

Planning Commission

Agenda

**September 26, 2013
City Hall, Council Chambers
749 Main Street
6:30 PM**

Rescheduled from September 12, 2013

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
 - August 8, 2013
- V. Public Comment on Items Not on the Agenda
- VI. Discussion: **Public Works Discussion, Livable Streets**
- VII. Regular Business – Public Hearing Items
 - **Resolution No. 19, Series 2013: Gun Club and Training Center:** A special review request (SRU) to allow the operation of an indoor shooting range, training center, gun club and small retail area within the Industrial (I) Zone District. 1721 Boxelder St, Suite 102; Lot 11, Block 4, CTC 1: Case No. 13-030-UR.
 - Applicant, Owner and Representative: Richard Weingarten
 - Case Manager: Sean McCartney, Principal Planner and Scott Robinson, Planner I
 - **Resolution No. 20, Series 2013: Backyard Hen Ordinance:** An amendment to appropriate sections of the Louisville Municipal Code regarding the keeping of hens in the city limits of Louisville.
 - Applicant, Owner and Representative: City of Louisville
 - Case Manager: Troy Russ, Planning Director
 - **Resolution No. 21, Series 2013: Steel Ranch Marketplace (Art Center):** A final planned unit development (PUD) plan and a request to replat Lot 1, Block 9, Takoda Subdivision for the first phase development

of an approximate 8,000 SF art center. 2397 HWY 42; Lot 1, Block 9,
Takoda Subdivision: Case No. 13-031-PP/PS

- Applicant, Owner: Takoda Properties, Inc.
- Representative: RMCS, Inc. (Justin McClure)
- Case Manager: Sean McCartney, Principal Planner and Scott Robinson, Planner I

VIII. Regular Business: Request to Continue

- **Public Notice Requirement Ordinance:** An amendment to appropriate sections of the Louisville Municipal Code regarding public notice requirements.

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

IX. Planning Commission Comments

X. Staff Comments

- **City Hall Remodel:** 1st floor modifications
- **Planning Commission Members Term Expiring**
- **Staffing Update**

XI. Items Tentatively Scheduled for the regular meeting: October 10, 2013

- **1772 Prairie Way:** A final planned unit development (PUD) plan amendment request to reinstate the original PUD (98,951 SF and 40' in height) by reducing the massing of the building (83,500 Sf and 28' in height) and the phasing of the construction (Phase A – 37,500 SF and Phase B – 45,000). All other aspects of the previously approved PUD will remain the same.

- Applicant: PEH Architects (Peter E. Heinz)
- Owner and Representative: CTC Prairie, LLC (Neil Littmann)
- Case Manager: Scott Robinson, Planner I

- **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

- **Public Notice Requirement Ordinance:** An amendment to appropriate sections of the Louisville Municipal Code regarding public notice requirements. Continued from September 12, 2013.

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

- **Discussion:** Open Space Advisory Board seeking input for new trail recommendations.

XII. Adjourn

Planning Commission

Meeting Minutes

August 8, 2013
City Hall, Council Chambers
749 Main Street
6:30 PM

Call to Order – Lipton called the meeting to order at 6:32 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
Scott Russell
Steve Brauneis

Commission Members Absent:

Staff Members Present: Sean McCartney, Principal Planner
Scott Robinson, Planner I
Jolene Schwertfeger, Sr. Admin. Assist.
Sam Light, City Attorney
Heather Balsler, Deputy City Manager

Approval of Agenda –

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

Approval of Minutes –

Moline stated he had provided staff with some minor edits (typos). Moline moved and Tengler seconded a motion to approve the July 11, 2013 minutes with the edits provided by Moline. Motion passed by voice vote. Russell and Brauneis abstained.

Public Comments: Items not on the Agenda
None heard.

Regular Business –

- **Resolution No. 17, Series 2013: Retail Marijuana – LMC Amendment:** An amendment to appropriate sections of the Louisville Municipal Code regarding the use of retail marijuana. Case No. 13-028-LMC
 - Applicant, Owner and Representative: City of Louisville
 - Case Manager: Troy Russ, Planning Director and Scott Robinson, Planner I

Public Notice Certification:

Published in the Camera on July 21, 2013. Posted in City Hall, Public Library, Recreation Center and the Courts and Police Building on July 19, 2013.

Conflict of Interest:

None heard.

Staff Report of Facts and Issues:

Robinson stated staff would discuss the following topics as it related to Title 17 of the Louisville Municipal Code: Definitions, Zone Districts, Distance (Buffer) Requirements, Separation Requirements, Store Size, Performance Criteria, and Signage.

The following charts illustrate the type of Retail Marijuana (Use Group) and the District(s) in which it is allowed.

Use Groups		Districts															MUR	OS	
		A	A-O	B-O	A-OT	R-RR	SF-R	SF-E	R-R R-E R-L	SF-LD SF-MD SF-HD	R-M	R-H	C-N	C-C	C-B	I			PCZD
52a	Retail Marijuana Store	No	No	No	No	No	No	No	No	No	No	No	No	Yes	Yes	No		No	No
52b	Retail Marijuana Cultivation Facility	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
52c	Retail Marijuana Products Manufacturing Facility	No	No	No	No	No	No	No	No	No	No	No	No	No	No	Yes		No	No
52d	Retail Marijuana Testing Facility	No	R	R	No	No	No	No	No	No	No	No	No	No	R	Yes		No	No

HWY 42 Revitalization Area Zone District(s)

Principal Uses	CC	MU-R
Commercial Use Group		
Retail Marijuana Store	Yes	No
Retail Marijuana Cultivation Facility	No	No
Retail Marijuana Products Manufacturing Facility	No	No
Retail Marijuana Testing Facility	No	No

Lipton requested the Commissioners be able to address their questions during the staff presentation. Staff supported the request. The following is a summary of the detailed discussion.

Definitions: Robinson stated the following will be defined in Section 17.08: Retail marijuana products, Retail marijuana establishment, Retail marijuana cultivation facility, Retail marijuana products manufacturing facility, Retail marijuana store and Retail marijuana testing facility. These definitions have been taken from the state regulations.

Zone Districts: Robinson, the Commissioner and Light discussed the various zone districts (see chart above). Other topics included in the discussion were:

- Cultivation
- Rational for allowing in the Commercial Business districts.

- Sales of paraphernalia

Distance (Buffer) Requirements: Robinson summarized the existing medical marijuana requirements regarding the buffer from schools, playgrounds, pools, alcohol and drug treatment facilities and daycares (1,320 feet). Staff recommends a 1,000 foot buffer from schools and public playgrounds. The recommendation is based on the recommended federal buffer. Other topics included in the discussion were:

- How the 1,320 foot buffer was established.
- Recommendations from City Council include a 500 foot buffer, similar to the liquor licenses buffer.
- Consideration of foot traffic
- Difference between Old Town Overlay Zone District and Old Town.
- Location of new schools, etc within the recommended buffer – how they would be informed.
- Current tenant leave or business changes ownership – depends on how the transfer of business is handled. For discussion purposed only the transfer of a liquor license from one owner to another was detailed.
- Other municipalities – most are in a state of flux – no city has adopted or passed regulations but several are working on them.

Separation Requirements: Staff reported the retail marijuana business has no minimum separation requirements. Staff believes the market will prevent excessive clustering of retail establishments. Also, there are no separation requirements between retail and medical businesses. This will allow the current retail business to operate with a dual license.

Store Size: Staff stated a maximum size of 5,000 SF would allow stores to be successful and serve the residents of Louisville without being a regional draw. As a comparison the medical marijuana businesses can be 1,800 SF. Once the retail marijuana ordinance is adopted then staff will bring forward an ordinance to align the medical and retail requirements.

Performance Criteria: Staff reviewed the draft ordinances and the performance criteria for the retail marijuana establishments would include the following: offsets from schools and playgrounds, maximum retail store size, not allowed on city property, not allowed in a dwelling unit or any residentially zone district, not allowed in a zone district where the use is not permitted.

Signage: Staff is not recommending any specific restrictions; the store must comply with the already established design standards for guidelines for their location.

Robinson concluded by stating staff recommends approval of Resolution No. 17, Series 2013 recommending approval of the amendments to Title 17.

Public Comment:

Michael Menaker, 1827 W. Chokecherry Dr stated one concern regarding the ability of the two (2) established medical marijuana to operate and convert to retail. He stated his support of similar regulations of the Liquor License Authority.

Additional Discussion between the Commission Members and Staff:

Brauneis stated he is not convinced that 500' or 1,000' is the right distance.

Tengler stated he had no concerns with a shop on Front or Main Streets.

Russell asked staff if the City could say no to any Main Street location.

Light stated it would not conform to the Use Table.

Tengler asked if other crops are restricted in the Agricultural (A) zone district.

Lipton asked how personal cultivation would be effected.

Light stated there is limit on the number of plants a person can have for personal use. The city's ordinance would not include that as part of the Retail Marijuana Ordinance regulations.

Moline and Light discussed the buffer recommendation. Light stated these are all new regulations.

Summary from Staff and Applicant:

None heard.

Closed Public Hearing – Planning Commission Discussion:

Moline stated he supports the staff recommendation. He also thanked staff for their work on the ordinance.

Russell stated he supports the 1,000 foot buffer and would recommend the Commission consider prohibiting the retail in Old Town.

O'Connell stated her support would be for something similar to the Liquor License Authority.

Lipton stated that no matter what the Commission decides it will probably be revisited in 3 or 4 years. He expressed concerns with the third 'Where As' and requested it be removed. He also supports not having retail in Downtown.

Tengler stated his support for the 1,000 foot buffer. He also believes the market will regulate and prevent the clustering of the retail sites.

Brauneis stated he is comfortable with either the 500' or the 1,000' buffer. He also stated he supports staff recommendation.

Russell stated he does not want the Downtown area to have retail marijuana locations. He stated the use is not compatible with what the community has worked so hard to establish.

Based on the discussion, Lipton requested an informal vote on the following: buffer distance, Use Table, Downtown.

Lipton stressed to staff the importance of communicating the discussions the commission has had regarding the ordinance.

Motion and Roll Call Vote:

Lipton moved and Brauneis seconded a motion to approve Resolution No. 17, Series 2013 as presented by staff with the one request to remove the third (3rd) Where As paragraph.

Name	Vote
Jeff Lipton	Yes
Chris Pritchard	Yes
Ann O'Connell	Yes
Cary Tengler	Yes
Jeff Moline	Yes

Steve Brauneis	Yes
Scott Russell	Yes
Motion passed:	7 to 0

- **Resolution No. 18, Series 2013: Coal Creek Station Zoning:** A request to rezone a 10.97 acre parcel of land located at 1032 E. South Boulder Road from City of Louisville Commercial Business (CB) zoning to City of Louisville Mixed-Use Residential (MU-R), Residential Medium Density (RM) and Commercial Community (CC). 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

Public Notice Certification:

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

Conflict of Interest and Disclosure:

None heard.

Staff Report of Facts and Issues:

Robinson reported the Coal Creek Station project is being brought before the Planning Commission a 2nd time because of a public notice error regarding the rezoning of the property. He continued with a brief review of the project. He requested approval of Resolution No. 18, Series 2013 recommending approval of a rezoning of a 10.97-acre parcel of land located at 1032 E. South Boulder Road from City of Louisville Commercial Business (CB) Zoning to City of Louisville Mixed-use Residential (MU-R), Commercial Community (CC), and Residential Medium Density (RM).

Commission Questions of Staff:

Lipton inquired how the site relates within the Comprehensive Plan. Robinson stated the site is part of the HWY 42 area and the small area / neighborhood plan for South Boulder Rd.

Applicant Presentation:

Gary Brothers, 1737 Lois Ct, Lafayette stated he represents the owner and they have been pleased with the review and approval process for the preliminary plat and PUD.

Commission Questions of Applicant:

None heard.

Public Comment:

None heard.

Summary and request by Staff and Applicant:

No additional comments.

Closed Public Hearing and discussion by Commission:

Brauneis, Tengler, Pritchard, O'Connell, Russell and Moline stated their support of the rezoning request.

Lipton expressed concerns regarding an approval of a development request prior to the completion of the Small Area Plan as described in the Comprehensive Plan. He also stated he would abstain from the vote because he was not present during the original presentation of the project.

Commission Action:

Moline moved and Brauneis seconded a motion to approve Resolution No. 18, Series 2013 as presented by staff.

Name	Vote
Jeff Lipton	Abstained
Chris Pritchard	Yes
Jeff Moline	Yes
Ann O'Connell	Yes
Cary Tengler	Yes
Steve Brauneis	Yes
Scott Russell	Yes
Motion passed/:	6:0 (1 abstention)

Discussion / Direction

- **Planning Commission Annual Work Goals:** The City Council and Planning Commission Study Session is scheduled for Tuesday, September 10, 2013.

McCartney reviewed the 2013/2014 Work Plan as prepared and contained in the meeting packet.

Discussion topics included:

- Number of Small Area (Neighborhood) Plans
- Is this a work plan for the staff or a work plan for the Planning Commission?
- Status of the 'On Hold' items and how did they put on the 'on hold' list.

Lipton proposed a different format for the Work Plan when presented to City Council. He volunteered to meet with Russ to develop the Work Plan. He stated he sees two documents: one for the department work plan and a second document for the Planning Commission work plan.

Planning Commission Comments –

Brauneis discussed his participation in the recent Building Code Board of Appeals meeting.

Staff Comments

- **City Hall Remodel:** 1st floor modifications

Staff reviewed the proposed schedule and phasing for the remodel which when completed will house the Planning Division and the Building Safety Division in one location on the 1st floor of City Hall. The 2nd phase of the project will then remodel the current Building Safety Division into two (2) conference rooms.

Items Tentatively Scheduled for Next Regular Meeting: September 12, 2013

- **Gun Club and Training Center:** A special review request (SRU) to allow the operation of an indoor shooting range, training center, gun club and small retail area within the Industrial (I) Zone District. 1721 Boxelder St, Suite 102; Lot 11, Block 4, CTC 1: Case No. 13-030-UR.

- Applicant, Owner and Representative: Richard Weingarten
- Case Manager: Sean McCartney, Principal Planner

- **Steel Ranch Marketplace (Art Center):** A preliminary planned unit development (PUD) plan and a request to replat Lot 1, Block 9, Takoda Subdivision for the first phase development of an approximate 8,000 SF art center. 2397 HWY 42; Lot 1, Block 9, Takoda Subdivision: Case No. 13-031-PP/PS

- Applicant, Owner: Takoda Properties, Inc.

- Representative: RMCS, Inc. (Justin McClure)
- Case Manager: Sean McCartney, Principal Planner

➤ **Public Works Discussion: Skinny Streets**

Items Tentatively Scheduled for Next Regular Meeting: September 26, 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
- **Backyard Chickens Ordinance:** An amendment to appropriate sections of the Louisville Municipal Code regarding the keeping of chickens in the city limits of Louisville.
 - Applicant, Owner and Representative: City of Louisville
 - Case Manager: Troy Russ, Planning Director
- **Public Notice Requirement Ordinance:** An amendment to appropriate sections of the Louisville Municipal Code regarding public notice requirements.
 - Applicant, Owner and Representative: City of Louisville
 - Case Manager: Troy Russ, Planning Director

Staff reviewed the agenda items currently scheduled for the month of September. At the present time it appears there is a need for two (2) meetings in September. The meetings would be held on the 12th and 26th of September.

Moline stated he would not be able to attend the September 26th meeting.

Adjourn

Tengler moved and Brauneis seconded a motion to adjourn the meeting. Lipton adjourned the meeting at 9:00 PM.

ITEM: Case #13-030-UR – Black Diamond Gun Club

PLANNER: Sean McCartney, Principal Planner

APPLICANT: Richard Weingarten
1133 Northridge Drive
Erie, CO 80516

OWNER: Elevenfour LLC
665 S. Sunset Street, Unit D
Longmont, CO 80501

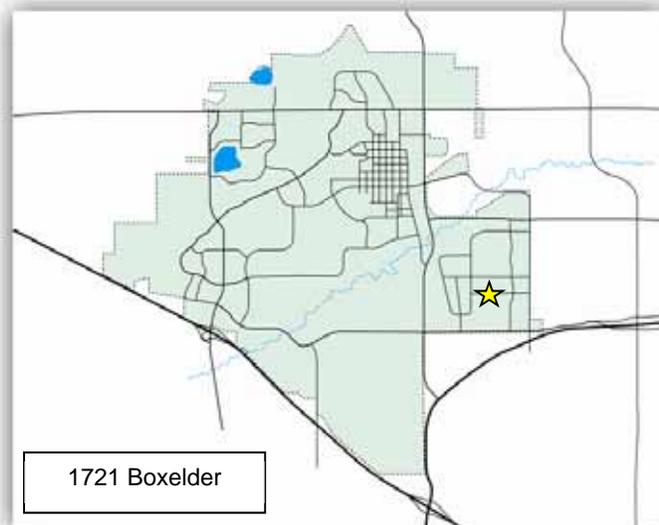
EXISTING ZONING: Industrial (I)

LOCATION: 1721 Boxelder Street, Suite 102

LEGAL DESCRIPTION: Lot 11, Block 4, Colorado Technological Center Filing 1

REQUEST: Approval of Resolution No. 19, Series 2013; A resolution recommending approval of a Special Review Use (SRU) to allow for the operation of an indoor shooting range, training center, gun club, and small retail area within the Industrial (I) zone district.

VICINITY MAP:



OVERVIEW:

The applicant, Richard Weingarten, requests approval of a Special Review Use (SRU) to operate a gun club, shooting range, and retail store at 1721 Boxelder Street. The proposed facility would be located in an existing building, and would utilize approximately two thirds of the building. The building is located in the Colorado Technology Center (CTC).

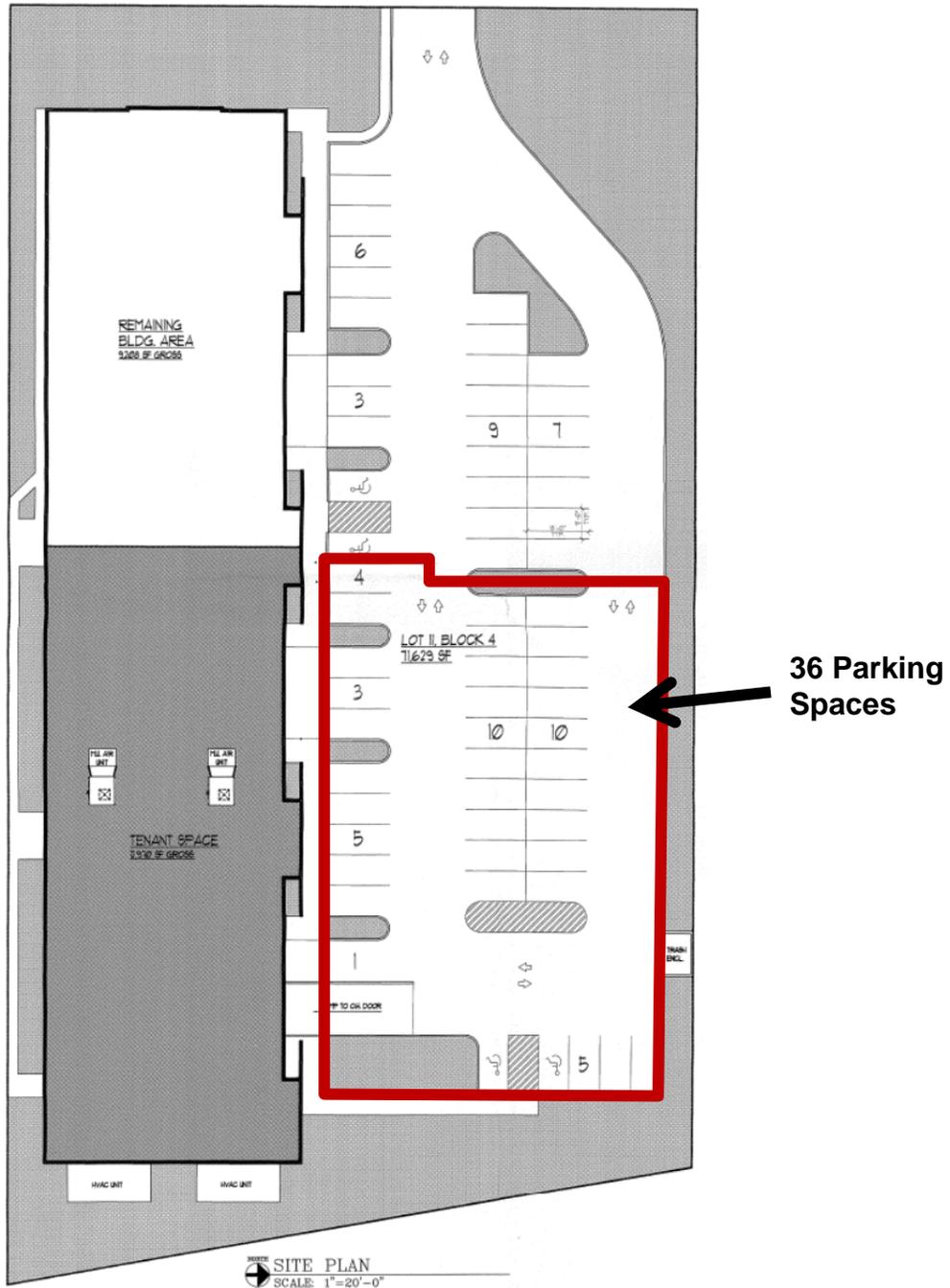


The property where the facility is proposed is zoned Industrial (I) on the official City of Louisville Zoning District Map. The Louisville Municipal Code (LMC) states gun clubs, shooting ranges, and retail stores are a Special Review Use (SRU) in the I Zone District.

PROPOSAL:

The applicant proposes to operate a private gun club and shooting range in 12,970 square feet of the existing 22,178 square foot building located at 1721 Boxelder Street. The shooting range will only be open to members of the gun club and to law enforcement officers for training. There will also be a small retail portion of operation selling firearms and ammunition. The applicant will follow all applicable federal laws regarding the sales of firearms. Other incidental uses include classrooms for gun safety classes and a gun smith workshop.

The property has one access point from the north off of Boxelder Street which leads to the parking lot. The parking lot will be shared between the gun club and the tenants in the remainder of the building.



The applicant will be allocated 36 of the 63 parking spaces in the shared lot. Shooting ranges are not a specified use in the parking standards, so Section 17.20.020 of the Louisville Municipal Code allows an interpretation by the Planning Director, with Planning

Commission’s consent, to determine the required parking. Staff is utilizing a parking requirement based on the projected occupancy and usage.

	Size	Parking Spaces	Notes
Retail	1,000 sf	3	CDDSG - 4.5/1,000. Proposal is member only and located hidden industrial setting. Staff is comfortable 3/1,000
Class Rooms	1,000 sf (20 seats)	12	LMC – 1 per 2 students plus one per teacher and admin employee. Staff is comfortable with 12 spaces.
Shooting	16 Shooting lanes	17	Some customers will share cars, but there will be some overlap between customers arriving and leaving. Staff is comfortable with 17 spaces.
Employees	12 (4 / shift) employees	4	Source: Applicant
Total Estimated Parking		36	

Staff believes the parking provided will be adequate to serve the combined uses of the proposal.

There are minimal changes being proposed to the site and the exterior of the building. Two large HVAC units will be added on the south side of the building, which will be screened with landscaping. The windows and doors in the shooting range portion of the building will be filled in with material similar to the existing exterior walls. A new awning will also be added over the main entrance.

A security system will be installed to prevent theft while the business is closed, and strict policies will be in place to ensure safety while the business is opened. Loaded guns will only be allowed in the shooting range area, and firearms may be transported into and out of the building only in secure cases. Measures will also be taken to dampen the sound of the gunfire to levels comparable with other industrial activity, and air from the shooting range will be filtered to remove any contaminants. Lead from the bullets will be safely collected and disposed of.

STAFF ANALYSIS:

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

1. *That the proposed use/development is consistent in all respects with the spirit and intent of the comprehensive plan and of this chapter, and that it would not be*

contrary to the general welfare and economic prosperity of the city or the immediate neighborhood;

The Comprehensive Plan (Plan) indicates that the area including 1721 Boxelder Street should be identified as suburban special district. The underlying zoning indicated the special district should be used primarily for industrial purposes. The proposal for an indoor shooting range and retail store is compatible with the form and use of the established industrial businesses in the area. Economic Development Principal ED-1 states "The City should retain and expand existing businesses and create an environment where new businesses can grow." The proposal is for the creation of a new business in the City that could serve the residents of the City and attract others from outside the City. The proposal is consistent with the Plan, will not be detrimental to the economic prosperity of the City or the immediate neighborhood, and therefore staff finds this criterion has been met.

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

The proposed facility will be located in an existing flex building which is partially vacant. The retail portion of the business will generate City sales tax. The facility will help lend economic stability to the area that is compatible with the existing residential and neighborhood commercial areas surrounding the business. Staff finds this criterion has been met.

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

There is no new development associated with the proposed use. The facility will occupy the space within the existing building. The existing storm drainage facilities, sewage and water facilities on the site will be utilized. The parking needs for the proposed use will be met by the existing lot. Staff finds this criterion has been met.

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

The proposed facility is compatible with the surrounding industrial uses. The site will continue to be accessed from the existing entry point off of Boxelder Street. Landscaping will be added to screen additional mechanical units, as required in the Industrial Development Design Standards and Guidelines (IDDSG). Policies will be in place to ensure the safe transport of firearms into and out of the facility. Staff finds this criterion has been met.

- 5. That an adequate amount and proper location of pedestrian walks, malls and landscaped spaces to prevent pedestrian use of vehicular ways and parking*

spaces and to separate pedestrian walks, malls and public transportation loading places from general vehicular circulation facilities.

The sidewalks in CTC have already been constructed and the site has a pedestrian connection from the entrance of the building to the street. Staff finds this criterion has been met.

STAFF RECOMMENDATION:

Staff finds that the proposed use is consistent with the criteria for approval of a special review use. The shooting range facility will fill a vacant flex space and will not have any foreseeable adverse effects on the surrounding neighborhood.

Staff recommends Planning Commission move to approve Resolution No. 19, Series 2013, a resolution recommending approval of a Special Review Use (SRU) to allow for the operation of a gun club, shooting range, and retail store in the Industrial zone district at 1721 Boxelder Street.

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

ATTACHMENTS:

Attachment #1 – Resolution No. 13, Series 2013

Attachment #2 – Complete application packet

**RESOLUTION NO. 19
SERIES 2013**

A RESOLUTION RECOMMENDING APPROVAL OF A SPECIAL REVIEW USE TO ALLOW FOR THE OPERATION OF A GUN CLUB, SHOOTING RANGE, AND RETAIL STORE IN THE INDUSTRIAL (I) ZONE DISTRICT AT 1721 BOXELDER STREET

WHEREAS, there has been submitted to the Louisville Planning Commission an application for approval of a Special Review Use (SRU) to allow for the operation of a gun club, shooting range, and retail store in the Industrial (I) zone district at 1721 Boxelder Street; and

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

WHEREAS, after a duly noticed public hearing on September 12, 2013, where evidence and testimony were entered into the record, including the findings in the Louisville Planning Commission Staff Report dated September 12, 2013, the Planning Commission recommends approval of the SRU to the City Council with no conditions.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Louisville, Colorado does hereby recommend approval of a Special Review Use (SRU) to allow for the operation of a gun club, shooting range, and retail store in the Industrial (I) zone district at 1721 Boxelder Street.

PASSED AND ADOPTED this 12th day of September, 2013.

By: _____
Jeffrey Lipton, Chairman
Planning Commission

Attest: _____
Ann O'Connell, Secretary
Planning Commission

PUBLIC NOTICE
CITY OF LOUISVILLE
PLANNING COMMISSION
And
CITY COUNCIL

NOTICE IS HEREBY GIVEN PUBLIC HEARINGS WILL BE HELD BEFORE THE CITY OF LOUISVILLE PLANNING COMMISSION AND THE LOUISVILLE CITY COUNCIL TO CONSIDER A SPECIAL REVIEW REQUEST (SRU) TO ALLOW THE OPERATION OF AN INDOOR SHOOTING RANGE, TRAINING CENTER, GUN CLUB AND SMALL RETAIL AREA WITHIN THE INDUSTRIAL (I) ZONE DISTRICT

APPLICATION NAME: GUN CLUB AND TRAINING CENTER

LOCATION: 1721 BOXELDER ST, STE 102; LOT 11, BLOCK 4, CTC 1

CASE NUMBER: 13-030-UR

DATE AND TIME: THURSDAY, SEPTEMBER 12, 2013 @ 6:30 PM

PLANNING COMMISSION

DATE AND TIME: TUESDAY, OCTOBER 15, 2013 @ 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 ON SUNDAY, AUGUST 25, 2013

(POSTED IN CITY HALL, PUBLIC LIBRARY, RECREATION CENTER AND THE COURTS AND POLICE BUILDING AND MAILED TO SURROUNDING PROPERTY OWNERS ON FRIDAY, AUGUST 23, 2013)

IF YOU ARE INTERESTED IN ATTENDING THIS HEARING, PLEASE CALL 303.335.4592 PRIOR TO THE MEETING DATE 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. 13-030-UR

APPLICANT INFORMATION

Firm: _____
 Contact: Richard Weingarten
 Address: PO Box 356
Erie, CO 80516
 Mailing Address: Same
 Telephone: 303-250-8341
 Fax: _____
 Email: n599cw@gmail.com

OWNER INFORMATION

Firm: _____
 Contact: Richard Weingarten
 Address: PO Box 356
Erie, CO 80516
 Mailing Address: _____
 Telephone: 303-250-8341
 Fax: _____
 Email: n599cw@gmail.com

REPRESENTATIVE INFORMATION

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

PROPERTY INFORMATION

Common Address: 1721 Boxelder St. Ste 102
 Legal Description: Lot _____ Blk _____
 Subdivision _____
 Area: 13,000 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: SRU request to allow the operation of an indoor shooting range and an associated retail shop at 1721 Boxelder St. Suites 102-104.

Current zoning: _____ Proposed zoning: _____

SIGNATURES & DATE

Applicant: Richard Weingarten
 Print: Richard Weingarten
 Owner: Richard Weingarten
 Print: _____
 Representative: ↓
 Print: _____

CITY STAFF USE ONLY

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

Special Use Review for Black Diamond Gun Club and Training Center

Letter of Request

This request for special use is to allow retail within a light industrial area in conjunction with an indoor shooting range. It is the desire of the business to use the property at 1721 Boxelder Street, Suite 102 as an indoor range, training center, and gun club. As part of that charter the club would be used for sport shooting, firearm training, defensive training, competitions, law enforcement training, and retail. This use is allowed by Louisville zoning with a special review use.

Hours of Operation

Hours of operation will be: Monday-Saturday, 6:00 AM through 10:00 PM. Sunday 06:00 AM through 08:00 PM.

Sense of Community

The range will integrate as a part of the community. The owners of the business have a history of contributing to scouting, fund raising, food drives, and volunteering for community activities. Range personnel will be encouraged to participate in Louisville events.

Economy

The business is anticipated to have at least \$1M per year in retail sales generating sales tax as well as the property tax paid by the business. Indirect

income to the community will be from regional visitors to the range going downtown for meals and entertainment before and after their visit to the range. In addition, it is anticipated that the range will employ approximately 12 skilled workers.

City Heritage

Louisville was a mining community consisting of frontiersmen long before many of the surrounding communities. Amongst the heritage of our ancestors is their love for hunting and shooting sports. The business encourages this multi-generational tradition that ties together the values of family and sportsmanship. Many people regardless of background, age, gender, or religion can share shooting sports.

Families and Individuals

The business will always respect the rights and views of the individuals. We acknowledge that we all have the right to our own view; we also recognize that people do not always share those views. The range encourages those differences and aspires to providing sport and education to as many people from as many different walks of life as possible.

Safe Neighborhood

Policies and procedures for the range will endeavor to ensure that a safe and conscientious attitude is maintained. Failure to follow the business's guidelines could result in customers losing their access to the range. The business takes its reputation and image seriously. A properly run range is a fun, friendly, safe, and educational facility.

Civil Responsibility

The range will always support the local, county, state, and country first responders, law enforcement, and military.

Environmental Factors

The business is using world-class technology to ensure the safest, and cleanest range possible. Action Target is the world leader in target and containment systems. Containment will be 100% -- projectiles will never exit the shooting envelope. In addition, Action Target's acoustic treatment will ensure that the noise outside of the building is no louder than a normal downtown street.

Lead contamination is fully contained by the bullet trap, dust collection unit, and ventilation system. All byproducts of the range will be recycled – this is a zero HAZMAT facility. Spent lead is caught in the deceleration chamber on the trap and falls into buckets under the trap. Those buckets are collected as needed, covered, and send to recyclers. Filters are made of recyclable material so that they too can be sent to the recycling company. Cleaning materials are all recyclable as well.

Carey's has developed the most energy efficient system including evaporative cooling that reduces the range carbon footprint by as much as 50%.

Carey's Small Arms Range Ventilation is the best in the world at what they do. Air entering the range is pre-filtered to reduce dust in the range. Exiting air treatment goes through a series of filters to reduce large particulates and a set of HEPA filters to make the exiting air cleaner than EPA requirements. Keeping the air in the shooting envelope moving at 75 feet per minute and maintaining a negative range pressure ensures that

smoke and residue from the firing line moves AWAY from the participants and will never leak into the retail and classroom area. The system is constantly monitored by the control systems for degradation or failure. A failure in the system will signal an immediate shutdown of the range.

Employee Safety

A comprehensive policies and procedures manual will cover all aspects of range operation. OSHA, and NIOSH requirements for employee health and safety will be met or exceeded. Extensive policies and procedures are being developed to ensure the best safety practices for everyone using a professional consultant.

Membership

Safety of our patrons and staff is paramount. A background check will be performed on all members. Guests may only come in with a member in good standing. All members will be given an orientation to explain the rules of the range prior to use.

Groups like the Scouts will not require a membership but their leadership will be checked through the parent organization to ensure the safety of our patrons as well as the kids.

Security

A security vendor will be engaged to install and monitor intrusion alarms. Doors will be steel security doors. The main entry, our only glass entry, will be security with a security gate that is closed whenever the range is not open for business.

“FlashFog” will be installed in conjunction with the alarm system. A thick fog will be released to then entire retail area if an intrusion is detected.

Once the 'perimeter' is breached the alarm/siren will be activated. If the inner security is breached the FlashFog will be dispensed and fill the retail area with safe fog so dense that you cannot see your arms within a minute. Strobes and alarms will further confuse and disorient the intruder.

During this time the alarm system will alert our security vendor who will, in turn, alert the police and owners. Both the FlashFog system and Alarm system will be on battery backup so that a power interruption will not inhibit the function of the system. Alarm notification will have a wireless backup to ensure that the notification is sent to the vendor even if the landline system is down.

Display handguns will in locked display cases. All firearms will be stored without magazines rendering them unusable. Rifles will be secured to the walls using heavy cable locks.

Arms not secured in locked cases or cable locked will be stored in a concrete vault. A vault door will be installed on the opening into the vault. The storage area will have a locked steel security door as well. Any burglary would have to compromise many layers of security to breach the vault.

General Safety

Employees will have the authorization to observe and evaluate shooters before allowing access to the firing line. If members appear to be under the influence of a substance, or mentally unfit it is at the discretion of the range employees to refuse service.

Retail Safety

Similarly our employees not only need to follow BATF rules for sales, the Colorado Bureau of Investigation background check, but they are also allowed to use their knowledge and intuition when making sales.

Gun Safety

Policies and procedures are part of the regiment of setting up a new range. Those policies and procedures include rules and guidelines for all employees as well as customers. Employees will undergo training upon hire for policies and procedures in the range and will be required to sign an attestation that they understand and will abide by those. Customers will all go through an orientation when they become members and will also sign attestations to that effect as well.

Customer and employee policies include, but not limited to the following examples:

- Live firearms need to follow Louisville ordinances for discharge within public areas except when INSIDE the areas designated for shooting within the range.
- Live firearms need to remain in cases except when at the firing line.

Examples of employee policies would include:

- Employees may carry firearms as allowed by U.S. and Colorado laws.
- Firearms to be handed to customers for evaluation to purchase must always be checked prior to handing to a customer. The firearm may not have any ammunition in the chamber and may not be handled with a magazine. In effect, magazines and firearms must be separated.
- Rental firearms must be checked for empty as with a firearm for sale. Rental firearms will be passed to a customer in an appropriate case and must be kept in the case until at the firing line..

- Purchased firearms would always be packed without ammunition in the magazine and chamber checked for empty. The firearm will always be passed to the customer in a case or manufacturer's packaging.

Our range's booths are half armor steel (AR500) and half ballistic glass. Glass on the back part of the booth allows the range officers to observe and correct any unsafe practices. Since the booths are ballistic and firearms are only out in those booths, the shooter as well as those around that person is protected by the ballistic envelope.

Lead Safety

Our management team takes exposure to hazardous materials seriously. The most trusted and experienced shooting range ventilation company in the industry controls our air quality. Carey's is used around the world to engineer these systems. Our range will be at a negative pressure at all times. A negative pressure ensures that lead does not ever get pushed into the retail area or leak out of any openings.

Only properly trained staff members will handle lead or lead contaminated materials. Our range will meet or, most likely, exceed all EPA, OSHA, and NIOSH requirements for lead management. Customers will be reminded of lead safety and steps to keep themselves and kids safe.

Lead safety will be part of the employee and customer orientation and attestation.

Events

Events will be using existing range capacity. For example, "Ladies' Night" will use classroom and range space already accounted for earlier in this description.

Emergency Preparedness

Even though we hope that nothing ever goes wrong, we need to be ready for any eventuality. Our policies and procedures will cover as many of the possible situations as we can envision. An industry professional will be working with us to capture as much as possible relating to range operation as well as operation of our range in the manual.

Parking

Retail = 1,000 SF = 4 cars (1 space per 250 SF)

Classrooms = 1,000 SF = 16 cars (16 cars for 20 students)

Shooting = 16 lanes = 12 cars (12 cars for 16 lanes)

Employees = 4 = 4 cars (1 space per employee)

Total Estimated Parking = 36 cars (57% of total parking lot or 63 spaces)

Special Review Use (SRU)

Formal Written Response Requirements

Formal written response to each of the following Special Review Use criteria: (LMC Section 170.40.100 – Criteria and conditions for approval)

- 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 intended use of this property is to run an indoor shooting range that is consistent with the zoning for usage in a light-industrial area. Retail operations will be operated in conjunction with the indoor shooting range that is also consistent with zoning and ordinances.

An indoor gun range would enhance the area by bringing in new business and revenue. The range will also enhance the general welfare of the area by providing a training, and practice venue for shooting sports.

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

The indoor range is a long-term business. A 10 year lease is being negotiated for the building indicating that building will be profitable and contributing for at least 10 years.

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

1721 Shooting Range is using an already existing building. There are no environmental impacts.

- . 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 effect public health, welfare, safety and convenience;*

There will not be any changes to the external effects of the property. There will be minor changes to shrubbery to accommodate HVAC units, these will be located on the south facing elevation (toward open space).

- . 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.*

No changes to the pedestrian ways will be made.



PROJECT CONCEPTS - REFERENCES
RESTORATION - CORPORATE DESIGN
5377 Manhattan Circle, Suite 101
Boulder, Colorado 80503
(303) 442-4200 FAX 442-4206

CERTIFICATES

Ownership Signature Block

By signing this PUD, the owner acknowledges and accepts all the requirements and intent set forth in this PUD. Witness our hands and seals this ____ day of _____, 201__.

(Notary Seal)

Owner Name _____ Signature _____

Notary Name _____ Signature _____

Planning Commission Certificate

Recommended approval this ____ day of _____, 201__ by the Planning Commission of the City of Louisville, Colorado.

Resolution No. _____, Series _____.

City Council Certificate

Approved this ____ day of _____, 201__ by the City Council of the City of Louisville, Colorado.

Resolution No. _____, Series _____.

Mayor _____

City Clerk _____

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 _____, of 201__, and is recorded in:

Plan File _____, Fee _____, Paid _____

Film No. _____, Reception _____

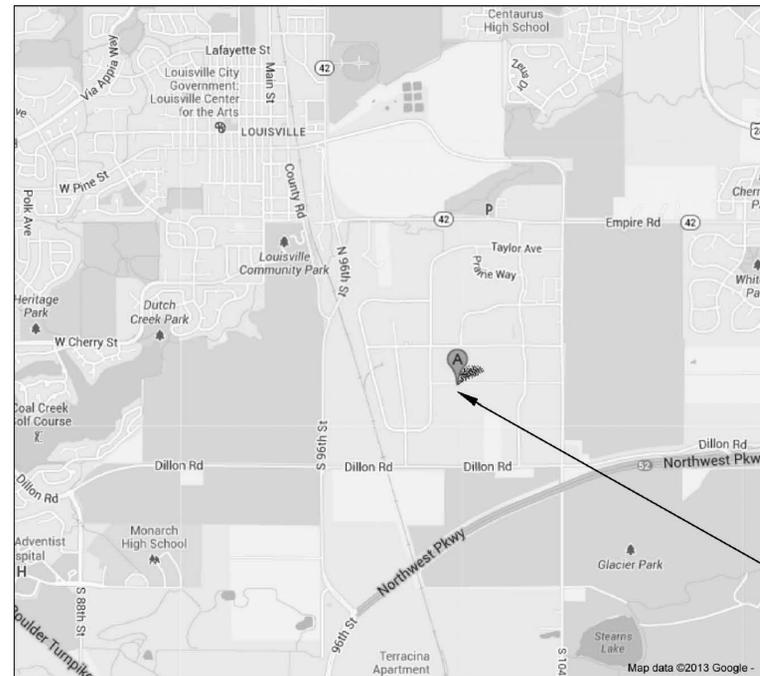
Recorder _____

Deputy _____

SPECIAL REVIEW USE
1721 BOXELDER STREET
LOUISVILLE, COLORADO

LOT II, BLOCK 4 COLORADO TECHNOLOGICAL CENTER LOUISVILLE, COLORADO

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



NORTH
VICINITY MAP
SCALE: N.T.S.

ORIGINAL BLDG. CODE ANALYSIS

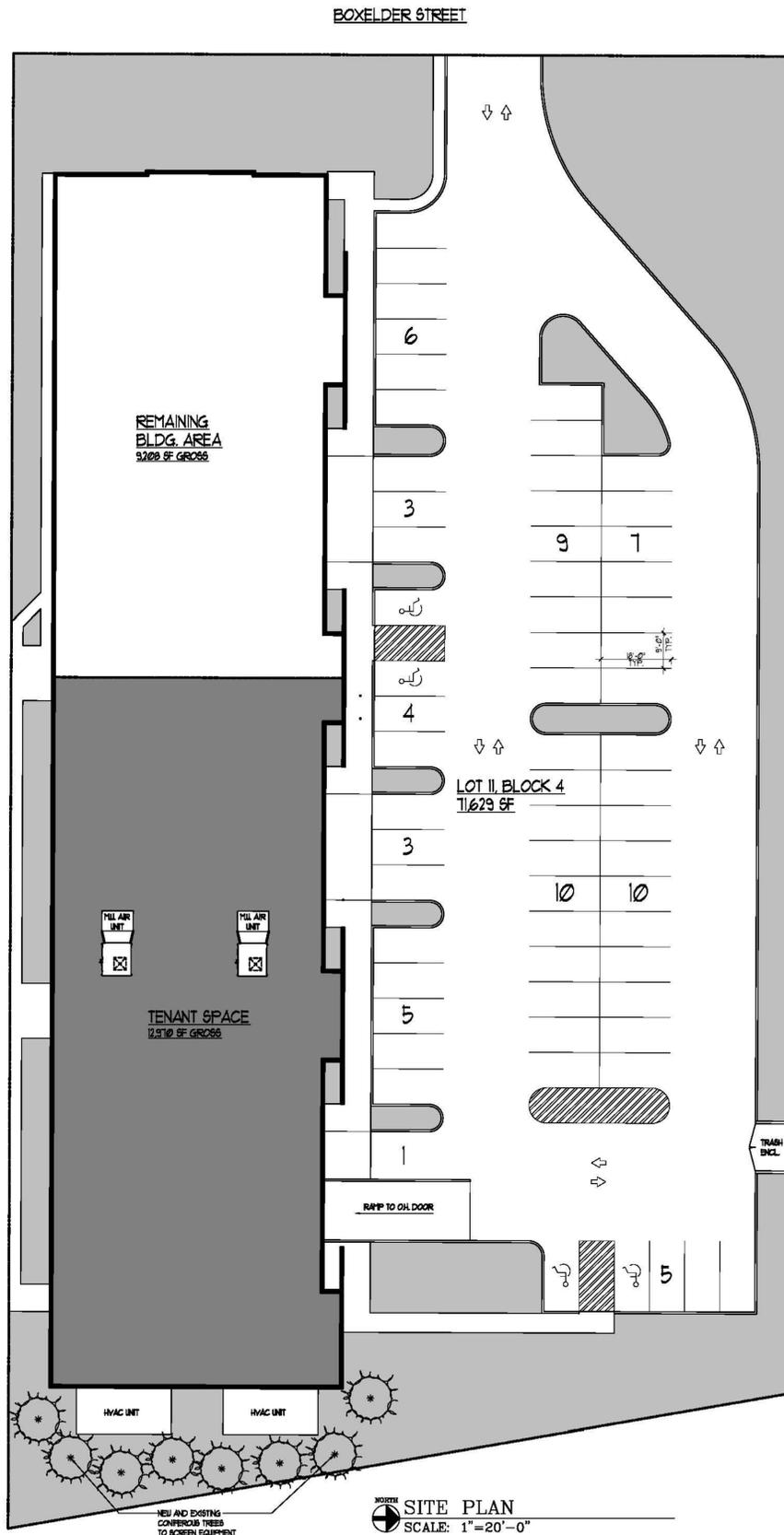
BASED ON 1934 UNIFORM BUILDING CODE
(CODE IN EFFECT AT TIME OF BUILDING CONSTRUCTION)
EXISTING BUILDING OCCUPANCY GROUP: B, S1, F1 & F2
CONSTRUCTION TYPE: TYPE II-N, FULLY SPRINKLERED, 1 STORY BLDG.
LOT AREA: 11,629 SF

TENANT AREA: 12,910 SF GROSS
REMAINING BUILDING AREA: 9,208 SF GROSS
TOTAL BUILDING AREA: 22,118 SF GROSS

63 EXISTING PARKING SPACES
INCLUDING 4 HC SPACES

PARKING DEMAND SUMMARY

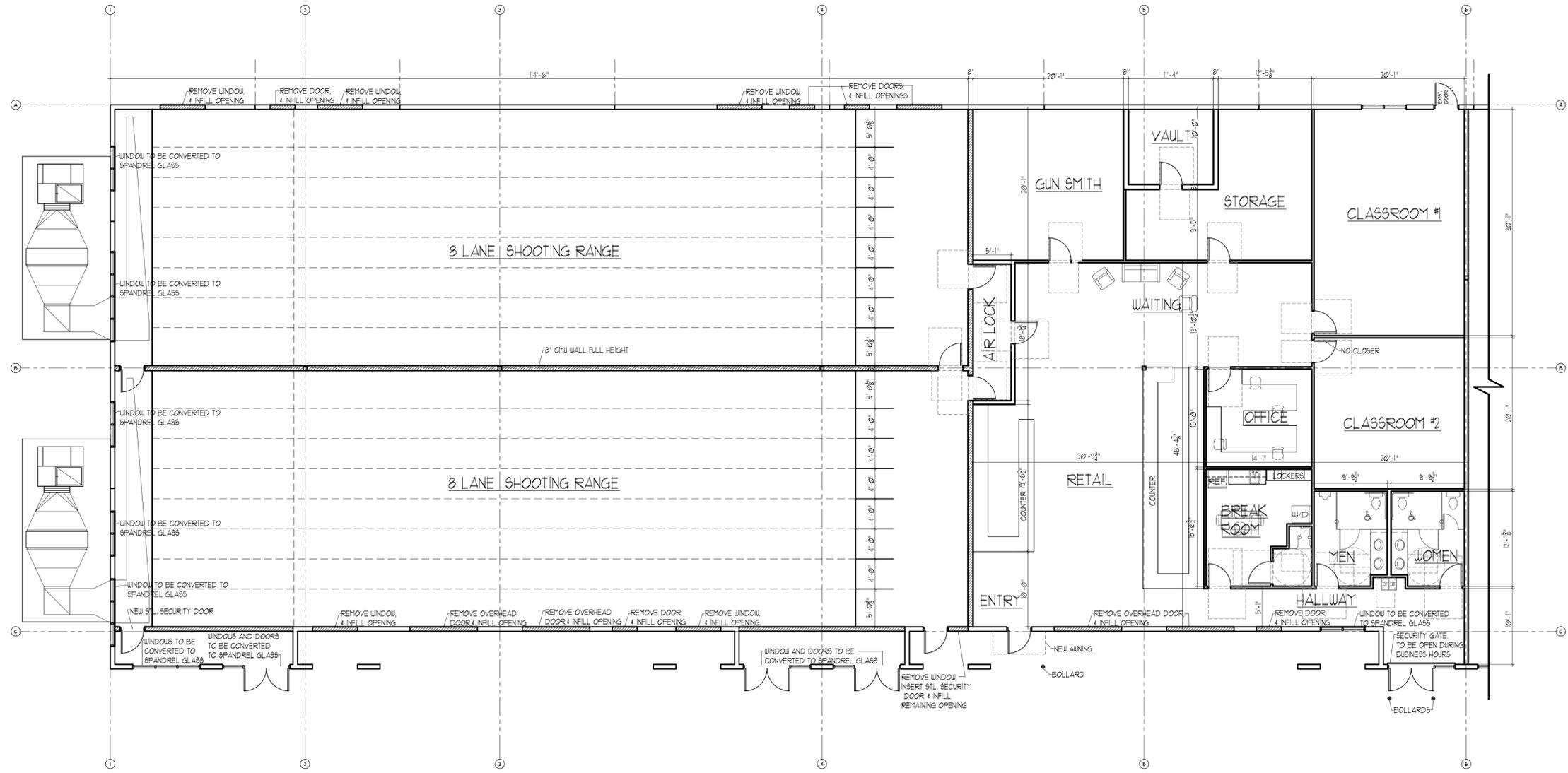
RETAIL 1,000 SF 4 CARS
CLASSROOMS 1,000 SF 16 CARS
SHOOTING RANGE (16 LANES) 12 CARS
EMPLOYEES 4-5 5 CARS
TOTAL ESTIMATED PARKING 36 CARS



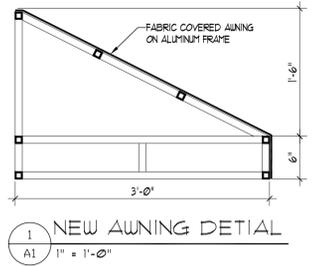
NORTH
SITE PLAN
SCALE: 1"=20'-0"

JOB NUMBER: 1571
DATE: 9-3-2013
DRAWING TITLE: COVER / SITE PLAN
DRAWN: RGH
CHECKED: []
SCALE: AS NOTED
REVISIONS: []
PLANNED SUBMITTAL: 1-3-8
REV. FOR CITY: 9-3-8
DATE: []
DRAWN: []
CHK: []
A0
Copyright © All rights reserved. These drawings are not to be used or reproduced wholly or in part without written permission of RMA. Do not scale the drawings. Verify all dimensions on site. The drawings are not to be used for construction until they are initiated as checked by RMA.

SPECIAL REVIEW USE
1721 BOXELDER STREET
LOUISVILLE, COLORADO



PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"

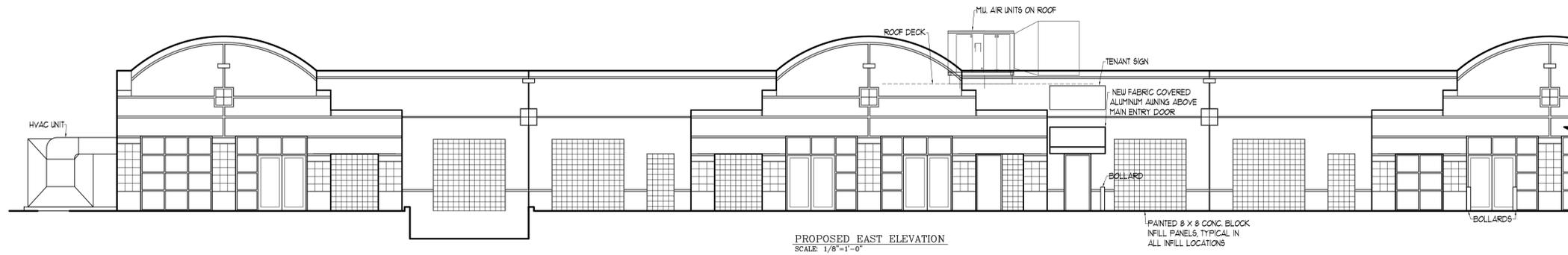


JOB NUMBER: 1371
DATE: 9-3-2013
DRAWING TITLE: PROPOSED FLOOR PLAN
DRAWN: RGH
CHECKED: []

REVISIONS	DATE	DRAWN
PLANNING SUBMITTAL	7-3-13	RGH
REV. PER CITY	9-3-13	RGH

A1

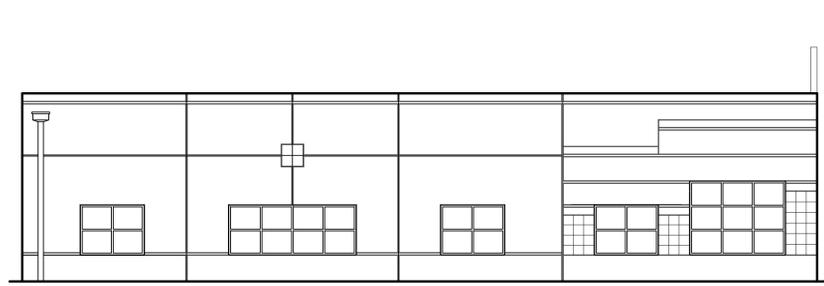
Copyright © All rights reserved. These designs are not to be used or reproduced in any form without written permission of RMA.
Do not scale the drawings. Verify all dimensions on site.
The drawings are not to be used for construction until they are initiated as checked by RMA.



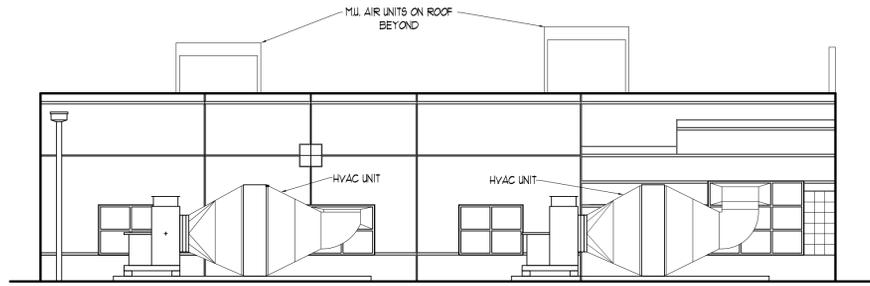
PROPOSED EAST ELEVATION
SCALE: 1/8"=1'-0"



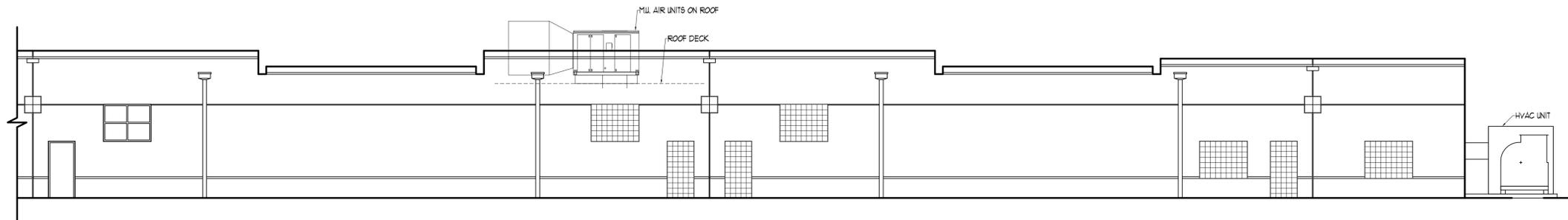
EXISTING EAST ELEVATION
SCALE: 1/8"=1'-0"



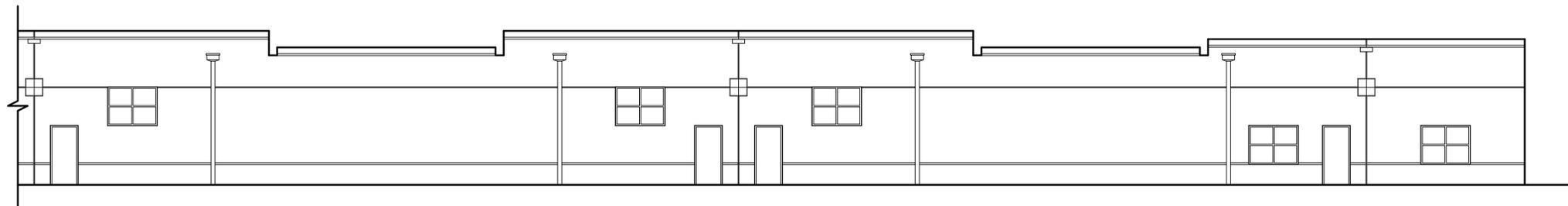
EXISTING SOUTH ELEVATION
SCALE: 1/8"=1'-0"



PROPOSED SOUTH ELEVATION
SCALE: 1/8"=1'-0"



PROPOSED WEST ELEVATION
SCALE: 1/8"=1'-0"



EXISTING WEST ELEVATION
SCALE: 1/8"=1'-0"

JOB NUMBER	1371	
DATE	9-3-2013	
DRAWING TITLE	PROPOSED ELEVATIONS	
DRAWN	RGH	
CHECKED		
SCALE	AS NOTED	
REVISIONS	DATE	DRAWN
PLANNING SUBMITTAL	7-3-13	RGH
REV. PER CITY	9-3-13	RGH

ITEM: 13-037 LMC

PLANNER: Troy Russ, AICP, Director of Planning and Building Safety

APPLICANT: City of Louisville

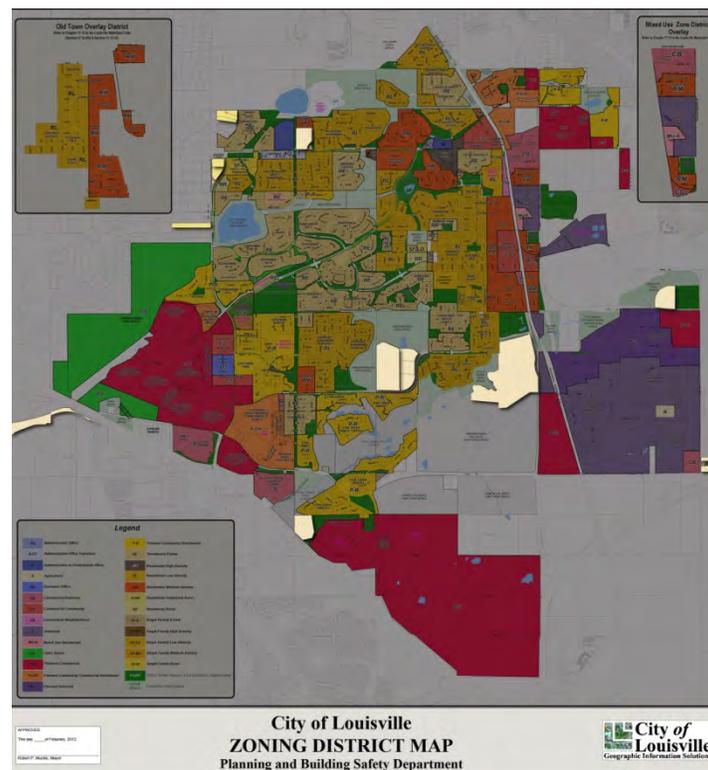
REQUEST: A request to amend the Louisville Municipal Code (LMC) to permit Backyard Chickens as an accessory use in low and medium density residential zone districts.

SUMMARY

Staff is received direction from City Council on August 6th to proceed with developing an ordinance allowing backyard hens in Louisville for their consideration. Staff is now seeking Planning Commission review, comment and recommendation on the draft ordinance.

BACKGROUND

Section 6.16.020(A), of the Louisville Municipal code prohibits chicken keeping within all but two zoning districts within the City. Currently, chicken keeping is allowed on properties in the Agricultural (A) and Restricted Rural Residential (R-RR) zone districts.



A and R-RR Zone Districts

However, according to Section 6.16.020(B), a person may keep up to “three ducks, geese or turkeys, or any combination thereof, within the city in areas zoned for such use . . .” Ducks, Geese or Turkeys are permitted in the A zone district as a permitted principal use, but a Special Review Use is required in residential and industrial zone districts of the City (R-RR, SF-R, SF-E, RR, RE, RL, SF-LD, SF-MD, SF-HD, RM, RH, and I zone districts).

This conversation is not new to Louisville. Previously, in the spring of 2009, the Planning Division worked in coordination with the Police Department to develop background information on the issue on backyard chickens and bee keeping in light of several requests received by advocates. Based on community discussions at that time, the Louisville City Council directed staff not to create a backyard chicken ordinance.

Subsequently, the popularity of backyard chickens has grown significantly in Boulder County and throughout the Front Range since 2009. Reasons for this increased interest include:

- the increasing desire for locally raised food products,
- improved food security,
- organic food interests, and
- awareness of performance standards that have minimized nuisance occurrences.

Denver, Longmont, Lafayette, and Lakewood, among other municipalities, have permitted backyard chickens since 2009.

RESEARCH

A White Paper on Backyard Chickens was presented at the well-attended July 9, 2013 City Council Study Session. The White Paper was developed as the first part of a more comprehensive research on the best practices of Urban Agriculture requested by the Louisville Planning Commission. The backyard chicken portion of the research was prioritized by Louisville City Council.

Planning Division supported the Louisville Sustainability Advisory Board’s (LSAB) lead in developing the research. The Louisville Police Department also reviewed the draft White Paper and provided comments to the Planning Division for inclusion in the study session document.

The White Paper presents best practices, the benefits and challenges associated with a municipality allowing backyard chickens in suburban and urban neighborhoods. The White Paper presented how municipalities throughout the Front Range have developed their own municipal codes to balance individual residents’ desire to raise backyard chickens with the municipalities’ obligation to manage the livability of neighborhoods with potential nuisance concerns.

The majority of comments heard during the study session supported the findings in the White Paper, which identified specific performance standards adopted to balance individual benefits and public nuisance concerns. The only question raised with the White Paper related to potential impacts on animal control. Specifically, is there

increased numbers of bird abandonments associated with roosters and unproductive hens? The updated White Paper (attached) includes new data collected since the study session.

In short, the media has produced a number of articles and stories regarding backyard chickens related to abandonment of unwanted roosters and unproductive hens. Two examples are listed below:

- 1) "Colorado Rooster Sanctuary Lets Birds' Personalities Bloom, Julie Marshall, The Denver Post, 6-21-2013.
(http://www.denverpost.com/athome/ci_23511213/colorado-rooster-sanctuary-lets-birds-personalities-bloom#ixzz2a4ixVg4n)
- 2) "Backyard chickens dumped at shelters when hipsters can't cope, critics say", JoNel Aleccia. NBC News, 7-7-2013.
(<http://www.nbcnews.com/health/backyard-chickens-dumped-shelters-when-hipsters-cant-cope-critics-say-6C10533508>)

According to the articles, there has been an increase in animal control picking up abandoned roosters and hens throughout the nation. Representatives from the Denver Animal shelter did not raise concerns that a problem exists in the Front Range. The following data of Denver Animal Shelter came from the Denver Post:

2011

Total backyard chicken permits: 55

Impoundments: 18 total chickens, including 2 roosters

2012

Total permits: 254

Impoundments: 32 total chickens, including 12 roosters

2013 to date

Total permits: 96

Impoundments: 19 to date, including 5 roosters

According to the Denver Animal Shelter, impoundments do not correlate to abandonments. Roosters are abandoned because there is a 10% chance of roosters coming from hen only eggs orders and all municipal laws prohibit roosters. Hens are sometimes abandoned because their egg productivity decreases over time. Typically hens produce eggs their entire lives. However, high production of eggs occurs between 6-9 months to 5-8 years in age. Hens can live between 10-12 years depending on the quality of care.

From a municipal perspective, City laws should not promote possible abandonment by prohibiting the slaughtering of birds. Recommended performance standards highlighted below suggest City Council could allow outdoor slaughtering of birds, but to do so with required screening the view from adjoining properties.

Summary of Issues Addressed in the White Paper

Benefits

Many chicken owners state the same reason for starting up their flocks: eggs. Their main reason is to create a healthy and sustainable food source through egg production. Secondly, backyard chickens are also raised for pets, meat production, and animal sales. Proponents suggest the benefits of raising chickens in backyards include:

- Backyard chicken eggs are fresher and taste better. Eggs purchased in the grocery store can be days—even weeks—old. As eggs age, air seeps into the porous eggshell, degrading nutrition and taste.
- Eggs from well-tended backyard chickens can be healthier. Based on diet backyard chickens can contain 30% less cholesterol, 25% less saturated fat, 60% more vitamin A, two times more omega3 fatty acids, three times more vitamin E, and seven times more beta-carotene.¹
- Urban chickens provide an opportunity for organic chemical free food.
- Raising food locally decreases the transportation requirements of one of our staple foods. Local food production results in fewer trips to the store and fewer deliveries from agribusiness. That means less fuel consumed less air pollution, and less traffic congestion.
- Backyard chickens provide opportunities for hands on education about responsibility and the origin and production of food.

Potential Concerns

Commonly encountered problems, or common objections to urban chickens, include those discussed below. **All issues assume roosters are not allowed within the urban context.**

- Community Nuisances
 - **Odor** - Odor is one of the main objections to chickens. Anyone who has been near a commercial chicken operation has undoubtedly experienced some unpleasant scents.
 - **Noise** - Chickens do a fair amount of clucking and plenty of cackling usually accompanies egg laying. Chickens are not as noisy as roosters.
- **Additional Code Enforcement Resource Requirements** – Allowing backyard chickens will increase time spent on code enforcement for any municipality. Regardless of the quality of the ordinance, a nuisance is subjective interpretation. Code enforcement officers will experience more nuisance calls.
- **Potential Health Risk** - Fowl related health problems are generally associated with large commercial flocks. Chickens, ducks, and other poultry may carry *Salmonella*, which naturally lives in the intestines of

¹ Home Raised Eggs Offer Superior Nutrition, Handcrafted Coops, <http://handcraftedcoops.com/home-raised-eggs-offer-superior-nutrition>

poultry and many other animals. It can be shed in their droppings or feces. While it usually doesn't make the birds sick, *Salmonella* can cause serious illness if it is passed to people.² While anyone can become ill from exposure to these microorganisms, the risk of infection is especially high for children, pregnant women, the elderly, and persons with weakened immune systems.³

- **Coops Can Be Eyesores that Potentially Reduce Property Values** - Coops allowed in front yards, or those constructed above fence lines, may create objectionable sight lines or be unattractive structures.
- **Rodents and Possible Predators** - In Louisville rodents, raccoons, coyotes, foxes, and domesticated dogs are likely predators. Some predators are primarily interested in eggs or young chickens. The prospect of eggs or a chicken dinner draws them all. If successful, they will return repeatedly. Coyotes are attracted to sick, dying, and dead animals, including chickens.

Nuisance Management

Colorado cities where backyard chickens have been allowed for up to 5 years report minimal problems. Overall, the number of people who keep chickens in cities is fairly small. After an initial surge of requests, the number of applicants drops off significantly.

Boulder - The City of Boulder has no published information pertaining to their backyard chicken activity.

Denver - The City and County of Denver Animal Control Department issues and administers permits. In 2012, 254 permits were issued. 71 were issues in 2013. Denver reported “very few problems” to date.” It is currently considered a “non-issue”. Fees have covered administrative costs and there has been no impact to the Animal care and Control budget.⁴

Fort Collins - Since 2008, Ft. Collins has issued 153 chicken licenses. Out of the 56,649 total calls that Ft. Collins’ Animal Control has received, 76 calls were related to chickens; one citation was issued. Animal Control chicken related data as published by Ft. Collins is:

Type of Calls

- Chickens at large: 29
- Roosters/disturbance: 24
- Fence too close to neighbors: 4
- Number of chickens: 13
- Other 6

² Keeping Backyard Poultry, Centers for Disease Control, <http://www.cdc.gov/Features/SalmonellaPoultry/>

³ Home-Produced Chicken Eggs, M. Bunning and J. Avers, April 19, 2013

⁴ Sgt. A. McSpadden, City of Denver Animal Care and Control Department, phone conversation June 5th, 2013

Results

- 21 calls resolved by educating the owner on the requirements, e.g., need to remove the roosters;
- 1 warning issued for number of chickens;
- 2 warnings issued for disturbance; and,
- 1 case is still open for number of chickens and location and license required.

Lakewood - The Planning Department at Lakewood indicated that since the ordinance was passed earlier this year there have been no complaints and no citations issued.⁵

Longmont - Longmont has issued approximately 170 permits for backyard chickens since 2009. City staff⁶ indicate that Animal Control receives approximately one to two complaints a year . . . generally dealing with noise created by roosters kept in violation of the ordinance. Odor, predators, rodents, and objections from neighbors have not been issues in Longmont. According to the City of Longmont, the effect on the workload of code-enforcement and animal-control officers has been insignificant.

None of the ordinances reviewed applied to HOA managed properties. All municipalities require adequate housing and proper construction of coops that offer protection from predators. There was no increase in predator activity reported by any of the municipalities studied. All cities reviewed require a permit/application. Average cost is \$27.00. Some permits must be renewed annually. All cities studied offered on-line educational materials and links to helpful resources.

AMENDMENTS TO TITLE 6

Ordinance No. _____, Series 2013 amends Title 6 of the LMC as follows:

Sections 6.16.010, 6.16.020, of the Louisville Municipal Code are amended to read as follows (words added are underlined; words deleted are ~~stricken through~~):

Sec. 6.16.010. Running at large prohibited.

It shall be unlawful for any person who is the owner or custodian of any cattle, horses, mules, sheep, hogs, ~~or goats~~, or fowl to suffer or permit such animals to run at large within the city. Any such animals found running at large may be taken up, impounded, and disposed of by the police department in the manner provided by state law.

(Code 1962, § 30.6; Code 1977, § 6.16.010)

Sec. 6.16.020. Keeping of certain animals prohibited.

⁵ S. Wilson, Planning Department, City of Lakewood, phone conversation, June 6th, 2013

⁶ B. Ortiz, Longmont Planning & Development Services Division, phone conversation, April 17, 2013

- A. It is unlawful for any person to maintain or to keep any cattle, sheep, goats, swine, ~~chickens~~, horses, roosters, more than six (6) female chickens (hens) or other livestock within the city, except in areas zoned agricultural A or restricted rural residential R-RR. The keeping of such animals within areas of the city not specifically excepted herein is declared to be a nuisance.

It is unlawful for any person to maintain or to keep more than six (6) female chickens (hens), or three ducks, geese or turkeys, or any combination thereof, within the city in areas zoned for such use as provided in the zoning regulations. The keeping of more than ~~three~~ six (6) fowl within areas of the city not specifically excepted herein is declared a nuisance.

Section 2. Chapter 6.20.Fowl, of the Louisville Municipal Code is repealed and re-enacted as Chapter 6.20.Backyard Hens, to read in full as follows:

Sec. 6.20.010 Keeping of female chickens (hens) restricted.

The keeping of chickens in the Residential Restricted Rural and Agricultural zone districts is regulated by Section 6.16 of the Louisville Municipal Code. With the exception of the Residential High Density (RH) zone district, where backyard hens are not permitted, backyard hens may be kept in all residential zone districts subject to the following conditions and requirements:

- A. No property shall contain more than six (6) female chickens (hens).
- B. Male chickens (or roosters) are not permitted.
- C. Backyard hens are required to be contained within a designated chicken coop and fenced run that shall meet the following requirements:
- a. The chicken coop and fenced run shall be located outside of the established front yard setback, or behind the principal structure's front facade, whichever is more restrictive;
 - b. The coop side and rear setback requirements shall adhere to the accessory use setback requirements established for each zone district or any established Planned Unit Development (PUD);
 - c. Coops shall be predator resistant with a solid covered roof;
 - d. Water shall be provided onsite and accessible to chickens at all times.
 - e. During daylight hours, the hens shall have access to a fenced run and shall also have access to a chicken coop.
 - f. From dusk until dawn, chickens shall be protected from predators by being enclosed within a secured chicken coop.
 - g. The maximum chicken coop size is 120 square feet.
 - h. A minimum of four (4) square feet of space per chicken shall be provided in both the coop and fenced run area.

- i. The maximum height of a coop shall be no more than six (6) feet at the highest point of the roof.
- D. Outdoor slaughtering of birds is allowed, but shall be screened and not visible from adjoining properties;
- E. Chicken feed shall be stored in re-sealable, airtight, predator and vermin-proof containers;
- F. Odors associated with the chicken coop shall be contained within the owner's property boundaries;
- G. Owners shall be responsible for the immediate and proper disposal of dead birds;
- H. City of Louisville Code Enforcement officers shall be allowed to inspect chicken coop and fenced run area when responding to complaints.
- I. The City is authorized to suspend operations if there are documented code violations with the backyard chickens.
- J. Many homeowner association bylaws do not allow poultry of any kind. The City of Louisville encourages residents to research their individual homeowner association regulations.

FISCAL IMPACT

The fiscal impact of amending the LMC to allow backyard chickens will depend on the extent of regulation, licensing and enforcement required. Codes recently adopted by other cities suggest the fiscal impact would be reduced if this use is allowed subject to limitations of lot size, setbacks, and fencing enclosures. Conversely, if we require a public hearing or licensing prior to permitting the activity, the fiscal impact would likely be higher and may require a fee to off-set costs. The current draft of the ordinance does not include a licensure requirement.

RECOMMENDATIONS

Staff recommends that the Planning Commission approve a Resolution No. 20, Series 2013 recommending to City Council approval of Ordinance No. ____, Series 2013, amendments to Title 6 related to backyard hens.

ATTACHMENTS:

1. White Paper on Backyard Chickens
2. Resolution No.20, Series 2013
3. Draft Ordinance No. ____, Series 2013
4. Urban Hens Petition

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 AMENDMENTS TO APPROPRIATE SECTIONS OF THE LOUISVILLE MUNICIPAL CODE (LMC) REGARDING THE KEEPING OF HENS IN THE CITY LIMITS OF LOUISVILLE

APPLICATION NAME: BACKYARD HENS ORDINANCE

LOCATION: SPECIFIC ZONING DISTRICTS IN LOUISVILLE

CASE NUMBER: NA

DATE AND TIME: THURSDAY, SEPTEMBER 12, 2013 @ 6:30 PM
PLANNING COMMISSION

DATE AND TIME: 1ST READING, TUESDAY, OCTOBER 1, 2013 @ 7:00 PM
CITY COUNCIL (TENTATIVE) 2ND READING, TUESDAY, OCTOBER 15, 2013 @ 7:00 PM

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, AUGUST 25, 2013

(POSTED IN CITY HALL, PUBLIC LIBRARY, RECREATION CENTER AND THE COURTS AND POLICE BUILDING AND MAILED TO SURROUNDING PROPERTY OWNERS ON FRIDAY, AUGUST 23, 2013)

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

WWW.LOUISVILLECO.GOV

CITY OF LOUISVILLE

WHITE PAPER

Urban Agriculture - Backyard Chickens

August 6, 2013

Developed by:

Louisville Sustainability Advisory Board

In association with

City of Louisville Planning and Building Safety Department

CITY OF LOUISVILLE
WHITE PAPER
URBAN AGRICULTURE - BACKYARD CHICKENS

1.0 INTRODUCTION

Urban agriculture is the practice of cultivating, processing, and distributing food in or around a village, town, or city.¹ Urban agriculture involves all aspects of food production and includes animal husbandry, aquaculture, agroforestry, and horticulture.

The Louisville Planning Commission requested the Planning Division prioritize the development of a White Paper on best practices in urban policy related to all aspects of urban agriculture. The Louisville City Council subsequently requested the Planning Division work with the Louisville Sustainability Advisory Board (LSAB) to advance the backyard chicken portion of the White Paper ahead of the overall urban agriculture research.

Planning staff coordinated with the Louisville Sustainability Advisory Board (LSAB) to develop a draft of the backyard chicken portion of the White Paper.

This paper provides background information on keeping backyard chickens in urban areas. It also provides a summary of the measures other Colorado municipalities have taken regarding backyard chickens. This document contains research and best practices information to inform the Louisville City Council when considering an ordinance to allow backyard chickens.

2.0 BENEFITS AND CHALLENGES

Many chicken owners state the same reason for starting up their flocks: eggs. Their main reason is to create a healthy and sustainable food source through egg production. Secondly, backyard chickens are also raised for meat production and animal sales. This section describes the benefits and challenges associated with backyard chickens in urban settings.

2.1 Benefits

The benefits of raising chicken in backyards include:

- Proponents claim backyard chicken eggs are fresher and taste better. Eggs purchased in the grocery store can be days—even weeks—old. As eggs age, air seeps into the porous eggshell, degrading nutrition and taste.
- Proponents claim eggs from well-tended backyard chickens can be healthier. Based on diet backyard chickens can contain 30% less cholesterol, 25% less saturated fat, 60%

¹ Bailkey, M., and J. Nasr. 2000. From Brownfields to Greenfields: Producing Food in North American Cities. Community Food Security News. Fall 1999/Winter 2000:6

more vitamin A, two times more omega3 fatty acids, three times more vitamin E, and seven times more beta-carotene.²

- Urban chickens provide an opportunity for organic chemical free food.
- Raising food locally decreases the transportation requirements of one of our staple foods. Local food production results in fewer trips to the store and fewer deliveries from agribusiness. That means less fuel consumed less air pollution, and less traffic congestion.
- Backyard chickens provide opportunities for hands on education about responsibility and the origin and production of food.

2.3 Potential Issues

Commonly encountered problems, or common objections to urban chickens, include those discussed below. **All issues assume roosters are not allowed within the urban context.**

- **Community Nuisances**
 - **Odor** - Odor is one of the main objections to chickens. Anyone who has been near a commercial chicken operation has undoubtedly experienced some unpleasant scents.
 - **Noise** - Chickens do a fair amount of clucking and plenty of cackling usually accompanies egg laying. Chickens are not as noisy as roosters.
- **Additional Code Enforcement Resource Requirements** – Allowing backyard chickens increases time spent on code enforcement for any municipality. Regardless of the quality of the ordinance, a nuisance is subjective interpretation. Code enforcement officers will experience an increase in nuisance calls.
- **Potential Health Risk** - Fowl related health problems are generally associated with large commercial flocks. Chickens, ducks, and other poultry may carry *Salmonella*, which naturally lives in the intestines of poultry and many other animals. It can be shed in their droppings or feces. While it usually doesn't make the birds sick, *Salmonella* can cause serious illness if it is passed to people.³ While anyone can become ill from exposure to these microorganisms, the risk of infection is especially high for children, pregnant women, the elderly, and persons with weakened immune systems.⁴

² Home Raised Eggs Offer Superior Nutrition, Handcrafted Coops, <http://handcraftedcoops.com/home-raised-eggs-offer-superior-nutrition>

³ Keeping Backyard Poultry, Centers for Disease Control, <http://www.cdc.gov/Features/SalmonellaPoultry/>

⁴ Home-Produced Chicken Eggs, M. Bunning and J. Avers, April 19, 2013

- **Coops Can Be Eyesores that Potentially Reduce Property Values** - Coops allowed in front yards, or those constructed above fence lines, may create objectionable sight lines or be unattractive structures.
- **Rodents and Possible Predators** - In Louisville rodents, raccoons, coyotes, foxes, and domesticated dogs are likely predators. Some predators are primarily interested in eggs or young chickens. The prospect of eggs or a chicken dinner draws them all. If successful, they will return repeatedly. Coyotes are attracted to sick, dying, and diseased animals, including chickens.
- **Animal abandonment** – Throughout the nation there has been an increase in chicken abandonment. Rooster abandonment is driven by the roughly 10% chance of roosters coming from hen only eggs orders and all municipal laws prohibit roosters. Hens are sometimes abandoned because their egg productivity decreases over time. Typically hens produce eggs their entire lives. However, high production of eggs occurs between 6-9 months to 5-8 years in age. Hens can live between 10-12 years depending on the quality of care. The severity of the problem is not documented. Representatives from the Denver Animal shelter did not raise concerns that a problem exists in the Front Range. The following data of Denver Animal Shelter came from the Denver Post:

2011

Total backyard chicken permits: 55

Impoundments: 18 total chickens, including 2 roosters

2012

Total permits: 254

Impoundments: 32 total chickens, including 12 roosters

2013 to date

Total permits: 96

Impoundments: 19 to date, including 5 roosters

According to the Denver Animal Shelter, impoundments do not correlate to abandonments. From a municipal perspective, City laws should not promote possible abandonment by prohibiting the slaughtering of birds.

3.0 BEST PRACTICES

3.1 Minimum Requirements for Raising Chickens

The basic requirements for raising healthy urban chickens include:

- Three to four birds for a minimum flock - chickens are sociable.
- 2-3sf of coop floor per bird. (The more space, however, the healthier chickens are; overcrowding contributes to disease and feather picking.)⁵

⁵ Backyard chickens, <http://www.backyardchickens.com/>

- Approximately 4-5sf per chicken in an outside run or enclosed backyard space; a place to “spread their wings”.⁶
- Securely fenced space to keep chickens in and predators out. Chickens are housed within a secured coop between dusk and dawn to minimize predator issues.
- Feed is secured in predator proof containers. This will ensure chickens have clean and healthy food source.

3.2 Comparison of Local Ordinances

Several cities in Boulder County and the Denver metro area allow backyard chickens. Table 1, below, provides a representative summary of each municipality’s requirements.

Table 1: Local Ordinance Comparison

City	Number	Number	Roosters	Distance/Space Requirements	Permit/Fee	Other Requirements
Boulder	Permitted accessory in residential Zone Districts	50/acre or suburban lot	No	NA	No	<ul style="list-style-type: none"> • No Roosters • Feed must be stored in rodent proof containers.
Denver (2011)	Permitted in all residential Zone Districts	8 (ducks and/or chickens total)	No	<ul style="list-style-type: none"> • <15’ to 1) a structure on an abutting dwelling and 2) a dwelling not the residence of the keeper and located in a primary structure on same lot. 	Yes/\$25 (annual renewal)	<ul style="list-style-type: none"> • No Roosters • 16 ft² space/bird • Located on the rear 50% of lots
Ft. Collins (2008)	Permitted in all residential Zone Districts Permitted in residential portions of non- residential zone districts	6	No	<ul style="list-style-type: none"> • 15’ from property line • 4 ft.² per chicken 		<ul style="list-style-type: none"> • No Roosters • No slaughtering
Lakewood (2013)	Accessory Use in R-1 Districts Special Use Permit in R-2 District	1 to 4	No	<ul style="list-style-type: none"> • Based on zoning; 15’ from property line typically 	Yes/\$15	<ul style="list-style-type: none"> • No Roosters • Coops 6 ft.²/bird, ≥ 32 ft.², 10’ height • In coop or fenced at all times (min. 4’ tall fence)
Longmont (2009, 2011)	Permitted in all residential Zone Districts Permitted in residential portions of non- residential zone districts	4	No	<ul style="list-style-type: none"> • If existing coops <6’ from property line, written consent from adjacent property owners required • 4 ft² space/chicken required 	Yes/\$30 (one time)	<ul style="list-style-type: none"> • No Roosters • Restricted to back yards • No slaughtering • If free range consent from all abutting owners required

⁶ Backyard chickens, <http://www.backyardchickens.com/>

City	Number	Number	Roosters	Distance/Space Requirements	Permit/Fee	Other Requirements
Lafayette (2013)	<p>Accessory to residential & school uses</p> <p>Permitted in all residential Zone Districts</p> <p>Permitted in residential and school uses in the T-1; B-1; C-1 P; and DR Zone Districts</p>	5	No	<ul style="list-style-type: none"> • Located in the rear of the property • 5' setback to side and rear property line • Chickens not allowed in front yard • Coops >6' tall require building permit (no more than 7') • Max. Coop size is 100 sf. • Min. of 4sf per in both the coop and the run. 	Yes/\$30	<ul style="list-style-type: none"> • No Roosters • Shall be predator resistant with a solid covered roof. • Access to run in daylight only • Enclosed within a chicken coop between dusk and dawn. • No chickens, coop or Run shall be located in common areas of a multi-unit, multi-use, or multi-family property. • Feed must be stored in rodent proof containers. • Slaughtering not allowed on site • No other fowl allowed

[Type text]

3.3 Nuisance Management

Colorado cities where backyard chickens have been allowed for up to 5 years report minimal problems with them. Overall, the number of people who keep chickens in cities is fairly small. After an initial surge of requests, the number of applicants drops off significantly.

Boulder

The City of Boulder has no published information pertaining to their backyard chicken activity.

Denver

The City and County of Denver Animal Control Department issues and administers permits. In 2012, 254 permits were issued. 71 were issues in 2013. Denver reported “very few problems” to date.” It is currently considered a “non-issue”. Fees have covered administrative costs and there has been no impact to the Animal Care and Control budget.⁷

Fort Collins

Since 2008, Ft. Collins has issued 153 chicken licenses. Out of the 56,649 total calls that Ft. Collins’ Animal Control has received, 76 calls were related to chickens; one citation was issued. Animal Control chicken related data as published by Ft. Collins is:

Type of Calls

- Chickens at large: 29
- Roosters/disturbance: 24
- Fence too close to neighbors: 4
- Number of chickens: 13
- Other 6

Results

- 21 calls resolved by educating the owner on the requirements, e.g., need to remove the roosters;
- 1 warning issued for number of chickens;
- 2 warnings issued for disturbance; and,
- 1 case is still open for number of chickens and location and license required.

Lakewood

The Planning Department at Lakewood indicated that since the ordinance was passed there have been no complaints and no citations issued.⁸

⁷ Sgt. A. McSpadden, City of Denver Animal Care and Control Department, phone conversation June 5th, 2013

⁸ S. Wilson, Panning Department, City of Lakewood, phone conversation, June 6th, 2013

Longmont

Longmont has issued approximately 170 permits for backyard chickens since 2009. City staff⁹ indicated that Animal Control receives approximately one to two complaints a year . . . generally dealing with noise created by roosters kept in violation of the ordinance.

Odor, predators, rodents, and objections from neighbors have not been issues in Longmont. According to the City of Longmont, the effect on the workload of code-enforcement and animal-control officers has been insignificant.

None of the ordinances reviewed apply to HOA managed properties. All municipalities require adequate housing and proper construction of coops that offer protection from predators. There was no increase in predator activity reported by any of the municipalities studied. All cities reviewed require a permit/application. Average cost is \$27.00. Some permits must be renewed annually. All cities studied offered on-line educational materials and links to helpful resources.

Nuisance Management Conclusions:

Based on research, there are specific actions that can assist in managing nuisance and code enforcement concerns associated with backyard chickens. To avoid most of these issues, City Council can maintain the existing prohibition on backyard chickens. *If City Council wishes to move forward with an ordinance allowing backyard chickens, the following actions will assist in managing nuisances:*

- Prohibit roosters;
- Prohibit free range chickens;
- Limit the number of fowl to six maximum; three of any combination geese, turkeys, ducks plus the addition of a maximum of three hens Or, four hens maximum;
- Create a license/permit requirement to assist in managing/educating applicants (note this effort may be unnecessary and could create more work for City staff and a potentially onerous process for applicants);
- Prohibit outdoor slaughtering of birds;
- Establish coop and pen placement and design requirements to best assure the health of the birds and compatibility with adjacent properties;
 - Restrict coops and runs to backyards.
 - Limit coops to a maximum 6' height.
 - Require predator proof construction.
 - Require airtight and vermin-proof feed containers.
 - Set minimum distance from property lines for coops/runs (staff recommends using standard accessory structure setback regulations).
 - Prohibit conditions that create an attractive nuisance for vermin;
- Require odors be contained within the owner's property boundaries to enable Code Enforcement to deal with odor complaints;
- Require owners to immediately and properly dispose of dead birds;
- Allow code officers to inspect facilities when responding to complaints.
- Allow the City to suspend backyard chicken permits if there are chicken related code violations.
- Develop educational materials (best practices, how to care for chickens, basic requirements for coop design, available resources, etc.) for prospective owners.

⁹ B. Ortiz, Longmont Planning & Development Services Division, phone conversation, April 17, 2013

**RESOLUTION NO. 20
SERIES 2013**

**A RESOLUTION RECOMMENDING APPROVAL OF AMENDMENTS TO TITLE 6 OF
THE LOUISVILLE MUNICIPAL CODE TO ALLOW BACKYARD HENS AS AN
ACCESSORY USE IN LOW AND MEDIUM DENSITY RESIDENTIAL ZONE DISTRICTS**

WHEREAS, Title 6 of the Louisville Municipal Code establish regulations keeping of animals in the City of Louisville; and

WHEREAS, the practice of raising chickens is prohibited in the City, except in areas zoned Agricultural (A), or restricted Rural Residential (R-RR); and,

WHEREAS, the City Council desires to expand the areas in which the raising of female chickens, or hens, would be allowed; and,

WHEREAS, a core value of the City in the 2013 Comprehensive Plan promotes: *“Sustainable Practices for the Economy, Community, and the Environment . . . where we challenge our government, residents, property owners, and our business owners to be innovative with sustainable practices so the needs of today are met without compromising the needs of future generations”*, and that the raising of backyard hens is recognized as a sustainable community practice; and,

WHEREAS, a second core value of the City in the 2013 Comprehensive Plan promotes: *Unique Commercial Areas and Distinctive Neighborhoods . . . where the City is committed to recognizing the diversity of Louisville’s commercial areas and neighborhoods by establishing customized policies and tools to ensure that each maintains its individual character, economic vitality, and livable structure”*, and that any new regulations regarding backyard hens shall contain nuisance mitigation measures to ensure each neighborhood maintains their unique livable structure; and,

WHEREAS, the Louisville Sustainability Advisory Board (LSAB) collaboratively crafted a white paper on urban chickens with staff from the Planning and Police Departments; and

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

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

Section 1. The Planning and Zoning Commission hereby recommends adoption of the proposed ordinance, entitled “An Ordinance Amending Title 6 of the Louisville Municipal Code to Allow Backyard Hens as An Accessory Use in Low and Medium

Density Residential Zone Districts” in essentially the same form as accompanies this Resolution.

PASSED AND ADOPTED this ____ day of September 12, 2013

By: _____
Jeffrey S. Lipton, Chair
Planning Commission

Attest: _____
Ann O’Connell, Secretary
Planning Commission

**ORDINANCE NO. __ ,
SERIES 2013**

**AN ORDINANCE AMENDING TITLE 6 OF THE LOUISVILLE MUNICIPAL CODE TO
ALLOW BACKYARD HENS AS AN ACCESSORY USE IN LOW AND MEDIUM
DENSITY RESIDENTIAL ZONE DISTRICTS**

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, the practice of raising chickens is prohibited in the City, except in areas zoned Agricultural (A), or restricted Rural Residential (R-RR); and,

WHEREAS, the City Council desires to expand the areas in which the raising of female chickens, or hens, would be allowed; and,

WHEREAS, a core value of the City in the 2013 Comprehensive Plan promotes: *“Sustainable Practices for the Economy, Community, and the Environment . . . where we challenge our government, residents, property owners, and our business owners to be innovative with sustainable practices so the needs of today are met without compromising the needs of future generations”*, and that the raising of backyard hens is recognized as a sustainable community practice; and,

WHEREAS, a second core value of the City in the 2013 Comprehensive Plan promotes: *Unique Commercial Areas and Distinctive Neighborhoods . . . where the City is committed to recognizing the diversity of Louisville’s commercial areas and neighborhoods by establishing customized policies and tools to ensure that each maintains its individual character, economic vitality, and livable structure”*, and that any new regulations regarding backyard hens shall contain nuisance mitigation measures to ensure each neighborhood maintains their unique livable structure; and,

WHEREAS, the Louisville Sustainability Advisory Board (LSAB) collaboratively crafted a white paper on urban chickens with staff from the Planning and Police Departments; and

WHEREAS, after a duly noticed public hearing held September 12, 2013, where evidence and testimony were entered into the record, including the findings in the White Paper and Louisville Planning Commission Staff Report dated September 12, 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, THAT:

Section 1. Sections 6.16.010, 6.16.020, of the Louisville Municipal Code are hereby amended to read as follows (words added are underlined; words deleted are stricken through):

Sec. 6.16.010. Running at large prohibited.

It shall be unlawful for any person who is the owner or custodian of any cattle, horses, mules, sheep, hogs, ~~or~~ goats, or fowl to suffer or permit such animals to run at large within the city. Any such animals found running at large may be taken up, impounded, and disposed of by the police department in the manner provided by state law.

(Code 1962, § 30.6; Code 1977, § 6.16.010)

Sec. 6.16.020. Keeping of certain animals prohibited.

- A. It is unlawful for any person to maintain or to keep any cattle, sheep, goats, swine, ~~chickens,~~ horses, roosters, more than six (6) female chickens (hens) or other livestock within the city, except in areas zoned agricultural A or restricted rural residential R-RR. The keeping of such animals within areas of the city not specifically excepted herein is declared to be a nuisance.
- B. It is unlawful for any person to maintain or to keep more than six (6) female chickens (hens), or three ducks, geese or turkeys, or any combination thereof, within the city in areas zoned for such use as provided in the zoning regulations. The keeping of more than ~~three~~ six (6) fowl within areas of the city not specifically excepted herein is declared a nuisance.

Section 2. Chapter 6.20.Fowl, of the Louisville Municipal Code is hereby repealed and re-enacted as Chapter 6.20.Backyard Hens, to read in full as follows:

Sec. 6.20.020 Keeping of female chickens (hens) restricted.

The keeping of chickens in the Residential Restricted Rural and Agricultural zone districts is regulated by Title 6 of the Louisville Municipal Code. With the exception of the Residential High Density (RH) zone district, where backyard hens are not permitted, backyard hens may be kept in all residential zone districts subject to the following conditions and requirements:

- A. No property shall contain more than six (6) female chickens (hens).
- B. Male chickens (or roosters) are not permitted.

C. Backyard hens are required to be contained within a designated chicken coop and fenced run that shall meet the following requirements:

1. The chicken coop and fenced run shall be located outside of the established front yard setback, or behind the principal structure's front facade, whichever is more restrictive;
2. The coop side and rear setback requirements shall adhere to the accessory use setback requirements established for each zone district or any established Planned Unit Development (PUD);
3. Coops shall be predator resistant with a solid covered roof;
4. Water shall be provided onsite and accessible to chickens at all times.
5. During daylight hours, the hens shall have access to a fenced run and shall also have access to a chicken coop.
6. From dusk until dawn, chickens shall be protected from predators by being enclosed within a secured chicken coop.
7. The maximum chicken coop size is 120 square feet.
 - a. A minimum of four (4) square feet of space per chicken shall be provided in both the coop and fenced run area.
 - b. The maximum height of a coop shall be no more than six (6) feet at the highest point of the roof.
8. Outdoor slaughtering of birds is allowed, but shall be screened and not visible from adjoining properties;
9. Chicken feed shall be stored in re-sealable, airtight, predator and vermin-proof containers;
10. Odors associated with the chicken coop shall be contained within the owner's property boundaries;
11. Owners shall be responsible for the immediate and proper disposal of dead birds;

- D. City of Louisville Code Enforcement officers shall be allowed to inspect chicken coop and fenced run area when responding to complaints.
- E. The City is authorized to suspend operations if there are documented code violations with the backyard chickens.
- F. Many homeowner association bylaws do not allow poultry of any kind. The City of Louisville encourages residents to research their individual homeowner association regulations.

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

PETITION TO LEGALIZE URBAN HENS

City of Louisville, Colorado

We, residents of Louisville, CO, would like you to change the City by-law (Sec. 6.16.020) to allow residents to keep a maximum of 6 hens (no roosters) in their backyards within City limits.

Chickens are the most sustainable pet on the planet. They eat unwanted pests like mosquitoes, provide organic fertilizer for gardens, encourage healthy worm growth and micronutrients in topsoil, and consume organic waste, saving it from the landfill. And best of all, they provide a healthy, sustainable supply of fresh eggs.

Backyard chickens are no more of a threat or nuisance to urban life than a dog or cat (coyotes have been predators to cats and dogs for a long time, chickens will be no different and will be kept in a coop!), yet offer many benefits that man's best friends do not. It is important to residents with concern for the environment, humane treatment of animals, or their own health to have access to this great alternative to mainstream poultry.

Over 500 U.S. cities and towns have changed their rules to make it easy for people to keep backyard chickens in recent years. Including our surrounding cities of Boulder, Lafayette, Longmont, Superior and Denver.

Please pledge your support! If you have any questions or concerns about keeping urban hens, please contact me on our Facebook page <http://www.facebook.com/urbanhencoalition>.

Signatures

Name	Location	Date
brenda ilowit	Louisville, CO, United States	2013-04-20
Rebecca Newson	Louisville, CO, United States	2013-04-20
Mike DiGiovanni	Louisville, CO, United States	2013-04-20
Michele Beach	Louisville, CO, United States	2013-04-20
Tammy Burton	Louisville, CO, United States	2013-04-20
christy lochary	Louisville, CO, United States	2013-04-20
Tiffany Voeller	Louisville, CO, United States	2013-04-20
Rachel Snow	Lyons, CO, United States	2013-04-20
Matt Spaeth	Lyons, CO, United States	2013-04-20
Allison St John	Louisville, CO, United States	2013-04-20
Barbara Henderson	Superior, CO, United States	2013-04-20
Jason Love	Louisville, CO, United States	2013-04-20
Alison Rakotonirina	Louisville, CO, United States	2013-04-20
Andrea Reed	Louisville, CO, United States	2013-04-20
Jason Yoho	Louisville, CO, United States	2013-04-20
Lucia Harrop	Louisville, CO, United States	2013-04-20
Meg Sandoval	Louisville, CO, United States	2013-04-20
Zach Olsen	Louisville, CO, United States	2013-04-20
Catherine Mitchell	Louisville, CO, United States	2013-04-20
Michelle Bargo	Louisville, CO, United States	2013-04-20
Barry Kardon	Louisville, CO, United States	2013-04-20
Michele Slivken	Louisville, CO, United States	2013-04-20

Name	Location	Date
Concerned Citizen	New City, NY, United States	2013-04-20
Steven Domenico	Louisville, CO, United States	2013-04-20
Alicia Yoho	Louisville, CO, United States	2013-04-20
Justin Young	Broomfield, CO, United States	2013-04-20
Shai Zamir	Boulder, CO, United States	2013-04-20
Daniel Rabinowitz	Louisville, CO, United States	2013-04-21
Heather Bair	Louisville, CO, United States	2013-04-21
Rhonda Ford	Louisville, CO, United States	2013-04-21
Kris Milanak	lafayette, CO, United States	2013-04-21
Kenneth Spang`	Lower Burrell, PA, United States	2013-04-21
Delta Bement	Boulder, CO, United States	2013-04-21
Amy DuBois	Louisville, CO, United States	2013-04-21
Laura Saxon	morrison, FL, United States	2013-04-21
Wendy Moyle	Louisville, CO, United States	2013-04-21
Martha Conrad	Louisville, CO, United States	2013-04-21
Rebekah Lassen	Denver, CO, United States	2013-04-21
Alexandra Bradley	Louisville, CO, United States	2013-04-21
Tanaya Larsen	Louisville, CO, United States	2013-04-21
S Gee	Louisville, CO, United States	2013-04-21
Lauren Elliott	Louisville, CO, United States	2013-04-21
Fran Cohen	Louisville, CO, United States	2013-04-21
Christine Wagner	Australia	2013-04-21
Jaime Forsyth	Louisville, CO, United States	2013-04-21

Name	Location	Date
M Vaslow	Louisville, CO, United States	2013-04-21
MC Vincent	Louisville, CO, United States	2013-04-21
Eugenie Malone	Louisville, CO, United States	2013-04-21
Karen Wilkinson	Louisville, CO, United States	2013-04-21
Cynthia Buchenroth Martin	Louisville, CO, United States	2013-04-21
Matthew Wilkinson	Louisville, CO, United States	2013-04-21
Stephanie Hempen	Louisville, CO, United States	2013-04-21
David Kalis	Louisville, CO, United States	2013-04-21
Nicole Trofino	Louisville, CO, United States	2013-04-21
Nancy Lehmann	Louisville, CO, United States	2013-04-21
Karen Kalis	Louisville, CO, United States	2013-04-21
Jody Ash	Louisville, CO, United States	2013-04-21
Gary Fisher	Louisville, CO, United States	2013-04-21
Diane Martin	Louisville, CO, United States	2013-04-21
Gisela Bennett	Louisville, CO, United States	2013-04-21
Nicole Leonard	Louisville, CO, United States	2013-04-21
Patricia Morgan	Louisville, CO, United States	2013-04-21
Courtney Ferguson	Louisville, CO, United States	2013-04-21
Karen Howe	Louisville, CO, United States	2013-04-21
Todd Snyder	San Francisco, CA, United States	2013-04-21
erika carlson	Louisville, CO, United States	2013-04-21
Julia Olson	Louisville, CO, United States	2013-04-21
Sarah Carr	Louisville, CO, United States	2013-04-21

Name	Location	Date
Sonali Marlin	Louisville, CO, United States	2013-04-21
kristi pikiewicz	louisville, CO, United States	2013-04-21
stacia franus	Louisville, CO, United States	2013-04-22
Anthony Firestine	Louisville, CO, United States	2013-04-22
Edward Laurson	Denver, CO, United States	2013-04-22
Rex Raimond	Louisville, CO, United States	2013-04-22
Amy Baggett	Louisville, CO, United States	2013-04-22
Erica Osborn	Belton, MO, United States	2013-04-22
Amanda Williams	Kailua-Kona, HI, United States	2013-04-22
Maggie Oliver	Portland, OR, United States	2013-04-22
Janell Nicholas	Golden, CO, United States	2013-04-22
Jonathan Sharley	Louisville, CO, United States	2013-04-22
Lucy Copperberg	Longmont, CO, United States	2013-04-22
Erin Robertson	Louisville, CO, United States	2013-04-22
Tessa Greene	Boulder, CO, United States	2013-04-22
Abbe Gilroy	Louisville, CO, United States	2013-04-22
May Robertson	Louisville, CO, United States	2013-04-22
Ashley Randall	Louisville, CO, United States	2013-04-22
Jaimee Rutherford	Louisville, CO, United States	2013-04-22
Darlyn Schroeder	Fairview, TN, United States	2013-04-22
Kelly Lyman	Louisville, CO, United States	2013-04-22
Mel Hinebauch	Louisville, CO, United States	2013-04-22
Zoey Davol	Louisville, CO, United States	2013-04-22

Name	Location	Date
Melissa Williams	Louisville, CO, United States	2013-04-22
Amanda Fiorino	Louisville, CO, United States	2013-04-22
Trent Davol	LOUISVILLE, CO, United States	2013-04-22
rebecca holley	Louisville, CO, United States	2013-04-22
Randy Rutherford	Louisville, CO, United States	2013-04-22
Karla McCaulley-Conlin	Louisville, CO, United States	2013-04-22
Kimberly Byrne	Phoenix, AZ, United States	2013-04-22
Nick Diack	Denver, CO, United States	2013-04-22
Tammie Helm	Louisville, CO, United States	2013-04-22
Josh Riney	Louisville, CO, United States	2013-04-22
Andy Johnson	Louisville, CO, United States	2013-04-22
steve dicesare	Louisville, CO, United States	2013-04-22
Katherine Bell	Louisville, CO, United States	2013-04-22
David Benjes	Louisville, CO, United States	2013-04-22
Doris Rabinowitz	Louisville, CO, United States	2013-04-22
Alicia Mahoney	LOUISVILLE, CO, United States	2013-04-22
Lisa Dierauf	Louisville, CO, United States	2013-04-22
Carey King	Louisville, CO, United States	2013-04-22
Carol Smith	Louisville, CO, United States	2013-04-22
Katherine Turner	Louisville, CO, United States	2013-04-22
Jennifer Soule	Louisville, CO, United States	2013-04-22
Leanne Presley	Louisville, CO, United States	2013-04-22
Elizabeth Steed	Decatur, GA, United States	2013-04-22

Name	Location	Date
Elizabeth Woody	Louisville, CO, United States	2013-04-22
Cullen Choi	Louisville, CO, United States	2013-04-22
Melinda Hoffman	Louisville, CO, United States	2013-04-22
Linda Mahoney	Broomfield, CO, United States	2013-04-22
erin williams	boulder, CO, United States	2013-04-22
cris benner	Louisville, CO, United States	2013-04-22
Linda Lee	Louisville, CO, United States	2013-04-22
Clint Dillard	Louisville, CO, United States	2013-04-22
Nina Griffin	Boulder, CO, United States	2013-04-22
Erin Dillard	Louisville, CO, United States	2013-04-22
Heather Stone	Louisville, CO, United States	2013-04-22
Chris Kantarjiev	Palo Alto, CA, United States	2013-04-22
Michelle Frieswyk-Johnson	Louisville, CO, United States	2013-04-22
Karen MacClune	Boulder, CO, United States	2013-04-22
Bill Parker	San Jose, CA, United States	2013-04-22
Candice Urban	Louisville, CO, United States	2013-04-22
Melanie Muckle	Louisville, CO, United States	2013-04-22
Margaret Rosenau	Louisville, CO, United States	2013-04-22
Chris Brainard	Louisville, CO, United States	2013-04-22
Katherine Anderson	Loisville, CO, United States	2013-04-22
Renee Albert	Louisville, CO, United States	2013-04-22
jill Churchfield	longmont, CO, United States	2013-04-22
Heather Locke	Louisville, CO, United States	2013-04-22

Name	Location	Date
Anderson Hoke	Louisville, CO, United States	2013-04-22
Elizabeth Ryterski	Louisville, CO, United States	2013-04-22
Chris Wentz	Louisville, CO, United States	2013-04-22
Jennifer Harris	Louisville, CO, United States	2013-04-22
Sarah Lynch	Louisville, CO, United States	2013-04-22
Eileen Wade-Stein	Louisville, CO, United States	2013-04-22
Anna Carner	louisvillewillowLouisville, CO, United States	2013-04-22
spenser havlick	Boulder, CO, United States	2013-04-22
Andre Mazur	Louisville, CO, United States	2013-04-22
Wendy Mackay	Louisville, CO, United States	2013-04-22
Barbara Ross	NORCROSS, GA, United States	2013-04-22
Dana Benner	Louisville, CO, United States	2013-04-22
Suzanne Forrester	Louisville, CO, United States	2013-04-22
Karen Hogan	Louisville, CO, United States	2013-04-22
Breanne Newson	Louisville, CO, United States	2013-04-22
Lisa Peters	Louisville, CO, United States	2013-04-22
Bill Kyle	Louisville, CO, United States	2013-04-23
Amy Robertson	Louisville, CO, United States	2013-04-23
Sarah Hyde	Louisville, CO, United States	2013-04-23
Karen Kline	Louisville, CO, United States	2013-04-23
Jeremy Broombaugh	Las Vegas, NV, United States	2013-04-23
Chris Enright	Louisville, CO, United States	2013-04-23
Carrie Elste	Littleton, CO, United States	2013-04-23

Name	Location	Date
Carly Fox	Louisville , CO, United States	2013-04-23
Patricia Oveson	Louisville, CO, United States	2013-04-23
Amy Chini	San Diego, CA, United States	2013-04-23
Susan Szollosi	Louisville, CO, United States	2013-04-23
Carole Lindroos	Boulder, CO, United States	2013-04-23
Diana Walley	Louisville, CO, United States	2013-04-23
Stacey Gurr	Louisville, CO, United States	2013-04-23
Nycole Echeverria	Fort Collins, CO, United States	2013-04-23
Karen Huitt	Louisville, CO, United States	2013-04-23
Jacquie Waldrip	Louisville, CO, United States	2013-04-23
Patricia Burney	Holiday, FL, United States	2013-04-23
Cameron Kenne	Broomfield, CO, United States	2013-04-23
Tiffany Boyd	Louisville, CO, United States	2013-04-23
Dorothy Wallis	Louisville, CO, United States	2013-04-23
Daniel Knudson	Louisville, CO, United States	2013-04-23
Daniel Lack	Boulder, CO, United States	2013-04-23
Eric Ryterski	Louisville, CO, United States	2013-04-23
Robert Kline	Louisville, CO, United States	2013-04-23
Jeremy Carlson	Louisville, CO, United States	2013-04-23
Allyson DeSart	Lafayette, CO, United States	2013-04-23
Marilyn Woods-Brown	Louisville, CO, United States	2013-04-23
Nina Johnson	Louisville, CO, United States	2013-04-23
Haley Sladek	Longmont, CO, United States	2013-04-23

Name	Location	Date
Lynn Bytyci	Atlanta, GA, United States	2013-04-23
Nan MaryAnne Boulton	Louisville, CO, United States	2013-04-23
Bob Elste	Boulder, CO, United States	2013-04-23
Michelle Carpenter	Louisville, CO, United States	2013-04-23
Jami Fortin	Louisville, CO, United States	2013-04-23
Richard Barker	Rexburg, ID, United States	2013-04-23
Amy Ennis	Louisville, CO, United States	2013-04-23
Nhatran Tran	Louisville, CO, United States	2013-04-24
Malia Maunakea	Louisville, CO, United States	2013-04-24
Yvette Roderick	Louisville, CO, United States	2013-04-24
Caryn Lerman	Louisville, CO, United States	2013-04-24
Molly Crotwell	Louisville, CO, United States	2013-04-24
Krista Ingle	Louisville, CO, United States	2013-04-24
Theodore Barber	Louisville, CO, United States	2013-04-24
Janet Osborn	Seattle, WA, United States	2013-04-24
Jim Oxenhandler	Louisville, CO, United States	2013-04-24
randy luallin	Louisville, CO, United States	2013-04-24
Nicole Millet	Louisville, CO, United States	2013-04-24
Robin Cooley	Louisville, CO, United States	2013-04-24
Deborah Davies	Louisville, CO, United States	2013-04-24
Barbara Walter	Louisville, CO, United States	2013-04-24
Manuela Lehti	Louisville, CO, United States	2013-04-24
Cindy Stonesmith	Louisville, CO, United States	2013-04-24

Name	Location	Date
Rita Vali	Louisville, CO, United States	2013-04-24
Jessi Hersey	Louisville, CO, United States	2013-04-24
Vicki Tredeman	Louisville, CO, United States	2013-04-24
Tiff Heinritz	Louisville, CO, United States	2013-04-24
Michelle Gleason	Louisville, CO, United States	2013-04-24
Linda Schutter	Louisville, CO, United States	2013-04-24
Monica Kovach	Louisville, CO, United States	2013-04-24
Tom Schutter	Louisville, CO, United States	2013-04-25
David Normen	Louisville, CO, United States	2013-04-25
Viki Lawrence	Louisville, CO, United States	2013-04-25
karen Beeman	longmont, CO, United States	2013-04-25
Melissa Vaughn	Louisville, CO, United States	2013-04-25
Ed Hall	Louisville, CO, United States	2013-04-25
fawnda hathaway	Louisville, CO, United States	2013-04-25
Robert Whelton	Louisville, CO, United States	2013-04-25
Jay Paidipati	Louisville, CO, United States	2013-04-25
Robyn Churchill Rathweg	Louisville, CO, United States	2013-04-25
Karin Knapp	Louisville, CO, United States	2013-04-26
Marion Antonellis	Louisville, CO, United States	2013-04-26
Christopher Rathweg	Louisville, CO, United States	2013-04-26
Jessica Saigado	Boulder, CO, United States	2013-04-26
Adam Ivory	Louisville, CO, United States	2013-04-26
Cherie wilcox	Louisville, CO, United States	2013-04-26

Name	Location	Date
Patricia Decory	Louisville, CO, United States	2013-04-26
Lacie Qualls	Louisville, CO, United States	2013-04-27
Catherine Abel	Louisville, CO, United States	2013-04-27
Lara Gonzalez	Louisville, CO, United States	2013-04-27
Anastasia Webber	Louisville, CO, United States	2013-04-27
Alicia Miller	LOUISVILLE, CO, United States	2013-04-27
Dax Burgos	Lafayette, CO, United States	2013-04-27
bambi griffin	Louisville, CO, United States	2013-04-27
Megan Collins	Louisville, CO, United States	2013-04-28
Teresa Collins	Louisville, CO, United States	2013-04-28
Dawn Record	Louisville, CO, United States	2013-04-29
Alexa Moore	Portland, OR, United States	2013-04-29
Spencer Alexander	Louisville, CO, United States	2013-04-29
Shane Ballard	Louisville,, CO, United States	2013-04-30
Mark Tracy	Boulder, CO, United States	2013-05-01
Heather Kilcoyne	Louisville, CO, United States	2013-05-01
Summer DeMin	LAFAYETTE, CO, United States	2013-05-01
Mike Hogan	Louisville, CO, United States	2013-05-01
Teresa Peck	Louisville, CO, United States	2013-05-01
Kaylah Zelig	Louisville, CO, United States	2013-05-01
Wendy Morone	Louisville, CO, United States	2013-05-01
Christian Oslund	Louisville, CO, United States	2013-05-01
Barbra Huntting	Boulder, CO, United States	2013-05-01

Name	Location	Date
Alison Gorsevski	Louisville, CO, United States	2013-05-01
Michele Pelanne	Louisville, CO, United States	2013-05-01
Angela Teegardin	Louisville, CO, United States	2013-05-01
Katherine Myers	Louisville, CO, United States	2013-05-01
Jessica Brown-Velez	Westminster, CO, United States	2013-05-01
Amanda Maggi	Littleton, CO, United States	2013-05-01
Tizri Zelig	Louisville, CO, United States	2013-05-01
Elizabeth Tran	San Jose, CA, United States	2013-05-01
marcia rodney	Louisville, CO, United States	2013-05-01
Molly Semanik	Louisville, CO, United States	2013-05-01
Kristina Peltier	Portage, IN, United States	2013-05-01
Chloe A-L	Dequene, AR, United States	2013-05-02
kristel rosuman	Louisville,	2013-05-02
Kelly Mi	Wilmington, DE, United States	2013-05-02
Benjamin Newson	Louisville, CO, United States	2013-05-02
Maya Hodgins	Ottawa, Canada	2013-05-02
Dominick Morone	Louisville, CO, United States	2013-05-02
Nico Conlin	Louisville, CO, United States	2013-05-02
Russ Evans	Louisville, CO, United States	2013-05-03
Han Pham	Louisville, CO, United States	2013-05-04
Carrie Capps	Westminster, CO, United States	2013-05-04
Danajoy Monroe	Louisville, CO, United States	2013-05-04
William Morris	Louisville, CO, United States	2013-05-04

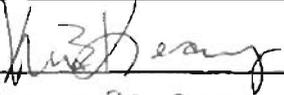
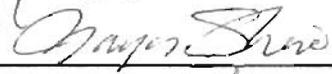
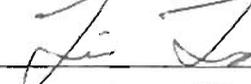
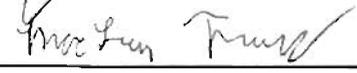
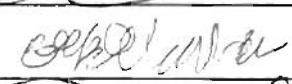
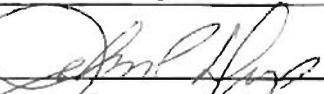
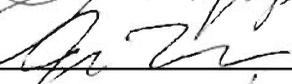
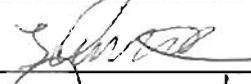
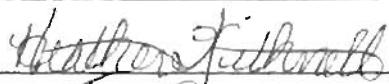
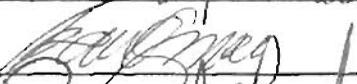
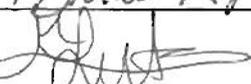
Name	Location	Date
Gerd Appelhans	Louisville, CO, United States	2013-05-05
Deirdre Cooper	Louisville, CO, United States	2013-05-05
Jen Robarge	Louisville, CO, United States	2013-05-05
Kim Prosser	Portland, OR, United States	2013-05-05
sue walter	Louisville, CO, United States	2013-05-06
Janna Butler	Louisville, CO, United States	2013-05-06
Marianne Gibbs	Louisville, CO, United States	2013-05-07
Dan Mellish	louisville, CO, United States	2013-05-07
avery braun	Boulder, CO, United States	2013-05-07
Dana Kelly	Louisville, CO, United States	2013-05-07
Darren Kelly	Louisville, CO, United States	2013-05-07
Valerie Hackman	Louisville, CO, United States	2013-05-08
Erik Sundberg	Louisville, CO, United States	2013-05-08
Alexander McCracken	Louisville, CO, United States	2013-05-08
Rachel Folk	Louisville, CO, United States	2013-05-08
Tawnya Healy	Louisville, CO, United States	2013-05-08
Jacquelyn Bryant	Louisville, CO, United States	2013-05-08
Laurie Norman	Louisville, CO, United States	2013-05-10
robert ross	Louisville, CO, United States	2013-05-10
Jill Sowell	Louisville, CO, United States	2013-05-11
Jennifer Paidipati	Louisville, CO, United States	2013-05-11
Meredith Eddy	Louisville, CO, United States	2013-05-12
Forest Ray	Louisville, CO, United States	2013-05-14

Name	Location	Date
Nicole Charron	Louisville, CO, United States	2013-05-14
barbara butterworth	louisville, CO, United States	2013-05-14
Bella Icenhower	Louisville, CO, United States	2013-05-15
Gail Hartman	Louisville, CO, United States	2013-05-15
b sullivan	louisville, CO, United States	2013-05-15
Kari Mitchell	Louisville, CO, United States	2013-05-15
Antoinette Lopez	Louisville, CO, United States	2013-05-15
Cheri King	Louisville, CO, United States	2013-05-15
Jackie Buratovich	Louisville, CO, United States	2013-05-15
Lesley Julian	Louisville, CO, United States	2013-05-15
Rob Salcido	Louisville, CO, United States	2013-05-15
Amy Miller	Louisville, CO, United States	2013-05-15
William Heldman	Louisville, CO, United States	2013-05-15
Jennifer Bird-Arvidsson	Louisville, CO, United States	2013-05-15
Bjorn Arvidsson	Louisville, CO, United States	2013-05-15
Merinda Harlan	Louisville, CO, United States	2013-05-15
Cameron Luecke	Louisville, CO, United States	2013-05-15
David burson	louisville,	2013-05-15
Veronica Ramirez	Louisville, CO, United States	2013-05-15
Shontelle Hegge	Louisville, CO, United States	2013-05-16
Janette Dorssom	Westminster, CO, United States	2013-05-16
Holly Porter	Louisville, CO, United States	2013-05-16
William S. Porter	Louisville, CO, United States	2013-05-16

Name	Location	Date
Jeremiah Harlan	Louisville, CO, United States	2013-05-16
Lisa Ramsey	Louisville, CO, United States	2013-05-16
sandy gontar	Golden, CO, United States	2013-05-17
Rowena Baca	Louisville, CO, United States	2013-05-18
Francine Minogue	Louisville, CO, United States	2013-05-20
Chris Cain	Louisville, CO, United States	2013-05-21
Karen Wilke	Louisville, CO, United States	2013-05-21
Erin Nelson	Louisville, CO, United States	2013-05-21
Paul Nicholas	Louisville, CO, United States	2013-05-21
Jennifer Dim	Louisville, CO, United States	2013-05-21
Stefanie Moriarty	Louisville, CO, United States	2013-05-21
Jenifer Farrell	Louisville, CO, United States	2013-05-22
Linda Parker	Louisville, CO, United States	2013-05-22
Jonna Needle	Louisville, CO, United States	2013-05-22
Kristin Gannon	Louisville, CO, United States	2013-05-22
Jane Fuller	Louisville, CO, United States	2013-05-22
Jacquelyn Geiger	Louisville, CO, United States	2013-05-23
Maricella Osterman	Louisville, CO, United States	2013-05-26
Jakob Österman	Louisville, CO, United States	2013-05-26
Sierra Platte	Louisville, CO, United States	2013-05-30
Melita Gump	Louisville, CO, United States	2013-05-31
Jody Manning	Louisville, CO, United States	2013-06-01
Celeste O'Neill	Louisville, CO, United States	2013-06-03

Name	Location	Date
Elizabeth Miller	Erie, CO, United States	2013-06-12
joe baggett	louisville, CO, United States	2013-07-09
Natalie Olsen	Louisville, CO	2013-07-09

We, the undersigned, would like the City Council to change the City by-law (Sec. 6.16.020) to allow residents to keep a maximum of 6 hens (no roosters) in their backyards within City limits of Louisville, CO.

	Name	Signature	Email
1	Karen Keany		moussejoy@yahoo.com
2	Michelle Schroder		michelleschroder@gmail.com
3	Riann Galvis		RiannGalvis@gmail.com
4	Sue Galvis		SueGalvis@aol.com
5	John Shaw		jshawpr@gmail.com
6	Yayoi Shaw		coshaw's@gmail.com
7	Uran Steffel		—
8	Jim Freund		Jim.freund@bred.org
9	MacLean Freund		MFreund0342@bred.org
10	Tom Ross		
11	Gabe Walter		GabeJPW@xchar.com
12	John Deckys		johndeckys@earthlink.net
13	Jim Taylor		jimchytaylor@gmail.com
14	Cheryl Taylor		jmchytaylor@gmail.com
15	Chuck Costello		ccostello@msn.com
16	Dana J Costello		costfam4@msn.com
17	Tanner Costello		tanner.costello@gmail.com
18	DEAN KILKEN		RDCK.KILKEN@Gmail.com
19	Heather Withnell		reed@iasp.colorado.edu
20	Grace Ajemian		grace@cds1.net
21	Brian Lutz		lamb:c@earthlink.net
22	Made Lutz		

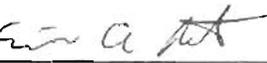
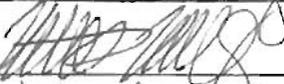
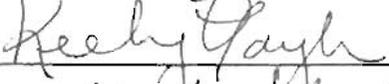
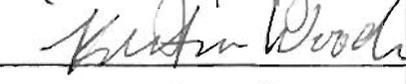
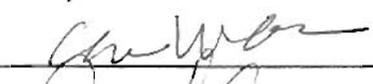
We, the undersigned, would like the City Council to change the City by-law (Sec. 6 16.020) to allow residents to keep a maximum of 6 hens (no roosters) in their backyards within City limits of Louisville, CO.

	Name	Signature	Email	Address
1	Andrea Turner		asturner6@gmail.com	921 Pope Drive daughter goes to school in Louisville
2	CRAIG REVOLD		crrevold7@gmail.com	10753 Centennial Dr. LOUISVILLE, CO 80027
3	Patrick Walsh		Patrick@Bittersweetales.com	201 main st Louisville CO 80027
4	Laura Vanderveen		lauravanderveen@yahoo.com	I care about the kids of the Patchwork School
5	Phillip Holmes		holmes.phillip@gmail.com	we chose Lafayette because we have chickens there
6	Candace Holmes		jpopholmes@gmail.com	1708 ELISABETH LAFAYETTE, CO we will consider moving if chickens allowed
7	Lynn Brummer		colbylma@yahoo.com	515 Citrus Ct LOUISVILLE CO 80027
8	Jill Snively		jmsnively@hotmail.com	I care about the kids of Patchwork School
9	Harmony Rastle		HarmonyR808@gmail.com	361 Hajar Lake LOUISVILLE CO 80027
10	Kate Repsher		Krepsher@gmail.com	my daughter goes to school in Louisville
11	ANDY REMIXE		AMR38@MAC.COM	833 LAFAYETTE (north) LOUISVILLE CO 80027
12	CHRISTINA JENNINGS		christina.jennings@colorado.edu	4250 ENTAW DR. BIRMINGHAM, CO 80303
13	Jackie Deal		wacklyjacklyn@comcast.net	624 McKinley Ave Louisville
14	Angely Case		angelcase@comcast.net	705 Wilson Ave #03 Broomfield CO 80020
15	Marijke Jones		mijmajo@aol.com	601 W Myberry St Louisville
16	Donlynn Arbuthnot		donlynn@aol.com	I would like to have hens in Louisville if I could

Louisville Urban Hen Coalition
 Public Information Meeting
 Louisville Public Library
 May 6, 2013

Name	E-Mail Address	Louisville Resident (Y/N)	Would you like more info. on Urban Hens? (Y/N)
Karen W. Kinson	Karenew.Kinson@yahoo.com	Y	N
Heather Young	heatherrea22@yahoo	Y	N
ERIK AND ZOE SIMPSON	cjs@g.com	Y	Y
Meg Sandora	msandora@comcast.net	Y	N
Kari Mitchell	Kari.Mitchell@gmail.com	Y	Y
Valerie & Jerry Hackman	Studepa1@msn.com	Y	Y
Jennifer Paidipati	jennifer.errante@gmail.com	Y	Y
Marianne Gibbs	marianne.gibbs@comcast.net	Y	Y
Cordelia Wilkerson	dea.w-10@yahoo.com	Y	Y
Natalie Olson	natalie.cronin@gmail.com	Y	Y
Michelle Dyson	michelle.dyson@gmail.com	N	N
HUNTER WRIGHT	BOULDERWRIGHT@GMAIL.COM	N	N
Deb Davies	debdavies47@msn.com	Y	Y
Suzanne, ^{Manah, hah} _{Ferrester}	sqf.freedom@gmail.com	yes	yes How can we help?
Chase Morris	chase@threeleafconcepts.com	N	N
Robyn Rathweg	WORLDOPRBYN.RCR@GMAIL.COM	Y	Y?
Jennifer Harris	jen@iranfamily.com	Y	Y

We, the undersigned, would like the City Council to change the City by-law (Sec. 6.16.020) to allow residents to keep a maximum of 6 hens (no roosters) in their backyards within City limits of Louisville, CO.

	Name	Signature	Email
1	ERIC SCHROEDER		eschroeder01@gmail.com
2	Eric Roth		e.a.roth786@gmail.com
3	Vicki Tiedeman		vatear@gmail.com
4	Dana Ansky		Dana-Ansky@hotmail.com
5	Kenneth Keany		kennethkeany@yahoo.com
6	Keely Taylor		keelyloutaylor@gmail.com
7	Kristin Woods		kristinwoods@gmail.com
8	CHARLES WOODS		CHARLESWOODS@gmail.com
9	DAVID CARNER		DAVID, CARNER@RETROLOGY.COM.
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			

Louisville Urban Hen Coalition
 Public Information Meeting
 Louisville Public Library
 May 6, 2013

Name	E-Mail Address	Louisville Resident (Y/N)	Would you like more info. on Urban Hens? (Y/N)
ERIKA CARLSON	erika@jeremycarlson.com	Y	N
Janna Butler	janna.butler@gmail.com	Y	Y
Elizabeth Ryterski	elizabeth.ryterski@gmail.com	Y	N Y
Lisbeth Werlin	lisbeth.werlin@brsd.org	Y	Y
Dawn Record	dawnntless@gmail.com	Y	Y
Bill Record	recordtrout@gmail.com	Y	Y
Cathy Saper	2001@Cades-Blvd #106	Y	N
Noelle P. Dobe	noeloberg@hotmail.com	Y	N/A
Barb Barreca	barb.barreca@gmail.com	Y	N

ITEM: Case #13-031-FS/FP, Steel Ranch Marketplace

PLANNER: Sean McCartney, Principal Planner

APPLICANT: Takoda Properties, Inc
950 Spruce Street, #2A
Louisville, CO, 80027

OWNER: Same as above

REPRESENTATIVE: Justin McClure

EXISTING ZONING: City of Louisville Planned Community Zoned District –
Commercial and Residential (PCZD-C/R)

LOCATION: The subject parcel is located at the southwest corner of
Highway 42 and Paschal Drive

**LEGAL
DESCRIPTION:** Lot 1, Block 9, Takoda Subdivision

TOTAL SITE AREA: 4.95 acres

REQUEST: A request to amend a final subdivision plat and final planned
unit development to allow for Steel Ranch Marketplace – a
commercial/retail development.



SUMMARY:

The applicant/owner, Takoda Properties, Inc. submitted a Final Plat and Planned Unit Development (PUD) plan to allow the subdivision of a single 4.95 acre parcel into three (3) separate developable lots and outline the first of a three phase retail/commercial development known as the *Steel Ranch Market Place*. A final plat and PUD were approved by Planning Commission in December 2012, but the application was withdrawn by the applicant before it was approved by City Council. This is a new application with some modifications from the original plan.



The original Takoda Village General Development Plan (GDP) was approved on June 3, 2008 by Ordinance No. 1536, Series 2008. The Final Takoda Subdivision Plat and Final PUD were approved by Resolution No. 24, Series 2008. The area on the northeast corner of the development of the subdivision, the subject property, was set aside for the development of commercial/retail uses.

The property is zoned Planned Community Zone District – Commercial/Residential (PCZD-C/R). According to Section 17.72.090 of the Louisville Municipal Code (LMC), the PCZD-C component of this development is *“intended to promote the development of well-planned shopping centers and facilities that provide a variety of shopping, professional business, cultural, and entertainment facilities designed to create an attractive and pleasant shopping atmosphere.”*

Indian Peaks Filing 17

To the north of Takoda/Steel Ranch is the Indian Peaks Filing 17, a residential / commercial project in the City of Lafayette. After a few years of dormancy, the development in the Indian Peaks subdivision has resumed. The following program outlines what is planned within the Indian Peaks Subdivision:

- Total number of residential units to be built: 302
- Total acreage of Commercial area: 21.35 acres – the total square footage of the commercial area is unknown at this time



Traffic Signal at Paschal and Highway 42

Paschal and Highway 42 is the intersection which provides access to three new residential subdivisions: Steel Ranch, North End and Indian Peaks Filing 17. The main drive for Indian Peaks Filing 17 runs north to south, from Baseline (on the north) to Paschal on the south. The City of Louisville has a Traffic Signal budgeted for 2014 at the intersection of Highway 42 and Paschal. Through discussions with CDOT, a traffic signal may be installed as long as the traffic at the intersection warrants a signal. According to CDOT this intersection is close to warranting the signal but there needs to be an additional 1,000 trips per day through the intersection.

The City of Louisville will continue discussions with CDOT to ensure the installation of the traffic signal will begin as soon as CDOT determines the signal is warranted. Staff requires the applicant to provide the City of Louisville with an updated traffic count for CDOT to review.

Gateway Sign

The intersection of Highway 42 and Paschal Drive is the northern gateway to the City of Louisville. Tract R is dedicated to the City of Louisville and is located in the northeast corner of the subject property. Tract R was dedicated when Takoda Subdivision was approved in 2008. A City of Louisville gateway sign is currently located in Tract R of Takoda Subdivision.

PROPOSAL:

The applicant proposes to develop the vacant property with commercial/retail space in a phased development. To accomplish this development, the applicant is requesting an amendment to the existing final Plat and final PUD.

Final Subdivision Plat Amendment

Lot Layout

The proposed lot layout amends the existing single ownership parcel to a three (3) lot multiple ownership subdivision. The lot breakdown is as follows:

	Area	Ownership	Use
Lot 1	15,316 SF	Creative Enterprises, LLC.	Commercial/Retail
Lot 2	20,167 SF	Takoda Properties, Inc.	Commercial/Retail
Lot 3	147,229SF	Takoda Properties, Inc.	Commercial/Retail
Tract A	32,969 SF	Takoda Properties, Inc.	Private and emergency access, drainage, and outdoor uses

Tract A is dedicated primarily for public access (circulation, and utilities). This area will be maintained by the ownership group.

A utility easement is also being dedicated to the City of Louisville. The easement runs throughout Lot 1 and ties into the existing sewer easement located at the southwest corner of the lot.

Public Land Dedication

There is no need for Public Land Dedication because the public land was dedicated through the original Takoda Subdivision Plat.

Highway 42

The original Takoda Subdivision established Outlot 6 as right-of-way dedication for Highway 42. The developer is responsible for the development of all improvements on the west side of the curb which includes landscaping and pedestrian sidewalks.

Final PUD Development Plan Amendment

Land Use

As previously noted, the parcel is zoned PCZD-C/R. The commercial component of this property allows for the development of retail and commercial uses in 5 proposed buildings on three (3) separate lots. The total area of the development is 4.95 acres.

This project will be built in three (3) separate Phases:

Phase I (Lot 1), Art Center – The first phase includes the development of a 11,345 SF building (194 seat capacity) which will house an arts center catering to various classes and performances. The building will be located on the west side of the development, close to Steel Ranch Park, and will include an outdoor pedestrian plaza equipped with tables, a play area, and flexibility to allow for outdoor performances. This area will be bordered by landscape planter beds.

There are approximately 61 parking spaces provided for Lot 1, as well as temporary overflow parking provided on a portion of the undeveloped Lot 3. The Louisville Municipal Code (LMC) requires 1 parking space for every 3 seats of an assembly area. The art center, which is considered an assembly area, will provide 194 seats, therefore this use requires 65 parking spaces, four more than provided. The applicant states the staff area and classes only require 35 parking spaces – it is only during performances where the entire 65 spaces will be needed. To satisfy the need for the additional 4 required spaces, the applicant is providing overflow parking to the east of the structure.

Staff requires all access points to be constructed of asphalt and graded to drain to the regional drainage system.

Phase II and Phase III (Lots 2 and 3) have not been delineated with proposed uses within this submittal. Future development of these lots will require a PUD amendment. Staff requires Lots 2 and 3 be seeded with native seeding in the interim. The seeding beds shall be irrigated and kept weed free for the first two years.

Bulk and Dimension Standards

The commercial development must retain the following bulk and dimension standards as approved in the GDP:

	Planning Area #1
Minimum Lot Area	5,000 SF
Minimum Lot Width	N/A
Maximum Lot Coverage	0.30 FAR
Minimum Front Yard Setback	N/A
Minimum Side Yard Setback	N/A
Minimum Rear Yard Setback	N/A
Setback from Highway 42 R.O.W.	Parking: 20' Building: 10'
Setback from Collector Street R.O.W.	Parking: 10' Building: 15'

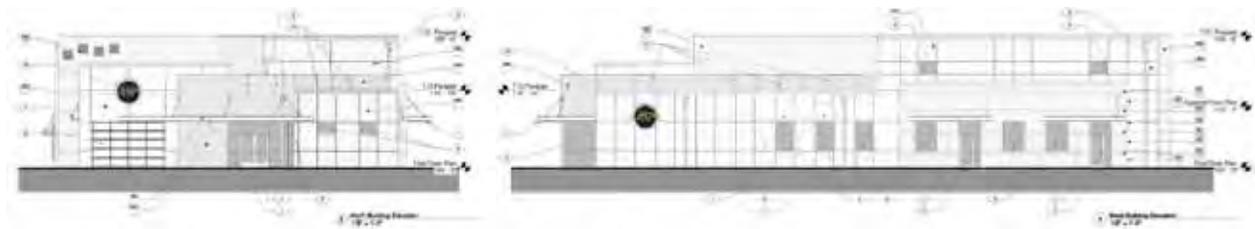
Setback from Local Street R.O.W.	Parking: 5' Building: 10'
Setback from Parks and Open Space	Parking: 0' Building: 0'
Minimum Building Separation	10'
Maximum Height	40' (principal uses)

Height

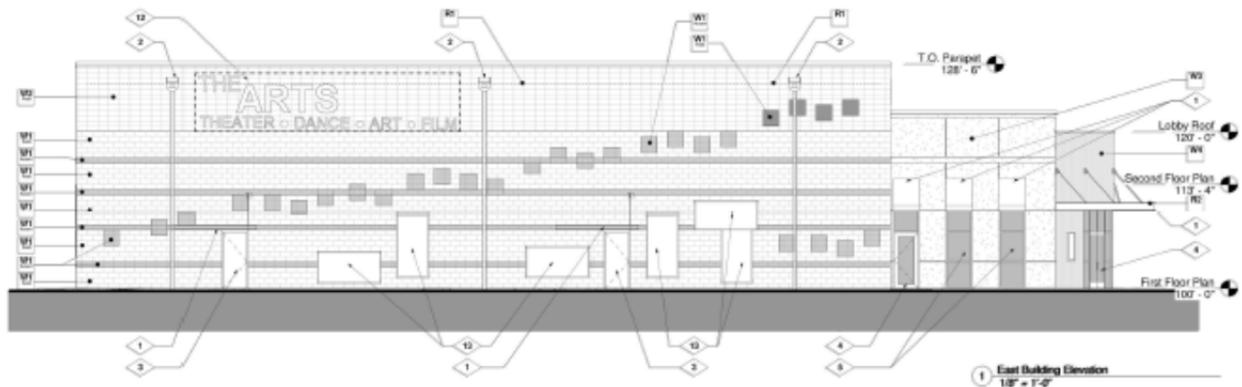
The approved height in the GDP for Planning Area #1 is 40'. This development is located within Planning Area #1 on the GDP. The building proposed for Lot 1 is shown at 29' in height.

Architecture

The proposed structure on Lot 1 (Building One) is designed to look like an arts center. Most art centers are boxed buildings designed to take advantage of high ceilings and straight walls, which allow the most efficient interior spaces. To break up the "boxed" design, the architect has provided articulations on the north and west facades, which are the facades facing Kaylix Avenue and Paschal Drive. The design lends a great deal of shadowing to break up the façade with step backs, awnings, varied materials and roof articulations,



The east facing façade, which faces Highway 42, provides a large, flat wall. The architect has used different materials and colors to give visual interest to this wall. The applicant would like to take advantage of this wall space by proposing a large wall sign. The wall sign measures 7' X 33' (231 SF). The signs cover approximately 6.7% of the wall surface (the wall surface is 3,441 SF).



The requested signs will be painted on the surface of the building and will have downcast, gooseneck lighting.

The sign standards established in the Commercial Development Design Standards and Guidelines (CDDSG) permit wall sign area at “1 square foot of sign area per linear foot of building frontage of the individual business. No individual sign shall exceed 200 square feet”, only one sign is allowed per building tenant, and characters may not exceed 2-feet in height. The applicant is requesting 4’ lettering on the sign. The length of the building is approximately 130’. Based on the CDDSG sign area standard, the maximum wall sign permitted for this building is 130 square feet. The applicant understands the requested signs require a waiver from the City sign standard.

Staff recommends the combined area of the signs be reduced to a total of 200 SF or approximately 6% of the total facade. This solution is still in excess of the CDDSG. However, the solution acknowledges the size in the total area of the proposed façade is more than a typical one story 200-foot long commercial building. As such, staff is comfortable recommending a waiver to the CDDSG sign requirements and allow a 200 SF sign despite the building only having 130 linear feet of frontage.

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.

Staff believes the public plaza at the entrance of the building, and its quality design in creating a gathering space along with a strong linkage to the adjacent Takoda Park justifies this waiver to the sign code.

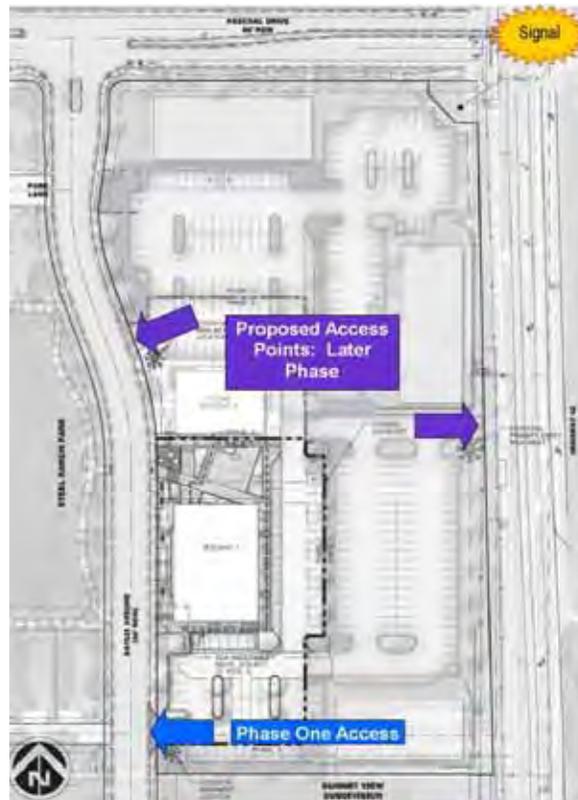
However, staff does not support allowing a sign area up to 231 SF for any building in the City of Louisville. Staff does not believe a painted wall sign lends to the architectural design of the building, nor provides architectural interest to the side of the building. It is a sign which offers no relief to the structure, or architectural character enhancement.

The proposed wall sign is larger than any other sign in the City of Louisville, therefore a reduction in the requested sign area is strongly recommended. The sign proposed is not a mural because it conveys an activity specific to the use within the structure. Staff believes using poor architectural detailing along a façade and large setback from the street as reasoning for a wall sign would create dangerous precedence for a variance hearing with the Board of Adjustment and therefore should not be considered a factor in granting a painted wall sign of the proposed size and scale.

The applicant is also requesting smaller signs on the other three signs. Each sign individually meets the size and location requirements of the CDDSG. However, the CDDSG limits signs to a maximum of three building frontages. If all of the proposed signs were allowed, there would be signs on all four building frontages. Staff recommends a condition requiring the applicant to remove one sign, so there are only signs on three sides of the building. Staff recommends removing the sign on west façade, facing the residential neighborhood.

Access

The property is adjacent to Highway 42 (east), Paschal Drive (north), and Kaylix Avenue (west), all public rights-of-way. The development is proposed with three (3) access points: two (2) along Kaylix Avenue, and one (1) on Highway 42. However, because this development is being built in phases, the first phase of this development will only develop one (1) access point along Kaylix Avenue in the near-term.



Kaylix Avenue connects to Paschal Drive (north) and Summit Drive (south). Both Paschal Drive and Summit View Drive have direct access onto Highway 42.

Urban Form

The north and west facing facades designs add visual interest to the adjacent housing development. By opening the building to a pedestrian plaza as well as the adjacent Steel Ranch Park, the building creates a civic use through architecture and good urban design.

Site Work

The Public Works department has identified several issues that need to be resolved concerning utilities and other site work. Staff will continue to work with the applicant to resolve the issues before the proposal is presented to City Council.



STAFF RECOMMENDATION:

Staff recommends approval of the requested final Plat and PUD amendment to allow for the development of Steel Ranch Marketplace. The proposal will allow for the development of a 11,345 SF art center, Phase I.

Staff recommends the following seven (7) conditions of approval:

1. The applicant shall provide the City of Louisville with an updated traffic count to be used by CDOT for additional review to warrant the traffic signal at Highway 42 and Paschal Drive.
2. The temporary access points shall be constructed of asphalt and graded to drain to the regional drainage system.
3. The undeveloped Lots 2 and 3 shall be seeded with native seeding.
4. The proposed wall signs on the eastern façade of the Building shall not exceed combined area of 200-square feet.
5. The proposed wall signs on the eastern façade of the Building shall be specific to the art center use, may not be transferred to another use and shall be externally lit by down casting lighting.
6. Signs shall only be allowed on three sides of the proposed building.
7. The applicant shall work with the Public Works department to resolve outstanding issues identified in staff comments dated August 29, 2013 before the City Council hearing.

ATTACHMENTS:

- Resolution No. 21, Series 2012
- Application documents

- Final Plat
- Final PUD
- Color Renderings

**RESOLUTION NO. 21
SERIES 2013**

A RESOLUTION RECOMMENDING APPROVAL OF A FINAL SUBDIVISION PLAT AND FINAL PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT TO ALLOW FOR THE DEVELOPMENT OF A COMMERCIAL/RETAIL DEVELOPMENT KNOWN AS STEEL RANCH MARKETPLACE.

WHEREAS, there has been submitted to the Louisville Planning Commission an application for approval of a final subdivision plat and final planned unit development (PUD) amendment to allow for the development of a commercial/retail development known as Steel Ranch Marketplace; and

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

WHEREAS, after a duly noticed public hearing on September 12, 2013, where evidence and testimony were entered into the record, including the findings in the Louisville Planning Commission Staff Report dated September 12, 2013, the Planning Commission finds the Steel Ranch Marketplace Final Subdivision Plat and Final PUD Plan should be approved with the following conditions:

1. The applicant shall provide the City of Louisville with an updated traffic count to be used by CDOT for additional review to warrant the traffic signal at Highway 42 and Paschal Drive.
2. The temporary access points shall be constructed of asphalt and graded to drain to the regional drainage system.
3. The undeveloped Lots 2 and 3 shall be seeded with native seeding.
4. The proposed wall signs on the eastern façade of the Building shall not exceed combined area of 200-square feet.
5. The proposed wall signs on the eastern façade of the Building shall be specific to the art center use, may not be transferred to another use and shall be externally lit by down casting lighting.
6. Signs shall only be allowed on three sides of the proposed building.
7. The applicant shall work with the Public Works department to resolve outstanding issues identified in staff comments dated August 29, 2013 before the City Council hearing.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Louisville, Colorado does hereby recommend approval of a Final Subdivision Plat and Final PUD, Steel Ranch South Subdivision with the following conditions:

1. The applicant shall provide the City of Louisville with an updated traffic count to be used by CDOT for additional review to warrant the traffic signal at Highway 42 and Paschal Drive.
2. The temporary access points shall be constructed of asphalt and graded to drain to the regional drainage system.
3. The undeveloped Lots 2 and 3 shall be seeded with native seeding.
4. The proposed wall signs on the eastern façade of the Building shall not exceed

combined area of 200-square feet.

5. The proposed wall signs on the eastern façade of the Building shall be specific to the art center use, may not be transferred to another use and shall be externally lit by down casting lighting.
6. Signs shall only be allowed on three sides of the proposed building.
7. The applicant shall work with the Public Works department to resolve outstanding issues identified in staff comments dated August 29, 2013 before the City Council hearing.

PASSED AND ADOPTED this 12th day of September, 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 FINAL PLANNED UNIT DEVELOPMENT (PUD) AND A REQUEST TO REPLAT LOT 1, BLOCK 9 TAKODA SUBDIVISION FOR THE FIRST PHASE DEVELOPMENT OF AN APPROXIMATE 8,000 SF ART CENTER

APPLICATION NAME: STEEL RANCH MARKETPLACE (ART CENTER)

LOCATION: 2397 HWY 42; LOT 1, BLOCK 9, TAKODA SUBDIVISION

CASE NUMBER: 13-031-FP/FS

DATE AND TIME: THURSDAY, SEPTEMBER 12, 2013 @ 6:30 PM

PLANNING COMMISSION

DATE AND TIME: TUESDAY, OCTOBER 15, 2013 @ 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 ON SUNDAY, AUGUST 25, 2013

(POSTED IN CITY HALL, PUBLIC LIBRARY, RECREATION CENTER AND THE COURTS AND POLICE BUILDING AND MAILED TO SURROUNDING PROPERTY OWNERS ON FRIDAY, AUGUST 23, 2013)

IF YOU ARE INTERESTED IN ATTENDING THIS HEARING, PLEASE CALL 303.335.4592 PRIOR TO THE MEETING DATE 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. 13-031-PP/PS

APPLICANT INFORMATION

Firm: TAKODA PROPERTIES, INC
 Contact: JUSTIN McCLURE
 Address: 950 SPRUCE ST. #2A
LOUISVILLE, CO 80027
 Mailing Address: 950 SPRUCE ST. #2A
LOUISVILLE, CO 80027
 Telephone: 720 524 3620
 Fax: _____
 Email: justinrmcs@gmail.com

OWNER INFORMATION

Firm: TAKODA PROPERTIES, INC
 Contact: JUSTIN McCLURE
 Address: 950 SPRUCE ST. #2A
LOUISVILLE, CO 80027
 Mailing Address: 950 SPRUCE ST. #2A
LOUISVILLE, CO 80027
 Telephone: 720 524 3620
 Fax: _____
 Email: justinrmcs@gmail.com

REPRESENTATIVE INFORMATION

Firm: RMCS, INC
 Contact: JUSTIN McCLURE
 Address: 950 SPRUCE ST. #2A
LOUISVILLE, CO 80027
 Mailing Address: 950 SPRUCE ST. #2A
LOUISVILLE, CO 80027
 Telephone: 720 524 3620
 Fax: _____
 Email: justinrmcs@gmail.com

PROPERTY INFORMATION

Common Address: _____
 Legal Description: Lot 1 Blk 9
 Subdivision TAKODA
 Area: 4.95 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 REPLAT ON LOT 1, BLOCK 9, TAKODA SUBDIVISION FOR THE FIRST PHASE DEVELOPMENT OF AN APPROXIMATE 8000 sqft ART CENTER.

Current zoning: PC2D-C Proposed zoning: PC2D-C

SIGNATURES & DATE

Applicant: [Signature]
 Print: JUSTIN McCLURE
 Owner: [Signature]
 Print: JUSTIN McCLURE
 Representative: [Signature]
 Print: JUSTIN McCLURE

CITY STAFF USE ONLY

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

Takoda Properties Inc.
950 Spruce Street Suite 2A
Downtown Louisville, CO 80027

Troy Russ, Planning Director
Sean McCartney, Senior Planner
City of Louisville Planning Department
749 Main Street
Louisville Colorado

Re: Final PUD Submittal for the 1st Phase of Development at the Steel Ranch Marketplace in Northeast Louisville

Dear Sean,

Takoda Properties Inc. is glad to present to the City of Louisville the first phase of commercial development at Steel Ranch in the Takoda Subdivision – the Steel Ranch Marketplace. For background, the Steel Ranch development includes a 5-acre commercial parcel adjacent to State Highway 42, which currently has an approved Preliminary PUD. This request is for the approval of a Final PUD of Phase 1 – Planning Area 1, which will accommodate the first building within the 5-acre parcel.

Due to weak demand for commercial space along this part of the Highway 42 corridor, as well as the continued lack of bank financing for new commercial developments, we are proposing a conservative phasing plan to allow for the efficient use of private capital in order to ensure the financial viability of the project.

The first phase will host an approximately 8,000 square foot building which will house an arts center, known as the Art Underground, that caters to various classes and performances with an emphasis on diverse age groups and demographics. The Art Underground is one of the cornerstones of Louisville's Arts Community and we are pleased to assist with their expansion so they can better serve our community over the years to come.

The first phase and the associated vertical construction will be centered on a plaza / courtyard concept area that will activate the space and create a reason for consistent use. The plaza will place emphasis on various performances while showcasing public art and creating recreational opportunities at Steel Ranch Park. Takoda Properties Inc. feels that creative, high quality uses both in terms of hardscapes and architecture, will attract future high quality commercial tenants and make Steel Ranch Marketplace one of the more unique commercial spaces in Louisville.

Takoda Properties Inc.



Justin McClure

STEEL RANCH MARKETPLACE

A REPLAT OF LOT 1, BLOCK 9 TAKODA SUBDIVISION AND PART OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, BOULDER COUNTY, CITY OF LOUISVILLE, COLORADO

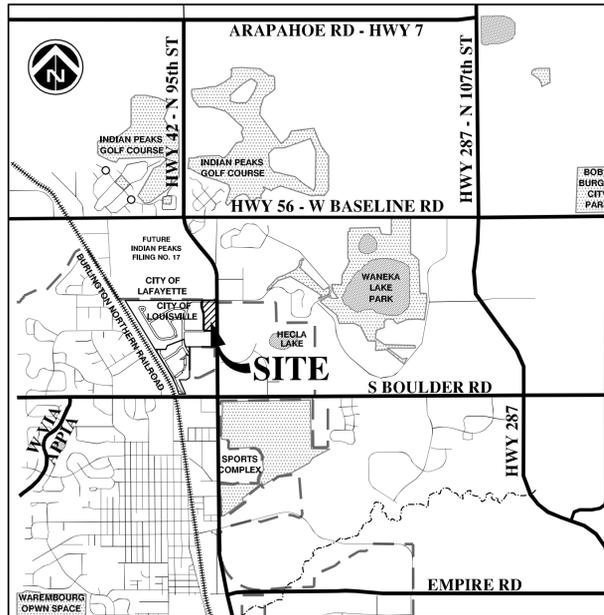
LEGAL DESCRIPTION

LEGAL DESCRIPTION:
Steel Ranch Marketplace:

A replat of Block 9, Lot 1 of Takoda Subdivision with a reception number of 3103584 and being part of Southeast ¼ of Section 5, Township 1 South, Range 69 West of the 6th P.M., City of Louisville, County of Boulder, State of Colorado.

Area = 4.95 acres

Has laid out, subdivided and platted said land as per drawing hereon contained under the name and style of "Steel Ranch Marketplace", 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: all public rights-of-way, the ingress-egress and fire lane easements for vehicular, pedestrian and emergency access and 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, culverts, hydrants, drainage ditches and drains and all appurtenances thereto, it being expressly understood and agreed by the undersigned that, except as expressly provided by written agreement with the City of Louisville, 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 and items owned by municipally franchised utilities and/or CenturyLink, Inc. which when constructed or installed, shall remain the property of the owner and shall not become the property of the City of Louisville, Colorado.



Vicinity Map
Scale: 1" = 2000'

OWNERSHIP CERTIFICATE

Owner: Takoda Properties, Inc.

By: _____
David Waldner, President

ACKNOWLEDGMENT

STATE OF COLORADO)
) ss
COUNTY OF BOULDER)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____.

Witness my Hand and Seal.
My Commission expires _____

Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) ss
COUNTY OF BOULDER)

I hereby certify that this instrument was filed in my office at _____ o'clock _____ M., on this _____ day of _____, 20____, and is recorded in Plan file _____, Fee _____.

Paid _____ Film No. _____, Reception _____

Recorder _____ Deputy _____

PLANNING COMMISSION CERTIFICATE

Recommended approval this _____ day of _____, 20____ by the Planning Commission of the City of Louisville, Colorado. Resolution No. _____, Series _____.

CITY COUNCIL CERTIFICATE

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

Mayor _____ City Clerk _____

MORGAGE INTEREST HOLDER(S) CONSENT TO DEDICATION

MORGAGEE CONSENT TO DEDICATION: The undersigned holders of mortgage interests and liens against the property offered for dedication and transfer to the public and City of Louisville hereby consents to and approves of such dedication and transfer and hereby subordinates and releases its interests to such dedicated and transferred property.

In Witness Whereof, we do hereunto set our hands and seals this _____ day of _____, _____.

Lockett Wood

STATE OF COLORADO)
) ss
COUNTY OF BOULDER)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____.

Witness my Hand and Seal.
My Commission expires _____

Notary Public

MORGAGE INTEREST HOLDER(S) CONSENT TO DEDICATION

MORGAGEE CONSENT TO DEDICATION: The undersigned holders of mortgage interests and liens against the property offered for dedication and transfer to the public and City of Louisville hereby consents to and approves of such dedication and transfer and hereby subordinates and releases its interests to such dedicated and transferred property.

In Witness Whereof, we do hereunto set our hands and seals this _____ day of _____, _____.

Robert M. Lorenz

STATE OF COLORADO)
) ss
COUNTY OF _____)

Janis M. Lorenz

STATE OF COLORADO)
) ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____.

Witness my Hand and Seal.
My Commission expires _____

Notary Public

OWNERSHIP AND USE SUMMARY TABLE

LOT/TRACT	UNENCUMBERED AREA (ACRES)	ENCUMBERED AREA (ACRES)	TOTAL AREA (ACRES)	OWNERSHIP	PRIMARY USES	MAINTENANCE
TRACT A	0.47	0.29	0.76	Takoda Properties, Inc	Private Pedestrian Plaza, Outdoor Uses, Public and Private Utility Easements & Public Access	Steel Ranch Marketplace Owners Association S.R.M.O.A.
LOT 1	0.30	0.05	0.35	Creative Enterprises, LLC	Commercial Use	Variety Arts of Louisville DBA Art Underground
LOT 2	0.44	0.02	0.46	Takoda Properties, Inc	Commercial Use	Takoda Properties, Inc.
LOT 3	2.96	0.42	3.38	Takoda Properties, Inc	Commercial Use	Takoda Properties, Inc.
TOTALS	4.17 AC	0.78 AC	4.95 AC			

NOTE: EXISTING ENCUMBRANCES AND USES ARE NOTED ON THE DRAWINGS AND ARE NOT SUPERSEDED BY THE OWNERSHIP / USE TABLE.

LEGEND:

- POWER POLE & OVERHEAD POWER LINES
- SET NO. 5 REBAR WITH CAP STAMPED "ROCK CREEK LS 28283"
- FOUND #4 REBAR
- ⊗ WATER MAIN LINE MARKER
- ⊕ WATER VALVE
- ⊙ SANITARY MANHOLE
- ⊗ FIRE HYDRANT
- ⊗ WATER MAIN MARKER POST
- P.U.E. PRIVATE UTILITY EASEMENT
- C.U.E. CITY OF LOUISVILLE EXCLUSIVE UTILITY EASEMENT
- U.E. UTILITY EASEMENT
- DRY U.E. DRY UTILITY EASEMENT

SURVEYOR'S CERTIFICATE

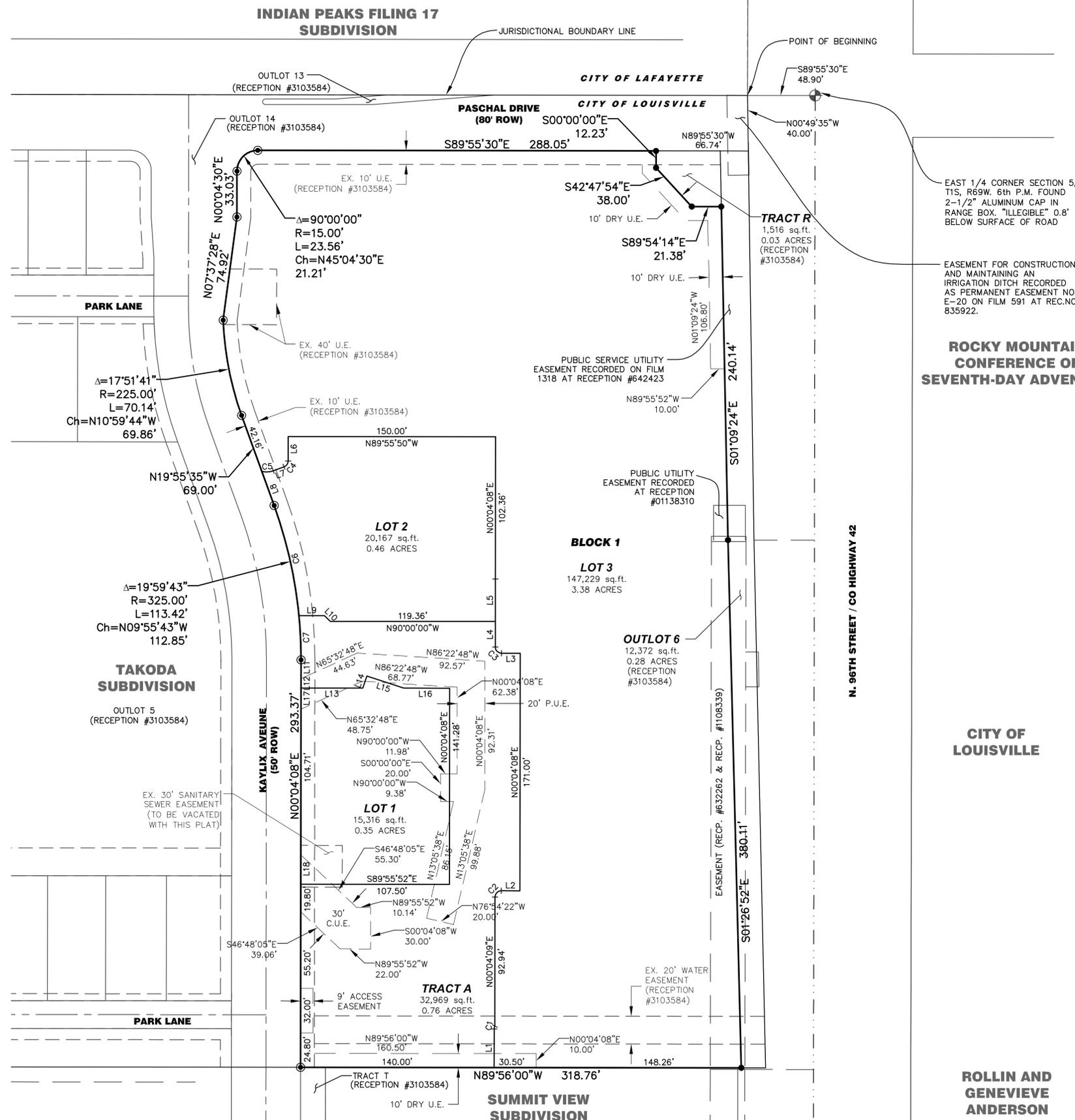
I, Robert A. Rickard, PLS 28283, a duly registered land surveyor in the State of Colorado, do hereby certify that subdivision plat of Steel Ranch South truly and correctly represents the results of a survey made by me or under my direct supervision and done in accord with applicable State of Colorado requirements.

Robert A. Rickard
Colorado P.L.S. # 28283

ROCK CREEK SURVEYING, LLC
3021 GARDENIA WAY
SUPERIOR, COLORADO 80027
(303) 521-7376

STEEL RANCH MARKETPLACE

A REPLAT OF LOT 1, BLOCK 9 TAKODA SUBDIVISION AND PART OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, BOULDER COUNTY, CITY OF LOUISVILLE, COLORADO



ROCKY MOUNTAIN CONFERENCE OF SEVENTH-DAY ADVENTIST

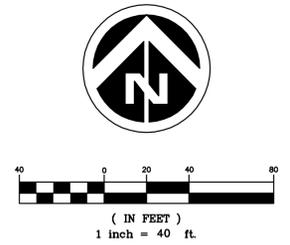
LOT LINE TABLE

LINE #	BEARING	DISTANCE
L1	N00°04'08"E	27.80'
L2	S89°55'52"E	13.50'
L3	N89°55'52"W	13.50'
L4	N00°03'45"E	18.40'
L5	N00°04'22"E	30.60'
L6	S00°04'08"W	17.60'
L7	S70°04'25"W	8.32'
L8	S19°55'35"E	26.12'
L9	N90°00'00"W	18.50'
L10	N45°00'00"W	5.94'
L11	S00°04'08"W	13.56'
L12	S00°04'08"W	6.72'
L13	N89°55'51"W	44.75'
L14	S18°04'09"W	9.14'
L15	N71°55'51"W	28.14'
L16	N89°55'51"W	33.17'
L17	S00°04'08"W	15.26'
L18	S00°04'08"W	17.31'

LOT CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	2.14'	4.50'	27°15'41"	N13°41'59"E	2.12'
C2	7.07'	4.50'	90°00'00"	N45°04'08"E	6.36'
C3	7.07'	4.50'	89°58'40"	N44°55'12"W	6.37'
C4	5.50'	4.50'	70°00'16"	S35°04'17"W	5.16'
C5	8.37'	14.50'	33°03'24"	S87°01'42"W	8.25'
C6	81.51'	325.00'	14°22'09"	S12°44'31"E	81.29'
C7	31.91'	325.00'	5°37'35"	S02°44'39"E	31.90'

LEGEND:
P.U.E. PRIVATE UTILITY EASEMENT
C.U.E. CITY OF LOUISVILLE EXCLUSIVE UTILITY EASEMENT
U.E. UTILITY EASEMENT
DRY U.E. DRY UTILITY EASEMENT

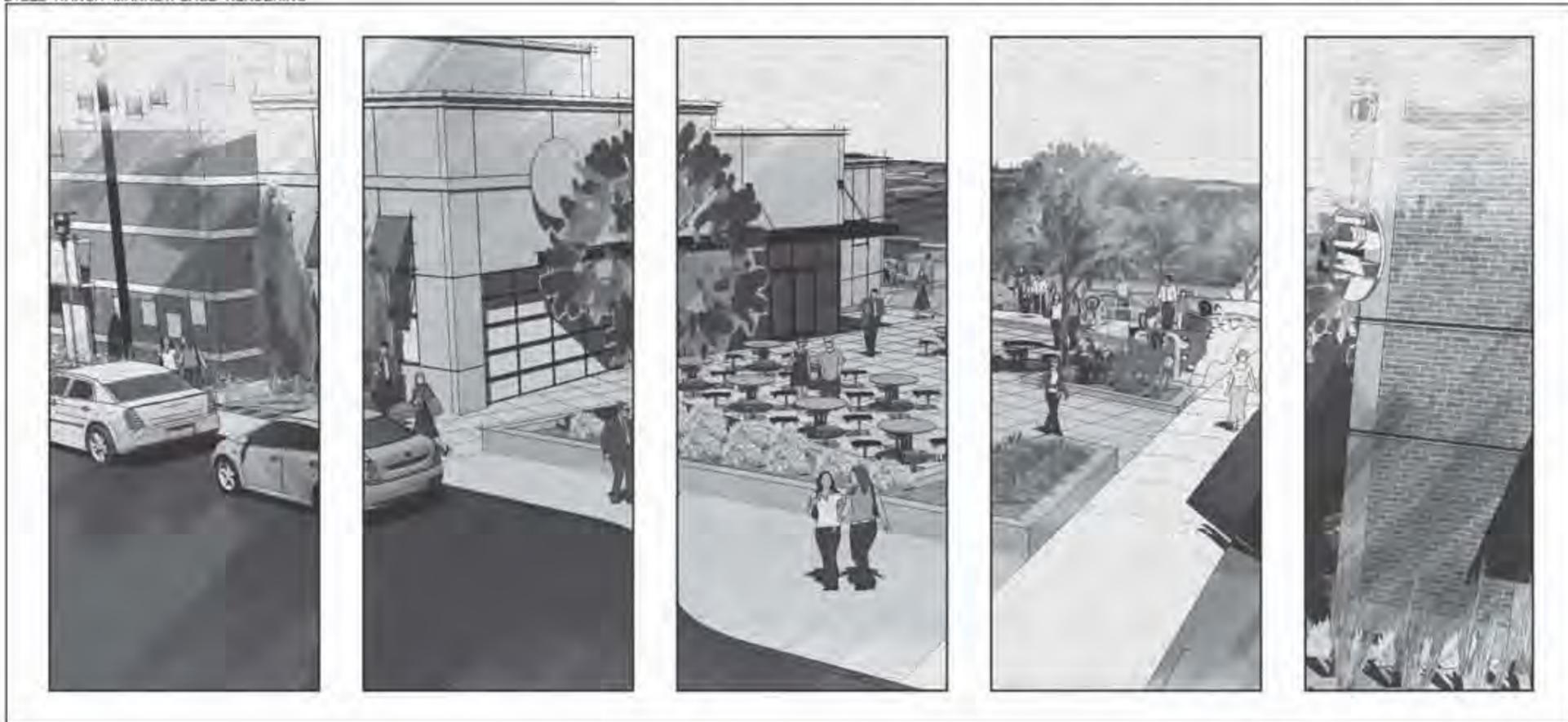


ROCK CREEK SURVEYING, LLC
3021 GARDENIA WAY
SUPERIOR, COLORADO 80027
(303) 521-7376

STEEL RANCH MARKETPLACE

FINAL DEVELOPMENT PLAN/ PLANNED UNIT DEVELOPMENT
A PART OF SECTION 5 TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PM
PRINCIPAL MERIDIAN, BOULDER COUNTY, CITY OF LOUISVILLE, COLORADO

STEEL RANCH MARKETPLACE RENDERING



VICINITY MAP
SCALE: 1" = 2000'

CITY COUNCIL SIGNATURE BLOCK
APPROVED THIS ____ DAY OF _____, 201____ BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.
MAYOR _____ CITY CLERK _____

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

CHAIRMAN
CLERK & 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 ____ OF 201____ AND IS RECORDED IN PLAN FILE ____ FEE ____ PAID ____ FILM NO. ____ RECEPTION

RECORDER _____ **DEPUTY** _____
OWNERSHIP SIGNATURE BLOCK
BY SIGNING THIS FDP/PUD, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL THE REQUIREMENTS AND INTENT SET FORTH BY THIS FDP/PUD. WITNESS OUR HANDS AND SEALS THIS ____ DAY OF ____ 201____

(NOTARY SEAL)
OWNER - TAKODA PROPERTIES, INC., A COLORADO S CORPORATION,
NOTARY _____
OWNER _____ (NOTARY SEAL)
NOTARY _____

LEGAL DESCRIPTION:

STEEL RANCH MARKETPLACE
A REPLAT OF BLOCK 9, LOT 1 OF TAKODA SUBDIVISION WITH A RECEPTION NUMBER OF 310388 AND BEING PART OF SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO
AREA = 4.95 ACRES
STEEL RANCH MARKETPLACE - PHASE 1
LOT 1, BLOCK 1 OF THE STEEL RANCH MARKETPLACE SUBDIVISION AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M. COUNTY OF BOULDER, STATE OF COLORADO.
AREA = 1.11 ACRES

NOTES

1. SURVEY BY RMCS SURVEYING, DATED JUNE 22, 2012.
2. PROPOSED VEHICULAR CONNECTIONS SHOWN AS ARROWS MAY BE REFINED, WITH FUTURE CONSTRUCTION PLAN SUBMITTALS.
3. TIMING AND PHASING OF DEVELOPMENT SHALL BE DEPENDENT UPON MARKET CONDITIONS.

Sheet Index	
Sheet Number	Sheet Title
1	COVER SHEET
2	MASTER PLAN AND GENERAL NOTES
3	PHASE 1 - PLAN, NOTES AND STANDARDS
4	SITE SKETCHES
5	PHOTOMETRIC PLAN
6	PHOTOMETRIC DETAILS
7	BUILDING 1 - ELEVATION
8	LANDSCAPE PLANS
9	EMERGENCY VEHICLE ACCESS PLAN
10	HORIZONTAL PUBLIC IMPROVEMENTS PLAN
11	HORIZONTAL CONTROL PLAN
12	OVERALL UTILITY PLAN
13	GRADING PLAN
14	SITE DETAILS

TAKODA PA1 DESCRIPTION

GROSS PROPERTY AREA: ± 4.95 AC.
CURRENT ZONING: PCZD-C: ± 4.95AC.
ACCESS: HIGHWAY 42 (VIA RIGHT IN/RIGHT OUT ACCESS), KAYLIX AVENUE (VIA TAKODA, AKA STEEL RANCH)

MARKETPLACE PHASE 1 DESCRIPTION

GROSS PROPERTY AREA: ± 1.11 AC.
PROPOSED ZONING: PLANNED COMMUNITY ZONED DISTRICT (CITY OF LOUISVILLE)
PCZD-C: 1.11 ± AC.
ACCESS: KAYLIX AVENUE (VIA TAKODA, AKA STEEL RANCH)

OWNERSHIP AND USE SUMMARY

LOT/TRACT	UNENCUMBERED AREA ACRES	ENCUMBERED AREA ACRES	TOTAL AREA ACRES	OWNERSHIP	PRIMARY USES	MAINTENANCE
TRACT A	0.47	0.29	0.76	Takoda Properties, Inc.	Private Recreation Plaza, Outdoor Ute, Public and Private Utility Encasements & Public access	Steel Ranch Marketplace Owners Association S.R.M.O.A.
LOT 1	0.30	0.05	0.35	Creative Enterprises, LLC	Commercial Use	Variety Arts of Louisville DBA/ART Underground
LOT 2	0.44	0.02	0.46	Takoda Properties, Inc.	Commercial Use	Takoda Properties, Inc.
LOT 3	2.36	0.42	3.32	Takoda Properties, Inc.	Commercial Use	Takoda Properties, Inc.
TOTALS	4.17 AC	0.78 AC	4.95 AC			

NOTE: EXISTING ENCUMBRANCES AND USES ARE NOTED ON THE DRAWINGS AND ARE NOT SUPERSEDED BY THE OWNERSHIP / USE TABLE.

B ENGINEERING CONSULTANTS
Contact: Jason D. Margraf, PE
100 S. Pine St., Suite 200 - Commerce, CO 80111
(303) 349-3611 - FAX: (303) 368-1461
Email: jdmargraf@bengineering.com

A ARCHITECTS
44 Architects, Inc.
117 E Mountain Ave.
Suite 205
Fort Collins, CO 80524
(970) 224-0830
Contact: Steve S. Armit

RMCS, Inc
450 BRUCE ST • 5TH FL
LOUISVILLE • CO • 80027

No	Date	Description	FINAL DEVELOPMENT PLAN/ PLANNED UNIT DEVELOPMENT
1	7-3-2013	Initial Submittal	
Sheet 1 of 14			COVER SHEET STEEL RANCH MARKETPLACE
Designed By:	SCD	Drawn By:	
Checked By:	JDM	Project #:	03000701

STEEL RANCH MARKETPLACE

FINAL DEVELOPMENT PLAN/ PLANNED UNIT DEVELOPMENT
A PART OF SECTION 5 TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PM
PRINCIPAL MERIDIAN, BOULDER COUNTY, CITY OF LOUISVILLE, COLORADO

PHOTOMETRIC DETAILS - SHEET 6 OF 14



KIM LIGHTING TYPE AA3, AA5 **WP9SE** WARP9"- Small, electronic
revision 7/19/11 • kim_warp9_spec.pdf

Type: **WP9SE**
Job: **TYPE AA3, AA5**
Catalog number:

Approvals: _____
Date: **Page: 1 of 5**

1/16" 1/8" 3/16" 1/4" 3/8" 1/2" 5/8" 3/4" 1" 1 1/4" 1 1/2" 1 3/4" 2" 2 1/4" 2 1/2" 3" 3 1/4" 3 1/2" 4" 4 1/4" 4 1/2" 5" 5 1/4" 5 1/2" 6" 6 1/4" 6 1/2" 7" 7 1/4" 7 1/2" 8" 8 1/4" 8 1/2" 9" 9 1/4" 9 1/2" 10" 10 1/4" 10 1/2" 11" 11 1/4" 11 1/2" 12" 12 1/4" 12 1/2" 13" 13 1/4" 13 1/2" 14" 14 1/4" 14 1/2" 15" 15 1/4" 15 1/2" 16" 16 1/4" 16 1/2" 17" 17 1/4" 17 1/2" 18" 18 1/4" 18 1/2" 19" 19 1/4" 19 1/2" 20" 20 1/4" 20 1/2" 21" 21 1/4" 21 1/2" 22" 22 1/4" 22 1/2" 23" 23 1/4" 23 1/2" 24" 24 1/4" 24 1/2" 25" 25 1/4" 25 1/2" 26" 26 1/4" 26 1/2" 27" 27 1/4" 27 1/2" 28" 28 1/4" 28 1/2" 29" 29 1/4" 29 1/2" 30" 30 1/4" 30 1/2" 31" 31 1/4" 31 1/2" 32" 32 1/4" 32 1/2" 33" 33 1/4" 33 1/2" 34" 34 1/4" 34 1/2" 35" 35 1/4" 35 1/2" 36" 36 1/4" 36 1/2" 37" 37 1/4" 37 1/2" 38" 38 1/4" 38 1/2" 39" 39 1/4" 39 1/2" 40" 40 1/4" 40 1/2" 41" 41 1/4" 41 1/2" 42" 42 1/4" 42 1/2" 43" 43 1/4" 43 1/2" 44" 44 1/4" 44 1/2" 45" 45 1/4" 45 1/2" 46" 46 1/4" 46 1/2" 47" 47 1/4" 47 1/2" 48" 48 1/4" 48 1/2" 49" 49 1/4" 49 1/2" 50" 50 1/4" 50 1/2" 51" 51 1/4" 51 1/2" 52" 52 1/4" 52 1/2" 53" 53 1/4" 53 1/2" 54" 54 1/4" 54 1/2" 55" 55 1/4" 55 1/2" 56" 56 1/4" 56 1/2" 57" 57 1/4" 57 1/2" 58" 58 1/4" 58 1/2" 59" 59 1/4" 59 1/2" 60" 60 1/4" 60 1/2" 61" 61 1/4" 61 1/2" 62" 62 1/4" 62 1/2" 63" 63 1/4" 63 1/2" 64" 64 1/4" 64 1/2" 65" 65 1/4" 65 1/2" 66" 66 1/4" 66 1/2" 67" 67 1/4" 67 1/2" 68" 68 1/4" 68 1/2" 69" 69 1/4" 69 1/2" 70" 70 1/4" 70 1/2" 71" 71 1/4" 71 1/2" 72" 72 1/4" 72 1/2" 73" 73 1/4" 73 1/2" 74" 74 1/4" 74 1/2" 75" 75 1/4" 75 1/2" 76" 76 1/4" 76 1/2" 77" 77 1/4" 77 1/2" 78" 78 1/4" 78 1/2" 79" 79 1/4" 79 1/2" 80" 80 1/4" 80 1/2" 81" 81 1/4" 81 1/2" 82" 82 1/4" 82 1/2" 83" 83 1/4" 83 1/2" 84" 84 1/4" 84 1/2" 85" 85 1/4" 85 1/2" 86" 86 1/4" 86 1/2" 87" 87 1/4" 87 1/2" 88" 88 1/4" 88 1/2" 89" 89 1/4" 89 1/2" 90" 90 1/4" 90 1/2" 91" 91 1/4" 91 1/2" 92" 92 1/4" 92 1/2" 93" 93 1/4" 93 1/2" 94" 94 1/4" 94 1/2" 95" 95 1/4" 95 1/2" 96" 96 1/4" 96 1/2" 97" 97 1/4" 97 1/2" 98" 98 1/4" 98 1/2" 99" 99 1/4" 99 1/2" 100" 100 1/4" 100 1/2" 101" 101 1/4" 101 1/2" 102" 102 1/4" 102 1/2" 103" 103 1/4" 103 1/2" 104" 104 1/4" 104 1/2" 105" 105 1/4" 105 1/2" 106" 106 1/4" 106 1/2" 107" 107 1/4" 107 1/2" 108" 108 1/4" 108 1/2" 109" 109 1/4" 109 1/2" 110" 110 1/4" 110 1/2" 111" 111 1/4" 111 1/2" 112" 112 1/4" 112 1/2" 113" 113 1/4" 113 1/2" 114" 114 1/4" 114 1/2" 115" 115 1/4" 115 1/2" 116" 116 1/4" 116 1/2" 117" 117 1/4" 117 1/2" 118" 118 1/4" 118 1/2" 119" 119 1/4" 119 1/2" 120" 120 1/4" 120 1/2" 121" 121 1/4" 121 1/2" 122" 122 1/4" 122 1/2" 123" 123 1/4" 123 1/2" 124" 124 1/4" 124 1/2" 125" 125 1/4" 125 1/2" 126" 126 1/4" 126 1/2" 127" 127 1/4" 127 1/2" 128" 128 1/4" 128 1/2" 129" 129 1/4" 129 1/2" 130" 130 1/4" 130 1/2" 131" 131 1/4" 131 1/2" 132" 132 1/4" 132 1/2" 133" 133 1/4" 133 1/2" 134" 134 1/4" 134 1/2" 135" 135 1/4" 135 1/2" 136" 136 1/4" 136 1/2" 137" 137 1/4" 137 1/2" 138" 138 1/4" 138 1/2" 139" 139 1/4" 139 1/2" 140" 140 1/4" 140 1/2" 141" 141 1/4" 141 1/2" 142" 142 1/4" 142 1/2" 143" 143 1/4" 143 1/2" 144" 144 1/4" 144 1/2" 145" 145 1/4" 145 1/2" 146" 146 1/4" 146 1/2" 147" 147 1/4" 147 1/2" 148" 148 1/4" 148 1/2" 149" 149 1/4" 149 1/2" 150" 150 1/4" 150 1/2" 151" 151 1/4" 151 1/2" 152" 152 1/4" 152 1/2" 153" 153 1/4" 153 1/2" 154" 154 1/4" 154 1/2" 155" 155 1/4" 155 1/2" 156" 156 1/4" 156 1/2" 157" 157 1/4" 157 1/2" 158" 158 1/4" 158 1/2" 159" 159 1/4" 159 1/2" 160" 160 1/4" 160 1/2" 161" 161 1/4" 161 1/2" 162" 162 1/4" 162 1/2" 163" 163 1/4" 163 1/2" 164" 164 1/4" 164 1/2" 165" 165 1/4" 165 1/2" 166" 166 1/4" 166 1/2" 167" 167 1/4" 167 1/2" 168" 168 1/4" 168 1/2" 169" 169 1/4" 169 1/2" 170" 170 1/4" 170 1/2" 171" 171 1/4" 171 1/2" 172" 172 1/4" 172 1/2" 173" 173 1/4" 173 1/2" 174" 174 1/4" 174 1/2" 175" 175 1/4" 175 1/2" 176" 176 1/4" 176 1/2" 177" 177 1/4" 177 1/2" 178" 178 1/4" 178 1/2" 179" 179 1/4" 179 1/2" 180" 180 1/4" 180 1/2" 181" 181 1/4" 181 1/2" 182" 182 1/4" 182 1/2" 183" 183 1/4" 183 1/2" 184" 184 1/4" 184 1/2" 185" 185 1/4" 185 1/2" 186" 186 1/4" 186 1/2" 187" 187 1/4" 187 1/2" 188" 188 1/4" 188 1/2" 189" 189 1/4" 189 1/2" 190" 190 1/4" 190 1/2" 191" 191 1/4" 191 1/2" 192" 192 1/4" 192 1/2" 193" 193 1/4" 193 1/2" 194" 194 1/4" 194 1/2" 195" 195 1/4" 195 1/2" 196" 196 1/4" 196 1/2" 197" 197 1/4" 197 1/2" 198" 198 1/4" 198 1/2" 199" 199 1/4" 199 1/2" 200" 200 1/4" 200 1/2" 201" 201 1/4" 201 1/2" 202" 202 1/4" 202 1/2" 203" 203 1/4" 203 1/2" 204" 204 1/4" 204 1/2" 205" 205 1/4" 205 1/2" 206" 206 1/4" 206 1/2" 207" 207 1/4" 207 1/2" 208" 208 1/4" 208 1/2" 209" 209 1/4" 209 1/2" 210" 210 1/4" 210 1/2" 211" 211 1/4" 211 1/2" 212" 212 1/4" 212 1/2" 213" 213 1/4" 213 1/2" 214" 214 1/4" 214 1/2" 215" 215 1/4" 215 1/2" 216" 216 1/4" 216 1/2" 217" 217 1/4" 217 1/2" 218" 218 1/4" 218 1/2" 219" 219 1/4" 219 1/2" 220" 220 1/4" 220 1/2" 221" 221 1/4" 221 1/2" 222" 222 1/4" 222 1/2" 223" 223 1/4" 223 1/2" 224" 224 1/4" 224 1/2" 225" 225 1/4" 225 1/2" 226" 226 1/4" 226 1/2" 227" 227 1/4" 227 1/2" 228" 228 1/4" 228 1/2" 229" 229 1/4" 229 1/2" 230" 230 1/4" 230 1/2" 231" 231 1/4" 231 1/2" 232" 232 1/4" 232 1/2" 233" 233 1/4" 233 1/2" 234" 234 1/4" 234 1/2" 235" 235 1/4" 235 1/2" 236" 236 1/4" 236 1/2" 237" 237 1/4" 237 1/2" 238" 238 1/4" 238 1/2" 239" 239 1/4" 239 1/2" 240" 240 1/4" 240 1/2" 241" 241 1/4" 241 1/2" 242" 242 1/4" 242 1/2" 243" 243 1/4" 243 1/2" 244" 244 1/4" 244 1/2" 245" 245 1/4" 245 1/2" 246" 246 1/4" 246 1/2" 247" 247 1/4" 247 1/2" 248" 248 1/4" 248 1/2" 249" 249 1/4" 249 1/2" 250" 250 1/4" 250 1/2" 251" 251 1/4" 251 1/2" 252" 252 1/4" 252 1/2" 253" 253 1/4" 253 1/2" 254" 254 1/4" 254 1/2" 255" 255 1/4" 255 1/2" 256" 256 1/4" 256 1/2" 257" 257 1/4" 257 1/2" 258" 258 1/4" 258 1/2" 259" 259 1/4" 259 1/2" 260" 260 1/4" 260 1/2" 261" 261 1/4" 261 1/2" 262" 262 1/4" 262 1/2" 263" 263 1/4" 263 1/2" 264" 264 1/4" 264 1/2" 265" 265 1/4" 265 1/2" 266" 266 1/4" 266 1/2" 267" 267 1/4" 267 1/2" 268" 268 1/4" 268 1/2" 269" 269 1/4" 269 1/2" 270" 270 1/4" 270 1/2" 271" 271 1/4" 271 1/2" 272" 272 1/4" 272 1/2" 273" 273 1/4" 273 1/2" 274" 274 1/4" 274 1/2" 275" 275 1/4" 275 1/2" 276" 276 1/4" 276 1/2" 277" 277 1/4" 277 1/2" 278" 278 1/4" 278 1/2" 279" 279 1/4" 279 1/2" 280" 280 1/4" 280 1/2" 281" 281 1/4" 281 1/2" 282" 282 1/4" 282 1/2" 283" 283 1/4" 283 1/2" 284" 284 1/4" 284 1/2" 285" 285 1/4" 285 1/2" 286" 286 1/4" 286 1/2" 287" 287 1/4" 287 1/2" 288" 288 1/4" 288 1/2" 289" 289 1/4" 289 1/2" 290" 290 1/4" 290 1/2" 291" 291 1/4" 291 1/2" 292" 292 1/4" 292 1/2" 293" 293 1/4" 293 1/2" 294" 294 1/4" 294 1/2" 295" 295 1/4" 295 1/2" 296" 296 1/4" 296 1/2" 297" 297 1/4" 297 1/2" 298" 298 1/4" 298 1/2" 299" 299 1/4" 299 1/2" 300" 300 1/4" 300 1/2" 301" 301 1/4" 301 1/2" 302" 302 1/4" 302 1/2" 303" 303 1/4" 303 1/2" 304" 304 1/4" 304 1/2" 305" 305 1/4" 305 1/2" 306" 306 1/4" 306 1/2" 307" 307 1/4" 307 1/2" 308" 308 1/4" 308 1/2" 309" 309 1/4" 309 1/2" 310" 310 1/4" 310 1/2" 311" 311 1/4" 311 1/2" 312" 312 1/4" 312 1/2" 313" 313 1/4" 313 1/2" 314" 314 1/4" 314 1/2" 315" 315 1/4" 315 1/2" 316" 316 1/4" 316 1/2" 317" 317 1/4" 317 1/2" 318" 318 1/4" 318 1/2" 319" 319 1/4" 319 1/2" 320" 320 1/4" 320 1/2" 321" 321 1/4" 321 1/2" 322" 322 1/4" 322 1/2" 323" 323 1/4" 323 1/2" 324" 324 1/4" 324 1/2" 325" 325 1/4" 325 1/2" 326" 326 1/4" 326 1/2" 327" 327 1/4" 327 1/2" 328" 328 1/4" 328 1/2" 329" 329 1/4" 329 1/2" 330" 330 1/4" 330 1/2" 331" 331 1/4" 331 1/2" 332" 332 1/4" 332 1/2" 333" 333 1/4" 333 1/2" 334" 334 1/4" 334 1/2" 335" 335 1/4" 335 1/2" 336" 336 1/4" 336 1/2" 337" 337 1/4" 337 1/2" 338" 338 1/4" 338 1/2" 339" 339 1/4" 339 1/2" 340" 340 1/4" 340 1/2" 341" 341 1/4" 341 1/2" 342" 342 1/4" 342 1/2" 343" 343 1/4" 343 1/2" 344" 344 1/4" 344 1/2" 345" 345 1/4" 345 1/2" 346" 346 1/4" 346 1/2" 347" 347 1/4" 347 1/2" 348" 348 1/4" 348 1/2" 349" 349 1/4" 349 1/2" 350" 350 1/4" 350 1/2" 351" 351 1/4" 351 1/2" 352" 352 1/4" 352 1/2" 353" 353 1/4" 353 1/2" 354" 354 1/4" 354 1/2" 355" 355 1/4" 355 1/2" 356" 356 1/4" 356 1/2" 357" 357 1/4" 357 1/2" 358" 358 1/4" 358 1/2" 359" 359 1/4" 359 1/2" 360" 360 1/4" 360 1/2" 361" 361 1/4" 361 1/2" 362" 362 1/4" 362 1/2" 363" 363 1/4" 363 1/2" 364" 364 1/4" 364 1/2" 365" 365 1/4" 365 1/2" 366" 366 1/4" 366 1/2" 367" 367 1/4" 367 1/2" 368" 368 1/4" 368 1/2" 369" 369 1/4" 369 1/2" 370" 370 1/4" 370 1/2" 371" 371 1/4" 371 1/2" 372" 372 1/4" 372 1/2" 373" 373 1/4" 373 1/2" 374" 374 1/4" 374 1/2" 375" 375 1/4" 375 1/2" 376" 376 1/4" 376 1/2" 377" 377 1/4" 377 1/2" 378" 378 1/4" 378 1/2" 379" 379 1/4" 379 1/2" 380" 380 1/4" 380 1/2" 381" 381 1/4" 381 1/2" 382" 382 1/4" 382 1/2" 383" 383 1/4" 383 1/2" 384" 384 1/4" 384 1/2" 385" 385 1/4" 385 1/2" 386" 386 1/4" 386 1/2" 387" 387 1/4" 387 1/2" 388" 388 1/4" 388 1/2" 389" 389 1/4" 389 1/2" 390" 390 1/4" 390 1/2" 391" 391 1/4" 391 1/2" 392" 392 1/4" 392 1/2" 393" 393 1/4" 393 1/2" 394" 394 1/4" 394 1/2" 395" 395 1/4" 395 1/2" 396" 396 1/4" 396 1/2" 397" 397 1/4" 397 1/2" 398" 398 1/4" 398 1/2" 399" 399 1/4" 399 1/2" 400" 400 1/4" 400 1/2" 401" 401 1/4" 401 1/2" 402" 402 1/4" 402 1/2" 403" 403 1/4" 403 1/2" 404" 404 1/4" 404 1/2" 405" 405 1/4" 405 1/2" 406" 406 1/4" 406 1/2" 407" 407 1/4" 407 1/2" 408" 408 1/4" 408 1/2" 409" 409 1/4" 409 1/2" 410" 410 1/4" 410 1/2" 411" 411 1/4" 411 1/2" 412" 412 1/4" 412 1/2" 413" 413 1/4" 413 1/2" 414" 414 1/4" 414 1/2" 415" 415 1/4" 415 1/2" 416" 416 1/4" 416 1/2" 417" 417 1/4" 417 1/2" 418" 418 1/4" 418 1/2" 419" 419 1/4" 419 1/2" 420" 420 1/4" 420 1/2" 421" 421 1/4" 421 1/2" 422" 422 1/4" 422 1/2" 423" 423 1/4" 423 1/2" 424" 424 1/4" 424 1/2" 425" 425 1/4" 425 1/2" 426" 426 1/4" 426 1/2" 427" 427 1/4" 427 1/2" 428" 428 1/4" 428 1/2" 429" 429 1/4" 429 1/2" 430" 430 1/4" 430 1/2" 431" 431 1/4" 431 1/2" 432" 432 1/4" 432 1/2" 433" 433 1/4" 433 1/2" 434" 434 1/4" 434 1/2" 435" 435 1/4" 435 1/2" 436" 436 1/4" 436 1/2" 437" 437 1/4" 437 1/2" 438" 438 1/4" 438 1/2" 439" 439 1/4" 439 1/2" 440" 440 1/4" 440 1/2" 441" 441 1/4" 441 1/2" 442" 442 1/4" 442 1/2" 443" 443 1/4" 443 1/2" 444" 444 1/4" 444 1/2" 445" 445 1/4" 445 1/2" 446" 446 1/4" 446 1/2" 447" 447 1/4" 447 1/2" 448" 448 1/4" 448 1/2" 449" 449 1/4" 449 1/2" 450" 450 1/4" 450 1/2" 451" 451 1/4" 451 1/2" 452" 452 1/4" 452 1/2" 453" 453 1/4" 453 1/2" 454" 454 1/4" 454 1/2" 455" 455 1/4" 455 1/2" 456" 456 1/4" 456 1/2" 457" 457 1/4" 457 1/2" 458" 458 1/4" 458 1/2" 459" 459 1/4" 459 1/2" 460" 460 1/4" 460 1/2" 461" 461 1/4" 461 1/2" 462" 462 1/4" 462 1/2" 463" 463 1/4" 463 1/2" 464" 464 1/4" 464 1/2" 465" 465 1/4" 465 1/2" 466" 466 1/4" 466 1/2" 467" 467 1/4" 467 1/2" 468" 468 1/4" 468 1/2" 469" 469 1/4" 469 1/2" 470" 470 1/4" 470 1/2" 471" 471 1/4" 471 1/2" 472" 472 1/4" 472 1/2" 473" 473 1/4" 473 1/2" 474" 474 1/4" 474 1/2" 475" 475 1/4" 475 1/2" 476" 476 1/4" 476 1/2" 477" 477 1/4" 477 1/2" 478" 478 1/4" 478 1/2" 479" 479 1/4" 479 1/2" 480" 480 1/4" 480 1/2" 481" 481 1/4" 481 1/2" 482" 482 1/4" 482 1/2" 483" 483 1/4" 483 1/2" 484" 484 1/4" 484 1/2" 485" 485 1/4" 485 1/2" 486" 486 1/4" 486 1/2" 487" 487 1/4" 487 1/2" 488" 488 1/4" 488 1/2" 489" 489 1/4" 489 1/2" 490" 490 1/4" 490 1/2" 491" 491 1/4" 491 1/2" 492" 492 1/4" 492 1/2" 493" 493 1/4" 493 1/2" 494" 494 1/4" 494 1/2" 495" 495 1/4" 495 1/2" 496" 496 1/4" 496 1/2" 497" 497 1/4" 497 1/2" 498" 498 1/4" 498 1/2" 499" 499 1/4" 499 1/2" 500" 500 1/4" 500 1/2" 501" 501 1/4" 501 1/2" 502" 502 1/4" 502 1/2" 503" 503 1/4" 503 1/2" 504" 504 1/4" 504 1/2" 505" 505 1/4" 505 1/2" 506" 506 1/4" 506 1/2" 507" 507 1/4" 507 1/2" 508" 508 1/4" 508 1/2" 509" 509 1/4" 509 1/2" 510" 510 1/4" 510 1/2" 511" 511 1/4" 511 1/2" 512" 512 1/4" 512 1/2" 513" 513 1/4" 513 1/2" 514" 514 1/4" 514 1/2" 515" 515 1/4" 515 1/2" 516" 516 1/4" 516 1/2" 517" 517 1/4" 517 1/2" 518" 518 1/4" 518 1/2" 519" 519 1/4" 519 1/2" 520" 520 1/4" 520 1/2" 521" 521 1/4" 521 1/2" 522" 522 1/4" 522 1/2" 523" 523 1/4" 523 1/2" 524" 524 1/4" 524 1/2" 525" 525 1/4" 525 1/2" 526" 526 1/4" 526 1/2" 527" 527 1/4" 527 1/2" 528" 528 1/4" 528 1/2" 529" 529 1/4" 529 1/2" 530" 530 1/4" 530 1/2" 531" 531 1/4" 531 1/2" 532" 532 1/4" 532 1/2" 533" 533 1/4" 5

INTER-OFFICE MEMORANDUM

TO: Sean McCartney, Principal Planner
FROM: Craig Duffin, City Engineer
DATE: August 21, 2013
SUBJECT: Steel Ranch Market Place

The Public Works Department reviewed the Development Application Referral for Steel Ranch Marketplace received on July 8, 2013 and has the following comments:

GENERAL

1. The applicant has claimed ownership of the two existing City water taps on SH42. The claim is unfounded and without merit. Staff previously issued information to the developer clearly indicating that the two existing City water taps were not owned by the previous owners. Considering the developer's claim, staff does not support proceeding with the development.
2. Public Works will not accept the alignment of the 12" water main and 8" sanitary sewer extension at the south end on the development. The central water main extension into the property shall be for fire service only, maintained by the owner. Refer to utility comments within the Horizontal Public Improvement Plan section below. Considering the south drive and the proposed building within Lot 3, applicant shall replace the entire water main from SH 42 to Kaylix Ave.
3. Final drainage calculations must be approved by Public Works prior to construction plan approval. The drainage calculations must be in accordance with the approved Takoda Ridge Final Drainage Report.
4. Staff requests water demand information for the proposal, required on the PUD. Applicant shall indicate the commercial and the irrigation demand for the development. Note that the City has changed the costs for water taps. The fee is based on annual consumption. Refer to attached Tap Fee Calculation Form.

PUD

Cover Sheet – Sheet 1 of 14

1. Takoda PA1 Description, site access is from SH 42 and Kaylix Ave. Applicant can delete the reference to Takoda, AKA Steel Ranch.
2. Vicinity Map, delete the word "Future" from the call out for Indian Peaks Filing No. 17. Indian peaks is currently under construction
3. Title, applicant shall add a comma after the number "5" and delete either "PM or "Principal Meridian" because of redundancy.

Master Plan and General Notes – Sheet 2 of 14

1. The proposed southerly access drive into the site is shown with a crossspan. Staff does not support the use of a crossspan within an accessible route. Applicant to revise access to a drive ramp with detached walk or curb returns with walk extension and raised concrete crosswalk (combined ramp drive with curb returns and attached walk).
2. General Notes and Standards – All Phases, Note 2 is unclear. Construction within Phase 3 may only have the SH 42 improvements as public improvements. The SH 42 improvements shall receive construction acceptance prior to issuance of a Certificate of Occupancy for development work after Phase 2. The applicant shall list all SH 42 improvements that are proposed as part of the development. The list shall indicate items that will be installed at the expense of the developer and items that will be installed by others (CDOT, city of Louisville). The list shall include but not be limited to curb and gutter, 8' walk, street lights, right in right out, grading, landscaping, irrigation, accel/decal lane extension, etc.
3. General Notes and Standards - All Phases, the walk/trail connection and landscaping along SH42 appears an obligation of the developer of the abutting parcel. Applicant shall revise Note 2 accordingly.

The applicant shall provide an update to the notes to indicate that Steel Ranch Marketplace development shall construct the SH 42 walk and landscaping. Note 2 should be clarified and any other references to the improvements within SH 42 consistent throughout the document.

4. The applicant shall add a note referencing sheet 3 for fire lane and parking overflow.
5. The applicant shall show the proposed landscape, curb and walk to be installed along SH42. The current plan indicates the SH 42 right in/right out access drive within the taper. The southbound right accel lane shall extend past the right in/right out access drive and then taper down to a single lane. Applicant shall revise the SH 42 lane layout plan accordingly.
6. The applicant shall show the correct striping along SH42. There is conflicting and confusing striping shown.
7. The applicant shall center the southern access on Kaylix Ave with the alley across the street. If not possible, provide substantiating information for the offset in centerline.

Phase 1 – Plan Notes and Standards - Sheet 3 of 14

1. Suggest applicant install utility improvements within Kaylix Ave. prior to top lift paving. Ryland Homes is close to build out and will be requesting approval for the installation of top lift asphalt within the entire development. Utility cuts within a newly paved roadway require special asphalt repair methods.
2. Applicant shall discuss the timing of the removal of the dirt pile and concrete spoils that are currently on site.

3. The plans indicate curb returns and handicap ramps at the southern access on Kaylix Ave. This access will require installation of handicap ramps and potential easements for maintenance of the curb returns. City will maintain the curb, not the attached paving. This shall be clarified on the PUD and Civil Plans. Refer to additional comment. Applicant to add ROW/easements to the plat as needed.

Photometric Plan – Sheet 5 of 14

1. Applicant shall add the existing street lights to the plan and their impact on the proposed lighting design.
2. Applicant shall include with Phase 3 construction the installation of a new street light on the eastside of Kaylix Ave., south of Park Lane and installation of new street light on SH 42 at the right in/out access.

Landscape Plans - Sheet 8 of 14

1. General Notes: Note 3, second sentence, change 5' to 7'. Last line, after the word "utilities", delete the remainder of the sentence. Add the following language: "The clearances indicated are minimums, additional clearance may be needed as directed by the City."

Emergency Vehicle Access Plan - Sheet 9 of 14

1. Applicant shall provide a discussion regarding the "non-fluid" fire truck movement indicated on the Turning Movement Plan. Does the vehicle slow down/stop at 2 locations in order to change direction?

Horizontal Public Improvement Plan – Sheet 10 of 14

1. Staff reviewed the utility plan and requests modification to more efficiently service the property and reduce the City's level of maintenance for the development.

Phase 1

- a. Existing sanitary sewer stub into Lot 1 shall be used as the service line.
- b. Southern building in Phase 3 shall extend a sewer service line from Kaylix Ave. sewer manhole. Provide onsite clean outs as required.
- c. The existing 12" water main is in conflict with southern building in Phase 3. Applicant shall replace the 12" water main, the revised location of the water main shall be 5' from gutter lip. The new main shall be 7' north of its current location in the east/west direction and 18' west of its current location in the north/south direction for Phase 1.

Phase 2

- a. City sewer main shall end at first manhole east of Kaylix Ave. Lot 2 and Lot 3 buildings shall extend sanitary services from this terminal manhole.
- Phase 3
- a. The northern building can receive water service from Kaylix Ave. The existing 8” water stub can be used for the private fire line.
 - b. Sanitary sewer services for building within Phase 3 have been previously discussed.
 - c. The water main extension and fire lines shown shall be privately maintained. Water service for easterly buildings can be connected to existing 12” water main, east of building.
2. Applicant shall provide utility easements for future property owners that have wet utility lines crossing private property.
 3. Staff has previously mentioned that the proposed retaining walls along the east property line are shown within a water main easement. The retaining walls will obstruct access to the water main. Applicant to relocate the retaining walls.
 4. Revise Phase notes to reflect modified utility plan.
 5. That applicant shall label all storm sewers outside of public right-of-way as “private”.
 6. That applicant shall provide a minimum 30’ wide easement, for sanitary sewer main in Phase 3. Two service lines shall extend from the Kaylix Ave. manhole to service Lot 1 and the proposed building in Lot 3. Sanitary sewer service lines shall be 10’ clear from any future water main extension.
 7. Easements for private service lines will be required with future phases for water and sewer service lines as well as emergency and maintenance access.
 8. Staff will request the lot owner enter an agreement for the maintenance operation and repair of the proposed fire line.
 9. Horizontal Improvement Notes, Phase 1, Note 7, applicant shall discuss the type of landscape treatment provided for stabilization of the overflow parking area.
 10. Revise wet utility notes throughout the document to reflect the requested changes in site utility layout for mains and services.
 11. General Horizontal Public Improvement Notes, Note 6, Add note that indicates “ All on site storm sewer facilities shown are privately owned and maintained.

Horizontal Control Plan - Sheet 11 of 14

1. Applicant shall consider constructing the phase 3 parking spaces (6) that are shown at the east end of the lower parking area.
2. Applicant shall confirm the arrows depicting the limits of the 20’ P.U.E and 8’ conc. parallel parking & drop off lane are correct.

Overall Utility Plan - Sheet 12 of 14

1. Applicant shall revise the overall utility plan per comments mentioned above under the Horizontal Public Improvement Plan
2. The applicant shall add sanitary sewer clean outs on the proposed sewer service lines per plumbing code.
3. The applicant shall add a storm stub to the east (into Phase 3) of building 1.
4. The applicant shall correct the double labels on the 40' easement east of Park Lane.
5. Applicant shall indicate all proposed utility lines using dark lines or symbols (e.g. new manhole).
6. Please confirm that the 6" sewer service line stub proposed for lot 3 is adequate in size for future use.
7. Applicant shall add labels to the easements along SH 42. Also, if the existing fire hydrant on SH 42 is located outside its easement, applicant shall provide additional water line easement.

PLAT

Sheet 1 of 2

1. Note 7, second line, end the sentence after the phrase "less than 7." Delete the remainder of the sentence in its entirety.
2. Note 8 is unclear. The City issues an "Exclusive Utility Easement Crossing Permit" not an agreement. City Attorney shall modify notes for inclusion into plat.
3. Note 10 - delete the note in its entirety. The information mentioned is within the crossing permit.
4. Add a note regarding public access over paved surfaces.
5. Add a note regarding a 4' surface maintenance easement beyond the back of walk. Steel Ranch South had the following note: "The City of Louisville is granted a 4' maintenance access easement beyond right of way for the maintenance of curb & sidewalk. Minimum surface disturbance is allowed within the easement."
6. Applicant shall install property monuments at all corners of the development. Encase the base of the monument in concrete with cap exposed. Monuments shall be easily accessible and visible in the field. Provide monumentation prior to issuance of construction acceptance.

[The legend has been updated to provide monumentation in the form of an exposed cap or a mark on the adjacent sidewalk.](#)

Monument or marks shall not be placed in public walks. Exposed caps shall be field verified at construction acceptance and final acceptance.

Sheet 2 of 2

1. Plat indicates a 9' access easement adjacent Kaylix Ave. The reason for the access easement is unclear. The design of the proposed southerly access depicted on the PUD is not adequate to correctly display the 9' access easement.
2. 30' C.U.E. shown for the sewer main is not needed. The existing sanitary sewer stub shall become the service line to Lot 1. A new sewer service line can be constructed from the Kaylix Ave. manhole to Lot 3. Applicant to provide a private sanitary sewer service line easement for the owner of Lot 3 within Tract A.
3. Applicant shall provide an Exclusive Utility Easement for the revised water main alignment.
4. The applicant shall include a temporary public and emergency access easement for the portion of Lot 3 that is encumbered by the temporary overflow parking and fire lane.
5. The applicant shall include a temporary public and emergency access easement for the portion of Lot 3 that is encumbered by the temporary overflow parking and fire lane.

Memorandum

Date: September 12, 2013
To: Planning Commission
From: Planning Division Staff
Subject: Continuance Request

Staff has recently experienced a limited amount of time to complete the documents for the required ordinance changes. Therefore, staff is requesting a continuance of the following agenda item to the October 10, 2013 Planning Commission meeting:

- **Public Notice Requirement Ordinance:** An amendment to appropriate sections of the Louisville Municipal Code regarding public notice requirements.
 - Applicant, Owner and Representative: City of Louisville
 - Case Manager: Troy Russ, Planning Director

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 AMENDMENTS TO APPROPRIATE SECTIONS OF THE LOUISVILLE MUNICIPAL CODE (LMC) REGARDING THE PUBLIC NOTICE REQUIREMENTS

APPLICATION NAME: PUBLIC NOTICE REQUIREMENTS

LOCATION: CITY OF LOUISVILLE

CASE NUMBER: NA

DATE AND TIME: THURSDAY, SEPTEMBER 12, 2013 @ 6:30 PM

PLANNING COMMISSION

DATE AND TIME: 1ST READING, TUESDAY, OCTOBER 1, 2013 @ 7:00 PM

CITY COUNCIL (TENTATIVE) 2ND READING, TUESDAY, OCTOBER 15, 2013 @ 7:00 PM

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, AUGUST 25, 2013

(POSTED IN CITY HALL, PUBLIC LIBRARY, RECREATION CENTER AND THE COURTS AND POLICE BUILDING AND MAILED TO SURROUNDING PROPERTY OWNERS ON FRIDAY, AUGUST 23, 2013)

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

WWW.LOUISVILLECO.GOV