store. Building B contains 8,200 square feet of retail space separated into four tenant spaces. The two retail buildings are situated around a public plaza and outdoor dining and event area and would be served by a surface parking lot on the interior of the site.

Site Layout



Access and Circulation

The applicant proposes to utilize two access points to serve the site. The first of these access points is located on South Boulder Road (Across from Jefferson Avenue) and will serve as the “entry drive” to the site. After entering the site, the entry drive will continue to the north where it will intersect another east/west access drive. The entry drive will provide access to 115 new retail surface parking spaces, and the existing surface parking lot located to the west of the subject property. A third lane will be added at the entry drive access point to provide an exclusive southbound right-turn lane exiting the site.

Although the traffic study demonstrated the current roadways can functionally accommodate the proposed development, there is potential that future development on the adjacent property may warrant a west bound right turn deceleration lane on South Boulder Road. To address this concern, the applicant has proposed to dedicate to the City the Right-of-Way along South Boulder Road to accommodate the deceleration lane should future conditions warrant its construction. This Right-of-Way is shown as “Outlot A” on the final plat.

The second access point to the site is from Centennial Drive and is proposed to be a two lane drive. The Centennial Drive access point will lead to an “East-West Drive” that will provide access to the main surface parking lot and eighteen (18) on-street diagonal parking spaces in front of the residential structures.

The existing service drive on the north end of the property will be removed from its current location. Although the area north of the residential structures will be closed to vehicles, it is designed in a manner that will enable fire trucks to access the north side of the buildings in a fire or emergency situation. The proposed design of this area includes two four foot wide concrete strips separate by ornamental grasses. These concrete strips will be used as sidewalks, but in the event of an emergency they can be used by a fire truck to gain access to the rear of the buildings. The landscape plan for this area also includes an area for a fire truck to set up its outriggers to fight a fire, and introduces new trees to provide a buffer from the residences to the north.

The service drive will be relocated to the western side of the residential towers, and will provide access to the parking structure beneath the residential building. The relocated service drive will also connect to the service area behind the existing Walgreens and the rest of the shopping center to the west. The service drive will have seven (7) on street parking spaces.



Traffic Impacts

A study was completed to assess the impacts to traffic from the proposed development. The study demonstrated, to the satisfaction of the Louisville Public Works Department, the existing roadways and intersections surrounding the proposed development have sufficient capacity to function effectively if the development is approved.

Parking

There are 296 new on-site parking spaces proposed. 156 of these spaces are located in the parking structure beneath building towers C, D, and E and would be for the exclusive use of the apartment building residents. 140 surface parking spaces are located on the interior of the site. Of these 140 spaces, 25 would be used by the residents, and 115 are proposed for the retail uses. The following table provides an overview of the on-site parking provided.

On-site parking

Type	Residential	Retail	TOTAL
Structured	156	0	156
Surface	25	115	140
TOTAL	181	115	296

17 on-street parallel parking spaces are proposed on the west side of Centennial Drive. Although these parking spaces are not credited as on-site parking by the LMC, they will help address the parking needs of the project.

The existing shopping center (including Safeway, Walgreens, the bank, strip retail center) currently operates under a shared parking agreement. Visitors to and employees of any of the existing businesses can park on any of the surface parking in the shopping center. The proposed development will continue to use a shared parking arrangement for the entire center. Visitors to any of the new retail space proposed would be able to park anywhere in the shopping center. Similarly, anyone visiting the businesses that are currently operating on the site would be able to utilize the surface parking planned as part of the proposed development. Parking for the new residences would be accommodated in the garage or in designated spaces adjacent to the residential buildings. The following table provides an overview of the shared parking scenario in the entire shopping center.

Shared Parking Scenario

Land Use	Code Requirement		Proposed	
	111 Residential Units	2 spaces/unit	222 spaces	1.6 spaces/unit
70,413 SF of Retail*	4.5 spaces/1,000SF	318 spaces	4.9 spaces/1,000 SF	346 spaces**

*Retail Total includes the existing shopping center (minus existing Safeway) plus the proposed new retail.

**Parking space total is the entire shopping center parking lot minus the residential parking

The totals in the above table do not include the addition of the 17 on-street parking spaces on Centennial Drive. When the shared parking agreement is considered, the retail parking provided exceeds the required amount by 28 spaces. Staff acknowledges

the 181 residential parking spaces provided are 41 spaces less than the LMC requirement of 222 spaces. At preliminary review, this deficiency was addressed by a condition of approval which required the applicant create a shared parking management program that ensured the residential portion of the parking could achieve a 2 spaces per unit ratio between the hours of 8 pm and 8 am. This condition was based on the premise that the peak hours of operation for a grocery store are between 8 am and 8 pm. During these hours, the grocery store will need the majority of the parking lot. After 8 pm, retail usage of the parking lot will decline, and the residents can use the vacant spaces.

The PUD includes a note indicating 41 of the retail spaces will be labeled with signage permitting overnight residential parking from 8pm to 8am. With the addition of these 41 spaces to the residential total (181 full time spaces plus 41 spaces between 8 pm and 8am = 222 spaces), there will be 2 spaces for every residential unit between 8 pm and 8 am (222 spaces/111 units = 2 spaces/unit). Staff finds this solution complies with the condition of approval from the preliminary review.

Pedestrian and Bicycle Enhancements

An eight-foot detached multi-use path will be added to the north side of South Boulder Road and will be designed to incorporate bicycle and pedestrian traffic. This multi-use path will be separated from the roadway by an eight-foot tree lawn. The existing mature deciduous trees will be maintained within this tree lawn.

A detached five-foot sidewalk will be added adjacent to the property on Centennial Drive. This sidewalk will replace the existing four foot sidewalk and will be separated from Centennial Drive by a landscaped tree lawn. The new on-street parallel parking on Centennial Drive will provide an additional buffer between pedestrians and traffic.

The interior of the site will incorporate a six-foot sidewalk on the south side of the residential buildings and a plaza area in front of and between the two retail buildings. The intersections include crossings with accented paving and bulb out sidewalks to identify pedestrian crossings, make pedestrians more visible to motorists, and reduce street crossing distances. The plaza planned between the two retail buildings provides direct pedestrian access to the interior of the site from the South Boulder Road multi-use path, and will be covered with an access easement, to enable public access to the area.

The site plan includes 18 bicycle parking spaces. Six are located on the west side of building A, six on the north side of building b, and six on the west side of building D.

Building Massing and Architecture

Building A

Building A is located on the southeast corner of the site at the South Boulder Road and Centennial Drive intersection. Building A is 25,500 square feet in total and would be the home of the Alfalfas grocery store and a 1,000 square foot community room located within the building on a second story mezzanine. The entrance to Building A will be on the west side of the structure adjacent to the surface parking lot and will be covered by a bowstring truss. The bowstring feature is repeated on the eastern façade of the building in the form of an arched masonry element.

Loading, deliveries, and storage will occur on the north end of the building. To conceal loading and warehousing activities, the northern half of the eastern façade of the building will not have windows. Recessed art panels consisting of different materials and colors, along with lighting, will be used to activate this space at the pedestrian level. Building A will be constructed of brick, glass, and steel and will range in height from 23 feet to just over 35 feet tall. The southeast corner of the building includes a 35 foot glass tower element that will enclose a staircase and elevator to the mezzanine level of the building.

Building B

Building B is located to the west of Building A adjacent to South Boulder Road and just to the south of the surface parking lot. This building is one story and will include 8,200 square feet of space envisioned to contain four retail tenants. The main portion of the building is 24 feet tall with chimney elements extending to 28 feet tall. The building will be constructed of wood with metal roofed dormers and will have decorative brick on the chimneys. The eaves of the building will be supported by wood columns, and will overhang outdoor seating areas on the east and west sides of the building. These outdoor seating areas will be accessible from the multi-use path on South Boulder road.

Building C, D, & E

Building towers C, D, & E are located on the (back) northern half of the property and will be constructed on top of a 156 space underground parking structure. The three buildings will include a total of 111 residential units. The three tower concept was devised by the applicant to help break up the massing of the site and design structures of a scale that is more compatible with those found in the surrounding neighborhood. The residential building towers are organized around a central 10,000 square foot courtyard space, and the average floor plate is 13,000 square feet. Building C will be constructed of brick with masonry base and concrete trim. Buildings D and E will be constructed with wood composite siding and stucco trim.

The front (southern) side of Building C faces the interior surface parking lot and the east end of the building is adjacent to Centennial Drive. Building C totals 38,100 square feet and will contain 37 residential units. The southern elevation of the building adjacent to the parking lot is 184 feet wide and the eastern elevation is 84 feet wide. The majority of Building C is 40 feet tall while certain elements of the building extend to 43 feet tall. The eastern end of Building C is setback a minimum of 20 feet and a maximum of 70 feet from the eastern property line. Building C is proposed to have a 13,500 square foot floor plate

Building D is located on the northwest corner of the site adjacent to the relocated service drive and the existing Walgreens. The three story building is a total of 43,500 square feet and includes 44 residential units. The entrance to the parking structure is located on the western façade of the building. Building D is between 40 and 42 feet tall, and has a 15,000 square foot floor plate.

Building E is connected to Building D by way of a three story bridge constructed mainly of glass. Building E is the smallest of the three residential structures containing 30 units in the 28,500 square foot structure. The majority of Building E is between 40 and 42 feet tall. There is a 48 foot tall cupola on the northeast corner of the building. Building E has a 10,500 square foot floor plate.

Drainage

Drainage for the site will be accommodated in two detention facilities. One detention pond will be located on the southeast corner of the site at the corner of South Boulder Road and Centennial drive. The other detention pond will be located on the eastside of Building C on the northeast corner of the site.

Shadows

The third condition of approval from the preliminary review required the applicant resolve shadowing concerns with existing surrounding structures. At preliminary review, Building tower E was shown setback 25 feet from the rear property line. Building tower E has now been moved back 30 feet from the rear property line to attempt to mitigate shadowing impacts.

The applicant has also completed a detailed shadow analysis to better understand shadowing impacts on the surrounding properties (see attachment 3). The shadow exhibit demonstrates that on the darkest day of the year, a 14 foot tall shadow will be cast from the project on the residential building to the north. This shadow is seven feet taller than the 7 foot shadow that would be cast on the building by a building that conforms to the height requirement. Although the exhibit shows the impacts of the proposed structure as compared to a 35 foot tall structure setback 30 feet from the property line, it is important to note the LMC permits a 35 foot tall structure located within 10 feet of the property line in this location. The shadowing impacts of this structure would likely be far greater than those shown in the exhibit.

Although the shadowing of neighboring properties is undesirable, it is limited to a portion of a building around the winter solstice. The LMC permits a 35 foot structure to be located within 10 feet of the property line which would cast a much larger shadow on the buildings to the north. Staff finds that by moving the building further to the south, and demonstrating the minimal shadowing impacts from the proposal as compared to what is allowed by right, the applicant has complied with the condition of approval to resolve shadowing concerns with existing surrounding structures.

Signs

The applicant proposes a mix of wall, monument, and banner signs on the site. The following is an overview of the different sign types in the development.

Wall signs

The CDDSG permits one wall sign per frontage, not to exceed three signs. Building A has three frontages (South Boulder Rd., Centennial Dr., and the parking area to the west), and therefore is permitted a total of three wall signs. The CDDSG also permits one square foot of wall sign per linear foot of building frontage. The linear footage of the

three frontages totals 505 feet, and therefore the building is entitled to 505 square feet of signs. The applicant proposes three “Alfalfas” wall signs, and one change panel type sign on the western elevation to announce daily specials and other similar announcements, for a total of four wall signs. The signs on the south and east elevations are each 148 square feet and include four foot tall letters. The sign on the west elevation above the entrance is 107 square feet and has three foot four inch (3’ 4”) tall letters. The change panel sign is 168 square feet. The following table provides an overview of the wall signs the CDDSG permits on Building A, and the wall signs that have been proposed.

*Building A” wall sign requirements and requested waivers (Waivers shown in **bold**)*

Number of signs permitted	Number of signs requested	Size of signs permitted	Size of signs requested	Height of letter permitted	Requested size of letters
3	4	505 SF (Total)	571	2 foot tall maximum	4 feet tall maximum

Staff finds that the four foot tall letters are a reasonable request for a grocery store tenant, however staff does not support the inclusion of the fourth change panel sign on the west façade of the building and recommends Planning Commission require it be removed as a condition of approval (see suggested conditions of approval). The 571 square feet of signs requested is in excess of what is needed for adequate signage.

Building B includes four wall signs on the north elevation and four on the south elevation. These signs are 28 square feet and meet the requirements on the CDDSG.

Banners

The PUD states that the excess square footage not used for wall signs may be used for banners on the building. The two banners shown on the elevations total 300 square feet; however, with the presence of the change panel sign, there is not any excess square footage to be attributed to banner signs (see table above). Staff recommends removing the change panel sign to create extra sign square footage for the banners.

Monument signs

There are three monument signs proposed on the site plan. One is located at the South Boulder Road entrance, one is located on the corner of South Boulder Road and Centennial Drive, and one is located at the Centennial Drive entrance. These monument signs meet the requirements of the CDDSG.

Staff acknowledges there are outstanding issues with the proposed sign package, and will work with the applicant in advance of the Planning Commission meeting to resolve these issues.

STAFF ANALYSIS:
Variance Assessment

Overview

The design of the site is regulated by the Commercial Development Design Standards and Guidelines (CDDSG), and the Louisville Municipal Code (LMC). The CDDSG

regulates all new commercial development in the City (Outside of Downtown), and the LMC regulates development and land use within the CC zone district. Staff finds it important to note that the development standards outlined in the CDDSG and the LMC provide little guidance on mixed use infill projects such as the applicant’s proposal. The standards in these two documents were created to address single use buildings in a green field (vacant land) development scenario. That being said, staff reviewed the proposal against the currently adopted standards and identified all variances in the table below. Variances from adopted standards are shown in **bold**.

Standard	Requirement	Proposed
Minimum Lot Area per Dwelling Unit and Max Number of Units Permitted*	1,750 SF of land area per dwelling unit – 87 Units*	1,366 SF of land area per dwelling unit – 111 Units*
Setbacks		
South Boulder Road	30 feet	15 feet from existing property line 9’ after dedication of 6’ outlot to City
Centennial Drive	20 feet	8 feet
Height		
Height of Commercial Structures	42 feet (50 feet for architectural projections)	30 feet – (35’ 4” to top of architectural projections)
Height of Residential Structures	35 feet	42 feet – 48’ to top of cupola on building E
Parking		
Residential	2 spaces/Dwelling Unit–222	1.63 spaces/Dwelling Unit-181 Spaces**
Retail	4.5 spaces/1,000 SF – 152 Spaces	3.42 spaces/1,000 SF - 115***

**Based on 3.48 acres (151,572 SF) of land being used for “residential purposes”*

***Total does not include off site spaces, or retail spaces proposed to be shared from 8pm to 8am*

****Total does not include spaces available through a shared parking agreement on the remainder of the shopping center*

Parking Variances

Staff finds the proposed parking ratios meet the needs of this mixed-use project. This finding was endorsed by City Council in their preliminary approval of the PUD, plat, and SRU. The shared parking arrangement for the entire shopping center provides sufficient parking for all of the retail and office uses in the shopping center. The CDDSG requires 4.5 parking spaces for every 1,000 square feet of retail development and the shared parking scenario in the shopping center will provide 4.9 parking spaces for every 1,000 square feet of development.

The amount of residential parking provided does not meet the minimum amount required by the Louisville Municipal Code. The LMC requires 2 spaces for every dwelling unit, irrespective of the number of bedrooms in that dwelling unit. The proposal provides 1.63 parking spaces for every dwelling unit. The proposed development program indicates that 68% of all the apartments will be studio or one bedroom units. The parking needs

for studio and one bedroom apartments are less than those with two or more bedrooms, but the LMC parking standards do not differentiate between the parking required for a three bedroom unit and the parking required for a one bedroom unit.

There are 149 bedrooms in the 111 unit complex, which translates to 1.21 parking spaces for every bedroom in the residential development (181 parking spaces/141 bedrooms). Staff finds the parking provided is adequate to serve the demand generated from the apartments. If the project were reviewed under the City's Mixed Use Guidelines, which assign different parking levels for different bedroom counts, the residential parking provided would exceed the required amount.

Staff acknowledges the CDDSG and the LMC guidelines were not intended for mixed use developments. Regardless, the requested residential parking ratio does not meet the adopted standard for residential development. As a solution to this deficiency, City Council included a condition of approval requiring the applicant ensure the residential portion of the parking can achieve a 2 spaces per unit ratio between the hours of 8pm and 8am. The applicant has complied with this condition by including a note on the PUD which designates 41 of the retail spaces available for residential parking between 8pm and 8am. With this addition, staff finds the parking provided to be sufficient for the proposed development.

Height and Setback Variances

The maximum height permitted by the LMC for residential structures on the site is 35 feet. The residential structures on the property are between 38 and 42 feet tall with a cupola element on Buildings D and E extending to 48 feet tall. Staff finds it important to note the Commercial Development Design Standards and Guidelines permit 42 foot tall commercial structures with architectural projections up to 50 feet on the same property. The retail buildings along South Boulder Road and Centennial Drive do not meet the minimum setbacks required by the CDDSG. The CDDSG requires that commercial structures be setback 30 feet from South Boulder Road and 20 feet from Centennial Drive. Moving the structures closer to the street is more in keeping with a mixed use urban environment and helps with visibility for the retail buildings. The setback requirements are designed for a suburban, auto-oriented and single use environment. The proximity of the buildings to the street helps to create a pedestrian environment more representative of a neighborhood commercial environment.

PUD Assessment

Section 17.28.110 of the LMC permits waivers to established design standards and guidelines as part of the PUD process. Waivers or modifications to established design standards and guidelines can be approved if the spirit and intent of the development plan criteria are met and either:

1. The city council finds that the development plan contains areas allocated for usable open space in common park area in excess of public use dedication requirements; or,
2. That the modification or waiver is warranted by the design and amenities incorporated in the development plan, and the needs of residents for usable or

functional open space and buffer areas can be met.

As this is an infill redevelopment project on a platted parcel of land there is not a public use dedication requirement. The plaza area between buildings A and B, the park area north of the Centennial Drive Access, and the newly constructed sidewalks exceed what is required by the Municipal Code. The following is an analysis of the design and amenities incorporated in the development plan which, in staff's analysis, warrant the modifications and waivers.

Building Height, Bulk, and Mass

Design efforts have been made to move the building mass and height to the interior of the site. The buildings which front on South Boulder Road or Centennial Drive are one to two stories in height with the exception of Building towers C and E which are 40 feet tall adjacent to Centennial Drive. These buildings are buffered from the road by a landscaped drainage detention pond. The taller building heights have been moved to the interior of the site to respect the mass and form of the existing development adjacent to the property, and to present human scale buildings adjacent to public streets. Scaling the buildings down in this fashion enhances the pedestrian environment at the street level. The residential units have also been distributed between three separate and smaller structures (average floor plate 13,000 square feet) instead of one giant structure. This breaks up the massing of the residential portion of the development and provides buildings of a similar scale to those found in the surrounding neighborhood.

The proposed building heights exceeding existing standards will not block significant views from adjacent land owners. For context purposes only, staff points out that 55-foot heights were approved for Balfour Senior Housing on Hwy. 42 and Takoda Steel Ranch South on South Boulder Road. The applicant completed a shadow study to analyze how the proposed development would affect the surrounding properties which indicated minimal impacts as compared to the impacts from a 35 foot tall building located 10 feet from the northern property line.

Pedestrian Improvements on South Boulder Road and Centennial Drive

The applicant proposes to replace the existing four foot wide sidewalk on South Boulder Road with an eight foot wide multi-use path. This pathway will accommodate bicycle and pedestrian traffic adjacent to the site along South Boulder Road. Currently there are no bicycle facilities on South Boulder Road between Main Street and Garfield Avenue. The multi-use path will be detached and separated from the roadway by an eight foot wide tree lawn which will provide space for the existing mature deciduous trees to remain. The trees and tree lawn will provide shade and provide a buffer between traffic on South Boulder Road and the multi-use path. The applicant proposes to dedicate the land under the multi-use path to the City. A public plaza is proposed between Buildings A and B which will link the new multi-use path to the development. This space will function as a public gathering space with an access easement enabling the public to utilize the space.

The four foot wide sidewalk along Centennial Drive adjacent to the property will be replaced with a five foot sidewalk which will be detached and separated from the roadway by a landscaped tree lawn. The Centennial Drive sidewalk is an important

pedestrian thoroughfare for residents living in the neighborhoods to the north travelling to Old Town and the Louisville Middle School. On-street parallel parking will be introduced on Centennial Drive which will provide additional buffer between pedestrians and vehicular traffic.

Dedication of Right Turn ROW

The traffic study demonstrated the proposed development will not necessitate the need for any additional roadway or lane capacity. There is the potential that future development on the property to the west where the strip shopping center is currently located could require the need for a westbound right-turn deceleration lane on South Boulder Road. Although the proposed development did not require the addition of the turn lane, the applicant has agreed to dedicate to the City of Louisville the right-of-way necessary to construct the turn lane. If future conditions require the construction of the westbound right turn lane, the City will own the right-of-way required to construct it.

CONCLUSION/STAFF RECOMMENDATION

Staff recommends that Planning Commission recommend approval to the City Council of the Final Planned Unit Development, Final Plat, and Special Review Use (SRU) permit, with one condition;

The change panel sign shown on the western façade of the building be removed from the sign plan.

The recommendation is based on staff's findings that the project meets the criteria for approval of a Final Planned Unit Development, Final Plat, and Special Review Use.

PLANNING COMMISSION ACTION:

Resolution No. 11, Series 2013, recommends approval by the Planning Commission of a final planned unit development (PUD), final plat, and special review use (SRU) to permit the construction of three (3) buildings, one (1) of which will contain a total of 111 apartment units in three (3) separate towers over structured parking, and two (2) of which will contain 33,700 square feet of retail development, on tract one of the Louisville North, Filing 7 subdivision located at 707 E South Boulder Road with one condition;

The change panel sign shown on the western façade of the building be removed from the sign plan.

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. 11, Series 2013
- Attachment #2: Land Use Application and Plan Sets
- Attachment #3: Shadow Analysis
- Attachment #4: Public Comment Received

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 FOR A FINAL PLANNED UNIT DEVELOPMENT (PUD) PLAN, A FINAL PLAT AND A SPECIAL REVIEW USE (SRU) TO ALLOW FOR THE DEVELOPMENT OF VILLAGE SQUARE MIXED USE PROJECT, (FORMER SAFEWAY SITE) CONSISTING OF TWO (2) RETAIL BUILDINGS AND THREE (3) RESIDENTIAL BUILDINGS. PARKING IS PROVIDED BY A BELOW GRADE PARKING STRUCTURE AND SURFACE PARKING SPACES. A CENTRAL GATHERING PLAZA SPACE IS ALSO PROVIDED.

APPLICATION NAME: LOFTUS DEVELOPMENT, INC. (VILLAGE SQUARE MIXED USE)

LOCATION: 707 EAST SOUTH BOULDER ROAD: TRACT I, LOUISVILLE NORTH 7TH FILING, AT THE NORTHWEST CORNER OF SOUTH BOULDER ROAD AND CENTENNIAL DRIVE

CASE NUMBER: 13-012-FP/UR

DATE AND TIME: THURSDAY, JUNE 13, 2013 AT 6:30 PM

PLANNING COMMISSION

DATE AND TIME: TUESDAY, JULY 2, 2013 AT 7:00 PM

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, MAY 26, 2013

POSTED IN CITY HALL, PUBLIC LIBRARY, RECREATION CENTER AND THE COURTS AND POLICE BUILDING AND MAILED TO SURROUNDING PROPERTY OWNERS ON FRIDAY, MAY 24, 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. 13-011-FP/UR

APPLICANT INFORMATION

Firm: Loftus Developments, Inc
 Contact: Jim Loftus
 Address: 2595 Canyon Blvd. Ste. 200
Boulder, CO 80302
 Mailing Address: Same as Above
 Telephone: 303-938-1329
 Fax: 303-531-8431
 Email: jrl@loftusdevelopments.com

OWNER INFORMATION

Firm: TRACT ONE, LLC
 Contact: Jim Loftus
 Address: 2595 Canyon Blvd. Ste. 200
Boulder, CO 80302
 Mailing Address: Same as above
 Telephone: 303-938-1329
 Fax: 303-531-8431
 Email: jrl@loftusdevelopments.com

REPRESENTATIVE INFORMATION

Firm: The Mulhern Group, LTD
 Contact: Liz Petersen
 Address: 1730 Blake St., Ste 435
Denver, CO 80202
 Mailing Address: Same as above
 Telephone: 303-297-3334
 Fax: 303-292-2601
 Email: lpetersen@themulherngroup.com

PROPERTY INFORMATION

Common Address: 707 East So. Boulder RD
 Legal Description: Lot SEE ATTACHED
 Subdivision SEE ATTACHED
 Area: 222,156 +/- 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: _____
 A redevelopment of the former Safeway Supermarket building and associated site into a mixed use community consisting of 2 retail buildings about a pedestrian plaza and 3 residential buildings throughout the remainder of the site. Parking is provided in a parking garage, concealed by residential units. Surface parking spaces are provided to accommodate the retail.

Current zoning: CC Proposed zoning: PUD

SIGNATURES & DATE

Applicant: Jim Loftus, President
 Print: Loftus Developments, Inc.
Jim Loftus
 Owner: TRACT ONE, LLC
 Print: Jim Loftus, Manager
 Representative: The Mulhern Group, Ltd
 Print: Liz Petersen (architect)

CITY **RECEIVED**
 Fee paid: _____
 Check number: _____
 Date received: 2013

PLANNING

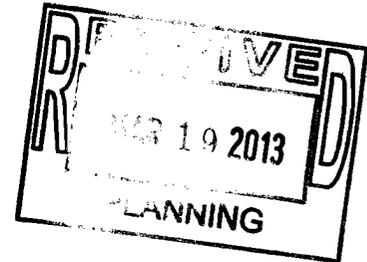
.THE MULHERN GROUP, LTD.

ARCHITECTURE • PLANNING • INTERIORS

March 18, 2013

City of Louisville
749 Main Street
Louisville, Colorado 80027

Attn: Mr. Gavin McMillan, AICP City Planner
Re: Final PUD submittal- written statement
Village Square Mixed Use project



Dear Mr McMillan:

Attached please find our **Final PUD and SRU submittal package** for redevelopment of the existing Safeway parcel located at the northwest corner of South Boulder Road and Centennial Drive. We have furthered the design of all buildings and advanced the site plan concepts we establishes in the Preliminary PUD process.

The **Alfalfa's, or Building A**, design builds on architectural elements established on their Boulder store, using a bowstring truss arch at the entry and timeless masonry materials and detailing. A large outdoor patio is located at the south edge of their building, adjacent to the plaza, to encourage outdoor dining and activate the street along South Boulder Road. The tower at the southeast corner of the building was further developed from sketches show at the preliminary PUD stage into a glass and metal structure which holds a two-story mural as a backdrop to the stairs linking the store to the Community Room in the mezzanine level. The loading dock is maintained on the west side and recycling area is located on the north side, hidden behind decorative panelized gates. The building colors and theming, seen in the graphic panels, also reinforces components of their Boulder location.

The **Retail Building B** is set up to be four-sided in its detailing, with a sloped roof and historic Victorian references to be in keeping with similar buildings in downtown Louisville. Decorative shed dormers and chimney elements help to break up the façade, and a covered portico with columns adds a rhythm and architectural interest to the building on all four sides. Bay windows and divided-lite fenestration is used to give the building a timeless character and be harmonious wit the residential neighborhoods to the south of the site. Outdoor dining is intended for both the east and west facades, maintaining a 12" zone for tables and circulation. The architecture is intended to be four-sided, where the rear of the building retains the same level of detail and architectural character as the front and sides.

The **Residential** component, labeled as **Buildings C-E**, have their own character between buildings yet maintain a common denominator in design character and general massing and details. All buildings have been refined to be better articulated in massing and form, breaking down larger facades and creating interest, all formed around the courtyard. Building C is intended to be the cornerstone of the complex, with a predominance of brick on the façade. Buildings D and E are meant to work together architecturally yet have some individual delineation. Window types are similar but vary in composition. Accent banding in the siding and trim detailing is similar but not identical. The pedestrian connection between Buildings D and E is meant to be secondary to the residential architecture and be a transparent bridge.

The courtyard formed from the C-shaped arrangement of the buildings is intended to be a gathering place and be private in character. The plaza at the south side of the overall project, between the Retail and Alfalfa's buildings, is to serve the general public, along with the enhanced landscaped areas along Centennial Drive.

I have listed below the written responses to the **checklist for Final PUD and SRU requirements.**

A. Land Use Application Form

Included in package submittal

B. Letter of request for exceptions to city zoning standards

The exceptions to city zoning standards were approved through the preliminary PUD and SRU process in November of 2012.

C. Proof of ownership- deed, legal description

Included in package submittal

D. Application Fee

Included in package submittal

E. List of property owners addresses within a 500' radius

As was done for the preliminary PUD and SRU process, we request that the City of Louisville notify the abutting and adjacent landowners of this Final PUD submittal package.

F. Above property owners on addressed envelopes

As per item above, this I requested to be performed by the City at the developer's expense.

G. Current title insurance commitment/policy within 6 months

Included in package submittal

H. Mineral interest notification

This item comes with the title work

I. Plan sheets:

1. Development plat

Property is being re-platted per document submitted, and indicates easements

2. Land/improvement survey

Included in package submittal

3. Utility Plan

Included in package submittal

4. Grading and drainage plan

Included in package submittal

5. Landscape plan

Included in package submittal

6. Architectural elevations

Included in package submittal

7. Photometric site lighting plan and fixture cut sheets

Included in package submittal

8. Floor plan delineating tenant space

Included in package submittal- of retail/commercial uses only

J. (3) Copies of required reports

Per our phone conversation, no fiscal or economic analysis reports are required, as those were submitted and approved under the Preliminary PUD process. For traffic report, Fox-Tuttle has submitted a revised Traffic Impact Study and supplemental letter stating that they will work with the City of Louisville to study the options for re-signaling the intersection of South Boulder Road and Centennial Drive. A Final Drainage Report and a Final Grading Report have been included in this package submittal.

K. Certified real estate appraisal

Deemed unnecessary for submittal per Troy Russ

L. Sign criteria and details

We have included a sheet in the drawing package which illustrates our request for an exception to the city of Louisville signage code, asking for an increase in signage for the Alfalfa's store.

M. Materials and color sample board

Included in package submittal

N. Written response to SRU criteria

Per our phone conversation, this item has been previously satisfied under our Preliminary PUD process.

Q. Any other documents

R. CD of all submitted documents

Plan drawings only submitted and copied onto a CD.

Other Final PUD requirements

▪ **Development Schedule and timing for construction**

As stated in the preliminary PUD process, it is our intent to move quickly and efficiently through the Final PUD process. We anticipate the following milestone items and associated dates for completion:

<i>Application deemed complete</i>	<i>May 31, 2013</i>
<i>Demolition of existing conditions</i>	<i>June, 2013</i>
<i>Initial site work</i>	<i>July, 2013</i>

<i>Shell construction- retail</i>	<i>July- November, 2013</i>
<i>Parking structure construction</i>	<i>July, 2013</i>
<i>Residential construction</i>	
<i>Complete Building C</i>	<i>June, 2014</i>
<i>Complete Building D</i>	<i>August, 2014</i>
<i>Complete Building E</i>	<i>September, 2014</i>

▪ **Copies of agreements, conveyances, and restrictions or covenants**

A condition of approval for the Preliminary PUD was to provide an updated and signed parking and access agreement for the adjacent shopping center with all affected parties at time of Final PUD submittal.

Jim Loftus is out of the country during this initial PUD submittal; hence we will include this signed agreement at the re-submittal stage. Please be assured, this document has been prepared and a draft has been submitted to the city of Louisville. Now that Jim is the owner of the property, it can be revised and signed.

Another condition of approval is a shared parking management program to ensure the residential portion of the parking will satisfy a 2 spaces per unit ratio between the hours of 8 PM and 8 AM. We will prepare a document at the re-submittal stage that illustrates the parking management plan; as stated above, we will not prepare and submit with out Mr. Loftus' presence.

*Sincerely,
Liz Petersen
Project Manager
The Mulhern Group, Ltd*

**RESOLUTION NO. 11
SERIES 2013**

A RESOLUTION RECOMMENDING APPROVAL OF A FINAL PLANNED UNIT DEVELOPMENT (PUD), FINAL PLAT, AND SPECIAL REVIEW USE (SRU) TO PERMIT THE CONSTRUCTION OF FIVE (3) BUILDINGS, ONE (1) OF WHICH WILL CONTAIN A TOTAL OF 111 APARTMENT UNITS IN THREE (3) SEPARATE TOWERS OVER STRUCTURED PARKING, AND TWO (2) OF WHICH WILL CONTAIN 33,700 SQUARE FEET OF RETAIL DEVELOPMENT, ON TRACT ONE OF THE LOUISVILLE NORTH, FILING 7 SUBDIVISION LOCATED AT 707 E SOUTH BOULDER ROAD.

WHEREAS, there has been submitted to the Louisville Planning Commission an application for approval of a final planned unit development (PUD), final plat, and special review use (SRU) to permit the construction of three (3) buildings, one (1) of which will contain a total of 111 apartment units in three (3) separate towers over structured parking, and two (2) of which will contain 33,700 square feet of retail development, on tract one of the Louisville North, Filing 7 subdivision located at 707 E South Boulder Road; and

WHEREAS, the City Staff has reviewed the information submitted and found it to comply with Louisville Municipal Code Sec. 17.28.170, and Sec. 17.40.100; and

WHEREAS, after a duly noticed public hearing on June 13, 2013, where evidence and testimony were entered into the record, including the findings in the Louisville Planning Commission Staff Report dated June 13, 2013, the Planning Commission finds the Final PUD Plan, Final plat, and SRU should be approved with the following condition;

The change panel sign shown on the western façade of the building be removed from the sign plan.

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 (PUD), final plat, and special review use (SRU) to permit the construction of three (3) buildings, one (1) of which will contain a total of 111 apartment units in three (3) separate towers over structured parking, and two (2) of which will contain 33,700 square feet of retail development, on tract one of the Louisville North, Filing 7 subdivision located at 707 E South Boulder Road with the following condition;

The change panel sign shown on the western façade of the building be removed from the sign plan.

PASSED AND ADOPTED this 13th day of June, 2013.

By: _____
Jeff Lipton, Chairman
Planning Commission

Attest: _____
Ann O'Connell, Secretary
Planning Commission

FINAL P.U.D.
PARCEL 1, TRACT 1: LOUISVILLE NORTH 7TH FILING,
A REPLAT OF TRACT C, LOUISVILLE NORTH FILING NO. 1,
COUNTY OF BOULDER, STATE OF COLORADO.



PROJECT DESCRIPTION

REDEVELOPMENT OF A FORMER 50,000 SQ. FT. HIGH SAFETY SUPERMARKET BUILDING AND ASSOCIATED SITE INTO A MIXED USE COMMUNITY CONTAINING 2 RETAIL BUILDINGS AND 1 RESIDENTIAL BUILDING ABOUT A PARKING COURT PARKING IS PROVIDED BY A BELOW GRADE PARKING GARAGE AND SURFACE PARKING SPACES. A CENTRAL PARKING AND PLAZA SPACE IS PROVIDED ADJACENT TO THE RETAIL BUILDINGS.

PUD SUMMARY

GENERAL (SHEET)	UNIT	BUILDING #	STORIES
COFFEE	1	1	2
RETAIL	1	1	2
RESIDENTIAL	1	1	3
TOTAL	3	3	5

MULTI-FAMILY OFFICES: SOUTH PROPERTY LINE: 8' 0" (SOUTH PROPERTY LINE); NORTH PROPERTY LINE: 3' 0" (WEST PROPERTY LINE); WEST PROPERTY LINE: 8' 0"

TOTAL SITE AREA: 0.00 ACRES / 43,000 SQ. FT.

BUILDING FOOTPRINT	AREA
BUILDING A	23,988 SQ. FT.
BUILDING B	11,200 SQ. FT.
BUILDING C	10,000 SQ. FT.
BUILDING D	11,200 SQ. FT.
TOTAL	56,388 SQ. FT.

TOTAL GROSS BUILDING AREA (WITH/OUT OFFICE)	AREA
BUILDING A	23,988 SQ. FT.
MIXED USE/COMMERCIAL	1,800 SQ. FT.
BUILDING B	11,200 SQ. FT.
BUILDING C	10,000 SQ. FT.
BUILDING D	11,200 SQ. FT.
TOTAL	58,188 SQ. FT.

FLOOR AREA RATIO (FAR): 1.36

MAXIMUM COVERAGE: 30% (50,000 SQ. FT. TOTAL AREA)

NUMBER OF UNITS PER BUILDING	BUILDING #	STORIES	TYPE
14	1	2	COFFEE
9	1	2	RETAIL
12	1	3	RESIDENTIAL
27	1	3	RESIDENTIAL
25	1	3	RESIDENTIAL
12	1	3	RESIDENTIAL
11	1	3	RESIDENTIAL

NOTE: A SPECIAL ACCESS PARKING AGREEMENT IS IN PLACE BETWEEN TRACT 1 AND TRACT 2 OF THE VILLAGE SQUARE DEVELOPMENT SEE SEPARATE AGREEMENT IN ADDITION TO THE LEVEL OF FURTHER SUBDIVISION OF TRACT 1 OR THE FORMATION OF A COMMON INTEREST COMMUNITY WITHIN TRACT 1, THERE SHALL BE A CROSS ACCESS PARKING AGREEMENT BETWEEN TRACT 1 AND TRACT 2 TO PROVIDE FOR SHARED ACCESS AND SHARED PARKING FOR THE FIRST BUILDING WITHIN TRACT 1 TO INSURE THAT TWO PARKING SPACES PER RESIDENTIAL UNIT ARE AVAILABLE BETWEEN 8:00 PM AND 8:00 AM TO BE OCCUPIED BY A RESIDENT RESIDING WITHIN TRACT 1. AGREEMENT TO A REDEVELOPMENT OF THIS VILLAGE SQUARE DEVELOPMENT SHALL NOT BE LIMITED BY ANY OTHER AGREEMENTS OR AGREEMENTS THAT MAY BE ENTERED INTO BY THE CITY OF BOULDER, COLORADO, OR A PUD AGREEMENT IN THE EVENT OF A REDEVELOPMENT OF TRACT 1 OR TRACT 2 OR THE CREATION OF A CONDOMINIUM INTEREST, OR OTHER DIVISION OF INTEREST.



3-DIMENSIONAL MASSING STUDY

OWNERSHIP SIGNATURE BLOCK

By signing this PUD, the owner guarantees that he/she is the owner of the land and that the PUD is in compliance with all applicable laws and regulations.

Other Name and Signature: _____
 My Commission Expires: _____

PLANNING COMMISSION CERTIFICATE

Approved this _____ day of _____, 2012, by the Planning Commission of the City of Louisville, Colorado. Resolution No. _____

CITY COUNCIL CERTIFICATE

Approved this _____ day of _____, 2012, by the City Council of the City of Louisville, Colorado. Resolution No. _____

Mayor Signature: _____ (City Seal)
 City Clerk Signature: _____

CLERK AND RECORDER CERTIFICATE

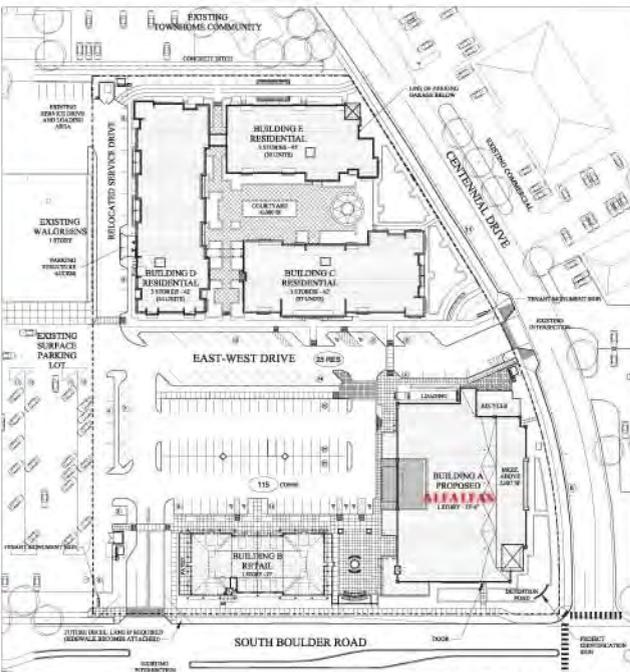
I hereby certify that the instrument was filed in my office of _____ County, Colorado, on this _____ day of _____, 2012, and is a correct and true copy of the original as recorded in my office.

Count and Recorder: _____ Deputy

SHEET INDEX

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A1.2	FLOOR PLAN BUILDING "A" & "B"
A1.3	FLOOR PLANS "C", "D" & "E"
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A2.2	BUILDING ELEVATIONS "B"
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A2.4	BUILDING ELEVATIONS COURTYARD
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A3.10	ALTA/ASSEM LAND TITLE SURVEY
A3.11	ALTA/ASSEM LAND TITLE SURVEY

NOTE: 1. SCALE DIMENSIONS ON BUILDING "A" THROUGH "E" WILL NOT EXCEED SCALE LIMITATIONS AND WILL BE INCREASING FROM PUBLIC VARIANCE PERMITS.
 2. OUTDOOR SEATING FOR BOTH BUILDINGS "A" AND "B" IS PERMITTED BY THIS FINAL PUD IN THE AREAS HEREBY.



OVERALL PLAN

THE MULHERN GROUP, LTD.
 ARCHITECTURE-PLANNING-INTERIORS

1730 BLAKE STREET SUITE 430
 DENVER, COLORADO 80202
 303.297.2434 FAX 303.297.2611

DRAWINGS REPRESENT DESIGN INTENT AND ARE PRELIMINARY IN NATURE. ADJUSTMENTS MAY BE NECESSARY DURING THE FINAL REVIEW PROCESS.

Village Square Mixed-Use Redevelopment Project
 707 SOUTH BOULDER ROAD
 LOUISVILLE, COLORADO 80027

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DATE	REVISION
8/23/2012	FINAL SUBMITTAL
7/20/2012	ISSUE SUBMITTAL
11/29/2011	C.C. REVISION
05/16/2011	FINAL PUD SUBMITTAL
04/24/2011	FINAL PUD REVISION
06/06/2010	ISSUE SUBMITTAL

PROJECT NUMBER: 1007
 DRAWN BY: _____
 CHECKED BY: _____
 DESIGNATION: _____
 COVER SHEET #

GENERAL INFORMATION
A0.1

FINAL P.U.D.

PARCEL 1, TRACT 1: LOUISVILLE NORTH 7TH FILING,
A REPLAT OF TRACT C, LOUISVILLE NORTH FILING NO. 1,
COUNTY OF BOULDER, STATE OF COLORADO.

LEGEND:

- SITE LIGHT RE-3(A) 3.1
- BICYCLE RACK - 2 BIKES PER RACK

THE MULHERN GROUP, LTD.
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1730 BLAKE STREET SUITE 435
DENVER COLORADO 80202
303 297 3254 FAX 303 288 2811

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DURING THE FINAL
REVIEW PROCESS.

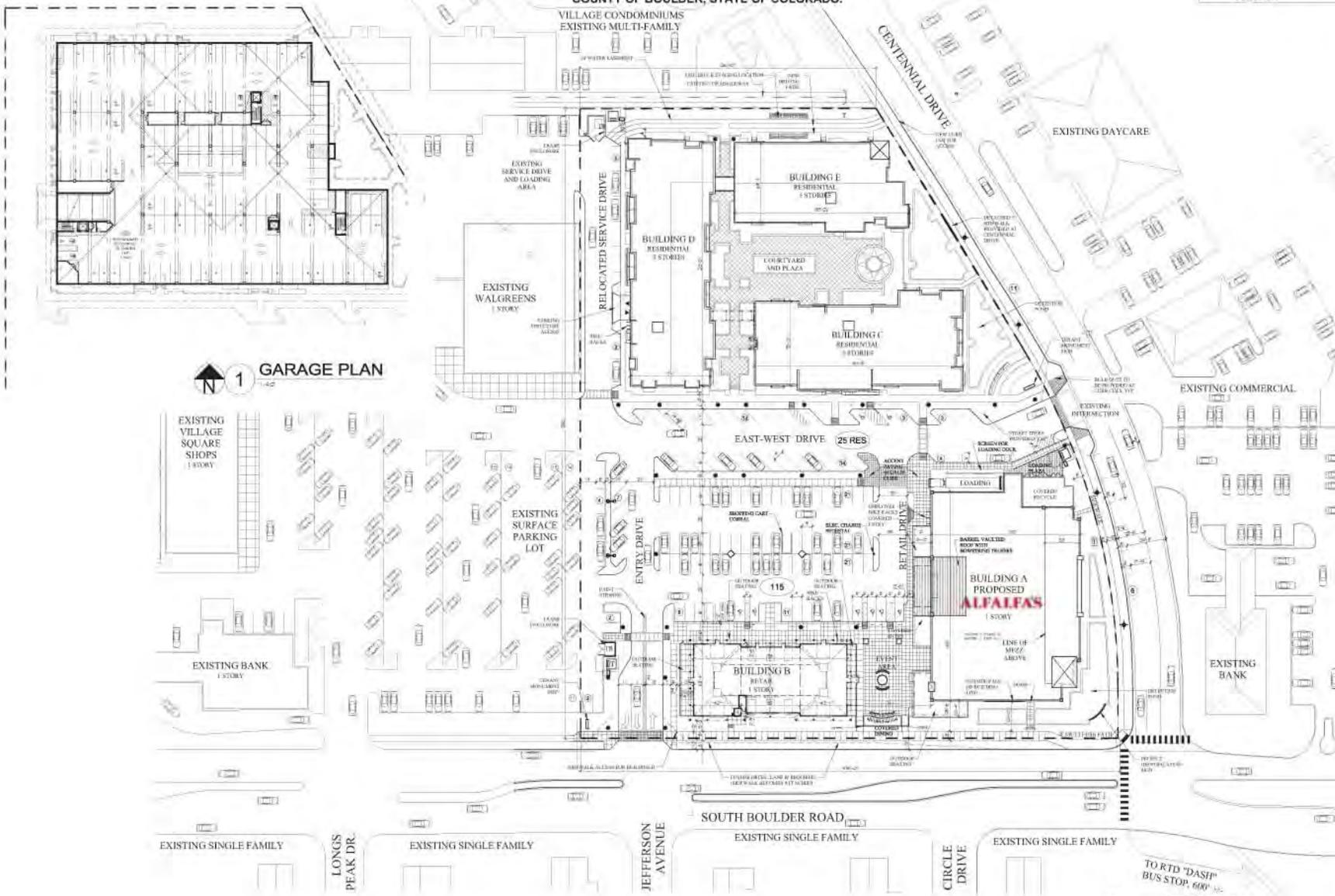
**Village Square Mixed-Use
Redevelopment Project**
707 SOUTH BOULDER ROAD
LOUISVILLE, COLORADO 80027

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#	DATE	REVISION
1	02/10/2018	FIRST SUBMITTAL
2	02/12/2018	SECOND SUBMITTAL
3	07/01/2018	CC REVIEW
4	08/01/2018	FINAL PUD SUBMITTAL
5	08/24/2018	FINAL PUD REVIEW
6	08/28/2018	FINAL PUD SUBMITTAL

PROJECT NUMBER: 2017
DRAWN BY:
CHECKED BY:
DESCRIPTION:
SITE PLAN

A1.1



1 GARAGE PLAN



1 SITE PLAN

EXISTING SINGLE FAMILY
LONGS PEAK DR.
EXISTING SINGLE FAMILY
JEFFERSON AVENUE
EXISTING SINGLE FAMILY
SOUTH BOULDER ROAD
EXISTING SINGLE FAMILY
CIRCLE DRIVE
EXISTING SINGLE FAMILY

TO RTD "DASH"
BUS STOP, 600'

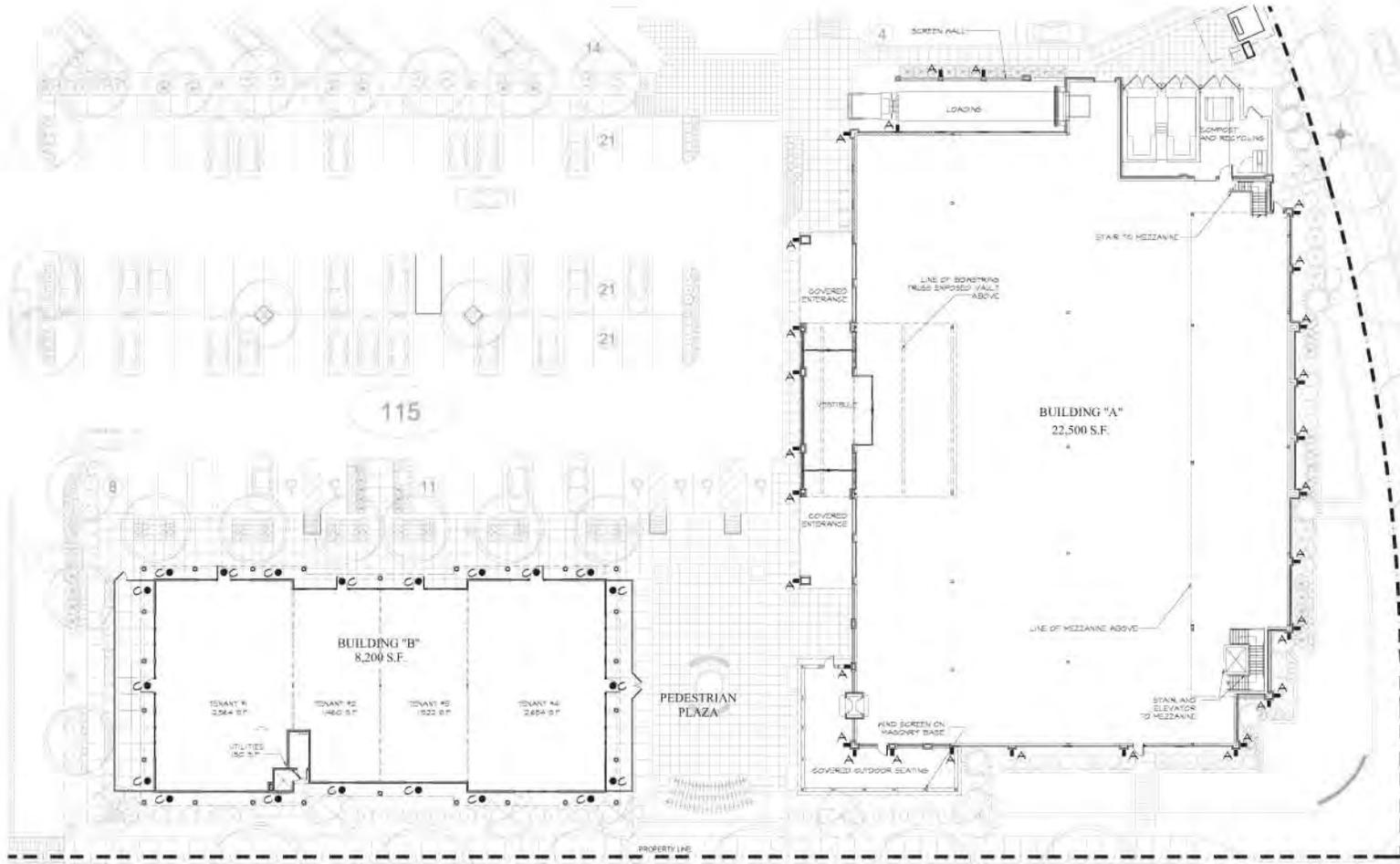
FINAL P.U.D.
PARCEL 1, TRACT 1: LOUISVILLE NORTH 7TH FILING,
A REPLAT OF TRACT C, LOUISVILLE NORTH FILING NO. 1,
COUNTY OF BOULDER, STATE OF COLORADO.

THE MULHERN GROUP, LTD.
 ARCHITECTURE-PLANNING-INTERIORS

1730 BLAKE STREET SUITE 435
 DENVER COLORADO 80202
 303 297 3254 FAX 303 292 2601

DRAWINGS REPRESENT
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 DURING THE FINAL
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**Village Square Mixed-Use
 Redevelopment Project**
 707 SOUTH BOULDER ROAD
 LOUISVILLE, COLORADO 80027



LIGHT FIXTURE KEY*

■	FIXTURE TYPE 'A'	WALL MOUNTED
■	FIXTURE TYPE 'B'	WALL MOUNTED
■	FIXTURE TYPE 'C'	RECESSED CAN
■	FIXTURE TYPE 'D'	WALL MOUNTED

*SEE ATTACHED LIGHT FIXTURE GP SHEETS

1 FLOOR PLAN AND LIGHTING PLAN

The information contained in this drawing is intended for use only on the project, location and jurisdiction or use in other projects is not permitted. The Mulhern Group, Ltd. reserves the right to alter the information contained herein, without notice, at any time. The subject of this drawing is not intended to be used as a basis for design or construction. The subject of this drawing is not intended to be used as a basis for design or construction. The subject of this drawing is not intended to be used as a basis for design or construction.

#	DATE	REVISION
1	5/25/2012	FIRST SUBMITTAL
2	6/12/2012	SECOND SUBMITTAL
3	11/01/2012	GC REVISION
4	05/10/2013	FINAL RFD SUBMITTAL
5	04/24/2015	FINAL RFD REVISED
6	06/08/2015	FINAL SUBMITTAL

PROJECT NUMBER: 10017
 DRAWN BY:
 CHECKED BY:
 DESCRIPTION: FLOOR PLAN BUILDING 'A' & 'B'

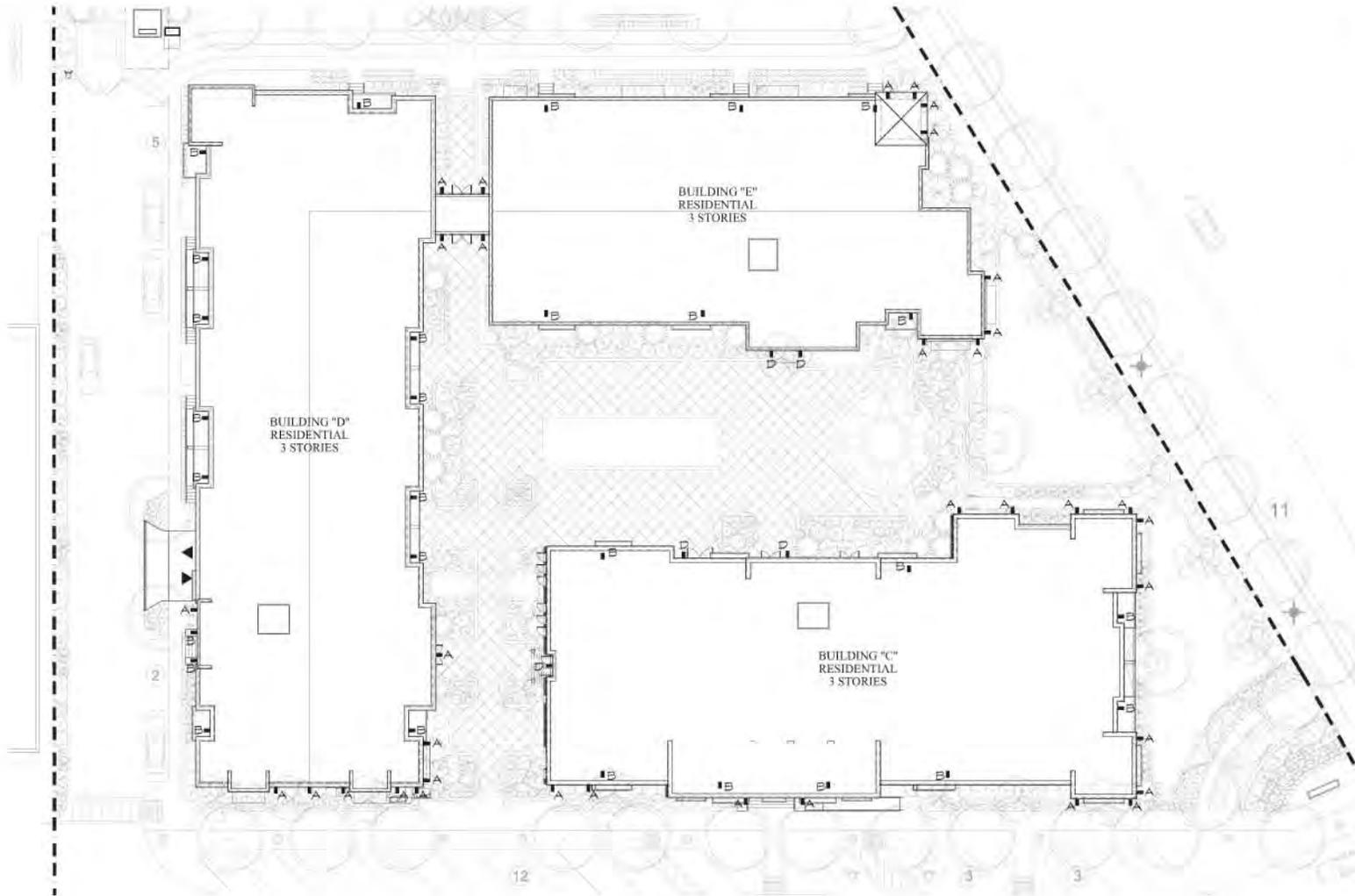
FINAL P.U.D.
PARCEL 1, TRACT 1: LOUISVILLE NORTH 7TH FILING,
A REPLAT OF TRACT C, LOUISVILLE NORTH FILING NO. 1,
COUNTY OF BOULDER, STATE OF COLORADO.

THE MULHERN GROUP, LTD.
 ARCHITECTURE-PLANNING-INTERIORS

1730 BLAKE STREET SUITE 435
 DENVER COLORADO 80202
 303 297 3254 FAX 303 292 2601

DRAWINGS REPRESENT
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**Village Square Mixed-Use
 Redevelopment Project**
 707 SOUTH BOULDER ROAD
 LOUISVILLE, COLORADO 80027



LIGHT FIXTURE KEY

●	FIXTURE TYPE 'A'	WALL MOUNTED
■	FIXTURE TYPE 'B'	WALL MOUNTED
○	FIXTURE TYPE 'C'	RECESSED CAN
□	FIXTURE TYPE 'D'	WALL MOUNTED

*SEE ATTACHED LIGHT FIXTURE GWT SHEETS



1 FLOOR PLAN AND LIGHTING PLAN
 10'-0" = 1'-0"

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#	DATE	REVISION
1	5/25/2012	FIRST SUBMITTAL
2	10/12/2012	SECOND SUBMITTAL
3	11/01/2012	CC REVISION
4	05/10/2013	FINAL RFD SUBMITTAL
5	04/24/2013	FINAL RFD REVISION
6	06/06/2013	FINAL SUBMITTAL

PROJECT NUMBER: 1017
 DRAWN BY:
 CHECKED BY:
 DESCRIPTION: FLOOR PLAN
 BUILDINGS 'A' & 'B'

A1.3

FINAL P.U.D.
PARCEL 1, TRACT 1: LOUISVILLE NORTH 7TH FILING,
A REPLAT OF TRACT C, LOUISVILLE NORTH FILING NO. 1,
COUNTY OF BOULDER, STATE OF COLORADO.



1 NORTH ELEVATION
 118' x 110'



2 SOUTH ELEVATION
 118' x 110'



3 EAST ELEVATION
 118' x 110'



4 WEST ELEVATION
 118' x 110'

MATERIALS KEYNOTES

- 1 BRICK MASONRY
- 2 MASONRY BASE W/ CAP
- 3 STUCCO ON EIFS (PTD.)
- 4 GLASS STOREFRONT
- 5 DECORATIVE LIGHTING
- 6 METAL CANOPY
- 7 METAL COVERING
- 8 MASONRY SCREEN WALL W/ CLEAR WIND SCREEN
- 9 MASONRY CHIMNEY
- 10 DECORATIVE MASONRY PANELS - FINAL PATTERN TBD
- 11 DECORATIVE METAL PANELS - FINAL PATTERN TBD
- 12 STEEL CHANNEL (PTD.)
- 13 METAL ROOF
- 14 DECORATIVE WEATHER VANE
- 15 METAL GAF
- 16 BUILDING GRAPHICS PANEL
- 17 METAL BOOMTRUSS TRUSS
- 18 STOREFRONT
- 19 MASONRY BASE AND GLASS VESTIBULE
- 20 PENETRATION
- 21 STUCCO HEADER AND SILL
- 22 STUCCO GAF AND TRIM
- 23 DECORATIVE METAL PANEL TO SCREEN LOADING - PATTERN TBD
- 24 WOOD SIDING (PTD.)
- 25 WOOD WRAPPED COLUMN (PTD.)
- 26 RUSTICATED ASPHALT SHINGLE ROOF
- 27 DORMERS W/ METAL ROOF
- 28 GLAD ANOVAS
- 29 DECORATIVE BRICK ELEMENT AS CHIMNEY W/ WOOD RAIL
- 30 WOOD TRIM
- 31 METAL BALCONY RAIL
- 32 STUCCO/SYNTHETIC ARCHITECTURAL TRIM
- 33 WOOD CANOPY W/ HEAVY-TIMBER BRACKETS

GENERAL NOTE
 (A) SOLAR PANELS ON BUILDING A, IF INSTALLED, WILL NOT EXCEED HEIGHT LIMITATIONS AND WILL BE SCREENED FROM PUBLIC VANTAGE POINTS.

THE MULHERN GROUP, LTD.
 ARCHITECTURE-PLANNING-INTERIORS

1730 BLAKE STREET SUITE 435
 DENVER COLORADO 80202
 303.297.2534 FAX 303.292.2601

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Village Square Mixed-Use Redevelopment Project
 707 SOUTH BOULDER ROAD
 LOUISVILLE, COLORADO 80027

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#	DATE	REVISION
1	5/25/2022	FIRST SUBMITTAL
2	6/10/2022	SECOND SUBMITTAL
3	11/01/2022	GC REVISION
4	05/02/2023	FINAL RFD SUBMITTAL
5	04/24/2023	FINAL RFD REVISED
6	06/08/2023	GC SUBMITTAL

PROJECT NUMBER: 20217
 DRAWN BY:
 CHECKED BY:
 DESCRIPTION: ELEVATIONS BUILDING A

FINAL P.U.D.
PARCEL 1, TRACT 1: LOUISVILLE NORTH 7TH FILING,
A REPLAT OF TRACT C, LOUISVILLE NORTH FILING NO. 1,
COUNTY OF BOULDER, STATE OF COLORADO.



1 EAST & WEST ELEVATION
(Viewing)



2 NORTH ELEVATION
(Viewing)



3 SOUTH ELEVATION
(Viewing)

MATERIALS KEYNOTES

- 1 BRICK MASONRY
- 2 MASONRY BASE W/ CAP
- 3 STUCCO OR EIFS (PTD)
- 4 GABLE END FRONT
- 5 DECORATIVE LIGHTING
- 6 METAL SIDING
- 7 METAL COVERING
- 8 MASONRY SCREEN WALL W/ CLEAR AND SCREEN
- 9 MASONRY SHIMLEY
- 10 DECORATIVE MASONRY PANELS - FINAL PATTERN TIED
- 11 DECORATIVE METAL PANELS - FINAL PATTERN TIED
- 12 STEEL CHIMNEY (PTD)
- 13 METAL ROOF
- 14 DECORATIVE LEATHER VANE
- 15 METAL CAP
- 16 BUILDING GRAPHICS PANEL
- 17 METAL STRUTTING TRUSS
- 18 END FRONT
- 19 MASONRY BASE AND GLASS VESTIBULE
- 20 PENETRATION
- 21 STUCCO HEADER AND SILL
- 22 STUCCO CAP AND TRIM
- 23 DECORATIVE METAL PANEL TO SCREEN LOADINGS - PATTERN TIED
- 24 WOOD SIDING (PTD)
- 25 WOOD WRAPPED COLUMN (PTD)
- 26 RUSTICATED ASPHALT SHINGLE ROOF
- 27 DORMERS W/ METAL ROOF
- 28 CLAD WINDOWS
- 29 DECORATIVE BRICK ELEMENT AS CHIMNEY W/ WOOD RAIL
- 30 WOOD TRIM
- 31 METAL BALCONY RAIL
- 32 STUCCO SYNTHETIC ARCHITECTURAL TRIM
- 33 WOOD CANOPY W/ HEAVY TIMBER BRACKETS

GENERAL NOTE:

(A) SOLAR PANELS ON BUILDING A IF INSTALLED WILL NOT EXCEED HEIGHT LIMITATIONS AND WILL BE SCREENED FROM PUBLIC VANTAGE POINTS.

THE MULHERN GROUP, LTD.
 ARCHITECTURE | PLANNING | INTERIORS

1781 BLAKE STREET SUITE 429
 FORTWORTH, COLORADO 80221
 303.297.3334 FAX 303.292.3501

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**Village Square Mixed-Use
 Redevelopment Project**

707 SOUTH BOULDER ROAD
 LOUISVILLE, COLORADO 80027

The engineer certifies that these drawings were prepared for use only in the project and jurisdiction indicated on the title block and are not to be used for any other purpose without the written consent of the engineer. The engineer shall not be held responsible for any errors or omissions in these drawings or for any consequences arising therefrom. The engineer shall not be held responsible for any consequences arising from the use of these drawings for any purpose other than that for which they were prepared. The Mulhern Group, Ltd. is not responsible for any consequences arising from the use of these drawings for any purpose other than that for which they were prepared. The Mulhern Group, Ltd. is not responsible for any consequences arising from the use of these drawings for any purpose other than that for which they were prepared.

DATE	REVISION
5/23/2017	FIRST SUBMITTAL
07/10/2017	SECOND SUBMITTAL
10/20/2017	3-D REV. (SIC)
02/15/2018	FINAL REV. SUBMITTAL
04/24/2018	FINAL REV. REVISED
06/16/2018	3-D SUBMITTAL

PROJECT NUMBER: 1017
 DRAWN BY:
 CHECKED BY:
 DESIGNED BY:

ELEVATIONS
 COMMERCIAL-BLDG B

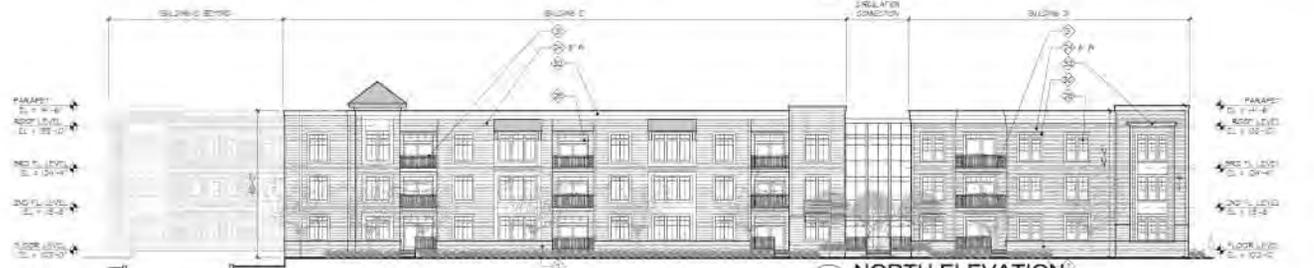
FINAL P.U.D.
PARCEL 1, TRACT 1: LOUISVILLE NORTH 7TH FILING,
A REPLAT OF TRACT C, LOUISVILLE NORTH FILING NO. 1,
COUNTY OF BOULDER, STATE OF COLORADO.



1 EAST ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"

- MATERIALS KEYNOTES**
- ① BRICK MASONRY
 - ② MASONRY BASE W/ CAP
 - ③ STUCCO OR EPS (PTD)
 - ④ GLASS SKYBRIDGE
 - ⑤ DECORATIVE LIGHTING
 - ⑥ METAL LANTERN
 - ⑦ METAL COVERING
 - ⑧ MASONRY SCREEN WALL W/ CLEAR WIND SCREEN
 - ⑨ MASONRY GRILLE
 - ⑩ DECORATIVE MASONRY PANELS - FINAL PATTERN TBD
 - ⑪ DECORATIVE METAL PANELS - FINAL PATTERN TBD
 - ⑫ STEEL CHANNEL (PTD)
 - ⑬ METAL ROOF
 - ⑭ DECORATIVE METAL-RE VANE
 - ⑮ METAL CAP
 - ⑯ BUILDING GRAPHICS PANEL
 - ⑰ METAL BOASTING TRUSS
 - ⑱ STOREFRONT
 - ⑲ MASONRY BRICK AND GLASS VERTICAL PENETRATION
 - ⑳ STUCCO HEADER AND SILL
 - ㉑ STUCCO CAP AND TRIM
 - ㉒ DECORATIVE METAL PANEL TO SCREEN LOADING - PATTERN TBD
 - ㉓ WOOD SIDING (PTD)
 - ㉔ WOOD WRAPPED COLUMNS (PTD)
 - ㉕ RUSTICATED ASPHALT SHINGLE ROOF
 - ㉖ BORDERS W/ METAL ROOF
 - ㉗ GLAZ WINDOWS
 - ㉘ DECORATIVE BRICK ELEMENT AS GRILLE W/ WOOD RAIL
 - ㉙ WOOD TRIM
 - ㉚ METAL BALCONY RAIL
 - ㉛ STUCCO/SYNTHETIC ARCHITECTURAL TRIM
 - ㉜ WOOD CANOPY W/ HEAVY-TIMBER BRACKETS

GENERAL NOTE:
 (A) SOLAR PANELS ON BUILDING A, IF INSTALLED, WILL NOT EXCEED HEIGHT LIMITATIONS AND WILL BE SCREENED FROM PUBLIC VANTAGE POINTS

THE MULHERN GROUP, LTD.
 ARCHITECTURE-PLANNING-INTERIORS

1700 BLAKE STREET SUITE 400
 DENVER, COLORADO 80202
 303.297.5534 FAX 303.292.2801

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Village Square Mixed-Use Redevelopment Project
 707 SOUTH BOULDER ROAD
 LOUISVILLE, COLORADO 80027

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#	DATE	REVISION
1	01/20/2018	FIRST SUBMITTAL
2	01/20/2018	SECOND SUBMITTAL
3	11/04/2018	GC REVISION
4	02/04/2019	FINAL P.U.D. SUBMITTAL
5	04/24/2019	FINAL P.U.D. REVISED
6	06/06/2019	GC SUBMITTAL

PROJECT NUMBER: 0007
 DRAWN BY:
 CHECKED BY:
 DESCRIPTION:
 ELEVATIONS
 RESIDENTIAL-BLDG6

A2.3

FINAL P.U.D.
PARCEL 1, TRACT 1: LOUISVILLE NORTH 7TH FILING,
A REPLAT OF TRACT C, LOUISVILLE NORTH FILING NO. 1,
COUNTY OF BOULDER, STATE OF COLORADO.

GENERAL KEYNOTES

- 1 BRICK MASONRY
- 2 MASONRY BASE W/ CAP
- 3 STUCCO DRUMPS (PTD.)
- 4 BUZZE STONE/ROOF
- 5 DECORATIVE LIGHTING
- 6 METAL CANOPY
- 7 METAL COVERING
- 8 MASONRY SCREEN WALL W/ CLEAR AND SCREEN
- 9 MASONRY CHIMNEY
- 10 DECORATIVE MASONRY PANELS - FINAL PATTERN TBD
- 11 DECORATIVE METAL PANELS - FINAL PATTERN TBD
- 12 STEEL CHANNEL (PTD.)
- 13 METAL ROOF
- 14 DECORATIVE WEATHER VANE
- 15 METAL CAP
- 16 BUILDING GRAPHICS PANEL
- 17 METAL BOASTING TRUSS
- 18 STONEFRONT
- 19 MASONRY BASE AND GLASS VERTICAL
- 20 PENETRATION
- 21 STUCCO HEADER AND SILL
- 22 STUCCO DAM AND TRIM
- 23 DECORATIVE METAL PANEL TO SCREEN LOADING - PATTERN TBD
- 24 ADD BLINDS (PTD.)
- 25 WOOD-WRAPPED COLUMNS (PTD.)
- 26 RUSTICATED ASPHALT SHINGLE ROOF
- 27 CORNERS W/ METAL ROOF
- 28 CLAD WINDOWS
- 29 DECORATIVE BRICK ELEMENT AS CHIMNEY W/ WOOD RAIL
- 30 ADD TRIM
- 31 METAL BALCONY RAIL
- 32 STUCCO SYNTHETIC ARCH TEXTURAL TRIM
- 33 ADD CANOPY W/ HEAVY-TIMBER BRACKETS

THE MULHEARN GROUP, LTD.
 ARCHITECTURE, PLANNING, INTERIORS

1730 9th STREET SUITE 433
 DENVER COLORADO 80202
 303.297.3334 FAX 303.282.8811

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Village Square Mixed-Use Redevelopment Project
 707 SOUTH BOULDER ROAD
 LOUISVILLE, COLORADO 80027

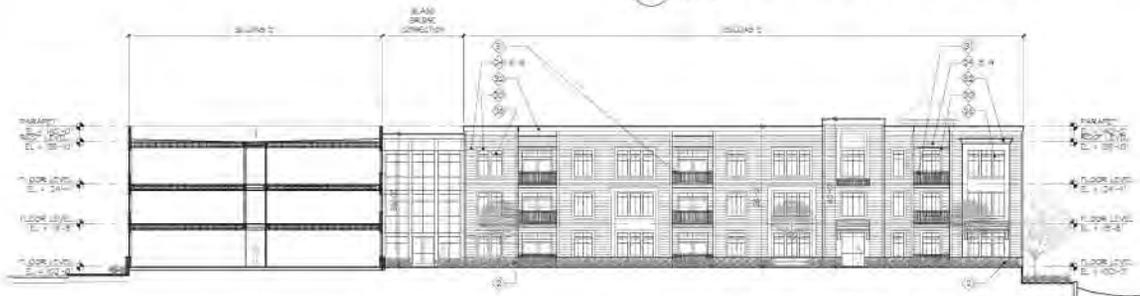
GENERAL NOTE
 #1 SOLAR PANELS ON BUILDING IF INSTALLED WILL NOT EXCEED HEIGHT LIMITATIONS AND WILL BE SCREENED FROM PUBLIC VANTAGE POINTS.



1 EAST COURTYARD ELEVATION
 1/6"=1'-0"



2 NORTH COURTYARD ELEVATION
 1/6"=1'-0"



3 SOUTH COURTYARD ELEVATION
 1/6"=1'-0"

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#	DATE	REVISION
1	5/23/2013	FIRST SUBMITTAL
2	10/12/2013	SECOND SUBMITTAL
3	1/10/2014	3-D REVISED
4	05/10/2014	FINAL RFD SUBMITTAL
5	06/24/2014	FINAL RFD REVISED
6	08/06/2014	IFC SUBMITTAL

PROJECT NUMBER: 10017
 DRAWN BY:
 CHECKED BY:
 DESCRIPTION:
 COURTYARD ELEVATIONS
 RESIDENTIAL BLDGS

FINAL P.U.D.
PARCEL 1, TRACT 1: LOUISVILLE NORTH 7TH FILING,
A REPLAT OF TRACT C, LOUISVILLE NORTH FILING NO. 1,
COUNTY OF BOULDER, STATE OF COLORADO.



2 NORTH ELEVATION
(1/8" = 1'-0")



3 SOUTH ELEVATION
(1/8" = 1'-0")



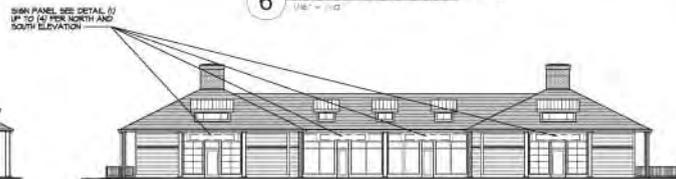
4 EAST ELEVATION
(1/8" = 1'-0")



5 WEST ELEVATION
(1/8" = 1'-0")



6 SOUTH ELEVATION
(1/8" = 1'-0")



7 NORTH ELEVATION
(1/8" = 1'-0")



8 EAST/WEST ELEVATION
(1/8" = 1'-0")

VILLAGE SQUARE SIGN CRITERIA

Exceptions to CDDSG Standards listed below:

Altafa's Building "A":

- *Total square footage of sign allowed: 505 square feet
- *Letter/character height: 4' high maximum
- *Private banner signs: Permitted for a total of 60 days per year in the locations shown on the elevations. Longer periods of time may be approved by the City for City sponsored events.

*Wall signs in locations shown on elevations.

Retail Building "B":

- *Signage is placed on hanging sign panel, typical panel is 2'-0" high x 14'-0" wide, hanging from metal rod.
- *Letter/character height: 18" high with 12" border on each end.
- *Project identification monument and marquee signs all follow CDDSG requirements and standards and will be located as shown on the site plan.
- *Lighting and illumination of all signs will follow the requirements of the CDDSG.

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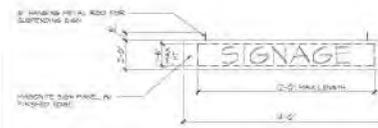
1700 BLAKE STREET SUITE 435
 DENVER, COLORADO 80202
 303.297.2524 FAX 303.292.2601

DRAWINGS REPRESENT
 DESIGN INTENT
 AND ARE PRELIMINARY
 IN NATURE. ADJUSTMENTS
 MAY BE NECESSARY
 DURING THE FINAL
 REVIEW PROCESS.

**Village Square Mixed-Use
 Redevelopment Project**
 707 SOUTH BOULDER ROAD
 LOUISVILLE, COLORADO 80027

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#	DATE	REVISION
1	8/23/2012	FINAL SUBMITTAL
2	10/2/2012	SECOND SUBMITTAL
3	11/2/2012	C.C. REVISION
4	02/15/2013	FINAL P.D. SUBMITTAL
5	04/24/2013	FINAL P.D. REVISION
6	06/06/2013	P.D. SUBMITTAL



1 SIGNAGE PANEL TYP.
(1/4" = 1'-0") NORTH & SOUTH ELEV.

PROJECT NUMBER: 1007
 DRAWN BY:
 CHECKED BY:
 DESCRIPTION:

SIGNAGE CRITERIA
 AND ELEVATIONS
A2.5

FINAL P.U.D.
 PARCEL 1, TRACT 1: LOUISVILLE NORTH 7TH FILING,
 A REPLAT OF TRACT C, LOUISVILLE NORTH FILING NO. 1,
 COUNTY OF BOULDER, STATE OF COLORADO.

THE MULHERN GROUP, LTD.
 ARCHITECTURE-PLANNING-INTERIORS

1720 BLAKE STREET SUITE 435
 DENVER COLORADO 80202
 303.297.3554 FAX 303.292.2811

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**Village Square Mixed-Use
 Redevelopment Project**
 707 SOUTH BOULDER ROAD
 LOUISVILLE, COLORADO 80027

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#	DATE	REVISION
1	8/25/2012	FIRST SUBMITTAL
2	10/12/2012	SECOND SUBMITTAL
3	11/04/2012	C.C. REVISION
4	03/18/2013	FINAL PUD SUBMITTAL
5	04/24/2013	FINAL PUD REVISION
6	06/06/2013	FINAL SUBMITTAL

PROJECT NUMBER: 12011
 DRAWN BY:
 CHECKED BY:
 DESCRIPTION:

SHADOW
 ANALYSIS

A3.1



SHADOW ANALYSIS, DECEMBER 21st 2:00PM
 APPROX. SCALE: 1"=50'

FINAL P.U.D.

PARCEL 1, TRACT 1: LOUISVILLE NORTH 7TH FILING,
A REPLAT OF TRACT C, LOUISVILLE NORTH FILING NO. 1,
COUNTY OF BOULDER, STATE OF COLORADO.

LEGEND

- PROPOSED MANHOLE
- EXISTING MANHOLE
- ▭ AREA DRAIN
- ▭ COMBINATION INLET
- ▭ TYPE K INLET
- ▭ TYPE 13/16 INLET
- ▭ FLAMED END SECTION
- ▭ B/S/S/P
- ▭ WATER METER
- ▭ FIRE HYDRANT
- ▭ STORM DRAIN
- ▭ ROOF DRAIN
- ▭ SANITARY SEWER
- ▭ WATER
- ▭ IRRIGATION
- ▭ TELEPHONE
- ▭ ELECTRIC
- ▭ UNDERGROUND ELECTRIC
- ▭ GAS
- ▭ CABLE TV
- ▭ FIBER OPTIC
- ▭ FLOW LINE
- ▭ FENCE
- ▭ DEAD SUBSURFACE FEATURE
- ▭ ABANDON UTILITY
- ▭ DEAD SURFACE FEATURE
- ▭ PROPERTY LINE / ROW
- ▭ EASEMENT LINE
- ▭ PROPOSED BUILDING
- ▭ EXIST BUILDING
- ▭ BUILDING ACCESS
- ▭ ROOF DRAIN IDENTIFICATION
- ▭ SEEDMAK
- ▭ CONCRETE PAVING
- ▭ ASPHALT PAVING
- ▭ CURB & GUTTER
- ▭ GUTTER PAN
- ▭ SLOTTED/CATCH CURB TRIMSTONE
- ▭ PROPOSED INDEX CONTOUR
- ▭ EXIST INDEX CONTOUR
- ▭ EXIST INTERMEDIATE CONTOUR

NOTES:

1. ALL NEW STORM SEWERS ON PRIVATE PROPERTY AND CONNECTIONS TO PUBLIC STORM MAINS SHALL BE PRIVATELY OWNED AND MAINTAINED.

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#	DATE	REVISION
1	8/23/2012	FIRST SUBMITTAL
2	10/12/2012	2ND SUBMITTAL
3	11/04/2012	C.G. REVISION
4	05/08/2015	FINAL PUD SUBMITTAL
5	04/24/2015	FINAL PUD REVISED
6	06/06/2015	P.C. SUBMITTAL

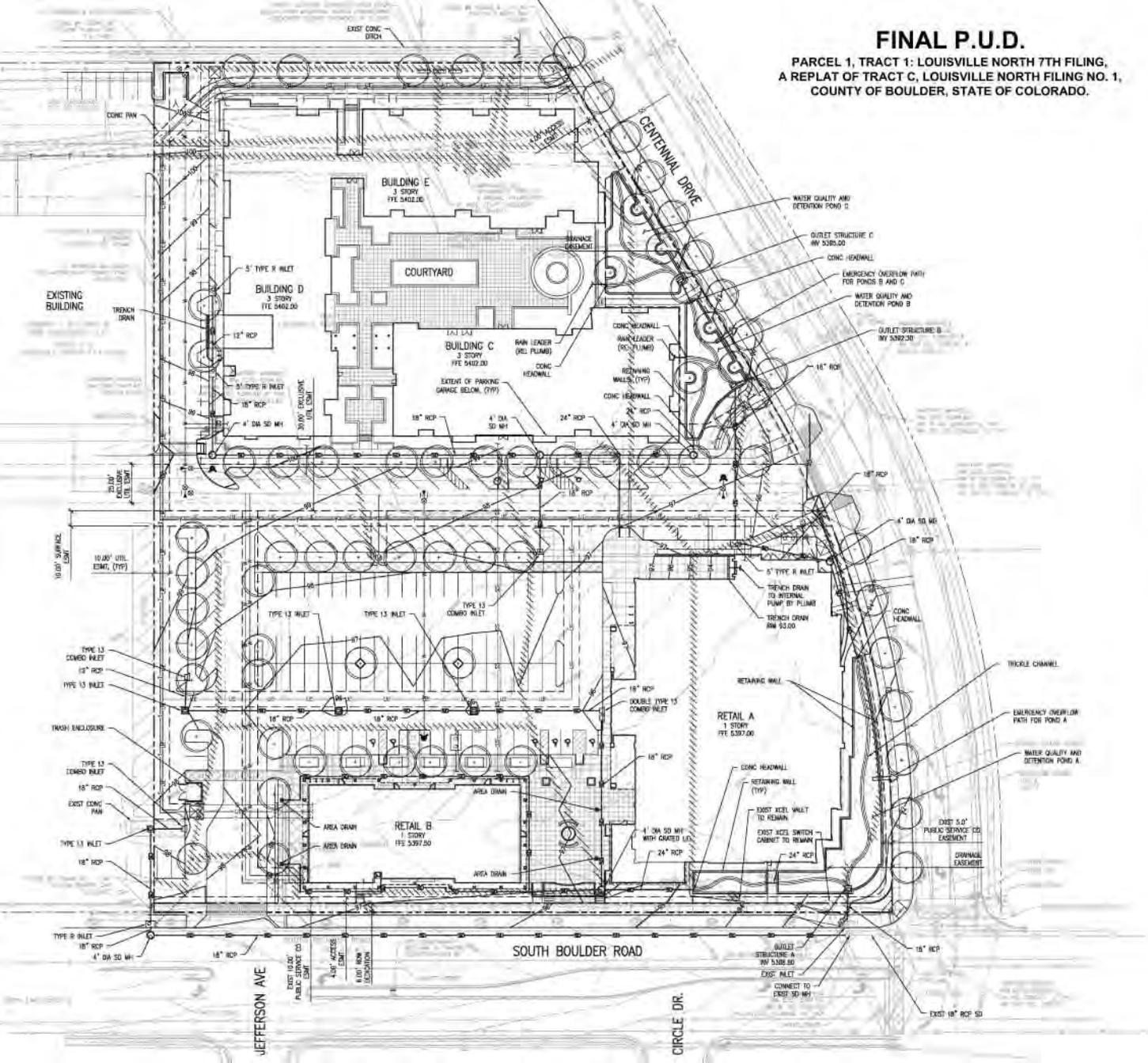
PROJECT NUMBER: 12017
 DRAWN BY: MDE
 CHECKED BY: GARH
 DESCRIPTION: GRADING AND DRAINAGE PLAN

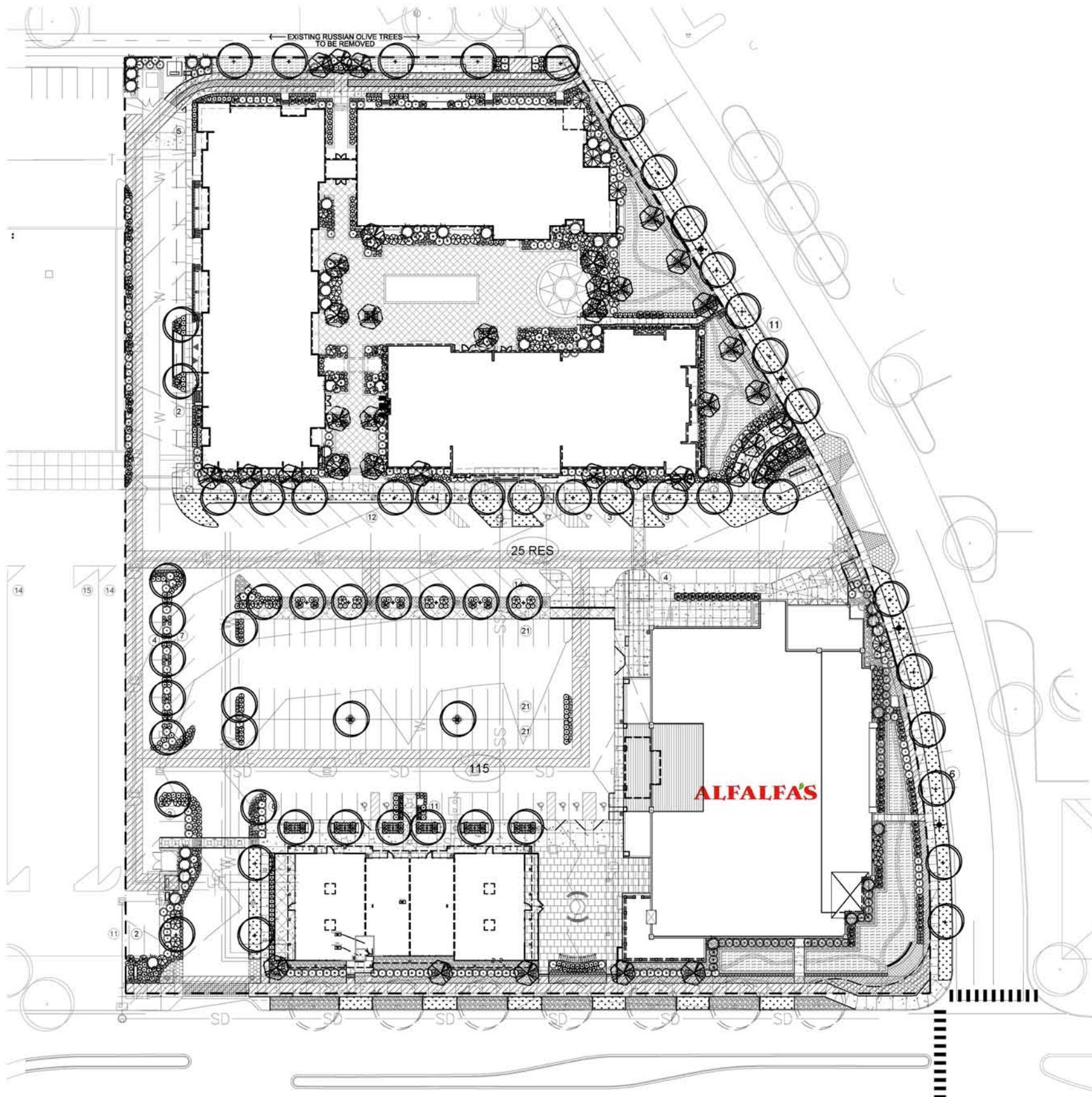
C1.0

THE MULHERN GROUP, LTD.
 ARCHITECTURE-PLANNING-INTERIORS
 1730 BLAKE STREET SUITE 430
 DENVER, COLORADO 80202
 303.297.5354 FAX 303.298.2967

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Village Square Mixed-Use
 Redevelopment Project
 707 SOUTH BOULDER ROAD
 LOUISVILLE, COLORADO 80027





LEGEND

- CONCRETE PAVEMENT
- PLAZA PAVEMENT
- TURFGRASS
- ORNAMENTAL GRASSES
- NATIVE GRASSES
- UTILITY EASEMENT
- EXISTING TREE
- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUBS/PERENNIALS
- BENCH
- TRASH RECEPTACLE
- BIKE RACK

NOTE:
 1. GRASS PARKWAY AREAS LESS THAN 10' SHALL UTILIZE SUBSURFACE IRRIGATION.

THE MULHERN GROUP, LTD.
 ARCHITECTURE-PLANNING-INTERIORS

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 DENVER COLORADO 80202
 303 297 3334 FAX 303 292 2601

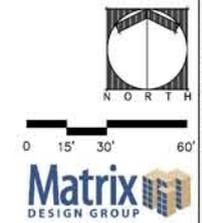
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Village Square Mixed-Use Redevelopment Project
 707 SOUTH BOULDER ROAD
 LOUISVILLE, COLORADO 80027

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#	DATE	REVISION
1	8/23/2012	FIRST SUBMITTAL
2	10/12/2012	SECOND SUBMITTAL
3	11/09/2012	C.C. REVISION
4	03/18/2013	FINAL PUD SUBMITAL
5	04/29/2013	FINAL PUD REVISED
6	06/06/2013	P.C. SUBMITTAL

PROJECT NUMBER: 12017
 DRAWN BY:
 CHECKED BY:
 DESCRIPTION: LANDSCAPE PLAN

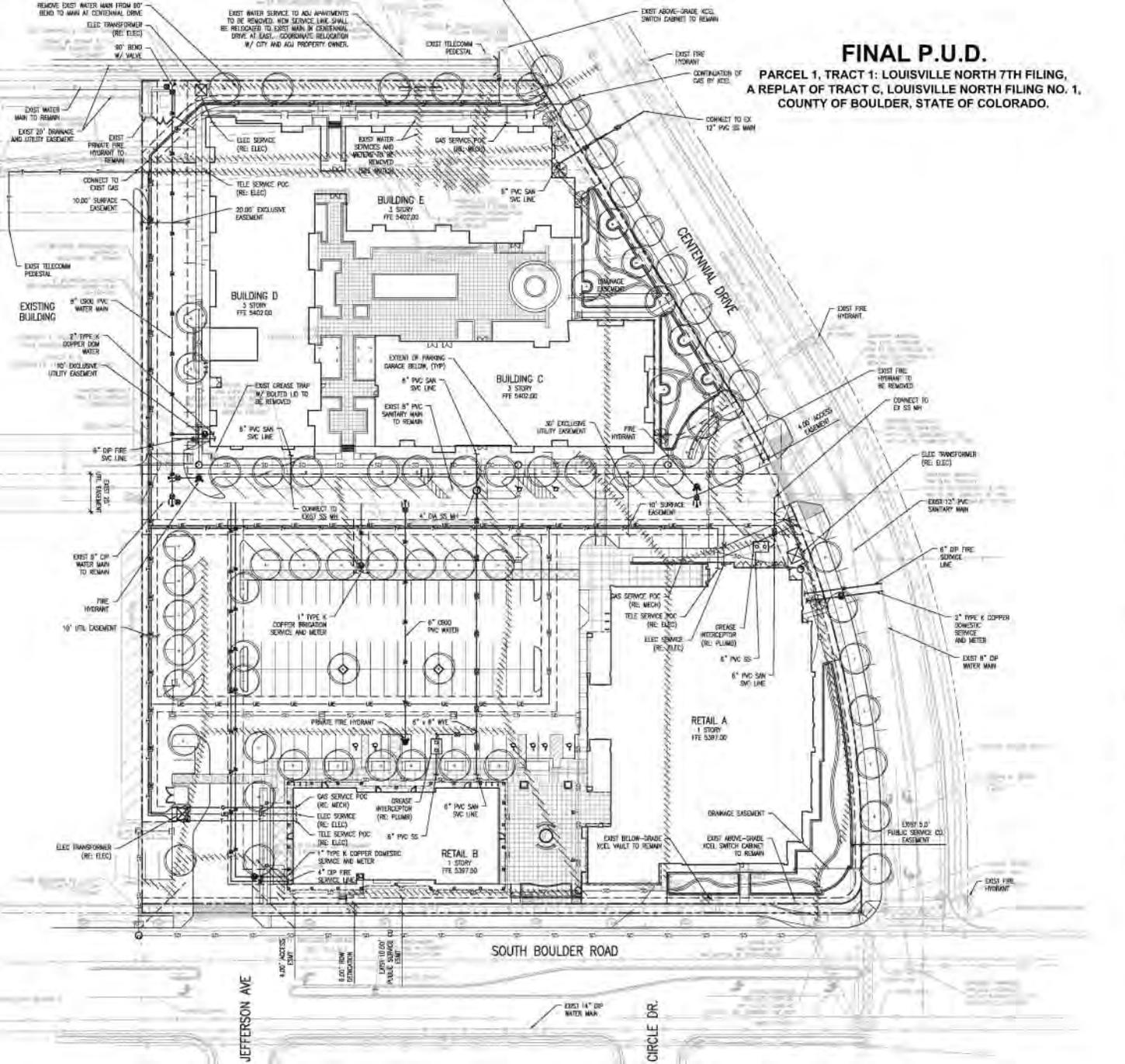


Matrix
 DESIGN GROUP

L1.0

FINAL P.U.D.

PARCEL 1, TRACT 1: LOUISVILLE NORTH 7TH FILING,
A REPLAT OF TRACT C, LOUISVILLE NORTH FILING NO. 1,
COUNTY OF BOULDER, STATE OF COLORADO.



LEGEND

- PROPOSED MANHOLE
- EXISTING MANHOLE
- AREA UNDER
- COMBINATION PALET
- TYPE K HALET
- FUSED END SECTION
- BIPAS
- WATER METER
- FIRE HYDRANT
- STORM URAN
- ROOF URAN
- SANITARY SEWER
- WATER
- IRRIGATION
- TELEPHONE
- ELECTRIC
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- GAS
- CABLE TV
- FIBER OPTIC
- FLOW LINE
- FENCE
- BEHO SUBSURFACE FEATURE
- ABANDON UTILITY
- DEMO SURFACE FEATURE
- EASEMENT LINE
- PROPERTY LINE / ROW
- PROPOSED BUILDING
- EXIST BUILDING
- BUILDING ACCESS
- ROOF DRAIN IDENTIFICATION
- SEWER/EX
- CONCRETE PAVING
- ASPHALT PAVING
- CURB & GUTTER
- GUTTER PAN
- SPL/CATCH CURB TRANSITION
- PROPOSED WEDGE CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- EXIST WEDGE CONTOUR
- EXIST INTERMEDIATE CONTOUR

NOTES:

1. EXIST 3/4" BRIDGEMETER AND EXIST 1.5" DOMESTIC METER WILL BE ABANDONED AND CREDIT GIVEN TO THE OWNER. VERIFY SIZES.
2. FINAL WATER TAP SIZES TO BE DETERMINED.
3. PRELIMINARY DRY UTILITY LAYOUT SHOWN FOR COORDINATION PURPOSES. FINAL SIZES OF DRY UTILITIES BY OWNER.
4. THE PROPERTY OWNER, BUILDING OWNER, OR FUTURE ASSOCIATION SHALL MAINTAIN FIRE, WIND, AND SANITARY SOWER SERVICES.
5. AN EXCLUSIVE UTILITY USE PERMIT IS REQUIRED FOR THE INSTALLATION AND MAINTENANCE OF DRY UTILITIES INSTALLED WITHIN MET ULTIMATE EASEMENTS.
6. FIRE HYDRANTS SHALL BE MAINTAINED BY THE CITY, EXCEPT WHERE NOTED AS PRIVATE FIRE HYDRANT.

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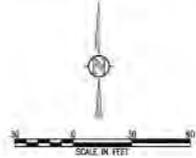
Village Square Mixed-Use Redevelopment Project
707 SOUTH BOULDER ROAD
LOUISVILLE, COLORADO 80027

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#	DATE	REVISION
1	02/23/2010	FIRST SUBMITTAL
2	10/12/2010	2nd SUBMITTAL
3	11/04/2010	C.C. REVISION
4	03/19/2011	FINAL P.U.D. SUBMITTAL
5	04/24/2011	FINAL P.U.D. REVISED
6	06/06/2011	FINAL P.U.D. SUBMITTAL

PROJECT NUMBER: 1207
DRAWN BY: MDE
CHECKED BY: CRH
DESCRIPTION: UTILITY PLAN

C2.0



LOUISVILLE NORTH 7TH FILING

A REPLAT OF TRACT C, LOUISVILLE NORTH, FILING NO. 1
A SUBDIVISION OF A PART OF THE SE 1/4, SECTION 5, T1S, R69W, 6TH PM,
CITY OF LOUISVILLE, BOULDER COUNTY, COLORADO



VICINITY MAP
SCALE 1"=400'

SURVYOR'S CERTIFICATE

I, KEITH L. BELL, A FULLY REGISTERED LAND SURVYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF LOUISVILLE NORTH - 7TH PLANS TRACTS AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND IS IN COMPLIANCE WITH COLORADO REVISED STATUTES, CHAPTER 125, ARTICLE 2, (1962), AS AMENDED (1967).

Keith L. Bell
C.O.S. 886 NO. 10770

PLANNING COMMISSION CERTIFICATE

THIS IS TO CERTIFY THAT THE CITY OF LOUISVILLE, COLORADO, BY MOTION OF ITS PLANNING COMMISSION DID ON THE 11th DAY OF APRIL, 1972 ADOPT AND APPROVE THE WITHIN PLAT AND ACCEPT THE DEDICATIONS HEREON MADE.

CHAIRMAN _____
ATTORNEY _____
SECRETARY _____

CITY COUNCIL'S CERTIFICATE

THIS IS TO CERTIFY THAT THE CITY OF LOUISVILLE, COLORADO, BY MOTION OF ITS CITY COUNCIL, DID ON THE 23rd DAY OF APRIL, 1972, ADOPT AND APPROVE THE WITHIN PLAT AND ACCEPT THE DEDICATIONS HEREON MADE.

John W. Havelle
MAYOR
ATTORNEY _____
Thomas H. Bell
CITY CLERK



NOTE: UTILITY EASEMENTS MAY BE USED FOR INSTALLATION OF WATER MAINS, SEWER MAINS, POWER LINES / POWER CABLE, TELEPHONE LINES/BIASING CABLE.

Printed Surveyor's Certificate

State of Colorado)
County of Boulder)
I, Keith L. Bell, a duly registered land surveyor in the State of Colorado, do hereby certify that this plat of Louisville North - 7th Plans Tracts and correctly represents the results of a survey made by me or under my direct supervision and is in compliance with Colorado Revised Statutes, Chapter 125, Article 2, (1962), as amended (1967).
Witness my hand and the seal of my office this 10th day of April, 1972.

Keith L. Bell
C.O.S. 886 NO. 10770

0 ORIGINATES 1/2" BEAR WITH SURVEY CAP SET IN CONCRETE.



GRAPHIC SCALE

DEDICATION

JOHN W. HENRY THERE PRESENTS ONE SEVEN STORES INCORPORATED, A MARYLAND CORPORATION, A MARYLAND CORPORATION, L.L.C., A LIMITED PARTNERSHIP, WILLIAM V. SPORNALL, GENERAL PARTNER, AND DAVID L. BULLING, AND THE OWNERS OF THAT REAL PROPERTY DESCRIBED AS:

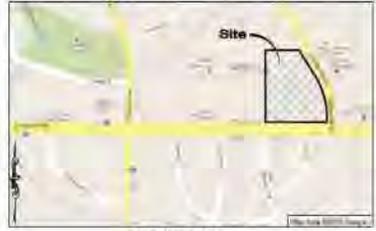
TRACT C, LOUISVILLE NORTH - FILING NO. 7, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, THIS PLAT BEING RECORDED IN PLAN FILE P-4, P.L. NO. 25 & 26, ON JUNE 23, 1972.

WRITE AND RECORD DEDICATION (FOR REFERENCE ONLY)

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 5, T1S, R69W OF THE 4TH PM; 1. THENCE N 0° 0' 0" E, 62.00'; 2. THENCE S 89° 47' 39" E, 202.00' TO THE TRUE POINT OF BEGINNING; 3. THENCE S 89° 47' 39" E, 487.00'; 4. THENCE S 89° 47' 39" E, 487.00'; 5. THENCE S 89° 47' 39" E, 487.00'; 6. THENCE S 89° 47' 39" E, 487.00'; 7. THENCE S 89° 47' 39" E, 487.00'; 8. THENCE S 89° 47' 39" E, 487.00'; 9. THENCE S 89° 47' 39" E, 487.00'; 10. THENCE S 89° 47' 39" E, 487.00'; 11. THENCE S 89° 47' 39" E, 487.00'; 12. THENCE S 89° 47' 39" E, 487.00'; 13. THENCE S 89° 47' 39" E, 487.00'; 14. THENCE S 89° 47' 39" E, 487.00'; 15. THENCE S 89° 47' 39" E, 487.00'; 16. THENCE S 89° 47' 39" E, 487.00'; 17. THENCE S 89° 47' 39" E, 487.00'; 18. THENCE S 89° 47' 39" E, 487.00'; 19. THENCE S 89° 47' 39" E, 487.00'; 20. THENCE S 89° 47' 39" E, 487.00'; 21. THENCE S 89° 47' 39" E, 487.00'; 22. THENCE S 89° 47' 39" E, 487.00'; 23. THENCE S 89° 47' 39" E, 487.00'; 24. THENCE S 89° 47' 39" E, 487.00'; 25. THENCE S 89° 47' 39" E, 487.00'; 26. THENCE S 89° 47' 39" E, 487.00'; 27. THENCE S 89° 47' 39" E, 487.00'; 28. THENCE S 89° 47' 39" E, 487.00'; 29. THENCE S 89° 47' 39" E, 487.00'; 30. THENCE S 89° 47' 39" E, 487.00'; 31. THENCE S 89° 47' 39" E, 487.00'; 32. THENCE S 89° 47' 39" E, 487.00'; 33. THENCE S 89° 47' 39" E, 487.00'; 34. THENCE S 89° 47' 39" E, 487.00'; 35. THENCE S 89° 47' 39" E, 487.00'; 36. THENCE S 89° 47' 39" E, 487.00'; 37. THENCE S 89° 47' 39" E, 487.00'; 38. THENCE S 89° 47' 39" E, 487.00'; 39. THENCE S 89° 47' 39" E, 487.00'; 40. THENCE S 89° 47' 39" E, 487.00'; 41. THENCE S 89° 47' 39" E, 487.00'; 42. THENCE S 89° 47' 39" E, 487.00'; 43. THENCE S 89° 47' 39" E, 487.00'; 44. THENCE S 89° 47' 39" E, 487.00'; 45. THENCE S 89° 47' 39" E, 487.00'; 46. THENCE S 89° 47' 39" E, 487.00'; 47. THENCE S 89° 47' 39" E, 487.00'; 48. THENCE S 89° 47' 39" E, 487.00'; 49. THENCE S 89° 47' 39" E, 487.00'; 50. THENCE S 89° 47' 39" E, 487.00'; 51. THENCE S 89° 47' 39" E, 487.00'; 52. THENCE S 89° 47' 39" E, 487.00'; 53. THENCE S 89° 47' 39" E, 487.00'; 54. THENCE S 89° 47' 39" E, 487.00'; 55. THENCE S 89° 47' 39" E, 487.00'; 56. THENCE S 89° 47' 39" E, 487.00'; 57. THENCE S 89° 47' 39" E, 487.00'; 58. THENCE S 89° 47' 39" E, 487.00'; 59. THENCE S 89° 47' 39" E, 487.00'; 60. THENCE S 89° 47' 39" E, 487.00'; 61. THENCE S 89° 47' 39" E, 487.00'; 62. THENCE S 89° 47' 39" E, 487.00'; 63. THENCE S 89° 47' 39" E, 487.00'; 64. THENCE S 89° 47' 39" E, 487.00'; 65. THENCE S 89° 47' 39" E, 487.00'; 66. THENCE S 89° 47' 39" E, 487.00'; 67. THENCE S 89° 47' 39" E, 487.00'; 68. THENCE S 89° 47' 39" E, 487.00'; 69. THENCE S 89° 47' 39" E, 487.00'; 70. THENCE S 89° 47' 39" E, 487.00'; 71. THENCE S 89° 47' 39" E, 487.00'; 72. THENCE S 89° 47' 39" E, 487.00'; 73. THENCE S 89° 47' 39" E, 487.00'; 74. THENCE S 89° 47' 39" E, 487.00'; 75. THENCE S 89° 47' 39" E, 487.00'; 76. THENCE S 89° 47' 39" E, 487.00'; 77. THENCE S 89° 47' 39" E, 487.00'; 78. THENCE S 89° 47' 39" E, 487.00'; 79. 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LOUISVILLE NORTH 7TH FILING REPLAT A

A REPLAT OF TRACT 1, LOUISVILLE NORTH 7TH FILING SUBDIVISION, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
 TOTAL AREA = 222,059 SQ FT, OR 5.10 ACRES, MORE OR LESS
 SHEET 1 OF 3



Vicinity Map
 NOT TO SCALE

Dedication and Legal Description

KNOW ALL MEN BY THESE PRESENTS, THAT TRACT ONE, LLC, BEING THE OWNER OF A TRACT OF LAND, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACT 1, LOUISVILLE NORTH 7TH FILING, AS RECORDED AT PLAN FILED 17-7, F-7, 225, FILM 1034 RECORDED AUGUST 16, 1978 OF THE RECORDS OF BOULDER COUNTY.

SAID PARCEL CONTAINING 220,059 SQ.FT. OR 5.10 ACRES MORE OR LESS.

HAS LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF LOUISVILLE NORTH 7TH FILING REPLAT A, A SUBDIVISION OF A PART OF THE CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, AND BY THESE PRESENTS SO HEREBY DEDICATE TO THE CITY OF LOUISVILLE AND THE PUBLIC, THE INGRESS-EGRESS AND OTHER EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT FOR VEHICULAR, PEDESTRIAN AND EMERGENCY ACCESS, FOR THE PUBLIC USE THEREOF FOREVER AND DOES FURTHER DEDICATE TO THE USE OF THE CITY OF LOUISVILLE AND ALL MUNICIPALLY OWNED AND/OR FRANCHISED UTILITIES AND SERVICES THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AND RIGHT-OF-WAYS FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT FOR ALL SERVICES, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, TELEPHONE AND ELECTRIC LINES, WORKS, POLES AND UNDERGROUND CABLES, GAS PIPELINES, WATER PIPELINES, SANITARY SEWER LINES, STREET LIGHTS, CULTIVETS, HYDRANTS, DRAINAGE DITCHES AND DRAINS AND ALL APPURTENANCES THEREOF, IT BEING EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INCURRED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, STORM SEWERS AND DRAINS, STREET LIGHTING, GRADING AND LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVISOR OR ARRANGEMENTS MADE BY THE SUBDIVISOR THEREOF WHICH ARE APPROVED BY THE CITY OF LOUISVILLE, COLORADO, AND SUCH ITEMS SHALL NOT BE PAID BY THE CITY OF LOUISVILLE, COLORADO, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE CITY OF LOUISVILLE, COLORADO, SHALL BECOME THE SOLE PROPERTY OF SAID CITY OF LOUISVILLE, COLORADO, EXCEPT PRIVATE ROADWAY CURBS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALLY FRANCHISED UTILITIES WHICH WHEN CONSTRUCTED OR INSTALLED, SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL NOT BECOME THE PROPERTY OF THE CITY OF LOUISVILLE, COLORADO.

HAS CAUSED ITS NAME TO BE HEREAUTO SUBSCRIBED THIS ___ DAY OF ___ BY TRACT ONE, LLC.

BY: JAMES R LEFtus, AS MANAGER
 STATE OF COLORADO
 COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF ___ BY JAMES R LEFtus AS MANAGER OF TRACT ONE, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES _____

NOTARY PUBLIC

Notes

1. STEWART TITLE GUARANTY ECDMART COMMITMENT NUMBER 802520-2ND REVISION, DATED JANUARY 31, 2013 AT 5:30 P.M. WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
2. 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.
3. BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF NORTH 89°09'59" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 5, BETWEEN A 2 1/2" ALUMINUM CAP IN RANGE BOX S.S. 140707 AT THE SOUTH 1/4 CORNER OF SECTION 5 AND A FOUND 1 1/2" BRASS CAP IN RANGE BOX "LEGIBLE" AT THE SOUTHEAST CORNER OF SECTION 5 AS SHOWN HEREON. COLORADO STATE FRAME COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE. HENCE.
4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MARKER OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC. 18-1-508. WHOEVER WILLFULLY DESTROYS, DEFACES, CHANGES OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEASURED POINT, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WEDGGE TREE OR AN OTHER BLAZED OR MARKED LINE OF GOVERNMENT SURVEY OR WILLFULLY DEFACES, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH, 15 U.S.C. § 1098.
5. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
6. FLOOD INFORMATION: THE SUBJECT PROPERTY IS LOCATED IN ZONE X (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP: COMMUNITY-PANEL NO. 03010C-05R2-A DATED JANUARY 10, 2012. FLOOD INFORMATION IS SUBJECT TO CHANGE.
7. DATES OF FIELD WORK: FEBRUARY 8 & 11, 2013 (FLATIRONS INC., JOB #13-01,220), JUNE 25 & 29, 2011 (FLATIRONS INC. JOB #11-55,821).
8. THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE COMMITMENT AND APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY. THE FOLLOWING LIST CONTAINS THE TITLE COMMITMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE:

#12 AUG 15, 1978	REC. NO. 2944478	VILLAGE SQUARE SHOPPING CENTER PLANNED UNIT DEVELOPMENT PLANS, SAFETYWAY STONE #2009 P.U.D.
OCT 26, 1999	REC. NO. 1093630	EASEMENTS WITH COVENANTS AND RESTRICTIONS (BLANKET EASEMENTS) MODIFICATION AND SPECIFIC DIMENSIONS FOR EASEMENTS GIVEN THE VILLAGE PLANNED UNIT DEVELOPMENT
#14 APRIL 7, 1979	REC. NO. 374300	ORDER FOR INCLUSION IN THE NORTHERN COLORADO WATER CONSERVANCY DISTRICT
AUGUST 11, 1980	REC. NO. 407014	
#18 MARCH 24, 1981	REC. NO. 430129	
#19 FEB 12, 1987	REC. NO. 01678838	
	REC. NO. 01678840	
9. THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE COMMITMENT AND DO NOT APPEAR TO AFFECT THE SUBJECT PROPERTY. THE FOLLOWING LIST CONTAINS THE TITLE COMMITMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE:

#10 AUG. 8, 1978	REC. NO. 353084	UTILITY EASEMENT, PUBLIC SERVICE COMPANY OF COLORADO (OVER TRACT A)
#11 AUG 9, 1979	REC. NO. 353085	UTILITY EASEMENT, PUBLIC SERVICE COMPANY OF COLORADO (OVER TRACT 1A)
10. THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
11. THE TOTAL AREA OF THE SUBJECT PROPERTY IS 222,059 SQ. FT. OR 5.10 ACRES, MORE OR LESS. AREA AS SHOWN HEREON IS A RESULTANT FACTOR, NOT A DETERMINATIVE FACTOR, AND MAY CHANGE SIGNIFICANTLY WITH MINOR VARIATIONS IN FIELD MEASUREMENTS OR THE SOFTWARE USED TO REDRAW THE PLATTATIONS. FOR THIS REASON, THE AREA IS SHOWN AS "MORE OR LESS" FIGURE, AND IS NOT TO BE RELIED UPON AS AN ACCURATE FACTOR FOR REAL ESTATE SALES PURPOSES.
12. THOSE EASEMENTS LABELED EXCLUSIVE ARE FOR THE EXCLUSIVE USE OF CITY OF LOUISVILLE WATER, SANITARY AND STORM SEWERS. DRY UTILITIES ARE REQUIRED TO REDUCE THE PERMISSION/APPROVAL FROM THE CITY AND THE DEVELOPER FOR USE OF THE EXCLUSIVE EASEMENTS.
13. THE PUBLIC SHALL HAVE ACCESS TO PAVED DRIVING SURFACES, WALKS, PARKING AREAS, AND OPEN AREAS NOT ON OR WITHIN PRIVATELY OWNED STRUCTURES ON THE PROPERTY.

City Council Certificate

APPROVED THIS DAY OF _____, 20___ BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.
 RESOLUTION NO. _____ SERIES _____

Planning Commission Certificate

APPROVED THIS DAY OF _____, 20___ BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.
 RESOLUTION NO. _____ SERIES _____

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 FILE NO. _____, _____ PAGE _____, _____ REC'D. _____ FILE NO. _____ RECEPTION _____
 CLERK & RECORDER: _____
 DEPUTY _____

Surveyor's Certificate

I, JOHN B. GUYTON, A DULY LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF LOUISVILLE NORTH 7TH FILING REPLAT A WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS IN COMPLIANCE WITH C.R.S. 38-52-101 ET SEQ. CONCERNING THE SUBDIVISION OF LAND.

DRAFT

JOHN B. GUYTON, COLORADO P.L.S. #16402
 CHAIRMAN & CEO, FLATIRONS, INC.

DATE: 1/24/14
 SUBMITTED: 1/24/14

CALL COMMISSION: BOULDER
 DIVISION: ENGINEERING

LOUISVILLE NORTH 7TH FILING REPLAT A

JWA, INC.
 10000 E. WYOMING AVE.
 COVINGTON, CO 80004
 (303) 771-7733
 FAX: (303) 771-0255

JOB NUMBER: 13-01-246
 DATE: 03-08-2013
 DRAWN BY: E. FREDCOTT
 CHECKED BY: WW/ZJG/LTB

SHEET 1 OF 3

LOUISVILLE NORTH 7TH FILING REPLAT A

A REPLAT OF TRACT I, LOUISVILLE NORTH 7TH FILING SUBDIVISION, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
SHEET 2 OF 3

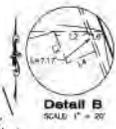
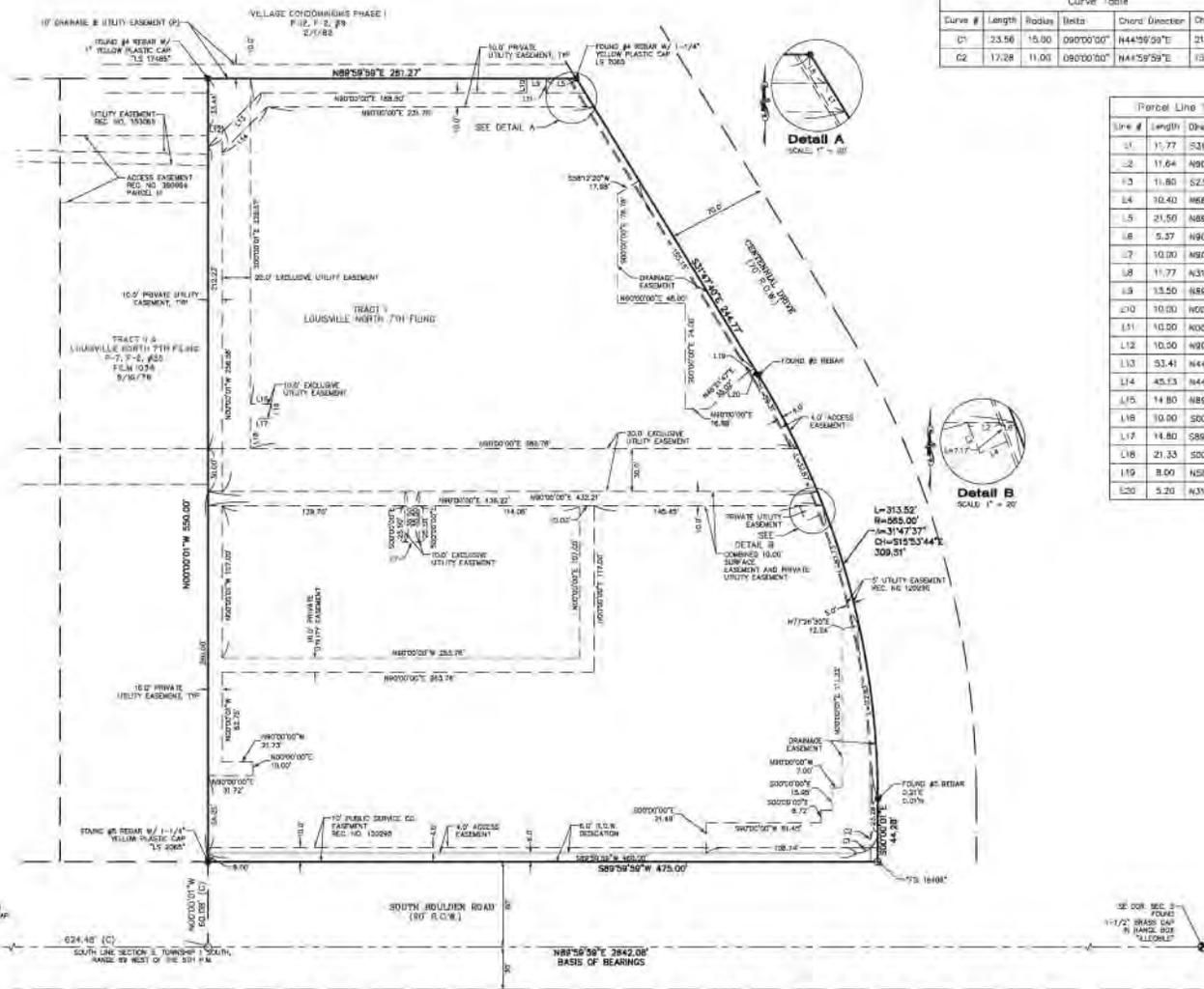
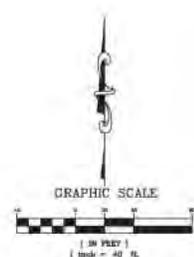
- Legend**
- FOUND ALIQUOT MONUMENT AS DESCRIBED
 - FOUND MONUMENT AS DESCRIBED
 - ⊕ FOUND BRASS TAG AS DESCRIBED
 - (F) AS PER THE PLAT OF LOUISVILLE NORTH 7TH FILING

Boundary Closure Report

Course: N89°59'50"E Length: 281.27'
 Course: S31°47'40"E Length: 244.77'
 Length: 313.52' Radius: 565.00'
 Delta: 031°47'37"
 Course: S68°51'01"E Course: S16°53'44"E
 Course: S09°00'01"E Length: 44.28'
 Course: S88°59'59"W Length: 475.00'
 Course: N00°00'01"W Length: 550.00'
 Perimeter: 1888.84' Area: 22,058 Sq.Ft.
 Total Closure: 0.00' Closure:
 Error North: 0.003' Error East: 0.009'
 Precision: 1:1884830000.00

Curve Table					
Curve #	Length	Radius	Beta	Chord Direction	Chord Length
C1	23.56	15.00	090°00'00"	N44°59'59"E	21.21
C2	17.28	11.00	080°00'00"	N41°59'59"E	13.56

Parcel Line Table		
Line #	Length	Direction
01	11.77	S31° 47' 40"E
02	11.64	N60° 00' 00"E
03	11.80	S23° 26' 23"E
04	10.40	N66° 31' 37"E
05	21.50	N89° 59' 59"E
06	5.27	N90° 00' 00"E
07	10.00	N90° 00' 00"E
08	11.77	N31° 47' 40"W
09	13.50	N89° 59' 59"E
10	10.00	N60° 00' 01"W
11	10.50	N00° 00' 01"W
12	10.50	N90° 00' 00"E
13	33.41	N44° 39' 59"E
14	45.13	N44° 39' 59"E
15	14.80	N89° 59' 59"E
16	10.00	S00° 00' 01"E
17	14.80	S89° 59' 59"W
18	21.33	S00° 00' 01"E
19	8.00	N58° 12' 20"E
20	5.20	N31° 47' 40"W



DATE: 03-08-2013
 DRAWN BY: JVA, INC.
 CHECKED BY: WW/JD/L/E
 SHEET 2 OF 3

LOUISVILLE NORTH 7TH FILING REPLAT A
 DRAWING NO. 1514-0000-000
 JVA, INC.
 1514-0000-000

Flatiron, Inc.
 Surveying, Engineering & Geomatics
 www.flatironinc.com
 5600 Lawrence St., Suite 100
 Lakewood, CO 80401
 Phone: (303) 778-7333 Fax: (303) 443-7900
 Phone: (303) 778-7333 Fax: (303) 443-7900
 Phone: (303) 778-7333 Fax: (303) 443-7900

JOB NUMBER: 15-81,246
 DATE: 03-08-2013
 DRAWN BY: JVA, INC.
 E. PRESCOTT
 CHECKED BY: WW/JD/L/E
 SHEET 2 OF 3

FINAL P.U.D.

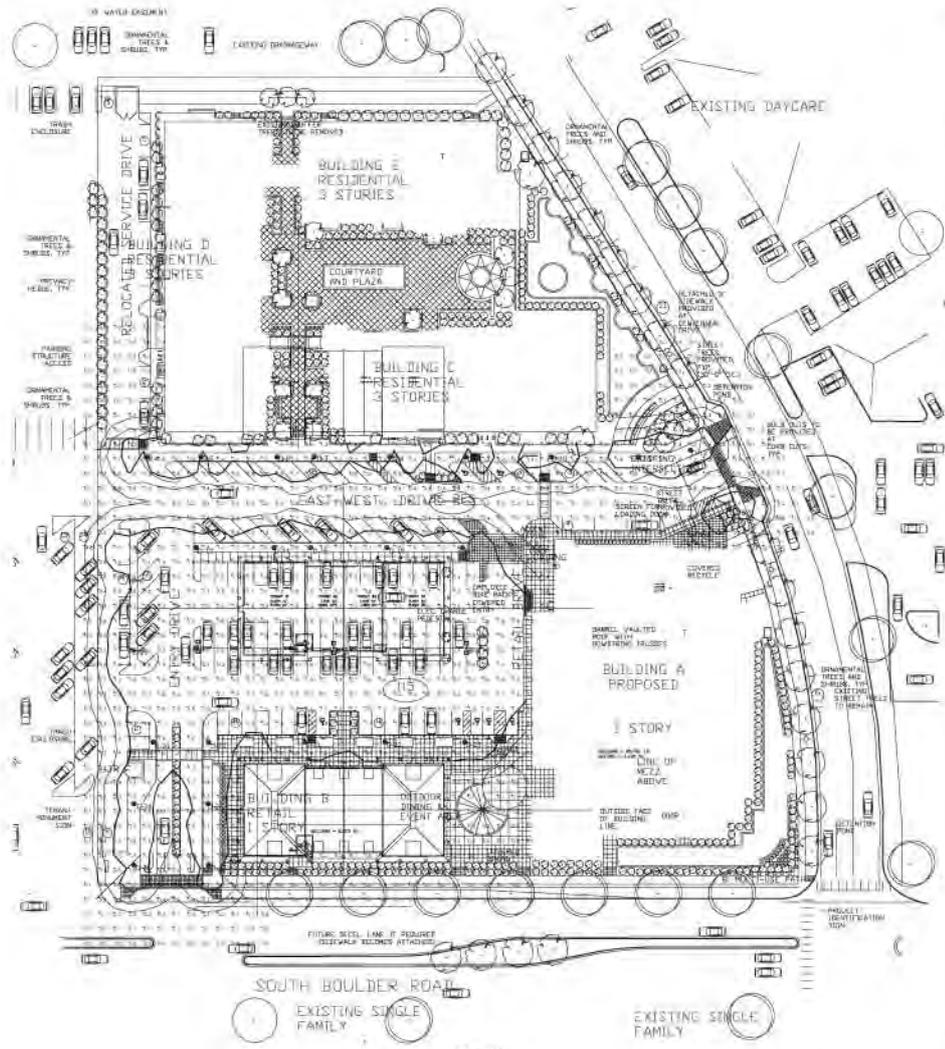
PARCEL 1, TRACT 1: LOUISVILLE NORTH 7TH FILING,
A REPLAT OF TRACT C, LOUISVILLE NORTH FILING NO. 1,
COUNTY OF BOULDER, STATE OF COLORADO.

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Category	Manufacturer	Dimensions	Watts	Beam Angle	Mounting Height	Notes
☉	RELOCATED STREET LIGHT	1	STREET LIGHT	HERZOG & POETSCH	12" DIA. x 12" H.	150	30°	10' - 0"	SEE PLAN FOR LOCATION
☉	RELOCATED STREET LIGHT	1	STREET LIGHT	HERZOG & POETSCH	12" DIA. x 12" H.	150	30°	10' - 0"	SEE PLAN FOR LOCATION

LUMINAIRE LOCATIONS									
Point	X	Y	Category	Manufacturer	Dimensions	Watts	Beam Angle	Mounting Height	Notes
1	100.0	100.0	STREET LIGHT	HERZOG & POETSCH	12" DIA. x 12" H.	150	30°	10' - 0"	
2	100.0	100.0	STREET LIGHT	HERZOG & POETSCH	12" DIA. x 12" H.	150	30°	10' - 0"	
3	100.0	100.0	STREET LIGHT	HERZOG & POETSCH	12" DIA. x 12" H.	150	30°	10' - 0"	
4	100.0	100.0	STREET LIGHT	HERZOG & POETSCH	12" DIA. x 12" H.	150	30°	10' - 0"	
5	100.0	100.0	STREET LIGHT	HERZOG & POETSCH	12" DIA. x 12" H.	150	30°	10' - 0"	
6	100.0	100.0	STREET LIGHT	HERZOG & POETSCH	12" DIA. x 12" H.	150	30°	10' - 0"	
7	100.0	100.0	STREET LIGHT	HERZOG & POETSCH	12" DIA. x 12" H.	150	30°	10' - 0"	
8	100.0	100.0	STREET LIGHT	HERZOG & POETSCH	12" DIA. x 12" H.	150	30°	10' - 0"	
9	100.0	100.0	STREET LIGHT	HERZOG & POETSCH	12" DIA. x 12" H.	150	30°	10' - 0"	
10	100.0	100.0	STREET LIGHT	HERZOG & POETSCH	12" DIA. x 12" H.	150	30°	10' - 0"	
11	100.0	100.0	STREET LIGHT	HERZOG & POETSCH	12" DIA. x 12" H.	150	30°	10' - 0"	
12	100.0	100.0	STREET LIGHT	HERZOG & POETSCH	12" DIA. x 12" H.	150	30°	10' - 0"	
13	100.0	100.0	STREET LIGHT	HERZOG & POETSCH	12" DIA. x 12" H.	150	30°	10' - 0"	
14	100.0	100.0	STREET LIGHT	HERZOG & POETSCH	12" DIA. x 12" H.	150	30°	10' - 0"	
15	100.0	100.0	STREET LIGHT	HERZOG & POETSCH	12" DIA. x 12" H.	150	30°	10' - 0"	
16	100.0	100.0	STREET LIGHT	HERZOG & POETSCH	12" DIA. x 12" H.	150	30°	10' - 0"	
17	100.0	100.0	STREET LIGHT	HERZOG & POETSCH	12" DIA. x 12" H.	150	30°	10' - 0"	
18	100.0	100.0	STREET LIGHT	HERZOG & POETSCH	12" DIA. x 12" H.	150	30°	10' - 0"	
19	100.0	100.0	STREET LIGHT	HERZOG & POETSCH	12" DIA. x 12" H.	150	30°	10' - 0"	
20	100.0	100.0	STREET LIGHT	HERZOG & POETSCH	12" DIA. x 12" H.	150	30°	10' - 0"	
21	100.0	100.0	STREET LIGHT	HERZOG & POETSCH	12" DIA. x 12" H.	150	30°	10' - 0"	
22	100.0	100.0	STREET LIGHT	HERZOG & POETSCH	12" DIA. x 12" H.	150	30°	10' - 0"	
23	100.0	100.0	STREET LIGHT	HERZOG & POETSCH	12" DIA. x 12" H.	150	30°	10' - 0"	
24	100.0	100.0	STREET LIGHT	HERZOG & POETSCH	12" DIA. x 12" H.	150	30°	10' - 0"	
25	100.0	100.0	STREET LIGHT	HERZOG & POETSCH	12" DIA. x 12" H.	150	30°	10' - 0"	
26	100.0	100.0	STREET LIGHT	HERZOG & POETSCH	12" DIA. x 12" H.	150	30°	10' - 0"	
27	100.0	100.0	STREET LIGHT	HERZOG & POETSCH	12" DIA. x 12" H.	150	30°	10' - 0"	
28	100.0	100.0	STREET LIGHT	HERZOG & POETSCH	12" DIA. x 12" H.	150	30°	10' - 0"	
29	100.0	100.0	STREET LIGHT	HERZOG & POETSCH	12" DIA. x 12" H.	150	30°	10' - 0"	
30	100.0	100.0	STREET LIGHT	HERZOG & POETSCH	12" DIA. x 12" H.	150	30°	10' - 0"	
31	100.0	100.0	STREET LIGHT	HERZOG & POETSCH	12" DIA. x 12" H.	150	30°	10' - 0"	
32	100.0	100.0	STREET LIGHT	HERZOG & POETSCH	12" DIA. x 12" H.	150	30°	10' - 0"	
33	100.0	100.0	STREET LIGHT	HERZOG & POETSCH	12" DIA. x 12" H.	150	30°	10' - 0"	
34	100.0	100.0	STREET LIGHT	HERZOG & POETSCH	12" DIA. x 12" H.	150	30°	10' - 0"	
35	100.0	100.0	STREET LIGHT	HERZOG & POETSCH	12" DIA. x 12" H.	150	30°	10' - 0"	
36	100.0	100.0	STREET LIGHT	HERZOG & POETSCH	12" DIA. x 12" H.	150	30°	10' - 0"	
37	100.0	100.0	STREET LIGHT	HERZOG & POETSCH	12" DIA. x 12" H.	150	30°	10' - 0"	
38	100.0	100.0	STREET LIGHT	HERZOG & POETSCH	12" DIA. x 12" H.	150	30°	10' - 0"	
39	100.0	100.0	STREET LIGHT	HERZOG & POETSCH	12" DIA. x 12" H.	150	30°	10' - 0"	
40	100.0	100.0	STREET LIGHT	HERZOG & POETSCH	12" DIA. x 12" H.	150	30°	10' - 0"	
41	100.0	100.0	STREET LIGHT	HERZOG & POETSCH	12" DIA. x 12" H.	150	30°	10' - 0"	
42	100.0	100.0	STREET LIGHT	HERZOG & POETSCH	12" DIA. x 12" H.	150	30°	10' - 0"	
43	100.0	100.0	STREET LIGHT	HERZOG & POETSCH	12" DIA. x 12" H.	150	30°	10' - 0"	
44	100.0	100.0	STREET LIGHT	HERZOG & POETSCH	12" DIA. x 12" H.	150	30°	10' - 0"	
45	100.0	100.0	STREET LIGHT	HERZOG & POETSCH	12" DIA. x 12" H.	150	30°	10' - 0"	
46	100.0	100.0	STREET LIGHT	HERZOG & POETSCH	12" DIA. x 12" H.	150	30°	10' - 0"	
47	100.0	100.0	STREET LIGHT	HERZOG & POETSCH	12" DIA. x 12" H.	150	30°	10' - 0"	
48	100.0	100.0	STREET LIGHT	HERZOG & POETSCH	12" DIA. x 12" H.	150	30°	10' - 0"	
49	100.0	100.0	STREET LIGHT	HERZOG & POETSCH	12" DIA. x 12" H.	150	30°	10' - 0"	
50	100.0	100.0	STREET LIGHT	HERZOG & POETSCH	12" DIA. x 12" H.	150	30°	10' - 0"	

STATISTICS					
Category	Count	Area	Volume	Perimeter	Notes
Building Area	10000	10000	10000	10000	
Site Area	10000	10000	10000	10000	
Site Area	10000	10000	10000	10000	
Site Area	10000	10000	10000	10000	
Site Area	10000	10000	10000	10000	
Site Area	10000	10000	10000	10000	

NOTES:
1. Refer to drawings for dimensions.



PHOTOMETRIC PLAN

THE MULHERN GROUP, LTD.
ARCHITECTURE PLANNING INTERIORS

730 BLAND STREET SUITE 400
DENVER, COLORADO 80202
303.267.3334 FAX 303.282.7880

DRAWINGS REPRESENT DESIGN INTENT AND ARE PRELIMINARY IN NATURE. ADJUSTMENTS MAY BE NECESSARY DURING THE FINAL REVIEW PROCESS.

Village Square Mixed-Use
Redevelopment Project
707 SOUTH BOULDER ROAD
LOUISVILLE, COLORADO 80027

The information contained in this drawing was prepared for use only in the project shown. It is not to be used for any other project without the written consent of The Mulhern Group, Ltd. The Mulhern Group, Ltd. is not responsible for the accuracy of the information contained herein or for the consequences of any reliance thereon. The Mulhern Group, Ltd. is not responsible for the accuracy of the information contained herein or for the consequences of any reliance thereon.

DATE	REVISION
01/20/03	PRELIMINARY
02/10/03	REVISED
03/10/03	REVISED
04/10/03	REVISED
05/10/03	REVISED
06/10/03	REVISED

PROJECT NUMBER: 0307
DRAWN BY: [Name]
CHECKED BY: [Name]
DESIGNED BY: [Name]

P1.1

FINAL P.U.D.
PARCEL 1, TRACT 1: LOUISVILLE NORTH 7TH FILING,
A REPLAT OF TRACT C, LOUISVILLE NORTH FILING NO. 1,
COUNTY OF BOULDER, STATE OF COLORADO.

MR2 LED LED Area Luminaire



Specifications

Watts: 10W, 15W, 20W, 25W, 30W, 35W, 40W, 45W, 50W, 55W, 60W, 65W, 70W, 75W, 80W, 85W, 90W, 95W, 100W

Beam Angle: 15°, 20°, 25°, 30°, 35°, 40°, 45°, 50°, 55°, 60°, 65°, 70°, 75°, 80°, 85°, 90°

Color Temperature: 2700K, 3000K, 3500K, 4000K, 4500K, 5000K, 5500K, 6000K, 6500K, 7000K, 7500K, 8000K, 8500K, 9000K, 9500K, 10000K

Example: MR2 LED 1 (20W) 30° Beam Angle

Beam Angle	Beam Diameter (ft)	Beam Diameter (m)	Foot Candles (fc)	Foot Candles (lx)
15°	1.0	0.30	1000	1000
20°	1.3	0.40	460	460
25°	1.6	0.50	230	230
30°	1.9	0.60	130	130
35°	2.2	0.70	80	80
40°	2.5	0.80	55	55
45°	2.8	0.90	40	40
50°	3.1	1.00	30	30
55°	3.4	1.10	23	23
60°	3.7	1.20	18	18
65°	4.0	1.30	14	14
70°	4.3	1.40	11	11
75°	4.6	1.50	9	9
80°	4.9	1.60	7	7
85°	5.2	1.70	6	6
90°	5.5	1.80	5	5

Notes:

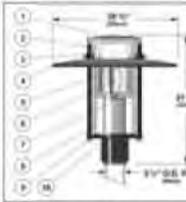
1. Beam Angle: Measure from the center of the beam to the edge of the beam.
2. Beam Diameter: Measure the diameter of the beam at the specified distance.
3. Foot Candles: Measure the light intensity at the specified distance.

Saturn 3

selux

Project: [Blank]
Type: [Blank] **Qty:** [Blank]

Series: [Blank] **Options:** [Blank] **Mounting:** [Blank] **Finish:** [Blank] **Options:** [Blank]



Notes:

1. Beam Angle: Measure from the center of the beam to the edge of the beam.
2. Beam Diameter: Measure the diameter of the beam at the specified distance.
3. Foot Candles: Measure the light intensity at the specified distance.

Photometry

Beam Layout - The 90°

Beam Layout - The 60°

Beam Layout - The 45°

Beam Layout - The 30°

Beam Layout - The 15°

Notes:

1. Beam Angle: Measure from the center of the beam to the edge of the beam.
2. Beam Diameter: Measure the diameter of the beam at the specified distance.
3. Foot Candles: Measure the light intensity at the specified distance.

Saturn 3

selux

Photometry

Beam Layout - The 90°

Beam Layout - The 60°

Beam Layout - The 45°

Beam Layout - The 30°

Beam Layout - The 15°

Notes:

1. Beam Angle: Measure from the center of the beam to the edge of the beam.
2. Beam Diameter: Measure the diameter of the beam at the specified distance.
3. Foot Candles: Measure the light intensity at the specified distance.

THE MULHERN GROUP, LTD.
 ARCHITECTURE • PLANNING • INTERIORS

1730 BLAKE STREET SUITE 435
 DENVER COLORADO 80202
 303.297.5554 FAX 303.292.2801

DRAWINGS REPRESENT
 DESIGN INTENT
 AND ARE PRELIMINARY
 IN NATURE. ADJUSTMENTS
 MAY BE NECESSARY
 DURING THE FINAL
 REVIEW PROCESS.

**Village Square Mixed-Use
 Redevelopment Project**
 707 SOUTH BOULDER ROAD
 LOUISVILLE, COLORADO 80027

The information contained in this drawing is a plan for use only in this project. It is not to be used for any other project. The Mulhern Group, Ltd. does not warrant the accuracy of the information contained in this drawing. The information contained in this drawing is provided on an "AS IS" basis. The Mulhern Group, Ltd. does not warrant the accuracy of the information contained in this drawing. It is the responsibility of the user to verify the accuracy of the information contained in this drawing. The Mulhern Group, Ltd. does not warrant the accuracy of the information contained in this drawing. It is the responsibility of the user to verify the accuracy of the information contained in this drawing.

#	DATE	REVISION
1	05/25/2012	FIRST SUBMITTAL
2	07/12/2012	SECOND SUBMITTAL
3	11/09/2012	CCC REVIEW
4	03/18/2013	FINAL SUBMITTAL
5	04/24/2013	FINAL SUBMITTAL
6	06/06/2013	FINAL SUBMITTAL

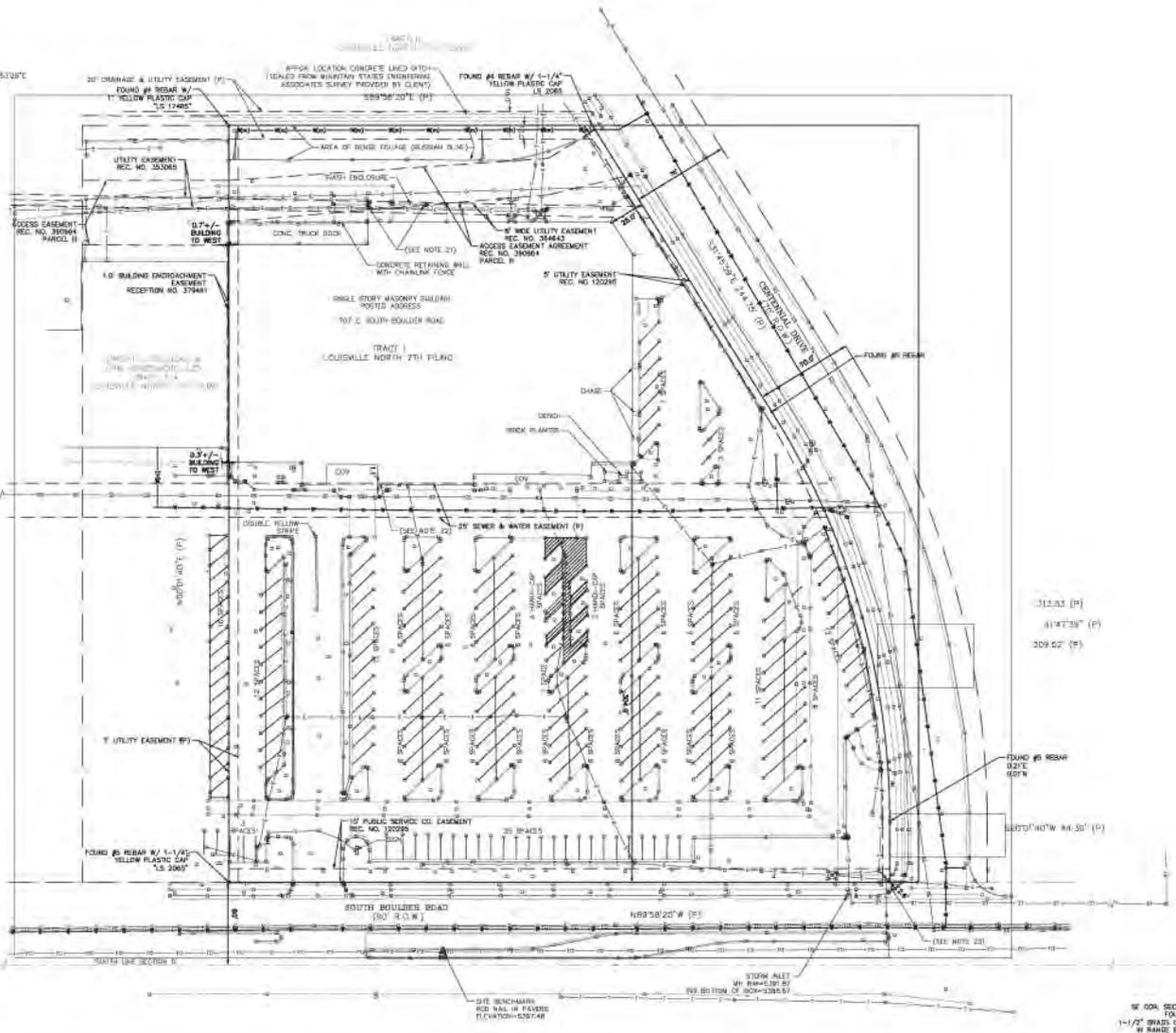
PROJECT NUMBER: 1301T
 DRAWN BY:
 CHECKED BY:
 DESCRIPTION: LIGHT FIXTURE CUT SHEETS

ALTA/ACSM LAND TITLE SURVEY

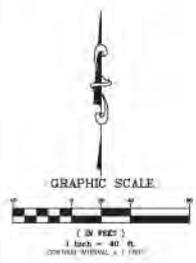
TRACT 1, LOUISVILLE NORTH 7TH FILING, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
SHEET 2 OF 2

Boundary Closure Report

Station: 8875479.70 Length: 201.27
 Curve: 237474.07 Length: 244.77
 Length: 312.32 Radius: 945.00
 Data: 031473.73
 Start: 309.07 Degree: 3105344.7
 Curve: 2207620.7 Length: 64.28
 Curve: 2287020.7 Length: 475.00
 Length: 250.00
 Elevation: 1085.84 Area: 222208.56 sq. ft.
 Curve Circle: 0.00 Degree: 98.825476
 Error: 0.00 Error: 0.00
 Project: 178441000.00



- ### Legend
- FOUND ADJUTANT MONUMENT AS DESCRIBED
 - FOUND MONUMENT AS DESCRIBED
 - FOUND BENCHMARK AS DESCRIBED
 - SET 3/4" BRASS TAG "YES LEAD"
 - (M) AS MEASURED AT TIME OF SURVEY
 - (C) CALCULATED FROM RECORD AND AS MEASURED INFORMATION
 - (V) AS PER THE PLAT OF LOUISVILLE NORTH 7TH FILING
 - (W) AS PER RECORD INFORMATION
 - CONCRETE
 - EDGE OF ASPHALT
 - FENCE
 - SIGN
 - BOLLARD
 - CONIFEROUS TREE (TRUNK DIAMETER/CRIP LINE RADIUS)
 - DECIDUOUS TREE (TRUNK DIAMETER/CRIP LINE RADIUS)
 - HANDICAP PARKING
 - NO PARKING
 - WATER LINE
 - WATER LINE SCALED FROM MAPS
 - WATER VALVE
 - WATER METER
 - FIRE HYDRANT
 - IRRIGATION VALVE
 - SANITARY SEWER LINE
 - SANITARY SEWER MANHOLE
 - CLEANOUT/BRASS TRAP
 - STORM DRAINAGE LINE
 - STORM DRAINAGE MANHOLE
 - ELECTRICAL LINE
 - ELECTRICAL TRANSFORMER
 - ELECTRICAL METER
 - LIGHT POLE
 - FIBEROPTIC LINE
 - TELEPHONE LINE
 - GAS RISER
 - GAS LINE
 - GAS METER
 - INDICATION OF BUILDING HEIGHT/TIMES/3 FLOOR
 - INDICATION OF ACCESS COVERED



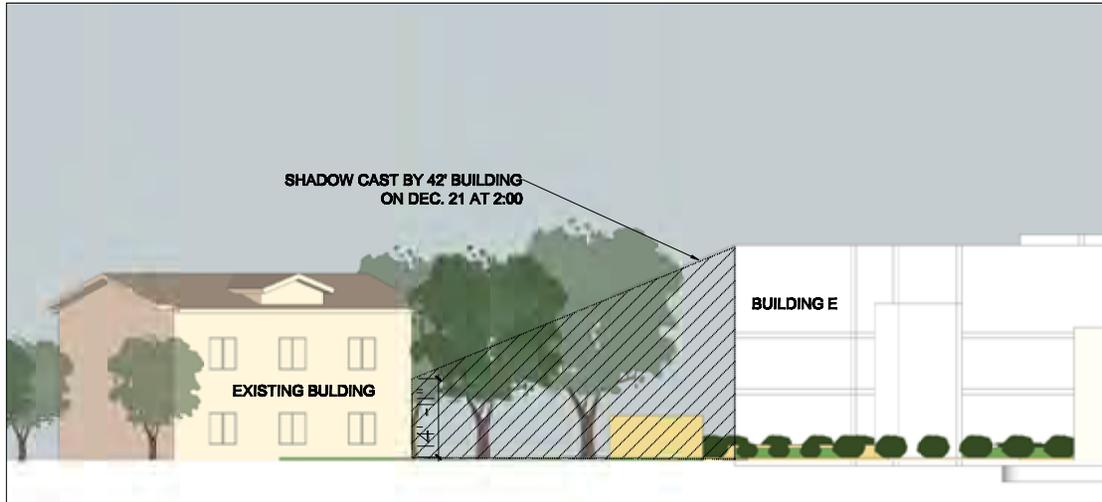
ALTA/ACSM LAND TITLE SURVEY			
PREPARED FOR JVA, INC. & Others (See Note 3)			
DRAWN BY: Flatiron, Inc.			
DATE: 10/20/2011			
FOR JOB NO:	3025 WED. AVE. STE. 100 WALDEN, CO 80501 PH: (303) 443-1001 FAX: (303) 443-0830	355 FOURTH AVE DENVER, CO 80202 PH: (303) 776-1725 FAX: (303) 776-4300	INT. DATE: REVISED BY: CHECKED BY: DATE:
COPYRIGHT 2011 FLATIRON, INC.			







FINAL P.U.D.
PARCEL 4, TRACT 1: LOUISVILLE NORTH 7TH FILING,
A REPLAT OF TRACT C, LOUISVILLE NORTH FILING NO. 1,
COUNTY OF BOULDER, STATE OF COLORADO.



ELEVATION SHOWING SHADOWS CAST BY 42' BUILDING ONTO NEIGHBORING BUILDING



PERSPECTIVE VIEW OF SHADOW CAST BY 42' BUILDING



ELEVATION SHOWING SHADOWS CAST BY 35' BUILDING ONTO NEIGHBORING BUILDING



PERSPECTIVE VIEW OF SHADOW CAST BY 35' BUILDING

THE MULHORN GROUP, LTD.
 ARCHITECTURE-PLANNING-INTERIORS

1730 BLAKE STREET SUITE 435
 DENVER COLORADO 80202
 303 297 3334 FAX 303 292 2601

**DRAWINGS REPRESENT
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 IN NATURE. ADJUSTMENTS
 MAY BE NECESSARY
 DURING THE FINAL
 REVIEW PROCESS.**

**Village Square Mixed-Use
 Redevelopment Project**
 707 SOUTH BOULDER ROAD
 LOUISVILLE, COLORADO 80027

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#	DATE	REVISION
1	8/23/2012	FIRST SUBMITTAL
2	10/12/2012	SECOND SUBMITTAL
3	11/09/2012	C.G. REVISION
4	03/18/2013	FINAL PUD SUBMITTAL
5	04/24/2013	FINAL PUD REVISED
6	06/06/2013	P.C. SUBMITTAL

PROJECT NUMBER: 12017
 DRAWN BY:
 CHECKED BY:
 DESCRIPTION:
 SHADOW STUDY SECTIONS

A3.1

From: Lightning41@aol.com [<mailto:Lightning41@aol.com>]

Sent: Wednesday, May 29, 2013 8:15 AM

To: Planning

Subject: Loftus Development

I have never been in favor of any residential in this prime commercial location. The city is making a big mistake since we have limited ourselves for commercial growth. I do not believe that this development is not going to cause major traffic problems at rush hours at Centennial and S. Boulder Rd.

Larry Martella
638 Fireside St.

ITEM: Case #13-004-PP/PDP/ZN, Coal Creek Station

PLANNER: Scott Robinson, Planner I

APPLICANT: BVZ Architects
3445 Penrose Place, Suite 220
Boulder, CO, 80301

OWNER: Coal Creek Station Properties
1600 38th Street, Suite 201
Boulder, CO 80301

REPRESENTATIVE: Gary Brothers, AIA
BVZ Architects

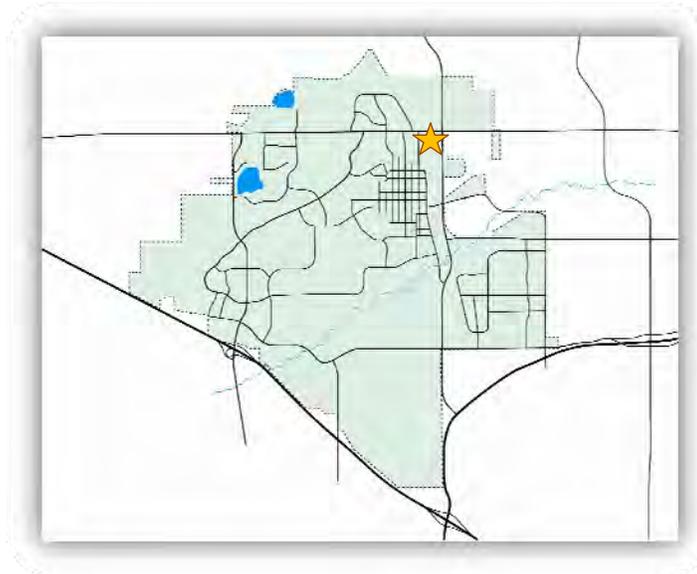
EXISTING ZONING: Commercial Business (CB)

LOCATION: The property includes the land south of South Boulder Road, west of Hwy 42, north of Little Italy, and east of the BNSF tracks, excluding the Union Jack Liquor Store, Fordyce Auto, and the car wash.

LEGAL DESCRIPTION: A subdivision in the NE1/4 NE1/4 of Section 8, T1S, R69W of the 6th PM and a re-subdivision of Coal Creek Station Filing No. 2 and a portion of Caledonia Place

TOTAL SITE AREA: 10.97 acres

REQUEST: A request for a rezoning, preliminary plat, and preliminary PUD for a mixed use development including 34,335 square feet of commercial and 51 residential units. This proposal includes a request to modify Exhibit A, Land Use Plan Exhibit, of Chapter 17.14 – Mixed use Zone District, of the Louisville Municipal Code.



BACKGROUND:

The applicant, BVZ Architects, has submitted a plan to develop the Coal Creek Station property as a mixed use project. The property is 10.97 acres and was platted as part of the Caledonia Place subdivision in 1890. Parts of the property have been replatted over the years to allow for commercial development, including the railroad car restaurant, the Louisville Cyclery building, the former 7-11 building, and the Tim’s Trains building. The small building that was formerly a State Farm office is on a separate lot and not part of this development. The remainder of the property is vacant.

The proposed development includes 34,335 square feet of commercial space, replacing 13,440 square feet of existing commercial space for a net increase of 20,895 square feet. The request includes 51 residential units: 34 as duplexes and 17 as townhomes.

The property is located within the Highway 42 Revitalization Area and therefore must be rezoned in accordance with Chapter 17.14 – Mixed Use Zone District in the LMC with a combination of Mixed-Use Residential (MU-R) and Mixed Use Commercial Community (CC) zone districts. As part of this process, the applicant is requesting modifications to the adopted Land Use Plan (Exhibit A) to allow for a more functional layout. The applicant is also requesting a change to the use table in Section 17.14.050 of the Louisville Municipal Code (LMC) to allow for duplexes in the MU-R zone district.

REQUEST:

The applicant is requesting a preliminary plat and PUD to allow for the placement of 51 residential units and 34,335 square feet of commercial. The applicant is also requesting a rezoning and modifications to LMC Chapter 17.14 to allow duplexes and adjust the Land Use Plan (Exhibit A).

Commercial	Square Feet
Building A	8,010
Building B	11,450
Building C	9,575

Building D	5,300
Residential	Units
Duplex	34
Townhouse	17

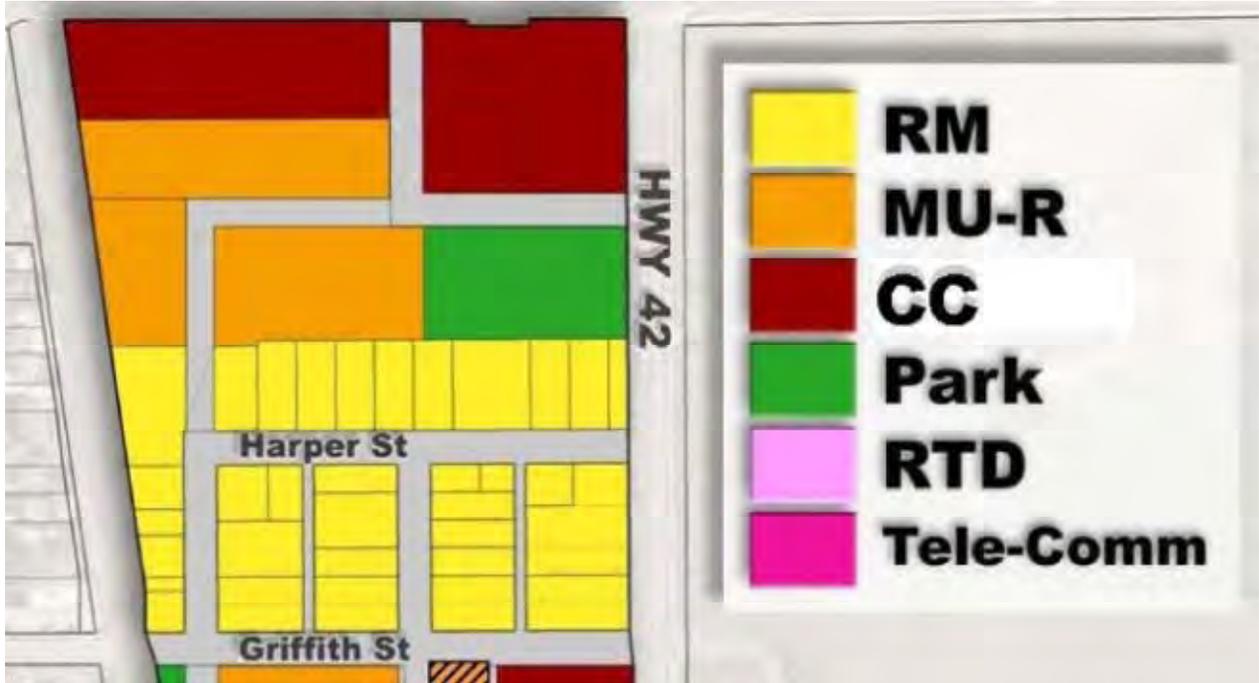


Zoning

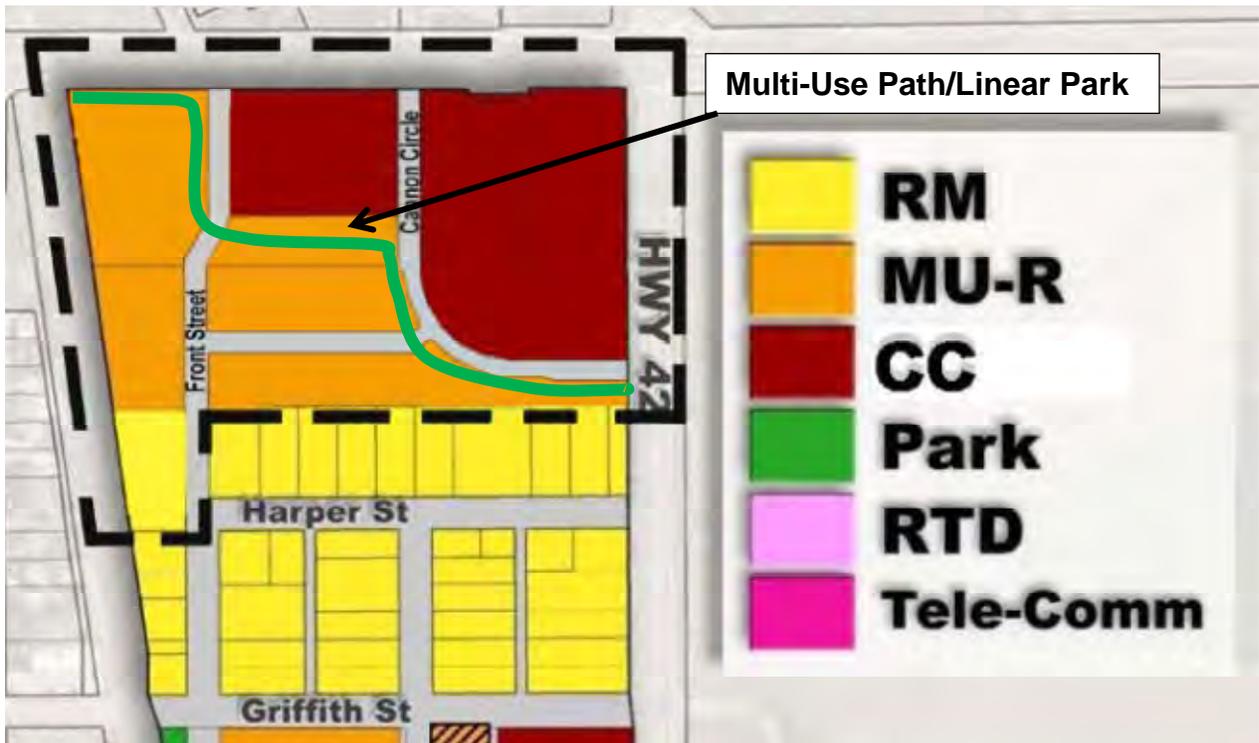
Section 17.14.020 of the LMC requires any property undergoing new development or redevelopment in the Revitalization Area to first be rezoned consistent with the Land Use Plan referenced as Exhibit A. The applicant is proposing a modification to the Land Use Plan to allow for a more functional layout.

The proposal rearranges the streets to fit the proposed development and offsite connections while maintaining the intent and enhancing connectivity. The proposal also moves some of the commercial area from along South Boulder Road to along Highway 42, providing better visibility and access. The last major change removes the park along Highway 42. The applicant is proposing, as an alternative, a linear park along a multi-use path through the development that would be publicly accessible but privately maintained.

Staff believes these changes are reasonable and beneficial to the development and the City, and recommends approval of the changes to the Land Use Map and the rezoning.



Current Land Use Plan (Exhibit A)



Proposed Land Use Plan (Exhibit A)

Preliminary Subdivision Plat

Blocks

The proposed block layout complies with the Mixed Use Development Design Standards and Guidelines (MUDDSG) and matches in scale and style with the existing residential neighborhood to the south. The eastern residential portion matches the north-south lot orientation of the Nicola DiGiacomo subdivision immediately to the south, while the western portion matches the east-west lot orientation of Caledonia Place. The block lengths and widths are appropriate, and alley access is provided for all residential units. The commercial section follows the requirements of the MUDDSG by moving the buildings to the street and providing parking behind.

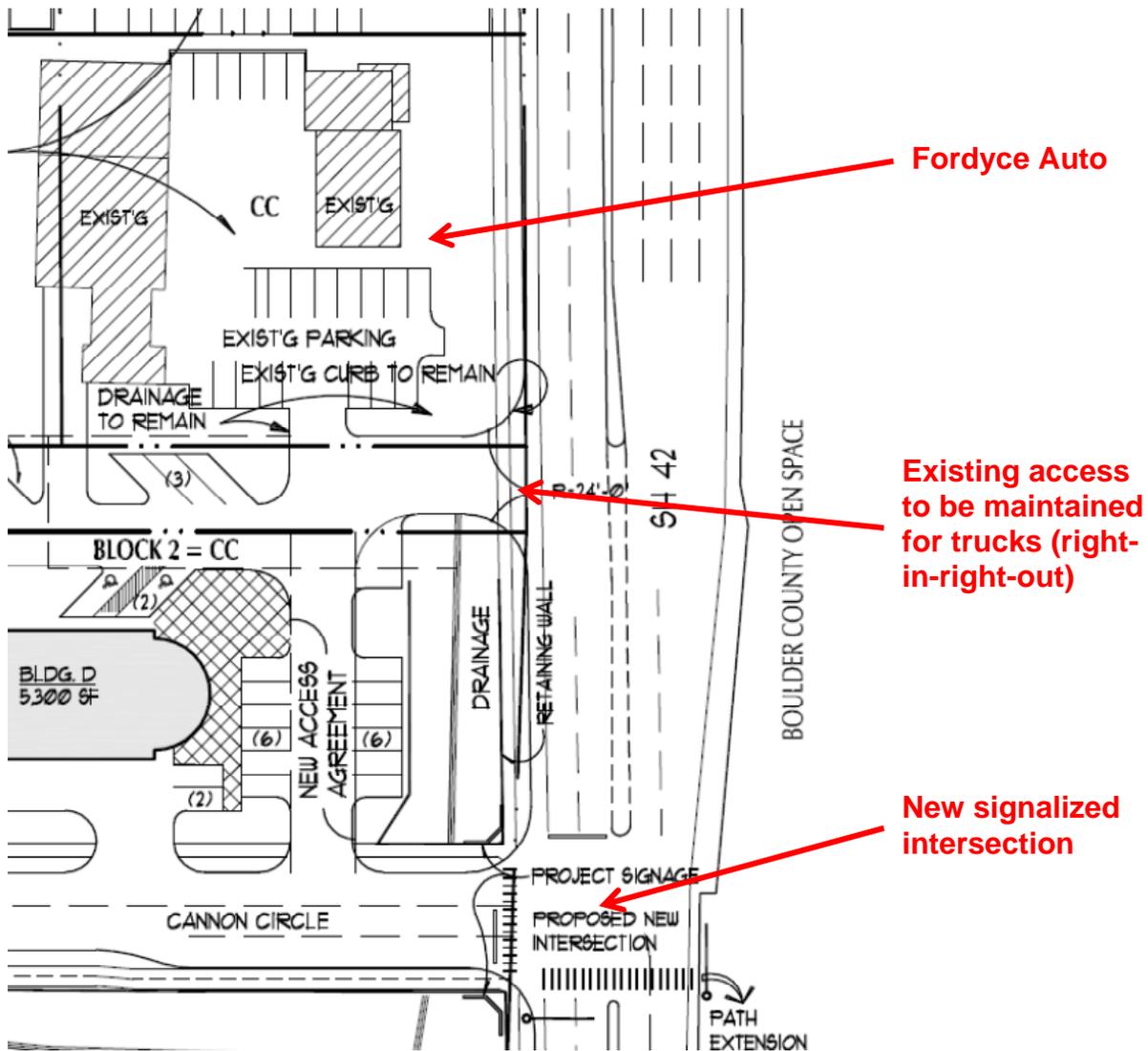
Streets and Alleys

The streets in the development are intended to serve local traffic and provide alternative routes for a small amount of through-traffic. As such, the streets are narrow and designed to accommodate on-street parking. The street sections have been approved by the Public Works Department. Sidewalks are provided on both sides of the streets, except for the southeast portion of Front Street where there is limited right-of-way. Bicycle traffic will be handled on-street, as it is in Old Town, and the low speeds and traffic volumes will provide for a safe environment without the need for dedicated bike lanes, or a separate trail.

The applicant proposes realigning the southern east-west portion of Cannon Circle to better serve the development, meet signal spacing requirements to allow for a traffic signal on Highway 42, and to align with the access to the Harney/Lastoka Open Space east of Highway 42. Business access to Fordyce Auto will be provided by access easements across Lot 1, Block 1, and a right-in-right-out access will be maintained at the location of the current intersection of Cannon Circle and Highway 42 to allow for truck access to Fordyce Auto. The owner of Fordyce Auto has agreed to these changes.

The alleys meet City standards, though there are some concerns with the southernmost east-west alley just north of Little Italy. It is currently an unimproved public alley that the applicant intends to improve. The applicant is requesting the City maintain the alley, while the Public Works Department is requesting the alley be made private and the Homeowners' Association maintain it. Staff suggests a condition of approval requiring this issue be resolved before the final plat and PUD are approved. The western end of the alley, as shown on the plat, is the private property of the homeowners to the south. The applicant has agreed to work with the property owners to provide access, and staff recommends a condition of approval requiring access be provided before the final plat and PUD are approved.

The Public Works Department has expressed some concern that the turning radii at some intersections may be too tight for fire trucks and other large vehicles. Staff recommends a condition of approval requiring the applicant to provide turning templates and show all corners are navigable before the approval of the final plat and PUD.



Public Land Dedication

The entirety of this property was originally platted as part of the Caledonia Place subdivision in 1890, and therefore the public land dedication requirement of LMC Section 16.16.060 does not apply.

Preliminary PUD Development Plan

Land Use

The proposed land uses comply with the proposed zoning and LMC Chapter 17.14, except for the residential density and the inclusion of duplexes. LMC Section 17.14.060 sets the minimum residential density in the MU-R district at 12 units per acres; the applicant is requesting a density of 6.9 units per acre. The use table in LMC Section 17.14.050 does not allow duplexes in the MU-R district; the applicant is requesting 34 duplex units.

Section 17.14.090(A)(2)(b)(i) of the LMC allows for waivers or modifications to the underlying zoning requirements through the PUD process if “the proposed development

represents an improvement in site and building design over that which could be accomplished through strict compliance with otherwise applicable district standards.”

Staff believes the waiver for reduced density is justified because it will provide a better transition between the commercial development and the existing residential neighborhoods to the south. Also, this development is outside the quarter-mile influence area for the proposed FasTracks stations, so the higher densities associated with transit-oriented development are not necessary and will likely not impact ridership.

Section 17.14.090(A)(2)(b)(ii)(a) of the LMC states the uses allowed in the MU-R district may not be waived or modified through the process described above. Therefore, a code change is required to allow duplexes in the MU-R district. Given the requested reduction in density, duplexes make sense and will serve as an appropriate transition to Little Italy neighborhood. This reduction intensity will also improve the fiscal performance of the proposal.

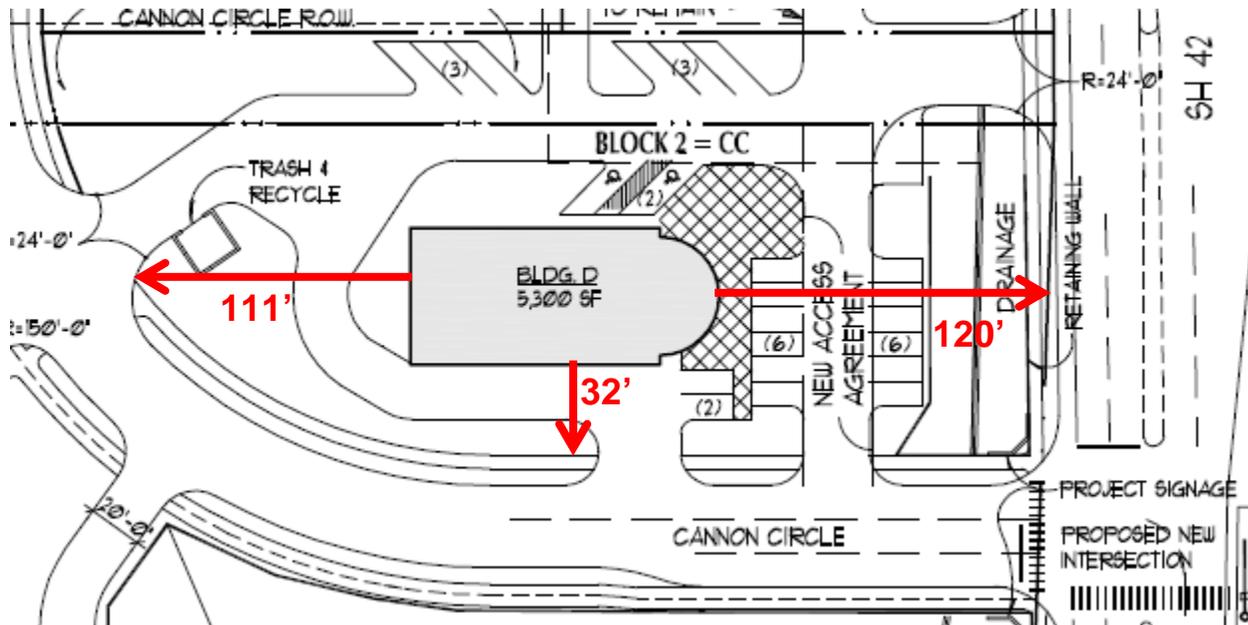
Bulk and Dimension Standards

The proposed development complies with the yard and bulk standards of LMC Chapter 17.14 and the MUDDSG, except for a few areas for which the applicant is requesting waivers under LMC Section 17.14.090.

In the MU-R zone district, there is a 40% minimum lot coverage requirement, a maximum front setback of 10 feet, and a requirement that at least 70% of the street-facing property lines contain buildings. The proposed lot coverage for the residential lots varies between 30% and 40%. The front setback for most lots is 12 feet, though some lots have significantly larger front setbacks where the roads start to curve, going to 30 feet. The 70% frontage requirement is met on most lots, but there are a few lots with larger, curved front lot lines where the frontage drops to around 60%. Considering the reduced density, these modifications to the yard and bulk standards are justified to make an attractive and functional development.

Waiver	Requirement	Request
Lot coverage	40%	30%
Front Setback	10 feet	30 feet
Lot line coverage	70%	60%

In the CC zone district the minimum lot coverage is 30% and the maximum setback is 60 feet from Highway 42 or South Boulder Road and 30 feet from interior streets. Buildings A, B, and C, along South Boulder Road, meet these requirements, along with the others in LMC Section 17.14.060, but building D along Highway 42 does not. The proposed lot coverage for Lot 1, Block 1, on which Building D sits, is 10%. The setback to Highway 42 is 120 feet, while the setbacks to Cannon Circle are 32 feet to the south and 111 feet to the west. The low lot coverage and large setbacks are caused in part by the easement required to provide access to Fordyce Auto, and in part by the circulation requirements of a drive-through restaurant. Given the location, constraints, and surrounding development, staff recommends these waivers be approved.



Waiver	Requirement	Request
Lot Coverage	30%	10%
Hwy 42 setback	60 feet	120 feet
Cannon Cir setback	30 feet	111 feet

Height

Section 17.14.060 of the LMC requires a minimum building height of 35 feet and two stories, while allowing a maximum height of 45 feet and three stories in both the CC and MU-R districts. The applicant is proposing one story buildings in the CC district with a maximum height of 35 feet. In the MU-R district, the duplexes will have two stories, with a maximum height of 35 feet and the townhomes will have three stories with a maximum height of 45 feet.

The applicant is requesting a waiver to allow one story buildings in the CC district, and buildings shorter than 35 feet in CC and MU-R. Staff recommends approving these modifications under LMC Section 17.14.090 because the lower heights will be more compatible with the density of the development and the adjacent neighborhood. The proposal complies with the height transition standards where abutting the RM zone district.

development off of South Boulder Road and Highway 42 will operate at LOS A or B through 2035.

The internal streets are adequate for site circulation. The Cannon Circle connection will allow drivers going from eastbound South Boulder Road to southbound Highway 42 to avoid the signal at South Boulder Road and Highway 42, alleviating the need for a dedicated right turn lane at that intersection. The connection of Front Street to Griffith Street will allow access to Downtown and the signal at Main Street and South Boulder Road.

Parks, Recreation, Trails and Open Space

The applicant is proposing a multi-use trail and linear park through the development, from the northwest to the southeast. At the southeast, the trail will connect to the sidewalk along Highway 42 and the signal at Cannon Circle, allowing access to the proposed soft-surface trail along the Harney/Lastoka Open Space east of Highway 42. At the northwest, the trail will connect to the sidewalk along South Boulder Road which, along with the traffic signal at Main Street, will provide access to the north and west areas of the City.

Through the center of the development, the trail will run through a landscaped buffer between the residential and commercial portions of the site. The portion of the trail along South Boulder Road is currently shown as a standard five-foot sidewalk instead of the eight-foot multi-use path. Staff recommends a condition of approval requiring that portion be expanded to eight feet to match the rest of the trail. The Parks and Recreation Department has reviewed the proposal and requested the trail not be dedicated to the City, but be maintained by the HOA.

Urban Form

The proposed development matches the desired urban form for the Revitalization Area. Except for Building D, the commercial structures are fronted towards the street with parking provided behind the building. The residential units are on connected urban streets with alley access. The proposed development will provide an attractive anchor to one of the most important intersections in the City while acting as a compatible neighbor to the adjacent established residential neighborhood.

STAFF RECOMMENDATION:

Staff recommends approval of the requested zoning change, preliminary plat, preliminary PUD, and LMC modifications for the development called Coal Creek Station. The proposal will allow for the development of a mixed use project in the Highway 42 Revitalization Area with the following waivers:

- Decreased residential density in the MU-R district
- Decreased minimum lot coverage in the MU-R district
- Increased maximum front setback in the MU-R district
- Decreased minimum front lot line coverage in the MU-R district
- Decreased minimum lot coverage for Building D in the CC district
- Increased maximum setbacks for Building D in the CC district

- Decreased minimum height and story requirements in both MU-R and CC districts

Staff has determined the waivers are appropriate under LMC Section 17.14.090 to allow for an effective development given the location and surrounding land uses. The applicant is also requesting and staff is recommending two changes to Chapter 17.14 of the LMC:

- Adjustments to the “Exhibit A” Land Use Plan to allow for a more connected street network and better sited land uses
- Removal of the prohibition on duplexes in the MU-R district

Staff recommends the following conditions of approval:

1. Widen the multi-use path along South Boulder Road to eight feet.
2. The maintenance of the southernmost alley will be determined before final approval of the plat and PUD.
3. Access on the west end of the southernmost alley will be acquired before final approval of the plat and PUD.
4. The applicant will provide radii and turning templates at all street corners to show accessibility by fire trucks and other large vehicles.

ATTACHMENTS:

1. Resolution No. 12, Series 2013
2. Application documents – Land Use Application, Letter of Intent, etc.
3. Zoning Map
4. Draft Zoning Ordinance
5. Preliminary Plat
6. Preliminary PUD
7. Draft Code Change Ordinance

**RESOLUTION NO. 12
SERIES 2013**

A RESOLUTION RECOMMENDING APPROVAL OF A REZONING, PRELIMINARY SUBDIVISION PLAT, PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD), AND AMENDMENTS TO CHAPTER 17.14 OF THE LOUISVILLE MUNICIPAL CODE FOR AN APPROXIMATE 11 ACRE PARCEL OF THE CALEDONIA PLACE AND COAL CREEK STATION SUBDIVISIONS. THE INTENT OF THE REQUEST IS TO DEVELOP THE PROPERTY WITH 51 RESIDENTIAL UNITS AND 34,335 SQUARE FEET OF COMMERCIAL SPACE

WHEREAS, there has been submitted to the Louisville Planning Commission an application for approval of a rezoning, preliminary subdivision plat, preliminary planned unit development (PUD), and amendment to Chapter 17.14 of the Louisville Municipal Code (LMC) for an approximate 11 acre parcel of the Caledonia Place and Coal Creek Station subdivisions. The intent of the request is to develop the property with 51 residential units and 34,335 square feet of commercial space; and

WHEREAS, the subject property is in the Highway 42 Revitalization Area; and

WHEREAS, Section 17.14.020 of the LMC requires any property in the Highway 42 Revitalization Area be rezoned in conformance with the Land Use Plan incorporated as Exhibit A in LMC Chapter 17.14 before being developed or redeveloped; and

WHEREAS, a change to the Land Use Plan (Exhibit A) is required to allow for a functional and efficient development; and

WHEREAS, the modified Land Use Plan (Exhibit A) requires the existing Commercial Business (CB) zoning to be rezoned to Mixed-Use Residential (MU-R) and Community Commercial (CC); and

WHEREAS, a modification is required to the Use Table in LMC Sec. 17.14.050 to allow duplexes in the MU-R zone district; and

WHEREAS, the City Staff has reviewed the information submitted and found it to comply with LMC Sec. 16.12.030, Sec. 17.14.090, and Sec. 17.28.170; and

WHEREAS, after a duly noticed public hearing on June 13, 2013 where evidence and testimony were entered into the record, including the findings in the Louisville Planning Commission Staff Report dated June 13, 2013, the Planning Commission finds the Coal Creek Station Rezoning, Preliminary Subdivision Plat, Preliminary PUD Plan, and LMC amendments should be approved with the following conditions:

1. The applicant shall widen the multi-use path along South Boulder Road to eight feet.
2. The maintenance of the southernmost alley will be determined before final approval of the plat and PUD.

3. The applicant shall secure access on the west end of the southernmost alley before final approval of the plat and PUD.
4. The applicant will provide radii and turning templates at all street corners to show accessibility by fire trucks and other large vehicles.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Louisville, Colorado does hereby recommend approval of a Rezoning, Preliminary Subdivision Plat, Preliminary PUD, and LMC amendment for the Coal Creek Station Subdivision with the following conditions:

1. The applicant shall widen the multi-use path along South Boulder Road to eight feet.
2. The maintenance of the southernmost alley will be determined before final approval of the plat and PUD.
3. The applicant shall secure access on the west end of the southernmost alley before final approval of the plat and PUD.
4. The applicant will provide radii and turning templates at all street corners to show accessibility by fire trucks and other large vehicles.

PASSED AND ADOPTED this 13th day of June, 2013.

By: _____
Jeff 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 REZONE, REDEVELOP (PUD) AND REPLAT THE EXISTING PROPERTY AT THE SW CORNER OF SOUTH BOULDER ROAD AND HWY 42 OWNED BY EASTPARK ASSOCIATES. THE PROJECT WILL BE REZONED FROM COMMERCIAL BUSINESS (CB) TO COMMERCIAL COMMUNITY (CC) AND MIXED USE – RESIDENTIAL (MU-R) AND 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.

APPLICATION NAME: COAL CREEK STATION PUD (EASTPARK ASSOCIATE, LLP AND BVZ ARCHITECTS)

LOCATION: 1032 E. SOUTH BOULDER ROAD: COAL CREEK STATION, FILINGS 1, 2 & 3 AND THE BALANCE OF THE VACANT SITE

CASE NUMBER: 13-004-PS/PP/ZN

DATE AND TIME: THURSDAY, JUNE 13, 2013 AT 6:30 PM
PLANNING COMMISSION

DATE AND TIME: TUESDAY, JULY 2, 2013 AT 7:00 PM
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, MAY 26, 2013

POSTED IN CITY HALL, PUBLIC LIBRARY, RECREATION CENTER AND THE COURTS AND POLICE BUILDING AND MAILED TO SURROUNDING PROPERTY OWNERS ON FRIDAY, MAY 24, 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. 13-004-PP/POP/ZNY

APPLICANT INFORMATION

Firm: BVZ Architects
 Contact: Gary Brothers, AIA
 Address: 3445 Penrose Place, Suite 220
Boulder, CO 80301
 Mailing Address: Same
 Telephone: 303.442.0295
 Fax: 303.442.0296
 Email: info@bvzarchitects.com

OWNER INFORMATION

Firm: Eastpark Associates, LLP
 Contact: Bill Arnold
 Address: 1600 38th Street, Suite 201
Boulder, CO 80301
 Mailing Address: Same
 Telephone: 303.447.2655
 Fax: 303.447.2659
 Email: billarnold@covad.net

REPRESENTATIVE INFORMATION

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

PROPERTY INFORMATION

Common Address: 1032 E. South Boulder Rd.
 Legal Description: Lot _____ Blk: _____
 Subdivision Coal Creek Filing #2
 Area: 481,486 +/- 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: The project is a redevelopment & replat of the existing property at the SW corner of S. Boulder Rd. & State 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, & an extension of the residential neighborhood from the South. We are requesting the existing zoning lines to be adjusted to accommodate the relocation of Cannon Circle & the residential use in the NW corner.
 Current zoning: MUR/CC Proposed zoning: Same

SIGNATURES & DATE

Applicant: _____
 Print: Gary Brothers w/BVZ
 Owner: _____
 Print: Bill Arnold w/Eastpark Assoc.
 Representative: See above
 Print: _____

CITY STAFF USE ONLY

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

Letter of Request for the Redevelopment of Coal Creek Station - PUD

Revised 5/17/13, Additional waiver request

PROJECT DIRECTION AND GOALS

It is the intent of this project to become a viable part of the City's commercial and residential community. The project includes the redevelopment of Coal Creek Station, Filing 1, 2, & 3, and the balance of the vacant site. The goal is to redevelop the existing commercial along So. Boulder Rd. and State Hwy 42. The success of the commercial development is enhanced by shifting Cannon Dr. to the South along SH 42 and creating a controlled intersection. By doing so, we need to request an adjustment to Section 17.14.030, Exhibit A, for the street layout and zoning designation. The goal of the residential portion of the site is to extend the existing residential neighborhood to the South onto our site. To allow the new residential neighborhood to be developed with a more compatible density and character, we need to request a density reduction for the MU-R zoning, Section 17.14.060, Table 3, from 12 units to 6.5 units/ac. We also need to change the use table, Section 17.14.050, Table 1 to allow duplexes in the MU-R zone district. This property is an infill site which will add to the existing fabric of the surrounding successful business and residential community. Because this development is located on an "Infill Site", it will be able to provide financial support for the existing services already in place, such as roadways, utilities, and police and fire protection, without adding to the cost of these supporting systems.

SITE CIRCULATION

This development will cater to auto-oriented along with pedestrian and bike users throughout the site. Bike parking is located at each commercial location. The extension of Front St. and re-establishing Frost St. from the original "Caledonia Place" subdivision, helps extend the existing residential circulation onto the site. The development is organized to keep higher activity users closest to the major roadways, and less active users in the residential area. The development has used a pedestrian/bikeway to buffer the residential activity from the commercial users. The landscaped pedestrian/bikeway will connect Main St. with a controlled pedestrian/ bikeway crossing at Cannon Cir. and SH 42 onto the City's open space.

BUILDING CHARACTER

The commercial buildings on the site shall be in keeping with the surrounding building character with a 1 to 1 1/2 story height. The goal of the single story spaces will be to cater to neighborhood retail users.

The goal of the residential elements of the development will be to extend the existing

residential neighborhood feel onto our site. We have re-establish Frost Street from the original "Caledonia Place" subdivision located on this site. In addition, the "Energy Star" standards of construction will be a key to our approach to the quality of the end product. The character study provided indicates a reference to the desired roof forms and front porch design approach. We are asking for a reduced density for the residential portion of the site from 12 units/ac to 6.5 units/ ac. We have also requested to allow "Duplexes" in the MU-R zone, Section 17.14.050, Table 1. This allows a more compatible residential character for the existing neighborhood to the South.

LANDSCAPE AND SITE PARKING

The landscape plan has incorporated the existing healthy mature trees on the site, the majority of which are on the NW corner. This allows for a great starting point for the park like pedestrian/bikeway that moves across the site from West to East, providing a visual buffer from the residential neighborhood to the commercial/retail area.

The parking plan provides more parking than required for the residential and commercial areas of the development. In addition, we have provided bike parking areas within the commercial parking lots to encourage the connection to the bikeway user.

5/17/13 Additional waiver request –

Please provide a waiver for 30% minimum building coverage requirement in the CC district for Building D, as per staff's suggestion.

Please provide a waiver for 40% minimum building coverage requirement in the MU-R district, as per staff's suggestion.

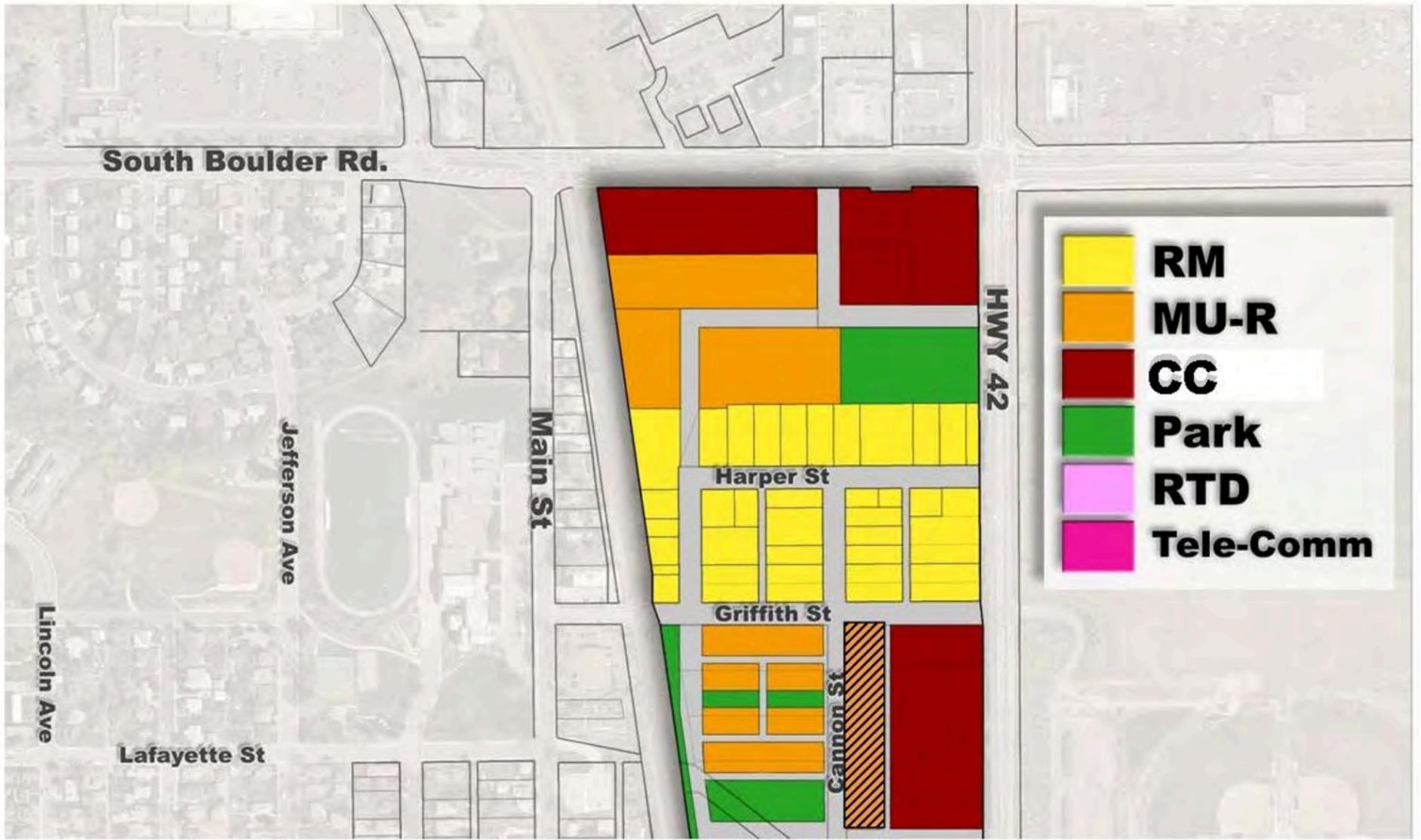
Please provide a waiver for the maximum building setback for Building D in the CC district from Hwy 42 and Cannon Cir., as per staff's suggestion.

Please provide a waiver for the maximum 10' building setback for the residential buildings in the MU-R district, as per staff's suggestion.

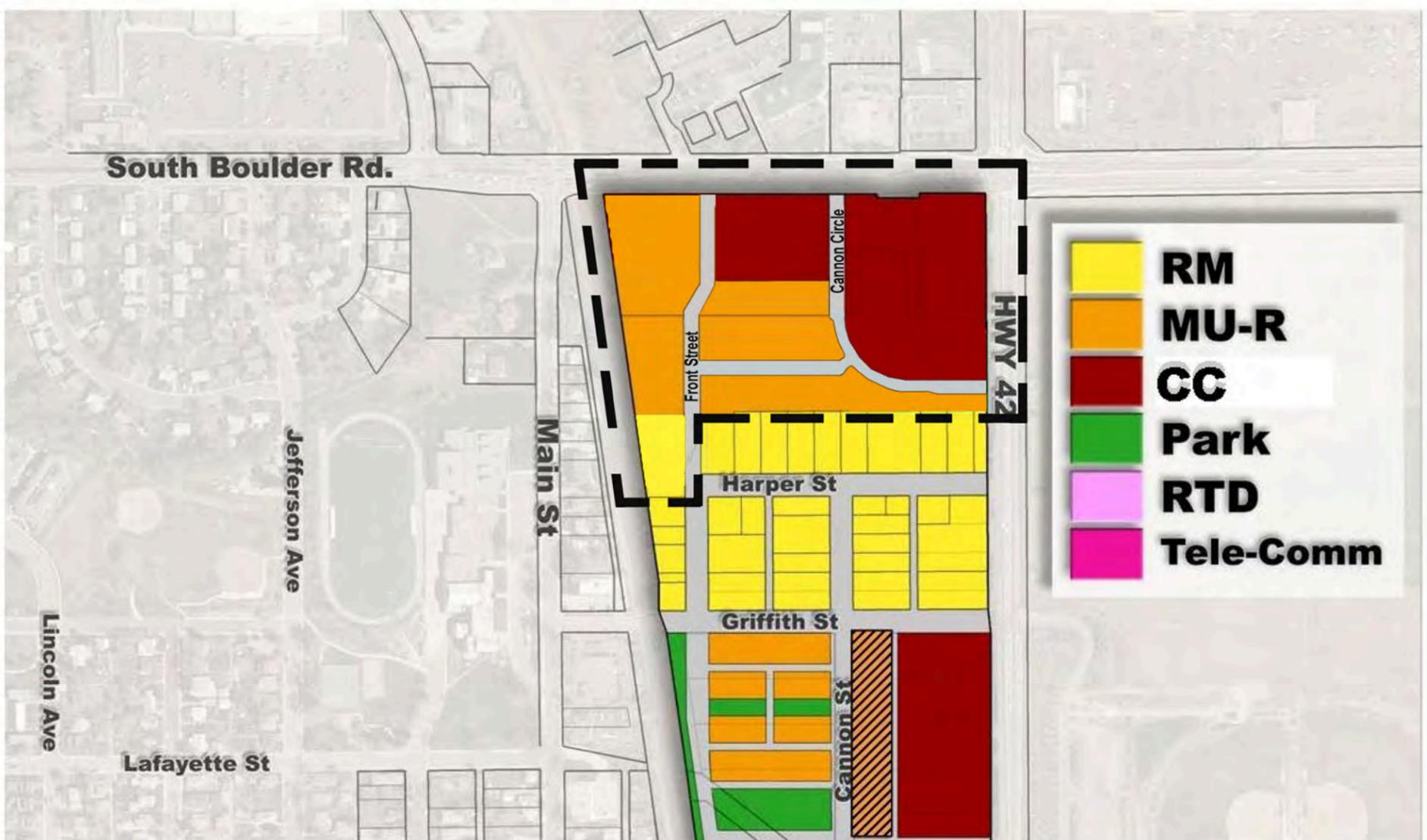
Please provide a waiver for the requirement of 70% of the street facing property include a building in the MU-R district, as per staff's suggestion.

Please provide a waiver to the Development Standards and Guidelines for the CC and MU-R district, as per staff's suggestion.

Land Use Plan Exhibit A



Land Use Plan Proposed Zoning



ORDINANCE NO. _____
SERIES 2013

AN ORDINANCE APPROVING A REZONING OF A 10.97-ACRE PARCEL OF LAND LOCATED AT 1035 E SOUTH BOULDER ROAD FROM CITY OF LOUISVILLE COMMERCIAL BUSINESS (CB) ZONING TO CITY OF LOUISVILLE MIXED-USE RESIDENTIAL (MU-R) AND COMMERCIAL COMMUNITY (CC).

WHEREAS, the Coal Creek Station Properties, LLC is the owner of certain real property totaling approximately 10.97 acres, which property is designated as a portion of the Caledonia Place and Coal Creek Station subdivisions of the Highway 42 Revitalization Area and the legal description of which is attached hereto as Exhibit A (the "Property"); and

WHEREAS, the landowner of said property has submitted to the City Council of the City of Louisville a request to approve a of the Property from Commercial Business (CB) to Mixed-Use Residential (MU-R) and Community Commercial (CC); and

WHEREAS, the Louisville Planning Commission has held a public hearing on the proposed Rezoning and has forwarded a recommendation to the City Council to approve the Rezoning, and the City Council has duly considered the Commission's recommendation; and

WHEREAS, the City Staff and Louisville Planning Commission have reviewed the proposed rezoning and found it to comply with comprehensive plan, Louisville zoning regulations and other applicable sections of the Louisville Municipal Code; and

WHEREAS, the City Council finds the request complies with the Land Use Plan incorporated as Exhibit A in Chapter 17.14 of the Louisville Municipal Code; and

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

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

WHEREAS, the Mixed-Use Residential (MU-R) and Community Commercial (CC) zoning classifications for the Property are consistent with the City of Louisville comprehensive plan, Louisville zoning regulations and other applicable sections of the Louisville Municipal Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO A REZONE OF A SUBJECT PARCEL FROM CITY OF LOUISVILLE COMMERCIAL BUSINESS (CB) TO CITY OF LOUISVILLE MIXED-USE RESIDENTIAL (MU-R) AND COMMUNITY COMMERCIAL (CC):

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



VIEW FROM SOUTH BOULDER ROAD



VIEW FROM CANNON CIRCLE

MASSING STUDIES

0 60' NTG

PROJECT DESCRIPTION

A REDEVELOPMENT OF THE COAL CREEK STATION SITE INTO A MIXED USE COMMUNITY CONTAINING FOUR COMMERCIAL BUILDINGS AND MULTI-FAMILY RESIDENCES. INCLUDED ARE PLAZA SPACES AND A BIKE PATH CONNECTING THE NORTHWEST CORNER OF THE SITE TO THE SOUTHEAST CORNER, ALLOWING A FORMAL CONNECTION TO THE BOULDER COUNTY OPEN SPACE ACROSS HIGHWAY 42. CANNON STREET HAS BEEN RECONFIGURED TO FACILITATE CIRCULATION.

LEGAL DESCRIPTION

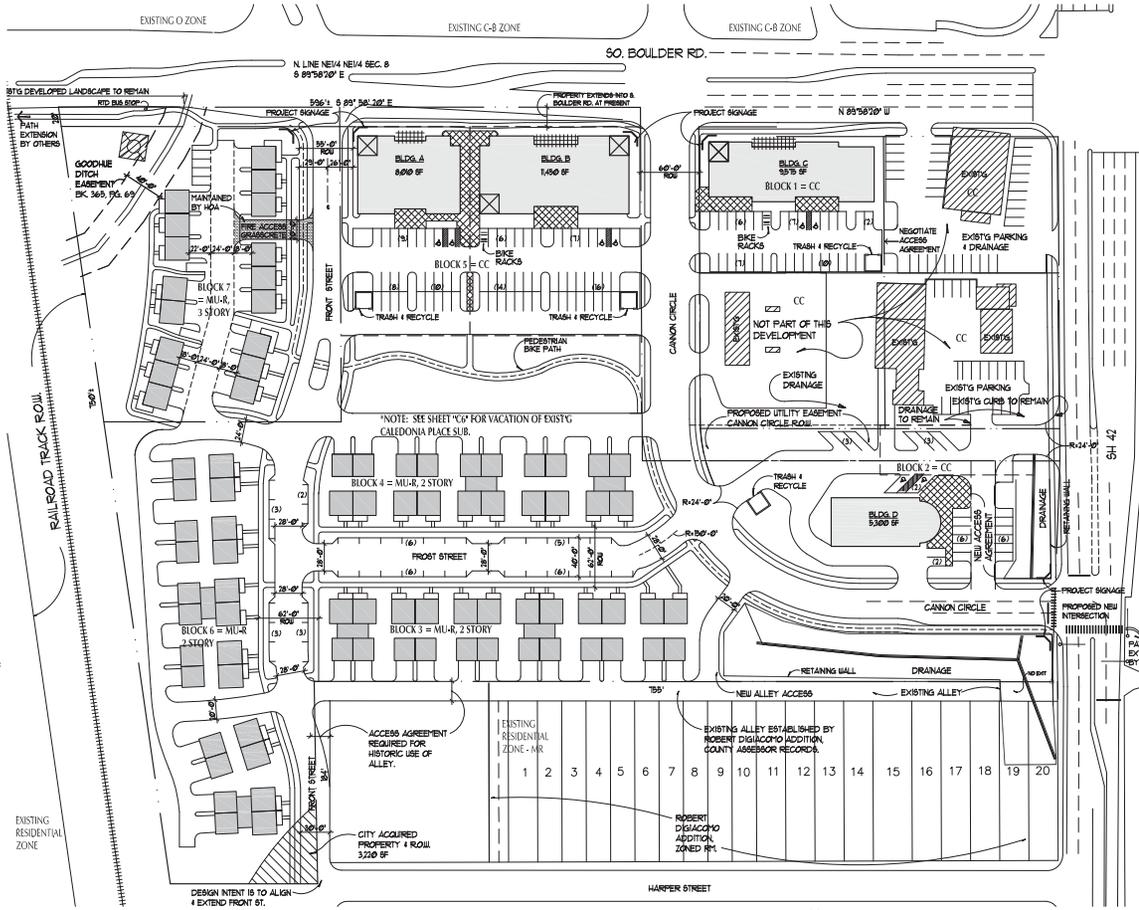
A SUBDIVISION IN THE NE1/4 NE1/4 OF SECTION 8, T15, R69W OF THE 6TH PM AND A RESUBDIVISION OF COAL CREEK STATION FILING NO. 2 AND A PORTION OF CALDONIA PLACE, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

PROJECT SUMMARY

ZONING DISTRICT	CURRENT: COMMERCIAL COMMUNITY
	PROPOSED: MIXED USE RESIDENTIAL
FLOOR AREA RATIO (FAR)	25 : 1
LANDSCAPE COVERAGE	158,100 SF + 363 ACRES
DWELLING UNITS	51 UNITS, 6.8 DU PER ACRE - 11 (3) STORY UNITS - 34 (2) STORY UNITS
PARKING PROVIDED	RETAIL: 102 SPACES + 1 SP / 300 SF DRIVE THRU PAD: 22 SPACES + 125 SP PER 300 SF RESIDENTIAL: 102 SP + 38 STREET GUEST
TOTAL PARKING LOT + STREET PARKING PROVIDED:	162 SPACES
BUILDING HEIGHTS	BUILDING A: 35' MAX BUILDING B: 35' MAX BUILDING C: 35' MAX BUILDING D: 35' MAX RESIDENTIAL: 2 STORY-35'; 3 STORY-45'

NOTES

- FOR ADDITIONAL UTILITY EASEMENT LOCATIONS SEE ENGINEERING PLAN 'CA'. SEE C3 FOR SURROUNDING DEVELOPMENT INFORMATION.
- THIS PROPERTY HAS BEEN PREVIOUSLY PLATED AS THE 'CALDONIA PLACE' SUBDIVISION # 19 A 'REPLAT'. SEE SHEET C3 FOR MORE INFORMATION.
- THE HOA SHALL MAINTAIN ALL LANDSCAPING WITHIN THE DEVELOPMENT LIMITS INCLUDING THE PEDESTRIAN / BIKE PATH.



OVERALL DEVELOPMENT PLAN

OWNERSHIP SIGNATURE BLOCK
 HAVE LAD OUT, PLATTED AND SUBMITTED THE SAME INTO LOTS UNDER THE NAME OF _____ AND ALSO DEDICATED EASEMENTS AS SHOWN ON SHEET _____ AS LOTS OUT AND DEDICATED TO THE PLAN.
 WITNESS MY / OUR HANDS / SEALS THIS ____ DAY OF _____, 20__

OWNER NAME AND SIGNATURE _____
 TITLE AND TITLE SIGNATURE _____

PLANNING COMMISSION CERTIFICATE
 APPROVED THIS ____ DAY OF _____, 20__ BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO. RESOLUTION NO. _____ SERIES _____

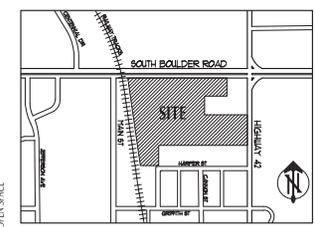
CITY COUNCIL CERTIFICATE
 APPROVED THIS ____ DAY OF _____, 20__ BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO. RESOLUTION NO. _____ SERIES _____

PLANNER 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, P.M. THIS ____ DAY OF _____, 20__ AND IS RECORDED IN PLAIN FILE _____ RECEPTION FEE: _____ PER PAGE: _____ PER PAGE

CLERK AND RECORDER _____
 DEPUTY _____

VICINITY MAP



SHEET INDEX

- | | |
|----|----------------------------------|
| A1 | COVER SHEET + GENERAL INFO |
| A2 | LANDSCAPE + PARKING PLAN |
| A3 | PROJECT CHARACTER IMAGES |
| C1 | COVER SHEET |
| C2 | PRELIMINARY PLAN |
| C3 | EXISTING CONDITIONS (TOPOGRAPHY) |
| C4 | MASTER UTILITY PLAN |
| C5 | VACATION + ACQUISITION PLAN |
| C6 | PRELIMINARY DRAINAGE PLAN |
| C7 | PRELIMINARY GRADING PLAN |

LEGEND

- EXISTING BUILDINGS
- PLAZA
- COMMERCIAL
- RESIDENTIAL

DRAWINGS REPRESENT DESIGN INTENT ONLY & ARE PRELIMINARY. CHANGES MAY BE REQUIRED DURING THE FINAL REVIEW PROCESS.

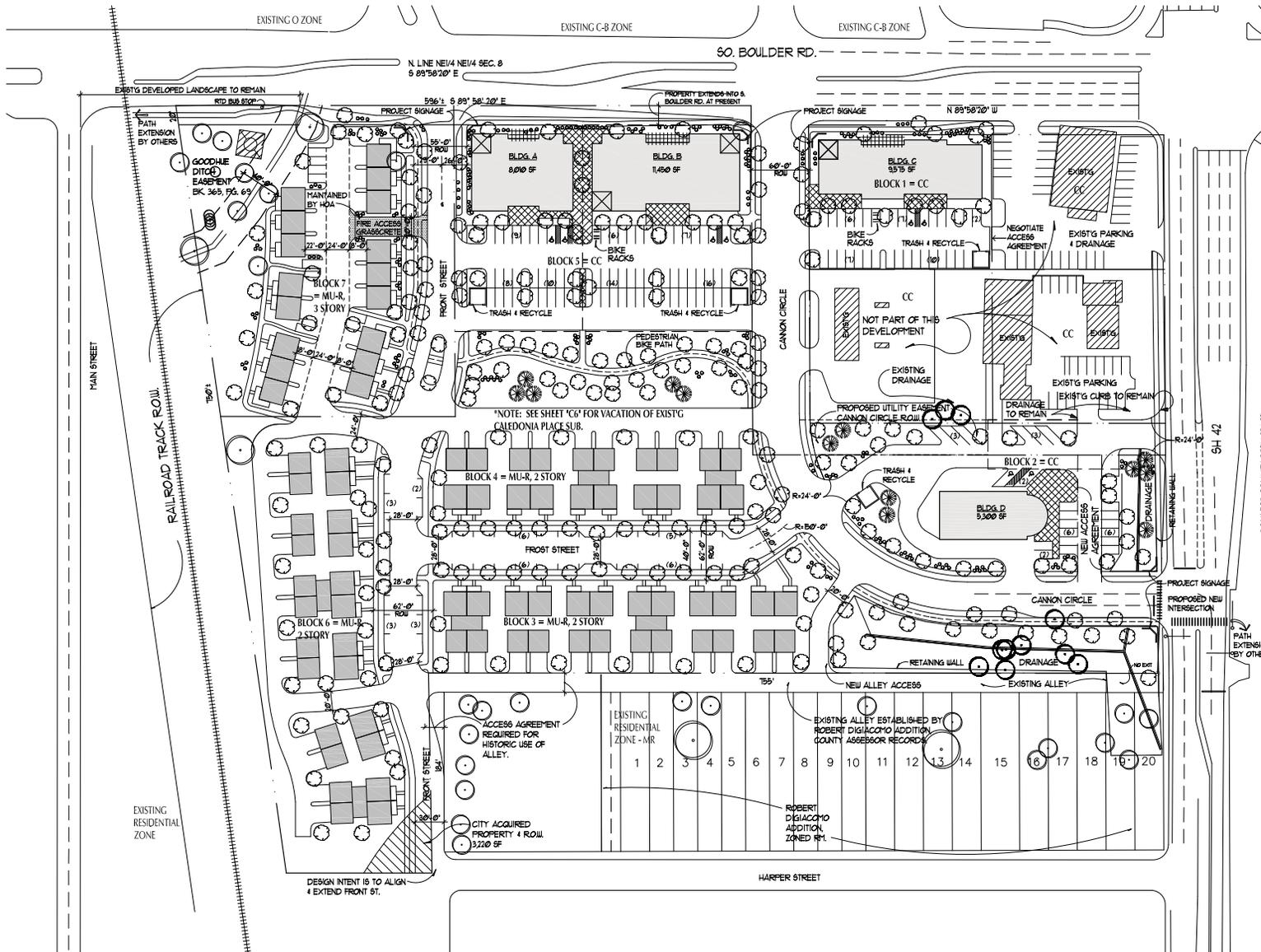
COAL CREEK STATION FILING NO. 4
 SOUTH BOULDER ROAD & U.S. HIGHWAY 42, LOUISVILLE, COLORADO 80027

BVZ ARCHITECTS
 3445 Fenwick Place Suite 220
 Boulder, Colorado 80501
 303-442-0295 • Fax 303-442-0296

PRELIMINARY P.U.D.

PROJECT #1044
 1/31/13
 REV. 5/17/13

A1



LANDSCAPE LEGEND

- NEW DECIDUOUS TREE
- NEW EVERGREEN TREE
- EXISTING TREE
- NEW BUSH

PARKING COUNT

PARKING PROVIDED	
RETAIL:	102 SPACES + 15P / 300 SF
DRIVE THRU PAD:	22 SPACES + 125 SF PER 300 SF
RESIDENTIAL:	102 SF, + 38 STREET GUEST
TOTAL PARKING LOT & STREET PARKING PROVIDED:	162 SPACES

A REDEVELOPMENT OF
COAL CREEK STATION FILING NO. 4
 SOUTH BOULDER ROAD & U.S. HIGHWAY 42, LOUISVILLE, COLORADO 80027

BVZ ARCHITECTS
 3445 Penrose Place Suite 220
 Boulder, Colorado 80301
 303-442-0285 • Fax 303-442-0286

PRELIMINARY P.U.D.

PROJECT #1044
 1/31/13
 REV. 5/17/13

LANDSCAPE & PARKING PLAN

DRAWINGS REPRESENT DESIGN INTENT ONLY & ARE PRELIMINARY. CHANGES MAY BE REQUIRED DURING THE FINAL REVIEW PROCESS.

A2

PRELIMINARY PLAT
COAL CREEK STATION FILING NO. 4
A REPLAT OF COAL CREEK STATION FILING NO. 2,
A PORTION OF THE PLAT OF CALEDONIA PLACE AND ADDITIONAL LAND SITUATED IN THE
NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH,
RANGE 69 WEST, OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

PROJECT SUMMARY

ZONING DISTRICT
 CURRENT: COMMERCIAL COMMUNITY MIXED USE RESIDENTIAL

PROPOSED: PUD

BUILDING SETBACKS
 NORTH PL: 5'
 EAST PL: 20'
 WEST PL: 20'
 SOUTH PL: 20'

TOTAL SITE AREA: 477,884 SF = 10.97 ACRES

COMMERCIAL BUILDING FOOTPRINTS
 BUILDING A: 8,011 SF
 BUILDING B: 11,450 SF
 BUILDING C: 9,576 SF
 BUILDING D: 5,300 SF
 TOTAL: 34,337 SF
 (REPLACING 13,440 SF OF EXIST'G COMMERCIAL)

FLOOR AREA RATIO (FAR): .25 : 1

LANDSCAPE COVERAGE: 158,200 SF = 3.63 ACRES

DWELLING UNITS: 51 UNITS, 6.9 DU PER ACRE
 - 17 (3) STORY UNITS
 - 34 (2) STORY UNITS

PARKING PROVIDED
 RETAIL: 139 SPACES = 4 SP / 1000 SF
 RESIDENTIAL: 121 SPACES = 2.4 PER UNIT

TOTAL RESIDENTIAL & RETAIL PARKING PROVIDED: 260 SPACES

BUILDING HEIGHTS
 BUILDING A: 35' MAX
 BUILDING B: 35' MAX
 BUILDING C: 35' MAX
 BUILDING D: 35' MAX
 RESIDENTIAL: 2 STORY-35', 3 STORY-45'

OWNER

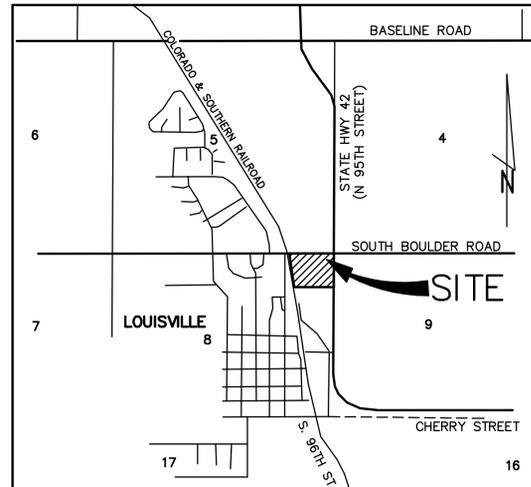
EASTPARK ASSOCIATES
 BILL ARNOLD
 1600 38TH STREET, SUITE 201
 BOULDER, CO 80301
 303-447-2655 OFFICE
 303-447-2659 FAX

ENGINEER

PARK ENGINEERING CONSULTANTS
 DON PARK, P.E.
 420 21ST AVENUE, SUITE 101
 LONGMONT, CO 80501
 303-651-6626 OFFICE
 303-651-0331 FAX

SURVEYOR

TRUE POSITION LAND SURVEYING
 KIM ALBERS, PLS
 951 E. 8TH AVE.
 BROOMFIELD, CO 80020
 720-566-0466 OFFICE
 720-566-0466 FAX



VICINITY MAP

OUTLOT SUMMARY CHART				
OUTLOT	AREA	USE	OWNERSHIP	MAINTENANCE
A	0.43 AC	OPEN SPACE, UTILITY EASEMENT, PUBLIC ACCESS & DRAINAGE EASEMENT	HOA	HOA
B	0.06 AC	OPEN SPACE, UTILITY EASEMENT, PUBLIC ACCESS & DRAINAGE EASEMENT	HOA	HOA
C	0.16 AC	OPEN SPACE, UTILITY EASEMENT, PUBLIC ACCESS & DRAINAGE EASEMENT	HOA	HOA
D	0.01 AC	OPEN SPACE, UTILITY EASEMENT, PUBLIC ACCESS & DRAINAGE EASEMENT	HOA	HOA
E	0.67 AC	OPEN SPACE, UTILITY EASEMENT, PUBLIC ACCESS & DRAINAGE EASEMENT	HOA	HOA
F	0.02 AC	OPEN SPACE, UTILITY EASEMENT, PUBLIC ACCESS & DRAINAGE EASEMENT	CITY OF LOUISVILLE	HOA
G	1.42 AC	OPEN SPACE, UTILITY EASEMENT, PUBLIC ACCESS & DRAINAGE EASEMENT	HOA	HOA
TOTAL	2.77 AC			

CITY COUNCIL CERTIFICATE

APPROVED THIS _____ DAY OF _____, 2013 BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. _____, SERIES _____

(CITY SEAL)

 MAYOR SIGNATURE

 CITY CLERK SIGNATURE

PLANNING COMMISSION CERTIFICATE

APPROVED THIS _____ DAY OF _____, 2013 BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO

RESOLUTION NO. _____, SERIES _____

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 _____, 2013, AND IS

RECORDED IN PLAN FILE _____

FEE _____ PAID.

_____ FILM NO.

_____ RECEPTION.

 CLERK & RECORDER

 DEPUTY

INDEX

- C1. COVER SHEET
- C2. PRELIMINARY PLAT
- C3. EXISTING CONDITIONS SURVEY
- C4. MASTER UTILITY PLAN
- C5. VACATION & ACQUISITION PLAN
- C6. PRELIMINARY DRAINAGE PLAN
- C7. PRELIMINARY GRADING PLAN

BASIS OF BEARINGS

BEARINGS BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 8 AS BEARING N89°58'20"W, AS MONUMENTED AND SHOWN.

FLOODPLAIN STATEMENT

THIS LAND DOES NOT LIE WITHIN ANY DESIGNATED FLOODPLAIN

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING THE OWNER OF A TRACT OF LAND IN SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, BOULDER COUNTY, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THE NE ¼ OF THE NE ¼ OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF COAL CREEK STATION FILING NO. 1 AS RECORDED AT BOOK R53, PAGE 29; THENCE S00°17'50"E ALONG THE WEST LINE OF SAID FILING NO. 1, A DISTANCE OF 330.00 FEET; THENCE S89°58'20"E, A DISTANCE OF 60.25 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF COAL CREEK STATION FILING NO. 3 AS RECORDED AT RECEPTION NO. 492006; THENCE ALONG THE SOUTH LINE OF SAID LOT 2 AND THE SOUTH LINES OF LOTS 1 AND 2 OF CRYSTAL ESTATES REPLAT A, AS RECORDED AT RECEPTION NO. 1063973, S89°58'20"E, A DISTANCE OF 364.75 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 42; THENCE S00°17'50"E ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 259.68 FEET TO A POINT ON THE NORTH LINE OF THE ALLEY LOCATED IN THE ROBERT DIGIACOMO ADDITION AS RECORDED AT BOOK 5, PAGE 17; THENCE ALONG SAID NORTH LINE AND NORTH LINE EXTENDED S89°49'59"W, A DISTANCE OF 754.53 FEET TO THE NORTHWEST CORNER OF THAT PROPERTY RECORDED AT BOOK 46, PAGE 505; THENCE S00°10'01"E ALONG THE WEST LINE OF SAID PROPERTY DESCRIBED IN BOOK 46, PAGE 505, A DISTANCE OF 184.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HARPER STREET; THENCE S89°49'59"W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF FRONT STREET; THENCE S00°10'01"E ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 15.63 FEET TO THE NORTHEAST CORNER OF LOT 1, HUNT-PUSKAS SUBDIVISION AS RECORDED AT RECEPTION NO. 483037; THENCE S89°49'59"W ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 113.96 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE COLORADO AND SOUTHERN RAILROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES: (1) N08°30'12"W, A DISTANCE OF 474.27 FEET; (2) N08°28'40"W, A DISTANCE OF 81.59 FEET; (3) N08°52'07"W, A DISTANCE OF 79.23 FEET; (4) N09°23'12"W, A DISTANCE OF 43.90 FEET; (5) N09°49'41"W, A DISTANCE OF 43.90 FEET; (6) N10°34'58"W, A DISTANCE OF 43.90 FEET; (7) N11°44'18"W, A DISTANCE OF 15.01 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SOUTH BOULDER ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) S89°58'20"E, A DISTANCE OF 285.10 FEET; (2) N00°17'50"W, A DISTANCE OF 20.00 FEET; (3) S89°58'20"E, A DISTANCE OF 315.00 FEET TO THE POINT OF BEGINNING.

CERTIFICATE OF DEDICATION AND OWNERSHIP

HAS LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF COAL CREEK STATION FILING NO. 4

A SUBDIVISION OF A PART OF THE CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF LOUISVILLE AND THE PUBLIC, THE INGRESS-EGRESS AND FIRE LANE EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT FOR VEHICULAR, PEDESTRIAN AND EMERGENCY ACCESS, AS SHOWN ON THE ACCOMPANYING PLAT FOR THE PUBLIC USE THEREOF FOREVER AND DOES FURTHER DEDICATE TO THE USE OF THE CITY OF LOUISVILLE AND ALL MUNICIPALLY OWNED AND/OR FRANCHISED UTILITIES AND SERVICES THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AND RIGHTS-OF-WAYS FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT FOR ALL SERVICES, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, TELEPHONE AND ELECTRIC LINES, WORKS, POLES AND UNDERGROUND CABLES, GAS PIPELINES, WATER PIPELINES, SANITARY SEWER LINES, STREET LIGHTS, CULVERTS, HYDRANTS, DRAINAGE DITCHES AND DRAINS AND ALL APPURTENANCES THERETO, IT BEING EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, STORM SEWERS AND DRAINS, STREET LIGHTING, GRADING AND LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREOF WHICH ARE APPROVED BY THE CITY OF LOUISVILLE, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE CITY OF LOUISVILLE, COLORADO, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE CITY OF LOUISVILLE, COLORADO, SHALL BECOME THE SOLE PROPERTY OF SAID CITY OF LOUISVILLE, COLORADO, EXCEPT PRIVATE ROADWAY CURBS, GUTTER AND PAVEMENT ITEMS OWNED BY MUNICIPALLY FRANCHISED UTILITIES WHICH WHEN CONSTRUCTED OR INSTALLED, SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL NOT BECOME THE PROPERTY OF THE CITY OF LOUISVILLE, COLORADO.

OWNERSHIP SIGNATURE BLOCK

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS UNDER THE NAME OF COAL CREEK STATION FILING NO. 4 AND ALSO DEDICATE EASEMENTS AS SHOWN ON SAID COAL CREEK STATION FILING NO. 4 AS LAID OUT AND DESIGNATED ON THIS PLAT.

WITNESS MY/OUR HAND(S) SEAL(S) THIS _____ DAY OF _____, 2013.

 BILL ARNOLD, EAST PARK ASSOCIATES

 NOTARY NAME (PRINT)

 NOTARY SIGNATURE

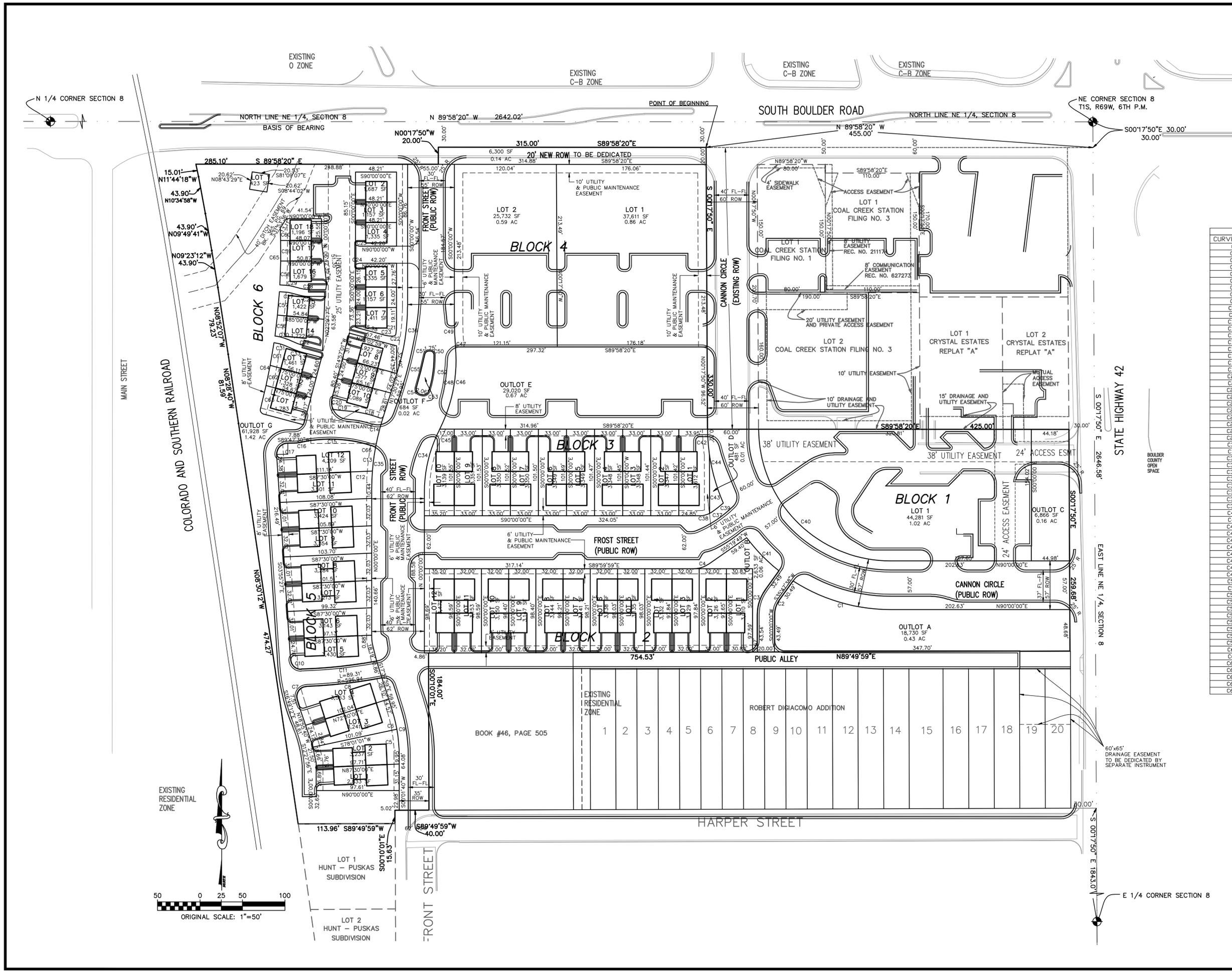
NO.	DATE	DESCRIPTION	BY
1	5/17/13	REVIEW COMMENTS 3-28-13	RJL

PARK ENGINEERING CONSULTANTS
 420 21ST AVENUE, SUITE 101
 LONGMONT CO. 80501 (303)651-6626

COAL CREEK STATION FILING NO. 4

COVER SHEET

JOB NO	DATE	CAD NO	SHEET NO
294-1	1/31/13	2941BASE	C1 OF 7



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	121.08	212.00	324.4323'	119.44'
C2	18.74	30.00	35.4737'	18.44'
C3	31.24	50.00	35.4737'	30.73'
C4	18.15	30.00	34.4012'	17.88'
C5	30.92	171.86	101.8733'	30.88'
C6	22.15	171.86	7.2306'	22.14'
C7	21.74	12.00	63.4730'	18.89'
C8	89.31	556.94	81.3420'	89.23'
C9	53.07	171.86	17.4139'	52.86'
C10	18.36	12.00	87.3946'	16.62'
C11	89.57	576.94	81.3433'	89.48'
C12	21.76	272.32	41.3439'	21.75'
C13	28.24	272.32	5.5627'	28.22'
C14	33.22	272.32	6.5921'	33.00'
C15	95.41	159.81	30.3713'	94.39'
C16	6.03	27.00	12.4753'	6.02'
C17	20.93	13.28	90.1618'	18.83'
C18	39.76	137.67	16.3251'	39.62'
C19	16.90	191.52	5.0316'	16.89'
C20	11.84	20.00	33.5434'	11.66'
C21	11.82	100.00	6.44620'	11.81'
C22	4.36	3.00	83.1340'	3.98'
C23	7.85	30.00	15.0000'	7.83'
C24	6.29	12.00	30.0303'	6.22'
C25	6.29	12.00	30.0303'	6.22'
C26	12.44	47.50	15.0000'	12.40'
C27	8.59	42.50	11.3438'	8.57'
C28	10.34	39.50	15.0000'	10.31'
C29	10.20	30.50	11.3438'	10.19'
C30	13.64	52.50	14.5328'	13.61'
C31	11.57	44.50	14.5328'	11.53'
C32	6.68	47.50	8.0324'	6.67'
C33	7.80	55.50	8.0324'	7.80'
C34	75.32	158.12	27.1736'	74.61'
C35	83.21	272.32	17.3827'	82.89'
C36	76.39	250.00	17.3027'	76.09'
C37	2.85	25.00	6.3116'	2.84'
C38	11.96	25.00	27.2501'	11.85'
C39	17.24	125.00	7.5403'	17.22'
C40	242.67	155.00	89.4210'	218.63'
C41	54.62	212.00	14.4542'	54.47'
C42	29.34	215.00	7.49121'	29.32'
C43	59.51	215.00	15.5131'	59.32'
C44	88.65	215.00	23.4043'	88.22'
C45	1.30	177.33	0.2514'	1.30'
C46	99.55	177.33	32.0946'	98.24'
C47	0.20	177.33	0.0352'	0.20'
C48	99.74	177.33	32.1338'	98.43'
C49	29.76	307.70	5.21161'	29.74'
C50	7.25	4.50	92.2023'	6.49'
C51	5.80	4.50	73.5440'	5.41'
C52	43.03	126.98	19.2451'	42.82'
C53	9.65	6.50	85.0425'	8.79'
C54	10.59	6.50	93.2251'	9.46'
C55	40.06	55.715	4.07111'	40.05'
C56	24.59	724.52	1.56441'	24.59'
C57	27.54	724.52	2.1040'	27.54'
C58	27.99	724.52	2.1249'	27.99'
C59	24.00	724.52	1.5353'	24.00'
C60	14.42	724.52	1.0826'	14.42'
C61	26.43	724.52	2.0525'	26.43'
C62	24.04	724.52	1.5405'	24.04'
C63	27.99	724.52	2.1248'	27.99'
C64	78.46	724.52	6.1217'	78.42'
C65	66.42	724.52	5.1508'	66.39'
C66	5.49	25.00	12.3514'	5.48'

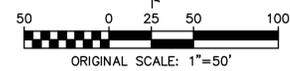
NO.	DATE	REVIEW COMMENTS	R/J/L	BY
1	5/17/13	REVIEW COMMENTS 3-28-13	R/J/L	

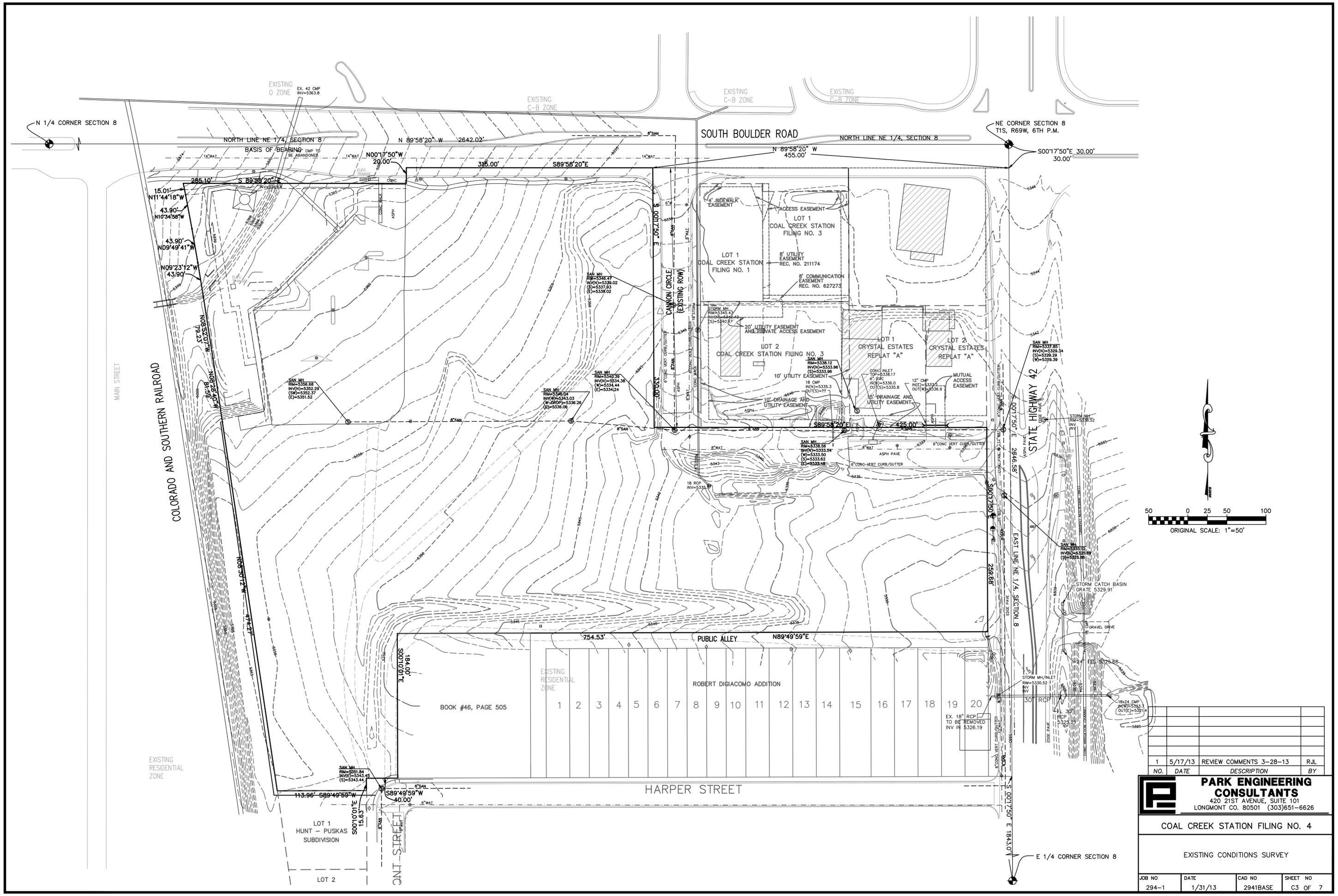
PARK ENGINEERING CONSULTANTS
 420 21ST AVENUE, SUITE 101
 LONGMONT CO. 80501 (303)651-6626

COAL CREEK STATION FILING NO. 4

PRELIMINARY PLAT

JOB NO	DATE	CAD NO	SHEET NO
294-1	1/31/13	2941BASE	C2 OF 7





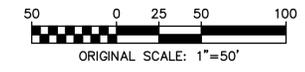
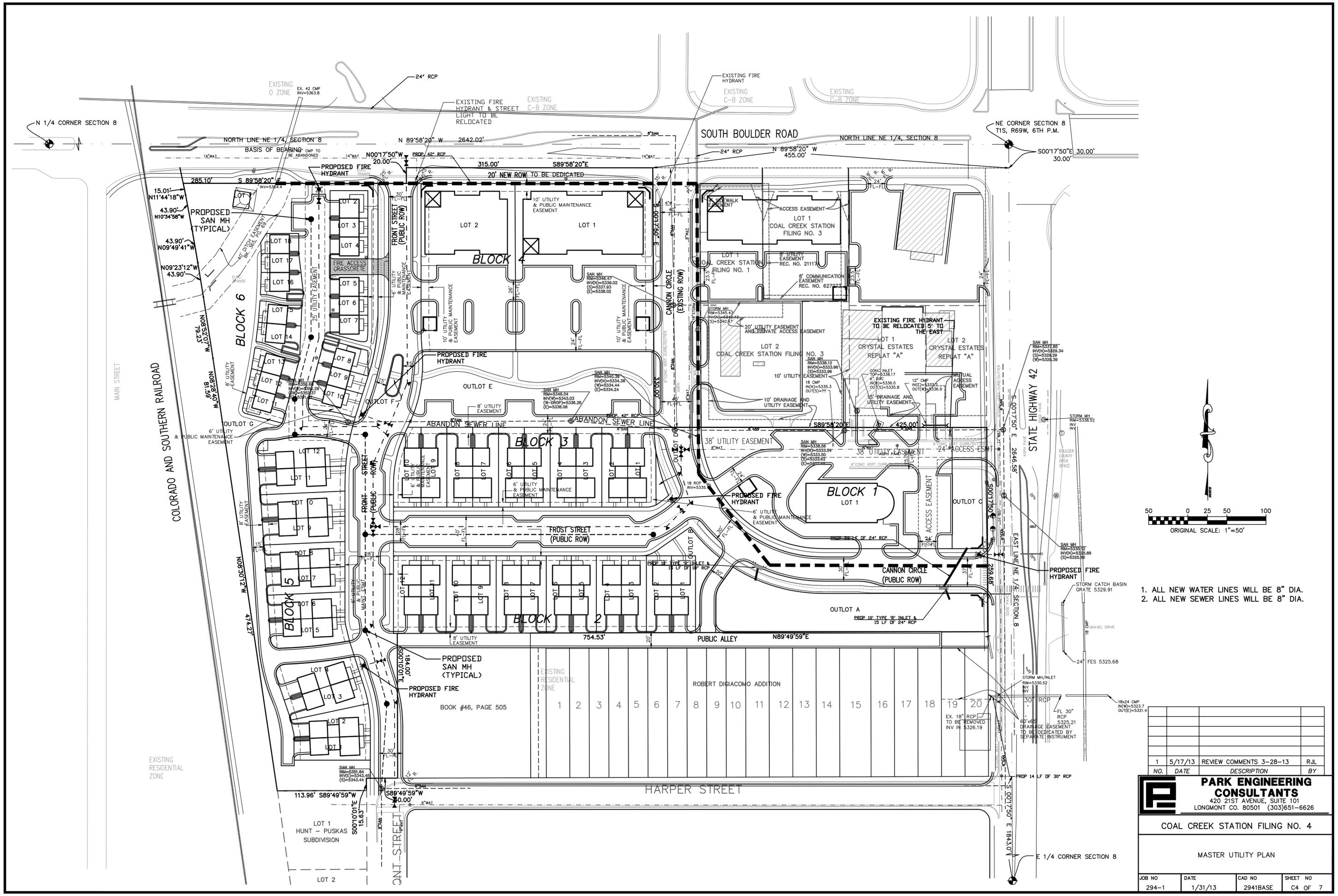
NO.	DATE	DESCRIPTION	BY
1	5/17/13	REVIEW COMMENTS 3-28-13	RJL

PARK ENGINEERING CONSULTANTS
 420 21ST AVENUE, SUITE 101
 LONGMONT CO. 80501 (303)651-6626

COAL CREEK STATION FILING NO. 4

EXISTING CONDITIONS SURVEY

JOB NO	DATE	CAD NO	SHEET NO
294-1	1/31/13	2941BASE	C3 OF 7



1. ALL NEW WATER LINES WILL BE 8" DIA.
2. ALL NEW SEWER LINES WILL BE 8" DIA.

NO.	DATE	DESCRIPTION	BY
1	5/17/13	REVIEW COMMENTS 3-28-13	RJL

PARK ENGINEERING CONSULTANTS
 420 21ST AVENUE, SUITE 101
 LONGMONT CO. 80501 (303)651-6626

COAL CREEK STATION FILING NO. 4

MASTER UTILITY PLAN

JOB NO	DATE	CAD NO	SHEET NO
294-1	1/31/13	2941BASE	C4 OF 7

N 1/4 CORNER SECTION 8

NORTH LINE NE 1/4, SECTION 8
BASIS OF BEARING

N 89°58'20" W 2642.02'

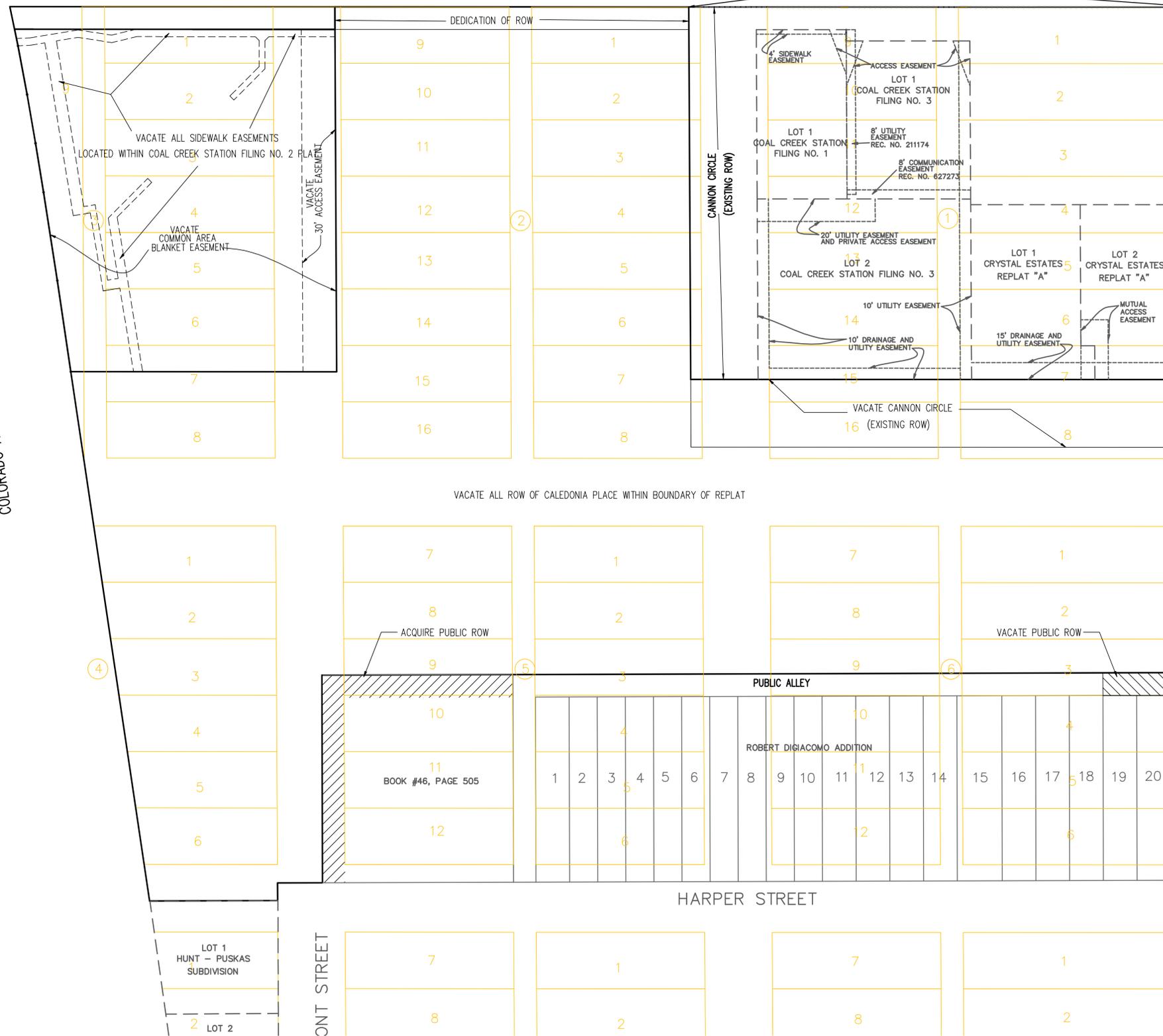
SOUTH BOULDER ROAD

NORTH LINE NE 1/4, SECTION 8

NE CORNER SECTION 8
T1S, R69W, 6TH P.M.

S00°17'50"E 30.00'
30.00'

COLORADO AND SOUTHERN RAILROAD

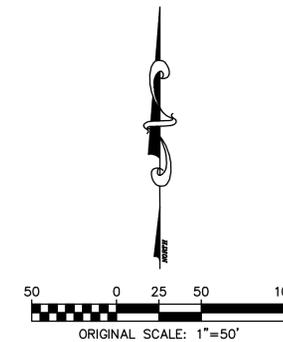


STATE HIGHWAY 42

S 00°17'50" E 2646.58'

EAST LINE NE 1/4, SECTION 8

S 00°17'50" E 1843.01'



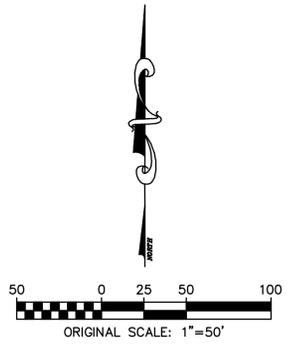
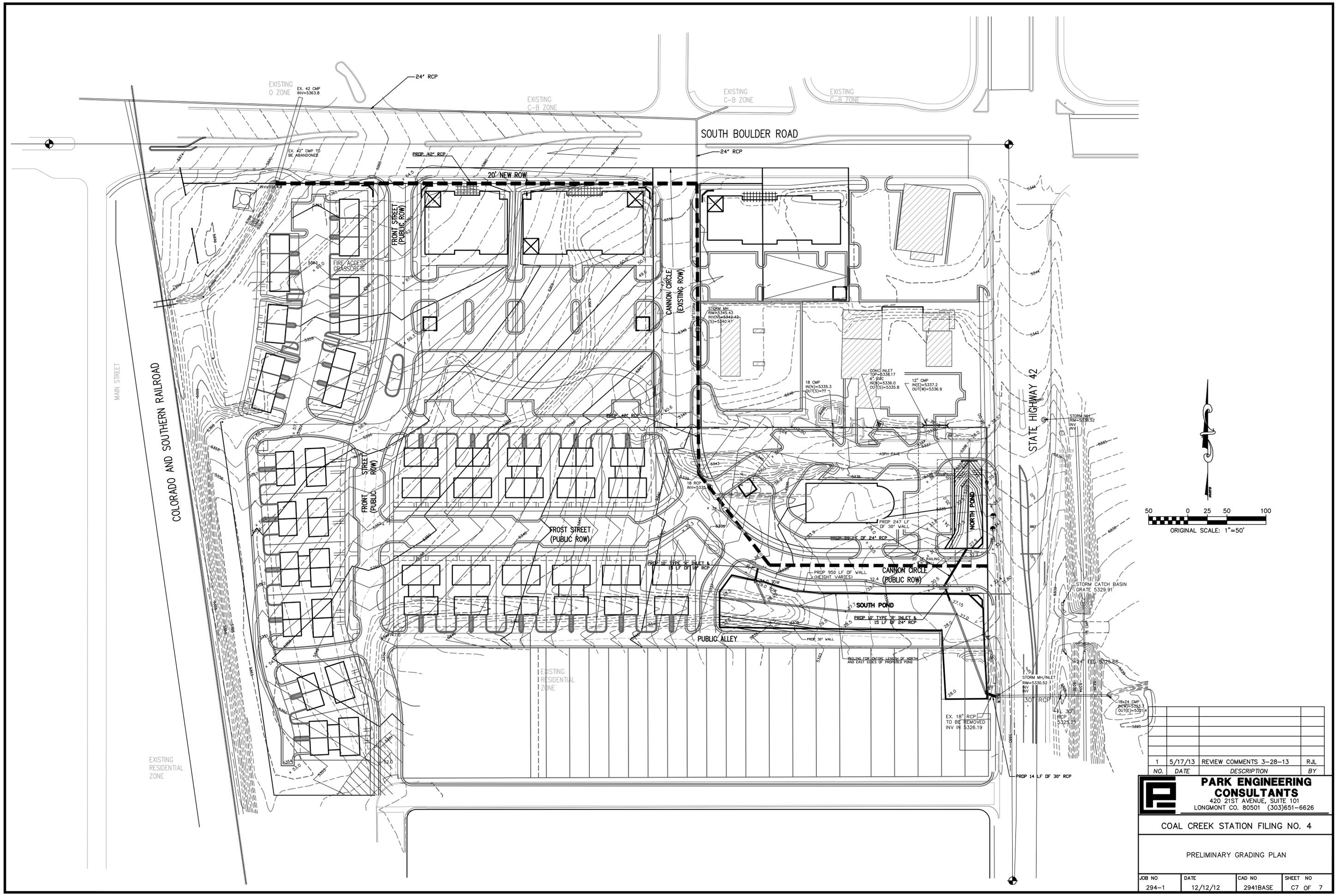
NO.	DATE	DESCRIPTION	BY
1	5/17/13	REVIEW COMMENTS 3-28-13	RJL

PARK ENGINEERING CONSULTANTS
420 21ST AVENUE, SUITE 101
LONGMONT CO. 80501 (303)651-6626

COAL CREEK STATION FILING NO. 4

VACATION AND ACQUISITION PLAN

JOB NO	DATE	CAD NO	SHEET NO
294-1	1/31/13	2941BASE	C5 OF 7



NO.	DATE	DESCRIPTION	BY
1	5/17/13	REVIEW COMMENTS 3-28-13	RJL

PARK ENGINEERING CONSULTANTS
 420 21ST AVENUE, SUITE 101
 LONGMONT CO. 80501 (303)651-6626

COAL CREEK STATION FILING NO. 4

PRELIMINARY GRADING PLAN

JOB NO	DATE	CAD NO	SHEET NO
294-1	12/12/12	2941BASE	C7 OF 7

ORDINANCE NO. ____
SERIES 2013

AN ORDINANCE AMENDING CHAPTER 17.14 OF THE LOUISVILLE MUNICIPAL CODE TO ALLOW FOR DUPLEXES IN THE MIXED-USE RESIDENTIAL (MU-R) ZONE DISTRICT AND TO MODIFY THE LAND USE PLAN INCORPORATED AS “EXHIBIT A”

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 17.14 of the Louisville Municipal Code establishes regulations for the Mixed-Use Residential (MU-R) zone district; and

WHEREAS, the City desires to amend Section 17.14.050 of the Louisville Municipal Code to allow duplexes in the Mixed-Use Residential (MU-R) zone district; and

WHEREAS, Chapter 17.14 of the Louisville Municipal Code contains a Land Use Plan for the Highway 42 Revitalization Area incorporated as Exhibit A, with which all rezonings and development in the Highway 42 Revitalization Area must comply; and

WHEREAS, the City desires to amend the Exhibit A Land Use Plan to better facilitate development; and

WHEREAS, after a duly noticed public hearing held June 13, 2013, where evidence and testimony were entered into the record, including the findings in the Louisville Planning Commission Staff Report dated June 13, 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 17.14.050, Table 1, of the Louisville Municipal Code to read as follows: (words added are **bold** and underlined; words removed are **bold** and ~~stricken through~~):

Principal Uses	CC	MU-R
Single-family dwellings (on individual lot) or duplex	No	No
Multi-unit dwellings (apartment, condominium, townhome) <u>or duplex</u>	No	Yes ¹

1. Duplexes only allowed north of Griffith Street.

Section 2. The Land Use Plan incorporated into Chapter 17.14 of the Louisville Municipal Code as Exhibit A shall be replaced by the Land Use Plan attached hereto as Exhibit A.

Section 3. 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 4. 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 5. 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

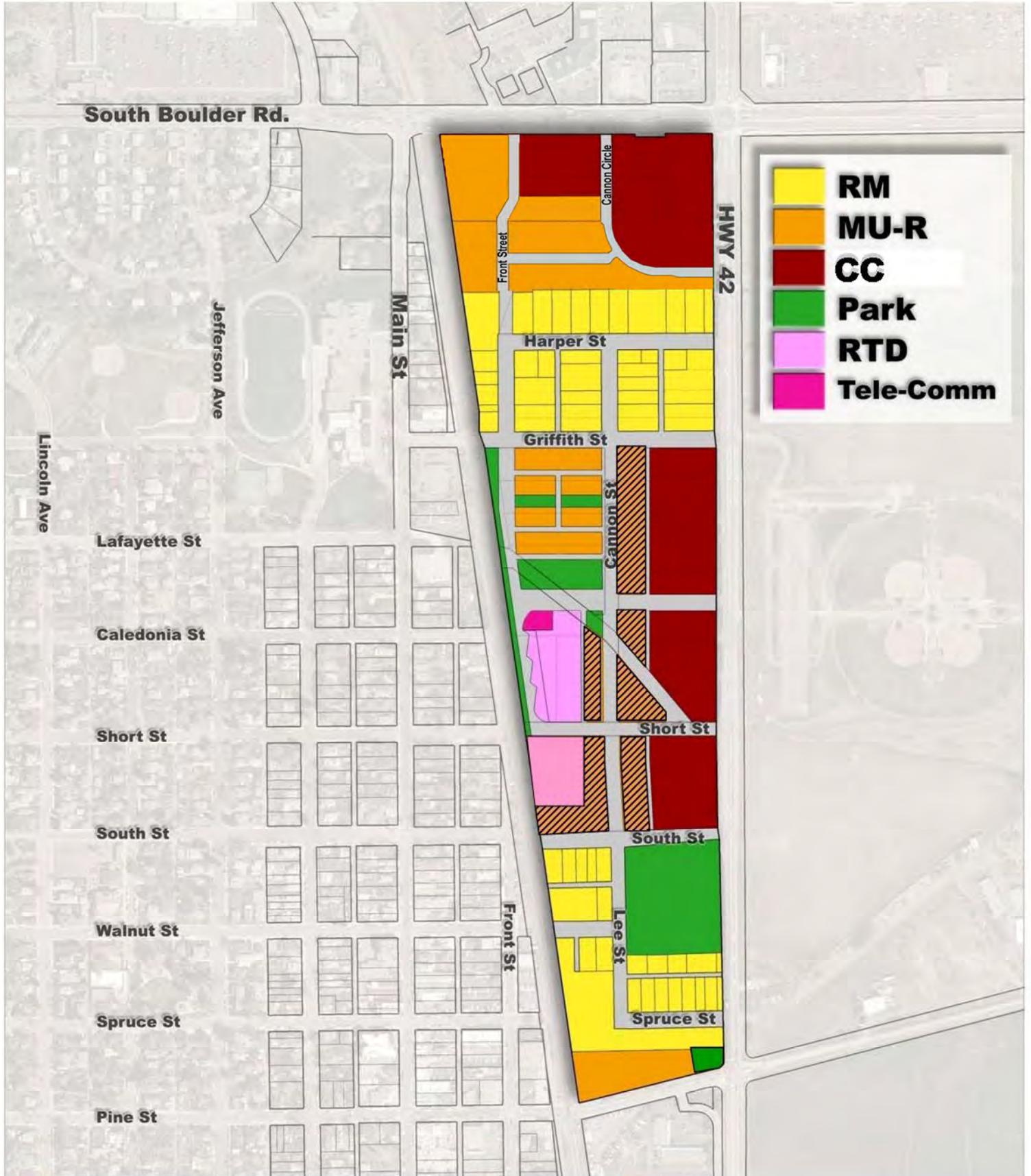
PASSED AND ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2013.

Robert P. Muckle, Mayor

ATTEST:

Nancy Varra, City Clerk

Land Use Plan Exhibit A



Meredyth Muth

From: Scott Robinson
Sent: Friday, June 07, 2013 9:33 AM
To: Meredyth Muth
Subject: FW: Louisville Coal Creek Station - Hwy 42

From: Hice-Idler - CDOT, Gloria [<mailto:gloria.hice-idler@state.co.us>]
Sent: Friday, June 07, 2013 8:05 AM
To: Scott Robinson
Cc: Troy Russ
Subject: Re: Louisville Coal Creek Station - Hwy 42

Scott,

CDOT will allow this access provided it is signed to be for delivery trucks only.

If you have any questions, please do not hesitate to contact me.

On Mon, May 13, 2013 at 12:08 PM, Scott Robinson <scottr@louisvilleco.gov> wrote:

Gloria,

The City sent CDOT a referral for a new development at the corner of Highway 42 and South Boulder Road here in Louisville. The original plan was to move the Cannon Circle intersection with 42 south about 150 feet and close the existing curb cut. After discussion with the developer and adjacent property owners, we would now like to maintain the existing curb cut as a right-in-right-out (please see the attached revised site plan). Would this create problems with the proposed new Cannon Circle intersection or with the South Boulder Road intersection? The distance to the Cannon Circle curb cut is about 130 feet, while the distance to South Boulder is about 300 feet. Please review and let us know if you have any concerns.

Thank you,

Scott

Scott Robinson

Planner I

City of Louisville

[303-335-4596](tel:303-335-4596)

scottr@louisvilleco.gov

--

Gloria Hice-Idler

Region 4 Permit Manager

State of Colorado, CDOT Region 4 Permits

1420 2nd Street, Greeley, CO 80631

office: 970.350.2148 | cell: 970.381.2475 | fax: 970.350.2198

email: Gloria.Hice-Idler@state.co.us

**PLEASE NOTE: As of October 8, 2012, my email changed to Gloria.Hice-Idler@state.co.us. Please update your address book accordingly. Thank you!*

ITEM: Case #13-011-UR, 1970 Centennial Drive

PLANNER: Sean McCartney, Principal Planner

APPLICANT: DogLife

OWNER: Valerie Wilson
309 Chestnut Street
Louisville, CO 80027

REPRESENTATIVE: Same

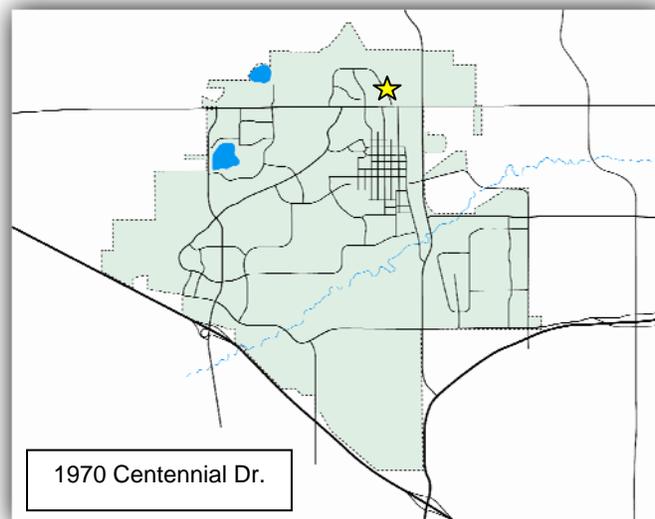
EXISTING ZONING: Commercial Community (CC)

LOCATION: 1970 Centennial Drive

LEGAL DESCRIPTION: Lot 1, Louisville North Filing #9

REQUEST: A request to allow DogLife, a pet care facility, to operate at 1970 Centennial Drive, located within the Commercial Community (CC) zone district, which requires a special review use (SRU).

VICINITY MAP:



BACKGROUND:

According to Section 17.12.030, of the Louisville Municipal Code, “Pet Care Business” is permitted in the Commercial Community (CC) zone district as a Special Review Use (SRU).

The applicant, Valerie Wilson, is requesting the development of a pet care business in an existing vacant building located at 1970 Centennial Drive. The proposed building she is occupying is currently vacant and is approximately 5,165 SF in area.

This property has received special review use permits in the past. In 1984 the property was permitted to operate as a children’s day care, formally known as “La Petite Academy”. This business operated up to 30 full time children, from 7:30 a.m. until 5:30 p.m., until 2007.

The property is surrounded by the following:

- North – Veterinary Clinic
- South – Vacant parcel
- East – Burlington Northern Santa Fe railroad
- West - Centennial Drive and the Village Condominiums



There is currently one other pet care facility located in the City of Louisville, Devine Canine. In 2006 Devine Canine was approved as an SRU at 1131 South Street, later moving to 2103 Courtesy Road in 2010.

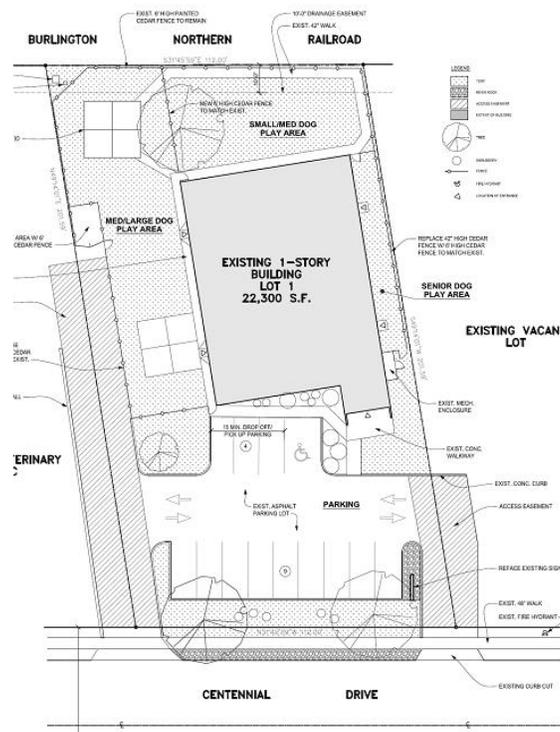
SUMMARY OF PROPOSAL:

According to the attached SRU plan, the business will consist of the following:

- Hours of Operation: Monday – Friday 7 a.m. to 7 p.m., with boarding available 24 hours/day by special arrangement
- Peak hours of operation:
 - Morning drop-off – 7 to 8 a.m.
 - Evening pick-up – 6 to 7 p.m.
- Number of employees:
 - Full-time – 2, including 1 veterinary technician
 - Part-time – 2
 - Note: number of employees subject to change w/ increase of regularly visiting dogs
- Number of dogs:
 - Daycare dogs – 20 to 30 dogs
 - Boarding – 10 dogs
- Maximum number of dogs – 60 dogs

SITE DESIGN

The property is designed as a standard commercial development with two driveways accessing a landscape buffered parking lot. The 5,165 SF building is set back approximately 80 feet from Centennial Drive.



As stated above, this property was previously used as a child day care center, so the remainder of the property (side yard and rear yard) is fenced and designed for play

areas. The SRU plan designates certain portions of the outside play area for specific uses:

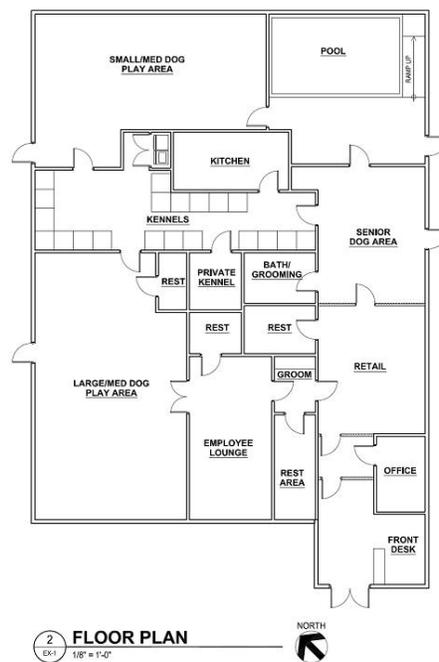
- The southern side yard is to be used as a Senior Dog Play Area;
- The eastern portion of the property (rear yard) is designated for small to medium dog play areas; and
- The northern portion of the property is for medium to large dogs.

The play areas will be fenced by a new 6 foot tall cedar fence that matches the existing fence. In some places, such as the southern property boundary, the fence will increase in height from the existing 42 inch fence to a new 6 foot fence.

The parking lot will remain as it did for the child day care center – a total of 15 spaces (including 1 handicapped space). According to the Louisville Municipal Code (LMC), the pet care business requires a total of 6 parking spaces: 1.5 spaces per employee (4 employees). The 4 spaces next to the building will be designated as 15 minute drop-off and pick up parking.

BUILDING DESIGN

The attached SRU plan also has a proposed layout design for the existing structure. There will not be any exterior modifications to the building but the applicant will be modifying the interior space (as shown on the SRU plan). The building layout includes space for the following:



- Receptionist Area
- Retail Space
- Grooming rooms
- Indoor Play Areas

- Indoor Swimming Pool
- Kitchen
- Kennels

PERFORMANCE STANDARDS AND ENFORCEMENT

The purpose of an SRU is to create performance standards, or development features, a business must retain in order to remain compatible with the neighborhood.

As Section 17.40.100(B), of the LMC, states “In considering an application for a special review use, the approving agency shall consider and may impose modifications or conditions concerning by way of illustration and not limitation, the following development features, to the extent such modifications or conditions necessary to insure compliance with the criteria...” The development features used to establish compliance are as follows:

- *Size and location of the site* – As stated above, the size of the property is a little over .5 acres in size (22,300 SF), which is a fairly large property for the size of the structure (5,163 SF). In regards to location, the property has a vacant lot to the south and the BNSF rail road to the east. To the north is a veterinary clinic. To the west a residential development. The distance between the northwestern edge of the fenced yard (closest occupied portion of the site) and the closest apartment to the west is approximately 160 feet. Staff believes this distance is adequate separation between the uses.
- *Internal traffic circulation and access to adjoining public streets* – Staff believes the development is in compliance circulation requirements.
- *Location and amount of off-street parking* - Staff believes the development is in compliance with parking requirements.
- *Fencing, screening and landscaped separations, including open-space* – The proposed outside space the pets will occupy will be fenced by a 6’ cedar fence. Staff believes the development is in compliance expected screening expectations.
- *Building bulk and location* - Staff believes the development is in compliance yard and bulk requirements in the LMC.
- *Signs and lighting* - Staff believes the development is in compliance sign and lighting requirements in the LMC.
- *Noise, vibration, air pollution and other environmental influences* – The SRU Plan establishes performance standards which must be met for this property to be in compliance. The performance standards recommended are as follows:
 - Waste from play yards will be picked up immediately after and placed in compost bags.
 - Compost bags will be sealed tightly and placed in Western Disposal container daily.
 - Western Disposal will provide 2 pickup times per week.
 - Pick-up service will be increased if smell becomes a problem.
 - Aire Master Deodorizers will be used in areas where waste is stored.

The above development features must be adhered to for this permit to remain in compliance.

Staff also recommends a note be placed on the SRU plan regulating how noise (primarily barking) will be addressed. Because the LMC does not specifically address decibel readings, noise will be handled on a complaint basis and enforced by the Public Safety Department of the City of Louisville as stated in Section 6.04.010 (Disturbing the peace is prohibited). As the section states “no summons or complaint shall be issued unless there is a complaining witness who has signed such complaint or unless an animal control officer or police officer has personally witnessed the alleged annoying behavior of the animal complained of and will so testify at trial.”

If noise becomes a problem this permit may be brought back before Planning Commission and City Council and for reconsideration.

SPECIAL REVIEW USE 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 proposed use is consistent with the spirit of the Louisville Municipal Code, which permits pet care facilities as a special review use in the Commercial Community (CC) zone district. According to the existing comprehensive plan, this property is located within the “South Boulder Road Corridor” and establishes this property as having the ability for retail land use.

Because the proposed use is requesting to occupy an existing structure and will not be modifying any of the existing conditions, this use complies with the existing spirit of the area. Staff finds this criteria has been met.

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

The proposed use is considered a service that is needed by a growing number of users. This service serves a population of dual income households, or single individuals who have pets and have to work off site. Staff finds this criteria 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 factors directly related to public health and convenience;*

The proposed use is requesting to occupy an existing structure that is part of an overall development. The structure was designed for commercial use and provides all of the necessary accommodations of the requested use. Staff finds this criteria 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 overall development of this property has been constructed for commercial use (it was initially developed as a child care center). The structure is designed with an adequate setback from the adjacent right of way, a parking lot with room for 15 parking spaces, landscaping (including a landscape buffer along the adjacent right of way) and driveway accesses that promote sufficient access to this property. Staff finds this criteria 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.*

The structure, that will be occupied by the use, has been designed to allow for parking adjacent to the structure, as well as a concrete walkway that promotes adequate pedestrian circulation. If the visitor is required to park across the drive aisle from the structure, it is assumed the pedestrian can safely cross the parking lot without jeopardizing public health, safety and welfare. Staff finds this criteria has been met.

NEIGHBORHOOD CONCERN

Staff has received letters in opposition of this use. The letters explain a concern about possible noise from the dogs. The letters have been attached for review.

STAFF RECOMMENDATION:

Staff finds the proposal complies with the Louisville Municipal Code and meets the special review use criteria. Therefore, staff recommends a motion of approval of the DogLife pet care facility proposed at 1970 Centennial Drive, with the following condition:

1. Staff requests a note be placed on the SRU plan stating noise, both interior and exterior, must be managed and will be handled on a complaint basis and enforced by the Public Safety Department of the City of Louisville. If the noise becomes a problem this permit may be brought back before Planning Commission and City Council for reconsideration.

PLANNING COMMISSION ACTION:

Resolution No., Series 2013 recommends a motion of conditional approval of the DogLife pet care facility proposed at 1970 Centennial Drive, with the following condition:

1. Staff requests a note be placed on the SRU plan stating noise, both interior and exterior, must be managed and will be handled on a complaint basis and enforced by the Public Safety Department of the City of Louisville. If the noise becomes a

problem this permit may be brought back before Planning Commission and City Council for reconsideration.

The Commission may recommend approval (with or without conditions), continuance or denial of the request. The Commission's recommendation will be forwarded to the City Council for final action.

ATTACHMENT(S):

- Attachment #1 – Resolution No. 13, Series 2013
- Attachment #2 – Complete application
- Attachment #3 – SRU Plan sheet
- Attachment #4 – LMC Section 6.04.010 - Disturbing the peace is prohibited
- Attachment #5 – Letters in opposition

**RESOLUTION NO. 13,
SERIES 2013**

**A RESOLUTION RECOMMENDING APPROVAL OF A REQUEST TO ALLOW
“DOGLIFE”, A PET CARE BUSINESS, TO OPERATE IN THE COMMERCIAL
COMMUNITY (CC) ZONE DISTRICT WHERE A SPECIAL REVIEW USE (SRU) IS
REQUIRED (1970 CENTENNIAL DRIVE).**

WHEREAS, there has been submitted to the Louisville Planning Commission an application for a request to allow “DogLife”, a pet care business, to operate in the Commercial Community (CC) zone district where a special review use (SRU) is required (1970 Centennial Drive); and

WHEREAS, the City Staff has reviewed the information submitted and found that the application, complies with Louisville zoning regulations, other applicable sections of the Louisville Municipal Code and the Commercial Development Design Standards and Guidelines (CDDSG); and

WHEREAS, after a duly noticed public hearing on June 13, 2013, where evidence and testimony were entered into the record, including the findings in the Louisville Planning Commission Staff Report dated June 13, 2013, the Planning Commission finds that said SRU should be amended, with the following condition:

1. Staff requests a note be placed on the SRU plan stating noise, both interior and exterior, must be managed and will be handled on a complaint basis and enforced by the Public Safety Department of the City of Louisville. If the noise becomes a problem this permit may be brought back before Planning Commission and City Council for reconsideration;

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Louisville, Colorado does hereby approve a request to allow “DogLife”, a pet care business, to operate in the Commercial Community (CC) zone district where a special review use (SRU) is required (1970 Centennial Drive), subject to the one (1) condition set forth above.

PASSED AND ADOPTED this 13th day of June, 2013

By: _____
Jeffery S. Lipton, Chair
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 "DOGLIFE", A PET CARE FACILITY, TO OPERATE A BUSINESS IN A COMMERCIAL COMMUNITY (CC) ZONE DISTRICT WHERE A SPECIAL REVIEW USE (SRU) IS REQUIRED.

APPLICATION NAME: DOGLIFE

LOCATION: 1970 CENTENNIAL DR; LOT 1, LOUISVILLE NORTH FILING #9

CASE NUMBER: 13-011-UR

DATE AND TIME: THURSDAY, JUNE 13, 2013 AT 6:30 PM
PLANNING COMMISSION

DATE AND TIME: TUESDAY, JULY 2, 2013 AT 7:00 PM
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, MAY 26, 2013

POSTED IN CITY HALL, PUBLIC LIBRARY, RECREATION CENTER AND THE COURTS AND POLICE BUILDING AND MAILED TO SURROUNDING PROPERTY OWNERS ON FRIDAY, MAY 24, 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-D11-UR

APPLICANT INFORMATION

Firm: DogLife

Contact: Valerie Wilson

Address: 1970 Centennial Drive
Louisville CO 80027

Mailing Address: 309 Chestnut St
Louisville CO 80027

Telephone: 303-653-7848

Fax: 720-890-8187

Email: jaxvalerie@ADL.com

OWNER INFORMATION

Firm: _____

Contact: _____

Address: _____

Mailing Address: _____

Telephone: _____

Fax: _____

Email: _____

REPRESENTATIVE INFORMATION

Firm: DogLife

Contact: Valerie Wilson

Address: 1970 Centennial Dr
Louisville CO 80027

Mailing Address: 309 Chestnut St
Louisville CO 80027

Telephone: 303-653-7848

Fax: 720-890-8187

Email: jaxvalerie@ADL.com

PROPERTY INFORMATION

Common Address: _____

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: _____

Current zoning: _____ Proposed zoning: _____

SIGNATURES & DATE

Applicant: Valerie Wilson

Print: Valerie J Wilson

Owner: _____

Print: _____

Representative: Valerie Wilson

Print: Valerie J Wilson

CITY STAFF USE ONLY

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



Dear City Council/Planning Commission,

My name is Valerie Wilson and this letter presents our request for an SRU to allow my proposed business, DogLife, at 1970 Centennial Drive. The business I plan to open is an upscale canine care facility with boarding. This business's primary purpose is to provide daycare for dog owners who do not want to leave their pets alone during the day. However, I will also offer clients the option to board the dogs occasionally overnight as a convenient benefit.

The property is currently zoned CC use group 28 where kenneling is not permitted. The strict definition of "kennel" in sec 17.08.255 is a lot or building in which four or more dogs or cats at least four months of age are kept commercially for boarding, propagation or sale. Because of our unique philosophy regarding dog care and their needs, we will be providing on site 24 hour staffing at all times. This in and of itself differentiates us from the strict definition of a kennel. So I am requesting expanding the definition to include a 24 hour dog care business allowed by SRU.

The property at 1970 Centennial Drive sits directly adjacent to the building that ends the business section of Centennial Drive. The building was constructed to be a child daycare. That business closed over a year ago and the property owner has been trying to lease it to a new tenant since that time. A childcare center so closely resembles a dog care business and that makes this location perfect with its large indoor space and outdoor play yards.

The following explains why this request meets all the applicable criteria for a Special Review Use.

Criteria 1

The lot at 1970 Centennial Drive sits far from the street with the parking in front of the building. The outdoor area is mostly located in the rear of the building backing up to the railroad tracks with smaller areas on the sides. The building is directly adjacent to a veterinary clinic and the lot to the south is undeveloped. The entire east side of Centennial Drive is dedicated to businesses for example Animal House (a veterinary clinic), Bank of the West, Louisville Dental Associates, Bright Horizons Childcare and Louisville Veterinary Clinic. This is a unique piece of property that is also uniquely suited for my business and the use proposed is extremely compatible with the existing businesses. I have not found any other location that has the size along with the perfect outdoor area which makes a pet care facility so ideal. I would like to point out that this street seems to be lovingly dedicated to children and animals. The street goes into a neighborhood and what do you generally find in neighborhoods...families, children and pets. Having a veterinarian right next door is such a great asset to have for this business. Let's get these dogs somewhere they are learning and having a fun day and out of the yard bored and barking!

This lot is not adjacent to a residential zone. Condominiums are located across the street. However, the building on 1970 Centennial Drive sits toward the back of its lot, and the outside activity area is even farther from the street being behind the building, so condominium owners would not be impacted. With the new activity in the old Safeway area new businesses will be coming already to the CC district to further enhance our great City.

Criteria 2

This business will not alter the character of the neighborhood or district. I feel this canine care facility will blend right in with the existing businesses. The SRU is necessary to allow a dog daycare at this location and allow dogs to sometimes board overnight, which will be important to clients, but crucial to the economic viability of this business and is secondary to the business. An empty building is far less appealing than a well maintained, happy, thriving business creating jobs that will help with the economy. This dog daycare may help to bring more business to the two existing Veterinary Hospitals currently on this street.

Criteria 3

This is an existing building that was built to City standards.

Criteria 4

The building sits back from the street and has a fairly large parking lot with a double entry/exit so as to avoid any issues with drop off and pick up. There is a built in sign as you enter the parking lot and will be used for DogLife signage. All lighting as needed at night will be floods that are downcast so as to avoid any illumination onto neighboring buildings and will simply allow lighting for DogLife. There is current landscaping but a bench will be added with a trash receptacle for any needed discards. All dog waste is to be picked up immediately and put in an odor absorbing compostable bag and then placed in a larger container with a large compostable bag and the same deodorizing treatment will be given. At the end of the day the larger bag will be placed in the dumpster provided by Western Disposal. We will be having waste pick up twice a week and a mister system will be installed by Aire Master to add more odor controlling measures. This facility will exceed the Department of Agriculture's standards for cleanliness. All primary enclosures shall be cleaned and sanitized am and pm as well as whenever additionally necessary.

Criteria 5

This location was previously a childcare facility and this site is designed to City standards with adequate sidewalks and parking.

At least forty percent of Louisville homes have dogs in them. Some have more than one. The reasoning is somewhat counter intuitive to not permit this use because of potential barking, and yet leave hundreds of dogs in back yards, homes and apartments around our community where they can become bored and mischievous each day, home alone, barking non-stop.

When dogs are bored, they bark. If they're preoccupied playing tug-of-war, chewing on a bully stick, working on dog agility equipment, swimming in our indoor pool, gallivanting down the slide of a well-built dog playground, or involved in individual and group training they're far less apt to bark. Well-trained staff back in the play areas will be in constant 24 hour supervision of our canine guests. This plus plenty of enrichment toys, puzzles and treats, daily training regimen and a strong business ethic to be good neighbors, equals a facility full of happy, active, **quiet** dogs. (And of course, a happy, active dog soon becomes a very sleepy dog, and sleeping dogs are very, very quiet dogs.) We will exceed the dog day care standard of one staff member for every 15 dogs to no more than one staff member for 10 dogs or less with additional staff available at all times during play care to step in to assist if necessary.

DogLife has both indoor and outdoor play areas; however the majority of play will take place indoors due to the facility's plans for having many of the play amenities installed indoors for year round use such as the pool, agility play and training areas, nap and rest areas, etc. The outdoor area is well-fenced with six foot wood, not chain link privacy fencing and is secure for outdoor play as well. Additional landscaping will be planted to help with noise abatement. Our goal is to produce good canine citizens who learn to be outdoors in enclosed areas (such as their home yard) without barking. Dogs who bark excessively will be brought inside immediately. Outdoor play times will be during a finite period of time during the middle portion of the day for a period of 2-4 hours total, and that will include rotating pets that may need individual play as they learn good dog social behavior before being introduced to group play. It will also include division of time for our playtime separation of small and large dogs or our senior dogs who may need different forms of appropriate activities. This pet care facility will be staffed 24/7 so there will never be a time that the dogs are left unattended. Boarding dogs will go into their houses at 9pm but outdoor play time will stop at 7:00 for dinner and winding down before bed. Outdoor leash walks for potty breaks will happen in the fenced play yard after 7:00.

Hard surfaced runs and pens will be washed with an environmentally-safe non toxic detergent, followed by a safe and effective sanitizer. (Dogs wanna live a green life too!) All food and bedding shall be stored off the floor in water resistant closed containers and protected from any contamination.

Safety

The safety of staff, dogs, visitors and passersby is a paramount concern for us. All dogs will be evaluated before joining our family and being accepted into the facility. Staff will undergo extensive training on proper handling and how to immediately mitigate problem situations. This will be a secure facility. No dog will be allowed outside of our facility without its leash on. An owner may think this is unnecessary but this is my policy and will be strictly followed.

I would like to add these photos showing CB zone where a kennel is allowed by right in Louisville. I looked at two different locations for my business and both were in the correct zone but too large and expensive for a start up business. However, each location was directly adjacent to a residential neighborhood similar to 1970 Centennial Drive and the warehouse on Front Street has residential on two sides. This location in zone CC is far better suited for this business than in the other CB zones.

I believe this request for SRU is in this business and the City of Louisville's best interest.

Thank you very much for your time and I am very appreciative of your consideration to my request.

Sincerely,

Valerie Wilson

Sec. 6.04.010. Disturbing the peace prohibited. 

A.

It is unlawful to keep or harbor any animal which by frequent and continued barking, yelping, howling, fighting, crying, or emitting any other similar sound causes a serious annoyance to a neighbor or to people passing to and fro upon the public streets or sidewalks, or interferes with any person in the reasonable and comfortable enjoyment of life and property, and the keeping or harboring of such animal is hereby declared to be a public nuisance and a violation of this section.

B.

No summons and complaint shall be issued unless there is a complaining witness who has signed such complaint or unless an animal control officer or police officer has personally witnessed the alleged annoying behavior of the animal complained of and will so testify at trial.

C.

Any animal control officer or police officer shall have the authority to use all reasonable means to abate any nuisance described in this section, including but not limited to requiring that the owner or other person in control of the animal make bona fide efforts to quiet the animal and impoundment of the animal if the owner is absent from the premises.

(Code 1977, § 6.04.010; Ord. No. 1085-1992, § 2)

From: Planning
Sent: Tuesday, May 28, 2013 8:10 AM
To: Sean McCartney
Cc: Troy Russ; Gavin McMillan; Scott Robinson
Subject: FW: Dog Life

Jolene Schwertfeger
Senior Administrative Assistant
Department of Planning and Building Safety

Phone: 303.335.4592
Fax: 303.335.4550
Email: jolenes@louisvilleco.gov
Website: www.louisvilleco.gov

Office Hours:
Monday - Thursday: 7:30 am - 5:30 pm
Friday: 7:30 am - 12:30 pm

From: Laura King [<mailto:clementkings@gmail.com>]
Sent: Sunday, May 26, 2013 2:46 PM
To: Planning
Subject: Dog Life

To Whom It May Concern:

I wanted to register my opinion on the Special Review Use for Dog Life at 1970 Centennial Drive.

I am unclear on the specifics of this business. If this pet care facility may be a noise issue, I think it bears serious consideration. This would especially be true for the people living in the apartments and condominiums directly West and North of the building.

In the event that dogs would be boarded overnight, I would be concerned about nighttime noise. Dogs that are away from home tend to be more stressed and may bark more. Additionally, the immediate vicinity of the train may trigger some dogs to bark. It seems to me that this type of business would be better in a less populated area.

Laura King

Sunnyside Street Resident

From: Planning
Sent: Wednesday, May 29, 2013 3:41 PM
To: Sean McCartney
Cc: Troy Russ; Scott Robinson; Gavin McMillan
Subject: FW: Doglife Concern

Jolene Schwertfeger
Senior Administrative Assistant
Department of Planning and Building Safety

Phone: 303.335.4592
Fax: 303.335.4550
Email: jolenes@louisvilleco.gov
Website: www.louisvilleco.gov

Office Hours:
Monday - Thursday: 7:30 am - 5:30 pm
Friday: 7:30 am - 12:30 pm

From: Lightning41@aol.com [<mailto:Lightning41@aol.com>]
Sent: Wednesday, May 29, 2013 8:06 AM
To: Planning
Subject: Doglife Concern

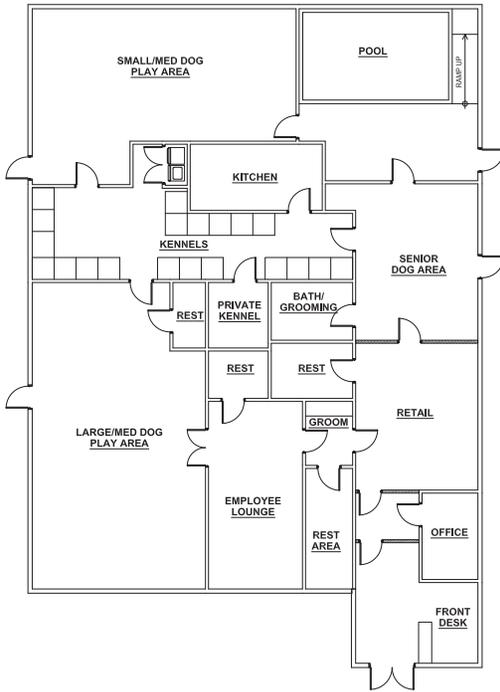
Living within a half block of the proposed DogLife business, my only concern would be dog barking if an outside dog run is part of the proposal. Outside kennels or runs should not be permitted this close to a residential neighborhood.

Larry Martella
638 Fireside St.



PROJECT AREA

3 VICINITY MAP
EX-1 N.T.S.



2 FLOOR PLAN
EX-1 1/8" = 1'-0"



DEVELOPMENT NOTES

- HOURS OF OPERATION:**
DAYCARE: MONDAY - FRIDAY, 7 A.M. TO 7 P.M.
BOARDING: AVAILABLE 24 HOURS/DAY BY SPECIAL ARRANGEMENT.
- PEAK HOURS OF OPERATION:**
MORNING DROP-OFF: 7:30 A.M.
EVENING PICK-UP: 6-7 P.M.
- NUMBER OF EMPLOYEES:**
FULL TIME: 3 (INCLUDING 1 VET TECH)
PART TIME: 2
NUMBER OF EMPLOYEES SUBJECT TO CHANGE W/ INCREASE OF REGULARLY VISITING DOGS
- NUMBER OF DOGS:**
DAYCARE DOGS: 25-30 DOGS
BOARDING: 10 DOGS
MAX. NUMBER OF DOGS: 60 DOGS
- WASTE HANDLING:**
 - WASTE FROM PLAY YARDS WILL BE PICKED UP IMMEDIATELY AFTER AND PLACED IN COMPOST BAGS.
 - COMPOST BAGS WILL BE SEALED TIGHTLY AND PLACED IN WESTERN DISPOSAL CONTAINER ONLY.
 - WESTERN DISPOSAL WILL PROVIDE 7 PICKUP TIMES PER WEEK.
 - PICKUP SERVICE WILL BE INCREASED IF SMALL BECOMES A PROBLEM.
 - AIRI MASTER DEODORIZERS WILL BE USED IN AREAS WHERE WASTE IS TO BE STORED.

PLANNING COMMISSION CERTIFICATE

RECOMMENDED APPROVAL THIS _____ DAY OF _____, 201____ BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO, RESOLUTION NO. _____ SERIES _____

OWNERSHIP SIGNATURE BLOCK

WITNESS OUR HANDS AND SEALS THIS _____ DAY OF _____, 201____

OWNER (Name) _____

NOTARY SEAL _____

MY COMMISSION EXPIRES _____

CITY COUNCIL CERTIFICATE

APPROVED THIS _____ DAY OF _____, 201____ BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO, RESOLUTION NO. _____ SERIES _____

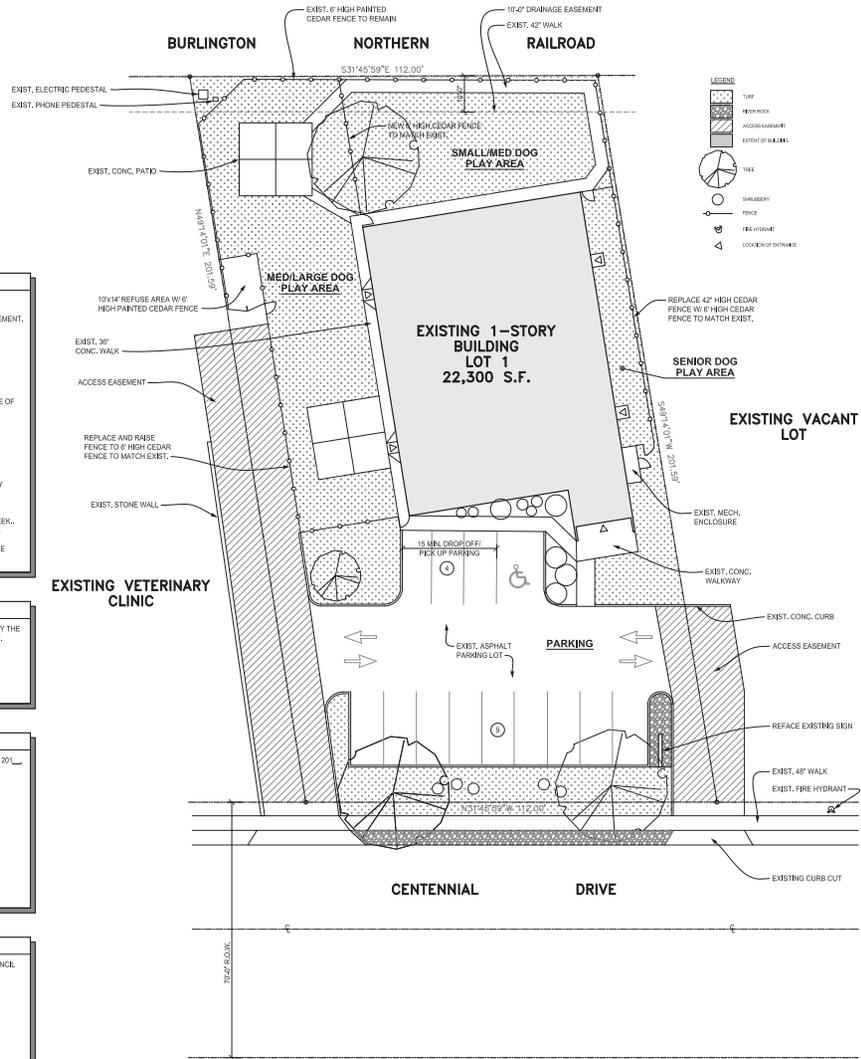
SEAL _____

MAYOR _____ CITY CLERK _____

CLERK & RECORDER CERTIFICATE

(COUNTY OF BOULDER, STATE OF COLORADO)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK _____ AM THIS _____ DAY OF _____, 201____ AND IS RECORDED IN PLAN FILE _____, FEE _____, PAGES _____, FILM NO. _____, RECEPTION _____

CLERK & RECORDER _____ DEPUTY _____



1 SITE PLAN
EX-1 1/16" = 1'-0"



ITEM: Item #1 - Case #13-021-FP, a request to extend the expiration of a final planned unit development (PUD) plan for Lots 1 and 2 CTC, Filing 2 (769 CTC Blvd.)

Item #2 - Case #13-023-FP, a request to extend the expiration of a final planned unit development (PUD) plan for Lot 12 CTC, Filing 2 (739 South 104th)

PLANNER: Sean McCartney, Principal Planner

APPLICANT: Passco Companies Development; Carey Levy

OWNER: Same as above

REPRESENTATIVE: Robert Van Pelt, Architect

EXISTING ZONING: Industrial (I)

LOCATION: Item #1 - 769 CTC Boulevard, northwest corner of CTC Boulevard and Dillon Road.

Item #2 – 739 South 104th, northwest corner of South 104th and Dillon Road

LEGAL DESCRIPTION: Item #1 – Lots 1 and 2, CTC Filing 2

Item #2 – Lot 12, CTC Filing 2

TOTAL SITE AREA: Item #1 - 7.28 acres

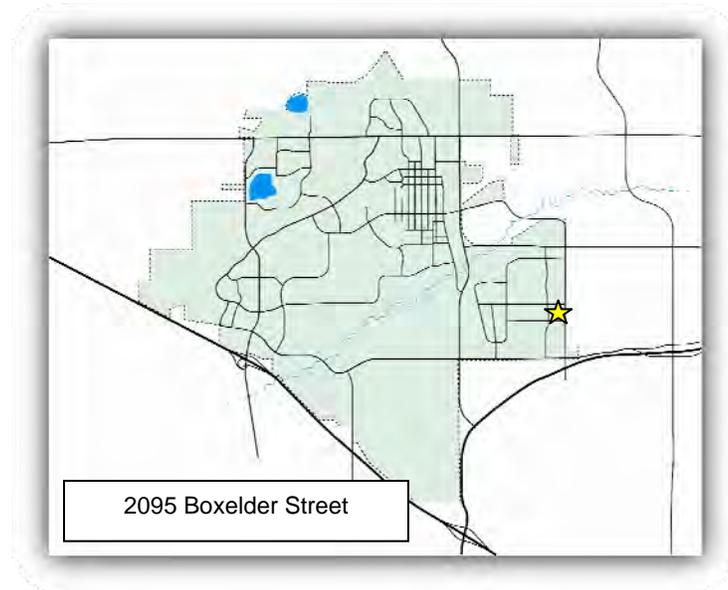
Item #2 – 7.53 acres

REQUEST: Approval of a three year extension of the expiration dates for two separate final PUD plans;

Final PUD Plan #1 - Lots 1 and 2 CTC, Filing 2. Extension requested from December 4, 2013 to December 4, 2016.

Final PUD Plan #2 - Lot 12 CTC, Filing 2. Extension requested from November 2, 2012 to November 2, 2015.

VICINITY MAP:



REQUEST - BACKGROUND:

The applicant has requested a three year extension of the expiration of two separate Final Planned Unit Development (PUD) plans. The first of the two projects is located on Lots 1 and 2 of the Colorado Technological Center (CTC) Subdivision, Filing 2. The second project is located on Lot 12 of the CTC Subdivision, Filing 2. The following map illustrates the location of the two projects:



The Final PUD for Lots 1&2 includes a 104,800 square foot two-story flex office building. It was originally approved by City Council on December 4, 2007. The final PUD for Lot 12 was originally approved by City Council on November 2, 2009 and consists of one 40,200 SF flex office building and two additional 18,825 SF flex office buildings. The Applicant is only requesting a three year time extension. No modifications or amendments are being requested for either project.

Section 17.28.200 (PUD ordinance) of the Louisville Municipal Code (LMC) states:

“no building permit shall be issued more than 36 months after city council approval of the plan unless an extension of time is approved pursuant to subsection 17.28.210.B.”

There is a footnote attributed to the above section which states the extension granted “shall be measured from the original expiration date of such PUD.” Therefore the new start dates for these PUD time extensions will vary based on their original PUD dates.

The LMC does not permit the issuance of a building permit for Lots 1 and 2 after December 4, 2013. The PUD for Lot 12 expired on November 2, 2012, so the opportunity for issuance of a building permit has already expired. The applicant has stated the difficult real estate market has prevented the project from moving forward with construction at this point in time. The three year extension has been requested to allow time for the real estate market to turn around so the project can be constructed.

SUMMARY OF PROPOSAL AND STAFF RECOMMENDATION

Subsection 17.28.210.B of the LMC states that the proposed time extension must be approved by the Planning Commission and the City Council under the procedures authorized for final plan approval. Generally, this requirement is intended to serve two purposes. First, the City design guidelines change over time and a three year window allows the City to ensure that development proposals remain consistent with current standards as they are updated. Second, over a period of three years the context of the area surrounding a project may change. The three year expiration date allows a reexamination of the project in light of any contextual changes to the area surrounding the project.

The Comprehensive Plan for the City was updated in May of this year. However, no changes in policies were recommended for the Colorado Technology Center. Furthermore, there have been no modifications to the Industrial Development Design Standards and Guidelines (IDDSG) or any significant changes to the area surrounding either of the two projects. The only modification requested for both projects is a three year extension of the approval time. All other aspects of the original plans as approved by City Council, remain unchanged.

Staff believes time extensions for both applications is appropriate and therefore recommends approval of a three year extension of the expiration of both Final PUD plan.

PLANNING COMMISSION ACTION:

Planning Staff has prepared two separate resolutions for Planning Commission’s consideration:

1. Resolution No. 14, Series 2013, recommends approval by the Planning Commission of a three year extension of the expiration of the final planned unit

development plan for Lots 1 and 2 CTC, Filing 2 December 4, 2013 to December 4, 2016.

2. Resolution No. 15, Series 2013, recommends approval by the Planning Commission of a three year extension of the expiration of the final planned unit development plan for Lot 12 CTC, Filing 2, from November 2, 2012 to November 2, 2015.

The Commission must pass motions on each of the two requests separately. The Commissioners may approve (with or without conditions), continue, or deny either of the requests. The Commission's recommendation will be forwarded to City Council for final action.

ATTACHMENT(S):

- Attachment #1 – Resolution No.14, Series 2013
- Attachment #2 – Resolution No.15, Series 2013
- Attachment #3 – Final PUD, Lots 1 and 2, CTC Filing #2
- Attachment #4 – Final PUD, Lot 12, CTC Filing #2

**RESOLUTION NO. 14
SERIES 2013**

**A RESOLUTION RECOMMENDING APPROVAL OF A THREE (3) YEAR EXTENSION
OF THE EXPIRATION DATE OF THE FINAL PLANNED UNIT DEVELOPMENT PLAN
FOR LOTS 1 AND 2, COLORADO TECHNOLOGICAL CENTER, FILING 2 FROM
DECEMBER 4, 2013 TO DECEMBER 4, 2016**

WHEREAS, there has been submitted to the Louisville Planning Commission an application to extend the expiration date of a final planned unit development (PUD) plan for Lots 1 and 2, Colorado Technological Center, Filing 2 for an additional three (3) year period, from December 4, 2013 to December 4, 2016;

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

WHEREAS, the City of Louisville's regulatory tools and design guidelines related to the subject site have not changed since the final planned unit development plan was originally approved by the Louisville City Council; and

WHEREAS, the area surrounding the final planned unit development plan has not experienced significant contextual change in the time since it was originally approved by the Louisville City Council; and

WHEREAS, after a duly noticed public hearing on June 13, 2013, where evidence and testimony were entered into the record, including the findings in the Louisville Planning Commission Staff Report dated June 13, 2013, the Planning Commission finds that extending the final PUD plan expiration date should be approved as presented.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Louisville, Colorado does hereby recommend approval of a three (3) year extension to the expiration date of the final PUD plan for Lots 1 and 2, Colorado Technological Center, Filing 2 from December 4, 2013 to December 4, 2016.

PASSED AND ADOPTED this 13th day of June, 2013.

By: _____
Jeffrey S. Lipton, Chair
Planning Commission

Attest: _____
Ann O'Connell, Secretary
Planning Commission

**RESOLUTION NO. 15
SERIES 2013**

**A RESOLUTION RECOMMENDING APPROVAL OF A THREE (3) YEAR EXTENSION
OF THE EXPIRATION DATE OF THE FINAL PLANNED UNIT DEVELOPMENT PLAN
FOR LOT 12, COLORADO TECHNOLOGICAL CENTER, FILING 2 FROM
NOVEMBER 2, 2012 TO NOVEMBER 2, 2015**

WHEREAS, there has been submitted to the Louisville Planning Commission an application to extend the expiration date of a final planned unit development (PUD) plan for Lot 12, Colorado Technological Center, Filing 2 for an additional three (3) year period, from November 2, 2012 to November 2, 2015;

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

WHEREAS, the City of Louisville's regulatory tools and design guidelines related to the subject site have not changed since the final planned unit development plan was originally approved by the Louisville City Council; and

WHEREAS, the area surrounding the final planned unit development plan has not experienced significant contextual change in the time since it was originally approved by the Louisville City Council; and

WHEREAS, after a duly noticed public hearing on June 13, 2013, where evidence and testimony were entered into the record, including the findings in the Louisville Planning Commission Staff Report dated June 13, 2013, the Planning Commission finds that extending the final PUD plan expiration date should be approved as presented.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Louisville, Colorado does hereby recommend approval of a three (3) year extension to the expiration date of the final PUD plan for Lot 12, Colorado Technological Center, Filing 2 from November 2, 2012 to November 2, 2015.

PASSED AND ADOPTED this 13th day of June, 2013.

By: _____
Jeffrey S. Lipton, Chair
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 FOR A THREE (3) YEAR EXTENSION OF ITS PREVIOUSLY APPROVED FINAL PLANNED UNIT DEVELOPMENT (PUD) PLAN PURSUANT TO SECTIONS 17.28.170 (D) AND 16.12.030 (E) OF THE LOUISVILLE MUNICIPAL CODE. THE THREE (3) YEAR EXTENSION IS THE ONLY REQUEST BEING MADE. UPON APPROVAL THE NEW EXPIRATION DATE WILL BE JULY 2, 2016.

APPLICATION NAME: PASSCO COLORADO TECH, LLC

LOCATION: 769 CTC BLVD: LOT 1 & 2, CTC #2

CASE NUMBER: 13-021-FP

DATE AND TIME: THURSDAY, JUNE 13, 2013 AT 6:30 PM

PLANNING COMMISSION

DATE AND TIME: TUESDAY, JULY 2, 2013 AT 7:00 PM

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, MAY 26, 2013

POSTED IN CITY HALL, PUBLIC LIBRARY, RECREATION CENTER AND THE COURTS AND POLICE BUILDING AND MAILED TO SURROUNDING PROPERTY OWNERS ON FRIDAY, MAY 24, 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

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 FOR A THREE (3) YEAR EXTENSION OF ITS PREVIOUSLY APPROVED FINAL PLANNED UNIT DEVELOPMENT (PUD) PLAN PURSUANT TO SECTIONS 17.28.170 (D) AND 16.12.030 (E) OF THE LOUISVILLE MUNICIPAL CODE. THE THREE (3) YEAR EXTENSION IS THE ONLY REQUEST BEING MADE. UPON APPROVAL THE NEW EXPIRATION DATE WILL BE JULY 2, 2016.

APPLICATION NAME: PASSCO COLORADO TECH, LLC

LOCATION: 739 SOUTH 104TH STREET: LOT 12, CTC #2

CASE NUMBER: 13-023-FP

DATE AND TIME: THURSDAY, JUNE 13, 2013 AT 6:30 PM

PLANNING COMMISSION

DATE AND TIME: TUESDAY, JULY 2, 2013 AT 7:00 PM

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:

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WWW.LOUISVILLECO.GOV

LAND USE APPLICATION

CASE NO. _____

APPLICANT INFORMATION

Firm: same as owner

Contact: _____

Address: _____

Mailing Address: _____

Telephone: _____

Fax: _____

Email: _____

OWNER INFORMATION

Firm: Passco Colorado Tech (ud) LLC

Contact: Carey Levy

Address: 916 Corporate Park, Ste 200
Irvine, CA 92606

Mailing Address: (same)

Telephone: 949-442-1000

Fax: 949-442-2460

Email: clevy@passco.net

REPRESENTATIVE INFORMATION

Firm: RVP Architecture P.C.

Contact: Bob Van Pelt

Address: 4141 Arapahoe Ave #100
Boulder, CO 80303

Mailing Address: (same)

Telephone: 303-443-5355

Fax: 303-444-5085

Email: bob@rvparchitecture.com

PROPERTY INFORMATION

Common Address: 769 CTC Blvd

Legal Description: Lot 1, 2 Blk Filing 2

Subdivision CTC

Area: 317,117 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: Extension of Existing PUD Approved 10/5/10

Current zoning: I Proposed zoning: I

SIGNATURES & DATE

Applicant: _____

Print: CAREY LEVY

Owner: _____

Print: CAREY LEVY

Representative: _____

Print: Robert Van Pelt

CITY STAFF USE ONLY

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



May 2, 2013

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

Letter of Request – Final PUD Extension, Lots 1 and 2, Colorado Technological Center, Filing 2,

Passco Colorado Tech Industrial LLC is seeking to extend the PUD for the above referenced project that was approved on October 5, 2010. No changes are being requested and the plans included in this submission are unchanged other than the date on the cover sheet.

As outlined in the original Letter of Request, the intent is to build a new two story building on what are now two lots in the southeast portion of the Colorado Technological Center. These lots are bordered by Dillon Road to the south, CTC Boulevard to the east, vacant industrial lots to the north and unincorporated agricultural land to the west. Hill Properties also owns the adjacent lots to the north and east. These two lots are part of three sites that Passco owns in this portion of the CTC. The infrastructure adjacent to this lot (roads, utilities, drainage channels, etc) is in place

Final PUD approval was granted for a 105,000 square foot building on Lots 1 and 2 (a 7.28 acre parcel). The lot line separating these two lots was vacated as part of this approval. This building is currently being designed as a speculative industrial/flex building with the ability to house either single or multiple tenants. The building has approximately 90,500 s.f. on the main floor and 14,500 s.f. on the upper floor. Initial striped parking will be provided at a ratio of 2 spaces per 1,000 s.f., to allow the building to be used primarily for industrial use. If an end user needs more office space and less warehouse/industrial space, additional parking can be added in the rear of the building to bring the parking up to a maximum of 3.8 spaces per 1,000 s.f. This area will be paved now and used for truck access, loading and maneuvering.

The building will be 31' tall at its highest point. Construction is to be pre-cast concrete wall panel exterior with steel columns and bar joists. The building will have an automatic fire sprinkler system throughout. The layout meets the setback and bulk requirements of the IDDSG adopted by the City. Given that this site is along the southern entry to the CTC, we have focused on designing a building which is well articulated with both wall panels and glazing systems. This design was well received during the previous approval

4141 Arapahoe Avenue, Suite 100
Boulder, Colorado 80303

(303) 443-5355
Fax (303) 444-5085

Final PUD Extension Letter of Request – Lots 1 and 2, CTC, Filing 2
May 2, 2013
Page 2

process. Two to three color combinations will be used on the panels to give variety to the concrete elements. We have limited the loading docks to the rear (west) side of the building and are using landscape screening to help mitigate their visibility from Dillon Road. The loading area design concept is similar to other buildings in the CTC.

Passco Companies is a Delaware based company which specializes in the development and ownership of commercial and industrial properties and are committed to developing high quality commercial/industrial/flex buildings on their property in this area.

If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Van Pelt", with a stylized, cursive script.

Robert Van Pelt
Architect

LAND USE APPLICATION

CASE NO. _____

APPLICANT INFORMATION

Firm: Same as owner

Contact: _____

Address: _____

Mailing Address: _____

Telephone: _____

Fax: _____

Email: _____

OWNER INFORMATION

Firm: Pussco Colorado Tech. Ind. LLC

Contact: Carey Levy

Address: 96 Corporate Park, Ste 200
Novato, CA 92606

Mailing Address: (same)

Telephone: 949-442-1000

Fax: 949-442-2400

Email: clevy@pussco.net

REPRESENTATIVE INFORMATION

Firm: RVP Architecture, P.C.

Contact: Bob Van Relt

Address: 4141 Arapahoe Ave #100
Boulder, CO 80303

Mailing Address: (same)

Telephone: 303-443-5355

Fax: 303-444-5085

Email: bob@rvparchitecture.com

PROPERTY INFORMATION

Common Address: 739 So. 104th St.

Legal Description: Lot 12 Blk Filmy 2

Subdivision CTC

Area: 328,122 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: Restatement of
PUD Approved 11/2/09

Current zoning: T Proposed zoning: T

SIGNATURES & DATE

Applicant: _____

Print: CAREY LEVY

Owner: _____

Print: CAREY LEVY

Representative: _____

Print: Robert Van Relt

CITY STAFF USE ONLY

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



May 2, 2013

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

**Letter of Request – Reinstatement of Expired Final PUD, Lot 12, Colorado
Technological Center, Filing 2
(739 South 104th Street)**

Passco Colorado Tech Industrial LLC is seeking to reinstate the PUD for the above referenced project that was approved on November 2, 2009. No changes are being requested and the plans included in this submission are unchanged other than the date on the cover sheet.

As outlined in the original Letter of Request, the intent is to build a new three building phased development on the southeastern most lot in the Colorado Technological Center. This lot is bordered by Dillon Road to the south, 104th Street to the east, vacant industrial lots to the north, and soon to be developed industrial lots to the west. Passco owns the adjacent lot to the east. Lot 12 (a 7.53 acre parcel) is part of three parcels of land they own in this portion of the CTC. The infrastructure adjacent to this lot (roads, utilities, drainage channels, etc) is in place.

Final PUD approval was granted for three buildings totaling 77,850 square foot. The layout of the site is such that the buildings can be constructed in two phases. The need for phasing and subsequent timing of each phase will be based on market conditions. It is being proposed that the west building be built first so as to minimize the impact of future construction on the occupants of this building at the time the east two are built. Proposed ingress/egress drives, utility stub-ins, storm detention ponds and landscaping along 104th will be done as part of the first phase. The northerly access drive will be fully constructed to access the first building. The center access drive will terminate after it crosses the existing drainage swale adjacent to 104th. Road base can be installed from this termination point back to the edge of the parking lot of Phase 1 to allow for emergency fire access if required by the fire department. The landscaping along 104th will help mitigate the visibility of the rear of the Building One until the time Building Two is constructed.

Both buildings are being designed as speculative commercial/flex buildings with the ability to house either single or multiple tenants. Each building is single story. Initial striped

4141 Arapahoe Avenue, Suite 100
Boulder, Colorado 80303

(303) 443-5355
Fax (303) 444-5085

parking will be provided at a ratio of between 2.5 and 3 spaces per 1,000 s.f. to allow for a mix of commercial and warehouse use. If an end user needs primarily office space and less warehouse space, additional parking can be added between each building to bring the parking up to a maximum of 4.1 spaces per 1,000 s.f. This area will be paved now and used for small truck access, loading and maneuvering.

The buildings will be 28' tall at its highest point. Construction is to be a pre-cast concrete wall panel exterior with steel columns and bar joists. The buildings will have an automatic fire sprinkler system throughout. The layout meets the setback and bulk requirements of the CDDSG adopted by the City. We worked closely with Staff and Planning Commission back in 2008 to make changes to the initially submitted plan to meet other design criteria set forth in that document, especially as it related to building massing and use of materials. Variations in height and two to three color combinations will be used on the wall panels to give variety to the concrete elements. We have limited the loading docks to the area between the two buildings and are using both screen walls and landscaping to help mitigate their visibility from Dillon Road. The loading area is on grade, so there are no depressed dock wells that are found on buildings in the industrial zoned areas of the park.

Passco Companies is a Delaware based company which specializes in the development and ownership of commercial and industrial properties and are committed to developing high quality commercial/industrial/flex buildings on their property in this area.

If you have any questions, please feel free to contact me.

Sincerely,



Robert Van Pelt
Architect

FINAL P.U.D. DEVELOPMENT FIRST AMENDMENT

COLORADO TECHNOLOGICAL CENTER, FILING NO. 2 LOUISVILLE, COLORADO PASSCO COLORADO TECH INDUSTRIAL, LLC LOTS 1 & 2

CITY COUNCIL CERTIFICATE

APPROVED THIS _____ DAY OF _____, 20____ BY THE
CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO,
RESOLUTION NO. _____ SERIES _____

MAYOR _____ CITY CLERK _____

PLANNING COMMISSION CERTIFICATE

RECOMMENDED APPROVAL THIS _____ DAY OF _____, 20____
BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO,
RESOLUTION NO. _____ SERIES _____

CHAIRMAN _____ SECRETARY _____

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 _____

RECORDER _____ DEPUTY _____

OWNERSHIP SIGNATURE BLOCK

BY SIGNING THIS P.U.D., THE OWNER ACKNOWLEDGES AND ACCEPTS ALL
THE REQUIREMENTS AND INTENT SET FORTH IN THIS P.U.D.

WITNESS OUR HANDS AND SEALS THIS _____ DAY OF _____, 20____

PASSCO COLORADO TECH INDUSTRIAL, LLC. (OWNER)

NOTARY _____

LEGAL DESCRIPTION: PART OF THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 1 SOUTH RANGE 64 WEST 6TH PRINCIPAL MERIDIAN, CITY OF
LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS
FOLLOWS: LOTS 1, AND 2, COLORADO TECHNOLOGICAL CENTER, FILING
NUMBER TWO.

ZONING AND PARKING INFORMATION

ZONING: INDUSTRIAL PUD	SETBACKS (PRINCIPAL BUILDINGS):	SETBACKS (PARKING):	
FRONT (CTC BOULEVARD):	30'	FRONT (CTC BOULEVARD):	20'
REAR (SAME ZONING):	15'	REAR (SAME ZONING):	N/A
REAR (AGRICULTURAL):	10'	REAR (AGRICULTURAL):	N/A
SIDE (NORTH):	10'	SIDE (NORTH):	10'
SIDE (SOUTH - DILLON RD):	60'	SIDE (SOUTH - DILLON RD):	30'

ALLOWABLE MAXIMUM BUILDING HEIGHT: 40'
(PER CITY OF LOUISVILLE 10056)

PROPOSED BUILDING HEIGHT: 52'-0"

PARCEL A (LOTS 1 AND 2):

BUILDING SIZE:	90,500 S.F.
GROUND FLOOR:	14,500 S.F.
MEZZANINE/SECOND FLOOR (20% MAX.):	104,500 S.F.
TOTAL:	104,500 S.F.

PARKING:	
INITIAL SPACES:	210
DEFERRED SPACES (MAXIMUM):	185
TOTAL POTENTIAL PARKING:	405 SPACES

INITIAL PARKING IS 2.0 SPACES PER 1,000 S.F.
MAXIMUM PARKING IS APPROX. 3.5 SPACES PER 1,000 S.F.

GENERAL NOTES:

- THE PROJECT IS TO BE CONSTRUCTED IN ONE PHASE.
- REFER TO CIVIL ENGINEERING DRAWINGS PREPARED BY HURST & ASSOCIATES FOR UTILITY, GRADINGS, AND DRAINAGE INFORMATION.
- THE ESTIMATED DATE OF COMPLETION OF PHASE ONE IMPROVEMENTS: DECEMBER, 2008.
- CONSTRUCTION MATERIALS AS FOLLOWS:
WALLS: PRE-CAST CONCRETE PANELS
TYPE A: CREAM
TYPE B: LIGHT BROWN
TYPE C: GREEN
ROOF: MEMBRANE (CONCEALED BY PARAPET)
CANOPIES: PRE-CAST - COLOR TO BE DETERMINED DURING P.U.D. PROCESS.
WINDOWS: ALUMINUM STOREFRONT - NATURAL FINISH
- THE PROJECT IS TO BE DESIGNED IN ACCORDANCE WITH CRITERIA SET FORTH IN THE BUSINESS CENTER AT COLORADO TECHNOLOGICAL CENTER GENERAL DEVELOPMENT PLAN, AMENDMENT A, DATED JUNE 9, 1985, AND AND THE CITY OF LOUISVILLE INDUSTRIAL DEVELOPMENT DESIGN STANDARDS AND GUIDELINES.
- ALL EXISTING PUBLIC AND PRIVATE SIDEWALK, CURB, GUTTER AND ASPHALT ADJACENT TO THE PERIMETER OF THE SITE THAT IS CRACKED, SETTLED, OR OTHERWISE DAMAGED SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR, AS DETERMINED NECESSARY BY THE CITY, AS PART OF THE PROJECT, AND AT THE DEVELOPER'S EXPENSE.
- PUBLIC IMPROVEMENTS (CTC BOULEVARD & BOULEVARD) TO BE DONE UNDER SEPARATE APPROVALS IN CONJUNCTION WITH THIS PROJECT.
- ROOF TOP EQUIPMENT IS ANTICIPATED AND WILL BE SCREENED LOCATIONS, QUANTITIES AND SIZES NOT YET KNOWN.
- THE RETAINING WALL MATERIAL WILL MATCH OR COMPLEMENT BUILDING MATERIALS, SUBJECT TO STAFF REVIEW AND APPROVAL THROUGH THE BUILDING PERMITTING DIVISION. WALLS OVER 30" HIGH MUST HAVE A 42" HEIGHT GUARD RAIL ON THEM.
- A PARKING DEFERRAL IS BEING REQUESTED FOR PARKING IN EXCESS OF THE MINIMUM 2 SPACES PER 1,000 S.F. OF FLOOR AREA REQUIRED. SEE PLANS FOR LOCATION AND LAYOUT OF DEFERRED PARKING.
- THE BUILDING WILL NOT RECEIVE A CERTIFICATE OF OCCUPANCY UNTIL THE SANITARY SEWER LIFT STATION ON 104TH STREET IS COMPLETE.
- THE PURPOSE OF THE FIRST AMENDMENT (DATED OCT. 18, 2010 ON THE COVER SHEET ONLY) IS TO EXTEND THE EXPIRATION DATE OF THE FINAL P.U.D. ALL OTHER ASPECTS OF THE P.U.D. REMAIN UNCHANGED.

LAND USE BREAKDOWN

PARCEL A (LOTS 1 AND 2)	AREA	PERCENT
BUILDING COVERAGE:	90,500 S.F.	28.5%
PARKING AND DRIVES:	152,225 S.F.	41.7%
PEDESTRIAN HARDSCAPE:	4,522 S.F.	1.4%
OPEN SPACE (LANDSCAPED):	84,872 S.F.	26.4%
TOTAL LOT SIZE:	317,117 S.F.	100%
	7.25 ACRES	
TOTAL BUILDING AREA:	104,500 S.F.	
GROUND FLOOR:	14,500 S.F.	
MEZZANINE:	14,500 S.F.	

PROJECT DATA

OWNER/CLIENT:
HILL PROPERTIES - CTC LAND, LLC
1625 PAV AVENUE, SUITE 340
LA JOLLA, CA 92037
358-456-4049

ARCHITECT:
RVP ARCHITECTURE AND CONSULTING, P.C.
414 ARAPAHO AVENUE, SUITE 100
BOULDER, COLORADO 80505
303-443-8595

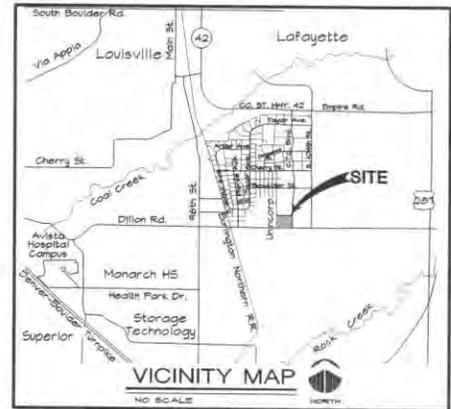
CIVIL ENGINEER:
HURST & ASSOCIATES, INC.
4999 PEARL EAST CIRCLE, SUITE 106
BOULDER, COLORADO 80501
303-444-4105

LANDSCAPE DESIGN:
NATURE'S DESIGN
15674 INDIANA GULCH ROAD
JANESTOWN, COLORADO 80455
303-484-3535

ELECTRICAL / LIGHTING:
ARCHITECTURAL ENGINEERING DESIGN GROUP, INC.
1800 HAZZIE STREET, SUITE 255
DENVER, COLORADO 80202
303-296-2034

DRAWING INDEX

	COVER SHEET
1	DEVELOPMENT PLAN / DETAILS
2	ELEVATIONS
L1	LANDSCAPE PLAN
L2	PLANT LISTS AND NOTES
C1	SITE IMPROVEMENT PLAN
C2	SITE UTILITY PLAN
E1A	PHOTOMETRIC PLAN
E2A	LIGHTING CALCULATIONS AND CUT SHEETS



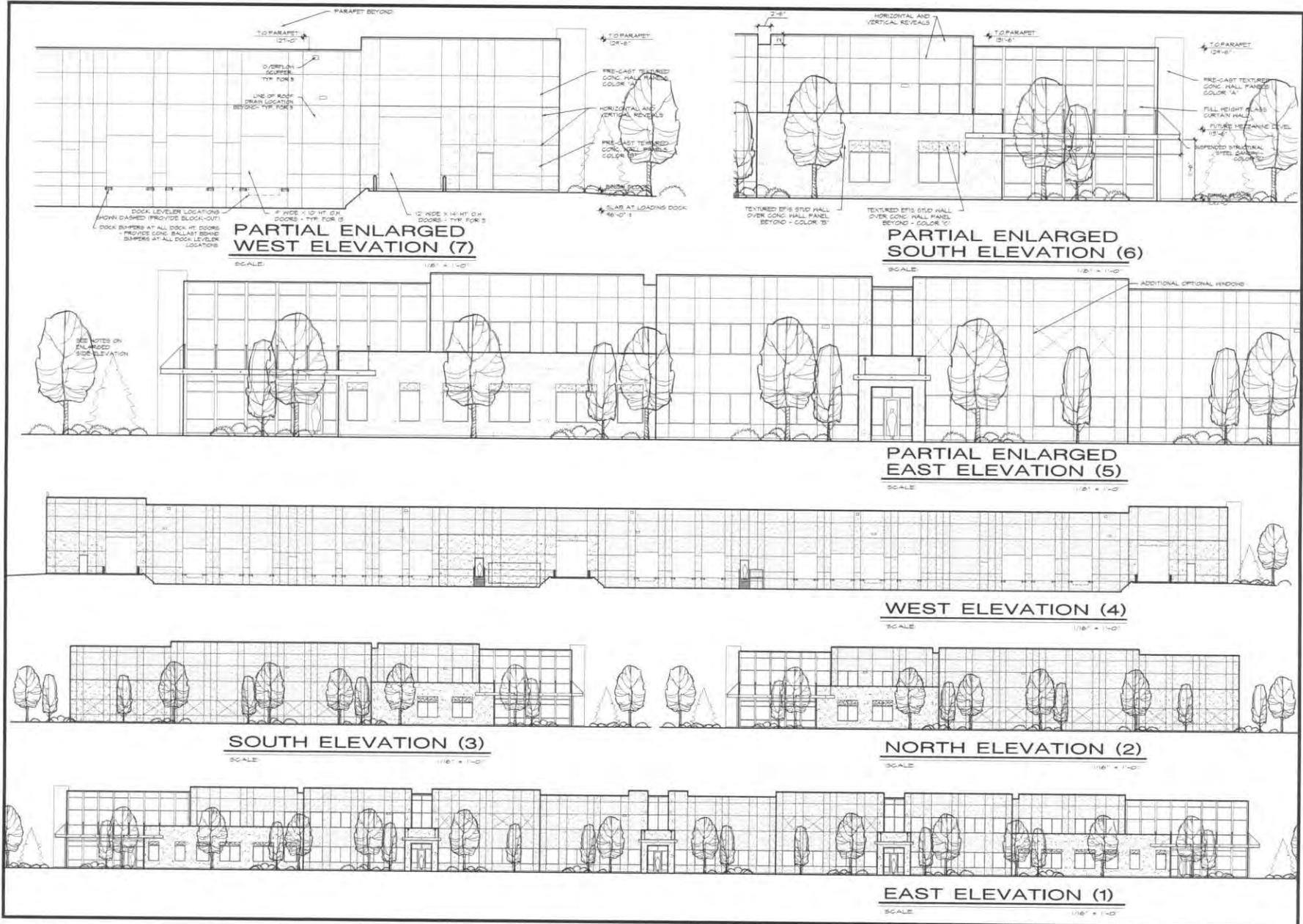
RVP architecture
a collaborative professional corporation
4141 Arapahoe Avenue, Suite 100
Boulder, Colorado 80503
Ph: (303) 443-8595 Fax: (303) 444-8046

PASSCO COLORADO TECH INDUSTRIAL, LLC
LOTS 1 & 2, FILING 2 COLORADO TECHNOLOGICAL CENTER
769 CTC BOULEVARD LOUISVILLE, COLORADO

PROJ NO: 07-17
DATE: SEPT. 13, 2007
REV: OCT. 26, 2007
NOV. 26, 2007
OCT. 18, 2008
MAY 2, 2010

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COVER SHEET

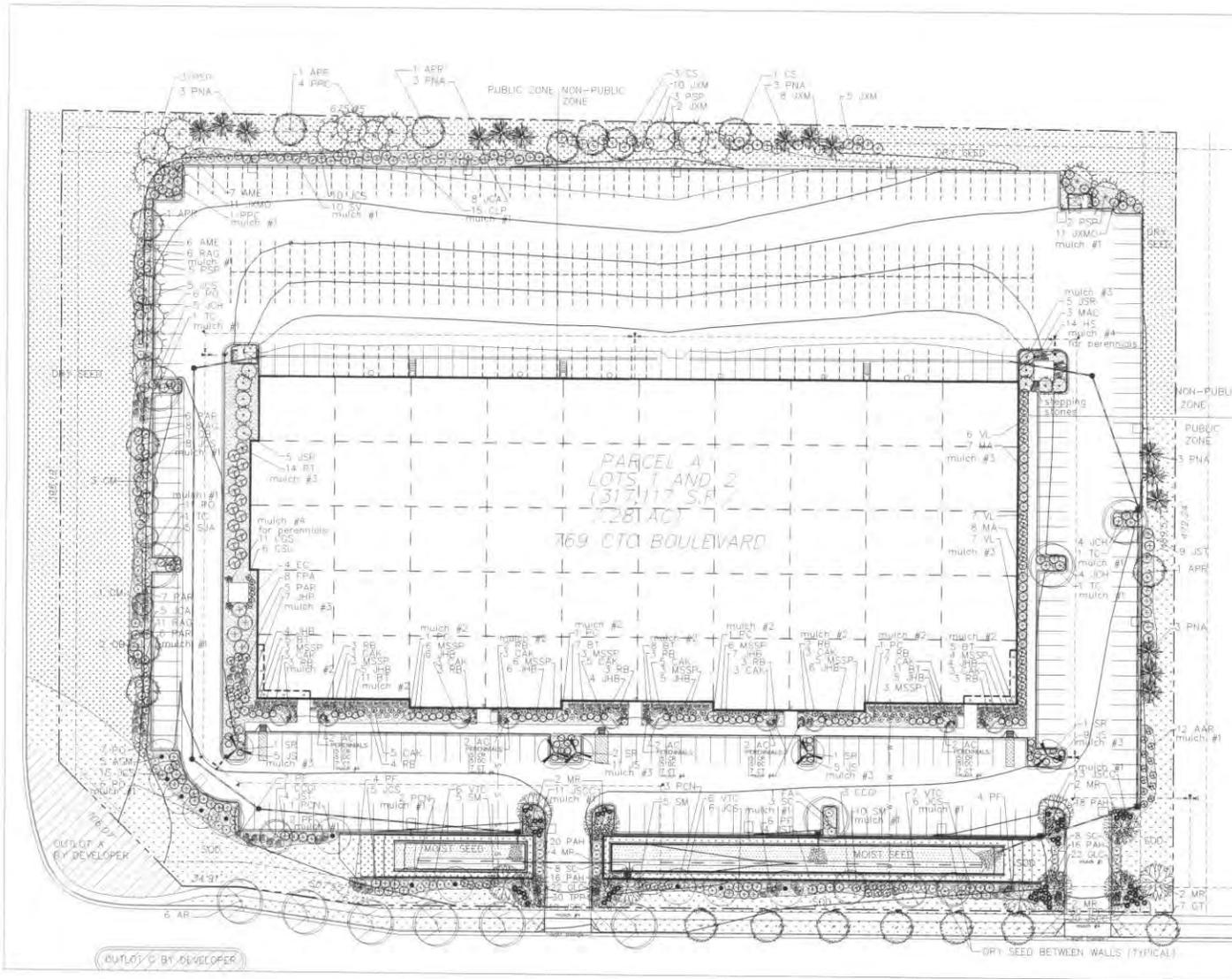


RVP Architecture
 REGISTERED PROFESSIONAL ARCHITECTS
 4141 Arapahoe Avenue, Suite 100
 Boulder, Colorado 80303
 PH: (303) 443-3355 FAX: (303) 444-5095

PASSCO COLORADO TECH INDUSTRIAL, LLC
 LOTS 1 & 2, FLING 2 COLORADO TECHNOLOGICAL CENTER
 769 CTC BOULEVARD LOUISVILLE, COLORADO

PROJ NO: 07-17
 DATE: SEPT. 13, 2007
 REV: OCT. 26, 2007
 NOV. 25, 2009

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LANDSCAPE KEY

- DECIDUOUS SHADE TREES
TWO AND ONE-HALF INCH CALIPERS
- DECIDUOUS ORNAMENTAL TREES
TWO INCH CALIPERS
- DECIDUOUS ORNAMENTAL SLANDER TREES
EIGHT TO TEN FOOT HEIGHT SLIPPER
- CONIFER TREES
SEVEN TO EIGHT FEET IN HEIGHT (EIGHT FEET TYPICAL)
- EVERGREEN SHRUBS
ONE GALLON (LEFT) CONTAINER SIZE
- DECIDUOUS SHRUBS
ONE GALLON (LEFT) CONTAINER SIZE
- GROUND COVER/PERENNIALS
ONE GALLON (LEFT) CONTAINER SIZE

LEGEND

- DRY SEED
- WET SEED AREA
- MOIST SEED AREA

PLANTING BEDS SHALL BE GRATED WITH 1/2" MESH 1/4" WEDGE
PIPE REBAR (MINIMUM 10" SPACING)
SEE LANDSCAPE NOTES BY THE 100 LANDSCAPE PLAN FOR SPECIFIC LOCATIONS
SEE LANDSCAPE NOTES BY THE 100 LANDSCAPE PLAN FOR SPECIFIC LOCATIONS
LANDSCAPING FOR THIS AREA IS SUBJECT TO APPROVED COLORADO REGISTRATION
CONTRACT NUMBER BY THE STATE OF COLORADO REGISTRATION #

ALL PLANTS AND SEED SHALL BE COVERED BY AN AUTOMATIC
IRRIGATION PROTECTION SYSTEM



LANDSCAPE PLAN

Colorado Tech Center
Parcel A Lots 1 and 2
Louisville, Colorado

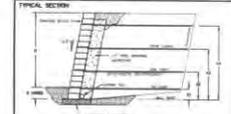
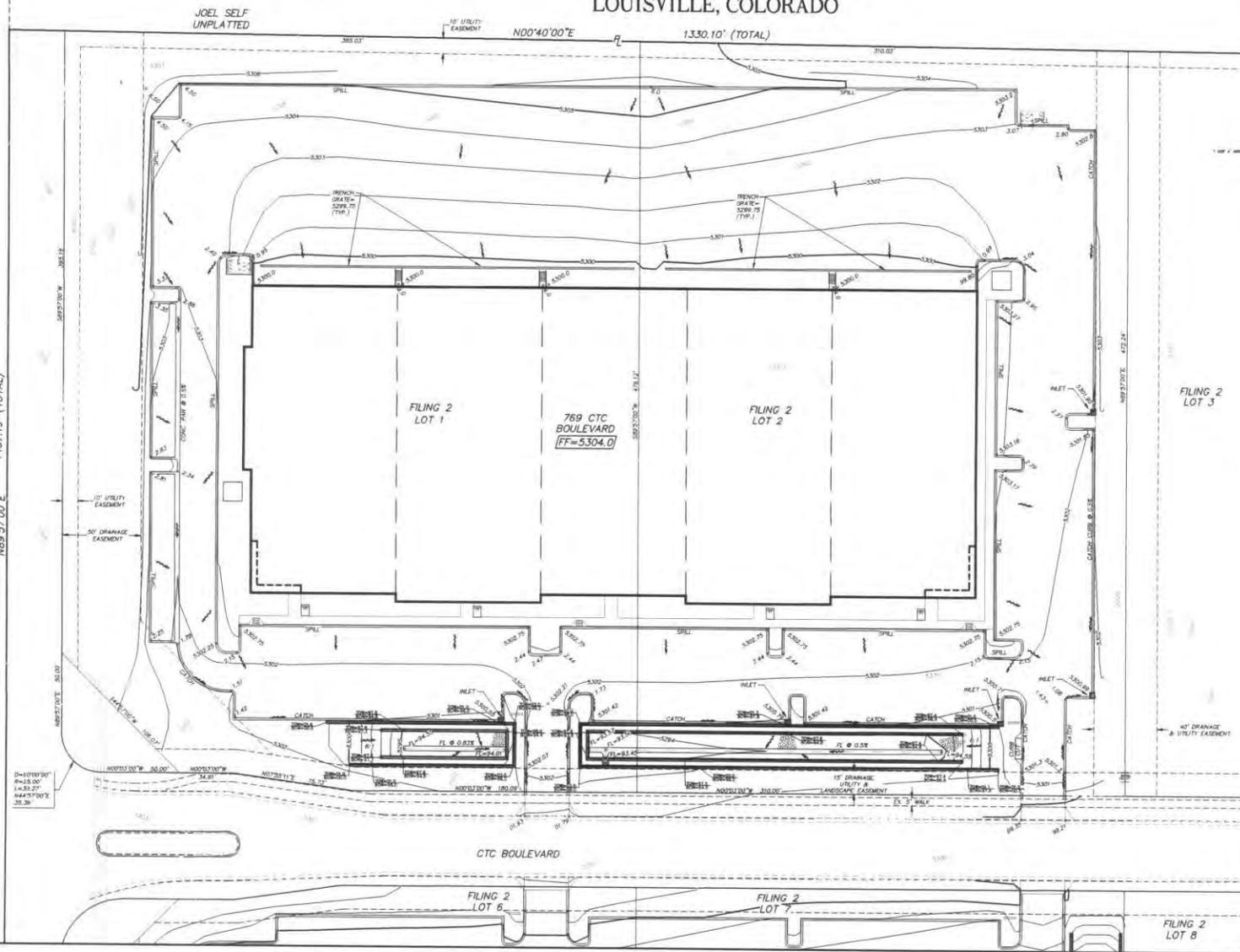
Plan Date
05/14/07

Revisions
12/26/07

Sheet Number



**COLORADO TECHNOLOGY CENTER
BUILDING 769 CTC BOULEVARD
PLANNED UNIT DEVELOPMENT
REPLAT OF FILING 2, LOTS 1 & 2
LOUISVILLE, COLORADO**



DESIGN TABLE 8

NO.	DESCRIPTION	AMOUNT	UNIT
1	Grading	3,984	Cu Yd
2	Fill	7,792	Cu Yd
3	Net	3,808	Cu Yd
4	Area of Cut	2.9	Ac
5	Area of Fill	3.7	Ac

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED LINE

EARTHWORK SUMMARY

ITEM	AMOUNT	UNIT
Cut	3,984	Cu Yd
Fill	7,792	Cu Yd
Net	3,808	Cu Yd
Area of Cut	2.9	Ac
Area of Fill	3.7	Ac

NOTE: GRADING SHOWN AS EXISTING IS FROM CTC FILING NO. 2 PROPOSED OVERLOT GRADING & DILLON ROAD AND SOUTH 104TH STREET IMPROVEMENTS FOR CTC METRO DISTRICT - CHANNEL DESIGN.



72 HOURS BEFORE YOU DIG
CALL THE UTILITY NOTIFICATION
CENTER OF COLORADO (U.N.C.C.)
1-800-922-1987
GAS, ELECTRIC, TELEPHONE, CATV AND
FURNISH EXISTING PIPELINE LOCATIONS

**BUILDING 769 CTC BOULEVARD
REPLAT OF CTC FILING 2,
LOTS 1 & 2
GRADING PLAN**

SCALE: 1" = 10'-0"
DESIGNED BY: [Signature]
CHECKED BY: [Signature]
DATE: 10/22/07
FILE: 070207A-GRADING-FILING 2-10-07

DILLON ROAD
N89°37'00"E
1437.19' (TOTAL)

JOEL SELF UNPLATTED
12' UTILITY EASEMENT
N00°40'00"E
1330.10' (TOTAL)

FILING 2 LOT 3

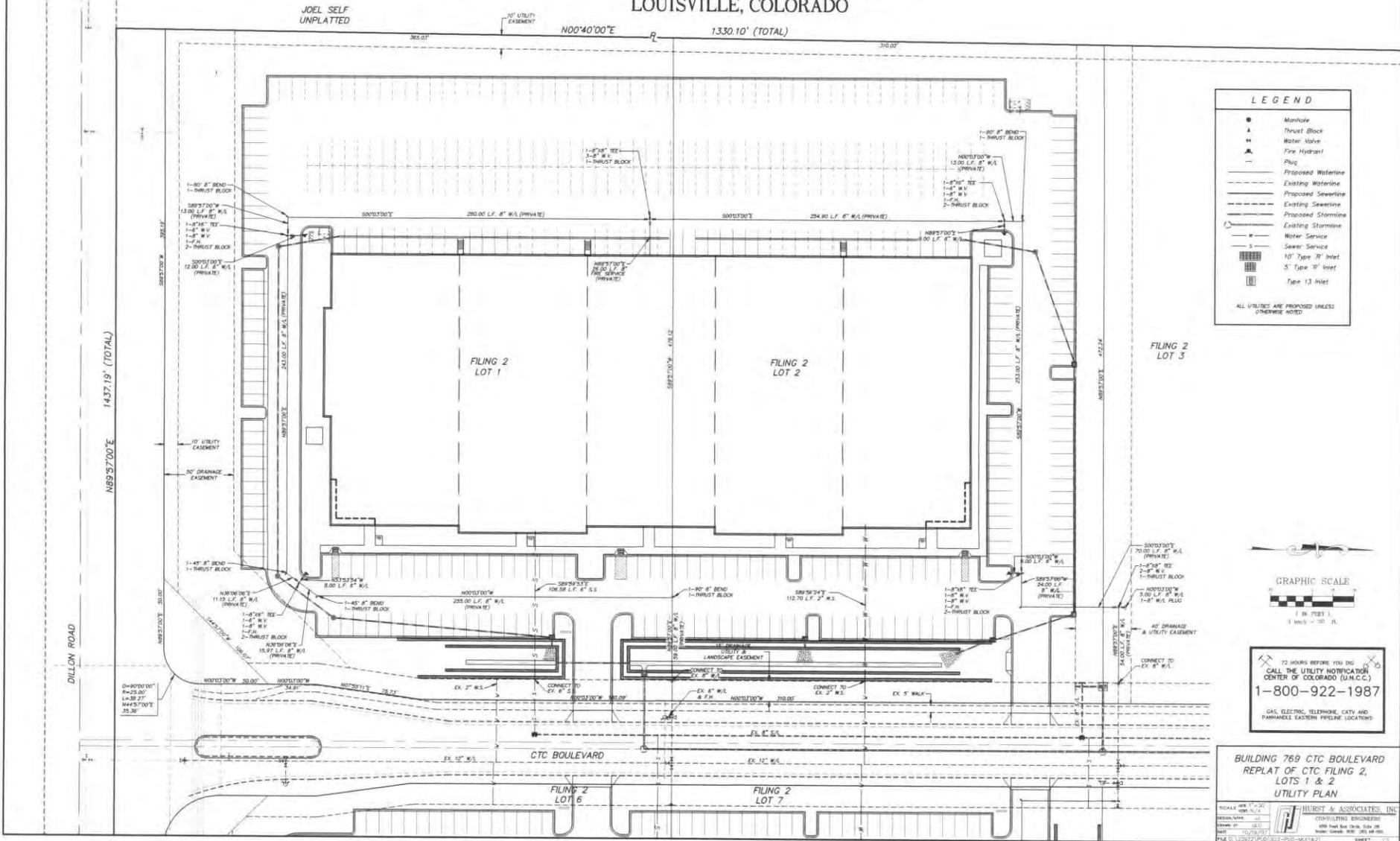
CTC BOULEVARD

FILING 2 LOT 6

FILING 2 LOT 7

FILING 2 LOT 8

COLORADO TECHNOLOGY CENTER BUILDING 769 CTC BOULEVARD PLANNED UNIT DEVELOPMENT REPLAT OF FILING 2, LOTS 1 & 2 LOUISVILLE, COLORADO



LEGEND	
●	Manhole
▲	Thrust Block
○	Water Valve
⊕	Fire Hydrant
—	Flag
—	Proposed Waterline
—	Existing Waterline
—	Proposed Sewerline
—	Existing Sewerline
—	Proposed Stormline
—	Existing Stormline
—	Water Service
—	Sewer Service
—	12" Type 30' Inlet
—	5" Type 30' Inlet
—	Type 13 Inlet

ALL UTILITIES ARE PROPOSED UNLESS OTHERWISE NOTED



72 HOURS BEFORE YOU DIG
CALL THE UTILITY NOTIFICATION
CENTER OF COLORADO (U.N.C.C.)
1-800-922-1987
GAS, ELECTRIC, TELEPHONE, CTV AND
DRAINAGE EXISTING PIPELINE LOCATIONS

**BUILDING 769 CTC BOULEVARD
REPLAT OF CTC FILING 2,
LOTS 1 & 2
UTILITY PLAN**

SCALE: SEE P. 20
DESIGNED BY: J. BURST & ASSOCIATES, INC.
DRAWN BY: J. BURST & ASSOCIATES, INC.
DATE: 10/28/2011
FILE: D:\PROJECTS\2011\2011-04-01\2011-04-01-01.DWG

DILLON ROAD
N89°57'00"E 1437.19' (TOTAL)

JOEL SELF
UNPLATTED

FILING 2
LOT 3

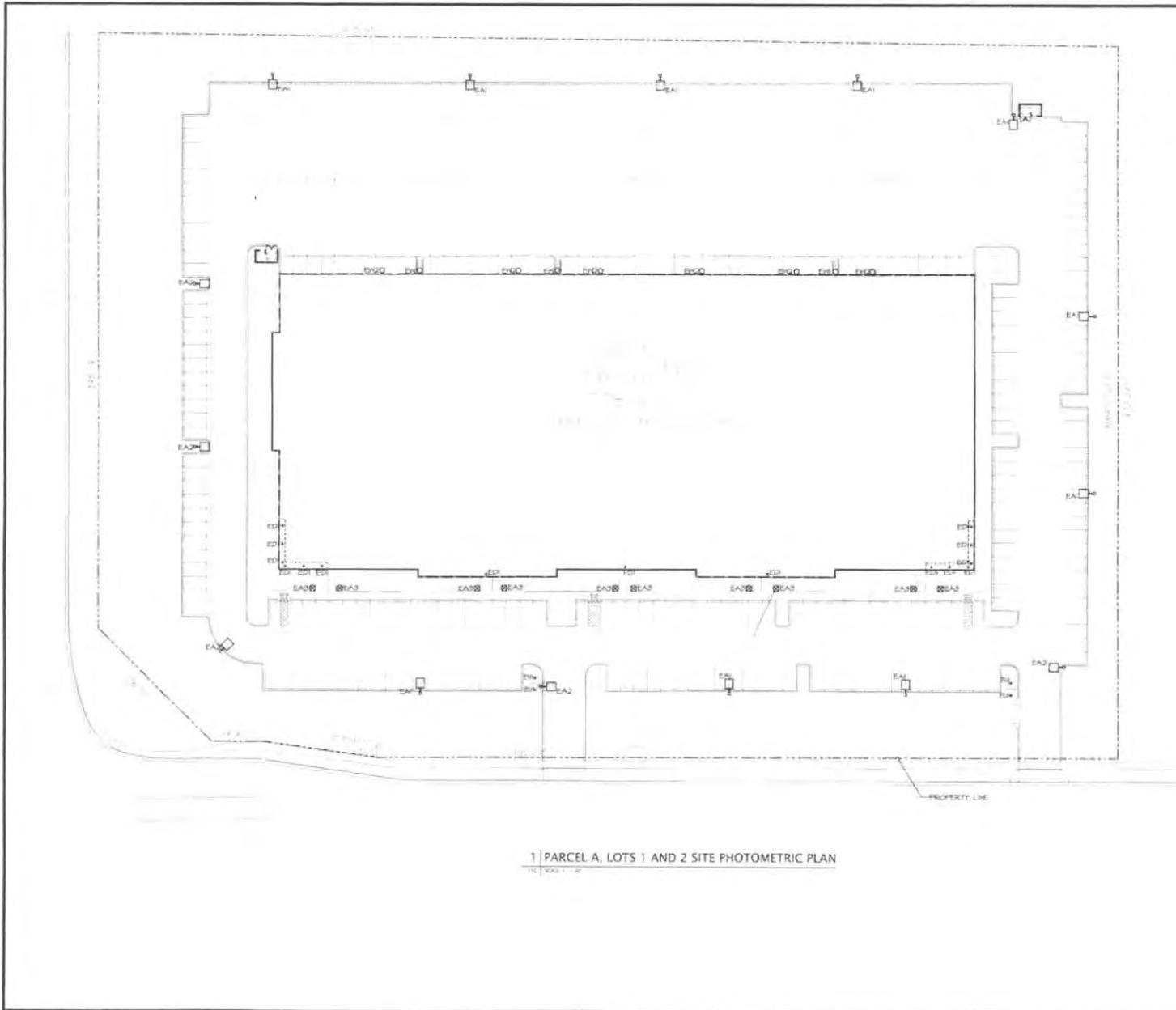
FILING 2
LOT 1

FILING 2
LOT 2

CTC BOULEVARD

FILING 2
LOT 6

FILING 2
LOT 7



1 | PARCEL A, LOTS 1 AND 2 SITE PHOTOMETRIC PLAN
 1/16" = 1' = 0"

GENERAL NOTES
 1. SM

DETAIL NOTES
 1. SM



KVP architecture
 a multi-disciplinary consulting
 architectural, planning, engineering
 & interior professional corporation
 4144 Arapahoe Avenue Suite 100
 Boulder, Colorado 80505
 PH: (303) 443-8888 Fax: (303) 444-5088

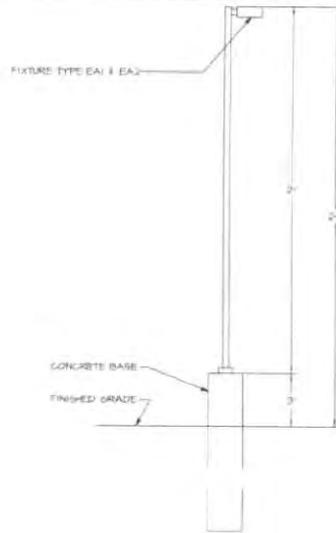
PASSCO COLORADO TECH INDUSTRIAL, LLC
 LOTS 1 & 2, FLING 2 COLORADO TECHNOLOGICAL CENTER
 769 CTC BOULEVARD LOUISVILLE, COLORADO

PROJ. NO. 07-07
 DATE SEPT 13, 2007
 REV. OCT 28, 2007
 NOV 25, 2008

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1800 W. 10th Street, Suite 4275
 Denver, Colorado 80202
 (303) 733-8311 (local)
 (800) 736-1311 (toll-free)
 www.architectural-engineering.com
**ARCHITECTURAL ENGINEERING
 DESIGN GROUP, INC.**

E1A
 ELECTRICAL
 PHOTOMETRIC PLAN

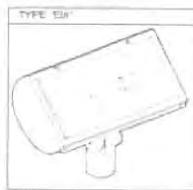
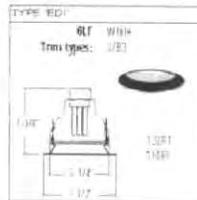
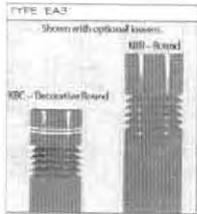
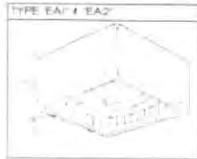


1 | POLE ELEVATIONS
1/8" = 1'-0" SCALE

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	QTY	LAMP TYPE	WATT	WAVELENGTH	HEIGHT	LOCATION	MOBILIZATION	NOTES
EA1	PARKING AREA LIGHT	LITRONIX	EA1-4004R-2-SPD-4-LP-D85-0	1	400	400	400	24'	POLE	24' ON	
EA2	PARKING AREA LIGHT	LITRONIX	EA2-4004R-2-SPD-4-LP-D85-0	1	400	400	400	24'	POLE	24' ON	
EA3	WALKWAY SIDE SHIELD	LITRONIX	K20-12-14-4-LP	4	50	50	50	42"	SURFACE	42" ON	
ED1	RECESSED 2' x 2' DOWN LIGHT	LITRONIX	ED1-2-2-4-LP	1	70	70	70	10"	RECESSED	10" ON	
ED2	2' x 2' DOWN LIGHT	LITRONIX	ED2-2-2-4-LP	1	70	70	70	10"	RECESSED	10" ON	
ED3	BUILDING MOUNTED WALL FACE	LITRONIX	ED3-12-14-4-LP	1	70	70	70	10"	SURFACE	10" ON	
ED4	BUILDING MOUNTED WALL FACE	LITRONIX	ED4-12-14-4-LP	1	70	70	70	10"	SURFACE	10" ON	

ABBREVIATIONS: BOP - BOTTOM OF FIXTURE; BFD - RECESSED FIXTURE DEPTH; OHL - OVERALL FIXTURE HEIGHT
GENERAL NOTES:
A. ALL FLUORESCENT LAMPS TO BE 3500K COLOR TEMPERATURE AND A MINIMUM OF 80% U.S. BLESS NOTED OTHERWISE.
B. ALL REFLECTOR LAMPS TO BE PROVIDED AS PER FLOOD DISTRIBUTION, UNLESS NOTED OTHERWISE.

DESCRIPTION	SPRINK	NO.	MIN.	MAX.
EMERGENCY LIGHTING	1	1.0	1.0	1.0
EMERGENCY EXIT LIGHTING	1	1.0	1.0	1.0
EMERGENCY SIGNAGE	1	1.0	1.0	1.0
EMERGENCY POWER SUPPLY	1	1.0	1.0	1.0
EMERGENCY BATTERY	1	1.0	1.0	1.0



KVP architecture
ARCHITECTURE/INTERIOR CONSULTING
4141 AVENUE AVENUE, SUITE 100
BOULDER, COLORADO 80503
PH: (303) 443-3333 FAX: (303) 444-5080

PASSCO COLORADO TECH INDUSTRIAL, LLC
LOTS 1 & 2, FLING 2 COLORADO TECHNOLOGICAL CENTER
769 CTC BOULEVARD LOUISVILLE, COLORADO

PROJ. NO. 07-07
DATE: SEPT 13, 2007
REV: OCT 28, 2007
NOV 15, 2008

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1000 10th Street, Suite 415
Boulder, Colorado 80502
303.440.3333
www.kvparch.com
www.kvpinterior.com

ARCHITECTURAL ENGINEERING DESIGN GROUP, INC.

E2A
PHOTOMETRIC SCHEDULES

FINAL P.U.D. DEVELOPMENT

COLORADO TECHNOLOGICAL CENTER, FILING NO. 2 LOT 12 LOUISVILLE, COLORADO PASSCO COLORADO TECH INDUSTRIAL, LLC

CITY COUNCIL CERTIFICATE

APPROVED THIS _____ DAY OF _____, 20____, BY THE
CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.
RESOLUTION NO. _____ SERIES _____

MAYOR _____ CITY CLERK _____

PLANNING COMMISSION CERTIFICATE

RECOMMENDED APPROVAL THIS _____ DAY OF _____, 20____,
BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.
RESOLUTION NO. _____ SERIES _____

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 _____

RECORDER _____ DEPUTY _____

OWNERSHIP SIGNATURE BLOCK

BY SIGNING THIS P.U.D., THE OWNER ACKNOWLEDGES AND ACCEPTS ALL
THE REQUIREMENTS AND INTENT SET FORTH IN THIS P.U.D.

WITNESS OUR HANDS AND SEALS THIS _____ DAY OF _____, 20____

PASSCO COLORADO TECH INDUSTRIAL, LLC. (OWNER)

NOTARY
MY COMMISSION EXPIRES _____

LEGAL DESCRIPTION: PART OF THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 1 SOUTH RANGE 64 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF
LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS
FOLLOWS: LOT 12, COLORADO TECHNOLOGICAL CENTER, FILING NUMBER
THO.

ZONING AND PARKING INFORMATION

ZONING: COMMERCIAL PUD	RETRACS (PRINCIPAL BUILDINGS)	RETRACS (PARKING)	
FRONT (104TH STREET)	35'	FRONT (104TH STREET)	15'
REAR (INTERNAL)	25'	REAR (INTERNAL)	10'
SIDE (INTERNAL)	25'	SIDE (INTERNAL)	10'
SIDE (DILLON RD.)	50'	SIDE (DILLON RD.)	25'

ALLOWABLE MAXIMUM BUILDING HEIGHT: 35'
PER CITY OF LOUISVILLE (00505)
PROPOSED BUILDING HEIGHT: 25' ±

BUILDING SIZE	
BUILDING ONE	40,960 S.F.
BUILDING TWO	40,960 S.F.
TOTAL	81,920 S.F.

PARKING	
PHASE ONE	107
PHASE TWO	128
DEFERRED SPACES (MAXIMUM)	102
TOTAL POTENTIAL PARKINGS	332 SPACES

PHASE ONE PARKING IS 2.6 SPACES PER 1,000 S.F.
PHASE ONE AND TWO PARKING IS 3.0 SPACES PER 1,000 S.F.
MAXIMUM PARKING IS APPROX. 4.1 SPACES PER 1,000 S.F.

GENERAL NOTES:

- THE PROJECT IS TO BE CONSTRUCTED IN TWO PHASES AS SHOWN BY THE PHASE LINE ON THE PLANS. PHASE ONE IMPROVEMENTS TO INCLUDE ALL DRAINAGE AND UTILITY RELATED IMPROVEMENTS SHOWN ON THE GRADING AND UTILITY PLANS EXCEPT FOR THE PAVING AND RELATED CURB AND GUTTER WORK SHOWN WEST OF THE PHASING LINE AND THE SEWER AND WATER LINE CONNECTIONS INTO BUILDING 2. THE PHASING OF THE LANDSCAPE AND IRRIGATION IMPROVEMENTS WILL BE AS DELINEATED BY THE PHASING LINE SHOWN ON THE PLANS. IF REQUIRED FOR IRRIGATION PURPOSES, SOME OF THE PERIMETER LANDSCAPING SHOWN IN PHASE 2 MAY BE INCLUDED IN PHASE 1.
- REFER TO CIVIL ENGINEERING DRAWINGS PREPARED BY HURST & ASSOCIATES FOR UTILITY, GRADING, AND DRAINAGE INFORMATION.
- THE ESTIMATED DATE OF COMPLETION OF PHASE ONE IMPROVEMENTS: OCTOBER, 2012
- CONSTRUCTION MATERIALS AS FOLLOWS:
WALLS: PRE-CAST CONCRETE PANELS
TYPE A) TO BE DETERMINED
TYPE B) TO BE DETERMINED
TYPE C) TO BE DETERMINED
ROOF: MEMBRANE (CONCEALED BY PARAPET)
CANOPIES: STEEL - COLOR TO BE DETERMINED DURING P.U.D. PROCESS.
WINDOWS: ALUMINUM STOREFRONT - NATURAL FINISH
- THE PROJECT IS TO BE DESIGNED IN ACCORDANCE WITH CRITERIA SET FORTH IN THE BUSINESS CENTER AT COLORADO TECHNOLOGICAL CENTER GENERAL DEVELOPMENT PLAN, AMENDMENT A DATED JUNE 2, 1948, AND AND THE CITY OF LOUISVILLE COMMERCIAL DEVELOPMENT DESIGN STANDARDS AND GUIDELINES.
- ALL EXISTING PUBLIC AND PRIVATE SIDEWALK, CURB, GUTTER AND ASPHALT ADJACENT TO THE PERIMETER OF THE SITE THAT IS CRACKED, SETTLED OR OTHERWISE DAMAGED SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AS DETERMINED NECESSARY BY THE CITY, AS PART OF THE PROJECT, AND AT THE DEVELOPER'S EXPENSE.
- ROOF TOP EQUIPMENT IS ANTICIPATED AND WILL BE SCREENED. LOCATIONS, QUANTITIES AND SIZES NOT YET KNOWN.
- THE RETAINING WALL MATERIAL WILL MATCH OR COMPLEMENT BUILDING MATERIALS, SUBJECT TO STAFF REVIEW AND APPROVAL THROUGH THE BUILDING PERMIT PROCESS.
- A PARKING DEFERRAL IS BEING REQUESTED. INITIAL PARKING IS BEING PROVIDED TO ALLOW FOR APPROXIMATELY 60% OFFICE USE AND 40% HANDICAP USE. IF FUTURE TENANTS COME IN WHICH REQUIRE A MORE INTENSIVE PARKING USE, THE DEFERRED PARKING WILL BE USED AT THAT TIME. SEE PLANS FOR LOCATION AND LAYOUT OF DEFERRED PARKING.

LAND USE BREAKDOWN

CATEGORY	PHASE ONE		PHASE TWO		TOTAL	
	AREA	PERCENT	AREA	PERCENT	AREA	PERCENT
BUILDINGS COVERAGE	40,200 S.F.	24.5%	40,200 S.F.	24.5%	80,400 S.F.	24.5%
PARKING AND DRIVES	75,448 S.F.	46.5%	52,206 S.F.	31.5%	126,151 S.F.	38.5%
PEDESTRIAN HARDSCAPE	6,071 S.F.	3.5%	5,565 S.F.	3.3%	11,642 S.F.	3.5%
OPEN SPACE (LANDSCAPE)	88,941 S.F.	53.5%	21,552 S.F.	13.2%	110,493 S.F.	33.5%
TOTAL LOT SIZE	328,122 S.F.	100%	328,122 S.F.	100%	656,244 S.F.	100%
	7.53 ACRES		7.53 ACRES		15.06 ACRES	

NOTE: THE 118,508 S.F. OF PHASE TWO BUILDING, PARKING AND DRIVES, PEDESTRIAN HARDSCAPE AND LANDSCAPED OPEN SPACE WILL REMAIN IN ITS NATURAL CONDITION UNTIL CONSTRUCTION OF PHASE TWO

SHEET INDEX

COVER SHEET
1 DEVELOPMENT PLAN / DETAILS
2 ELEVATIONS
3 ENLARGED ELEVATIONS
L1 LANDSCAPE PLAN
L2 PLANT LISTS AND NOTES
C1 GRADING PLAN
C2 SITE UTILITY PLAN
PH1 PHOTOMETRIC PLAN
PH2 LIGHTING SPECIFICATIONS

PROJECT DATA

OWNER/CLIENT:
PASSCO COLORADO TECH INDUSTRIAL, LLC
96 CORPORATE PARK, SUITE 200
IRVINE, CA 92606
949-442-1000

ARCHITECT:
RVP ARCHITECTURE AND CONSULTING, P.C.
4141 ARAPAHOE AVENUE, SUITE 100
BOULDER, COLORADO 80303
303-443-5355

CIVIL ENGINEER:
HURST & ASSOCIATES, INC.
4494 PEARL EAST CIRCLE, SUITE 106
BOULDER, COLORADO 80301
303-441-4103

LANDSCAPE ARCHITECT:
NATURE'S DESIGN
15674 INDIANA GULCH ROAD
JAMESTOWN, COLORADO 80456
303-451-3333

LIGHTING DESIGN:
RUD LIGHTING
4201 WASHINGTON AVE
RACINE, WISCONSIN 53406
800-236-1000



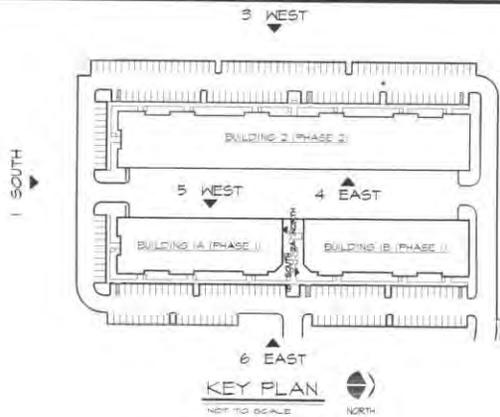
RVP architecture
a colorado professional corporation
4141 Arapahoe Avenue, Suite 100
Boulder, Colorado 80303
PH: 303-443-5355 Fax: (303) 441-5005

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Lot 12, Filing 2 Colorado Technological Center
739 South 104th Street
Louisville, Colorado

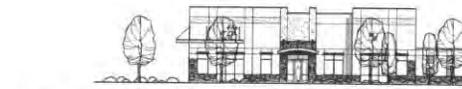
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DATE: OCTOBER 16, 2008
REV: MAY 7, 2008
AUG 6, 2008
AUG 31, 2008
SEPT 25, 2008
SEPT 29, 2008
MAY 2, 2009

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COVER SHEET



SEE SHEET 3 FOR ENLARGED ELEVATIONS AND NOTES ON MATERIALS AND SIZES.



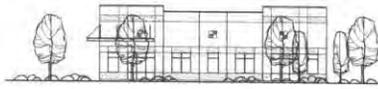
SIDE ELEVATION - BUILDING 2 SOUTH (1)
SCALE: 1/8" = 20'-0"



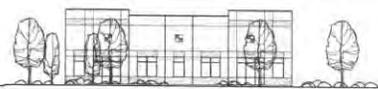
SIDE ELEVATION - BUILDING 1 SOUTH (1)
SCALE: 1/8" = 20'-0"

SOUTH ELEVATION (1)
SCALE: 1/8" = 20'-0"

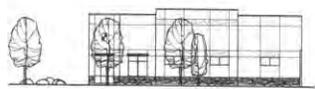
NORTH ELEVATION (2)
SCALE: 1/8" = 20'-0"



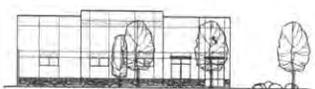
SIDE ELEVATION - BUILDING 1 NORTH (2)
SCALE: 1/8" = 20'-0"



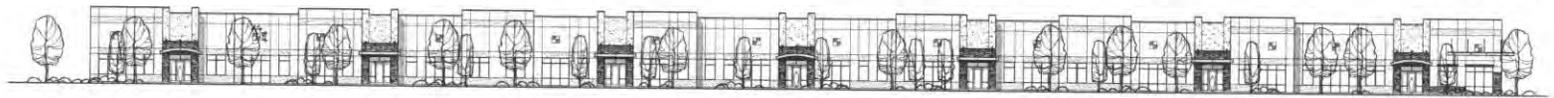
SIDE ELEVATION - BUILDING 2 NORTH (2)
SCALE: 1/8" = 20'-0"



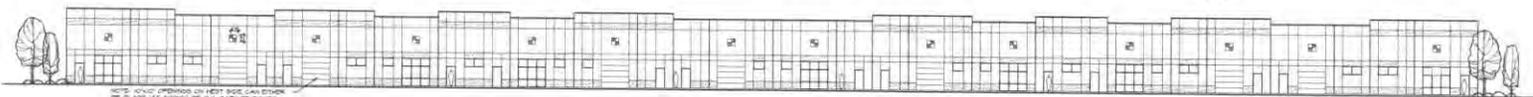
SIDE ELEVATION - BUILDING 1A NORTH (2A)
SCALE: 1/8" = 20'-0"



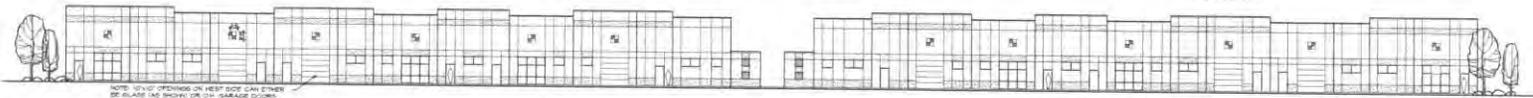
SIDE ELEVATION - BUILDING 1B SOUTH (1B)
SCALE: 1/8" = 20'-0"



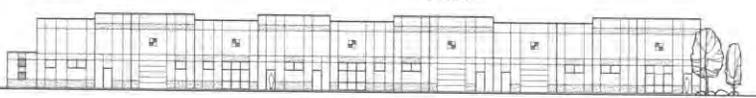
FRONT ELEVATION - BUILDING 2 WEST (3)
SCALE: 1/8" = 20'-0"



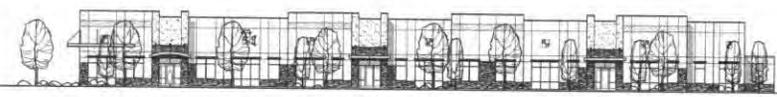
REAR ELEVATION - BUILDING 2 EAST (4)
SCALE: 1/8" = 20'-0"



REAR ELEVATION - BUILDING 1B WEST (5)
SCALE: 1/8" = 20'-0"



REAR ELEVATION - BUILDING 1A WEST (5)
SCALE: 1/8" = 20'-0"



FRONT ELEVATION - BUILDING 1A EAST (6)
SCALE: 1/8" = 20'-0"



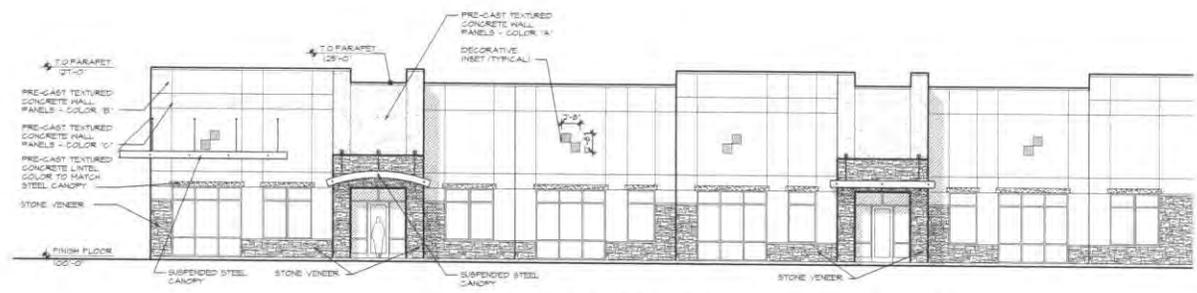
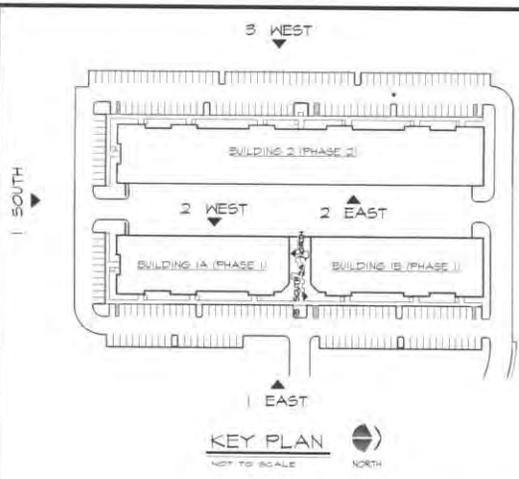
FRONT ELEVATION - BUILDING 1B EAST (6)
SCALE: 1/8" = 20'-0"

KVP architecture
ARCHITECTURE/INTERIOR CONSULTING
4141 AVAPARACH AVENUE SUITE 100
BOULDER, COLORADO 80503
PH: (303) 443-8333 FAX: (303) 444-5088

Passco Colorado Tech Industrial, LLC
Lot 12, Filing 2 Colorado Technological Center
739 South 104th Street Louisville, Colorado

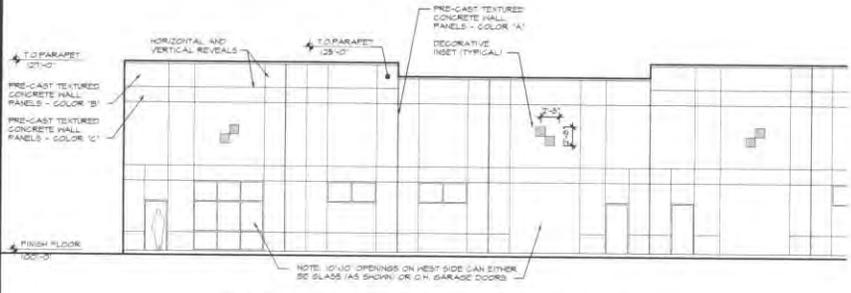
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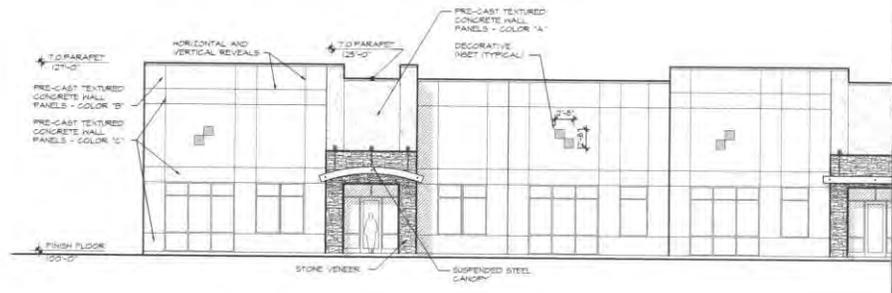
PARTIAL ENLARGED FRONT ELEVATION BLDG. 1 EAST (1)

SCALE: 1/8" = 1'-0"



PARTIAL ENLARGED REAR ELEVATION BOTH BLDGS. (2)

SCALE: 1/8" = 1'-0"



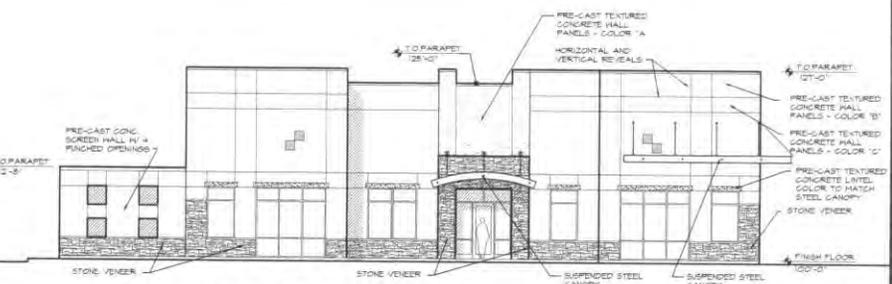
PARTIAL ENLARGED FRONT ELEVATION BLDG. 2 WEST (3)

SCALE: 1/8" = 1'-0"



ENLARGED SIDE ELEVATION BLDG. 2 SOUTH (4)

SCALE: 1/8" = 1'-0"



ENLARGED SIDE ELEVATION BLDG. 1 SOUTH (4)

SCALE: 1/8" = 1'-0"

KV Architecture
ARCHITECTURE/INTERIOR CONSULTING
a statewide professional corporation
4141 Arapahoe Avenue Suite 100
Boulder, Colorado 80503
PH: (303) 443-9388 FAX: (303) 444-5088

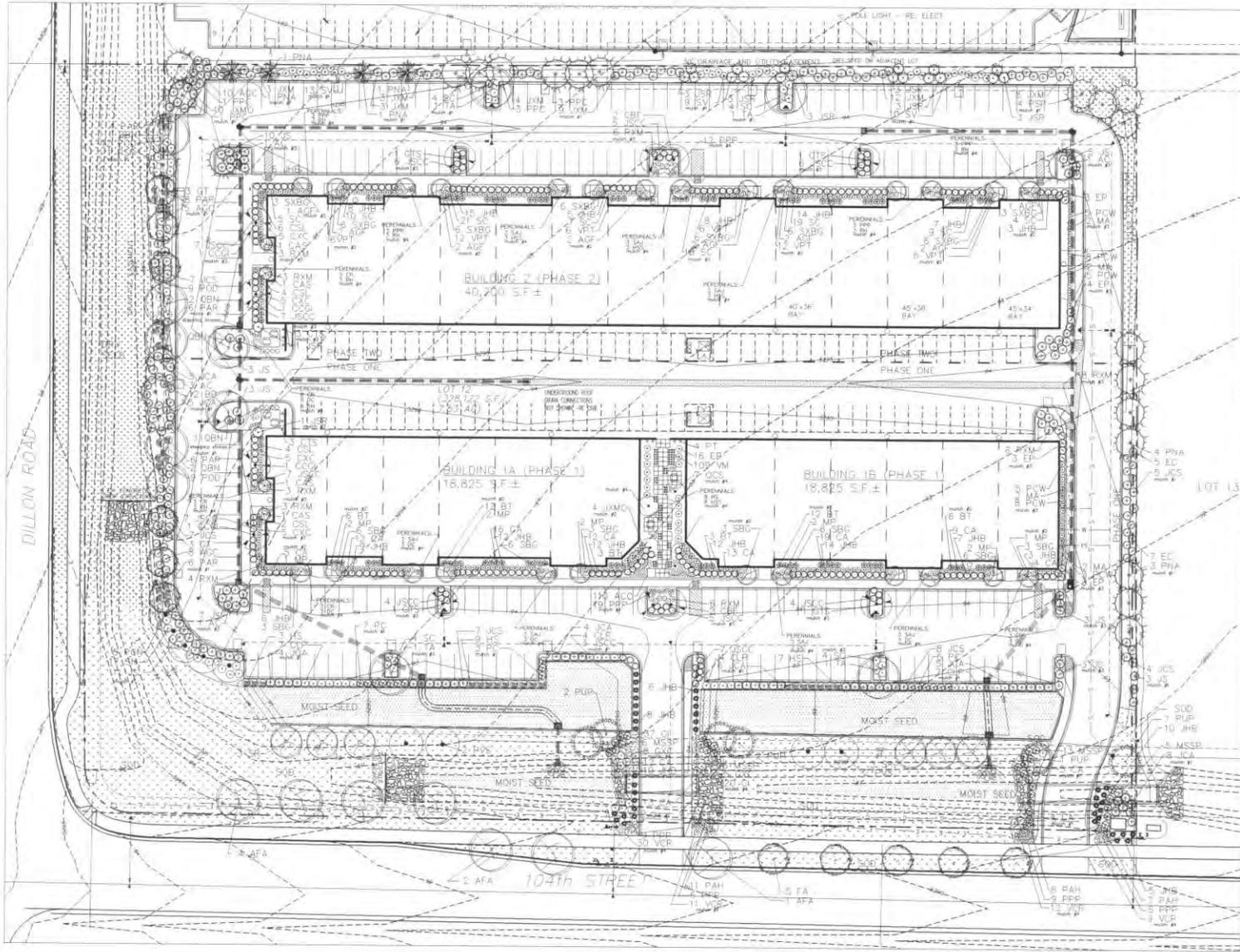
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Lot 12, Filing 2 Colorado Technological Center
789 South 104th Street Louisville, Colorado

PROJ NO: 08-18
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SEPT 29, 2009

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LANDSCAPE PLAN

Colorado Tech Center
LOT 12
Lafayette, Colorado



LANDSCAPE KEY

- DECIDUOUS SHADE TREES
TWO AND ONE-HALF INCH CALIPER
- DECIDUOUS ORNAMENTAL TREES
TWO INCH CALIPER
- DECIDUOUS ORNAMENTAL CLAMP TREES
UP TO TEN FOOT HEIGHT CLAMP
- CONIFER TREES
UP TO EIGHT FEET IN HEIGHT (USE EIGHT FEET)
- EVERGREEN SHRUBS
FIVE GALLON (450) CONTAINER SIZE
- DECIDUOUS SHRUBS
FIVE GALLON (450) CONTAINER SIZE
- GROUND COVER/GROUNDCOVER
ONE GALLON (40) CONTAINER SIZE

ALL PLANTS AND TREES SHALL BE COVERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM

- MOIST SEED AREA
- DRYLAND SEED AREA
- MOW SEED AREA

Plan Date:	07/15/09
Revisions:	05/07/09 08/10/09 09/25/09 09/29/09
Sheet Number:	1

NORTH
 SCALE 1" = 20'

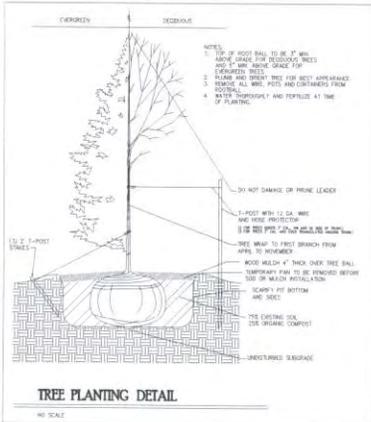


PLANT LIST

Notes: All quantities provided are a courtesy only. It is recommended that you verify all quantities and plant names with your landscape contractor.

1	Plant names	30,000 quantities per 1000 sq. ft.
2	Plant names	30,000 quantities per 1000 sq. ft.
3	Plant names	30,000 quantities per 1000 sq. ft.
4	Plant names	30,000 quantities per 1000 sq. ft.

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	TR.	PLANTING HEIGHT	MAINTENANCE HEIGHT	
SHRUB TREES								
7	ALA	ALBIS	ALBIS	10	10	10	10	
4	25	ALBIS	ALBIS	10	10	10	10	
8	12	ALBIS	ALBIS	10	10	10	10	
5	16	ALBIS	ALBIS	10	10	10	10	
7	20	ALBIS	ALBIS	10	10	10	10	
4	24	ALBIS	ALBIS	10	10	10	10	
40	TOTAL SHRUB TREES							40.00
PERENNIAL TREES								
5	10	PERENNIAL	PERENNIAL	10	10	10	10	
4	15	PERENNIAL	PERENNIAL	10	10	10	10	
3	20	PERENNIAL	PERENNIAL	10	10	10	10	
2	25	PERENNIAL	PERENNIAL	10	10	10	10	
1	30	PERENNIAL	PERENNIAL	10	10	10	10	
90	TOTAL PERENNIAL TREES							90.00
EVERGREEN TREES								
1	10	EVERGREEN	EVERGREEN	10	10	10	10	
1	15	EVERGREEN	EVERGREEN	10	10	10	10	
1	20	EVERGREEN	EVERGREEN	10	10	10	10	
1	25	EVERGREEN	EVERGREEN	10	10	10	10	
1	30	EVERGREEN	EVERGREEN	10	10	10	10	
5	35	EVERGREEN	EVERGREEN	10	10	10	10	
90	TOTAL EVERGREEN TREES							90.00
BIOMASS TREES								
1	10	BIOMASS	BIOMASS	10	10	10	10	
1	15	BIOMASS	BIOMASS	10	10	10	10	
1	20	BIOMASS	BIOMASS	10	10	10	10	
1	25	BIOMASS	BIOMASS	10	10	10	10	
1	30	BIOMASS	BIOMASS	10	10	10	10	
5	35	BIOMASS	BIOMASS	10	10	10	10	
90	TOTAL BIOMASS TREES							90.00
BIOMASS SHRUBS								
25	10	BIOMASS SHRUB	BIOMASS SHRUB	10	10	10	10	
20	15	BIOMASS SHRUB	BIOMASS SHRUB	10	10	10	10	
15	20	BIOMASS SHRUB	BIOMASS SHRUB	10	10	10	10	
10	25	BIOMASS SHRUB	BIOMASS SHRUB	10	10	10	10	
5	30	BIOMASS SHRUB	BIOMASS SHRUB	10	10	10	10	
100	TOTAL BIOMASS SHRUBS							100.00
BIOMASS PERENNIALS								
10	10	BIOMASS PERENNIAL	BIOMASS PERENNIAL	10	10	10	10	
10	15	BIOMASS PERENNIAL	BIOMASS PERENNIAL	10	10	10	10	
10	20	BIOMASS PERENNIAL	BIOMASS PERENNIAL	10	10	10	10	
10	25	BIOMASS PERENNIAL	BIOMASS PERENNIAL	10	10	10	10	
10	30	BIOMASS PERENNIAL	BIOMASS PERENNIAL	10	10	10	10	
10	35	BIOMASS PERENNIAL	BIOMASS PERENNIAL	10	10	10	10	
60	TOTAL BIOMASS PERENNIALS							60.00
BIOMASS SHRUBS								
10	10	BIOMASS SHRUB	BIOMASS SHRUB	10	10	10	10	
10	15	BIOMASS SHRUB	BIOMASS SHRUB	10	10	10	10	
10	20	BIOMASS SHRUB	BIOMASS SHRUB	10	10	10	10	
10	25	BIOMASS SHRUB	BIOMASS SHRUB	10	10	10	10	
10	30	BIOMASS SHRUB	BIOMASS SHRUB	10	10	10	10	
10	35	BIOMASS SHRUB	BIOMASS SHRUB	10	10	10	10	
60	TOTAL BIOMASS SHRUBS							60.00
BIOMASS PERENNIALS								
10	10	BIOMASS PERENNIAL	BIOMASS PERENNIAL	10	10	10	10	
10	15	BIOMASS PERENNIAL	BIOMASS PERENNIAL	10	10	10	10	
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10	25	BIOMASS PERENNIAL	BIOMASS PERENNIAL	10	10	10	10	
10	30	BIOMASS PERENNIAL	BIOMASS PERENNIAL	10	10	10	10	
10	35	BIOMASS PERENNIAL	BIOMASS PERENNIAL	10	10	10	10	
60	TOTAL BIOMASS PERENNIALS							60.00
BIOMASS SHRUBS								
10	10	BIOMASS SHRUB	BIOMASS SHRUB	10	10	10	10	
10	15	BIOMASS SHRUB	BIOMASS SHRUB	10	10	10	10	
10	20	BIOMASS SHRUB	BIOMASS SHRUB	10	10	10	10	
10	25	BIOMASS SHRUB	BIOMASS SHRUB	10	10	10	10	
10	30	BIOMASS SHRUB	BIOMASS SHRUB	10	10	10	10	
10	35	BIOMASS SHRUB	BIOMASS SHRUB	10	10	10	10	
60	TOTAL BIOMASS SHRUBS							60.00
BIOMASS PERENNIALS								
10	10	BIOMASS PERENNIAL	BIOMASS PERENNIAL	10	10	10	10	
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10	25	BIOMASS PERENNIAL	BIOMASS PERENNIAL	10	10	10	10	
10	30	BIOMASS PERENNIAL	BIOMASS PERENNIAL	10	10	10	10	
10	35	BIOMASS PERENNIAL	BIOMASS PERENNIAL	10	10	10	10	
60	TOTAL BIOMASS PERENNIALS							60.00



LANDSCAPE NOTES

- ALL AREAS TO BE SEEDED SHALL RECEIVE 3-5 CUBIC YARDS OF ORGANIC COMPOST PER 1000 S.F. FILLED TO A DEPTH OF 6"-10". ALL AREAS TO BE SEEDED SHALL RECEIVE 3-5 CUBIC YARDS OF ORGANIC COMPOST PER 1000 S.F. FILLED TO A DEPTH OF 6"-8".
- ALL AREAS SHALL THEN BE GRADED TO A UNIFORM SMOOTH GRADE.
- SOIL SHALL BE TAMP-TYPE TALL FILL.
- GRAND SEED SHALL BE A LOW-GROWING DROUGHT TOLERANT MIX, ARKANSAS VALLEY'S LOW-GROW OR EQUIVALENT. MOST AREA SEED SHALL BE A MOISTURE TOLERANT MIX. SEED SHALL BE BROADCAST AND RAKED LIGHTLY INTO PREPARED SOIL. THE SEED AREA SHALL THEN BE TOP DRESSED WITH A THIN LAYER OF COMPOST.
- ALL TREES AND SHRUBS SHALL BE BACKFILLED WITH A UNIFORM MIXTURE OF 75% EXCAVATED SOIL AND 25% ORGANIC COMPOST.
- ALL DECIDUOUS TREES SHALL BE STAKED WITH TWO 4" T-POSTS. ALL EVERGREEN TREES SHALL BE STAKED WITH THREE 2" T-POSTS. ALL POSTS SHALL BE GUYED TO THE TREE WITH 1/2" GAUGE WIRE ENCASED IN RUBBER HOSE.
- ALL PLANT MATERIAL SHALL BE FULLY GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
- SHRUB BEDS AS SHOWN ON THE PLAN SHALL RECEIVE THE FOLLOWING MULCH OVER LANDSCAPE FABRIC (SEE LANDSCAPE PLAN FOR LOCATION):
 MULCH #1: 3" LAYER OF 3/4" WASHED RIVER ROCK
 MULCH #2: 3" LAYER OF PIONEER "HORIZON" COBBLE MIX
 MULCH #3: A COMBINATION OF 75% 3/4" WASHED RIVER ROCK AND 25% PIONEER "HORIZON" COBBLE MIX
 MULCH #4: ALL PERENNIAL AND GRAND COVER AREAS AND TREE WELLS IN 500 AND SEED AREAS SHALL RECEIVE A 2" LAYER OF NATURAL COLOR "TORILLA HART" MULCH WITH NO FABRIC UNDERLAY.
- EDGING SHALL BE INSTALLED BETWEEN ALL SHRUB BEDS AND 500 OR SEED AREAS. EDGING SHALL BE "JENSEN'S SALES" 14 GAUGE GREEN PAINTED EDGING, ROLL TOP, 4"x10", OR EQUIVALENT.
- ALL PERENNIAL AND GRAND COVER AREAS SHALL BE PREPARED BY TILLING 3"-3" OF ORGANIC COMPOST AND SUPER PHOSPHATE TO A DEPTH OF 8"-10". THE SURFACE SHALL THEN BE GRADED TO A UNIFORM SMOOTH GRADE.
- ALL SURFACE LANDSCAPING DAMAGED AS A RESULT OF MAINTENANCE ACTIVITIES WITHIN A PUBLIC UTILITY EASEMENT SHALL BE THE OBLIGATION OF THE PROPERTY OWNER TO RESTORE AT THEIR EXPENSE.
- STEPPING STONES SHALL BE 2"x2" CONCRETE, OR RANDOM RED FLAKSTONE SET ON GRADE AND SURROUNDED BY MULCH.
- AT-GRADE UTILITY CABINETS OR TRANSFORMERS SHALL BE SCREENED WITH APPROPRIATE PLANT MATERIAL ON THREE SIDES. WHERE FEASIBLE, PLANT MATERIAL ALREADY SHOWN SHALL BE SLIGHTLY RELOCATED TO ACCOMPLISH SCREENING. IF NECESSARY, SHRUB BEDS SHALL BE EXTENDED OR NEW BEDS CREATED TO INCLUDE TRANSFORMER LOCATIONS. PLANTS SHALL BE PLACED 50' AS TO LEAVE A CLEARANCE OF 30' AT MATURITY OF THE PLANTS AROUND THREE SIDES OF THE TRANSFORMER(S) WITH THE FRONT SIDE OPEN FOR ACCESS.
- NO DECIDUOUS TREE SHALL BE PLANTED WITHIN 5' OF A PUBLIC SIDEWALK OR UTILITY. NO EVERGREEN TREE SHALL BE PLANTED WITHIN 10' OF A PUBLIC SIDEWALK OR UTILITY.
- SEEDED AREAS SHALL REMAIN WEED AND TRASH FREE. AFTER ESTABLISHMENT, WATERING AND MOWING SCHEDULE SHALL BE ON AN AS-NEEDED BASIS.

IRRIGATION NOTES

- A COMPLETE AUTOMATIC DUAL PROGRAMMING, IRRIGATION SYSTEM COVERING ALL PLANTS AND 500 AND SEED SHALL BE DESIGNED AND INSTALLED.
- LOW, MODERATE, AND HIGH WATER ZONES SHALL EACH BE ON SEPARATE VALVES.
- 500 AND SEED SHALL BE IRRIGATED WITH MP ROTORS AND/OR SPRAY HEADS. 500 AND SEED SHALL BE ON SEPARATE ZONES.
- PLANTS IN SHRUB BEDS SHALL BE DRIP IRRIGATED.
- GROUND COVER AND PERENNIALS SHALL BE IRRIGATED WITH LOW PRESSURE POP-UP HEADS.

1-800-922-1987



LANDSCAPE PLAN

Colorado Tech Center
LOT 12
Lafayette, Colorado

Plan Date: 10/16/08
Revisions: 05/07/09, 08/10/09, 09/25/09, 09/29/09

Sheet Number: L-2

NOTE: PLANT COUNT PROVIDED AS A COURTESY ONLY. ANY DISCREPANCY BETWEEN THE PLANT COUNT AND THE PLAN, THE PLAN TAKES PRECEDENCE.

COLORADO TECHNOLOGY CENTER

739 SOUTH 104TH STREET

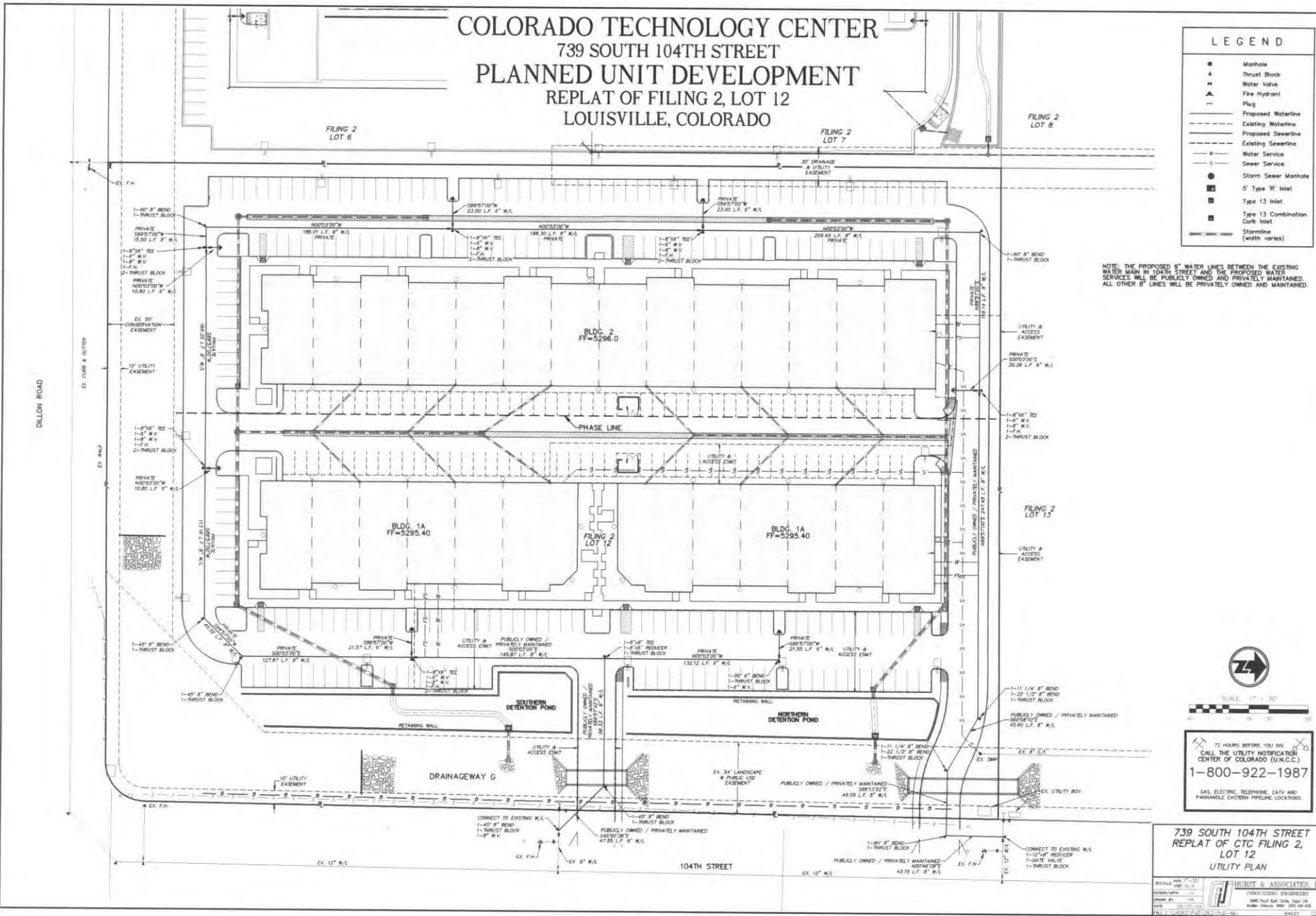
PLANNED UNIT DEVELOPMENT

REPLAT OF FILING 2, LOT 12

LOUISVILLE, COLORADO

LEGEND	
●	Manhole
▲	Thrust Block
⊕	Water Valve
⊕	Fire Hydrant
⊕	Plug
---	Proposed Waterline
---	Existing Waterline
---	Proposed Sewerline
---	Existing Sewerline
—	Water Service
—	Sewer Service
●	Storm Sewer Manhole
■	5' Type 'H' Inlet
■	Type 13 Inlet
■	Type 13 Combination Curb Inlet
■	Stormline (width varies)

NOTE: THE PROPOSED 8" WATER LINES BETWEEN THE EXISTING WATER MAIN IN 104TH STREET AND THE PROPOSED WATER SERVICES WILL BE PUBLICLY OWNED AND PRIVATELY MAINTAINED. ALL OTHER 8" LINES WILL BE PRIVATELY OWNED AND MAINTAINED.



SCALE: 1" = 30'

72 HOURS BEFORE YOU DIG
CALL THE UTILITY NOTIFICATION
CENTER OF COLORADO (U.N.C.C.)
1-800-922-1987
GAS, ELECTRIC, TELEPHONE, CABLE AND
FIREWORKS EASTERN PIPELINE LOCATIONS

739 SOUTH 104TH STREET
REPLAT OF CTC FILING 2,
LOT 12
UTILITY PLAN

SCALE: 1" = 30'
DATE: 08/12/03
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DESIGNED BY: [Signature]
PROJECT NO.: 03-001-001
SHEET NO.: 12 OF 12



Symbol	Label	Qty	Calling Number	Description	Level	File	Lumens	LPF	Notes
☐	EAT	1	K02-K02M-F10	DISCREET CLUSTER LUMINAIRE WITH REFL. ARCHITECTURAL BELL SHAPE	ONE 45-WATT CLEAR 30" ST. METAL, HANGING, HORIZONTAL POSITION	L7L-MET-F10	2000	1.00	402
☐	EAC	30	K02-F10M-F10	ARCHITECTURAL BELL SHAPE WITH REFL. THRUOUT DISTRIBUTION WITH CLEAR PLATE GLASS LENS, CLEAR LAMP	ONE 45-WATT CLEAR 30" ST. METAL, HANGING, HORIZONTAL POSITION	L7L-F10M-F10	1000	1.00	212
☐	EAS	6	K02-K02M-F02	DISCREET CLUSTER LUMINAIRE	ONE 45-WATT CLEAR 30" ST. METAL, HANGING, HORIZONTAL POSITION	REMOVED-02	3000	1.00	402

LUMINAIRE LOCATIONS

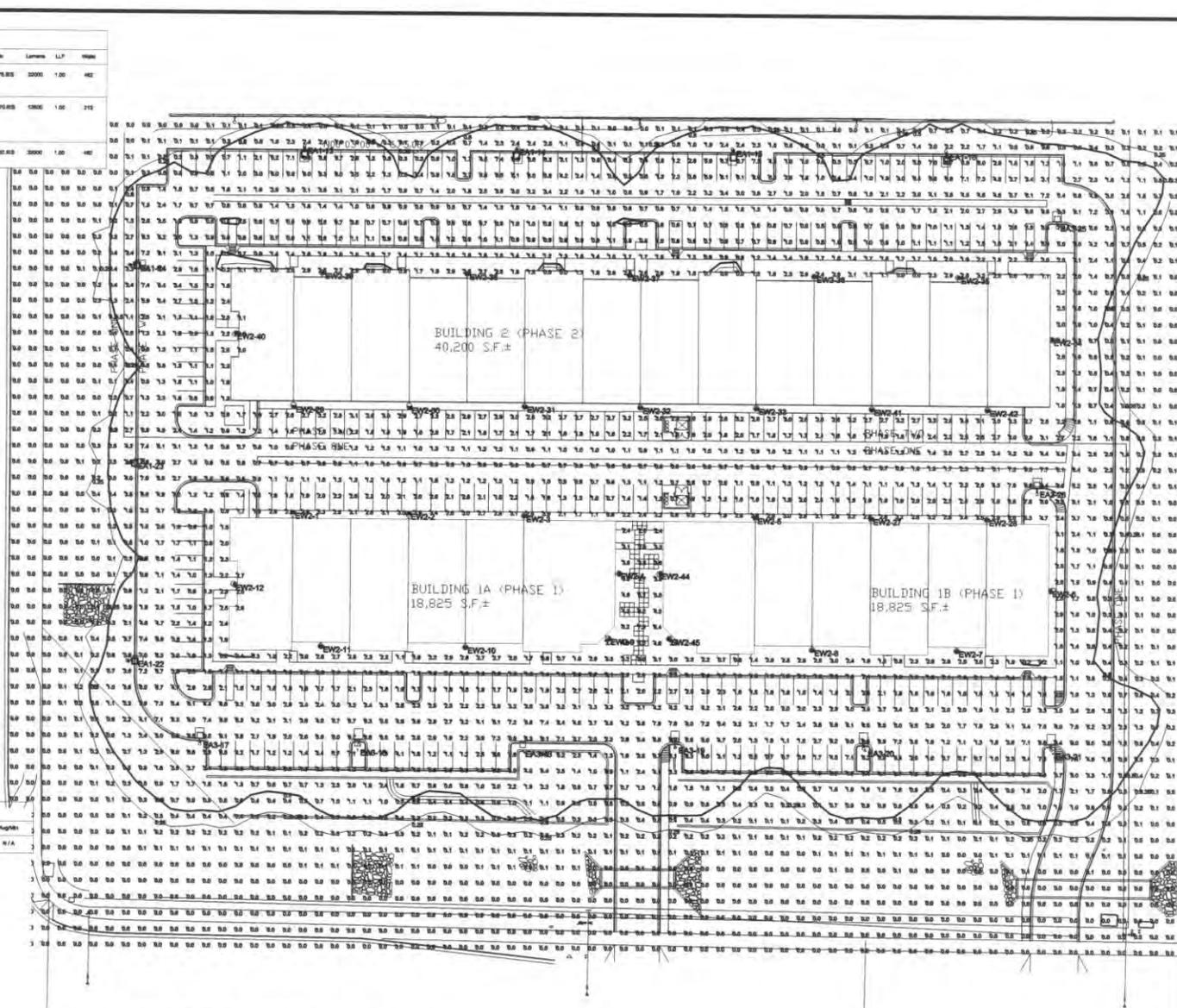
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STATISTICS

Description	Symbol	Avg	Max	Min	Min/Max	Avg/Min	Avg/Max
Calc Zone FC	+	1.24	8.28	0.26	N/A	N/A	

NOTES

1. Non-visual light is not included in this report.



PHOTOMETRIC PLAN
 SCALE: 1" = 50'-0"
 NORTH

Passco Colorado Tech Industrial, LLC
 Lot 12, Filing 2 Colorado Technological Center
 799 South 104th Street
 Louisville, Colorado

KYP architecture
 ARCHITECTURE/INTERIOR CONSULTING
 a Colorado professional corporation
 4141 Arapahoe Avenue Suite 100
 Boulder, Colorado 80503
 Ph: (303) 443-8345 Fax: (303) 444-5048

PROJ NO: 05-16
 DATE: OCTOBER 16, 2008
 REV: MAY 7, 2009
 AUG 31, 2009
 SEPT 25, 2009

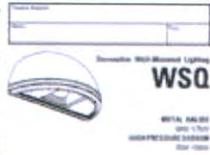
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PH1
 PHOTOMETRIC PLAN



FEATURES & SPECIFICATIONS

DESCRIPTION: High pressure sodium lighting fixture with metal housing and high pressure sodium lamp.



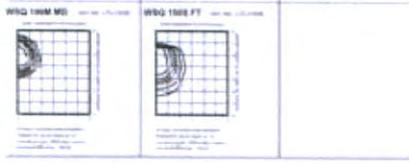
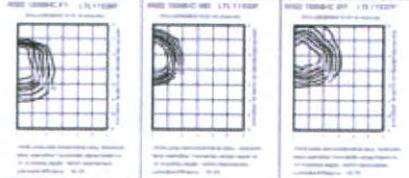
WSQ

Metal Halide High Pressure Sodium

ORDERING INFORMATION

Ordering information table with columns for Lamp, Housing, and Accessories.

WSQ Metal Halide High Pressure Sodium Building Mounted



Technical specifications table for WSQ fixtures.



FEATURES & SPECIFICATIONS

DESCRIPTION: Anti-mounted soft square cutoff lighting fixture with metal housing and high pressure sodium lamp.



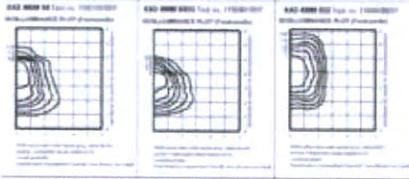
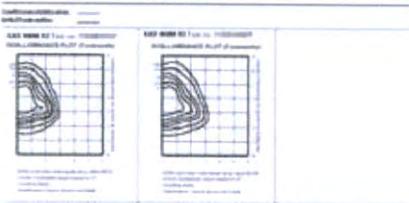
KAD

Anti-mounted Soft Square Cutoff

ORDERING INFORMATION

Ordering information table for KAD fixtures.

KAD 400M Anti-mounted Soft Square Cutoff



KYP architecture a colorado professional corporation 4141 Arapahoe Avenue Suite 100 Boulder, Colorado

Passco Colorado Tech Industrial, LLC Lot 12, Filing 2 Colorado Technological Center 739 South 104th Street Louisville, Colorado

PROJ NO: 05-16 DATE: OCTOBER 16, 2008 REV: MAY 7, 2009 AUG 10, 2009

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LIGHTING CUT SHEETS

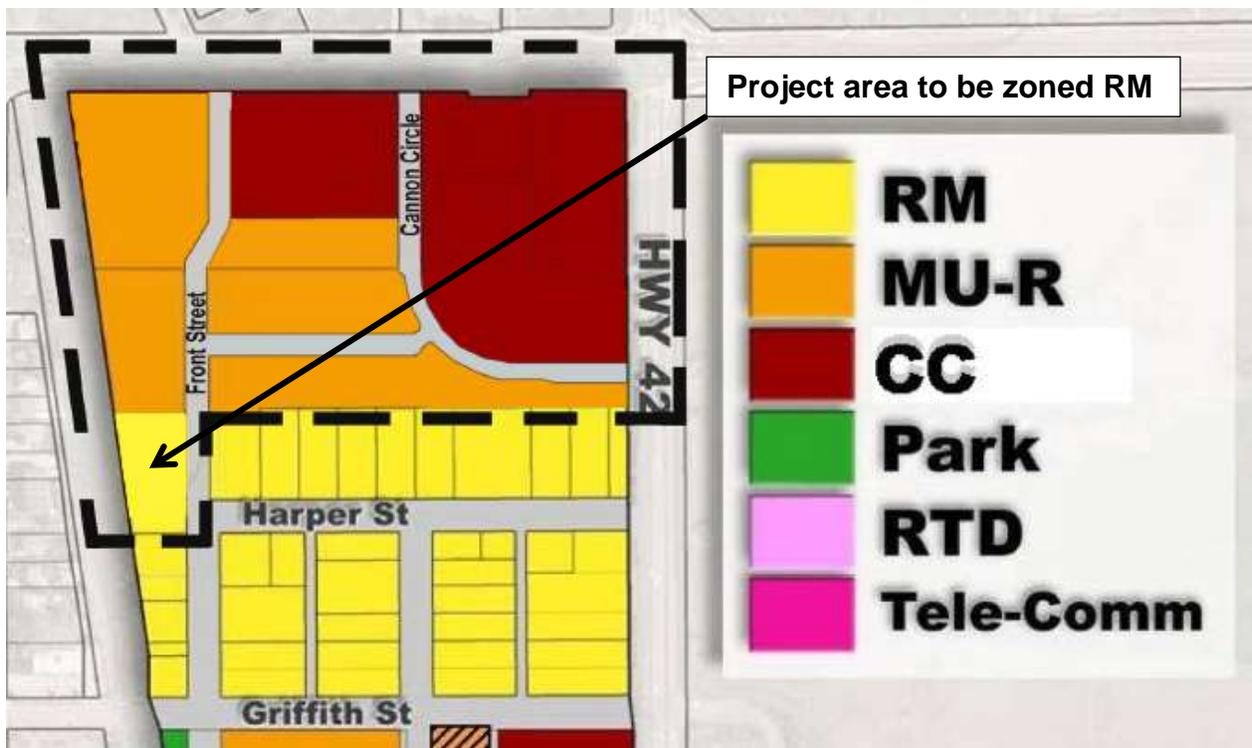
PH2 LIGHTING SPECIFICATIONS

Packet Addendum
Added June 11, 2013

ADDENDUM

ITEM: Case #13-004-PP/PDP/ZN, Coal Creek Station
PLANNER: Scott Robinson, Planner I

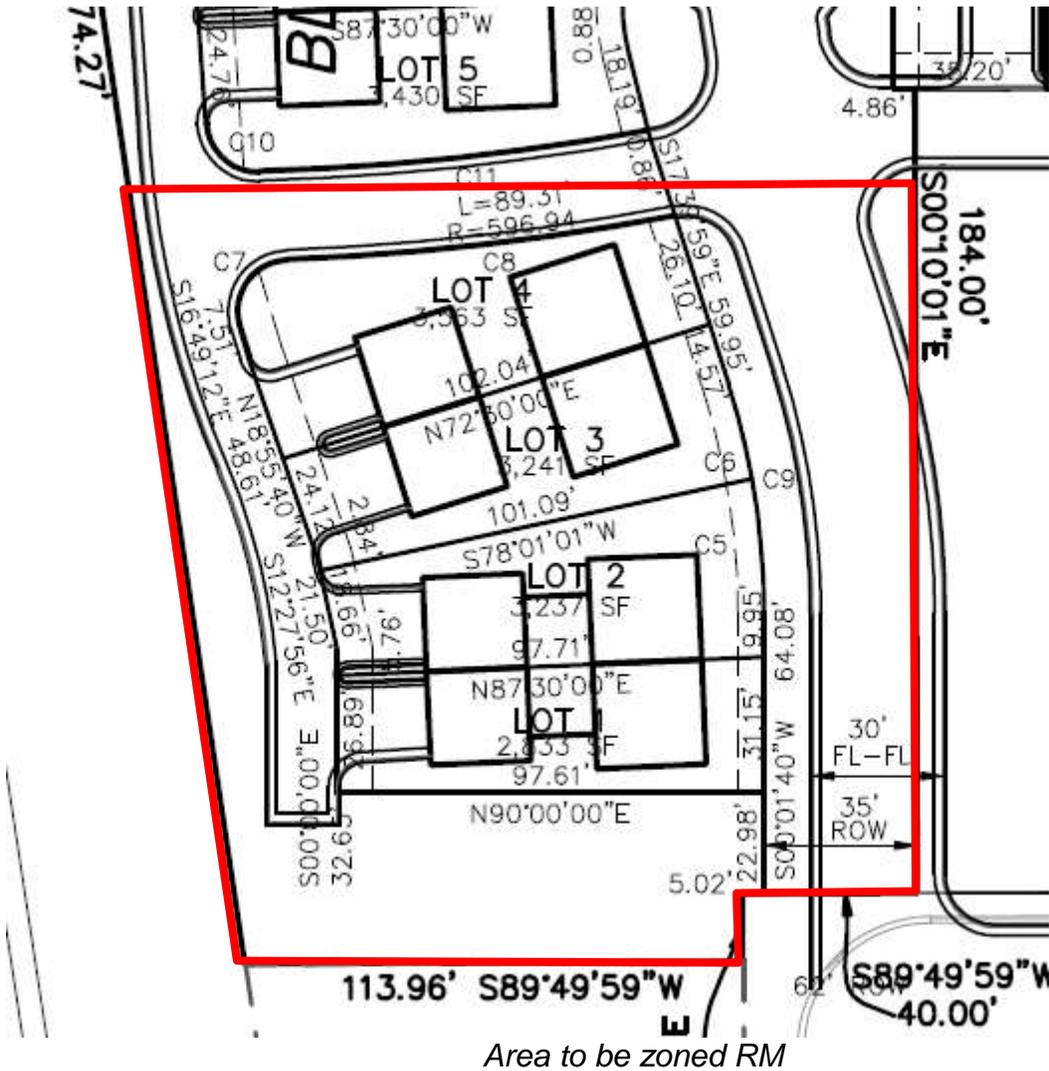
Upon further analysis, staff has realized the Exhibit A Land Use Plan, both existing and proposed, calls for the southwest portion of the project to be rezoned Residential Medium Density (RM). The original staff report analyzed the project as if the area would be rezoned Mixed-Use Residential (MU-R). The proposed development in that area fits in character with the RM standards, but a few additional waivers will be required through Louisville Municipal Code Section 17.14.090. The area is not in the Old Town Overlay District.



Proposed Land Use Plan (Exhibit A)

There are four units in two duplexes proposed for the area to be zoned RM. In RM, the minimum lot size is 7,000 square feet, with a minimum lot area per dwelling unit of 3,500 square feet. The four lots on which the units will sit, plus the surrounding outlot, total more than 17,000 square feet, giving over 4,250 square feet per unit. However, because each unit is on its own lot, none of the lots meet the 7,000 square foot minimum size requirement, or the 60 foot minimum width requirement. Waivers to the lot size, lot area per unit, and lot width requirements are therefore required.

	Required	Requested
Minimum lot size	7000 sq ft	2,800 sq ft
Minimum lot are per unit	3,500 sq ft	2,800 sq ft
Minimum lot width	60 ft	26 ft



Because of the small lots and shared walls of the duplexes, there are also waivers required for setbacks and lot coverage.

Setback	Required	Requested
Front	25'	13'
Side	7'	0' (shared wall) 5' (exterior wall)
Rear	25'	20'
Lot Coverage	35%	50%

These waivers will allow the units in the RM area to match the rest of the proposed development while still providing an appropriate transition from the established Little Italy

neighborhood. The overall scale and density will be the same as is allowed by right in the RM district.

An alternative option would be to adjust the Land Use Plan and rezone this area MU-R to match the rest of the development, but there are more allowed uses in MU-R than in RM. Keeping it RM will prevent any of the more intense uses from intruding on the established neighborhood in the future.

STAFF RECOMMENDATION:

Staff recommends approval of the requested zoning change, preliminary plat, preliminary PUD, and LMC modifications for the development called Coal Creek Station. The proposal will allow for the development of a mixed use project in the Highway 42 Revitalization Area with the following waivers (new waivers in **bold**):

- Decreased residential density in the MU-R district
- Decreased minimum lot coverage in the MU-R district
- Increased maximum front setback in the MU-R district
- Decreased minimum front lot line coverage in the MU-R district
- Decreased minimum lot coverage for Building D in the CC district
- Increased maximum setbacks for Building D in the CC district
- Decreased minimum height and story requirements in both MU-R and CC districts
- **Decreased minimum lot size, lot area per unit, and lot width in the RM district**
- **Decreased minimum setbacks in the RM district**
- **Increased maximum lot coverage in the RM district**

Staff has determined the waivers are appropriate under LMC Section 17.14.090 to allow for an effective development given the location and surrounding land uses. The applicant is also requesting and staff is recommending two changes to Chapter 17.14 of the LMC:

- Adjustments to the “Exhibit A” Land Use Plan to allow for a more connected street network and better sited land uses
- Removal of the prohibition on duplexes in the MU-R district

Staff recommends the following conditions of approval:

1. Widen the multi-use path along South Boulder Road to eight feet.
2. The maintenance of the southernmost alley will be determined before final approval of the plat and PUD.
3. Access on the west end of the southernmost alley will be acquired before final approval of the plat and PUD.
4. The applicant will provide radii and turning templates at all street corners to show accessibility by fire trucks and other large vehicles.