

# ***Planning Commission***

## ***Agenda***

**December 12, 2013  
City Hall, Council Chambers  
749 Main Street  
6:30 PM**

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

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

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Approval of Minutes
  - November 14, 2013
- V. Public Comment on Items Not on the Agenda
- VI. Regular Business – Public Hearing Items
  - **The Lanterns at Steel Ranch:** A preliminary plat and preliminary planned unit development (PUD) plan request for 24 ranch homes designed as duplexes to be located at the west end of the Summit View Subdivision.
    - Applicant, Owner and Representative: RMCS, LLC.
    - Case Manager: Scott Robinson, Planner I
  - **Centennial Pavilion Commercial Center:** A request for an amendment to an existing Planned Unit Development (PUD) to allow for new monument sign on the northeast corner of the property.
    - Applicant and Representative: Martha McNamara
    - Owner:
    - Case Manager: Sean McCartney, Principal Planner
- VII. Long Range Planning Discussion
  - Residential Estate zone district
- VIII. Planning Commission Comments
- IX. Staff Comments

**X.** Items Tentatively Scheduled for the regular meeting: January 9, 2014

- **Old Louisville Inn final PUD:** A final planned unit development (PUD) to allow for a 950 square foot addition to the south of the existing Old Louisville Inn restaurant.

- Applicant, Owner and Representative:
- Case Manager: Scott Robinson, Planner I

**XI.** Adjourn

# ***Planning Commission***

## ***Meeting Minutes***

**November 14, 2013**  
**City Hall, Council Chambers**  
**749 Main Street**  
**6:30 PM**

**Call to Order** – Pritchard called the meeting to order at 6:32 P.M.

**Roll Call** was taken and the following members were present:

Commission Members Present: Chris Pritchard, Chairman  
Ann O'Connell, Secretary  
Jeff Moline  
Steve Brauneis  
Cary Tengler  
Scott Russell

Commission Members Absent:

Staff Members Present: Troy Russ, Director of Planning & Building  
Safety  
Sean McCartney, Principal Planner

### **Approval of Agenda –**

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

### **Approval of Minutes –**

Moline moved and Brauneis seconded a motion to approve the October 10, 2013 minutes as prepared by staff. Motion passed by voice vote.

**Public Comments:** Items not on the Agenda  
None heard

### **Regular Business –**

- **Resolution No. 24, Series 2013: 1900 Taylor:** A request for a final planned unit development (PUD) plan for a 136,701 SF single story Industrial/Flex building with associated site improvements on the combined four (4) lots. The request also includes the vacation of a 20'

drainage and utility easement between Lot 2 and Lot 4 which is no longer needed.

- Applicant, Owner and Representative: Etkin Johnson Group
- Case Manager: Sean McCartney, Principal Planner

*Public Notice Certification:*

Published in the Camera on October 27, 2013. Posted in City Hall, the Library, the Recreation Center, the Police and Court Building and mailed to surrounding property owners on October 25, 2013.

*Conflict of Interest and Disclosure:*

None heard.

*Staff Report of Facts and Issues:*

McCartney presented from Power Point and stated the project is located in the CTC area, zoned industrial, and has had a previous time extension. He added the new proposed development is an alternative option:

- Single story, 40 feet tall
- 136,701 SF
- 72% hardscape; 28% softscape
- 5 points of access: two on Taylor, two on Prairie, and one on CTC.
- The large façade is articulated with bump out, recessions, and various materials/colors
- Two waivers being requested:
  - Monument signs: Applicant is requesting 5 monument signs, at all access points, where one monument sign is permitted.
  - Wall signs: 40 SF, where 15 SF is required; 160 SF total, where 80 SF is permitted

*Commission Questions of Staff:*

Moline asked why the property is not being replatted to consolidate the lots.

McCartney stated they can consolidate these lots through a Covenant Agreement since the property is owned by a single owner.

Tengler asked if this is the largest building out in the CTC area.

McCartney stated there have been a few buildings about as large.

*Applicant Presentation:*

Jim Vasbinder, applicant, presented. He stated they have several large buildings in CTC but this is the first building they are using this architect, Ware Malcomb. He added these large buildings are desired by the international users, such as Babalot. He stated this building does not currently have a user in mind which is why they are requesting flex office at this time.

Vasbinder stated the building is being built with sustainable elements in mind:

- Cool roof
- Low E glass
- Insulated walls with white face vinyl insulation
- High efficiency HVAC units

- Utility bills are dropping 12% annually

Commission Questions of Applicant:

Moline asked if there would be one big tenant or multiple tenants

Vasbinder stated they set these types of buildings up for potentially 5 tenants. Their ideal situation would be one or two tenants, but most likely they will have multiple.

Brauneis asked if there were any overhead skylights.

Vasbinder said each bay has two skylights and tenants in previous buildings never turn their lights on due to the skylights.

Public Comment:

None heard.

Summary and request by Staff and Applicant:

None heard.

Closed Public Hearing and discussion by Commission:

No discussion. All Planning Commissioners were in favor of staff's recommendation.

Commission Action:

Tengler made a motion to approve as presented. O'Connell seconded the motion.

Moline asked for a friendly amendment to replace the proposed Ash trees due to the possibility of disease.

Vasbinder stated he would agree with this condition because he was not aware of this.

Name	Vote
Chris Pritchard	Yes
Jeff Moline	Yes
Ann O'Connell	Yes
Cary Tengler	Yes
Steve Brauneis	Yes
Scott Russell	Yes
Motion passed/failed:	Pass

**Long Range Planning Discussion Items**

Russ presented the discussion item by presenting from a list of projects the Planning Department is currently working on. He stated this list is derived from a recommendation from previous Chair Lipton. He stated this would be the time where we could identify issues and concerns so Planning Commission could get on the same page as the Planning Staff in where planning attention is being placed. Topic items could include:

- Residential Estate (RE) zoning – this zone district requires a 12,000 SF lot in the zone district but most PUD's established lots of 7,000 SF. Staff receives most of their Board of Adjustment requests from the RE zone district.
- Centennial Valley GDP.
- Sam's Club site – constrained by private covenants.

Russell asked how we would talk about Sam's Club without creating any issues for a future submittal.

Russ stated it would be an overview of the existing regulatory framework. The property owners would be invited for that discussion.

- Phillips 66 property – to present a reminder of what the property is zoned and what is permitted.
- Accessory Dwelling Units
- Safe Routes to School

Tengler stated he liked this idea.

Russell asked how the commission would request topic items.

Russ said through email or during previous meetings discussions. He stated the first topic of discussion will be the Residential Estate zone district.

Pritchard inquired if the list was placed in a certain order.

Russ stated not necessarily.

Pritchard encouraged the commission to bring the items up at the meeting instead of email.

Russell stated he would like to see a discussion on the scrapes being seen in Old Town, the economics of retail development, urban agriculture, regional context of Louisville with all that is happening around us in the surrounding communities, and suburbia.

Michael Menaker, 1827 Chokecherry Drive, stated it would be good to discuss the possibility of a form based code.

Pritchard stated the commission appears interested in having long range discussions, but only when the agenda warrants it.

## **Planning Commission Comments – None**

### **Staff Comments**

#### **➤ Small area plan:**

Russ stated the Planning Department will be working on the South Boulder Road small area plan first because there are too many development pressures happening along this corridor. He stated planning staff will be working on stakeholder interviews until Christmas. He added McCaslin small area plan will probably start up in March.

➤ **Downtown Parking Plan**

Russ stated an advisory board has been created to use the parking analysis to work on solutions. He added a public parking meeting will happen in January.

Pritchard asked for an update on the South Street underpass.

Russ stated we just received 60% approval by BNSF. They have shrunk the underpass to 22 feet, but the underpass will still be one of the widest in Boulder County. Construction is currently scheduled for late 2014 but that is still tentative.

**Items Tentatively Scheduled for Next Regular Meeting: December 12, 2013**

McCartney presented the following items slated for the December meeting:

- **The Lanterns at Steel Ranch:** A preliminary plat and preliminary planned unit development (PUD) plan request for 24 ranch homes designed as duplexes to be located at the west end of the Summit View Subdivision.
  - Applicant, Owner and Representative: RMCS, LLC.
  - Case Manager: Scott Robinson, Planner I
- **Centennial Pavilion Commercial Center:** A request for an amendment to an existing Planned Unit Development (PUD) to allow for new monument sign on the northeast corner of the property.
  - Applicant and Representative: Martha McNamara
  - Owner:
  - Case Manager: Sean McCartney, Principal Planner

Pritchard asked about the Food Truck Ordinance.

Russ stated there is still some internal work that needs to be completed, so we might be bringing it to Planning Commission in January.

Russell asked about the bridge at Front Street.

Russ stated the State is inundated with requests so it might be a while.

**Adjourn**

O'Connell moved and Russell seconded a motion to adjourn the meeting. Pritchard adjourned the meeting at 7:18 PM.



December 2, 2013

City of Louisville

749 Main Street

Louisville, CO 80027

Sean:

This letter is in response to the comments in your letter dated November 21.

XCEL- I have contacted the Utility Notification Center and had all utilities located. The attached location of the proposed monument sign will not interfere with any of the utilities.

Public Works- The proposed monument sign will be at least 3ft from the edge of the water main, will be clear of the traffic signal interconnect, will not be in the right away, and will not require any lane or sidewalk closures.

Planning Department-

1. The sign will be set back at least 10' it will actually be 11' as established in the CDDSG.
2. Attached is the existing landscaping with the monument sign location at the upper crest of the landscaping into the rock bed, in front of the 3 trees and between the 2 center bushes.
3. The 2ft x 3ft site plan has the elevation of the proposed monument sign with the 4 signature blocks.
4. Attached is the redesign of the monument sign to better match the existing monument signs.

Please let me know if you need anything further. Thank you for your time and consideration.

Martha McNamara

martham@precisionwestsigns.com



City of Louisville

749 Main Street

Louisville, CO 80027

Attn: Sean McCartney

October 4, 20013

Sean-

I have attached the PUD Amendment proposal for Centennial Pavilion 133-165 McCaslin Blvd.

Precision West Signs is representing Nexgen Properties 5251 DTC Parkway Suite 800 Greenwood Village, CO 80111, the owner of the property, to amend the PUD to allow a monument sign on the north end of their property on McCaslin Blvd.

Please let me know if there is anything else you need. We look forward to hearing from you.

Thank you-

Martha McNamara

Precision West Signs

303-880-2344

martham@precisionwestsigns.com

## **Centennial Pavilion**

**133-165 McCaslin Blvd**

### **PUD Amendment Proposal**

**Centennial Pavilion currently has 2 monument signs on the property.**

**Sign A Located on Century Circle and W. Century Drive**

**Sign B Located on McCaslin Blvd and Century Circle**

**Centennial Pavilion would like to add an additional monument sign (Sign C) on the North end of the property on McCaslin Blvd. The tenants that are on the west or back side of the property, particularly, Grease Monkey and Fitness 2, have no visibility from McCaslin Blvd, even with the Monument sign B on McCaslin. There have been several complaints to the City of Louisville about the small coroplast signs that are stuck in the ground, promoting their business and arrows pointing to their location in the back of the property. To clean up the street view, and better visibility for the back side tenants, we propose a small monument sign, to match the current monument sign, but with only the tenant names located at the back of the property. The maximum panels would be 4. This monument would be a single faced, non-lit sign, 4ft tall x 8ft wide.**

**Attached are several exhibits, showing the visibility of the monument sign B going both North and South on McCaslin. When you are driving North there is no left turn directly into the entrance, you drive up to the left turn is located, and also would be the location of the third monument sign. No reason to make a U turn if you were going to the Grease Monkey or the Fitness studio, the monument sign, would be like a directional showing that there is access to the tenants in the back.**

**The street into the Centennial Pavilion on this North side is currently an access street. However, the property just North will be using this access street when the land is sold and developed. There is currently no other road access to that property.**

Monument A is a directional showing that Restaurants and Shops are there, but no specific tenant names. This monument sign is visible only to cars actually on Century Drive, which has very little traffic compared to McCaslin Blvd.

There is a real need for a monument sign on that corner, visibility of the west end tenants, keeping the clutter of yard signs off McCaslin Blvd, and traffic control for the customers going to the backside tenant's they can turn left and not make a U-turn back south on McCaslin, left on Century Circle, right on Century drive.

The following exhibits are attached:

Exhibit 1 and 2 Aerial View of property

Exhibit 3 Monument Sign A

Exhibit 4 Monument Sign B Lack of Visibility Northbound

Exhibit 5 Driving south on McCaslin no view yet of Monument sign B

Exhibit 6 No left turn at Monument sign B on McCaslin

Exhibit 7 Proposed Monument C location and proof

1

Monument A

Monument B

Proposed Monument C

Central Dr

Gaslin Blvd

Central Dr

Hillside Dr

North St

W Century Dr

Cherrywood Ln

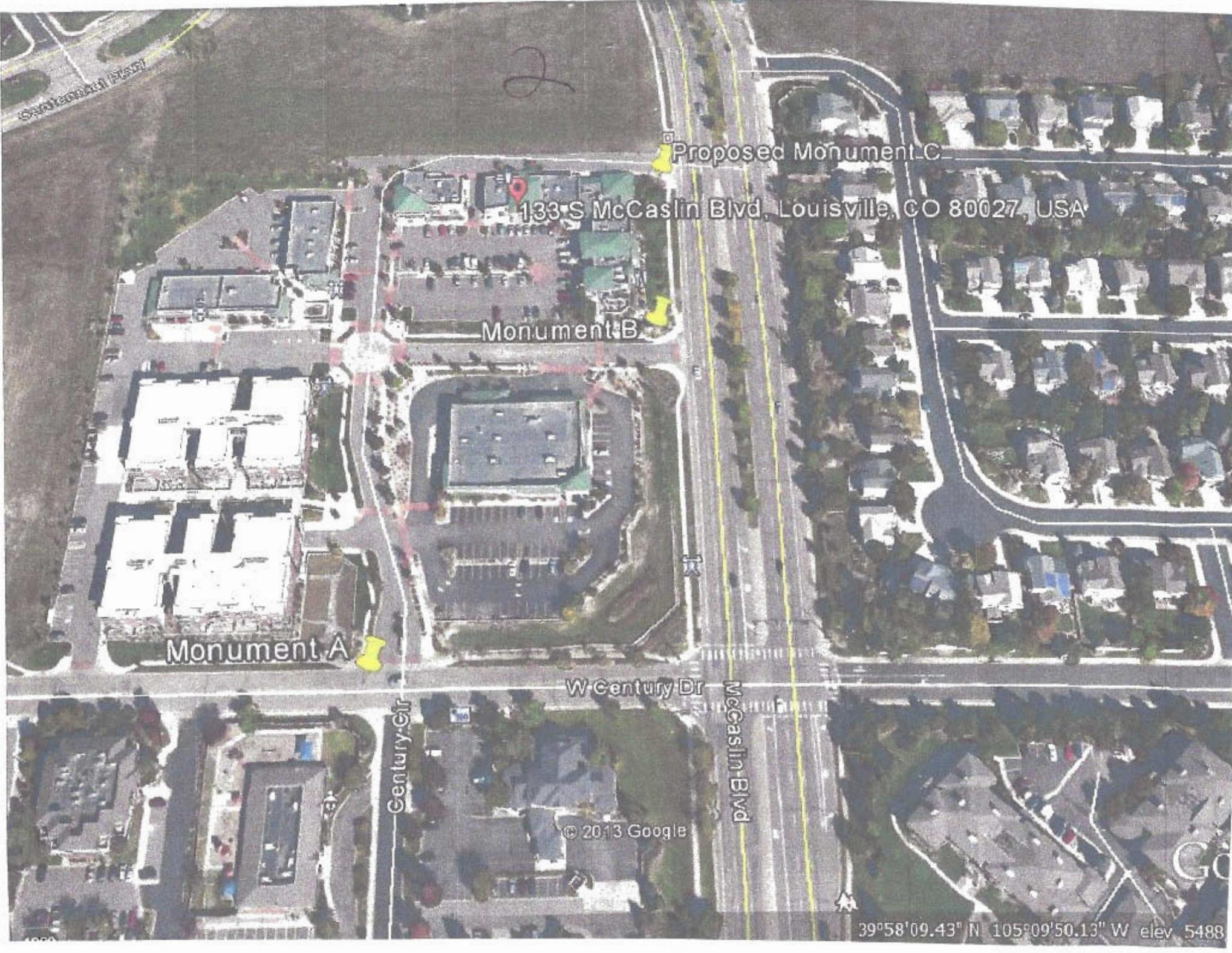
Cinnamon Ln

Cypress Ln

© 2013 Google

39°58'12.38" N 105°09'52.01" W

GOO



Century City Dr

Proposed Monument C

133 S McCaslin Blvd, Louisville, CO 80027, USA

Monument B

Monument A

W Century Dr

McCaslin Blvd

Century City

© 2013 Google

39°58'09.43" N 105°09'50.13" W elev 5488

E-74611-5

3



Exit Street View



© 2013 Google

© 2013 Google

Google earth

[Report a problem](#)

39°58'07.41" N 105°09'53.08" W elev. 5495 ft eye alt. 5502 ft

Exhibit 3 4

South McCasli

4



© 2013 Google

© 2013 Google

39°58'13.56" N 105°09'49"



5

Locate Ticketing <sup>gth</sup>  
A-333 000 610

Proposed Monument Location



© 2013 Google

© 2013 Google

GOO

Exhibit 6

No Left turn at Monument  
Sign B

174 South McCasli

Exhibit 6



© 2013 Google

© 2013 Google

39°58'12.41" N 105°09'50"

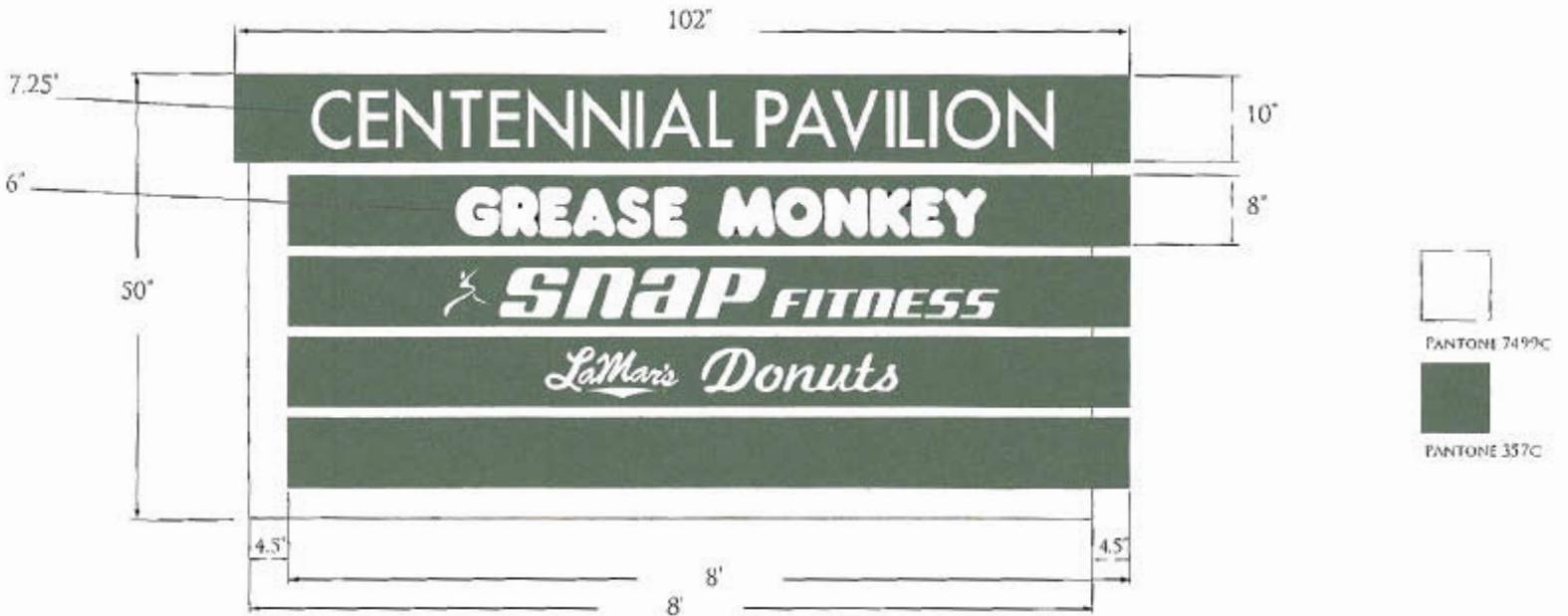
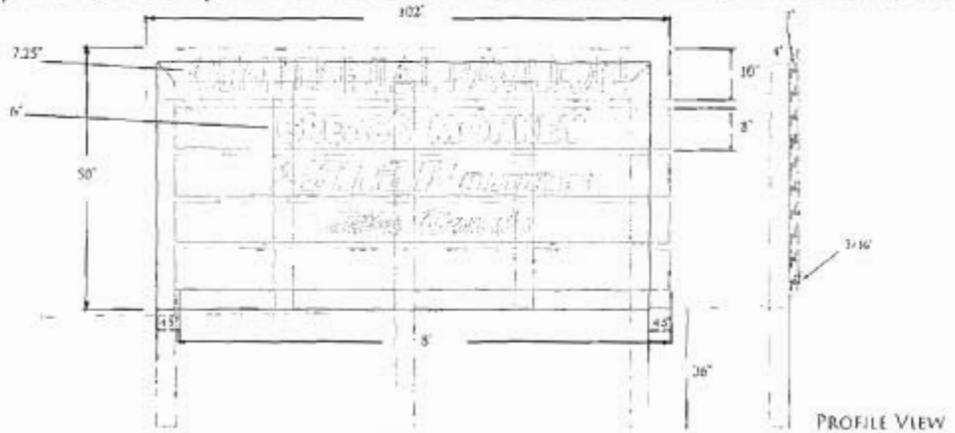
Exhibit 7



WWW.PRECISIONWESTSIGNS.COM  
 1175 S. LIPAN ST.  
 DENVER, CO. 80223  
 TEL: 303-288-7048  
 FAX: 303-288-7051

DESIGN DATE:  
 12.03.2013

PROPOSED SIGN:



NOTES:

1. "CENTENNIAL PAVILIONS" TEXT TO BE CUT WHITE VINYL.  
 ALUM. PANEL TO BE PAINTED DARK GREEN.  
 PANEL TO BE MOUNTED TO 48" X 8" X 4" ALUM. MONUMENT PAINTED OFF WHITE TO MATCH EXISTING MONUMENTS.
2. TENANT LISTINGS TO BE WHITE CUT VINYL MOUNTED TO 3/16" ALUM. PANEL.
3. MONUMENT TO BE INSTALLED 36" BELOW GRADE WITH QTY. 3 - 4"X4" ALUMINUM POSTS, FULLY ENCLOSED.

SIGN COPY AREA = 32 SQ. FT.

VERSION 11

CONTACT: TRAVIS MCNEIL  
 PROJECT: CENTENNIAL PAVILION  
 ADDRESS:  
 CITY, STATE, ZIP: LOUISVILLE, CO.

FILE NAME: CENTENNIALPAVILIONNORTH\_PROPOSAL\_V10

APPROVAL SIGNATURE:

DATE:





**ITEM:** Case #13-043-FP – Centennial Pavilion Sign

**PLANNER:** Sean McCartney, Principal Planner

**APPLICANT:** Precision West Signs  
1171 S. Lipan St.  
Denver, CO 80223

**OWNER:** Nexgen Properties  
5251 DTC Parkway, Suite 800  
Greenwood Village, CO 80111

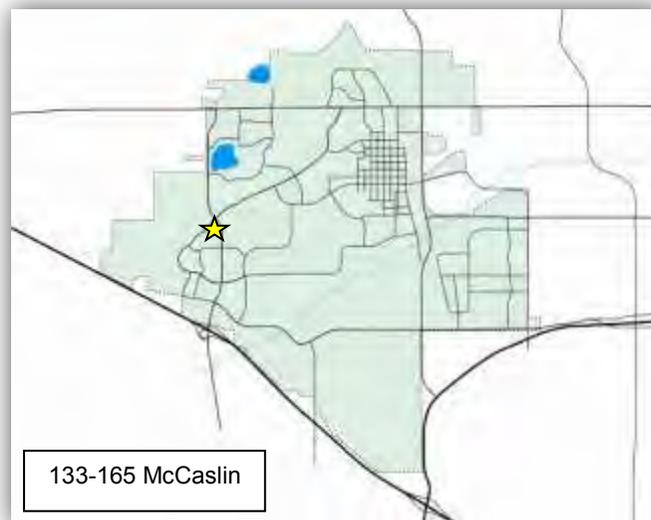
**EXISTING ZONING:** Planned Community Zone District-Commercial (P-C)

**LOCATION:** 133-165 McCaslin Blvd

**LEGAL DESCRIPTION:** Lot 1, Block 1, Centennial Pavilion Subdivision

**REQUEST:** Approval of Resolution No. 26, Series 2013; A resolution recommending approval of an amendment to an existing final planned unit development (PUD) to allow for the placement of a monument sign on the northeast corner of the property.

**VICINITY MAP:**



**OVERVIEW:**

The applicant, Precision West Signs, is requesting approval of a new monument sign be located on the northeast corner of their client's property, known as the Centennial Pavilion Retail Center. The property, which is part of the Centennial Pavilion planned unit development (PUD), was approved with two monument signs located at two of the three existing access points: McCaslin Boulevard and Century Drive. The requested monument sign would be located on the private roadway on the northeast corner of the property.



The property is zoned Planned Community Zone District-Commercial (P-C). It was approved as a final PUD and Special Review Use (SRU) on December 4, 2001 by Resolution 61, Series 2001

**PROPOSAL:**

The applicant is proposing to place a new 24.5 square foot monument sign on the northeast corner of the property. The property owner has stated their tenants, located on the west side of the property, have limited visibility to McCaslin Boulevard and Century Drive because they are located away from these public rights of way and are shielded by other buildings on the development. To remedy their visibility issues, the tenants have been placing "bandit signs"

along McCaslin. Bandit signs are temporary plastic signs which are driven into the ground with wire frames and are illegal sign types in the City of Louisville. Once the bandit signs are erected, Code Enforcement is contacted and the signs are either removed by the tenant or by Code Enforcement.

The applicant believes the request for the placement of a monument sign on the northeast corner of the property will assist with these visibility concerns.



### ***Sign placement***

Section 7.5.A.2 of the Commercial Development Design Standards and Guidelines (CDDSG) states “for retail zones, individual monument signs may be located at primary entries to freestanding buildings to provide individual business identifications and building addresses.” As previously mentioned, there are two existing monument signs shown on the final PUD: one sign is located at the access drive on McCaslin and another sign is located at the access drive on Century Drive.



Monument sign on Century Drive

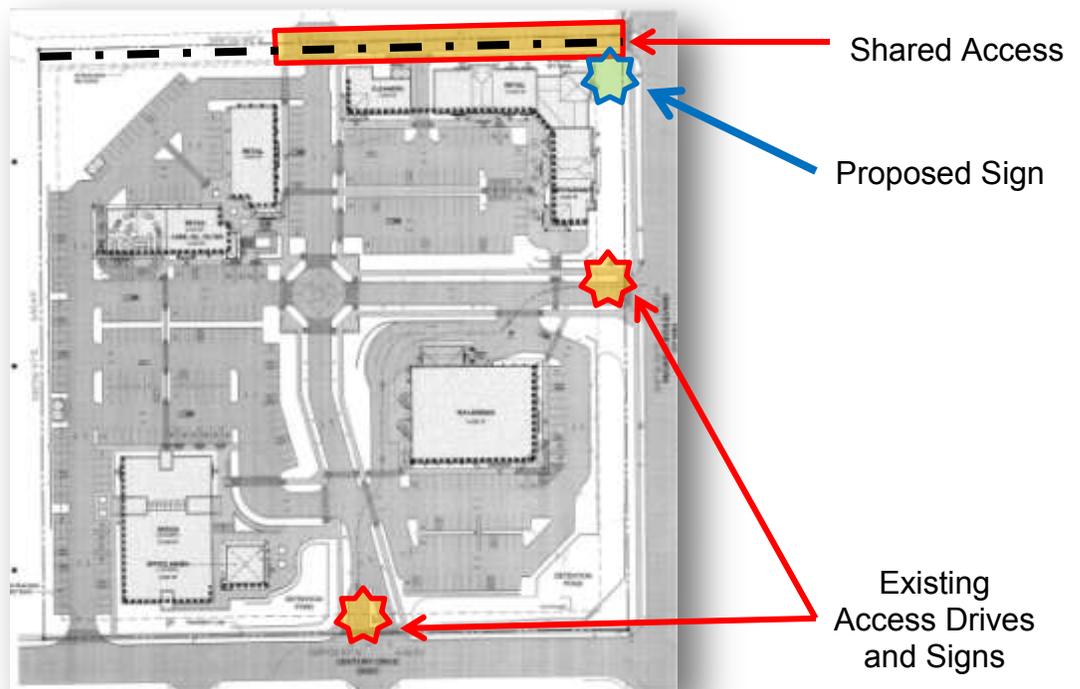


Monument sign on McCaslin Boulevard

In looking at the aerial, it is evident there are 2 primary access points to the development:



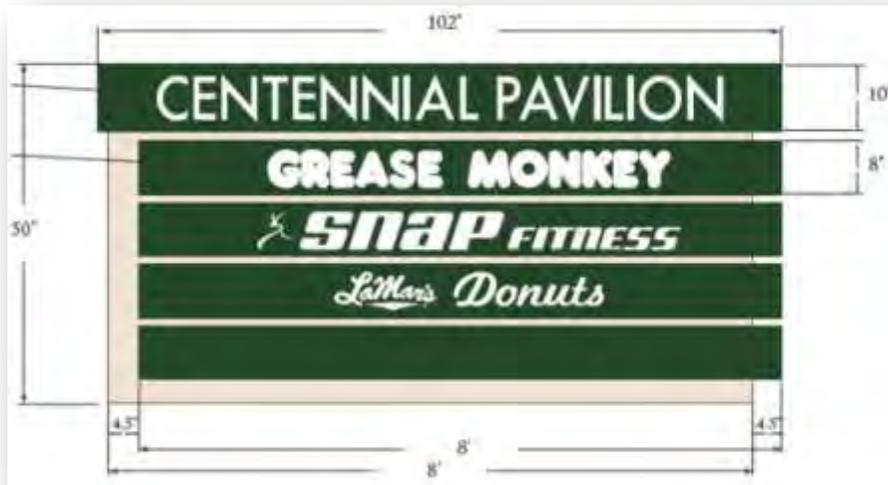
The applicant has stated the northeast corner should act as a primary access point since access to the back of the development is provided at this location. Staff interprets the northeast access point as a shared access drive for this development and a future development on the vacant property to the north:



Chapter 7 of the CDDSG states “the CDDSG allows for an increase in the amount of monument signs through the planned unit development process.”

### **Sign Design**

Below is an image of the proposed sign:



The proposed sign will provide the following design elements:

- 24.5 SF in sign area
- Color and materials matching the two existing signs
- The frame of the sign will include stucco and brushed aluminum
- The panel will be an opaque aluminum panel painted green
- All of the copy will be cut white vinyl
- The entire sign will be non-illuminated
- There will be a maximum of 4 panels
- Placed in an existing landscape area

Staff believes the proposed sign complies with the standards established in the CDDSG.

### **STAFF RECOMMENDATION:**

Staff believes the addition of the proposed monument sign on the northeast corner of the property will assist in directing visitors to the businesses located to the west of the property.

Staff recommends Planning Commission move to approve Resolution No. 26, Series 2013, a resolution recommending approval of an amendment to an existing final planned unit development (PUD) to allow for the placement of a monument sign on the northeast corner of the property.

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. 26, Series 2013
- Attachment #2 – Complete application packet
- Attachment #3 – Amended final PUD

**RESOLUTION NO. 26  
SERIES 2013**

**A RESOLUTION RECOMMENDING APPROVAL OF AN AMENDMENT TO AN EXISTING FINAL PLANNED UNIT DEVELOPMENT (PUD) TO ALLOW FOR THE PLACEMENT OF A MONUMENT SIGN ON THE NORTHEAST CORNER OF THE PROPERTY.**

**WHEREAS**, there has been submitted to the Louisville Planning Commission an application for approval of an amendment to an existing final planned unit development (PUD) to allow for the placement of a monument sign on the northeast corner of the property on Lot 1, of the Centennial Pavilion Subdivision; and

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

**WHEREAS**, after a duly noticed public hearing on December 12, 2013, where evidence and testimony were entered into the record, including the findings in the Louisville Planning Commission Staff Reports dated December 12, 2013, the Planning Commission finds the Centennial Pavilions Final PUD Plan, Lot 1, of the Centennial Pavilion Subdivision should be approved without condition:

**NOW THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Louisville, Colorado does hereby recommend approval of an existing final planned unit development (PUD) to allow for the placement of a monument sign on the northeast corner of the property on Lot 1, of the Centennial Pavilion Subdivision without condition.

**PASSED AND ADOPTED** this 12<sup>th</sup> day of December, 2013.

By: \_\_\_\_\_  
Chris Pritchard, Chairman  
Planning Commission

Attest: \_\_\_\_\_  
Ann O'Connell, Secretary  
Planning Commission

**PUBLIC NOTICE**  
**CITY OF LOUISVILLE**  
**PLANNING COMMISSION**  
**And**  
**CITY COUNCIL**

**NOTICE IS HEREBY GIVEN PUBLIC HEARINGS WILL BE HELD BEFORE THE CITY OF LOUISVILLE PLANNING COMMISSION AND THE LOUISVILLE CITY COUNCIL TO CONSIDER A REQUEST FOR AN AMENDMENT TO AN EXISTING PLANNED UNIT DEVELOPMENT (PUD) TO ALLOW FOR NEW NON-ILLUMINATED MONUMENT SIGN ON THE NORTHEAST CORNER OF THE PROPERTY.**

APPLICATION NAME:           CENTENNIAL PAVILIONS PUD

LOCATION:                       133 – 165 McCaslin Blvd., Centennial Pavilion Subdivision

CASE NUMBER:                13-043-FP

DATE AND TIME:              THURSDAY, DECEMBER 12TH, 2013 AT 6:30 PM  
PLANNING COMMISSION

DATE AND TIME:              TUESDAY, JANUARY 7TH, 2014 AT 7:00 PM  
CITY COUNCIL (TENTATIVE)

PLACE:                         CITY COUNCIL CHAMBERS, 2<sup>ND</sup> 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, NOVEMBER 24, 2013

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

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

[WWW.LOUISVILLECO.GOV](http://WWW.LOUISVILLECO.GOV)

**ITEM:** Case #13-034-PP/PS, The Lanterns

**PLANNER:** Scott Robinson, Planner I

**APPLICANT:** Boulder Creek Neighborhoods  
David Greg  
712 Main Street  
Louisville, CO 80027

**OWNER:** Summit View Professional Park LLC  
John Gstalder  
1400 Main Street, #200  
Louisville, CO 80027

**REPRESENTATIVE:** RMCS Inc  
Justin McClure  
950 Spruce Street  
Louisville, CO 80027

**EXISTING ZONING:** Planned Community Zone District – Commercial/Residential  
(PCZD-C/R)

**LOCATION:** Along both sides of Summit View Drive between Hecla Drive  
and Highway 42, west of the existing office building.

**LEGAL  
DESCRIPTION:** Lots 1-4, Block 11, Takoda Subdivision

**TOTAL SITE AREA:** 3.93 acres

**REQUEST:** A request for a general development plan (GDP) amendment,  
preliminary plat, and preliminary planned unit development  
(PUD) to allow for the construction of 24 duplex units.



**BACKGROUND:**

The applicant, Boulder Creek Neighborhoods, has submitted a plan to develop the west portion of the Summit View office park with 24 duplex units. The property is 3.93 acres and was replatted as part of the Takoda subdivision in 2010. The property is zoned Planned Community Zone District – Commercial/Residential and is governed by the North Louisville general development plan (GDP). The GDP calls for the area to be a mix of commercial office and residential uses.

To the north and west of the property are single-family homes of the Steel Ranch neighborhood. To the south is a dog kennel and outdoor storage yard. To the east is an office building currently housing an optometrist and a vacant lot intended for another office building.

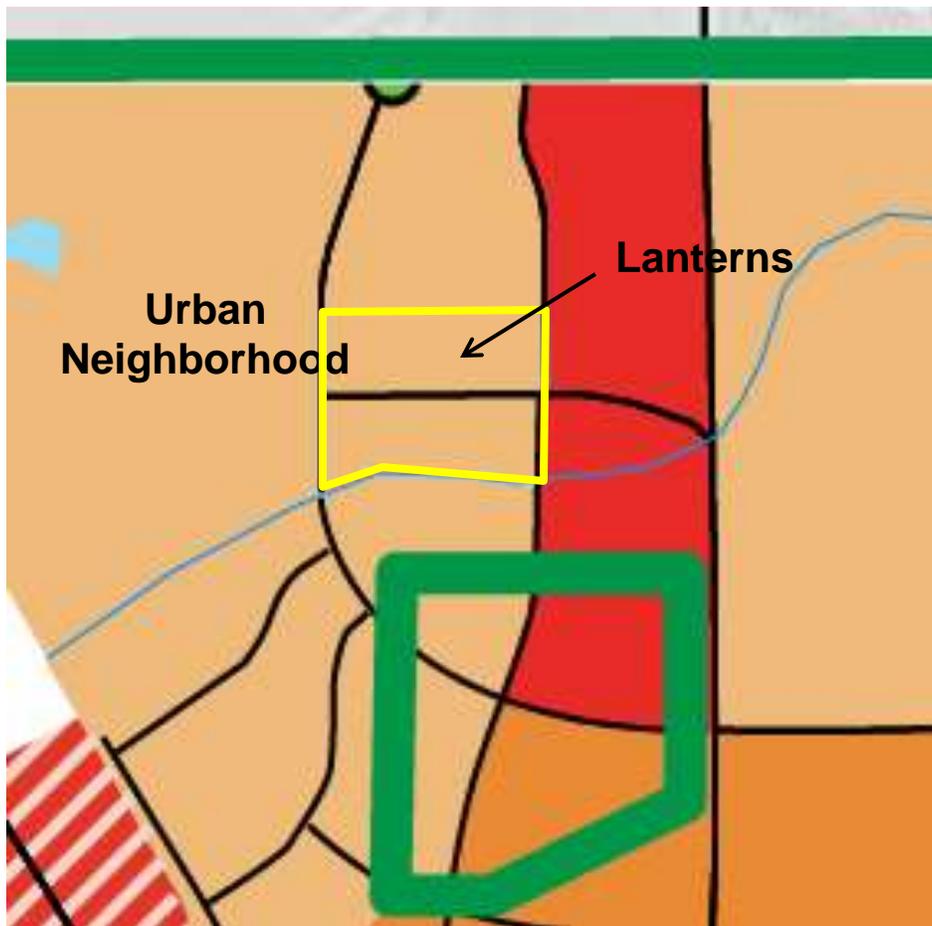
**REQUEST:**

The applicant is requesting a preliminary plat and PUD to allow for the development of 24 duplex units. The applicant is also requesting a GDP amendment to allow the property to be used solely for residential purposes.



### **General Development Plan**

The site is zoned Planned Community Zone District – Commercial/Residential (PCZD-C/R), which allows both commercial and residential uses as delineated by a general development plan (GDP). The site is currently governed by the North Louisville GDP, which calls for a mix of commercial office and residential. The applicant is requesting to amend the Takoda GDP to include the area and change the allowed use to residential only. Under the Takoda GDP, 458 residential units are allowed within the Steel Ranch and Steel Ranch South developments. Under the PUDs for those developments (Takoda and Steel Ranch South), 438 units have been approved. The applicant is requesting to transfer the remaining 20 units to the Lanterns. The applicant is also requesting an additional four units be allowed, which would the total in the Lanterns to 24 units and the total under the Takoda GDP to 462 units.



In the 2013 Comprehensive Plan framework plan, the Lanterns area was designated Urban Neighborhood. Urban Neighborhood areas are intended to accommodate residential uses in an interconnected and pedestrian friendly road network on small lots with pedestrian scale buildings. The proposed development would meet these goals and staff supports the change in use to only residential. The applicant has also provided a fiscal study, which shows a small positive return to the City for the proposed development.

The density of the proposed development, at 6.3 units per acre, is compatible with the comprehensive plan and the surrounding neighborhoods. The applicant is also proposing several public benefits in return for the four additional units. The comprehensive plan calls for the extension of Kaylix Avenue through this property and eventually to South Boulder Road. The applicant has agreed to acquire and dedicate the land for the right-of-way, and dedicate funds for the construction of the street at the appropriate time. The Public Works Department does not want the street constructed until it can continue further to the south to avoid a short dead-end street. The applicant would construct the full intersection, crosswalk, and gutter pans as part of this development.

The applicant is also proposing a land swap with the City, discussed in more detail below. As part of the land swap, the City would acquire land needed to complete the trail

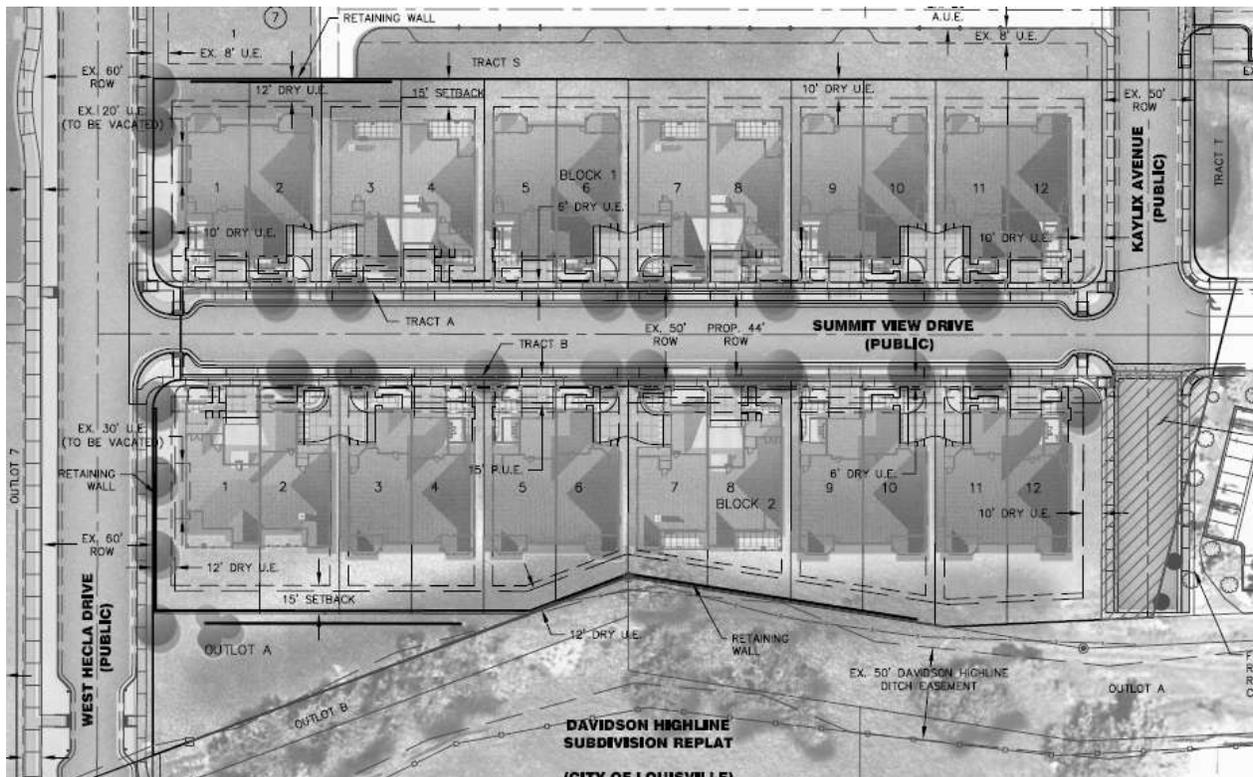
connection between the proposed underpass on Highway 42 and the trails in Steel Ranch. This connection, along with other planned improvements, would create connections between Hecla and Waneka Lakes, Harney-Lastoka Open Space, and the Coal Creek Trail to the east with the North Open Space, Davidson Mesa, and Marshall Mesa to the west. Staff believes these public benefits and the compatible density justify the four additional units.

Boulder Valley School District has reviewed the proposal and determined it can accommodate the projected number of students. BVSD anticipates the development would add four students to Louisville Elementary, two students to Louisville Middle, and two students to Monarch High. Louisville Elementary is currently at or near capacity, but has 65 to 70 students open enrolled at the school. By limiting the number of new open enrolled students, BVSD believes Louisville Elementary can accommodate all new proposed and approved development in the attendance area. However, all existing open enrolled students are allowed to continue at the school, so BVSD may have to take temporary steps to increase capacity at Louisville Elementary in the short term.

### **Preliminary Subdivision Plat**

#### Blocks

The proposed development would use the existing block layout of the Summit View development. The Lanterns development would be one block long, on either side of Summit View Drive. The block is approximately 530 feet long, which complies with the standards of Louisville Municipal Code section 16.16.040.



#### Streets and Alleys

The proposed development includes no alleys and no new streets. The proposal includes the dedication of right-of-way for the extension of Kaylix Avenue south of Summit View Drive. The Public Works Department has requested the street not be constructed at this time, but instead the developer would dedicate the funds so the City may construct the street at a later date. The right-of-way would be 50 feet in width, matching the width of Kaylix Avenue north of Summit View Drive and meeting City standards. The 2013 Comprehensive Plan calls for the eventual continuation of Kaylix Avenue south all the way to South Boulder Road, so obtaining this portion of right-of-way and funding is valuable to the City.

The proposal also includes the vacation of six feet of the Summit View Drive right-of-way between Kaylix Avenue and Hecla Drive (three feet on each side), resulting in a 44 foot right-of-way. The applicant would like to create a narrower street, more conducive to pedestrians, slow traffic, and residential development. Summit View Drive is currently 36 feet flowline to flowline and this proposal would reduce that to 34 feet, allowing two 10 foot drive lanes and two 7 foot parking lanes.



In this proposal, the sidewalks would be outside the City right-of-way. As such, they would not be maintained by the City, instead being maintained by the homeowners association. The Public Works Department has expressed a concern about continued maintenance of the sidewalks if the HOA disbands. Staff is therefore requesting a maintenance easement be added to the proposed access easement over the sidewalks, so the City may maintain them if necessary.

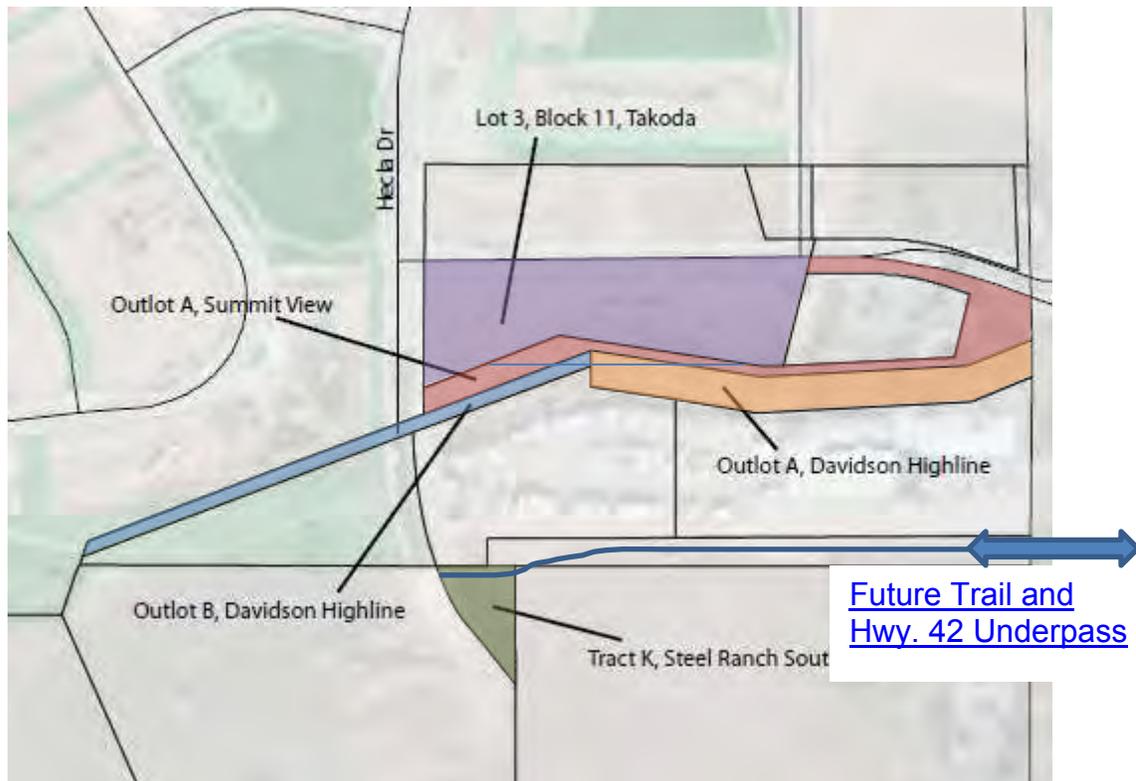
Bump-outs would be constructed at the intersections with Kaylix Avenue and Hecla Drive, bringing Summit View Drive down to 20 feet flowline to flowline, providing traffic calming and enhanced pedestrian safety. The Public Works Department has reviewed these proposals and finds them acceptable in concept, contingent on the approval of proposed turning templates by the City and the Louisville Fire Protection District.

Public Land Dedication

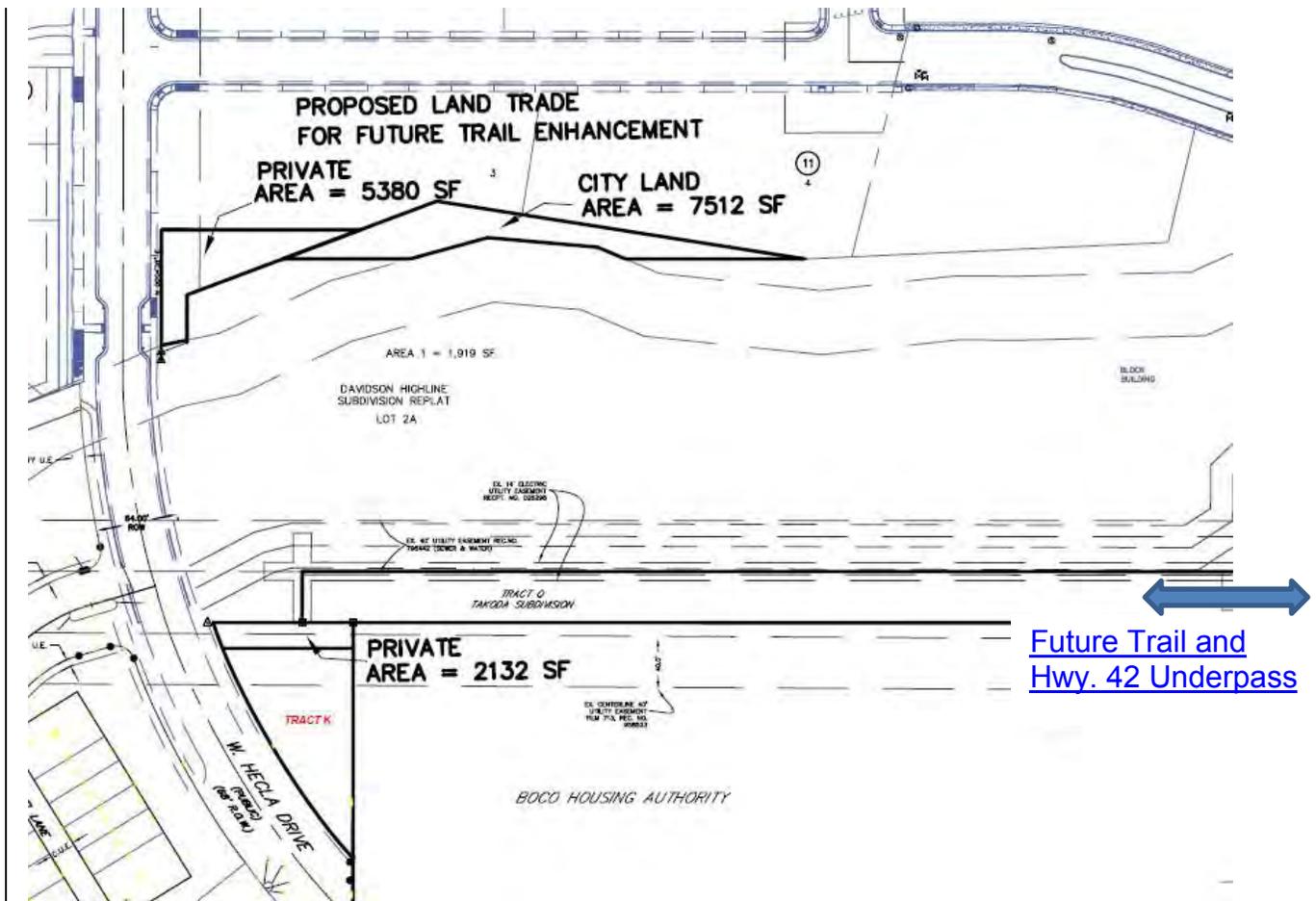
When the Summit View subdivision was platted, it met the 12 percent land dedication requirement for commercial developments through a combination of actual land dedications and payment in lieu. LMC section 16.16.060 requires a 15 percent land dedication for residential developments, so converting this land from commercial to residential would require the provision of the additional three percent, or about 0.12 acres. The applicant is proposing to meet the requirement through a fee in lieu, which is acceptable to the Parks and Recreation Department.

Land Swap

The applicant has proposed a land swap with the City to even out the southern boundary of the development to create more developable lots. The proposal is to trade portions of Outlot A, Summit View, and Outlots A and B, Davidson Highline, held by the City as open space, for portions of Lot 3, Block 11, Takoda and Tract K, Steel Ranch South, controlled by the developer. The land areas proposed to be swapped are equal at 7,512 square feet.



According to the City Attorney, the City may execute swaps of open space land with the unanimous approval of the Open Space Advisory Board and approval of a supermajority of City Council. OSAB has already reviewed the proposed swap and given their unanimous approval. The acquisition of the portion of Tract K would help the City to build a trail connecting the trails of Steel Ranch with the proposed underpass at Highway 42 and the trails in the North End subdivision, serving as an important connection for the City's trail network. The acquisition of a portion of Lot 3, Block 11, Takoda would better position the City to acquire the remaining rights-of-way needed to make the trail connection and complete the Kaylix Avenue connection. The applicant is also proposing to pipe the portion of the Davidson Highline Ditch which runs through the affected area as part of the project.



### Preliminary PUD Development Plan

#### Land Use

The proposed land use complies with the existing zoning of Planned Community Zone District – Commercial/Residential, which allows both commercial and residential uses as defined by a GDP. The proposed GDP amendment would allow residential uses, as described above.

The proposal calls for 24 residential units in duplexes, at a density of 6.3 units per acre. This is slightly denser than the area of Steel Ranch immediately to the north, which is

approximately 5.5 units per acre. The higher density would allow for a transition from the existing residential to the existing commercial uses to the south and east.

Bulk and Dimension Standards

The applicant has proposed the following yard and bulk standards:

Front setback	12' side load garage, 20' front load
Side setback	0' in building, 5' interior, 10' street
Rear setback	15'
Building separation	10'
Maximum lot coverage	85%

The zero foot in-building side setback is necessary to allow the duplexes to straddle the lot lines, with each unit on its own lot. The PUD also includes a provision that allows 30 percent of the rear elevation of a unit to encroach 5 feet into the rear setback. Decks and patios could encroach into rear and side setbacks all the way to the lot lines. Under the PCZD-C/R zoning, PUD yard and bulk requirements must comply with the standards set by the GDP. The proposed requirements comply with the proposed GDP amendment, and staff considers these standards reasonable considering the type and density of the development and the surrounding developments.

Height

The PUD proposes a maximum height of 30 feet. This is less than the 35 feet allowed in Steel Ranch and Summit View Office Park.

Parking

Each unit would include a two-car garage, satisfying the LMC requirement of two off-street spaces per dwelling unit. On-street parking would allow another 20 spaces, giving a total parking for the development of 68 spaces and a ratio of 2.83 spaces per unit.

Transportation

A traffic analysis was prepared during the review process for the Takoda (Steel Ranch) development that showed the existing and proposed streets could accommodate the approved 458 units. The additional four units requested here would generate less traffic than if the site was built out as an office park, so staff is comfortable there will not be adverse traffic impacts from the proposed development beyond what has already been approved.

Parks, Recreation, Trails and Open Space

There is no additional park or open space land proposed as part of this development. The site is close to Steel Ranch and Cowboy parks in Steel Ranch, and the open space between Steel Ranch and Steel Ranch South, which would provide adequate recreation opportunities for the development.

As described above, the proposed land swap would eventually allow the City to complete the trail connection between Steel Ranch and North End which, combined with other

planned improvements, would connect the North Open Space to Hecla Lake and beyond on both ends.

Urban Form

The proposed development would match the urban form of the surrounding neighborhoods and complies with all applicable City standards.



Fiscal Impact

The applicant has prepared a fiscal impact study using the City's fiscal model, which shows a one-time capital gain of approximately \$93,000, ongoing annual operating losses of approximately \$5,500 and ongoing annual capital gains of approximately \$6,000.

**STAFF RECOMMENDATION:**

Staff recommends approval of the requested GDP amendment, preliminary plat, and preliminary PUD for the development called the Lanterns. The proposal will allow for the development of 24 duplex units along Summit View Drive.

Staff recommends the following conditions of approval:

1. The plat shall be updated to reflect the land swap, contingent upon approval of the swap by City Council.
2. A maintenance easement shall be provided for the sidewalks.
3. The developer shall construct the curbs, crosswalk, and gutter for the Kaylix Avenue extension, and provide funds for the construction of the street to the southern edge of the development.
4. The applicant shall provide turning templates acceptable to the Louisville Public Works Department and the Louisville Fire Protection District before the City Council hearing.

**ATTACHMENTS:**

1. Resolution No. 25, Series 2013

2. Application documents – Land Use Application, Letter of Intent, etc.
3. GDP Amendment
4. Preliminary Plat
5. Preliminary PUD
6. Fiscal Study
7. BVSD Letter

**RESOLUTION NO. 25  
SERIES 2013**

**A RESOLUTION RECOMMENDING APPROVAL OF A GENERAL DEVELOPMENT PLAN (GDP) AMENDMENT, PRELIMINARY SUBDIVISION PLAT, AND PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD) FOR AN APPROXIMATE 4 ACRE PARCEL OF THE TAKODA SUBDIVISION. THE INTENT OF THE REQUEST IS TO DEVELOP THE PROPERTY WITH 24 RESIDENTIAL UNITS**

**WHEREAS**, there has been submitted to the Louisville Planning Commission an application for approval of a general development plan (GDP) amendment, preliminary subdivision plat, and preliminary planned unit development (PUD) for an approximate 4 acre parcel of the Takoda subdivision. The intent of the request is to develop the property with 24 residential units; and

**WHEREAS**, the subject property is zoned Planned Community Zone District – Commercial/Residential; and

**WHEREAS**, the City Staff has reviewed the information submitted and found it to comply with Titles 16 and 17 of the Louisville Municipal Code; and

**WHEREAS**, after a duly noticed public hearing on December 12, 2013 where evidence and testimony were entered into the record, including the findings in the Louisville Planning Commission Staff Report dated December 12, 2013, the Planning Commission finds the Lanterns GDP amendment, Preliminary Subdivision Plat, and Preliminary PUD Plan should be approved with the following conditions:

1. The plat shall be updated to reflect the land swap, contingent upon approval of the swap by City Council.
2. A maintenance easement shall be provided for the sidewalks.
3. The developer shall construct the curbs, crosswalk, and gutter for the Kaylix Avenue extension, and provide funds for the construction of the street to the southern edge of the development.
4. The applicant shall provide turning templates acceptable to the Louisville Public Works Department and the Louisville Fire Protection District 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 GDP amendment, Preliminary Subdivision Plat, and Preliminary PUD for the Lanterns Subdivision with the following conditions:

1. The plat shall be updated to reflect the land swap, contingent upon approval of the swap by City Council.
2. A maintenance easement shall be provided for the sidewalks.
3. The developer shall construct the curbs, crosswalk, and gutter for the Kaylix Avenue extension, and provide funds for the construction of the street to the southern edge of the development.

4. The applicant shall provide turning templates acceptable to the Louisville Public Works Department and the Louisville Fire Protection District before the City Council hearing.

**PASSED AND ADOPTED** this 12<sup>th</sup> day of December, 2013.

By: \_\_\_\_\_  
Chris Pritchard, Chairman  
Planning Commission

Attest: \_\_\_\_\_  
Ann O'Connell, Secretary  
Planning Commission



**LAND USE APPLICATION**

**CASE NO.** 13-034-PS/PP

**APPLICANT INFORMATION**  
 Firm: Boulder Creek Neighborhoods  
 Contact: DAVID GREGG  
 Address: 712 MAIN ST  
LOUISVILLE, Co 80027  
 Mailing Address: \_\_\_\_\_  
 Telephone: 303.544.5857  
 Fax: \_\_\_\_\_  
 Email: dgregg@liveboulder creek.com

**OWNER INFORMATION**  
 Firm: SUMMIT VIEW PROFESSIONAL PARK LLC  
 Contact: JOHN GSTALDER  
 Address: 1400 MAIN ST. # 200  
LOUISVILLE, Co 80027  
 Mailing Address: \_\_\_\_\_  
 Telephone: 303.666.4557  
 Fax: \_\_\_\_\_  
 Email: JohnGstalderequestoffice.net

**REPRESENTATIVE INFORMATION**  
 Firm: BMCS INC  
 Contact: JUSTIN MCCLURE  
 Address: 950 SPRUCE ST. #2A  
LOUISVILLE, Co 80027  
 Mailing Address: \_\_\_\_\_  
 Telephone: 720.524.3620  
 Fax: \_\_\_\_\_  
 Email: JUSTIN@BMCS@gmail.com

**PROPERTY INFORMATION**  
 Common Address: \_\_\_\_\_  
 Legal Description: Lot 1,2,3,4 Blk 11  
 Subdivision TAKODA SUBDIVISION  
 Area: 3.93 AC. 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: PRELIMINARY PLAT AND PUD FOR 24 BANCH STYLE DUPLEXS IN EXISTING ~~PARCEL~~ PCZD-C-R CITY OF LOUISVILLE ZONING  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Current zoning: PCZD-C-R Proposed zoning: PCZD-C-R

**SIGNATURES & DATE**  
 Applicant: [Signature]  
 Print: DAVID GREGG  
 Owner: [Signature]  
 Print: JOHN GSTALDER  
 Representative: [Signature]  
 Print: JUSTIN MCCLURE

**CITY STAFF USE ONLY**

- Fee paid: \_\_\_\_\_
- Check number: \_\_\_\_\_
- Date Received: \_\_\_\_\_

RMCS, 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: Preliminary PUD and Preliminary Plat for The Lanterns at Steel Ranch (Takoda Subdivision)**

Dear Sean,

RMCS, Inc. is pleased to present the City of Louisville with a request for approval of a Preliminary Planned Unit Development (PUD) and Preliminary Plat (Plat) for what will come to be known as "The Lanterns" at Steel Ranch. The goal and vision for this proposal is to add 24 ranch homes designed as duplexes to the tremendously successful Steel Ranch neighborhood. Boulder Creek Neighborhoods (BCN) specializes in building high quality homes for empty nesters that embrace and emphasize adaptable living standards. This particular demographic, in our opinion, remains highly underserved in regards to Louisville's existing housing supply. These 24 homes will create an additional opportunity for existing Louisville residents to downsize their homes and mitigate the associated maintenance while remaining in the community they love so much.

The property is currently zoned Planned Community Zoned District C / R. RMCS is not requesting any changes to the existing zoning and we feel that this project is compliant with the City's various development standards and guidelines. Also, 20 units within this request have already been approved within the Steel Ranch South Final Planned Unit Development. It is pertinent to note that due to final floor plans and required product type and desired densities at Steel Ranch South, those 20 units were never constructed. As a result, RMCS is requesting to transfer these unutilized units to the rear lots off of Summit View Drive (Lots 1,2,3,4 Block 11) within the Takoda Subdivision. The request for the additional 4 units allows RMCS and BCN to provide additional public benefit to the City of Louisville.

More specifically, RMCS and BCN have successfully negotiated the acquisition of additional property that will allow for the extension of Kaylix Avenue. RMCS is proposing to dedicate this necessary right-of-way to the City within the PUD and Plat. Additionally, this key piece of property will enhance access to the Davidson Highline Subdivision and the Alkonis property while essentially serving as traffic alleviating "frontage road" to State Highway 42. Also, RMCS is proposing to substantially improve Summit Drive with an emphasis on large detached sidewalks adjacent to large tree lawns. The proposed ranch duplex homes will have special hardscape and softscape improvements that will activate Summit View Drive. Imagine family barbeques outside with herb gardens, enhanced xeric landscaping, front office spaces, possible art studios etc. enhanced by a unique street with large detached sidewalks and trees; that in our opinion is Louisville. Finally, RMCS has substantial experience in working with the Davidson Highline Ditch Company and the City of Louisville and is prepared to discuss the potential piping of the portion of the Davidson Highline Ditch that is directly South of this project. This potential piping will enhance the public realm and mitigate liability for the City of Louisville.

Sincerely,

  
Justin McClure

8/9/2013

# TAKODA

## GENERAL DEVELOPMENT PLAN 2ND AMENDMENT TO PLANNING AREA 4

### A PART OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, BOULDER COUNTY, CITY OF LOUISVILLE, COLORADO

#### SHEET 1 OF 1

**LEGAL DESCRIPTION TAKODA PA1A:**

A TRACT OF LAND LOCATED IN THE SOUTHEAST ¼ OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT L, TAKODA SUBDIVISION;  
 THENCE S 89°55'52" E, 512.82 FEET ALONG THE SOUTH LINE OF TRACT L, LOT 1 AND LOT 2, BLOCK 11, TAKODA SUBDIVISION, TO THE NORTHEAST CORNER OF SAID LOT 2;  
 THENCE S 89°55'52" E, 30.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF KAYLIX AVENUE AND THE NORTHWEST CORNER OF TRACT T, TAKODA SUBDIVISION;  
 THENCE ALONG SAID EAST RIGHT-OF-WAY LINE S 00°04'08" W, 92.33 FEET;  
 THENCE ALONG SAID EAST RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A LENGTH OF 23.56 FEET AND A CHORD BEARING S 44°50'43" E, 21.21 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SUMMIT VIEW SUBDIVISION;  
 THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE S 89°55'59" E, 7.89 FEET;  
 THENCE S 13°57'56" W, 58.55 FEET;  
 THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A LENGTH OF 17.21 FEET AND A CHORD BEARING S 32°55'51" W, 16.28 FEET;  
 THENCE S 00°04'08" W, E, 126.65 FEET TO A POINT ON THE SOUTH LINE OF OUTLOT A, SUMMIT VIEW SUBDIVISION;  
 THENCE ALONG SAID SOUTH LINE OF OUTLOT A S 87°22'27" W, 59.81 FEET;  
 THENCE ALONG SAID SOUTH LINE OF OUTLOT A N 81°04'50" W, 249.01 FEET;  
 THENCE ALONG SAID SOUTH LINE OF OUTLOT A S 69°25'19" W, 253.30 FEET TO THE SOUTHEAST CORNER OF TRACT M, TAKODA SUBDIVISION;  
 THENCE ALONG THE SOUTH LINE OF SAID TRACT M, S 69°22'23" W, 21.38 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HECLA DRIVE;  
 THENCE ALONG SAID EAST RIGHT-OF-WAY LINE N 00°04'08" E, 188.03 FEET;  
 THENCE ALONG SAID EAST RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A LENGTH OF 23.56 FEET AND A CHORD BEARING N 45°04'08" E, 21.21 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SUMMIT VIEW DRIVE;  
 THENCE N 00°04'08" W, E, 50.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SUMMIT VIEW DRIVE;  
 THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A LENGTH OF 23.56 FEET AND A CHORD BEARING N 44°55'52" W, 21.21 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HECLA DRIVE;  
 THENCE ALONG SAID EAST RIGHT-OF-WAY LINE N 00°04'08" E, 97.84 FEET TO THE POINT OF BEGINNING.

CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO  
 AREA = 3.93 ACRES

**PROJECT DESCRIPTION:**

<b>PLATTED AREA:</b>	±3.93 AC.
<b>GROSS PROJECT AREA:</b>	±3.78 AC.
<b>PCZD-R:</b>	2.85 AC.
<b>SUMMIT VIEW ROW:</b>	0.49 AC.
<b>½ KAYLIX AVENUE ROW:</b>	0.11 AC.
<b>½ WEST HECLA ROW:</b>	0.27 AC.
<b>½ KAYLIX AVENUE ROW DEDICATION:</b>	0.06 AC.
<b>CURRENT ZONING:</b>	PLANNED COMMUNITY ZONED DISTRICT (PCZD) - C:
<b>PROPOSED ZONING:</b>	PLANNED COMMUNITY ZONED DISTRICT (PCZD) - R:
<b>MAX. NUMBER OF APPROVED RESIDENTIAL UNITS:</b>	20 DU <sup>1</sup>
<b>MAX. NUMBER OF ADDITIONAL RESIDENTIAL UNITS:</b>	4 DU <sup>2</sup>
<b>TOTAL MAX NUMBER OF UNITS (PA5)</b>	24 D.U.
<b>ACCESS:</b>	HIGHWAY 42 (RT IN/RT OUT ACCESS), KAYLIX AVENUE, SUMMIT VIEW DRIVE, WEST HECLA DRIVE, PASCHAL DRIVE

<sup>1</sup> ALLOWABLE DENSITY TRANSFER PER THE STEEL RANCH SOUTH FINAL PUD.  
<sup>2</sup> 4 ADDITIONAL UNITS ARE BEING REQUESTED, SEE NOTE 6 BELOW.

**PUBLIC LAND DEDICATION - PA1A:**

<b>TOTAL PLATTED AREA:</b>	3.93 AC.
<b>COMMERCIAL DEDICATION REQUIREMENT:</b>	12% (PREVIOUSLY MET)
<b>RESIDENTIAL DEDICATION REQUIREMENT:</b>	15% (3%)
<b>TOTAL LAND DEDICATION REQUIRED:</b>	0.12AC. <sup>1</sup>

<sup>1</sup> THE PUBLIC LAND DEDICATION MAY BE IN THE FORM OF A CASH IN LIEU PAYMENT CONSISTENT WITH SECTION 16.16.608 OF THE CITY CODE.

**LAND USE SUMMARY:**

GROSS PLATTED AREA (PLANNING AREA 1A):	±3.93 AC. (PCZD-R)
EXISTING SUMMIT VIEW ROW:	±0.67 AC.
PROPOSED SUMMIT VIEW ROW:	±0.60 AC.
EXISTING KAYLIX AVENUE ROW:	±0.11 AC.
PROPOSED KAYLIX AVENUE ROW:	±0.24 AC.

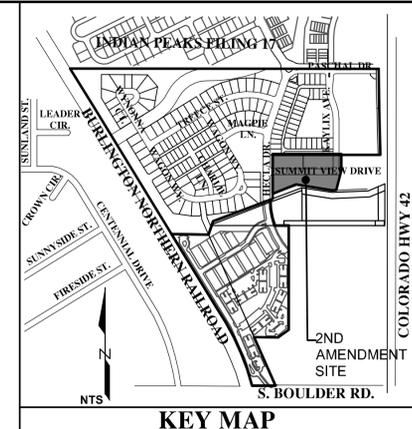
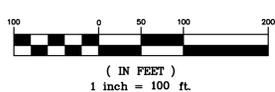
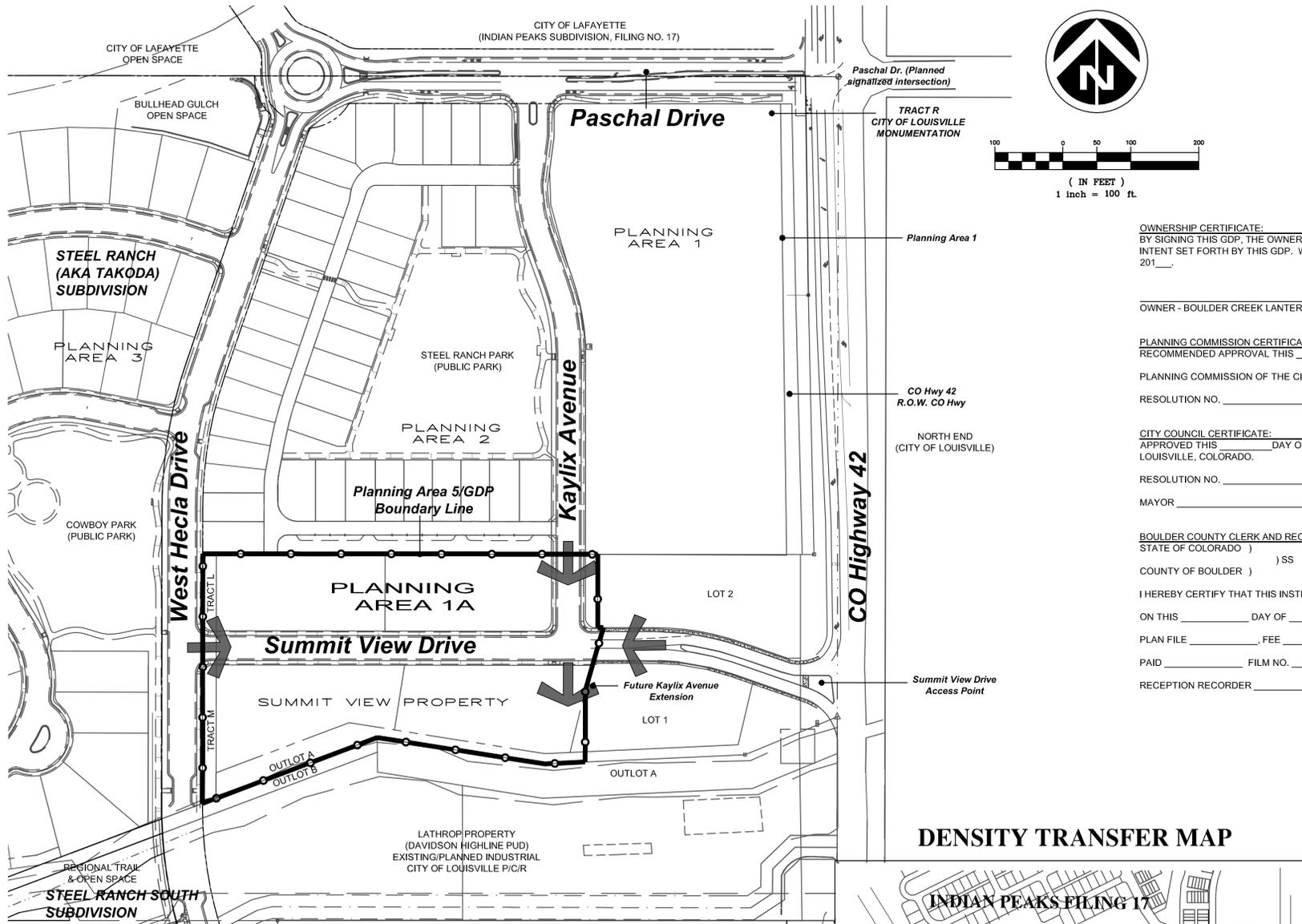
**DEVELOPMENT SUMMARY:**

<b>PLANNING AREA 1A:</b>	
ALLOWED USES: PER SECTION 17.72.080	
UNITS:	24 D.U. <sup>2</sup>
MAXIMUM DENSITY:	6.50 D.U./AC <sup>3</sup>

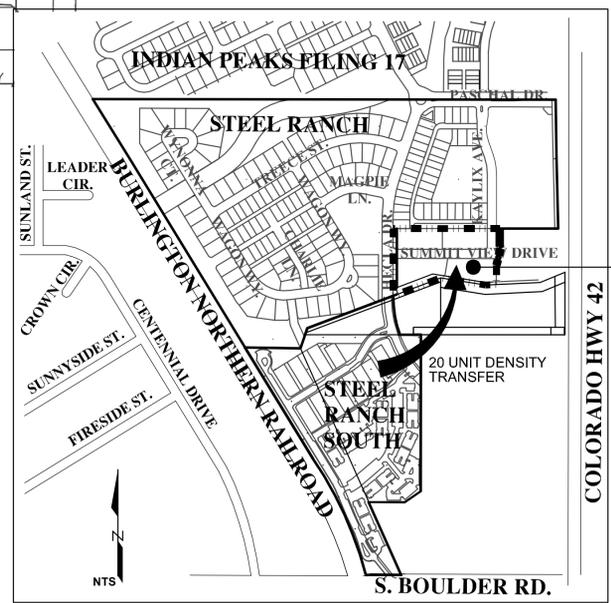
<sup>1</sup> ALL PREVIOUSLY APPROVED FOOTNOTES ASSOCIATED WITH THE PRIOR GDPs REMAIN IN FULL EFFECT.  
<sup>2</sup> SINGLE FAMILY ATTACHED UNITS WITHIN PLANNING AREA 1A REQUIRE PUD APPROVAL AND SHALL IN NO EVENT EXCEED THE UNIT COUNT OF 24 (20 UNITS PREVIOUSLY APPROVED PLUS 4 REQUESTED ADDITIONAL UNITS) FOR SUCH SINGLE FAMILY DETACHED UNITS.  
<sup>3</sup> DENSITY IS CALCULATED BASED ON THE TOTAL GROSS PROJECT AREA, WHICH IS INCLUSIVE OF THE ADJACENT RIGHT-OF-WAY.

**NOTES:**

- SURVEY BY FOR THIS PROJECT WAS COMPLETED BY ROCK CREEK SURVEYING, LLC, DATED AUGUST 1, 2013.
- THERE IS NO FEMA RECORDED FLOODPLAIN WITHIN THE PROJECT LIMITS.
- THE PROPOSED INTERNAL RESIDENTIAL VEHICULAR CONNECTIONS MAY BE REFINED.
- EASEMENTS REQUIRED FOR PUBLIC AND PRIVATE UTILITIES SHALL BE LOCATED IN GENERAL CONFORMANCE WITH THIS PLAN AND SHALL OTHERWISE BE LOCATED TO MAXIMIZE DEVELOPMENT FLEXIBILITY OF THE PROPERTY.
- TIMING OF THE DEVELOPMENT SHALL BE DEPENDENT ON MARKET CONDITIONS.
- THE 20 UNIT DENSITY TRANSFER IS IN ACCORDANCE WITH THE STEEL RANCH SOUTH FDP. THE REQUEST FOR THE ADDITIONAL 4 UNITS SHALL BE GRANTED DUE TO THE PUBLIC BENEFIT ACHIEVED THROUGH THE DEVELOPMENT OF THIS PARCEL.
- THIS PLAN IS CONCEPTUAL IN NATURE AND SHOULD NOT BE INTERPRETED TO ESTABLISH PRECISE DIMENSIONS OR ACREAGE. SUCH FACTORS SHALL BE ACCURATELY ESTABLISHED THROUGH THE PLATTING AND FINAL PUD PROCESS IN ACCORDANCE WITH THE CITY'S REQUIREMENTS.



**DENSITY TRANSFER MAP**



**BULK & DIMENSION STANDARDS:**

	PLANNING AREA 1A
MIN. LOT AREA	4,000 S.F.
MIN. LOT WIDTH	35'-0"
MAX. LOT COVERAGE	85%
BUILDING SETBACKS	
MIN. FRONT YARD SETBACK <sup>1</sup>	12' SIDE LOAD GARAGE 20' FRONT LOAD GARAGE
MIN. SIDE YARD SETBACK <sup>1,2,3</sup>	0' (IN BLDG.) 5' LOT LINE 10' STREET ROW
MIN. REAR YARD SETBACK <sup>2,3</sup>	15'
MINIMUM BLDG. SEPARATION <sup>1</sup>	10'
	MAX. BLDG. HEIGHT
PRINCIPAL USES	SFA: 30'

<sup>1</sup> IF FEE SIMPLE LOTS ARE CREATED WITHIN BUILDINGS, THERE IS NO SETBACK REQUIREMENT BETWEEN UNITS.  
<sup>2</sup> UP TO 30% OF REAR ELEVATION MAY ENCRUCH 5' TO REAR SETBACK. DECKS AND PATIOS MAY ENCRUCH INTO THE REAR AND SIDE SETBACKS.  
<sup>3</sup> ARCHITECTURAL PROJECTIONS SHALL COMPLY WITH SECTION 17.16.050 OF THE LOUISVILLE MUNICIPAL CODE.

**OWNERSHIP CERTIFICATE:**  
 BY SIGNING THIS GDP, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL THE REQUIREMENTS AND INTENT SET FORTH BY THIS GDP. WITNESS OUR HANDS AND SEALS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

OWNER - BOULDER CREEK LANTERNS, LLC A COLORADO LIMITED LIABILITY COMPANY.

**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 \_\_\_\_\_

**BOULDER COUNTY CLERK AND RECORDER'S CERTIFICATE:**  
 STATE OF COLORADO )  
 COUNTY OF BOULDER ) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT \_\_\_\_ O'CLOCK \_\_\_\_, M.,  
 ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_, AND IS RECORDED IN

PLAN FILE \_\_\_\_\_, FEE \_\_\_\_\_  
 PAID \_\_\_\_\_, FILM NO. \_\_\_\_\_

RECEPTION RECORDER \_\_\_\_\_ DEPUTY \_\_\_\_\_

**PROPERTY OWNERSHIP:**  
 SUMMIT VIEW PROPERTY (PA1A)  
 BOULDER CREEK LANTERNS, LLC  
 841 FRONT STREET  
 LOUISVILLE, CO 80027

**PA1A DENSITY TRANSFER SUMMARY:**

TOTAL UNITS ALLOWED:	458
STEEL RANCH UNITS:	152
STEEL RANCH SOUTH UNITS:	286
UNITS REMAINING	20 (TRANSFER TO PA1A)
ADDITIONAL UNIT REQUEST	4
TOTAL MAXIMUM UNITS	462

**ENGINEERING CONSULTANTS**  
 Contact: Jason D. Margraf, PE  
 6505 S. Paris St., Suite B - Centennial, CO 80111-6500  
 (303) 965-5601 - FAX: (303) 965-5603  
 Email: jdmargraf@engineertrac.com

**TAKODA GENERAL DEVELOPMENT PLAN 2ND AMENDMENT TO PLANNING AREA 4**

**RMCS, LLC**  
 950 Spruce Street, Ste A  
 Louisville, CO 80027  
 Tel: (303) 475-2106  
 Fax: (720) 565-1488  
 Contact: Justin McClure

No.	Date	Description
1	1/31/2012	Original Issue Date

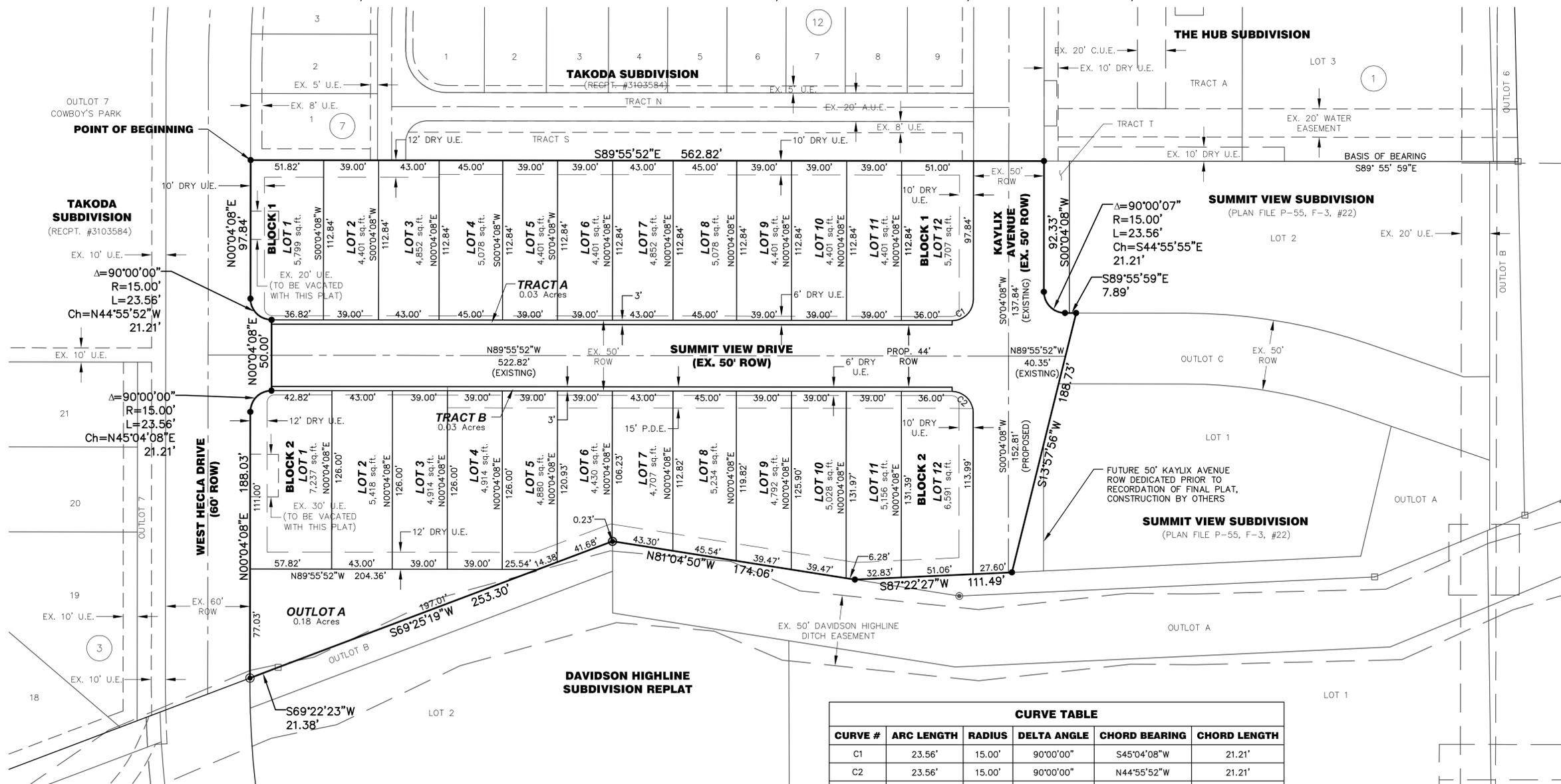
**DOCUMENT AMENDMENTS**

Project Number: 03000631  
 Designed By: JDM  
 Checked By: JDM  
 Sheet Number: 1 of 1



# THE LANTERNS PRELIMINARY PLAT

A REPLAT OF BLOCK 11, LOTS 1-4 AND TRACTS L AND M OF THE TAKODA SUBDIVISION, TRACT K OF STEEL RANCH SOUTH SUBDIVISION AND THE VACATED PORTION OF OUTLOT A OF SUMMIT VIEW SUBDIVISION AND BEING PART OF SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, CITY OF LOUISVILLE, STATE OF COLORADO



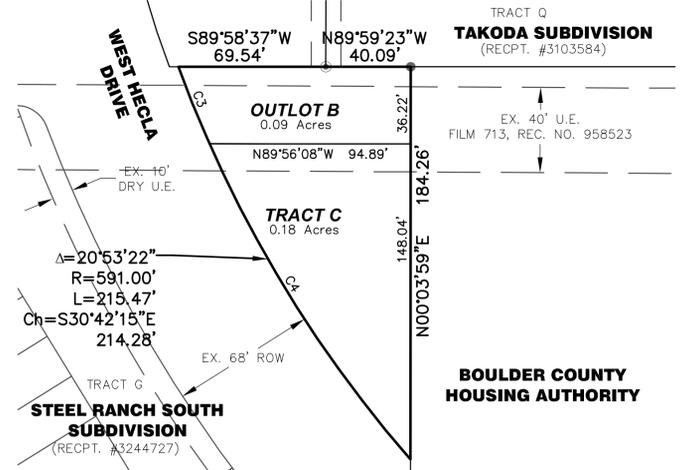
**CITY OF LOUISVILLE**

**ROLLIN AND GENEVIE ANDERSON**

N. 95TH STREET / CO HWY 42

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	23.56'	15.00'	90°00'00"	S45°04'08"W	21.21'
C2	23.56'	15.00'	90°00'00"	N44°55'52"E	21.21'
C3	38.97'	591.00'	3°46'43"	S22°08'55"E	38.97'
C4	176.50'	591.00'	17°06'39"	S32°35'36"E	175.84'

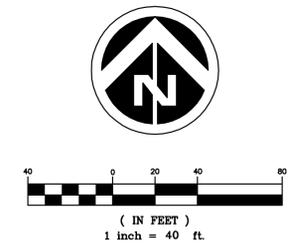
OWNERSHIP TABLE					
OUTLOT/ TRACT	AREA (ACRES)	EXISTING CONDITION		FINAL CONDITION	
		OWNERSHIP	USES	OWNERSHIP	USES
TRACT A	0.03	CITY OF LOUISVILLE	RIGHT-OF-WAY	THE LANTERNS HOA	DRY UTILITY EASEMENT, PUBLIC ACCESS EASEMENT, PUBLIC WALK
TRACT B	0.03	CITY OF LOUISVILLE	RIGHT-OF-WAY	THE LANTERNS HOA	DRY UTILITY EASEMENT, PUBLIC ACCESS EASEMENT, PUBLIC WALK AND PRIVATE DRAINAGE EASEMENT
TRACT C	0.18	RMCS, LLC	UTILITY EASEMENTS, LANDSCAPE, PARKING, PRIVATE IRRIGATION AND MONUMENT SIGN	RMCS, LLC	UTILITY EASEMENTS, LANDSCAPE, PARKING, PRIVATE IRRIGATION AND MONUMENT SIGN
OUTLOT A	0.18	CITY OF LOUISVILLE (OUTLOT A)/ SUMMIT VIEW (TRACT M, LOT 3 BLOCK 11)	OTHER USES/UTILITY EASEMENTS	CITY OF LOUISVILLE	OTHER LAND
OUTLOT B	0.09	RMCS, LLC	UTILITY EASEMENTS, LANDSCAPE, PARKING, PRIVATE IRRIGATION AND MONUMENT SIGN	CITY OF LOUISVILLE	OTHER LAND
SUMMIT VIEW ROW	0.60	CITY OF LOUISVILLE	RIGHT-OF-WAY	CITY OF LOUISVILLE	RIGHT-OF-WAY
KAYLIX AVE ROW	0.24	CITY OF LOUISVILLE	RIGHT-OF-WAY	CITY OF LOUISVILLE	RIGHT-OF-WAY



**BENCHMARK:**  
BENCHMARK IS TOP OF FOUND 1-1/2" DIAMETER ALUMINUM CAP MONUMENT WITH ILLEGIBLE STAMPING AT THE SOUTHEAST CORNER OF OUTLOT 6, TAKODA SUBDIVISION, RECEPTION NO. 03103584 RECORDED 10/06/2010, WITH ELEVATION OF 5358.90, LOCAL VERTICAL DATUM.

**LEGEND:**

- FOUND 5/8" REBAR W/ALUMINUM CAP STAMPED "RMCS LS 28667"
- SET 5/8" REBAR W/ALUMINUM CAP STAMPED "ROCK CREEK LS 28283"
- FOUND #5 REBAR
- UTILITY EASEMENT
- - - DRY UTILITY EASEMENT
- - - PRIVATE DRAINAGE EASEMENT



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

# THE LANTERNS

## PRELIMINARY PLANNED UNIT DEVELOPMENT

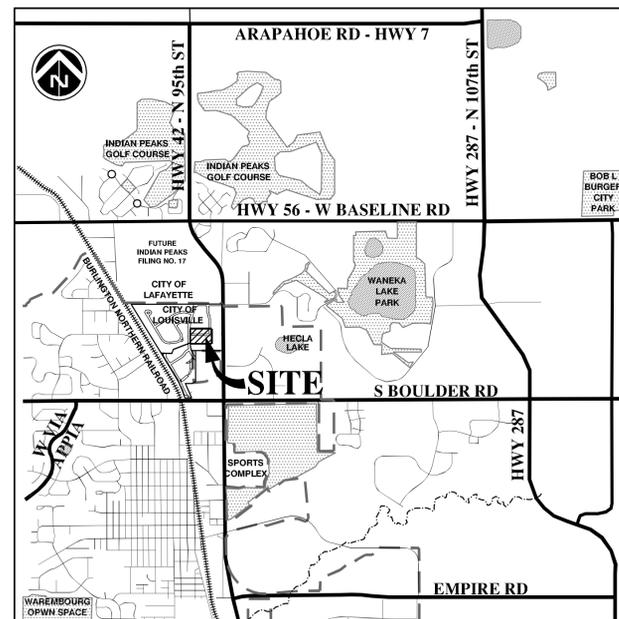
LOTS 1-4, BLOCK 11 AND TRACTS L AND M OF THE TAKODA SUBDIVISION AND THE VACATED PORTION OF OUTLOT A OF SUMMIT VIEW SUBDIVISION AND BEING PART OF SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, CITY OF LOUISVILLE, STATE OF COLORADO



### PROJECT DESCRIPTION

PLATTED AREA:	3.87 AC.
TOTAL GROSS PROJECT AREA:	3.81 AC.
PCZD-R:	2.85 AC.
SUMMIT VIEW ROW:	0.54 AC.
1/2 KAYLIX AVENUE ROW:	0.06 AC.
1/2 WEST HECLA ROW:	0.28 AC.
1/2 KAYLIX AVENUE ROW DEDICATION:	0.08 AC.
CURRENT ZONING:	PCZD-C
PROPOSED ZONING:	PCZD-R
MAX. NUMBER OF APPROVED RESIDENTIAL UNITS:	20 DU <sup>1</sup>
MAX. NUMBER OF ADDITIONAL RESIDENTIAL UNITS:	4 DU <sup>4</sup>
TOTAL MAX NUMBER OF UNITS:	24 DU
ACCESS:	KAYLIX AVENUE WEST HECLA DRIVE SUMMIT VIEW DRIVE (VIA 3/4 ACCESS FROM HIGHWAY 42)

<sup>1</sup> DENSITY TRANSFER PER THE STEEL RANCH SOUTH FINAL PUD.  
<sup>4</sup> 4 ADDITIONAL UNITS ARE BEING REQUESTED AS A RESULT OF THE PUBLIC BENEFIT PROVIDED WITHIN THIS PUD.



### VICINITY MAP

SCALE 1" = 2000'

### SHEET INDEX

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	MASTER PLAN AND GENERAL NOTES
3	PLAN, NOTES AND STANDARDS
4	SITE SKETCHES
5	LANDSCAPE PLANS
6	HORIZONTAL CONTROL PLAN
7	OVERALL UTILITY PLAN
8	OVERALL GRADING PLAN
9	SITE DETAILS

### PUBLIC LAND DEDICATION REQUIREMENT

TOTAL PLATTED AREA:	3.87 AC.
COMMERCIAL DEDICATION REQUIREMENT:	12% (PREVIOUSLY MET)
RESIDENTIAL DEDICATION REQUIREMENT:	15% (3%)
TOTAL LAND DEDICATION REQUIRED:	0.12 AC. <sup>1</sup>

<sup>1</sup> THE PRELIMINARY PLANNED UNIT DEVELOPMENT SHALL PROVIDE A CASH IN LIEU PAYMENT, CONSISTENT WITH SECTION 16.16.60B OF THE CITY CODE, FOR THE REQUIRED PUBLIC LAND DEDICATION, AS OUTLINED ON SHEET 1.

### LAND USE SUMMARY

TRACT	TOTAL AREA (ACRES)	OWNERSHIP	MAINTENANCE	PRIMARY USES
A	0.03	The Lanterns HOA	The Lanterns HOA	Dry Utility Easement, Public Access Easement, Public Walk
B	0.03	The Lanterns HOA	The Lanterns HOA	Dry Utility Easement, Public Access Easement, Public Walk and Private Drainage Easement
OUTLOT A	0.18	City of Louisville	City of Louisville	Other Land

### PREVIOUSLY PLATTED CITY OF LOUISVILLE RIGHT-OF-WAY

ROW	TOTAL AREA (ac)	OWNERSHIP	MAINTENANCE	USE
Summit View Drive	0.67	Louisville	Louisville	Public Roadway, Pedestrian Access, Drainage and Wet and Dry Utilities
Kaylix Avenue	0.11	Louisville	Louisville	Public Roadway, Pedestrian Access, Drainage and Wet and Dry Utilities

### PROPOSED CITY OF LOUISVILLE RIGHT-OF-WAY

ROW	TOTAL AREA (ac)	OWNERSHIP	MAINTENANCE	USE
Summit View Drive	0.60	Louisville	Louisville	Public Roadway, Pedestrian Access, Drainage and Wet and Dry Utilities
Kaylix Avenue	0.24	Louisville	Louisville	Public Roadway, Pedestrian Access, Drainage and Wet and Dry Utilities

### LEGAL DESCRIPTION

THE LANTERNS:

A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH-WEST CORNER OF TRACT L, TAKODA SUBDIVISION;  
 THENCE S 89°55'52" E, 568.89 FEET ALONG THE NORTH LINE OF TRACT L, LOT 1 AND LOT 2, BLOCK 11, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF KAYLIX AVENUE AND THE NORTH-WEST CORNER OF TRACT T, TAKODA SUBDIVISION;  
 THENCE ALONG SAID EAST RIGHT-OF-WAY LINE S 00°04'08" W, 92.33 FEET;  
 THENCE ALONG SAID EAST RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A LENGTH OF 23.56 FEET AND A CHORD BEARING S 44°55'55" E, 21.21 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SUMMIT VIEW SUBDIVISION;  
 THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE S 89°55'59" E, 7.89 FEET;  
 THENCE S 13°57'56" W, E, 188.73 FEET TO A POINT ON THE NORTH LINE OF OUTLOT A, SUMMIT VIEW SUBDIVISION;  
 THENCE ALONG SAID NORTH LINE OF OUTLOT A S 87°22'27" W, 111.49 FEET TO A POINT ON THE SOUTH LINE OF SAID OUTLOT A;  
 THENCE ALONG SAID SOUTH LINE OF OUTLOT A N 81°04'50" W, 174.06 FEET;  
 THENCE ALONG SAID SOUTH LINE OF OUTLOT A S 69°25'19" W, 253.30 FEET TO THE SOUTHEAST CORNER OF TRACT M, TAKODA SUBDIVISION;  
 THENCE ALONG THE SOUTH LINE OF SAID TRACT M, S 69°25'23" W, 21.38 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HECLA DRIVE;  
 THENCE ALONG SAID EAST RIGHT-OF-WAY LINE N 00°04'08" E, 188.03 FEET;  
 THENCE ALONG SAID EAST RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A LENGTH OF 23.56 FEET AND A CHORD BEARING N 45°04'08" E, 21.21 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SUMMIT VIEW DRIVE;  
 THENCE N 00°04'08" E, 50.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SUMMIT VIEW DRIVE;  
 THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A LENGTH OF 23.56 FEET AND A CHORD BEARING N 44°55'52" W, 21.21 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HECLA DRIVE;  
 THENCE ALONG SAID EAST RIGHT-OF-WAY LINE N 00°04'08" E, 97.84 FEET TO THE POINT OF BEGINNING;

CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

AREA = 3.87 ACRES

LEGAL DESCRIPTION OF PARCELS INCORPORATED IN THE LANTERNS SUBDIVISION:

LOT 1, LOT 2, LOT 3, LOT 4, TRACT L AND TRACT M, TAKODA SUBDIVISION.  
 CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

### SIGNATURE BLOCKS

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 PDP, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL THE REQUIREMENTS AND INTENT SET FORTH BY THIS PDP/PUD. WITNESS OUR HANDS AND SEALS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

OWNER - BOULDER CREEK LANTERNS, LLC, A COLORADO LIMITED LIABILITY COMPANY (NOTARY SEAL)

NOTARY \_\_\_\_\_

OWNER \_\_\_\_\_ (NOTARY SEAL)

NOTARY \_\_\_\_\_

# THE LANTERNS

Owner / Architect Planning / LA

**BOULDER CREEK NEIGHBORHOODS**

712 Main Street  
Louisville, CO 80027  
livebouldercreek.com

**pcs group, inc.**  
1001 16th street  
3B-180  
Denver, Co 80265  
tel (303) 531-4905  
www.pcsgroupco.com

**ENGINEERING CONSULTANTS**

Contact: Jason D. Margraf, PE  
950 Spruce St. Ste 2C  
ph:(720) 975-0177

**Owner's Rep**

**RMCS, Inc.**  
950 Spruce St.  
Ste 2A  
Louisville, CO 80027  
720.524.3620  
Contact:  
Justin McClure

### SUBMITTAL

Number	Date	Description
1	08/08/13	Initial
2	11/25/13	Second

Checked By: JDM Project#: 03006  
 Drawn By: SDC Designed by: SOS

### SCALE

NTS

NORTH

### SHEET TITLE

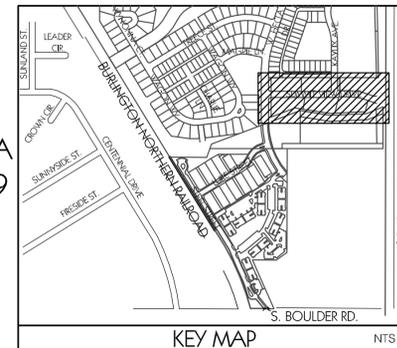
## COVER SHEET

SHEET 1 of 9

# THE LANTERNS

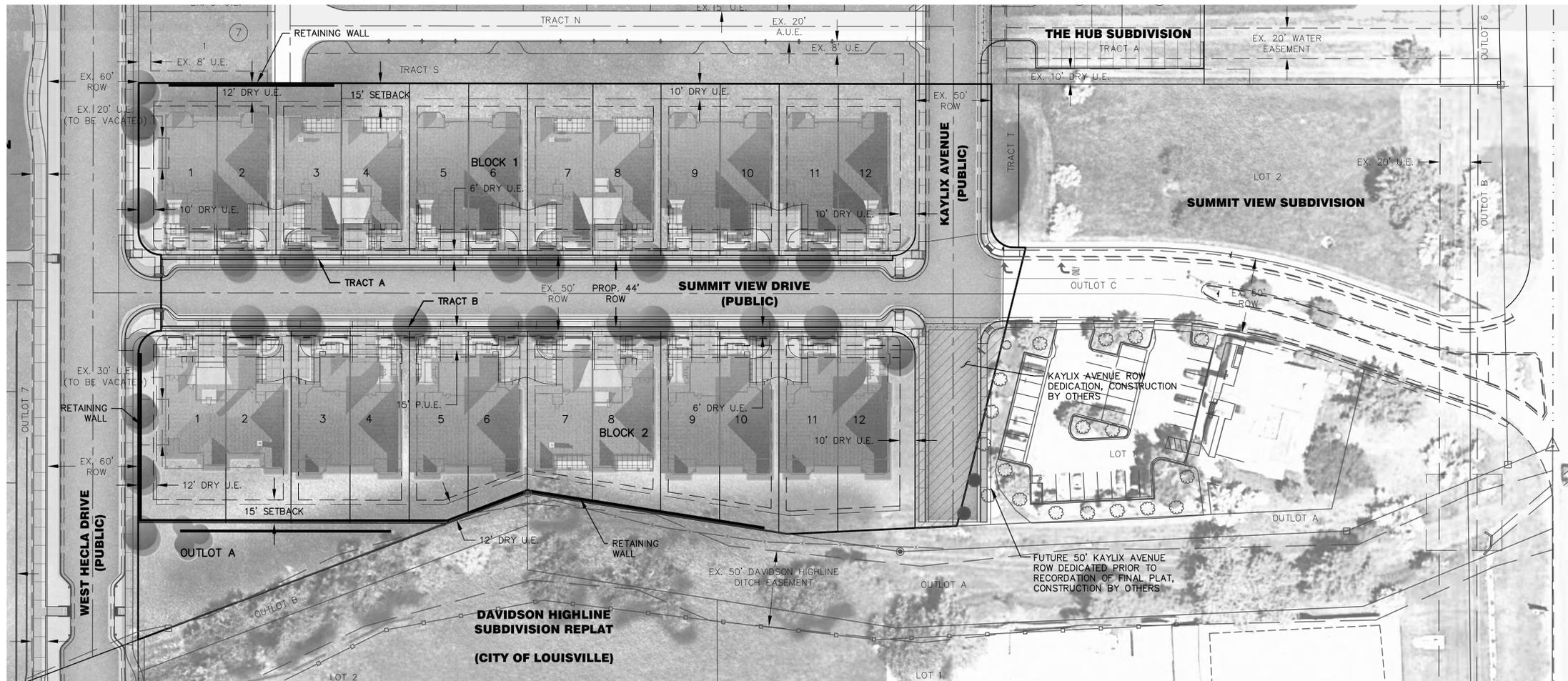
## PRELIMINARY PLANNED UNIT DEVELOPMENT

LOTS 1-4, BLOCK 11 AND TRACTS L AND M OF THE TAKODA SUBDIVISION AND THE VACATED PORTION OF OUTLOT A OF SUMMIT VIEW SUBDIVISION AND BEING PART OF SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, CITY OF LOUISVILLE, STATE OF COLORADO



### DEVELOPMENT SUMMARY

TOTAL GROSS PROJECT AREA:	3.81 AC
1/2 KAYLIX AVENUE RIGHT OF WAY DEDICATION:	0.08 AC
1/2 KAYLIX AVENUE RIGHT OF WAY	0.06 AC
SUMMIT VIEW DRIVE RIGHT OF WAY	0.54 AC
1/2 WEST HECLA DRIVE RIGHT OF WAY	0.28 AC
GROSS RESIDENTIAL LAND AREA:	2.85 AC



### GENERAL NOTES AND STANDARDS

- ONE DISTINCT PRODUCT TYPE IS PROPOSED WITHIN THE LANTERNS AND WILL CONFORM TO PCZD-R.
- ALL PUBLIC USE DEDICATIONS HAVE PREVIOUSLY BEEN MET FOR THE SUMMIT VIEW PROPERTY FOR COMMERCIAL USES. AN ADDITIONAL 3% DEDICATION IS REQUIRED TO MEET THE RESIDENTIAL REQUIREMENTS. PLEASE REFER TO THE PUBLIC LAND DEDICATION REQUIREMENTS ON SHEET 1.
- THE DEVELOPER MAY CONDUCT ACTIVITIES (INCLUDING BUT NOT LIMITED TO GRADING AND THE INSTALLATION OF RETAINING WALLS) ON ALL DEDICATED LANDS FOR THE PURPOSE OF CONSTRUCTING PUBLIC AND PRIVATE IMPROVEMENTS REFERRED TO IN THIS PLANNED UNIT DEVELOPMENT.
- ENTRY MONUMENTS ARE CONCEPTUAL IN NATURE AT THE LOCATIONS SHOWN ON THE LANDSCAPE PLAN. FINAL LOCATIONS SHALL BE DETERMINED DURING CONSTRUCTION DOCUMENTATION PROCESS.
- NO HISTORIC STRUCTURES EXIST ON THE PROPERTY. ALL EXISTING STRUCTURES AND SURFACE ENCUMBRANCES MAY BE REMOVED, IF ANY.
- ACCESSIBLE SIDEWALKS AND PEDESTRIAN WAYS SHALL BE PROVIDED THAT MEET ADA STANDARDS FOR RUNNING SLOPE AND CROSS SLOPE.
- THE BULK AND DIMENSION STANDARDS ON THIS SHEET SHALL GOVERN THE AREA DEPICTED IN THIS PUD.
- THE WIDTH OF THE EXISTING 50' DAVIDSON-HIGHLINE DITCH EASEMENT MAY BE NARROWED IN THE EVENT THE DITCH IS PIPED, IF APPROVED BY THE DITCH COMPANY.
- 20 DWELLING UNITS ARE BEING TRANSFERRED TO THE LANTERNS PER THE APPROVED STEEL RANCH SOUTH FINAL PUD. 4 ADDITIONAL DWELLING UNITS ARE REQUESTED TO PROVIDE A TOTAL OF 24 DWELLING UNITS. REFER TO THE PROJECT DESCRIPTION ON SHEET 1.
- THE PROPOSED 24 UNITS WITHIN THE LANTERNS, AS PRESENTED WITHIN THIS PUD, SHALL BE DUPLEX RANCHES THAT ARE DESIGNED FOR EMPTY NESTERS.
- IMPROVEMENTS ASSOCIATED WITH THE PUBLIC BENEFIT NOTE 3 ARE CONTINGENT UPON APPROVAL OF THE REQUESTED 4 ADDITIONAL RESIDENTIAL UNITS.
- THE PRELIMINARY PLANNED UNIT DEVELOPMENT SHALL PROVIDE A CASH IN LIEU PAYMENT, CONSISTENT WITH SECTION 16.16.60B OF THE CITY CODE, FOR THE REQUIRED PUBLIC LAND DEDICATION, AS OUTLINED ON SHEET 1.
- THE CITY OF LOUISVILLE IS GRANTED A 6.5 FOOT PUBLIC ACCESS EASEMENT BEYOND THE EDGE OF RIGHT OF WAY. THE SIDEWALKS LOCATED OUTSIDE RIGHT OF WAY WITHIN TRACTS A AND B SHALL BE MAINTAINED BY THE LANTERNS HOA.

### PUBLIC BENEFIT NOTES

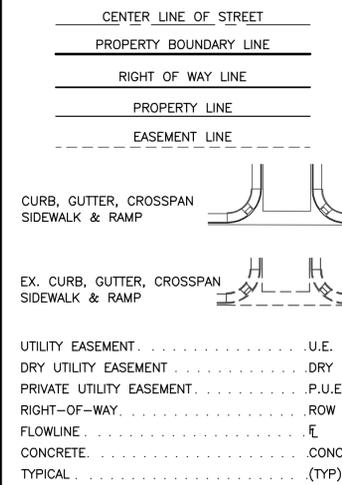
- THE PROPOSED DEDICATION OF 50' OF RIGHT OF WAY FOR THE FUTURE EXTENSION OF KAYLIX AVENUE, WITH CONSTRUCTION BY OTHERS, PROVIDES A PUBLIC BENEFIT BY ALLOWING POTENTIAL CONNECTIVITY FOR DEVELOPMENT TO THE SOUTH, GENERATES A POTENTIAL FRONTAGE ROAD FROM PASCHAL DRIVE TO SOUTH BOULDER ROAD, HELPS TO ALLEVIATE TRAFFIC ON HIGHWAY 42 AND BOLSTERS COMMERCIAL OPPORTUNITY AND ACCESS.
- THE DAVIDSON-HIGHLINE DITCH SHALL BE PIPED ALONG THE SOUTHERN BOUNDARY OF THE LANTERNS DEVELOPMENT. DESIGN SPECIFICS WILL BE DETERMINED WITH THE DITCH COMPANY AT THE TIME OF CONSTRUCTION DOCUMENTATION GENERATION.
- THE PROPOSED SUMMIT VIEW DRIVE MODIFICATIONS TO IMPROVE THE STREETScape SUCH AS BULB-OUTS TO PROVIDE TRAFFIC CALMING AND FRAME PARALLEL PARKING, THE GENERATION OF A DETACHED WALK AND ASSOCIATED TREE LAWN AND THE REPLACEMENT OF THE EXISTING VERTICAL CURB TO A MOUNTABLE CURB TO PROVIDE A MORE PEDESTRIAN SCALE IS A PUBLIC BENEFIT.

### BULK AND DIMENSION STANDARDS

(MAIN STRUCTURES)	
MIN. LOT AREA	SFA: 4,000 S.F.
MIN. LOT WIDTH	35'
MAX. LOT COVERAGE	85%
BUILDING SETBACKS	
MIN. FRONT YARD SETBACK <sup>3</sup> (PRINCIPAL USES)	12' SIDE LOAD GARAGE 20' FRONT LOAD GARAGE
MIN. SIDE YARD SETBACK <sup>1,2,3</sup> (PRINCIPAL USES)	0' (IN BLDG.) 5' LOT LINE 10' STREET ROW
MIN. REAR YARD SETBACK <sup>2,3</sup> (PRINCIPAL USES)	15'
MINIMUM BLDG. SEPARATION <sup>1</sup>	10'
MAX. BLDG. HEIGHT	
PRINCIPAL USES	SFA: 30'

<sup>1</sup> IF FEE SIMPLE LOTS ARE CREATED WITHIN BUILDINGS, THERE IS NO SETBACK REQUIREMENT BETWEEN UNITS.  
<sup>2</sup> UP TO 30% OF REAR ELEVATION MAY ENCRoACH 5' INTO REAR SETBACK. DECKS OR PATIOS MAY ENCRoACH INTO REAR AND SIDE SETBACKS.  
<sup>3</sup> ARCHITECTURAL PROJECTIONS SHALL COMPLY WITH SECTION 17.16.050 OF THE LOUISVILLE MUNICIPAL CODE.

### LEGEND



SHEET TITLE  
**MASTER PLAN AND  
 GENERAL NOTES**

SHEET  
**2** of **9**

### Owner / Architect Planning / LA

**BOULDER CREEK NEIGHBORHOODS**  
 pcs group, inc.  
 1001 16th street  
 38-180  
 Denver, Co 80265  
 tel (303) 531-4905  
 www.pcsgroupco.com

### Engineering Owner's Rep

**ENGINEERING CONSULTANTS**  
 Contact: Jason D. Margraf, PE  
 950 Spruce St. Ste 2C  
 ph:(720) 975-0177

**RMCS, Inc.**  
 950 Spruce St.  
 Ste 2A  
 Louisville, CO  
 80027  
 720.524.3620  
 Contact:  
 Justin McClure

### SUBMITTAL

Number	Date	Description
1	08/08/13	Initial
2	11/25/13	Second

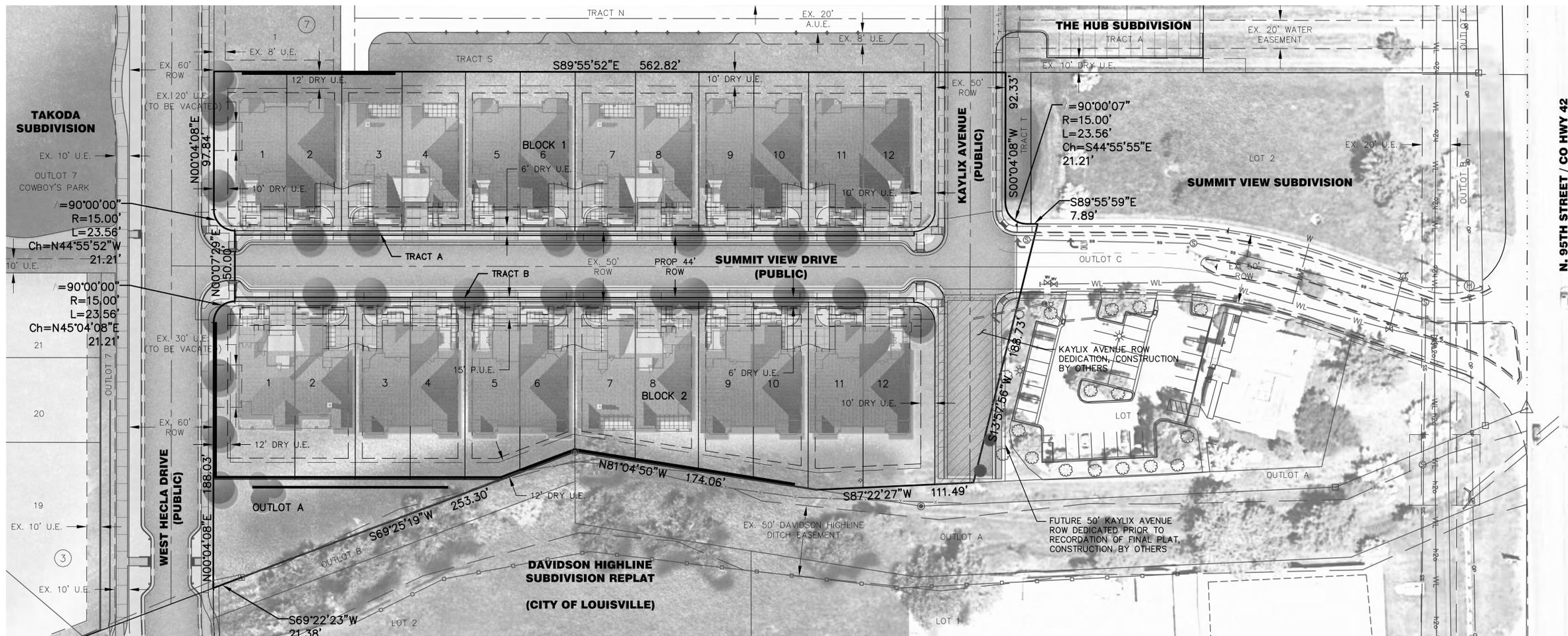
Checked By: JDM Project#: 03006

Drawn By: SDC Designed by: SOS

# THE LANTERNS

## PRELIMINARY PLANNED UNIT DEVELOPMENT

LOTS 1-4, BLOCK 11 AND TRACTS L AND M OF THE TAKODA SUBDIVISION AND THE VACATED PORTION OF OUTLOT A OF SUMMIT VIEW SUBDIVISION AND BEING PART OF SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, CITY OF LOUISVILLE, STATE OF COLORADO



### THE LANTERNS

Owner / Architect Planning / LA



**BOULDER CREEK NEIGHBORHOODS**  
712 Main Street  
Louisville, CO 80027  
liveboulder creek.com



**pcs group, inc.**  
1001 16th street  
38-180  
Denver, Co 80265  
tel (303) 531-4905  
www.pcsgroupco.com

Engineering Owner's Rep



**ENGINEERING CONSULTANTS**  
Contact: Jason D. Margraf, PE  
950 Spruce St. Ste 2C  
ph:(720) 975-0177

Owner's Rep

**RMCS, Inc.**  
950 Spruce St.  
Ste 2A  
Louisville, CO  
80027  
720.524.3620  
Contact:  
Justin McClure

### SUBMITTAL

Number	Date	Description
1	08/08/13	Initial
2	11/25/13	Second

Checked By: JDM Project#: 03006

Drawn By: SDC Designed by: SOS

### SCALE

1" = 40'



### SHEET TITLE

PLAN, NOTES AND STANDARDS

SHEET  
3 of 9

### NOTES AND STANDARDS

- INTENT: THIS SITE IS INTENDED TO BE ITS OWN NEIGHBORHOOD WITHIN STEEL RANCH (AKA TAKODA) SUBDIVISION, AND ADD TO THE DIVERSITY OF HOUSING TYPES WITHIN THE COMMUNITY. UNITS SHALL INCORPORATE RANCH DUPLEX PLANS THAT CATER TO EMPTY NESTERS AND ADAPTABLE LIVING PRINCIPLES.
- THE SITE WILL BE ORGANIZED AROUND TWO PRIMARY POINTS OF ACCESS KNOWN AS WEST HECLA DRIVE AND SUMMIT VIEW DRIVE. THIS SITE LAYOUT BUILDS UPON THE ACCESS TO COMMON OPEN AREAS, GREEN SPACES, AND MULTI-MODAL TRANSPORTATION OPPORTUNITIES WITHIN THE STEEL RANCH SUBDIVISION.
- REFER TO THE SUBDIVISION AGREEMENT FOR DELINEATION OF MAINTENANCE RESPONSIBILITIES.
- USES ALLOWED BY RIGHT: PROPOSED RANCH DUPLEXES IN ADDITION TO SINGLE FAMILY ATTACHED UNITS AND ALL USES AS PERMITTED IN THE LOUISVILLE MUNICIPAL CODE SECTION 17.72.080.
- BUILDINGS MAY BE BUILT AT ONE OR TWO STORY HEIGHTS, OR COMBINATIONS THEREOF.
- THIS SITE SHALL HAVE ADDITIONAL CONDITIONS, COVENANTS AND RESTRICTIONS (CCRs) TO BE DEVELOPED BY THE LANTERNS H.O.A
- REFER TO THE PROPOSED PLATTED CITY OF LOUISVILLE RIGHT-OF-WAY TABLE ON SHEET 1 FOR RIGHT-OF-WAY DEDICATION. MAINTENANCE SPECIFICS WILL BE IN ACCORDANCE WITH NOTE 3 ABOVE.

### SITE DEVELOPMENT SUMMARY

ZONING:	PCZD-R
GROSS PROJECT AREA:	±3.81 Ac.
MAX. SINGLE FAMILY DWELLING UNITS:	24 DU
MAX. LOT COVERAGE	85%
GROSS RESIDENTIAL LAND AREA:	±2.85 Ac
MAXIMUM BUILDING HEIGHT:	30' SFA

### DENSITY SUMMARY

TOTAL GROSS PROJECT AREA: 3.81 Ac.  
GROSS RESIDENTIAL LAND AREA: 2.85 Ac.

NUMBER OF APPROVED RESIDENTIAL UNITS: 20 DU  
NUMBER OF ADDITIONAL RESIDENTIAL UNITS: 4 DU  
TOTAL NUMBER OF UNITS: 24 DU

	GROSS AREA (Ac.)	UNITS	DENSITY
TOTAL	3.81	24	6.30 DU/Ac.

### PARKING SUMMARY

RESIDENTIAL CRITERIA	DWELLING UNITS (DU)	REQUIRED	PROVIDED	PARKING RATIO
2 SPACES/DU	24	48	48 GARAGE / DRIVEWAY SPACES 20 ON-STREET SPACES	
TOTAL			68	2.83

### BULK AND DIMENSION STANDARDS

#### (MAIN STRUCTURES)

MIN. LOT AREA	SFA: 4,000 S.F.
MIN. LOT WIDTH	35'
MAX. LOT COVERAGE	85%
BUILDING SETBACKS	
MIN. FRONT YARD SETBACK <sup>3</sup> (PRINCIPAL USES)	12' SIDE LOAD GARAGE 20' FRONT LOAD GARAGE
MIN. SIDE YARD SETBACK <sup>1,2,3</sup> (PRINCIPAL USES)	0' (IN BLDG.) 5' LOT LINE 10' STREET ROW
MIN. REAR YARD SETBACK <sup>2,3</sup> (PRINCIPAL USES)	15'
MINIMUM BLDG. SEPARATION <sup>1</sup>	10'
MAX. BLDG. HEIGHT	
PRINCIPAL USES	SFA: 30'

<sup>1</sup> IF FEE SIMPLE LOTS ARE CREATED WITHIN BUILDINGS, THERE IS NO SETBACK REQUIREMENT BETWEEN UNITS.

<sup>2</sup> UP TO 30% OF REAR ELEVATION MAY ENCR OACH 5' INTO REAR SETBACK; DECKS OR PATIOS MAY ENCR OACH INTO REAR AND SIDE SETBACKS.

<sup>3</sup> ARCHITECTURAL PROJECTIONS SHALL COMPLY WITH SECTION 17.16.050 OF THE LOUISVILLE MUNICIPAL CODE.

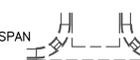
### LEGEND

- CENTER LINE OF STREET
- PROPERTY BOUNDARY LINE
- RIGHT OF WAY LINE
- PROPERTY LINE
- EASEMENT LINE

CURB, GUTTER, CROSSSPAN  
SIDEWALK & RAMP



EX. CURB, GUTTER, CROSSSPAN  
SIDEWALK & RAMP



- UTILITY EASEMENT . . . . . U.E.
- DRY UTILITY EASEMENT . . . . . DRY U.E.
- PRIVATE UTILITY EASEMENT . . . . . P.U.E.
- RIGHT-OF-WAY . . . . . ROW
- FLOWLINE . . . . . FL
- CONCRETE . . . . . CONC
- TYPICAL . . . . . (TYP)

# THE LANTERNS

## PRELIMINARY PLANNED UNIT DEVELOPMENT

LOTS 1-4, BLOCK 11 AND TRACTS L AND M OF THE TAKODA SUBDIVISION AND THE VACATED PORTION OF OUTLOT A OF SUMMIT VIEW SUBDIVISION AND BEING PART OF SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, CITY OF LOUISVILLE, STATE OF COLORADO



Birds - Eye Perspective of Front Yard Patio Spaces

Front yard Patio Spaces



Birds - Eye Perspective Looking West



Entry Feature at Twilight



Streetscape Perspective



# THE LANTERNS

Owner / Architect      Planning / LA



BOULDER CREEK  
NEIGHBORHOODS

841 Front Street  
Louisville, CO 80027  
livebouldercreek.com



people creating spaces

pcs group, inc.  
1001 16th street  
3B-180  
Denver, Co 80265  
tel (303) 531-4905  
www.pcsgroupco.com

Engineering



ENGINEERING  
CONSULTANTS  
Contact: Jason D. Margraf, PE  
6505 S. Paris St.  
Ste B Centennial CO 80111  
ph: (303) 368-5601  
fx: (303) 368-5603

Owner's Rep

RMCS, Inc.  
950 Spruce St.  
Ste 2A  
Louisville, CO  
80027  
720.524.3620  
Contact:  
Justin McClure

### SUBMITTAL

Number	Date	Description
1	8/8/2013	Initial
2	11/25/2013	Second

Checked By: PMS      Project #:

Drawn By: JWI      Designed by: JWI

### SCALE



### SHEET TITLE

SITE SKETCHES

SHEET  
4 of  
9

# THE LANTERNS

## PRELIMINARY PLANNED UNIT DEVELOPMENT

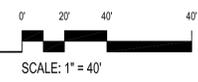
LOTS 1-4, BLOCK 11 AND TRACTS L AND M OF THE TAKODA SUBDIVISION AND THE VACATED PORTION OF OUTLOT A OF SUMMIT VIEW SUBDIVISION AND BEING PART OF SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, CITY OF LOUISVILLE, STATE OF COLORADO



### SUGGESTED PLANT PALETTE

DECIDUOUS TREES		SHRUBS	
Botanic Name	Common Name	Botanic Name	Common Name
Catalpa Speciosa	Western Catalpa	Aronia arbutifolia 'Brilliantissima'	Common Name
Fraxinus americana 'Autum Purple'	Autum Purple Ash	Juniperus x media 'Pfitzerana Compact'	Juniper Compact Juniper
Tilia cordata 'Greenspire'	Greenspire Linden	Juniperus communis 'Green Carpet'	Common Juniper
Gymnocladus dioicus	Kentucky Coffeetree	Juniperus communis 'Alpine Carpet'	Alpine Carpet Juniper
Celtis occidentalis	Hackberry	Spirea japonica 'Anthony Waterer'	Anthony Waterer Spirea
Quercus gambellii	Gambler Oak	Viburnum caryocarpum	Koreanspice Viburnum
Quercus macrocarpa	Bur Oak	Syringa x prestoniae 'Miss Canada'	Miss Canada Lilac
Fraxinus pennsylvanica 'Summit'	Green Ash 'Summit'	Ligustrum vulgare 'Lodense'	Lodense Privet
Quercus robur	English Oak	Lonicera maackii	Twinberry Honeysuckle
		Euonymus alatus 'Compactus'	Mountain Ninebark
		Physocarpus opulifolius 'Diabolo'	Manhattan Euonymous
		Chrysothamnus nauseosus	Rabbitbrush
		Rhus aromatica ssp. trilobata	Threeleaf Sumac
		Rhus aromatica 'Grow Low'	Grow Low Sumac
		Ribes cereum	Wax Currant
		Symphoricarpos albus	Snowberry
		Prunus besseyi 'Pawnee buttes'	Sand Cherry
		Juniperus communis 'Green Carpet'	Common Juniper
		Yucca glauca	Whitish green
		Sambucus canadensis	Common Elderberry
		Viburnum lantana 'Mohican'	Mohican Wayfaring Tree
		Ribes aureum	Yellow Flowering Currant
EVERGREEN TREES		ORNAMENTAL GRASSES	
Botanic Name	Common Name	Botanic Name	Common Name
Abies concolor	Concolor Fir	Pennisetum alopecuroides 'Hemeln'	Dwarf Fountain Grass
Picea pungens	Colorado Spruce	Calamagrotis arundinacea 'Karl Foerster'	Feather Reed Grass
Pinus ponderosa	Ponderosa Pine	Saccharum ravennae	Ravenna Grass
Juniperus monosperma	One Seed Juniper	Miscanthus sinensis 'Variegatus'	Variegated Maiden Grass
Pinus flexilis	Limber Pine	Miscanthus sinensis 'Yaku Jima'	Dwarf Maiden Grass
Pinus cembroides var. edulis	Pinon Pine	Pennisetum alopecuroides	Fountain Grass
Pinus nigra	Austrian Pine	Schizachyrium scoparium	Little Bluestem
Picea glauca 'densata'	Black Hills Spruce	Grass, Spartina pectinata	Prairie Cordgrass
Ornamental Trees		PERENNIALS	
Botanic Name	Common Name	Botanic Name	Common Name
Malus spec. 'Spring Snow'	Spring Snow Crabapple	Heuchera 'Chocolate Ruffles'	Coral Bells
Prunus virginiana 'Canada Red'	Canada Red Chokecherry	Convallaria majalis	Lilly of the Valley
Crataegus crugalli inermis	Thornless Cockspur Hawthorn	Aquilegia caerulea	Rocky Mountain Columbine
Acer ginnala	Amur Maple	Hosta hybrids	Hosta
Acer glabrum	Rocky Mountain Maple	Sedum spectabile 'Autum Joy'	Autum Joy Sedum
		Achillea millefolium 'Terra Cotta'	Terra Cotta Yarrow
		Salvia sylvestris x 'Mainacht'	May Night Salvia
		Bouteloua curtipendula	Side-oats Grama
		Andropogon gerardii	Big Bluestem
		Achillea lanulosa	White Yarrow
		Artemisia ludoviciana 'Valerie Finnis'	Prairie Sage
		Dalea purpurea	Prairie Coneflower
		Gaillardia aristata	Blanket Flower
		Lanadual angustifolia 'Munstead'	English Lavender
		Erigeron speciosus	Showy Fleabane
		Rudbeckia fulgida 'Goldsturm'	Black Eyed Susan
		Iris sibirica	Siberian Iris

### 1 GENERAL LANDSCAPE PLAN



### LANDSCAPE LEGEND

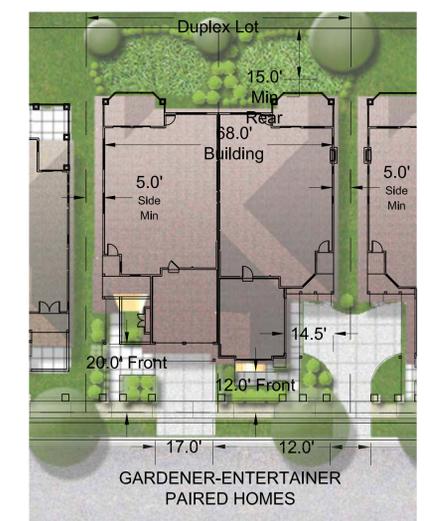
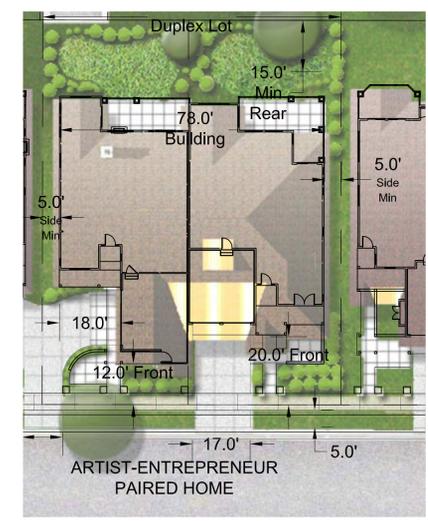
- PRIVATE LANDSCAPING - DECIDUOUS UPRIGHT OR CANOPY TREE
- EVERGREEN TREE
- ENHANCED CONCRETE

### LANDSCAPE NOTES & STANDARDS

- LANDSCAPE AROUND BUILDINGS SHOULD BE DRIP IRRIGATED AND XERIC IN NATURE.
- LOCAL STREETS - A MINIMUM OF ONE TREE PER BUILDING, UNLESS THIS CONFLICTS WITH UTILITIES TO PREVENT TREE INSTALLATION. STREET TREES AND LANDSCAPE TO BE FIELD VERIFIED BY BUILDER IN COORDINATION WITH UTILITY EASEMENTS, HOME FOOTPRINTS, DRIVEWAY LOCATIONS, WATER AND SEWER LATERALS, ETC.
- DECIDUOUS TREES SHALL BE PLANTED NO CLOSER THAN 5' FROM WET UTILITIES. EVERGREEN TREES SHALL BE PLANTED NO CLOSER THAN 10' FROM WET UTILITIES.
- STREET TREES SHALL BE CENTERED IN THE TREE LAWN BETWEEN THE BACK OF CURB AND EDGE OF WALK
- WITHIN STREET INTERSECTION SIGHT DISTANCE TRIANGLES, PLANT MATERIAL SHALL NOT EXCEED 30" IN HEIGHT AND STREET TREES SHALL BE LIMBED UP 8' IN HEIGHT.
- MECHANICAL DEVICES (SUCH AS CONDENSING UNITS) SHALL BE SCREENED WITH LANDSCAPE MATERIAL AND/OR WALLS FROM PUBLIC ROW.
- PLANT MATERIALS, QUANTITIES, AND LOCATIONS SHALL BE FURTHER DEFINED DURING THE CONSTRUCTION DOCUMENTATION PROCESS. ADDITIONAL PLANTS MAY BE PROPOSED IN THE CONSTRUCTION DOCUMENTS WITHOUT AMENDING THE FINAL DEVELOPMENT PLAN.
- A LOW WATER PLANT PALETTE IS PROPOSED. ADDITIONAL PLANTS MAY BE PROPOSED IN SUBSEQUENT PROCESS.

### GENERAL NOTES

- FINAL CONSTRUCTION DOCUMENTS SHALL CONFORM TO THE REQUIREMENTS OUTLINED WITHIN THIS PUD SUBMITTAL.
- LANDSCAPE PLANS ARE SCHEMATIC IN NATURE AND SUBJECT TO MODIFICATION TO MEET THE CITY'S REQUIREMENTS, THE DEVELOPER'S PROGRAM, OR OTHER NECESSARY REQUIREMENTS.
- LOCATION OF LANDSCAPE PLANTINGS MAY BE ALTERED TO PROVIDE ADEQUATE CLEARANCE FROM THE FINAL LOCATION OF UNDERGROUND UTILITIES. THE BASE DECIDUOUS TREES SHALL BE PLANTED NO CLOSER THAN 5' FROM WET UTILITIES. THE BASE OF EVERGREEN TREES SHALL BE PLANTED NO CLOSER THAN 10' FROM ALL WET UTILITIES UNLESS OTHERWISE DIRECTED BY THE CITY.
- GRASS AREAS DESIGNATED AS IRRIGATED TURF SHALL BE SEEDED OR SODDED WITH A DROUGHT TOLERANT GRASS MIXTURE.
- DECIDUOUS TREES WILL BE 2 1/2" CALIPER MINIMUM. EVERGREEN TREES WILL BE 6'-8" HT. MINIMUM.
- SHRUBS (DECIDUOUS AND EVERGREEN) WILL BE 5 GALLON MINIMUM.
- SITE MONUMENTATION THROUGHOUT THE DEVELOPMENT WILL COMPLEMENT THE STEEL RANCH SIGNAGE AND COMMUNITY THEME.
- THE LANDSCAPE ASSOCIATED WITH EACH UNIT AND ITS ADJACENT ROW OR COMMONS SPACE SHALL BE IRRIGATED UTILIZING THAT UNIT'S DOMESTIC WATER TAP.
- LANDSCAPE AND MAINTENANCE IMPROVEMENTS IN THE PUBLIC ROW SHALL BE THE RESPONSIBILITY OF THE HOA.



### 2 TYPICAL SETBACKS & HORIZONTAL DIMENSIONS



## THE LANTERNS

Owner / Architect Planning / LA



**BOULDER CREEK NEIGHBORHOODS**  
841 Front Street  
Louisville, CO 80027  
livebouldercreek.com

**pcs group, inc.**  
1001 16th street  
38-180  
Denver, Co 80265  
tel (303) 531-4905  
www.pcsgroupco.com

Engineering Owner's Rep



**ENGINEERING CONSULTANTS**  
Contact: Jason D. Margraf, PE  
6505 S. Paris St.  
Ste B Centennial CO 80111  
ph: (303) 368-5601  
fx: (303) 368-5603

**RMCS, Inc.**  
950 Spruce St.  
Ste 2A  
Louisville, CO 80027  
720.524.3620  
Contact: Justin McClure

### SUBMITTAL

Number	Date	Description
1	8/8/2013	Initial
2	11/25/2013	Second

Checked By: PMS Project #:

Drawn By: JWI Designed by: JWI

### SCALE



### SHEET TITLE

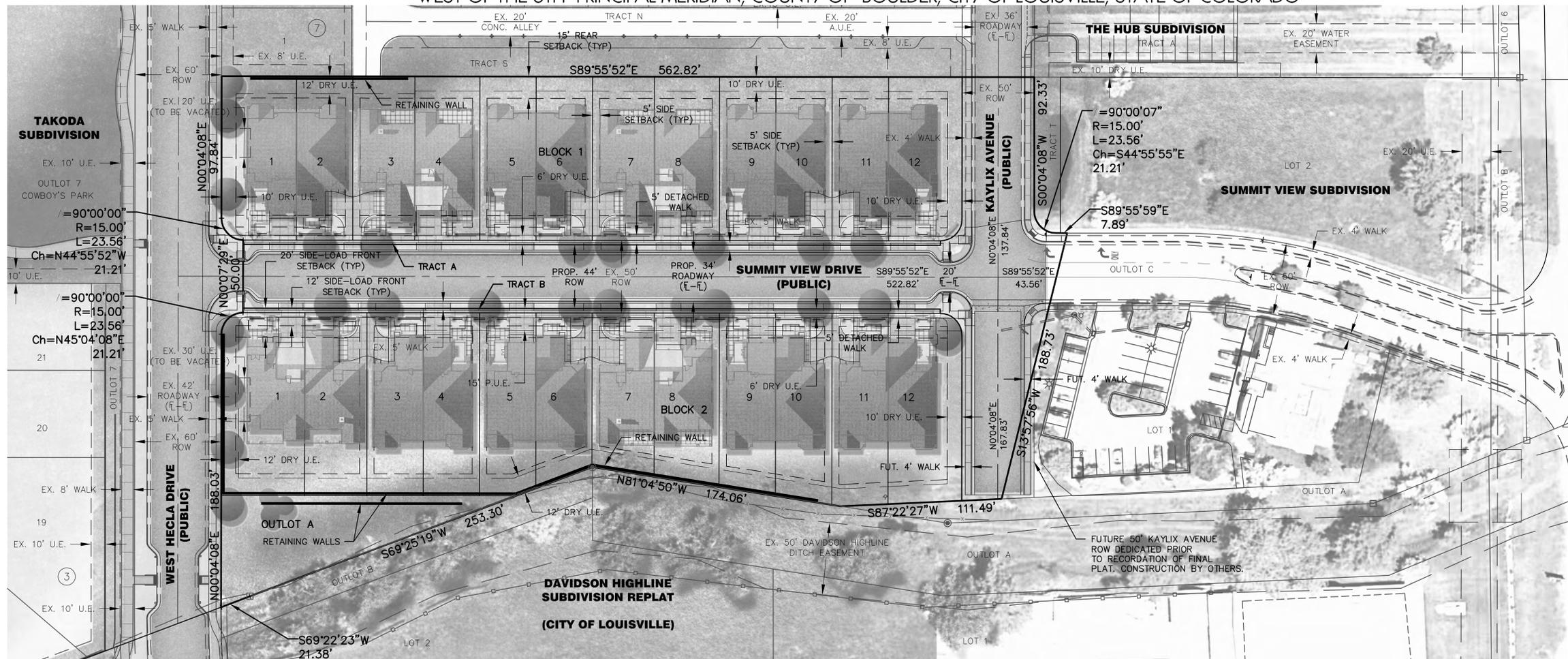
LANDSCAPE PLAN

SHEET 5 of 9

# THE LANTERNS

## PRELIMINARY PLANNED UNIT DEVELOPMENT

LOTS 1-4, BLOCK 11 AND TRACTS L AND M OF THE TAKODA SUBDIVISION AND THE VACATED PORTION OF OUTLOT A OF SUMMIT VIEW SUBDIVISION AND BEING PART OF SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, CITY OF LOUISVILLE, STATE OF COLORADO



N. 95TH STREET / CO HWY 42

Owner / Architect Planning / LA

**BOULDER CREEK NEIGHBORHOODS**  
 pcs group, inc.  
 1001 16th street  
 38-180  
 Denver, Co 80265  
 712 Main Street  
 Louisville, CO 80027  
 livebouldercreek.com  
 tel (303) 531-4905  
 www.pcsgroupco.com

**ENGINEERING CONSULTANTS**  
 Contact: Jason D. Margraf, PE  
 950 Spruce St. Ste 2C  
 ph:(720) 975-0177

**Owner's Rep**  
 RMCS, Inc.  
 950 Spruce St.  
 Ste 2A  
 Louisville, CO  
 80027  
 720.524.3620  
 Contact:  
 Justin McClure

### SUBMITTAL

Number	Date	Description
1	08/08/13	Initial
2	11/25/13	Second

Checked By: JDM Project#: 03006

Drawn By: SDC Designed by: SOS

### NOTES:

1. THE HORIZONTAL LAYOUT PRESENTED IN THIS PLAN IS A REPRESENTATION OF THE DESIGN INTENT FOR THE LANTERNS DEVELOPMENT. SPECIFIC ELEMENTS ARE SUBJECT TO REVISION IN ORDER TO ACCOMMODATE UNFORSEEN CIRCUMSTANCES AND CHANGING PROJECT CONDITIONS.

### LEGEND

- CENTER LINE OF STREET
  - PROPERTY BOUNDARY LINE
  - RIGHT OF WAY LINE
  - PROPERTY LINE
  - - - EASEMENT LINE
- 
- CURB, GUTTER, CROSSSPAN SIDEWALK & RAMP
  - EX. CURB, GUTTER, CROSSSPAN SIDEWALK & RAMP
- 
- UTILITY EASEMENT . . . . . U.E.
  - DRY UTILITY EASEMENT . . . . . DRY U.E.
  - PRIVATE UTILITY EASEMENT . . . . . P.U.E.
  - RIGHT-OF-WAY . . . . . ROW
  - FLOWLINE . . . . . FL
  - CONCRETE . . . . . CONC
  - TYPICAL . . . . . (TYP)

### SCALE

1" = 40'



SHEET TITLE  
 HORIZONTAL  
 CONTROL PLAN

SHEET  
 6 of 9



**SUMMIT VIEW DRIVE**

NOT TO SCALE



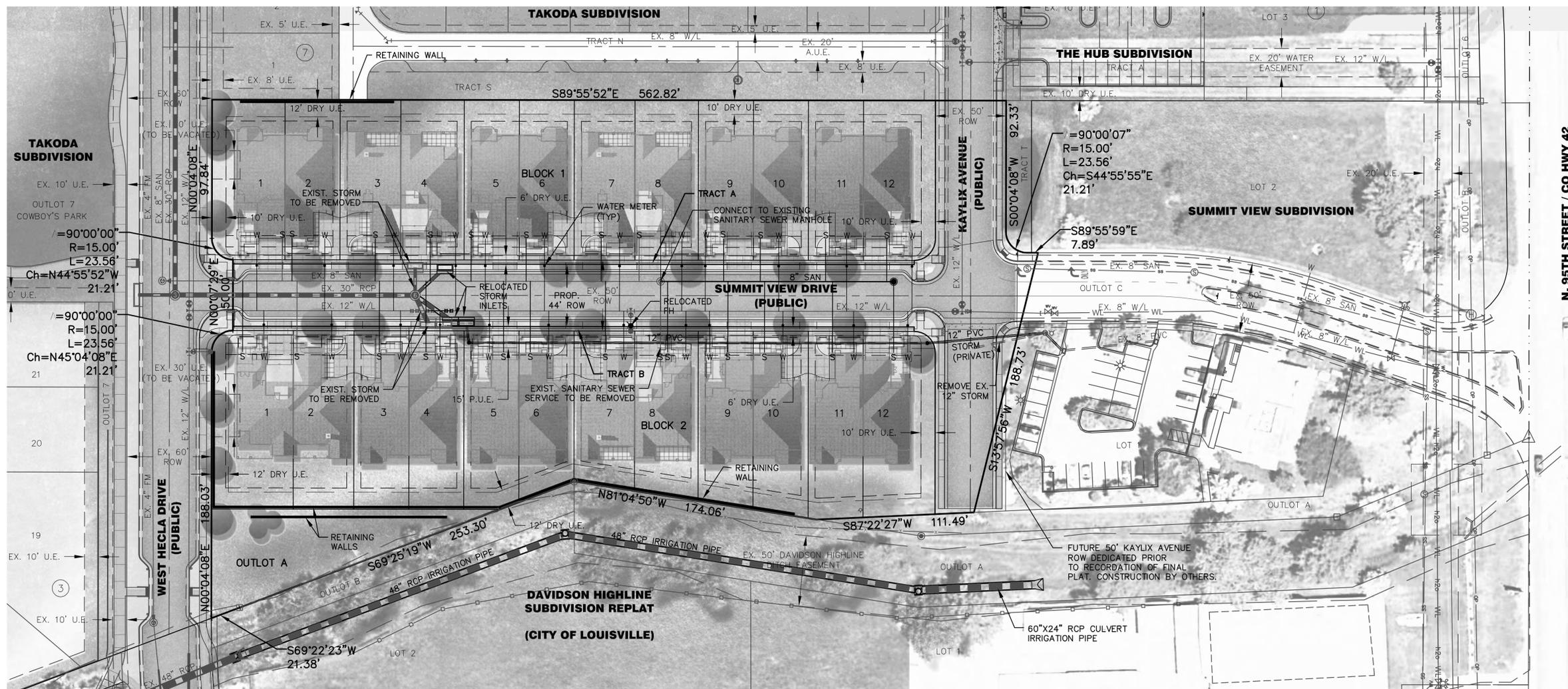
**KAYLIX AVENUE**

NOT TO SCALE

# THE LANTERNS

## PRELIMINARY PLANNED UNIT DEVELOPMENT

LOTS 1-4, BLOCK 11 AND TRACTS L AND M OF THE TAKODA SUBDIVISION AND THE VACATED PORTION OF OUTLOT A OF SUMMIT VIEW SUBDIVISION AND BEING PART OF SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, CITY OF LOUISVILLE, STATE OF COLORADO



- NOTES:**
1. THE UTILITY LAYOUT PRESENTED IN THIS PLAN IS A REPRESENTATION OF THE DESIGN INTENT FOR THE LANTERNS DEVELOPMENT. SPECIFIC ELEMENTS ARE SUBJECT TO REVISION IN ORDER TO ACCOMMODATE UNFORSEEN CIRCUMSTANCES AND CHANGING PROJECT CONDITIONS.
  2. FOR THE PURPOSES OF CLARITY, CERTAIN EXISTING UTILITIES ARE NOT SHOWN ON THIS PLAN. THESE INCLUDE MOST DRY UTILITIES, UTILITIES BEING ABANDONED OR REMOVED AS A PART OF THIS PROJECT.
  3. THE DAVIDSON-HIGHLINE DITCH SHALL BE PIPED ALONG THE SOUTHERN BOUNDARY OF THE LANTERNS DEVELOPMENT. DESIGN SPECIFICS WILL BE DETERMINED WITH THE DITCH COMPANY AT THE TIME OF CONSTRUCTION DOCUMENTATION GENERATION.

**LEGEND**

CENTER LINE OF STREET	EX. SANITARY SEWER FORCE MAIN FM FM
PROPERTY BOUNDARY LINE	EX. STORM SEWER W/ INLET & MANHOLE
RIGHT OF WAY LINE	EX. OVERHEAD ELECTRICITY LINE
LOT LINE	EX. CURB, GUTTER, CROSSSPAN SIDEWALK & RAMP
EASEMENT LINE	CURB, GUTTER, CROSSSPAN SIDEWALK & RAMP
WATERLINE W/ GATE VALVE & TEE	UTILITY EASEMENT
SANITARY SEWER W/ MANHOLE	DRY UTILITY EASEMENT
STORM SEWER W/ INLET & MANHOLE	PRIVATE UTILITY EASEMENT
EX. WATERLINE W/ VALVE & TEE	RIGHT-OF-WAY
EX. SANITARY SEWER W/ MANHOLE	FLOWLINE
	CONCRETE
	TYPICAL
	U.E.
	DRY U.E.
	P.U.E.
	ROW
	CONC
	(TYP)

### THE LANTERNS

**Owner / Architect**  
BOULDER CREEK NEIGHBORHOODS  
712 Main Street  
Louisville, CO 80027  
livebouldercreek.com

**Planning / LA**  
people creating spaces  
pcs group, inc.  
1001 16th street  
3B-180  
Denver, Co 80265  
tel (303) 531-4905  
www.pcsgroupco.com

**Engineering**  
ENGINEERING CONSULTANTS  
Contact: Jason D. Margraf, PE  
950 Spruce St. Ste 2C  
ph:(720) 975-0177

**Owner's Rep**  
RMCS, Inc.  
950 Spruce St.  
Ste 2A  
Louisville, CO 80027  
720.524.3620  
Contact: Justin McClure

**SUBMITTAL**

Number	Date	Description
1	08/08/13	Initial
2	11/25/13	Second

Checked By: JDM Project#: 03006  
Drawn By: SDC Designed by: SOS

**SCALE**  
1" = 40'

NORTH

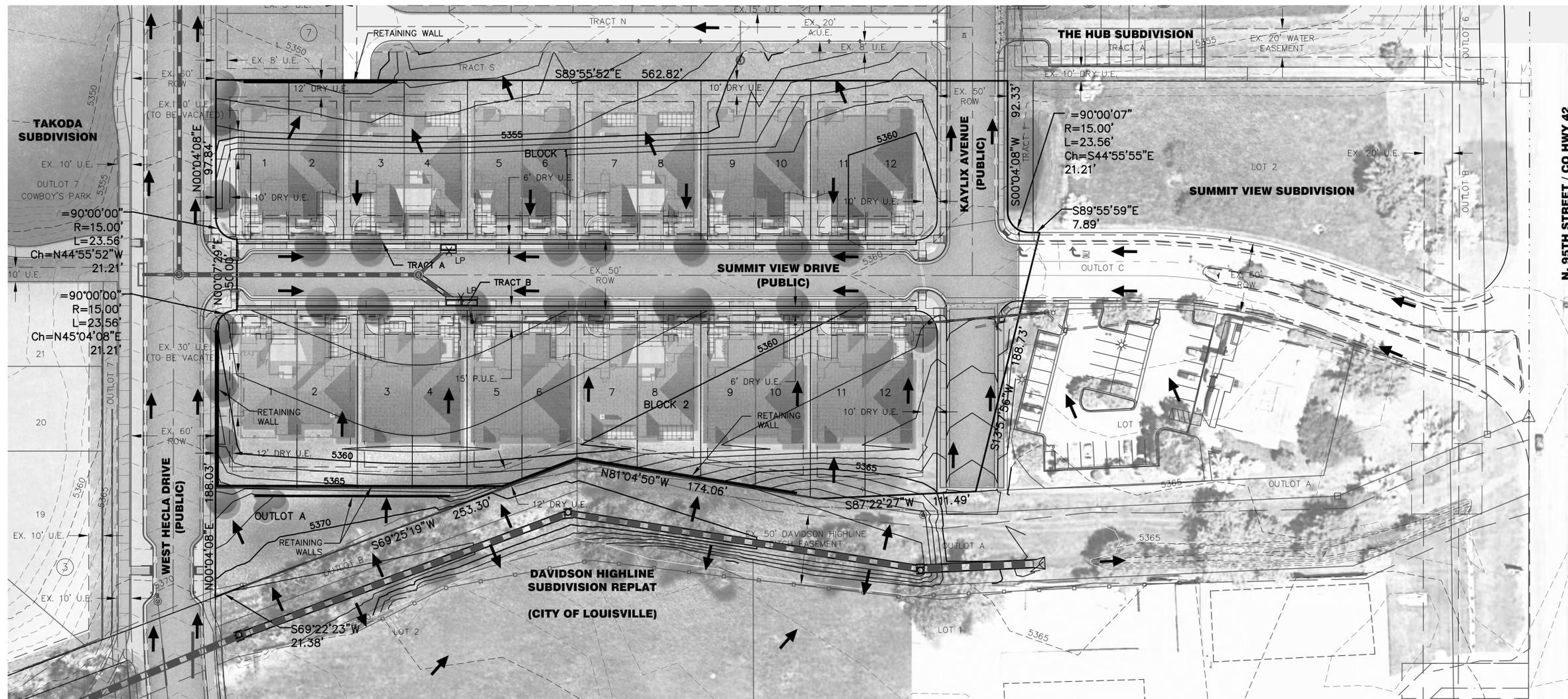
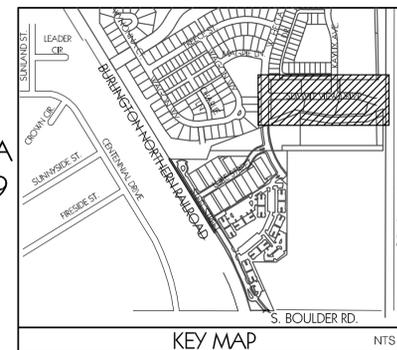
**SHEET TITLE**  
OVERALL UTILITY PLAN

SHEET 7 of 9

# THE LANTERNS

## PRELIMINARY PLANNED UNIT DEVELOPMENT

LOTS 1-4, BLOCK 11 AND TRACTS L AND M OF THE TAKODA SUBDIVISION AND THE VACATED PORTION OF OUTLOT A OF SUMMIT VIEW SUBDIVISION AND BEING PART OF SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, CITY OF LOUISVILLE, STATE OF COLORADO



### THE LANTERNS

Owner / Architect



BOULDER CREEK NEIGHBORHOODS

712 Main Street  
Louisville, CO 80027  
liveboulder creek.com

Planning / LA



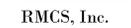
pcs group, inc.  
1001 16th street  
3B-180  
Denver, Co 80265  
tel (303) 531-4905  
www.pcsgroupco.com

Engineering



ENGINEERING CONSULTANTS  
Contact: Jason D. Margraf, PE  
950 Spruce St. Ste 2C  
ph:(720) 975-0177

Owner's Rep



RMCS, Inc.  
950 Spruce St.  
Ste 2A  
Louisville, CO  
80027  
720.524.3620  
Contact:  
Justin McClure

### SUBMITTAL

Number	Date	Description
1	08/08/13	Initial
2	11/25/13	Second

Checked By: JDM Project#: 03006

Drawn By: SDC Designed by: SOS

### SCALE

1" = 40'



### SHEET TITLE

OVERALL GRADING PLAN

SHEET

8 of 9

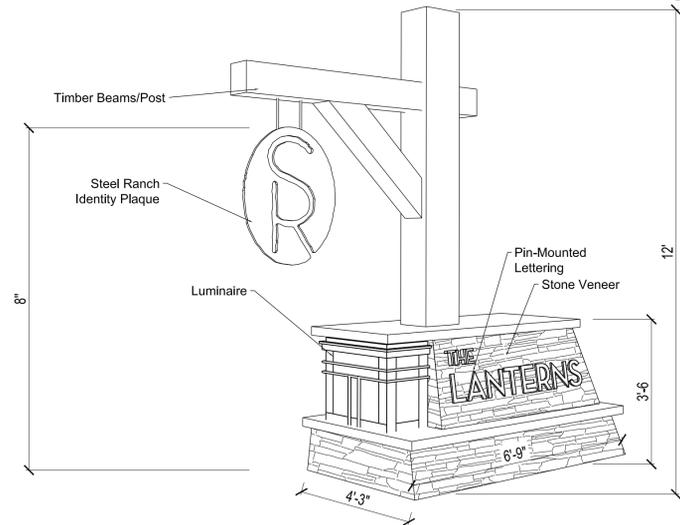
**LEGEND**

- CENTER LINE OF STREET
- PROPERTY BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENT LINE
- PROPOSED CONTOURS 5800
- EXISTING CONTOURS 5700
- xHP / xLP HIGH POINT / LOW POINT
- FLOW DIRECTIONAL ARROW
- STORM SEWER W/ INLET & MANHOLE
- FUTURE STORM SEWER W/ INLET & MANHOLE
- EX. STORM SEWER W/ INLET & MANHOLE
- EX. FENCE LINE
- EX. CURB, GUTTER, CROSSSPAN SIDEWALK & RAMP
- CURB, GUTTER, CROSSSPAN SIDEWALK & RAMP
- UTILITY EASEMENT . . . . . U.E.
- PRIVATE UTILITY EASEMENT . . . . . P.U.E.
- DRY UTILITY EASEMENT . . . . . DRY U.E.

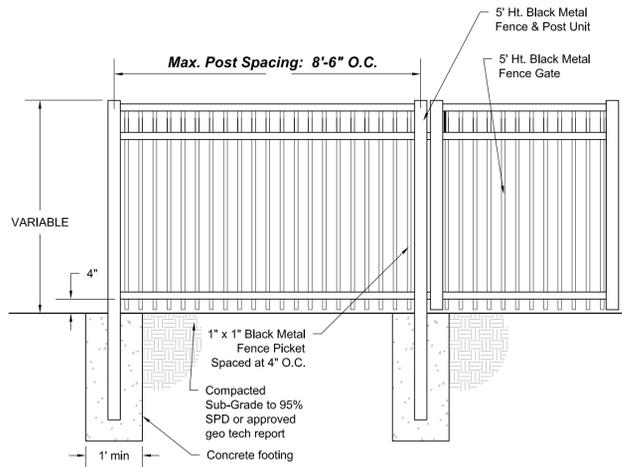
# THE LANTERNS

## PRELIMINARY PLANNED UNIT DEVELOPMENT

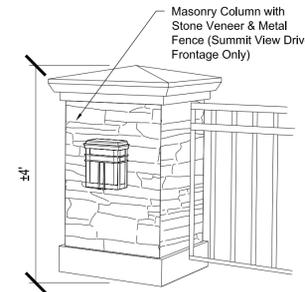
LOTS 1-4, BLOCK 11 AND TRACTS L AND M OF THE TAKODA SUBDIVISION AND THE VACATED PORTION OF OUTLOT A OF SUMMIT VIEW SUBDIVISION AND BEING PART OF SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, CITY OF LOUISVILLE, STATE OF COLORADO



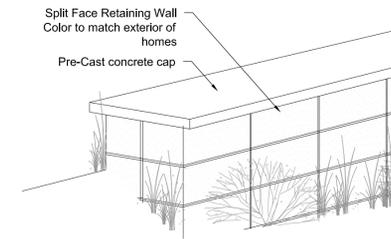
1 CONCEPTUAL MONUMENT SIGN  
PERSPECTIVE SKETCH



2 METAL PICKET FENCE  
NOT TO SCALE



3 MASONRY COLUMN  
NOT TO SCALE



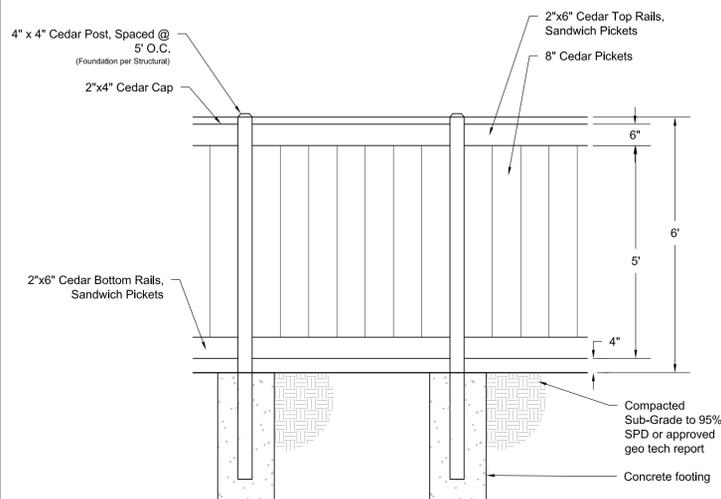
4 SPLIT FACE RETAINING WALL  
NOT TO SCALE

### FENCE LEGEND

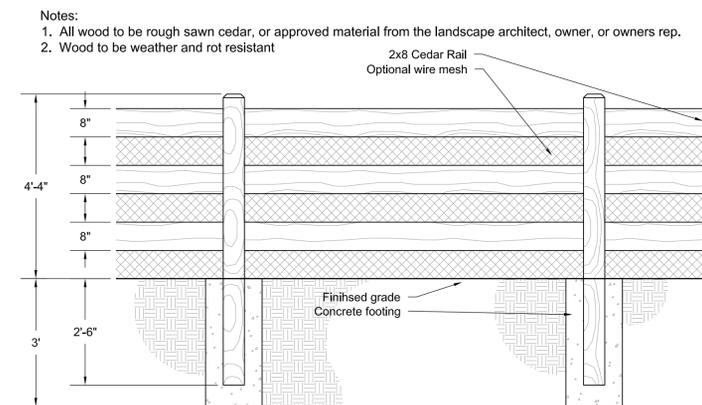
- Wood Privacy (or masonry)
- Metal Picket or combination of Metal Picket and Masonry Column
- Privacy, 3-Rail, or Metal/ Masonry

NOTES:  
FENCE LOCATIONS WILL BE FINALIZED WITHIN THE CONSTRUCTION DOCUMENTS

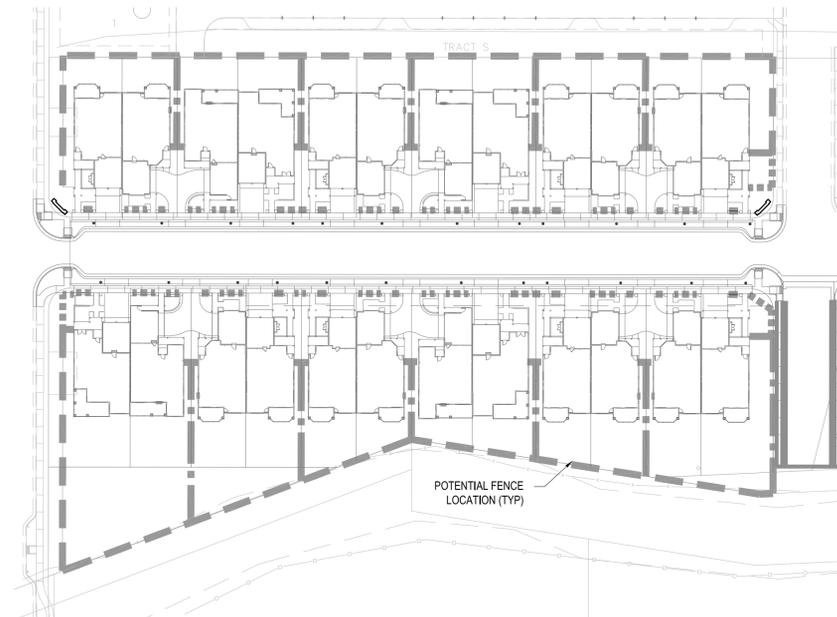
FENCE MATERIALS, COLORS AND SPECIFICATIONS WILL BE FINALIZED WITHIN THE CONSTRUCTION DOCUMENTS.



5 WOOD PRIVACY FENCE  
NOT TO SCALE



6 OPEN 3-RAIL FENCE  
NOT TO SCALE



7 FENCING PLAN  
NOT TO SCALE

THE LANTERNS

Owner / Architect Planning / LA

**BOULDER CREEK NEIGHBORHOODS**  
841 Front Street  
Louisville, CO 80027  
livebouldercreek.com

**pcs group, inc.**  
1001 16th street  
3B-180  
Denver, Co 80265  
tel (303) 531-4905  
www.pcsgroupco.com

Engineering Owner's Rep

**ENGINEERING CONSULTANTS**  
Contact: Jason D. Margraf, PE  
6505 S. Paris St.  
Ste B Centennial CO 80111  
ph: (303) 368-5601  
fx: (303) 368-5603

**RMCS, Inc.**  
950 Spruce St.  
Ste 2A  
Louisville, CO 80027  
720.524.3620  
Contact: Justin McClure

### SUBMITTAL

Number	Date	Description
1	8/8/2013	Initial
2	11/25/2013	Second

Checked By: PMS Project #:

Drawn By: JWI Designed by: JWI

### SCALE



SHEET TITLE  
SITE  
DETAILS

SHEET  
9 of 9

## **MEMORANDUM**

To: Justin McClure, RMCS, Inc.

From: Andy Knudtsen and Chris Ryerson, Economic & Planning Systems

Subject: Fiscal Impact of The Lanterns Development

Date: October 7, 2013

*The Economics of Land Use*



This memorandum documents the fiscal impact to the City of Louisville from the proposed planned unit development, The Lanterns. Economic & Planning Systems (EPS) was retained by RMCS, Inc. on behalf of Boulder Creek Lanterns, LLC to perform an analysis of the fiscal impact of the residential development located in the Takoda Subdivision on four acres along both sides of Summit View Drive between West Hecla Drive and Kaylix Avenue west of Highway 42. The proposed residential development is described below:

- 24 single family attached duplex units
- 3 bedrooms per unit
- Each unit has an average of 2,400 square feet
- Each unit has a two-car attached garage
- Each unit is estimated to have a market price of approximately \$500,000.

The development program tested in the fiscal impact analysis is shown below in **Table 1**. The table shows the number of residential units in the plan, as well as the estimated value of each unit. The development value of the new single family attached duplex units was provided by Boulder Creek Lanterns, LLC.

*Economic & Planning Systems, Inc.  
730 17th Street, Suite 630  
Denver, CO 80202-3511  
303 623 3557 tel  
303 623 9049 fax*

*Berkeley  
Sacramento  
Denver*

**[www.epsys.com](http://www.epsys.com)**

**Table 1**  
**The Lanterns Development Program**

Description	Units	Sq Ft <sup>1</sup>	Estimated Value	Valuation Per Unit
<b>Residential</b>				
<b>Single Family Attached Duplexes</b>	24	2,400	<b>\$12,000,000</b>	<b>\$500,000</b>

Source: Boulder Creek Lanterns, LLC; Economic & Planning Systems

<sup>1</sup> Square feet listed are for the average per unit.

H:\133079-Louisville Lanterns Fiscal\Models\[133079-Louisville Lanterns Fiscal\_2013 Standard Model.xlsx]Dev Program

## Methodology

The fiscal impact analysis evaluates the operation and capital revenues and expenditures that will be generated as a result of the proposed development. EPS has used factors from the most recent Comprehensive Plan fiscal model. The results of the impact model have been split between three categories that measure fiscal impact based on the type of revenue or expenditure. These are as follows:

- **On-going Operations Factors**– The on-going factors cover the operational costs and revenues that recur annually. Examples of revenues include property tax, intergovernmental grants, motor vehicle use tax, specific ownership tax, and sales tax. Costs reflect the funds needed for personnel and other types of on-going City operations and maintenance activities. To determine the appropriate factors, costs for City departments have been apportioned to residential and non-residential uses and then converted into per unit factors based on the City’s current model.
- **One-Time Capital Factors** – Capital costs and revenues pertain to one-time improvements or payments. Revenue sources include use tax, building permits, plan check fees, and impact fees. Costs reflect the combined value of City facilities and assets which are then apportioned to residential and non-residential uses. These values are then divided by the total number of dwelling units.
- **On-going Capital Sales Tax** – The exception to the standard collection of one-time capital revenues is the portion of sales tax committed to capital improvements and open space. EPS has isolated these revenues, as they function like operations (which are recurring), but are dedicated for capital or open space.

## Assumptions and Adjustments

This analysis builds on the comprehensive plan fiscal model, with specific adjustments to reflect the unique nature of the proposal. Adjustments to the model factors were made to better estimate the impact of the development. All assumptions used in the model are

summarized in Fiscal Model Table 1 provided in the attached fiscal model Appendix. The changes or assumptions made to the fiscal model by EPS are summarized below:

- **Property Tax** – The property tax total calculated for the project was determined using the estimated value of the new single family attached duplexes provided by the developer, Boulder Creek Lanterns, LLC. The 24 duplex units will generate annual property tax proceeds for the City of \$4,457.
- **Sales Tax Revenue** – Potential sales tax revenues generated by each new household were estimated by calculating total annual income for each unit owner. The amount each household will spend on retail sales is calculated using a 38 percent factor for amount of total income spent on retail purchases which then has a 50 percent factor applied for the proportion of those retail sales that will occur locally. Based on the market values for each duplex unit provided by Boulder Creek Lanterns, LLC, each household is expected to spend approximately \$19,000 in local retail sales annually. The 24 unit development will generate \$9,153 in Operating sales tax, \$4,577 in Capital Improvements sales tax, and \$1,716 in Open Space sales tax for the City each year. (Note that the sales tax revenue dedicated to capital projects and open space has been shown separately from the rest of the recurring revenues.)
- **Impact Fees** – The impact fees that were applied to the development are based on the City's current impact fee schedule. The impact fees for single family attached three bedroom units was applied to the 24 units. The \$5,478 in total impact fees per unit will generate \$131,472 for the City from this project.
- **Use Tax, Building Permit and Plan Check Fees** – Construction values for construction use tax and permit and plan fees were derived using the assumed market value of the duplex units provided in the development program, construction values and tax rates from the comprehensive plan fiscal impact model, and based on the assumption that construction materials represent 50 percent of construction value. The Lanterns development is estimated to generate \$129,600 in construction use tax, \$61,440 in permit fees, and \$39,936 in plan check fees for the City.

## Fiscal Impact Summary

The Lanterns development is estimated to result in \$26,148 in on-going annual revenue to the City and to generate \$31,695 on-going annual expenditures. The result is a net fiscal on-going operations balance of negative \$5,547 annually, as shown in **Table 2**. There is expected to be an annual recurring revenue stream of \$6,293 from sales tax revenue that is dedicated to capital projects and open space. Therefore, the total net on-going fiscal balance will be positive by \$746.

The proposed development will have a net positive capital impact on the City based on the Comprehensive Plan model factors. The development will impose \$269,017 upon the City in demand for new capital investments. The project is estimated to generate \$362,448 in one-time revenue. Thus, the net fiscal balance provides a one-time capital positive impact of \$93,431.

**Table 2**  
**The Lanterns Fiscal Analysis Summary**

---

<b>Description</b>	<b>Net Conditions</b>
<b>On-Going (Operations)</b>	
Annual Expenditures	\$31,695
Annual Revenue	<u>\$26,148</u>
<b>Net Fiscal Balance</b>	<b>(\$5,547)</b>
<b>On-Going (Capital)</b>	<b>\$6,293</b>
<b>On-Going (Net Revenue)</b>	<b>\$746</b>
<b>One-Time (Capital)</b>	
One-Time Expenditures	\$269,017
One-Time Revenue	<u>\$362,448</u>
<b>Net Fiscal Balance</b>	<b>\$93,431</b>

---

Source: City of Louisville Comprehensive Plan, Economic & Planning Systems

H:\133079-Louisville Lanterns Fiscal\Models\133079-Louisville Lanterns Fiscal\_2013 Standard Model.xlsx]Summary

# APPENDIX

**Fiscal Impact Model  
Table of Contents  
Louisville The Lanterns Fiscal**

---

<b>Table</b>	<b>Title</b>
<b>Background</b>	
Table 1	Fiscal Analysis Assumptions
Table 2	Baseline Fiscal Conditions - Cost Factors
Table 3	Baseline Fiscal Conditions - Revenue Factors
Table 4	Proposed Development Program
<b>Fiscal Model</b>	
Table 5	Operations/On-Going Fiscal Analysis
Table 6	Capital/One-time Fiscal Analysis
Table 7	Fiscal Analysis Summary
<b>Appendix</b>	
Table A1	On-Site Household Income and Sale Tax Generated per Unit
Table A2	Proposed Development Property Tax Revenue Calculation
Table A3	Estimated Construction Use Tax
Table A4	Building Permits & Plan Check Fee Calculation
Table A5	New Impact Fee Schedule
Table A6	Other General Revenue Sources

---

Source: Economic & Planning Systems

H:\133079-Louisville Lanterns Fiscal\Models\[133079-Louisville Lanterns Fiscal\_2013 Standard Model\_10\_07\_2013.xlsx]HH Income & Pt of Origin

# BACKGROUND

**Table 1  
Fiscal Analysis Assumptions  
Louisville The Lanterns Fiscal**

**Assumptions**

<b>Property Tax Assumptions per Sq Ft or Unit</b>	<b>Market Value</b>	<b>Appraised Value</b>	<b>Construction Value</b>	<b>Assessment Ratio</b>	<b>Mill Levy</b>	<b>Allocation of Operating Costs</b>	<b>Residential</b>	<b>Non-Residential</b>	<b>Retail</b>	<b>Industrial</b>	<b>Office</b>
Single Family Attached Duplexes	\$500,000	\$450,000	\$360,000	0.0796	5.184	General Government					
---	\$0	\$0	\$0	0.0796	5.184	Central Charges	70%	30%	11%	10%	9%
Retail <sup>1</sup>	\$132	N/A	\$95	0.29	5.184	Legislative	80%	20%	7%	7%	7%
Office	\$143	N/A	\$105	0.29	5.184	Municipal Court	60%	40%	13%	13%	13%
<b>Building Use Tax Assumptions <sup>1</sup></b>	<b>Commercial</b>	<b>Resid.</b>				City Manager	70%	30%	11%	10%	9%
Capital Use Tax Rate	3.000%	3.000%				City Attorney	20%	80%	27%	27%	27%
Historical Preservation Rate <sup>2</sup>	0.125%	0.125%				City Clerk	60%	40%	13%	13%	13%
Conservation Trust Rate <sup>2</sup>	0.375%	0.375%				Human Resources	70%	30%	11%	10%	9%
Construction Value %	50%	50%				Information Systems	70%	30%	11%	10%	9%
<b>Sales Tax Assumptions</b>						Finance	60%	40%	25%	8%	8%
Operating Sales Tax Rate	2.000%					Planning	35%	65%	10%	40%	15%
Historic Preservation Rate <sup>2</sup>	0.125%					General Government	60%	40%	14%	15%	12%
Capital Improvement Sales Tax Rate <sup>3</sup>	1.000%					Police	65%	35%	25%	5%	5%
Open Space Sales Tax Rate <sup>2</sup>	0.375%					Recreation & Senior Services	100%	0%	0%	0%	0%
Sales per Sq Ft	\$205	Comp Plan				Library	100%	0%	0%	0%	0%
Sales per Sq Ft - Retail Employee	\$3.45	Comp Plan				Public Works	60%	40%	10%	5%	25%
Sales per Sq Ft - Office Employee	\$8.03	Comp Plan				Land Management					
Cannibalization Factor for New Retail	33%	Comp Plan				Developed Land	100%	0%	0%	0%	0%
						Open Space	100%	0%	0%	0%	0%
<b>Development Revenues (all are used for Capital Improvements)</b>		<b>Parks &amp; Trails</b>		<b>Municipal Facilities</b>	<b>Transportation</b>						
<b>Facility Impact Fees</b>	<b>Library</b>		<b>Recreation</b>								
Single Family Attached (3+ Bed)	\$2,580	\$1,704	\$460	\$585	\$149						
Commercial (per SF) < 50,000 sf	---	---	---	\$0.21	\$0.33						
<b>Number of current Households</b>	<b>7,961</b>										
<b>Number of current Non-residential SqFt</b>	<b>5,596,270</b>										
Number of Current Retail Sq Ft	1,401,281										
Number of Current Industrial Sq Ft	2,380,013										
Number of Current Office Sq Ft	1,608,285										
Number of Current Public Sq Ft	206,691										

Note: Shading indicates modifications from the Comprehensive Plan analysis

<sup>1</sup> Identical to the Comprehensive Plan assumptions

<sup>2</sup> The City currently collects a .375% sales and use tax that is designated for open space purchases and a .125% sales and use tax that is designated for historic preservation. These revenues cannot be used for capital improvements.

<sup>3</sup> By ordinance, 1/3 of the City's regular 3.000% sales and use tax rate is to be used for capital improvements and is deposited into the City's Capital Projects Fund. This revenue cannot be used for other purposes.

Source: City of Louisville; Economic & Planning Systems

H:\133079-Louisville Lanterns Fiscal\Models\133079-Louisville Lanterns Fiscal\_2013 Standard Model\_10\_07\_2013.xlsx\Assumptions

**Table 2**  
**Baseline Fiscal Conditions - Cost Factors**  
**Louisville The Lanterns Fiscal**

On-Going Costs	Total Annual Operating Costs	Residential		Non-Residential			
		Residential Allocation	Operating Costs per HH Unit	Non-Residential Allocation	Retail Costs per Sq Ft	Industrial Costs per Sq Ft	Office Costs per Sq Ft
General Government	\$3,228,780	\$1,921,447	\$241.36	\$1,307,333	\$0.32	\$0.20	\$0.24
Police	\$4,391,110	\$2,854,222	\$358.53	\$1,536,889	\$0.78	\$0.09	\$0.14
Parks and Recreation & Sr Services	\$2,907,540	\$2,907,540	\$365.22	\$0	\$0.00	\$0.00	\$0.00
Library	\$1,573,530	\$1,573,530	\$197.65	\$0	\$0.00	\$0.00	\$0.00
Public Works	\$2,094,580	\$1,256,748	\$157.86	\$837,832	\$0.15	\$0.04	\$0.33
<b>Total Operating Cost per DU</b>			<b>\$1,321</b>				
<b>Total Operating Cost per SqFt</b>					<b>\$1.25</b>	<b>\$0.34</b>	<b>\$0.70</b>

Capital Costs	Estimated Current Value	Residential		Non-Residential			
		Residential Allocation	Capital Costs per HH Unit	Non-Residential Allocation	Retail Costs per Sq Ft	Industrial Costs per Sq Ft	Office Costs per Sq Ft
General Government	\$2,927,400	\$1,685,797	\$215.13	\$1,241,603	\$0.26	\$0.23	\$0.20
Police	\$3,725,000	\$2,421,250	\$308.99	\$1,303,750	\$0.66	\$0.08	\$0.12
Public Works	\$1,280,000	\$768,000	\$98.01	\$512,000	\$0.09	\$0.03	\$0.20
Parks and Recreation & Sr Services	\$61,650,000	\$61,650,000	\$7,867.54	\$0	\$0.00	\$0.00	\$0.00
Library	\$8,976,260	\$8,976,260	\$1,145.52	\$0	\$0.00	\$0.00	\$0.00
<u>Transportation</u>							
Single-Family	---	---	\$1,573.86	---	---	---	---
Multi-Family	---	---	\$956.66	---	---	---	---
Commercial	---	---	---	---	\$8.66	\$1.88	\$3.97
<b>Total Capital Costs per DU</b>							
Single-Family	---	---	<b>\$11,209</b>	---			
Attached	---	---	<b>\$11,209</b>	---			
Multi-Family	---	---	<b>\$10,592</b>	---			
<b>Total Capital Costs per SqFt</b>							
Commercial	---	---	---	---	<b>\$9.67</b>	<b>\$2.22</b>	<b>\$4.49</b>

Source: City of Louisville; Economic & Planning Systems

H:\133079-Louisville Lanterns Fiscal\Models\133079-Louisville Lanterns Fiscal\_2013 Standard Model\_10\_07\_2013.xlsx\Cost Factors

**Table 3**  
**Baseline Fiscal Conditions - Revenue Factors**  
**Louisville The Lanterns Fiscal**

	<u>Per Unit</u>
	<b>Single Family Attached Duplexes</b>
<b>On-going Revenues</b>	
Property Tax	\$186
Other Taxes	\$274
Fines and Fees	\$248
<u>Sales Tax</u>	
Operation (2%) - Retail Sales	\$381
Operation (2%) - Employee Sales	<u>\$0</u>
<b>Sales Tax Subtotal</b>	<b>\$381</b>
<b>Total On-going Revenues</b>	<b>\$1,089</b>
<b>On-going Capital Revenues</b>	
Capital Imp. (1%)	\$191
Open Space (.375%)	<u>\$72</u>
<b>Total On-going Cap. Rev.</b>	<b>\$262</b>
<b>One-time Revenues</b>	
Use Tax	\$5,400
Building Permits	\$2,560
Plan Check Fees	\$1,664
<u>Impact Fees</u>	
Parks & Trails Fee	\$2,580
Rec. Fee	\$1,704
Library Fee	\$460
Municipal Facilities Fee	\$585
Transp. Fee	\$149
<b>Total One-time Revenues</b>	<b>\$15,102</b>

Source: City of Louisville Comprehensive Plan, Economic & Planning Systems

H:\133079-Louisville Lanterns Fiscal\Models\133079-Louisville Lanterns Fiscal\_2013 Standard Model\_10\_07\_2013.xlsx\HH Income & Pt of Orig

**Table 4  
Proposed Development Program  
Louisville The Lanterns Fiscal**

<b>Description</b>	<b>Units</b>	<b>Sq Ft<sup>1</sup></b>	<b>Estimated Value</b>	<b>Valuation Per Unit</b>
<b>Residential</b>				
<b>Single Family Attached Duplexes</b>	24	2,400	<b>\$12,000,000</b>	<b>\$500,000</b>

Source: Boulder Creek Lanterns, LLC; Economic & Planning Systems

<sup>1</sup> Square feet listed are for the average per unit.

H:\133079-Louisville Lanterns Fiscal\Models\[133079-Louisville Lanterns Fiscal\_2013 Standard Model\_10\_07\_2013.xlsx]HH Income & Pt of Origin

# FISCAL MODEL

**Table 5**  
**Operations/On-Going Fiscal Analysis**  
**Louisville The Lanterns Fiscal**

Proposed Development	Per Unit	Subtotals	Total
	Single Family Attached Duplexes	Single Family Attached Duplexes	
Total New	24		
<b>On-Going Revenues (Operations)</b>			
Property Tax	\$186	\$4,457	\$4,457
Other Taxes	\$274	\$6,577	\$6,577
Fines and Fees	\$248	\$5,961	\$5,961
<u>Sales Tax</u>			
Operation (2%) - Retail Sales	\$381	\$9,153	\$9,153
Operation (2%) - Employee Sales	\$0	\$0	\$0
<b>Total Annual Revenue</b>	<b>\$1,089</b>	<b>\$26,148</b>	<b>\$26,148</b>
<b>On-Going Revenues (Capital)</b>			
Capital Imp. (1%)	\$191	\$4,577	\$4,577
Open Space (.375%) <sup>1</sup>	\$72	\$1,716	\$1,716
<b>Total On-going Cap. Rev.</b>	<b>\$262</b>	<b>\$6,293</b>	<b>\$6,293</b>
<b>On-Going Expenditures (Operations)</b>			
General Government	\$241	\$5,793	\$5,793
Police	\$359	\$8,605	\$8,605
Parks and Recreation & Sr Services	\$365	\$8,765	\$8,765
Library	\$198	\$4,744	\$4,744
Pub. Wks/Trans.	\$158	\$3,789	\$3,789
<b>Total</b>	<b>\$1,321</b>	<b>\$31,695</b>	<b>\$31,695</b>
<b>Annual Net Fiscal Balance</b>	<b>(\$231)</b>	<b>(\$5,547)</b>	<b>(\$5,547)</b>

<sup>1</sup>A portion of Open Space can be used for operations

Source: City of Louisville Comprehensive Plan, Economic & Planning Systems

H:\133079-Louisville Lanterns Fiscal\Models\[133079-Louisville Lanterns Fiscal\_2013 Standard Model\_10\_07\_2013.xlsx]HH Income & Pt of Origin

**Table 6**  
**Capital/One-time Fiscal Analysis**  
**Louisville The Lanterns Fiscal**

Proposed Development	Per Unit	Subtotal	Total
	Single Family Attached Duplexes	Single Family Attached Duplexes	
Total	24		
<b>One-time Revenues</b>			
Use Tax	\$5,400	\$129,600	\$129,600
Building Permits <sup>1</sup>	\$2,560	\$61,440	\$61,440
Plan Check Fees	\$1,664	\$39,936	\$39,936
<u>Impact Fees</u>			
Parks & Trails Fee	\$2,580	\$61,920	\$61,920
Rec. Fee	\$1,704	\$40,896	\$40,896
Library Fee	\$460	\$11,040	\$11,040
Municipal Facilities Fee	\$585	\$14,040	\$14,040
Transp. Fee	\$149	\$3,576	\$3,576
<b>Total One-Time Revenues</b>	<b>\$15,102</b>	<b>\$362,448</b>	<b>\$362,448</b>
<b>One-time Expenditures</b>			
General Government	\$215	\$5,163	\$5,163
Police	\$309	\$7,416	\$7,416
Public Works	\$98	\$2,352	\$2,352
Parks and Recreation & Sr Services	\$7,868	\$188,821	\$188,821
Library	\$1,146	\$27,492	\$27,492
Transportation	\$1,574	\$37,773	\$37,773
<b>Total One-Time Expenditures</b>	<b>\$11,209</b>	<b>\$269,017</b>	<b>\$269,017</b>
<b>Net Fiscal Balance</b>	<b>\$3,893</b>	<b>\$93,431</b>	<b>\$93,431</b>

<sup>1</sup> Does not include Water or Sewer Tap Fees

Source: City of Louisville Comprehensive Plan, Economic & Planning Systems

H:\133079-Louisville Lanterns Fiscal\Models\133079-Louisville Lanterns Fiscal\_2013 Standard Model\_10\_07\_2013.xlsx\HH Income & Pt of Origin

**Table 7**  
**Fiscal Analysis Summary**  
**Louisville The Lanterns Fiscal**

Description	Net Conditions
<b>On-Going (Operations)</b>	
Annual Expenditures	\$31,695
Annual Revenue	<u>\$26,148</u>
<b>Net Fiscal Balance</b>	<b>(\$5,547)</b>
<b>On-Going (Capital)</b>	<b>\$6,293</b>
<b>On-Going (Net Revenue)</b>	<b>\$746</b>
<b>One-Time (Capital)</b>	
One-Time Expenditures	\$269,017
One-Time Revenue	<u>\$362,448</u>
<b>Net Fiscal Balance</b>	<b>\$93,431</b>

Source: City of Louisville Comprehensive Plan, Economic & Planning Systems

H:\133079-Louisville Lanterns Fiscal\Models\133079-Louisville Lanterns Fiscal\_2013 Standard Model\_10\_07\_2013.xlsx]Summary

# APPENDIX

**Table A1**  
**On-Site Household Income and Sale Tax Generated per Unit**  
**Louisville The Lanterns Fiscal**

	Factor	Single Family Attached Duplexes
<b>HH Income</b>		
Units		24
Monthly Payment		\$2,281
Insurance	10%	\$228
Total Monthly Exp.		\$2,509
Total Ann. Exp.	12	\$30,110
Total Income	30%	\$100,365
% on Retail		38%
% Spent Locally		50%
<b>Retail Sales</b>		<b>\$19,069</b>
<b>City Sales Tax Revenue</b>		
Operating Sales Tax	2.000%	\$381
Capital Imp. Sales Tax	1.000%	\$191
Open Space Sales Tax	<u>0.375%</u>	<u>\$72</u>
<b>Total</b>	<b>3.375%</b>	<b>\$644</b>
<b>Average Household Income</b>		
		<b>\$100,365</b>
Comprehensive Plan HH Income		\$75,000
Differential		134%
Sales Tax per Household <sup>1</sup>		\$644

<sup>1</sup> Based on Comprehensive Plan, assuming 38% of household income spent on retail and 50% local capture. Sales Tax revenue is allocated to operations (2%) and capital and open space (1.375%)

Source: City of Louisville; Economic & Planning Systems

H:\133079-Louisville Lanterns Fiscal\Models\133079-Louisville Lanterns Fiscal\_2013 Standard Model\_10\_07\_2013.xlsx\HH Income & Pt of Origin

**Table A2**  
**Proposed Development Property Tax Revenue Calculation**  
**Louisville The Lanterns Fiscal**

	Market Value	Appraised Value	Assess Ratio	Assessed Value	Mill Levy <sup>1</sup>	Property Tax Proceeds	Per Unit
<b>Residential</b>							
Single Family Attached Duplexes	\$12,000,000	\$10,800,000	7.96%	\$859,680	5.184	\$4,457	\$185.69
<b>Total</b>	<b>\$12,000,000</b>	<b>\$10,800,000</b>		<b>\$859,680</b>		<b>\$4,457</b>	

Source: City of Louisville; Economic & Planning Systems

<sup>1</sup> Note: This mill levy is only for the City of Louisville General Fund and does not include the additional 1.526 mills levied by the City for bond maintenance.

H:\133079-Louisville Lanterns Fiscal\Models\133079-Louisville Lanterns Fiscal\_2013 Standard Model\_10\_07\_2013.xlsx\Property Tax

**Table A3  
Estimated Construction Use Tax  
Louisville The Lanterns Fiscal**

<b>Development Program</b>	<b>Units</b>	<b>Construction Value</b>	<b>Materials Cost<sup>1</sup></b>	<b>Tax Rate<sup>2</sup></b>	<b>Total Est. Use Tax</b>	<b>Per Unit</b>
<b>Residential</b>						
Single Family Attached Duplexes	24	\$8,640,000	\$4,320,000	3.00%	\$129,600	\$5,400
<b>Total</b>	<b>24</b>	<b>\$8,640,000</b>	<b>\$4,320,000</b>		<b>\$129,600</b>	

<sup>1</sup> Assumes construction materials represent 50 percent of construction value.

<sup>2</sup> Only includes the General Fund portion of the use tax rate.

Source: City of Louisville; Economic & Planning Systems

H:\133079-Louisville Lanterns Fiscal\Models\133079-Louisville Lanterns Fiscal\_2013 Standard Model\_10\_07\_2013.xlsx\Const. Use Tax Res.

**Table A4**  
**Building Permits & Plan Check Fee Calculation**  
**Louisville The Lanterns Fiscal**

	<b>Construction Value</b>	<b>Base Fee</b>	<b>Graduated Fee</b>	<b>Permit Fee</b>	<b>Plan Check Fee</b>	<b>Total Revenue</b>
<b>Residential</b>						
Single Family Attached Duplexes	\$8,640,000			\$61,440	\$39,936	\$101,376
Per Unit	\$360,000	\$1,000	\$6	\$2,560	\$1,664	\$4,224
<b>Residential Total</b>	<b>\$8,640,000</b>			<b>\$61,440</b>	<b>\$39,936</b>	<b>\$101,376</b>

Source: City of Louisville; Economic & Planning Systems

H:\133079-Louisville Lanterns Fiscal\Models\133079-Louisville Lanterns Fiscal\_2013 Standard Model\_10\_07\_2013.xlsx\Permit Fees & Plan Fees

**Table A5  
New Impact Fee Schedule  
Louisville The Lanterns Fiscal**

Description	Size Bedrooms/Sq. Ft.	Parks & Trails	Rec. Facilities	Library	Municipal Facilities	Transportation	Total
<b>Residential</b>							
Single Family	0-2	\$1,822	\$1,203	\$325	\$413	\$185	\$3,948
	3	\$2,664	\$1,759	\$475	\$604	\$225	\$5,727
	4	\$3,464	\$2,288	\$617	\$786	\$287	\$7,442
	5+	\$4,233	\$2,796	\$754	\$960	\$379	\$9,122
Single Family Attached	0-2	\$1,653	\$1,092	\$295	\$375	\$93	\$3,508
	3+	\$2,580	\$1,704	\$460	\$585	\$149	\$5,478
Multifamily		\$1,516	\$1,001	\$270	\$344	\$144	\$3,275

Source: City of Louisville; Economic & Planning Systems

H:\133079-Louisville Lanterns Fiscal\Models\133079-Louisville Lanterns Fiscal\_2013 Standard Model\_10\_07\_2013.xlsx\New Impact Fee

Development Program	Units	Parks & Trails	Rec. Facilities	Library	Municipal Facilities	Transportation	Total
Single Family Attached Duplexes	24	\$61,920	\$40,896	\$11,040	\$14,040	\$3,576	\$131,472
Per Unit		\$2,580	\$1,704	\$460	\$585	\$149	\$5,478
<b>Total</b>		<b>\$61,920</b>	<b>\$40,896</b>	<b>\$11,040</b>	<b>\$14,040</b>	<b>\$3,576</b>	<b>\$131,472</b>

Source: City of Louisville; Economic & Planning Systems

H:\133079-Louisville Lanterns Fiscal\Models\133079-Louisville Lanterns Fiscal\_2013 Standard Model\_10\_07\_2013.xlsx\New Impact Fee

**Table A6  
Other General Revenue Sources  
Louisville The Lanterns Fiscal**

General Revenue	Residential			Non-Residential					
	Annual Revenue	Residential Allocation	Rev Per Unit	Retail Allocation	Rev Per Sq Ft	Industrial Allocation	Rev Per Sq Ft	Office Allocation	Rev Per Sq Ft
<b>Other Taxes</b>									
Franchise Tax	\$958,280	\$574,968	\$73.38	\$76,662	\$0.05	\$239,570	\$0.10	\$67,080	\$0.04
Motor Vehicle Use Tax	\$797,780	\$797,780	\$101.81	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00
Specific Ownership Tax	\$136,910	\$136,910	\$17.47	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00
Penalties & Interest on Taxes	\$32,000	\$8,000	\$1.02	\$8,000	\$0.01	\$8,000	\$0.00	\$8,000	\$0.00
Highway Users Tax	\$591,000	\$591,000	\$75.42	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00
Cigarette Tax	\$57,250	\$0	\$0.00	\$57,250	\$0.04	\$0	\$0.00	\$0	\$0.00
Mineral Lease & Severance Tax	\$20,000	\$20,000	\$2.55	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00
County Road and Bridge Tax	\$41,440	\$18,648	\$2.38	\$6,630	\$0.00	\$9,531	\$0.00	\$6,400	\$0.00
<b>Other Taxes Subtotal</b>	<b>\$2,634,660</b>	<b>\$2,147,306</b>	<b>\$274</b>	<b>\$148,542</b>	<b>\$0.11</b>	<b>\$257,101</b>	<b>\$0.11</b>	<b>\$81,480</b>	<b>\$0.05</b>
<b>Fines and Fees</b>									
Business License	\$61,140	\$6,114	0.78	\$24,456	\$0.02	\$12,228	\$0.01	\$18,342	\$0.01
Contractors License	\$48,000	\$12,000	1.53	\$12,000	\$0.01	\$12,000	\$0.01	\$12,000	\$0.01
Miscellaneous Licenses & Permits	\$34,030	\$34,030	4.34	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00
Minor Permits	\$180,280	\$45,070	5.75	\$45,070	\$0.03	\$45,070	\$0.02	\$45,070	\$0.03
Recreation Fees & Charges	\$1,694,530	\$1,694,530	216.25	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00
Miscellaneous Fees & Charges	\$101,700	\$50,850	6.49	\$16,950	\$0.01	\$16,950	\$0.01	\$16,950	\$0.01
Fines & Forfeitures	\$207,530	\$103,765	13.24	\$34,588	\$0.02	\$34,588	\$0.01	\$34,588	\$0.02
<b>Fines and Fees Subtotal</b>	<b>\$2,327,210</b>	<b>\$1,946,359</b>	<b>\$248</b>	<b>\$133,064</b>	<b>\$0.09</b>	<b>\$120,836</b>	<b>\$0.05</b>	<b>\$126,950</b>	<b>\$0.08</b>
<b>Total General Revenue</b>	<b>\$4,961,870</b>	<b>\$4,093,665</b>	<b>\$522</b>	<b>\$281,606</b>	<b>\$0.20</b>	<b>\$377,937</b>	<b>\$0.16</b>	<b>\$208,430</b>	<b>\$0.13</b>

Note: Lodging Tax revenue are not included; Construction Permit revenue is estimated separately

Source: City of Louisville, Economic & Planning Systems

H:\133079-Louisville Lanterns Fiscal\Models\133079-Louisville Lanterns Fiscal\_2013 Standard Model\_10\_07\_2013.xlsx\General Revenue



**Planning Office**  
 303-245-5794  
 Fax: 303-447-5118  
[www.bvsd.org](http://www.bvsd.org)

6500 East Arapahoe, PO Box 9011  
 Boulder, CO 80301

November 22, 2013

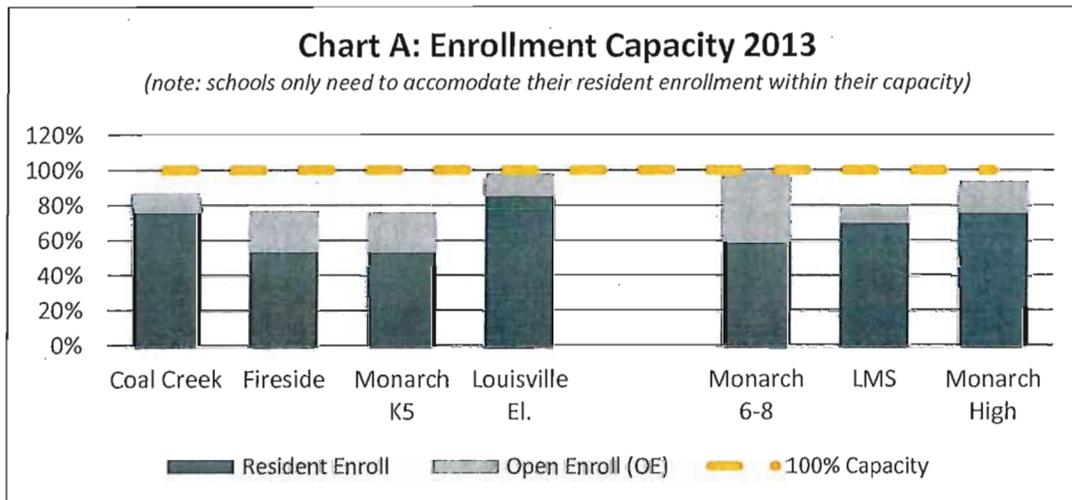
City of Louisville  
 Dept. of Planning and Building Safety  
 Attn: Scott Robinson  
 749 Main St.  
 Louisville, CO 80027

RE: Lanterns at Steel Ranch PP

Dear Scott:

Thank you for submitting the Lanterns at Steel Ranch PP materials for review by the Boulder Valley School District (BVSD). BVSD reviews development application in terms of capacity impacts on neighborhood schools and impacts on school land or facilities. This letter contains updated information from a regional enrollment growth analysis.

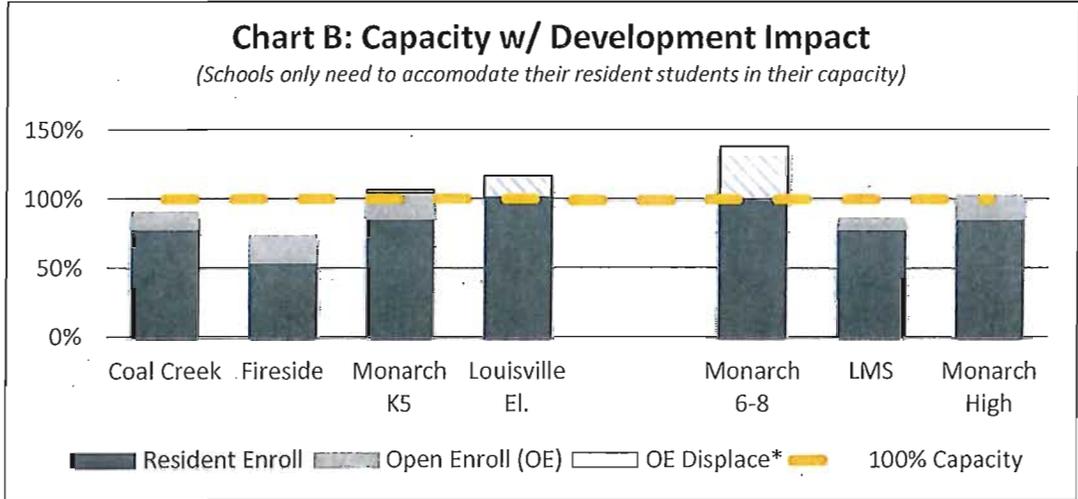
Chart A below shows the current program capacity and enrollment composition for each school in Louisville. On the whole, Louisville schools possess a sizeable ability to accommodate additional students, particularly when considering the level of current capacity being occupied by open enrolled students (those from outside a school's attendance area that a school is not required to accommodate). As the chart shows, however, the capacity to accommodate additional students does vary between schools.



The Lanterns at Steel Ranch application proposes to add 24 duplex units with an anticipated student impact of 4 students to Louisville Elementary, 2 students on Louisville Middle, and 2 students on Monarch High school.

Under current enrollment levels, BVSD can serve this development at all grade levels within existing school facilities.

When considering Lanterns at Steel Ranch and all other development activity in Louisville (Chart B), Louisville Middle and Monarch High are able to accommodate this new growth. Louisville Elementary also appears to be able to accommodate new growth, but will likely reach its program capacity. In addition, continued enrollment growth within the existing housing stock of central Louisville could push that school beyond its program capacity. Elementary capacity in Louisville as a whole, however, is ample to accommodate new development.



*\*open enrolled students displaced back to their original attendance area as the subject school reaches capacity. This number is based on past averages of open enrollment to the school.*

Recent enrollment growth at Louisville Elementary continues to be managed by restricting open enrollment and thus reducing the proportion of enrollment from outside the school's attendance area. At present, approximately 65 to 70 open enrolled students occupy seats at the school and continued restrictions will eventually make these seats available to new resident students, although some short-term crowding may be evident in the transition. Should growth exceed expectations and open enrollment restrictions alone prove inadequate, other options to manage enrollment growth may be considered by the District including changes in offered programming, the addition of portable classrooms, the addition of permanent classrooms, or changes to attendance boundaries.

If you have any other questions, concerns, or further clarifications, feel free to contact me at 303-245-5794 or via e-mail at [glen.segrue@bvsd.org](mailto:glen.segrue@bvsd.org).

Sincerely,

Glen Segrue, A.I.C.P.  
Senior Planner

## Memorandum

**Date:** December 12, 2013  
**To:** Planning Commission  
**From:** Troy Russ, AICP, Planning and Building Safety  
**Subject:** Planning Topic Paper – Residential Estate Zone District

---

### Background

The City of Louisville experienced significant growth between 1970 and 1989. It was during this time period the City first employed Planned Unit Developments (PUD) to regulate development requests.



Louisville 1950-1969



Louisville 1970-1989

A PUD is a regulatory tool the City utilizes to allow a project involving multiple parcels and a related group of land uses to be planned as a single entity and therefore subject to development and regulation standards as one land-use unit rather than as an aggregation of individual buildings located on separate lots.

The purpose of a PUD is to provide a regulatory tool which allows for a greater variety and choice of design, to gain efficiency, to coordinate design development efforts, to conserve and make available open space, and to gain flexibility over conventional land-control regulations.

In Louisville, the PUDs define building placement and heights, parking, landscaping and drainage. Planners refer to building placement standards as “yard and bulk standards”.

As developments mature over time, the Planning and Building Safety Department receives building permit requests to improve and expand homes within existing PUDs. When a building permit is submitted to the Planning Division, staff reviews the request with the approved PUD. If the PUD is silent on yard and bulk standards, staff reviews the request against the yard and bulk requirements in the underlying zone district.

Many of the PUDs approved between 1970 and 1989 occurred in the Residential Estate (RE) Zone District and did not define yard and bulk standards. Typically, PUDs with no yard and bulk standards are not a concern to staff because the actual PUD layout complies with the underlying zone district's yard and bulk standards.



However, in the case of PUDs in the RE Zone District, there is a mismatch between the minimum lot size allowed in the PUDs and what is allowed in the RE Zone District. Specifically, the majority of approved PUDs in the RE Zone District allow a minimum lot size of 6,000 sf while the RE zone District defines a minimum lot size as 12,000 sf.

With no defined yard and bulk standards, the majority of homes in these PUDs are located on 6,000 sf lots and cannot be expanded because they exceed the allowed percentage of lot coverage for homes as defined by the RE zone district for a 12,000 sf lot. If the lots had a zoning designation with a more compatible lot size, such as RL, they would be allowed a greater percentage of lot coverage and more additions would be allowed.

As a result, staff must deny the permit request. If an applicant wishes to proceed, they must gain permission through a variance request with the Board of Adjustment.

Over the last year, staff has discussed options for 12 properties and forwarded 6 variance requests to the Board of Adjustment. Requests ranged from deck expansions to actual additions. All were approved by the Board of Adjustment.

### **Discussion**

Staff believes these PUDs were approved through one of two possible scenarios:

- 1) ***Deliberate*** - The PUDs with silent yard and bulk standards, and mismatched minimum lots sizes when compared to the underlying zone district, were approved deliberately to ensure the neighborhoods developed remained as affordable starter homes. The deliberate action ensures the expansion of the homes over time would be prohibited and therefore remains small and more affordable when compared to the rest of the City.
- 2) ***An oversight*** - Louisville was under tremendous development pressure in the 70s and 80s and the PUD was a new, untested, regulatory tool. Staff was focused on processing development applications and did not consider the long-term impacts of silent yard and bulk standards.

Are PUDs with silent yard and bulk standards a concern? Is it a viable affordable housing strategy? Should the City continue to require home owners to apply for a \$750 variance for any level of expansion within these silent PUDs? Should the City take sweeping action and resolve this concern through a city-wide legislative action? If the PUDs were to change, should residential design standards be customized to ensure the PUDs maintain their unique architectural character over-time?

Staff and the Board of Adjustment believe this is an issue that needs to be addressed. Staff believes the PUDs should provide more flexibility to ensure continued reinvestment within neighborhoods. However, staff also believes each PUD has unique architectural character and whatever action is implemented should be customized for individual neighborhoods. Staff is proposing this issue be discussed individually within each upcoming Neighborhood Plan. The neighborhood planning process will ensure each neighborhood can develop unique solutions on an individual neighborhood basis.