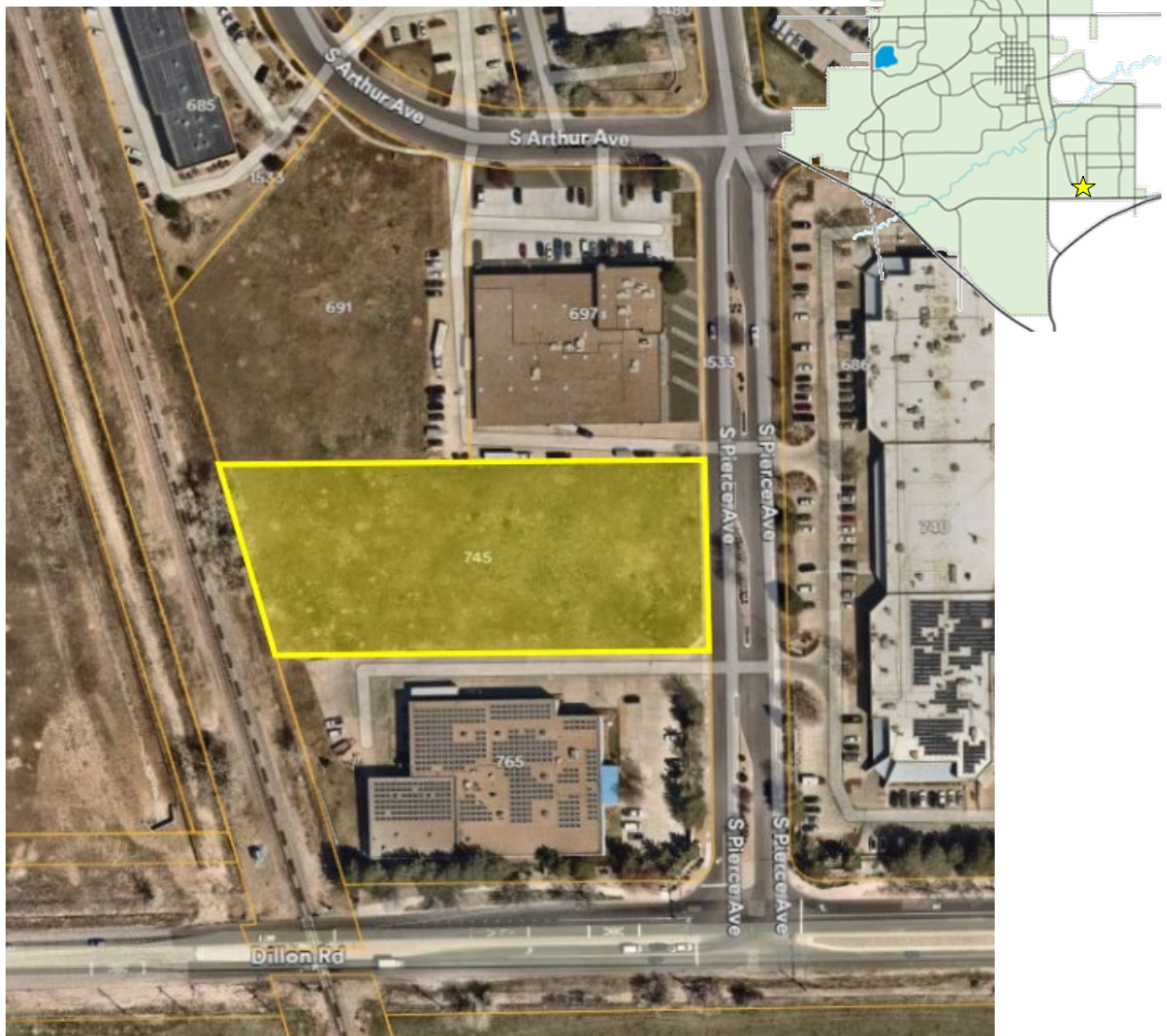


SUBJECT: RESOLUTION NO. 58, SERIES 2024 – A RESOLUTION
APPROVING A PLANNED UNIT DEVELOPMENT TO ALLOW
CONSTRUCTION OF A 32,367 SMALL STORAGE FACILITY
AND ASSOCIATED SITE IMPROVEMENTS.

DATE: NOVEMBER 19, 2024

PRESENTED BY: MATT POST, SENIOR PLANNER

VICINITY MAP:



SUMMARY:

The applicant and owner, Dom Kickbush, requests approval of a final Planned Unit Development (PUD) to allow construction of a 32,367 square-foot small storage use with associated site improvements. The proposed development will include a three-story, climate-controlled self-storage facility with accompanying landscaping, parking, lighting, and required grading and utilities.

BACKGROUND:

The subject property is a vacant, 2.16 acre lot located in the Colorado Technology Center (CTC). The land is zoned Industrial (I) and development is governed primarily by the Industrial Development Design Standards and Guidelines (IDDSG). The lot fronts South Pierce Avenue on the east and is bounded on the north and south sides by existing commercial structures. The BNSF railway bounds the lot on the west. The city approved the Colorado Technological Center First Filing plat for the property in 1979.

PROPOSAL:

The application proposes a 32,367 square-foot, three-story building with a prominent corner entrance on the south-east side of the building that addresses the primary street frontage of South Pierce Avenue. A second, service-oriented customer loading entrance is proposed on the south side of the building. One shared access point is provided on the south side of the site providing access to the parking and loading areas on the east and south sides of the building. Required water quality and detention is located on east side of the site between the building and the street.

The

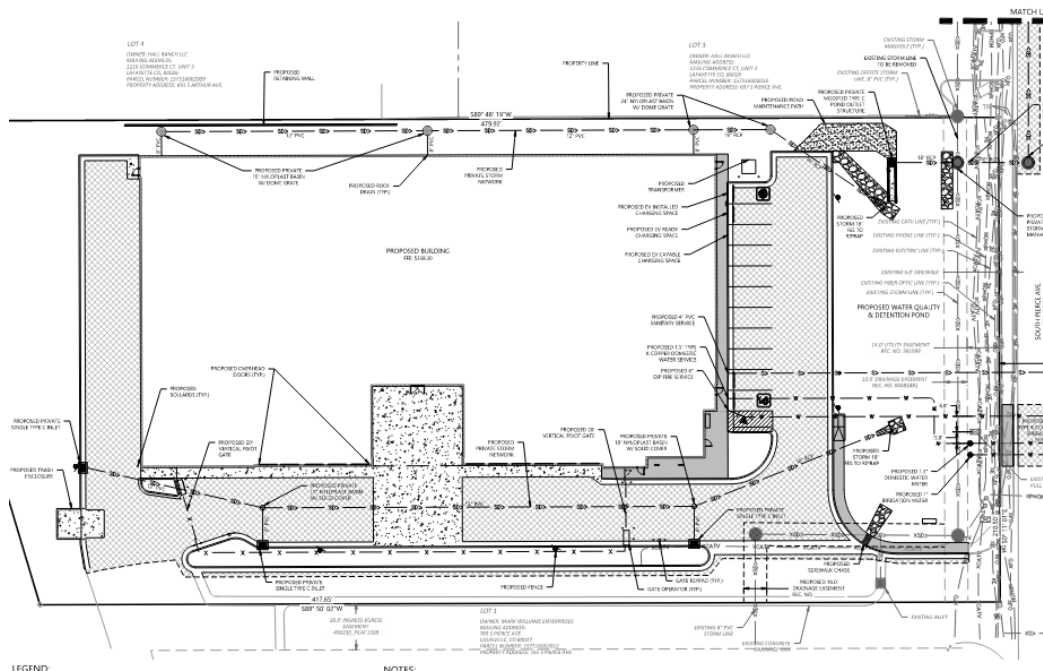


Figure 1: Overall layout of structure, parking, drive aisles, detention pond, walkways

proposed shared access point on the southside of the site is encouraged in the IDDSG

and will be maintained via a private, ingress-egress easement on the site to the south. The parking lots include two-way drive aisles accessing the 90 degree parking on the east side of the building and the customer loading area to the south. To meet the needs of the Louisville Fire Protection District, an access lane and hammerhead turn-around are provided at the west end of the site. A trash enclosure is located at the southwest corner of the site.

The site and use are generally auto oriented, so pedestrian paths and a plaza space are provided adjacent to the building and at the building entrance as required by the IDDSG, while an internal pedestrian path connects the site to the existing attached sidewalk on S Pierce Avenue.

The proposal includes eleven vehicle parking spaces and three vehicle loading spaces, which is below the required amount for a warehouse and office use in the industrial zone district. A parking reduction request has been made by the applicant based on the parking needs of non-dwelling users (see below for further analysis). The applicant asserts that, based on the nature of the use, the current parking layout will adequately serve the guests and employees at the facility. The proposed number of spaces is in-line with other storage facilities in the region. Electric Vehicle Charging Infrastructure requirements are satisfied with one fully functioning charging stations, an electric vehicle ready space and an electric vehicle capable space.

30 percent of the site is landscaped, which exceeds the 25 percent required by the IDDSG. A waiver has been requested from Sec. 5.2.A.1 of the IDDSG which requires a 10-foot wide landscape buffer on the north property line with trees planted every 30 linear feet for half the depth of lot. A storm drain is proposed in the area which will preclude the planting of trees (see below for further analysis). The required buffer trees are proposed elsewhere on site for a total of 39 trees. A total of 148 low-water shrubs and grasses are proposed along with native grass areas and a small section of turf adjacent to the detention facility.

The building will be constructed of masonry, stucco, and architectural metal panels with varying, massing, textures, and colors. Architectural trellises have been provided on the primary façade to enhance visual appeal of the building and compliment the prominent corner entrance to the leasing office. The south elevation includes a recessed customer loading entrance and direct storage unit access for commercial customers. The building will be designed to accommodate between 530 and 640 units, pending final interior designs. The elevations include variations in the parapet height and articulation in the building façade, which when combined with the variation in materials, create architectural interest and appropriate design for the Industrial zone district. The color palette will consist of neutral tan shades with accents of cedar red.

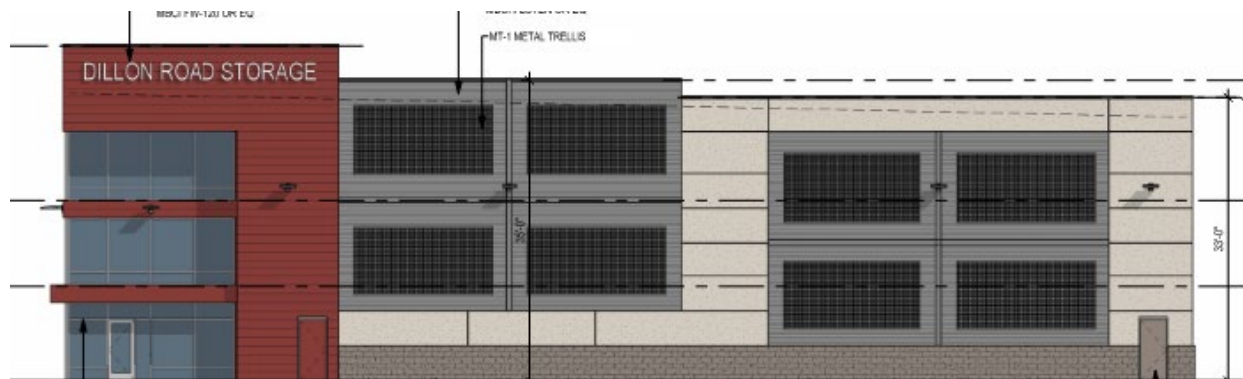


Figure 2: East Elevation



Figure 3: South Elevation

ANALYSIS:

Planned Unit Development

The PUD is subject to the IDDSG and the review criteria in Section 17.28.120 of the Louisville Municipal Code (LMC).

IDDSG Analysis

IDDSG: 1. Site Planning

This application complies with these standards, including all minimum setbacks and building and site orientation standards. Site coverage meets the minimum requirements for landscape area with 30% coverage. The proposal includes a new pedestrian connection to S Pierce Avenue and a pedestrian path through the sight where appropriate. The trash enclosure is located to the rear of the site to minimize visibility from street view. The proposal meets the site standards for site grading and drainage in the IDDSG.

IDDSG: 2. Vehicular Circulation and Parking

Access is accommodated by a shared drive from S Pierce Avenue. Shared drives are encouraged pursuant to Sec. 2.1.1.H of the IDDSG to reduce access points to the public right-of-way thereby reducing vehicle conflict. The drive aisles and overall sight circulation patterns were designed for ease of vehicular entry and exit and will accommodate access for fire and service needs on the property. The parking lot meets

all design requirements, though a parking reduction has been requested to more appropriately align with the reality of parking needs for the use.

IDDSG: 3. Pedestrian and Bicycle Circulation

The applicant proposes a new pedestrian connection and bicycle parking consistent with the standards of the IDDSG. Bicycle parking is located on the west side of the building north of the main entrance. A new pedestrian connection to S Pierce Avenue provides access to the existing attached sidewalk

IDDSG: 4. Architectural Design

The building layout includes a main, storefront-style entry with primary orientation toward S Pierce Avenue. The primary service entry is on the south-side of the building and recessed into the building façade. The building incorporates architectural features to reduce the apparent massing of the building including roofline variation, color variation, building articulation, canopies, and multi-story storefront system. The materials and color palette of the building satisfy the standards required by the IDDSG.

IDDSG: 6. Fences and Walls

The application includes a retaining wall associated with the grading and drainage along the north lot line. The retaining wall on the north side is approximately 24 inches high. A cast iron, decorative fence is proposed on the south side of the site providing secured access to the customer loading area.

IDDSG: 8. Exterior Site Lighting

The application includes wall mounted, and pole mounted LED lights. All fixtures are full cut-off, with warm light temperatures.

Compliance with 17.28.120

Section 17.28.120 of the Louisville Municipal Code lists 28 criteria for PUDs that must be satisfied or found not applicable in order to approve a PUD. Analysis and staff's recommended finding of each criterion is provided in the attached appendix.

Waiver Compliance with 17.28.110

Section 17.28.110 of the Louisville Municipal Code sets forth the PUD waiver process and criteria. The application includes the following waiver requests:

- Section 5.2.A.1 of the IDDSG requires a 10-foot wide landscape buffer between properties within the same district. Within the buffer area, one tree for every 30 linear feet shall be planted for half the depth of the lot, in addition to shrubs and/or ground cover. A proposed storm drain will directly interfere with the required tree plantings. The applicant has requested relief from planting trees in this area and has instead provided the required trees on the west side of the site.

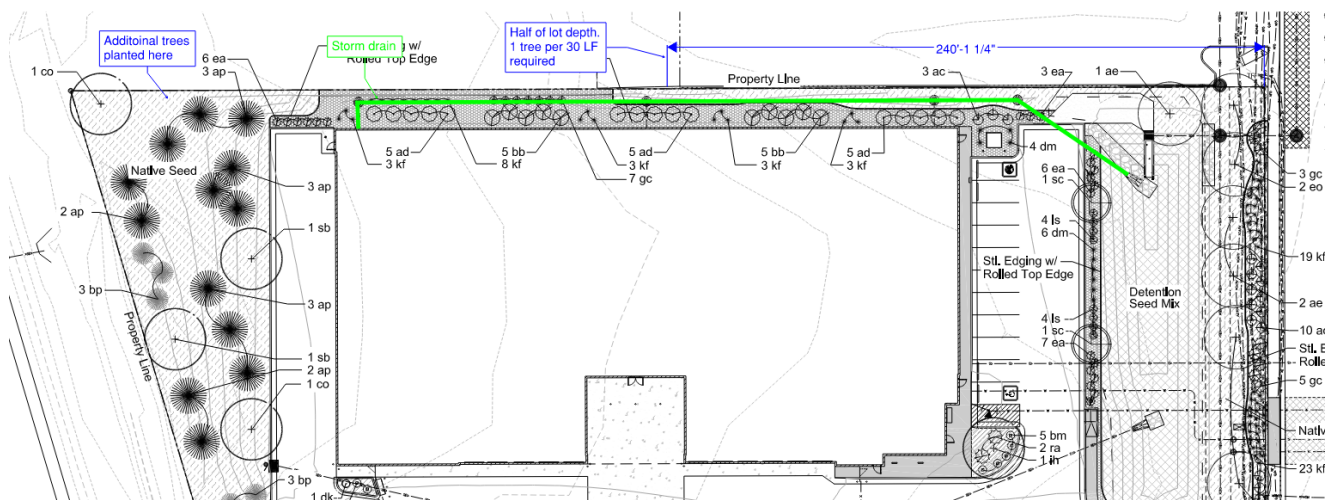


Figure 4: Landscape plan depicting storm drain location, half of lot depth, and tree relocation.

The narrow configuration of the site, the shared access point on the south, and the requirement for on-site detention and water quality present a peculiar design challenge. The applicant's proposal has accommodated the above-mentioned design requirements and addressed site constraints by including the storm drain in the north, side interior setback area. Relocating the required buffer trees to the west side of site allows the site to retain the benefits of landscaping and tree canopy. The property to the north is also zoned Industrial (I) with an existing warehouse use. Staff find the waiver request to be reasonable and consistent with the intent of buffer standards, which are typically intended to provide a barrier between incompatible uses.

- Section 4.11.c of the Louisville Sign Code allows for a maximum of two wall signs – one on a primary street frontage and one on a secondary street frontage. The site has one primary frontage and as such, is only eligible for one wall sign on the primary frontage (east elevation). The west elevation of the site is highly visible from Dillon Rd, though the property does not directly abut the right-of-way. The applicant has proposed a wall sign on the west elevation within the size thresholds allowed for a secondary frontage wall sign.

Staff find this request to be in-line with the intent and limitations presented in the sign code

PUBLIC COMMENTS: As of publication of this report, staff has not received comments from the public.

FISCAL IMPACT:

The [small storage facility](#) will generate sales/use tax for the City.

STAFF RECOMMENDATION:

Staff recommend approval of Resolution No. 58, Series 2024 recommending approval of the PUD for Dillon Road Storage at 745 S Pierce Avenue with the following condition:

- The applicant shall establish and record shared access easement with the property to south concurrent with the proposed shared access point prior to building permit application. Record of the recorded easement shall be provided to the city.

The Planning Commission recommended approval with the referenced condition on June 13, 2024. The video of that meeting is available here:

<https://louisville.ompnetwork.org/embed/sessions/295160/06-13-24-planning-commission-meeting>

ATTACHMENT(S):

1. Resolution No. 58, Series 2024
2. Application Materials
3. PUD

STRATEGIC PLAN IMPACT:

☐		Financial Stewardship & Asset Management	☐		Reliable Core Services
☒		Vibrant Economic Climate	☐		Quality Programs & Amenities
☐		Engaged Community	☐		Healthy Workforce
☐		Supportive Technology	☐		Collaborative Regional Partner

APPENDIX: PUD Criteria Analysis – 745 S PIERCE AVENUE PUD

Criteria 17.28.120 (A)	Finding	Narrative
1. An appropriate relationship to the surrounding area.	Compliant	The use is appropriate for the area and permitted in the Industrial zone district. The site design is consistent with the context of the surrounding area.
2. Circulation in terms of the internal street circulation system, designed for the type of traffic generated, safety, separation from living areas, convenience, access, and noise and exhaust control. Proper circulation in parking areas in terms of safety, convenience, separation and screening.	Compliant	The application provides for adequate and safe internal circulation. The applicant has provided a shared access point with the property to the south, which is encouraged in the IDDSG.
3. Consideration and provision for low and moderate-income housing	Not applicable	The property is zoned Industrial; residential uses are not allowed.
4. Functional open space in terms of optimum preservation of natural features, including trees and drainage areas, recreation, views, density relief and convenience of function	Compliant	The PUD complies with landscape requirements in Chapter 5 of the IDDSG.
5. Variety in terms of housing types, densities, facilities and open space	Not applicable	The property is zoned Industrial; residential uses are not allowed.
6. Privacy in terms of the needs of individuals, families and neighbors	Compliant	The PUD complies with site planning provisions in the IDDSG, assuring appropriate privacy of neighboring properties.
7. Pedestrian and bicycle traffic in terms of safety, separation, convenience, access points of destination and attractiveness	Compliant	The PUD complies with pedestrian and bicycle requirements in the IDDSG, ensuring adequate pedestrian and bicycle access.
8. Building types in terms of appropriateness to density, site relationship and bulk	Compliant	The PUD complies with site planning and building height requirements in the IDDSG, ensuring an appropriate bulk for buildings and relationship to other developments in the CTC.
9. Building design in terms of orientation, spacing, materials,	Compliant	The PUD complies with the architectural design and site

color, texture, storage, signs and lighting		planning requirements in the IDDSG. The design incorporates adequate articulation, building materials, and site configuration.
10. Landscaping of total site in terms of purpose, such as screening, ornamental types used, and materials used, if any; and maintenance, suitability and effect on the neighborhood	Compliant	The PUD complies with landscape requirements in Chapter 5 of the IDDSG, ensuring adequate screening between similar uses and compatible landscaping for the CTC, with approval of the requested tree waiver.
11. Compliance with all applicable development design standards and guidelines and all applicable regulations pertaining to matters of state interest, as specified in <u>chapter 17.32</u>	Compliant	The PUD complies with all applicable development design standards and guidelines.
12. None of the standards for annexation specified in <u>chapter 16.32</u> have been violated	Not applicable	The property was annexed in 1976.
13. Services including utilities, fire and police protection, and other such services are available or can be made available to adequately serve the development specified in the final development plan	Compliant	The Public Works Department and Louisville Fire District reviewed the PUD and it meets their requirements. Other key utility providers are available to serve the development.

Criteria 17.28.120 (B)	Finding	Narrative
1. Development shall be in accordance with the adopted elements of the comprehensive development plan of the city, and in accordance with any adopted development design standards and guidelines.	Compliant	The PUD complies with the adopted elements of the comprehensive plan, and the adopted development design standards and guidelines.
2. No structures in a planned unit development shall encroach upon the floodplain. Existing bodies of water and existing stream courses shall not be channelized or altered in a planned unit development plan.	Compliant	The property is neither located in a floodplain nor are there any bodies of water in the area.

3. No occupied structure shall be located on ground showing severe subsidence potential without adequate design and study approved specifically by the city.	Compliant	There is no known subsidence on the property.
4. The proposal should utilize and preserve existing vegetation, land forms, waterways, and historical or archeological sites in the best manner possible. Steep slopes and important natural drainage systems shall not be disrupted. How the proposal meets this provision, including an inventory of how existing vegetation is included in the proposal, shall be set forth on the landscape plan submitted to the city.	Compliant	The PUD is appropriate for the context of the existing conditions of the property.
5. Visual relief and variety of visual sitings shall be located within a development in the overall site plan. Such relief shall be accomplished by building placements, shortened or interrupted street vistas, visual access to open space and other methods of design.	Compliant	The PUD complies with site planning requirements in the IDDSG, ensuring proper building placement, vistas, and access to open space.
6. Open space within the project shall be located in such a manner as to facilitate pedestrian use and to create an area that is usable and accessible to residents of surrounding developments.	Compliant	The PUD complies with requirements in the IDDSG.
7. Street design should minimize through traffic passing residential units. Suggested standards with respect to paving widths, housing setbacks and landscaping are set forth in public works standards of the city and applicable development design standards and guidelines. The system of streets, including parking lots,	Compliant	The PUD complies with requirements in the IDDSG, ensuring properly designed landscaping adjacent to public streets.

shall aid the order and aesthetic quality of the development.		
8. There shall exist an internal pedestrian circulation system separate from the vehicular system such that allows access to adjacent parcels as well as to parks, open space or recreation facilities within the development. Pedestrian links to trail systems of the city shall be provided.	Compliant	The PUD complies with bicycle and pedestrian requirements in the IDDSG, ensuring adequate pedestrian and bicycle access.
9. The project and development should attempt to incorporate features which reduce the demand for water usage.	Compliant	The PUD proposes water use consistent with expectations for the CTC development. Plant material has been grouped into similar water-requirement irrigation zones.
10. Landscape plans shall attempt to reduce heating and cooling demands of buildings through the selection and placement of landscape materials, paving, vegetation, earth forms, walls, fences, or other materials.	Compliant, with condition	The PUD complies with landscape requirements in the IDDSG. The PUD does not comply with portion of the IDDSG that requires trees along the north side of the structure. The relocation of the trees to the west side of the site makes up for the lack of tree plantings in this area.
11. Proposed developments shall be buffered from collector and arterial streets. Such buffering may be accomplished by earthen berms, landscaping, leafing patterns, and other materials. Entrance islands defining traffic patterns along with landscaping shall be incorporated into entrances to developments.	Compliant	The PUD complies with the requirements of the IDDSG and includes adequate landscaping and buffering from adjacent streets and properties of the same or similar uses.
12. There shall be encouraged the siting of lot arrangement, building orientation and roof orientation in developments so as to obtain the maximum use of solar energy for heating.	Compliant	The PUD provides a structure oriented towards the south with an unshaded roof so that solar energy may be utilized in the future.
13. The overall PUD shall provide a variety of housing types.	Not applicable	The property is zoned Industrial; residential uses are not allowed.

SUBJECT: RESOLUTION 58, SERIES 2024

DATE: NOVEMBER 19, 2024

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14. Neighborhoods within a PUD shall provide a range of housing size.	Not applicable	The property is zoned Industrial; residential uses are not allowed.
15. Architectural design of buildings shall be compatible in design with the contours of the site, compatible with surrounding designs and neighborhoods, shall promote harmonious transitions and scale in character in areas of different planned uses, and shall contribute to a mix of styles within the city.	Compliant	The PUD proposes architecture that is compatible in design with the contours of the site, with surrounding buildings, and neighborhoods.

**RESOLUTION NO. 58
SERIES 2024**

**A RESOLUTION APPROVING A PLANNED UNIT DEVELOPMENT TO ALLOW
CONSTRUCTION OF A 32,367 SF SMALL STORAGE BUILDING LOCATED AT 745
SOUTH PIERCE AVENUE.**

WHEREAS, there has been submitted to the Louisville Planning Commission an application for a final planned unit development to allow construction of a 32,367 sf industrial building located at 745 S Pierce Avenue; Lot 2, Block 1, Colorado Technological Center Filing 1; and

WHEREAS, City staff have reviewed the information submitted and found that, with the two requested waivers, the application complies with the Louisville zoning regulations and other applicable sections of the Louisville Municipal Code; and

WHEREAS, after a duly noticed public hearing on June 13, 2024, where evidence and testimony were entered into the record, including the findings in the Louisville Planning Commission staff report dated June 13, 2024, the Planning Commission recommended approval of the planned unit development; and

WHEREAS, the City Council has considered the application at a duly noticed public hearing on November 19, 2024, where evidence and testimony were entered into the record, including the findings in the Louisville City Council staff report dated November 19, 2024.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Louisville, Colorado does hereby approve a planned unit development to allow construction of a 32,367-sf small storage building located at 745 South Pierce Avenue.

PASSED AND ADOPTED this 19th day of November 2024.

By: _____
Christopher M. Leh, Mayor

Attest: _____
Genny Kline, Interim City Clerk

DEVELOPMENT AGREEMENT
Dillon Road Storage – 745 South Pierce Avenue

THIS DEVELOPMENT AGREEMENT (“Agreement”) is made and entered into this _____ day of _____, 2024, by and between the **CITY OF LOUISVILLE**, a Colorado home rule municipal corporation (“City”), and **DOM KICKBUSH** (“Developer”).

WHEREAS, Developer has submitted an application for a Final Planned Unit Development Plan (the “Plan”) for development of real property located at 745 South Pierce Avenue, Louisville, Colorado, and legally described as Lot 2, Block 1, Technological Center, Filing No. 1 (“Development”), which Plan has been reviewed and approved by the Planning Commission and the City Council by Resolution No. _____, Series 2024 and recorded with the Boulder County Clerk and Recorder on _____, 2024 at Reception No. _____; and

WHEREAS, the development regulations of the City require that the public improvement obligations be guaranteed in a form acceptable to the City; and

WHEREAS, the Developer and City desire to enter into this Agreement relative to the completion of certain improvements and other matters related to the Development;

NOW, THEREFORE, in consideration of the foregoing, the parties hereto promise, covenant and agree as follows:

1.0 GENERAL CONDITIONS

1.1 Development Obligation. Developer shall be responsible for performance of the covenants set forth herein.

1.2 Engineering Services. Developer agrees to furnish, at its expense, all necessary engineering services relating to the design and construction of the improvements as set forth on the Schedule of Improvements described in **Exhibit A** (the “public improvements” or “improvements”), attached hereto and incorporated herein by this reference. The engineering services shall be performed by or under the supervision of a Registered Professional Engineer or Registered Land Surveyor, or other professionals as appropriate, licensed by the State of Colorado, and in accordance with applicable Colorado law; and shall conform to the standards and criteria for public improvements as established and approved by the City as of the date of submittal to the City.

1.3 Construction Standards. Developer shall construct all improvements required by this Agreement, and any other improvements constructed by Developer in relation to the Development, in accordance with plans and specifications approved in writing by the City, and with the Plan, and in full conformity with the City’s construction specifications applicable at the time of construction plan approval.

1.4 Development Coordination. Unless specifically provided in this Agreement to the contrary, all submittals to the City or approvals required of the City in connection with this Agreement shall be submitted to the Planning Division of the City, who shall have general responsibility for coordinating development with Developer.

1.5 Timing of Development. Pursuant to Section 17.28.200 of the Louisville Municipal Code, Developer has three (3) years from City Council approval of the Plan on _____, 20____, within which to secure a building permit or building permits for the Development, subject to any extensions. In addition to the foregoing, the Developer agrees that it shall complete the improvements for the Development and obtain Construction Acceptance thereof prior to the issuance of the first certificate of occupancy for any portion of the Development. In the event that Developer determines to not proceed with any portion of the Development and no building permits have been issued within three (3) years from City Council approval, or any extension thereof, then pursuant to Section 17.28.200, no building permits shall be issued for the Development and the Developer shall be relieved of all obligations to complete improvements under this Agreement; provided however that, in such event, the Developer shall be required to obtain approval of a new PUD development plan and execute a new development agreement with the City prior to receiving any building permits for or proceeding with any development of the property, excepting only work for which no PUD plan is required.

1.6 Plan Submission and Approval. Developer shall furnish to the City complete plans for all public improvements required for the Development and obtain approval thereof prior to commencing any construction work thereon. The City shall issue its written approval or disapproval of said plans as expeditiously as reasonably possible. Said approval or disapproval shall be based upon the standards and criteria for public improvements as established and approved by the City, and the City shall notify Developer of all deficiencies which must be corrected prior to approval. All deficiencies shall be corrected and plans shall be resubmitted to and approved by the City prior to construction. Under the application fee paid by the Developer, City staff will review three (3) submittals of construction drawings. Additional submission of construction drawings that involves further staff review shall be at the expense of the Developer.

1.7 Construction Acceptance. No later than ten (10) days after the public improvements are completed, Developer shall request inspection by the City, which request shall be in writing to the City Department of Public Works. If Developer does not request this inspection within ten (10) days of completion of the public improvements, the City may conduct the inspection without the approval of Developer and provide written notice to Developer of reasonable repairs, replacements, construction or other work required. Developer shall provide "as-built" drawings, both hard copy and electronic file format acceptable to the City, and a certified statement of construction costs no later than thirty (30) days after the public improvements are completed. The certification shall be signed by an officer, member or agent on behalf of the Developer representing that amounts stated are the actual costs incurred. If Developer has not completed the public improvements on or before the completion deadlines set forth in this Agreement, the City may exercise its rights to secure performance as provided in this Agreement. If improvements completed by Developer are satisfactory, the City shall grant "Construction

Acceptance” after which the Developer shall provide a warranty for the improvements and the same shall be subject to “Final Acceptance” as set forth herein. If improvements completed by Developer are unsatisfactory, the City shall provide written notice to Developer of the repairs, replacements, construction or other work required to receive Construction Acceptance. Developer shall complete all needed repairs, replacements, construction or other work within thirty (30) days of said notice, weather permitting. After Developer does complete the repairs, replacements, construction or other work required, Developer shall request of the City a re-inspection of such work to determine if Construction Acceptance can be granted, and the City shall provide written notice to Developer of the acceptability or unacceptability of such work prior to proceeding to complete any such work at Developer’s expense. If Developer does not complete the repairs, replacements, construction or other work required within the time frame set forth in this Section, the City may exercise its rights to secure performance as provided in this Agreement. The City reserves the right to schedule re-inspections, depending upon scope of deficiencies. **No certificate of occupancy for the Development shall be issued by the Building Division prior to Construction Acceptance of the public improvements.**

1.8 Warranty & Maintenance of Improvements. For a two (2) year period from the date of Construction Acceptance of any improvements related to the Development, Developer shall, at its own expense, take all actions necessary to maintain said improvements and make all needed repairs or replacements which, in the reasonable opinion of the City, shall become necessary. If within thirty (30) days of Developer’s receipt of written notice from the City requesting such repairs or replacements, the Developer has not completed such repairs, the City may exercise its rights to secure performance as provided in this Agreement. Notwithstanding the above, the Developer and each successor owner of the Development property shall be responsible for the warranty and maintenance obligations provided for herein, subject to Section 3.4 of this Agreement.

1.9 Final Acceptance. At least sixty (60) days before two (2) years have elapsed from the issuance of Construction Acceptance, or as soon thereafter as weather permits, Developer shall request a Final Acceptance inspection. The City shall inspect the improvements and shall notify the Developer in writing of all deficiencies and necessary repairs. After Developer has corrected all deficiencies and made all necessary repairs identified in said written notice, the City shall issue to Developer a letter of Final Acceptance. If Developer does not correct all deficiencies and make repairs identified in said inspection to the City’s satisfaction within thirty (30) days after receipt of said notice, weather permitting, the City may exercise its rights to secure performance as is provided in this Agreement. If any mechanic’s liens have been filed with respect to the public improvements, the City may retain all or a portion of the Improvement Guarantee up to the amount of such liens. If Developer fails to have improvements finally accepted within two (2) years of the date of the issuance of Construction Acceptance or any improvements are found not to conform to this Agreement, or to applicable City standards and specifications, then Developer shall be in default of the Agreement and the City may exercise its rights under this Agreement.

1.10 Reimbursement to City. Upon Developer's breach of any of its obligations beyond any applicable cure period, the City may complete construction, repairs, replacements, or other work of Developer pursuant to this Agreement in which event Developer shall reimburse the City within thirty (30) days after receipt of written demand and supporting documentation from the City. If Developer fails to so reimburse City, then Developer shall be in default of the Agreement and the City may exercise its rights to enforce the Agreement.

1.11 Testing and Inspection.

Developer shall employ, at its own expense, a licensed and registered testing company, previously approved by the City in writing, to perform all testing of materials or construction that may be reasonably required by the City, and shall furnish copies of test results to the City together with maps clearly indicating the horizontal and vertical test locations on a timely basis for City review and approval prior to commencement or continuation of that particular phase of construction. In addition, at all times during said construction the City shall have access to inspect the materials and workmanship of said construction and all materials and work not conforming to the approved plans and specifications shall be repaired or removed and replaced at Developer's expense so as to conform to the approved plans and specifications.

All work shown on the approved public improvement plans requires inspection by the Public Works Department, Engineering Division. Inspection services are provided Monday through Friday, except legal holidays, from 8:00 a.m. to 4:00 p.m., November 1 through March 31, and from 7:00 a.m. to 5:00 p.m., April 1 through October 31. During the hours listed above, inspections shall be scheduled a minimum of 24 hours in advance with the Engineering Division. Requests for inspection services beyond the hours listed above, shall be submitted a minimum of 48 hours in advance to the Director of Public Works for approval. All requests for after hours inspection services shall be made on a form provided by the Engineering Division. If the request is approved, the Developer shall reimburse the City for all direct costs of the after hours inspection services. If the request is denied, the work shall not proceed after the hours listed above.

1.12 Improvement Guarantee.

(a) Developer shall install and pay for all improvements described in Exhibit "A" or otherwise required by the Development as shown on the approved Plan, utility plans, and other approved documents on file with the City.

(b) Developer shall submit to the City an Improvement Guarantee for all improvements, as set forth in **Exhibit A**. The guarantee may be in cash, certified funds, or a letter of credit in form and substance of **Exhibit B**, attached hereto and incorporated herein by this reference. Said Improvement Guarantee, if a letter of credit, shall not expire during the winter season (November 1 - March 1), and shall be auto-renewing per Exhibit B. The Improvement Guarantee for public improvements shall include, but not by way of limitation, any street construction, landscaping and seeding, fencing, street lights, street signs, pavement markings, water, sewer, storm sewer, trail and trailhead improvements,

and irrigation and drainage improvements. The total amount of the Improvement Guarantee for the Development shall be calculated as a percentage of the total estimated cost, including labor and materials, of all public improvements to be constructed in the Development, which costs are set forth on **Exhibit A**. The total minimum amounts are as follows:

- 1) Prior to issuance of building permits: 115% of estimated construction costs, as determined by the City;
- 2) Upon Construction Acceptance prior to Final Acceptance: reduced to 15%;
- 3) After Final Acceptance: reduced to 0%, subject to the terms and conditions of this Agreement.

(c) In addition to any other remedies it may have, the City may, at any time prior to Final Acceptance, and upon thirty (30) days prior written notice to Developer (pursuant to this Agreement), draw on any Improvement Guarantee issued pursuant to this Agreement if Developer fails to extend or replace any such Improvement Guarantee at least forty-five (45) days prior to expiration of such Improvement Guarantee. Except to the extent the City draws on the Improvement Guarantee to correct deficiencies and complete improvements as provided herein, any portion of said Guarantee not utilized in correcting the deficiencies and/or completing the same shall be released or returned to Developer within thirty (30) days after said Final Acceptance. In the event that the Improvement Guarantee expires or the entity issuing the Improvement Guarantee becomes non-qualifying, or the cost of the public improvements and construction thereof is reasonably determined by the City to be substantially greater than the amount of the Improvement Guarantee provided, then the City shall furnish written notice to Developer of the condition, and within thirty (30) days of receipt of such notice Developer shall provide the City with a substituted qualifying Improvement Guarantee, or augment the deficient security as necessary to bring the security into compliance with the requirements of this Agreement. If such an Improvement Guarantee is not submitted or maintained for the Development as required herein, then Developer is in default of this Agreement, and the City may exercise its rights and remedies hereunder, in equity, and at law to secure performance.

1.13 Indemnification and Release of Liability. Developer agrees to indemnify and hold harmless the City, its officers, employees, agents, or servants, and to pay any and all judgments rendered against said persons on account of any suit, action, or claim caused by, arising from, or on account of acts or omissions by the Developer, its officers, employees, agents, consultants, contractors, and subcontractors, and to pay to the City and said persons their reasonable expenses, including, but not limited to, reasonable attorneys' fees and reasonable expert witness fees, incurred in defending any such suit, action or claim; provided however that, Developer's obligations herein shall not apply to the extent said suit, action or claim results from the acts or omissions of officers, employees, agents or servants of the City. Developer acknowledges that the City's review and approval of plans for the Development is done in furtherance of the general public's

health, safety and welfare and that no immunity is waived and no specific relationship with, or duty of care to, the Developer or third parties is assumed by such review approval.

1.14 Insurance OSHA. Developer shall, through contract requirements and other normal means, guarantee and furnish to the City proof thereof that all employees and contractors engaged in the construction of improvements are covered by adequate Worker's Compensation Insurance and Public Liability Insurance, and shall require the faithful compliance with all provisions of the Federal Occupational Safety and Health Act (OSHA).

2.0 IMPROVEMENTS

2.1 Construction. Developer shall furnish and install, at its own expense, the improvements listed on the Schedule of Improvements attached as **Exhibit A**, in conformance with the Plan and all additional drawings, plans and specifications approved by the City prior to construction, and in accordance with the completion deadlines set forth in this Agreement. If Developer does not meet the above obligations then Developer shall be in default of the Agreement and the City may exercise its rights under this Agreement.

2.2 Water Mains. All water mains, lines, facilities and appurtenances thereto shall be constructed and installed by Developer pursuant to City approved plans and specifications and the Plan.

2.3 Sidewalks & Streets. All sidewalks, curb cuts, street improvements, and appurtenances thereto shall be constructed and installed by Developer pursuant to City approved plans and specifications and the Plan.

2.4 Sewer Lines. All sanitary and storm sewer mains, lines, and appurtenances thereto shall be constructed and installed by Developer pursuant to City approved plans and specifications and the Plan.

2.5 Landscaping. All landscaping, irrigation, and appurtenances thereto in the public right-of-way adjacent the Development property shall be constructed and installed by Developer pursuant to the City approved plans and specifications and the Plan. All landscape plans shall include construction plan details for irrigation system improvements. Developer shall obtain and pay all tap fees and other fees for any irrigation taps required for the Development.

2.6 Drainage Improvements and Owner Maintenance Obligations.

(a) Drainage improvements for the Development shall be constructed by Developer and, at the minimum, in accordance with plans and specifications approved by the City. No overlot grading shall be initiated by Developer until the City has granted written approval of drainage improvement plans. Developer shall provide temporary erosion control during overlot grading until drainage improvements are installed.

(b) All stormwater facilities for the Development shall be constructed by Developer according to plans and specifications approved by the City prior to the commencement of construction. All stormwater facilities owned by Developer will be operated and maintained by Developer and its successors in title, at no expense to the City. Such maintenance shall include but not be limited to, repair and replacement of detention pond structures, mowing, control of weeds, removal of trash and debris, and other activities necessary to keep the stormwater facilities in proper working order. The Developer shall execute a Stormwater Best Management Practices (BMP) agreement for such facilities consistent with the requirements of the Louisville Municipal Code (Section 13.36.160) prior to Construction Acceptance.

(c) The City shall have the right but not the obligation, in its sole discretion, to maintain the improvements and facilities required to be maintained by Developer pursuant to subsections (a) and (b) above. If Developer fails to adequately maintain the improvements or facilities and, within fourteen (14) days after the date of written notice from City, fails to correct the maintenance problem, or fails to begin to clean, cure or correct such problem within fourteen (14) days if such problem cannot be reasonably cleaned, cured or corrected within fourteen (14) days, and fails to diligently prosecute such cleaning, cure or correction to completion, then City may do so at Developer's expense, and the City, its employees, agents and contractors shall have the right to enter, over, through and across the properties upon which such facilities are located for purposes of exercising the City's rights hereunder. Notwithstanding the foregoing, the City may, in the event of an emergency, as determined by the City in its sole discretion, clean, cure or correct any damage or condition caused by Developer's failure to adequately maintain the improvements or facilities. Developer shall reimburse the City for the cost of such maintenance. If Developer fails to reimburse the City for the cost of such maintenance, within thirty (30) days after receipt of an invoice from the City describing the corrective or maintenance action taken, the unpaid amount shall constitute a lien upon the property where the work occurred until paid in full, with priority over all other liens, except general tax liens, and which lien shall be certified to the County treasurer and collected in the same manner as other liens are collected. Developer further agrees that the City may also pursue any and all other remedies available at law or in equity.

2.7 Trash, Debris, Mud. Developer agrees that during construction of the Development and improvements described herein, Developer shall take any and all steps necessary to control trash, debris and wind or water erosion in the Development. If the City determines that said trash, debris or wind or water erosion causes damage or injury or creates a nuisance, Developer agrees to abate said nuisance and/or to correct any damage or injury within five working days after notification by City. If Developer does not abate said nuisance or if an emergency situation exists, to be determined by the City in its sole discretion, the City may abate the nuisance and/or correct any damage or injury without notice to Developer at Developer's expense. Developer also agrees to take any and all reasonable steps designed to prevent the transfer of mud or debris from the construction site onto public rights-of-way and to immediately remove such mud and debris from public rights-of-way after notification by the City. If Developer does not abate, or if an emergency exists, City may abate at Developer's expense.

2.8 Operation of Construction Equipment.

(a) Pursuant to Section 9.34.040 of the Louisville Municipal Code the operation of construction equipment outside an enclosed structure shall be prohibited between the hours of 8:00 p.m. and, on weekdays, the hour of 7:00 a.m. or, on legal holidays and weekends, the hour of 8:00 a.m. The Planning Director may, upon written application from Subdivider, alter the hours of operation for good cause.

(b) The operation of construction equipment for the purpose of grading or constructing either surface improvements or underground utilities, either public or private, shall be prohibited between the hours of 8:00 p.m. and 7:00 a.m. on weekdays and 4:00 p.m. and 8:00 a.m. on legal holidays and weekends. Upon written request from Subdivider, the hours of operations may be altered by the Director of Public Works.

3.0 MISCELLANEOUS TERMS

3.1 Breach of Agreement. In the event that the Developer should fail to timely comply with any of the terms, conditions, covenants and undertakings of the Agreement, and if such noncompliance is not cured and brought into compliance within thirty (30) days of written notice of breach of the Developer by the City, unless the City in writing and in its sole discretion designates a longer cure period, then the City has the right to begin work on the improvements at the expense of the Developer, and further may draw upon the Improvement Guarantee to complete the necessary improvements or such other action is necessary to cure the default, at Developer's expense. Developer's expense shall be limited to the costs incurred by the City, as defined herein. Notice by the City to the Developer will specify the conditions of default. If the City determines in its sole discretion that an emergency exists, such that the improvement must be completed in less than seven (7) days, the City may immediately draw upon the Improvement Guarantee, if available, and may complete the improvements at Developer's expense even if the Improvement Guarantee is not available; in such event, the City shall use its best efforts to notify Developer at the earliest practical date and time. The City may also, during the cure period and until completion of the improvements in compliance with this Agreement, withhold any additional building permits, certificates of occupancy, or provision of new utilities fixtures or services. Nothing herein shall be construed to limit the City from pursuing any other remedy at law or in equity which may be appropriate under city, state or federal law. Failure to timely complete construction of improvements which is due to inclement weather, unavailability of labor or materials, or force majeure shall not be considered a breach of the Agreement. Any costs incurred by the City, including, but not limited to, reasonable administrative costs and reasonable attorney's fees, in pursuit of any remedies due to the breach by the Developer shall be the responsibility of the Developer.

3.2 Recording of Agreement. The City shall record this Agreement at Developer's expense in the office of the Clerk and Recorder, County of Boulder, State of Colorado, and the City shall retain the recorded Agreement.

3.3 Binding Effect of Agreement. This Agreement shall run with the land included within the Development and shall inure to the benefit of and be binding upon the successors and assigns of the parties hereto.

3.4 Assignment, Delegation and Notice. This Agreement, or any part of this Agreement, may not be assigned by the Developer to any other party without the prior written approval of the City, which approval shall not be unreasonably withheld, conditioned or delayed. Developer shall provide to the City for approval written notice of any proposed assignment of any obligations under this Agreement to any successor, as well as arrangements, if any, for delegation of the improvement obligations hereunder. Developer and any successor shall, until written City approval of the proposed assignment and delegation of obligations, be jointly and severally liable for the obligations of Developer under this Agreement; following such approval, Developer shall be released from such obligations from and after the date of such approval, but such approval shall not release any previously accrued liabilities unless expressly agreed by the City. The City may require as part of any such approval that the successor execute its consent to be bound by specified terms and conditions hereof and/or of applicable provisions of the Plan and other applicable documents.

3.5 Modification and Waiver. No modification of the terms of this Agreement shall be valid unless in writing and executed with the same formality as this Agreement, and no waiver of the breach of the provisions of any section of this Agreement shall be construed as a waiver of any subsequent breach of the same section or any other sections which are contained herein.

3.6 Addresses for Notice. Any notice or communication required or permitted hereunder shall be given in writing and shall be personally delivered, or sent by United States mail, postage prepaid, registered or certified mail, return receipt requested, addressed as follows:

CITY:

City of Louisville
City Manager
749 Main Street
Louisville, CO 80027

DEVELOPER:

Dom Kickbush
9942 Grove Place
Westminster, CO 80031

With a copy to:

Kelly, P.C.
City Attorney

749 Main Street
Louisville, CO 80027

or to such other address or the attention of such other person(s) as hereafter designated in writing by the applicable parties in conformance with this procedure. Notices shall be effective three days after mailing or upon personal delivery in compliance with this paragraph.

3.6 Force Majeure. Whenever Developer is required to complete construction, maintenance, repair, or replacement of improvements by a given or agreed-upon deadline, such deadline shall be reasonably extended if Developer cannot as a practical matter, complete such performance by such deadline due to Acts of God or other circumstances constituting force majeure or beyond the reasonable control of Developer.

3.7 Approvals. Whenever approval or acceptance of a matter is required or requested of the City pursuant to any provisions of this Agreement, the City shall act reasonably in responding to such matter.

3.8 Previous Agreements. All previous written and recorded agreements between the parties or their predecessors, including, but not limited to, any Annexation Agreement or Subdivision Agreement, shall remain in full force and effect and shall control this Development. If any prior agreements conflict with this Agreement, then this Agreement controls.

3.9 Title and Authority. Developer warrants to the City that it is the record owner of the Development property or is acting in accordance with the currently valid and unrevoked power of attorney of the record owner hereto attached. The undersigned further warrant to have full power and authority to enter into this Agreement.

3.10 Governing Law; Venue; Severability. This Agreement and all matters arising hereunder or in connection herewith shall be governed by and construed and enforced in accordance with the laws of the State of Colorado. Any disputes regarding or arising out of this Agreement shall be brought in the courts of Boulder County, Colorado, and in no other court. In the event that any provision of the Agreement is held to be violative of the city, state, or federal laws and hereby rendered unenforceable, the City, in its sole discretion, may determine whether the remaining provisions will or will not remain in force.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first set forth above.

CITY:

CITY OF LOUISVILLE

By: _____
Christopher M. Leh, Mayor

Attest:

By: _____
Meredyth Muth, City Clerk

DEVELOPER:

By: _____
Dom Kickbush

ACKNOWLEDGMENT

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing signature of _____, as _____, of
_____, was subscribed and sworn to before me this ____ day of
_____, 20____.

Witness my hand and official seal.

expires: _____

Notary Public
My _____ commission

EXHIBIT A
SCHEDULE OF IMPROVEMENTS



Dillon Rd. Storage

Public Improvements Cost Estimate (Stormline & Service Connections in S. Pierce Ave.)

Material	Quantity	Unit Cost	Total
4' Storm Manhole	2 EA	\$ 6,000	\$ 12,000
18" RCP Stormline	303 LF	\$ 90	\$ 27,270
4" PVC San. Service	25 LF	\$ 25	\$ 625
1.5" Type K Copper Water Service	56 LF	\$ 40	\$ 2,240
1" PVC Irrigation Service	56 LF	\$ 15	\$ 840
6" DIP Fire Service	56 LF	\$ 30	\$ 1,680
Street cut and patching	4462 SF	\$ 7	\$ 31,234
Mill and Overlay	4651 SF	\$ 3	\$ 11,628
Median curb	55 LF	\$ 25	\$ 1,375
Monolithic curb and sidewalk	56 LF	\$ 30	\$ 1,680
Median Landscape/Irrigation	244 SF	\$ 5	\$ 1,220
TOTAL			\$ 91,792

EXHIBIT B

IRREVOCABLE LETTER OF CREDIT STANDARD FORM

[date of Letter of Credit - the date the credit is opened]

City of Louisville
749 Main St
Louisville, CO 80027

Attn: City Clerk:

We hereby issue our Irrevocable Letter of Credit Number in your favor for the account of _____, in an amount not to exceed _____ effective immediately and expiring at our counters on (except November 1 - March 1) or any extended expiration date as indicated below.

Funds under this Letter of Credit are available for payment by sight, by presentation of your sight draft(s) substantially in the form of Exhibit "1" accompanied by your written certificate substantially in the form of Exhibit "2".

Partial and multiple drawings are permitted.

This Letter of Credit will automatically be extended for a period of sixty (60) days from the present or any future expiration date unless we notify you in writing by certified mail thirty (30) days prior to any expiration date that we elect not to renew this Letter of Credit for any additional period.

We hereby engage with you that all drawings in conformity with terms and conditions of the Letter of Credit will be duly honored upon presentation to our counters on or before any expiration date as indicated above.

All bank charges, including any advising bank charges, are to be charged to (account party's name).

If a demand for payment by you hereunder does not, in any instance, conform to the terms and conditions of this Letter of Credit, the bank shall give the City written notice, and send copy of this notice by FAX to the City of Louisville (Attn: City Clerk), within three business days of presentment of any nonconforming draft that the purported negotiation was not effective in accordance with the terms and conditions of the Letter of Credit, stating with particularity the reasons therefore. The bank will hold all documents at the bank for the City, or send them to the City, at the City's option. Any such nonconforming demand may be corrected and resubmitted within three (3) business days of receipt of the bank's mailed

notice of nonconformity. A resubmittal will be deemed to have been presented to the bank on the date of the original demand for payment.

We are a current member of (FDIC) (FSLIC).

This credit is subject to the Uniform Customs and Practice for Documentary Credits, 1993 revision, ICC publication number 500.

This Irrevocable Letter of Credit sets forth in full the terms of our undertaking and such undertaking shall not in any way be modified, amended or amplified by reference to any document or instrument referred to herein or in which the Irrevocable Letter of Credit relates and any such reference shall not be deemed to incorporate herein by reference any document or instrument.

Sincerely,

(Bank)

EXHIBIT 1 TO LETTER OF CREDIT
DRAFT FOR PAYMENT DRAWN UNDER

IRREVOCABLE LETTER OF CREDIT NO. _____

DATE: _____, 20__.

PAY TO: The account of the City of Louisville, Colorado, Account

No. _____, at _____,

Colorado, THE SUM OF _____ DOLLARS

(\$ _____).

CITY OF LOUISVILLE, COLORADO

By: _____
City Clerk

EXHIBIT 2 TO LETTER OF CREDIT

To: _____

CERTIFICATE FOR PAYMENT

The undersigned, a duly appointed officer of the City of Louisville, Colorado (the "City"), hereby certifies to _____ (the "Bank"), with reference to the Bank's Irrevocable Letter of Credit No. _____ (the "Letter of Credit"), issued by the Bank in favor of the City, that:

- (1) The undersigned is the City Clerk for the City.
- (2) The City is authorized to make a drawing under the Letter of Credit.
- (3) The amount which is due and payable from the Letter of Credit is \$_____, and the amount of the sight draft accompanying this certificate does not exceed such amount.

IN WITNESS WHEREOF, the undersigned has executed and delivered this certificate as of the _____ day of _____, 20____.

CITY OF LOUISVILLE, COLORADO

By: _____
City Clerk

ELECTRONIC LAND USE HEARING REQUEST

CASE NO. _____

APPLICANT INFORMATION

Firm: dcb Construction Company, Inc.
Contact: Jana Hutkova or Mark Delgado
Address: 909 E 62nd Ave
Denver, CO 80216
Mailing Address: same as above
Telephone: 303.287.5525
Fax: _____
Email: jhutkova@dcb1.com and mdelgado@dcb1.com

OWNER INFORMATION

Firm: _____
Contact: Dom Kickbush
Address: 9942 Grove Pl
Westminster, CO 80031
Mailing Address: 9942 Grove Pl
Westminster, CO 80031
Telephone: 303.663.9586
Fax: _____
Email: domkickbush@comcast.net

REPRESENTATIVE INFORMATION

Firm: dcb Construction Company, Inc.
Contact: Jana Hutkova or Mark Delgado
Address: 909 E 62nd Ave
Denver, CO 80216
Mailing Address: same as above
Telephone: 303.287.5525
Fax: _____
Email: jhutkova@dcb1.com and mdelgado@dcb1.com

PROPERTY INFORMATION

Common Address: 745 S Pierce Ave
Legal Description: Lot 2 Bk 1
Subdivision Colorado Technological Center 1
Area: 87,569 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)

I hereby request the public hearing(s) on this application be scheduled to be conducted by Electronic Participation in accordance with the attached Resolution No. 30, Series 2020, as adopted by the City Council on April 7, 2020, and in accordance with Resolution No. 38, Series 2020, as adopted by City Council on June 2, 2020 if such hearing(s) can be scheduled during a time period when in-person meetings are not being held due to a health epidemic or pandemic. I acknowledge that holding a quasi-judicial hearing by Electronic Participation may present certain legal risks and involves an area of legal uncertainty, and that having this application heard at a meeting held by Electronic Participation is optional and undertaken at my own risk. I also understand that in-person meetings are preferred for quasi-judicial hearings, and that even if electronic hearing(s) are scheduled, this application will be heard at an in-person meeting if in person meetings have resumed by the scheduled hearing date(s). I further agree to defend and indemnify the City of Louisville in any action that may arise out of, or in connection with, conducting the hearing by Electronic Participation.

SIGNATURES & DATE

Applicant: dcb Construction Company, Inc. - Jana Hutkova
Print: Dom Kickbush 8-10-23
Owner: Dom Kickbush
Print: _____
Representative: Jana Hutkova
Print: J Hutkova

CITY STAFF USE ONLY

- ☐ Electronic Hearing Approved: _____
- ☐ Date(s) of Hearing(s): _____



PROJECT NARRATIVE

PUD Application for Dillon Rd Storage

DATE: August 24, 2023

APPLICANT INFO: Applicant/ Owner: Dom Kickbush

Architect/ Applicant representative:
dcb Construction Company, Inc.

Contact: Jana Hutkova & Mark Delgado

LOCATION: Colorado Technological Center, Filing 1
Lot 2, Block 1, Colorado Technological Center, First Filing
Address - 745 S Pierce Ave
Louisville, CO 80027

EXISTING ZONE
DISTRICT: Industrial

PROPOSED USE: Class A Climate Controlled Self-Storage Facility

The Applicant, Dom Kickbush, is pleased to submit the following application for a proposed "Class A" 3-story climate-controlled self-storage facility located on the subject 2.16-acre lot near the intersection of Dillon Rd and S Pierce Ave. The overall square footage of the facility is anticipated to be between 98,279 square feet with a building footprint of 32,367 square feet.

Market analysis points to a shortage of self-storage space in the surrounding 3-mile study area with occupancy rates well exceeding 90%. The proposed project will differentiate itself from the competition by focusing on an upscale interior climate-controlled product in contrast to typical single story drive-up units. Based on these market conditions the proposed facility will provide a much-needed amenity for both residents and nearby businesses at a location that appears to be an ideal fit in the industrial park.

The facility will include a small on-site leasing office storefront on the ground floor facing east toward S Pierce Ave. A manager/caretaker residence is not proposed on the property. The proposed parking is more than adequate for self-storage needs. Office hours are anticipated from 8am to 5:30pm with extended hours offered to customers using a security keypad to access the facility between 6am to 9pm. It's anticipated the total number of units will be between 530 and 640 units, pending the final interior design.

Most of the storage units will be accessed from the interior of the building at the centrally located customer loading area at the south side of the building. The proposed loading area is recessed into the building and covered to provide customers protection from inclement weather and a visual screening from the right-of-way. A small portion of south units will be accessible



from the exterior of the building at ground level to meet an important customer demand for small business users. An elevator bank will be provided adjacent to the customer loading area for easy customer access to storage units located on the upper floors of the facility.

The facility has been designed with a high priority on customer security and safety in mind. The facility will be monitored by interior and exterior video surveillance to reduce vandalism and loitering opportunities. Security video footage will be available in the leasing office during operation hours as well as offsite during off hours. Security is further heightened by controlled keypad access at the main entrances of the facility. The south area to be fenced.

Vehicular access is proposed at the existing shared ingress-egress easement located on the southern edge of the property. The proposed onsite circulation provides clear delineation between the proposed self-storage operations and adjacent southern property so that both sites can operate without in harmony. The traffic enters the site through one gate and can exit through another thus mitigating the impact of two vehicles trying to use the same access gate.

The proposed architecture for the building will incorporate high quality materials such as masonry, stucco, and architectural metal panels with varying, massing, textures and colors creating a visually appealing building, highly contrary to the traditional appearance and stigma of self-storage facilities. The building will be a type IIB construction. The maximum building height is proposed to be 37'.

No adverse noise is expected beyond that of motor vehicles. No odor will be produced from this use. No dust will be generated from this use.

Traffic impacts at self-storage facilities are historically low. Based on the statistics from the attached Self Storage Almanac excerpt the anticipated number of vehicles entering the facility per day is 25. The Applicant operates 3 facilities in the mountain region and can provide additional backup regarding vehicle trips if needed.

In closing, the Applicant is committed to delivering a high-quality product that will result in a positive impact to surrounding properties while offering a much-needed use to the immediate residents, businesses as well as the surrounding community.

Please do not hesitate to contact us with any questions.

A handwritten signature in black ink, appearing to read "Mark Delgado". The signature is stylized with large, bold letters and a prominent flourish at the end.

Mark Delgado, AIA
dcb Constructoin Company, Inc.

Property Owner Authorization

Property Owner:

Dom Kickbush
9942 Grove Pl
Westminster, CO 80031

Existing Parcel # & Address:

157516002011 – 745 S Pierce Ave

Project Name:

Dillon Rd Storage

The undersigned, registered property owner of the above noted properties, do hereby authorize:

dcb Construction Company, Inc.

to act on my behalf and take all actions necessary for submitting Development Plan for
Dillon Rd Storage

Dom Kickbush
Authorized Property Owner's Printed Name

domkickbush@comcast.net
Phone or E-Mail:

Dom
Authorized Property Owner's Signature

8-10-23
Date:

COLORADO TECH CENTER OWNERS ASSOCIATION
c/o Management Specialists, LLC (MSI)
11002 Benton Street
Westminster, Colorado 80020

October 25, 2022

Dom Kickbush
c/o Mark Delgado
DCB Construction Company, Inc
909 East 62nd Ave
Denver, CO 80216

Re: 745 S Pierce [Building Site]

Dear Mr.Kickbush:

The Board of Directors of the Colorado Tech Center Owners Association is in receipt of your proposal to develop the Building Site located at 745 S Pierce Ave as a self-storage facility containing 640 self-storage units of differing sizes. Section 2.2 of the Declaration of Protective Covenants dated September 20, 1979, provides:

2.2. Permitted Uses. Building Sites shall be utilized only for engineering, research facilities, laboratories, light industrial uses, offices, distribution and warehousing, and such other uses allowed under local zoning ordinances which Declarant, or its designee, shall permit it its sole discretion.

Based on the description of the project submitted to the Board, a copy of which is enclosed with this letter and made part of the Board's decision, the Board (as successor to and designee of the Declarant) has determined that it shall permit the use of this specific Building Site for a self-storage facility as described in the enclosure to this letter.

Please note that this determination affects the proposed use only; the Building Site shall still be required to conform to all development requirements contained in the Declaration of Protective Covenants, as amended, and to the City of Louisville Municipal Code. All necessary approvals shall be obtained prior to commencing construction. Thank you for submitting your project description for Board consideration.

Very truly yours,

COLORADO TECH CENTER OWNERS ASSOCIATION

Board of Directors

Enclosure (Project Description)



Steve Koonce <steve@sskoonce.com>

Dillon Rd Self Storage Concept Proposal w/ Narrative and Site Design

Mark Delgado <mdelgado@dcb1.com>

Tue, Sep 27, 2022 at 10:34 AM

To: "steve@sskoonce.com" <steve@sskoonce.com>

Cc: Curtis Hain <chain@msihoa.com>, "deepika@holistictherapiesinc.com" <deepika@holistictherapiesinc.com>, "ivyl@bhpropertymanagement.com" <ivyl@bhpropertymanagement.com>, Dom Kickbush <domkickbush@comcast.net>

Steve,

My name is Mark Delgado, I am the architect/design-builder working with Dom Kickbush who is looking to purchase subject property (circled below). On behalf of the applicant, Dom Kickbush, we are pleased to submit the attached concept package for the proposed Class A climate controlled storage facility at Lot 2, Block 1, near the intersection of Dillon Rd and S Pierce Ave (circled below). Our goal is to get a determination on use before we take next steps in the application.

Enclosed we have included a project narrative with Q&A responses, 2 site options, architectural sample photos, self storage almanac for traffic/parking info, and the survey. We have also included examples of work dcb has done with this product type.

We look forward to the board's feedback and taking next steps with the application. If there is anything else you need please do not hesitate to ask.



PROJECT NARRATIVE

Concept Phase Application

DATE: September 27, 2022

APPLICANT INFO: Owner: Charles Ogsbury
Applicant: Dom Kickbush

Architect: dcb Construction Company, Inc.
Contact: Gary DeBartolo & Mark Delgado

LOCATION: Colorado Technological Center, Filing 1
Lot 2, Block 1, Colorado Technological Center, First Filing
Intersection - Dillon Rd and S Pierce Ave
Louisville, CO 80027

EXISTING ZONE
DISTRICT: Industrial

PROPOSED USE: Class A Climate Controlled Self-Storage Facility

Dear CTC Board Members,

The Applicant, Dom Kickbush, is pleased to submit the following concept layout and sample project imagery for a proposed "Class A" 3-story climate controlled self storage facility located on the subject 2.16 acre lot near the intersection of Dillon Rd and S Pierce Ave. The overall square footage of the facility is anticipated between 80,000 and 100,000 square feet with a building footprint between 27,000-33,000 square feet. The total rentable area is anticipated between 58,000 and 71,000 square feet (note: rentable area consists of only the area of the storage units less corridors and circulation). Dom Kickbush is currently under contract to purchase the subject property from the current owner, Charles Ogsbury.

Market analysis points to a shortage of self storage space in the surrounding 3 mile study area with occupancy rates well exceeding 90%. The proposed project will differentiate from the competition by focusing on an upscale interior climate controlled product in contrast to typical single story drive-up units. Based on these market conditions the proposed facility will provide a much needed amenity for both residents and nearby business at a location that appears to be an ideal fit in the industrial park.

There are two site options under consideration by the Applicant and both options are attached for reference – the primary difference between the two options is the access drive on the north side of the building. Option 1 proposes an access drive around the perimeter of the building and Option 2 eliminates the access drive on the north and extends the building footprint into this area. Both options have been developed in consideration of required setbacks and local fire



department requirements and it's understood that the fire department will need to review and approve the final site layout.

The facility will include an on-site leasing office storefront on the ground floor facing east toward S Pierce Ave. A manager/caretaker residence is not proposed on the property. The proposed parking is more than adequate for self storage needs and the final design will meet minimum city standards. An excerpt from the Self Storage Almanac is attached to demonstrate typical self storage parking requirements for the mountain region.

The majority of the storage units will be accessed from the interior of the building at the centrally located customer loading area at the south side of the building. The proposed loading area is recessed into the building and covered to provide customers protection from inclement weather and a visual screening from the right-of-way. A small portion of units will be accessible from the exterior of the building at ground level to meet an important customer demand for small business users. An elevator bank will be provided adjacent to the customer loading area for easy customer access to storage units located on the upper floors of the facility.

The facility has been designed with a high priority on customer security and safety in mind. The facility will be monitored by interior and exterior video surveillance to reduce vandalism and loitering opportunities. Security video footage will be available in the leasing office during operation hours as well as offsite during off hours. Security is further heightened by controlled key pad access at the main entrances of the facility.

Vehicular access is proposed at the existing shared ingress-egress easement located on the southern edge of the property. The proposed onsite circulation provides clear delineation between the proposed self storage operations and adjacent southern property so that both sites can operate without in harmony.

The proposed architecture for the building will incorporate high quality materials such as masonry and architectural metal panels with varying, massing, textures and colors creating a visually appealing building, highly contrary to the traditional appearance and stigma of self-storage facilities. The Applicant has included a sample architecture inspiration sheet featuring recent projects that have been completed or under construction.

Traffic impacts at self storage facilities are historically low. Based on the statistics from the attached Self Storage Almanac excerpt the anticipated number of vehicles entering the facility per day is 25. The Applicant operates 3 facilities in the mountain region and can provide additional backup regarding vehicle trips if needed.

Additional Questions and Answers Regarding Project Impacts:

(a) Traffic;

RESPONSE: The entrance to the property has been designed to accommodate the anticipated traffic and should not have any impact on the street traffic around the site. The use is also a very low traffic use with a total 20-25 vehicles cars entering the site for a whole day. The traffic enters the site through one gate and can exit through another thus mitigating the impact of two vehicles trying to use the same access gate.



(b) Activity levels;

RESPONSE: The activity level of the site is very low. Customers only access the site when they need to get to their belongings being stored. Estimated 25 customers access their unit on a daily basis.

(c) Light;

RESPONSE: The site lighting that is being utilized is cut off down lights which provide adequate light levels for security of the site while shielding the light from effecting the neighboring properties

(d) Noise;

RESPONSE: No adverse noise is expected beyond that of motor vehicles.

(e) Odor;

RESPONSE: No odor will be produced from this use

(f) Building type, style and scale;

RESPONSE: The building will be a type IIB construction with exterior materials consisting of textured masonry, glass storefront, architectural metals. The building height is approximately 35-40ft, well below the allowable building height allowed.

(f) Number of units;

RESPONSE: It's anticipated the total number of units will be between 530 and 640 units, pending the final design.

(g) Hours of operation;

RESPONSE: Office hours are anticipated from 8am to 5:30pm with extended hours offered to customers using a security keypad to access the facility between 6am to 9pm.

(h) Dust; and

RESPONSE: No dust will be generated from this use. During construction efforts will be made to keep the dust generated to a minimum.

In closing, the Applicant is committed to delivering a high quality product that will result in a positive impact to surrounding properties while offering a much needed use to the immediate residents, businesses as well as the surrounding community. We look forward to discussion the proposal further in whatever capacity seen fit.

We thank you for your time and look forward taking next steps with this application. Please do not hesitate to contact us with any questions.



MLDHL

Mark Delgado, AIA
dcb Constructoin Company, Inc.



SAMPLE STORAGE FACILITIES

Applicant Information:

Project No.: 22-312

Project Information:

Design-Build Contractor:

Sheet Number: 5

DILLON RD STORAGE

Louisville, Colorado
September 23, 2022

dcb construction company, inc.

909 East 62nd Avenue • Denver, Colorado 80216 • 303.287.5525 • Fax 303.287.3697 • www.dcb1.com



LAND SURVEY PLAT
(745 S PIERCE AVENUE)

LOT 2, BLOCK 1, COLORADO TECHNOLOGICAL CENTER, FIRST FILING,
RECORDED SEPTEMBER 27, 1979 AT RECEPTION NO. 361998, PLAT BOOK E91, PAGE 38

SITUATE
IN THE SW 1/4 OF SECTION 16, T.1S., R.69 W. OF THE SIXTH P.M.
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

NOTES:

- 1) DATE OF SURVEY: 10 DECEMBER 2019.
2) AREA: 94,419 SQ. FT., +/-.
3) BASIS OF BEARINGS: THE PLATTED BEARING OF N89°18'59"W FOR THE NORTH LINE OF LOT 2, BLOCK 1, COLORADO TECHNOLOGICAL CENTER, FIRST FILING, MONUMENTED AT THE WEST END BY A FOUND #5 REBAR & AT THE EAST END BY A FOUND YELLOW PLASTIC CAP, PLS 6973, AS SHOWN HEREON.
4) LINEAL UNITS: U.S. SURVEY FEET, PURSUANT TO 38-52-103(2) C.R.S. THE CONVERSION FACTOR IS: ONE METER EQUALS .3937/1200 FEET.
5) BASIS OF ELEVATIONS: A PUBLISHED NAVD83 ELEVATION OF 5206.02 FEET FOR THE NGS BENCHMARK Q 413, BEING AN ENCASED DEEP ROD FOUND AS DESCRIBED ON THE DATA SHEET, NOT SHOWN.
6) CONTOUR INTERVAL: 1 FOOT.

RECORD TITLE INFORMATION:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY TRISTATE SURVEYING, INC. THE INFORMATION OF RECORD SHOWN HEREON WAS OBTAINED FROM THE MUNICIPALITY OF JURISDICTION WHERE THE SUBJECT PROPERTY IS SITUATE & A 22 AUGUST 2018 COMMONWEALTH LAND TITLE INSURANCE COMPANY TITLE POLICY, POLICY NO.: 00-1748157-B-006-1-18-HIGHWAYS. THE DISPOSITION OF THE ITEMS IN SCHEDULE B EXCEPTS ARE AS FOLLOWS:

- 1) AFFECTS THE PROPERTY BUT, CONTAINS NO PLOTTABLE ITEMS: WATER RIGHTS, CLAIMS OF TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
2) AFFECTS THE PROPERTY BUT, CONTAINS NO PLOTTABLE ITEMS: ALL TAXES AND ASSESSMENTS FOR THE YEAR 2018 AND SUBSEQUENT YEARS, A LIEN BUT NOT YET DUE OR PAYABLE.
3) AFFECTS THE PROPERTY BUT, CONTAINS NO PLOTTABLE ITEMS: COVENANTS, CONDITIONS AND/OR RESTRICTIONS, WHICH DO NOT INCLUDE A FORFEITURE OR REVERTER CLAUSE, SET FORTH ON THE RECORDED PLAT OF COLORADO TECHNOLOGICAL CENTER, FIRST FILING.
4) AFFECTS THE PROPERTY BUT, CONTAINS NO PLOTTABLE ITEMS: RESTRICTIONS IMPOSED BY THE ORDINANCE, RECORDED MARCH 12, 1976 ON FILM NO. 917 AT RECEPTION NO. 0019610 PERTAINING TO ANNEXATION TO THE CITY OF LOUISVILLE.
5) AFFECTS THE PROPERTY BUT, CONTAINS NO PLOTTABLE ITEMS: THE EFFECT OF COLORADO TECHNOLOGICAL CENTER, FIRST FILING, PLANNED UNIT DEVELOPMENT RECORDED SEPTEMBER 27, 1979 ON FILM NO. 1094 AT RECEPTION NO. 00361997.
6) AFFECTS THE PROPERTY BUT, CONTAINS NO PLOTTABLE ITEMS: COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND LIEN RIGHTS, WHICH DO NOT INCLUDE A FORFEITURE OR REVERTER CLAUSE, SET FORTH IN THE DECLARATION, RECORDED OCTOBER 24, 1979 ON FILM 1089 AT RECEPTION NO. 00367003. SUPPLEMENT TO SAID COVENANTS, CONDITIONS AND RESTRICTIONS BY AN INSTRUMENT RECORDED NOVEMBER 23, 1984 ON FILM 1330 AT RECEPTION NO. 00368784 AND RECORDED SEPTEMBER 24, 1985 ON FILM 1534 AT RECEPTION NO. 00744584, SUPPLEMENT TO SAID COVENANTS, CONDITIONS AND RESTRICTIONS BY AN INSTRUMENT DATED SEPTEMBER 30, 1985 ON FILM 1375 AT RECEPTION NO. 00746370. WAIVER OF RIGHT OF REPURCHASE RECORDED NOVEMBER 19, 1985 ON FILM 1341 AT RECEPTION NO. 00726665 AND RE-RECORDED JANUARY 6, 1989 ON FILM 1511 AT RECEPTION NO. 00866655. ASSIGNMENT OF DECLARANT'S RIGHTS AND DUTIES RECORDED NOVEMBER 19, 1985 ON FILM 1382 AT RECEPTION NO. 00726665 AND RE-RECORDED JANUARY 6, 1989 ON FILM 1511 AT RECEPTION NO. 00866654.
7) AFFECTS THE PROPERTY BUT, CONTAINS NO PLOTTABLE ITEMS: TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE SUBDIVISION AGREEMENT AND ADDENDUM TO AGREEMENT BY AND BETWEEN M.D.C. CORPORATION, FIRST NATIONAL BANK OF DENVER AND CITY OF LOUISVILLE RECORDED NOVEMBER 24, 1979 ON FILM 1089 AT RECEPTION NO. 00367004.
8) AFFECTS THE PROPERTY BUT, CONTAINS NO PLOTTABLE ITEMS: TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE ANNEXATION AND ZONING AGREEMENT BY AND BETWEEN THE CITY OF LOUISVILLE AND M.D.C. DEVELOPMENT CORPORATION, BOULDER COUNTY LAND VENTURE AND THE COLORADO & SOUTHERN RAILWAY COMPANY RECORDED JANUARY 3, 1980 ON FILM 1098 AT RECEPTION NO. 00374141.
9) AFFECTS THE PROPERTY BUT, CONTAINS NO PLOTTABLE ITEMS: ANY ASSESSMENT OR LIEN OF COLORADO TECH CENTER METROPOLITAN DISTRICT, AS DISCLOSED BY THE INSTRUMENT RECORDED JULY 19, 1983 ON FILM 1262 AT RECEPTION NO. 00562750.
10) AFFECTS THE PROPERTY BUT, CONTAINS NO PLOTTABLE ITEMS: ALL WATER AND WATER RIGHTS LOCATED ON, UNDER OR APPURTAINANT TO THE SUBJECT PROPERTY, INCLUDING, WITHOUT LIMITATION, ALL SUBTERRANEAN WATER, AS RESERVED BY M.D.C. CORPORATION I/A/A M.D.C. DEVELOPMENT CORPORATION I/A/A M.D.C. HOLDINGS INC., IN DEEDS RECORDED NOVEMBER 19, 1985 ON FILM 1382 AT RECEPTION NO. 00726662 AND 00726663.
11) AFFECTS THE PROPERTY & PLOTTED HEREON: COVENANTS, CONDITIONS AND RESTRICTIONS, WHICH DO NOT INCLUDE A FORFEITURE OR REVERTER CLAUSE, SET FORTH IN THE DEED RECORDED NOVEMBER 19, 1985 ON FILM 1382 AT RECEPTION NO. 00726662.
12) AFFECTS THE PROPERTY BUT, CONTAINS NO PLOTTABLE ITEMS: ANY WATER RIGHTS OR CLAIMS OF TITLE TO WATER, ON, OR UNDER THE LAND.
13) AFFECTS THE PROPERTY BUT, CONTAINS NO PLOTTABLE ITEMS: ANY AND ALL EXISTING LEASES OR TENANCIES.
14) AFFECTS THE PROPERTY & PLOTTED HEREON: EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT IN FAVOR OF M.D.C. CORPORATION FILED FOR RECORDING RECORDING DATE: APRIL 10, 2002 RECORDING NO.: 008187.
15) AFFECTS THE PROPERTY BUT, CONTAINS NO PLOTTABLE ITEMS: TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ORDINANCE AS SET FORTH BELOW, RECORDING DATE: APRIL 10, 2002 RECORDING NO.: 008187.
16) AFFECTS THE PROPERTY BUT, CONTAINS NO PLOTTABLE ITEMS: TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE EASEMENT DEED AS SET FORTH BELOW, RECORDING DATE: APRIL 10, 2002 RECORDING NO.: 008187.
17) AFFECTS THE PROPERTY & PLOTTED HEREON: TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE EASEMENT DEED AS SET FORTH BELOW, RECORDING DATE: APRIL 25, 2002 RECORDING NO.: 2280968-2002.

RESTRICTIONS:

DIGITAL DISCLAIMER: TRISTATE SURVEYING, INC. MAKES NO WARRANTIES OR GUARANTEES EXPRESSED OR IMPLIED FOR DIGITAL RENDERINGS.

NOTICE 13-80-105(1)(A) C.R.S.: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

UNDERGROUND UTILITIES: TRISTATE SURVEYING, INC. MAKES NO REPRESENTATION REGARDING UNDERGROUND UTILITIES. ALL UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON ACTUAL FIELD LOCATIONS PROVIDED BY UNDERGROUND UTILITY LOCATING SOLUTIONS OR THEIR REPRESENTATIVES. STANDARD UTILITY NOTIFICATION PROTOCOL SHOULD BE ADHERED TO PRIOR TO CONSTRUCTION OR EXCAVATION.

SURVEYOR'S STATEMENT:

I, BRADLEY D. PETERSON, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS LAND SURVEY PLAT WAS PREPARED BY ME AND IN ACCORDANCE WITH 38-51-102(2) C.R.S. AND THAT ON THE DATE OF SURVEY AS FURTHER STATED, IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND OPINION.

BRADLEY D. PETERSON, P.L.S. NO. 28660
FOR AND ON BEHALF OF TRISTATE SURVEYING, INC.

DATE

DRAWN BY	BOP	DATE	12 DEC 19
CHECKED BY	LT	DRAWING NO.	201969-1SP
DATE	201969	SHEET	2 OF 2

NO.	DATE	DESCRIPTION	BY

TRISTATE SURVEYING, INC.
Bradley D. Peterson, PLS



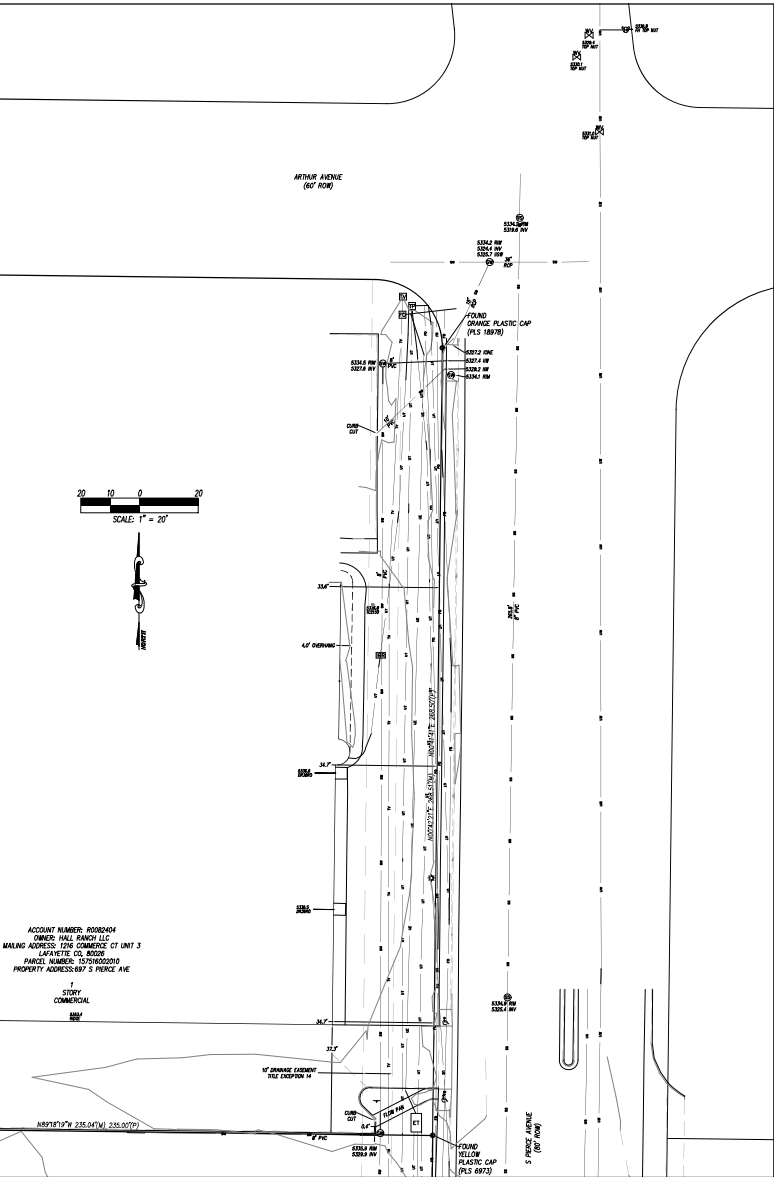
7031 S. DELAWARE STREET
333-365-9070
LITTLETON, CO 80120-1220
bop@tristatesurveying.com

LEGEND:

- (M) MEASURED VALUE
(R) RECORD VALUE
(D) DEEDED VALUE
(C) CALCULATED VALUE
FL FLOW LINE
PL PROPERTY LINE
ROW RIGHT OF WAY
UGS UNDERGROUND GAS LINE
UE UNDERGROUND ELECTRIC LINE
TV UNDERGROUND TELEVISION LINE
UT UNDERGROUND TELEPHONE LINE
UW UNDERGROUND WATER LINE
US UNDERGROUND SEWER LINE
SW UNDERGROUND STORM LINE
FO UNDERGROUND FIBER OPTICS LINE
SM STORM WATER MANHOLE
L LIGHTING
WM WATER METER
WS WATER SHUT OFF
V WATER VALVE
I IRRIGATION
F FIRE HYDRANT
FV FIBER OPTICS VAULT
E ELECTRIC METER
ET ELECTRIC TRANSFORMER
EB ELECTRIC BOX
EP ELECTRIC PEDESTAL
TE TELEVISION PEDESTAL
TP TELEPHONE PEDESTAL
GV GAS VALVE
GM GAS METER
S SIGN
H HANDICAP DESIGNATION
T TREE DECIDUOUS
SDBL 24" TRUNK DIAMETER IN INCHES
24" APPROXIMATE TOP LINE
DIAMETER IN FEET
T TREE CONIFEROUS
SDBL 24" TRUNK DIAMETER IN INCHES
24" APPROXIMATE TOP LINE
DIAMETER IN FEET
DOOR 36" WIDE
FENCE 36" HIGH
OPENING DIRECTION - IN

DEPOSITING CERTIFICATE

SUBMITTED TO BOULDER COUNTY LAND USE FOR RECORDING ON
THIS ____ DAY OF _____, 2020.



8 • Site Information

a target customer segment. Other features may be mandated by local or municipal rules and regulations. Items such as landscaping and setbacks are often determined by zoning rules or ordinances. Cities may have mandates surrounding the number of parking spaces at self-storage facilities as well. (See Table 8.1)

TABLE 8.1 AVERAGE NUMBER OF PARKING SPACES AT FACILITY OFFICE	
REGION	Average Number
Division	
NORTH CENTRAL	8.4
East North Central	9.3
West North Central	6.9
NORTHEAST	10.6
Middle Atlantic	12.1
New England	7.9
SOUTH CENTRAL	10.5
East South Central	8.3
West South Central	10.7
SOUTHEAST	12.7
South Atlantic	12.7
WEST	8.2
Mountain	8.1
Pacific	8.3
NATIONAL	9.8
Number of Units	
1 to 99	14.3
100 to 299	8.1
300 to 499	8.7
500 to 999	10.3
1,000 or more	9.7
Rentable Sq. Footage	
Less than 25,000	12.4
25,000 to 49,999	7.6
50,000 to 74,999	7.1
75,000 to 99,999	11.4
100,000 or more	12.0
Market Area	
Urban	10.2
Suburban	9.6
Rural	9.4
Year Facility Built	
Prior to 1981	10.5
1981 to 1985	7.4
1986 to 1990	9.0
1991 to 1995	10.5
1996 to 2000	9.4
2001 to 2005	9.4
2006 or after	10.5

Nationally, the average number of parking spots at self-storage locations in 2012 totaled 9.8 per store. Storage facility parking spaces were most abundant in the Southeastern region of the U.S., where sites averaged 12.7 parking spaces at each self-storage property.

TABLE 8.2 TRAFFIC FLOW	
REGION	Average Number of Vehicles Entering the Facility Daily
Division	
NORTH CENTRAL	22.5
East North Central	24.6
West North Central	19.1
NORTHEAST	17.0
Middle Atlantic	17.8
New England	15.7
SOUTH CENTRAL	19.1
East South Central	13.7
West South Central	19.9
SOUTHEAST	27.2
South Atlantic	27.2
WEST	20.8
Mountain	19.2
Pacific	22.4
NATIONAL	21.0
Number of Units	
1 to 99	14.3
100 to 299	15.3
300 to 499	20.8
500 to 999	25.0
1,000 or more	35.4
Rentable Sq. Footage	
Less than 25,000	15.2
25,000 to 49,999	18.2
50,000 to 74,999	19.7
75,000 to 99,999	26.9
100,000 or more	35.5
Market Area	
Urban	22.6
Suburban	21.8
Rural	15.2
Year Facility Built	
Prior to 1981	20.7
1981 to 1985	19.4
1986 to 1990	20.9
1991 to 1995	23.1
1996 to 2000	20.0
2001 to 2005	21.2
2006 or after	20.9

Parking is harder to come by at self-storage stores in the West. Within this region, self-storage facilities in the Pacific averaged 8.3 parking spaces and offered 8.1 parking spots at facilities in the Mountain states.

Intuitively, it would be easy to assume that the largest self-storage facilities also have the most parking spaces; however, the numbers say otherwise. Self-storage properties with less than 100 storage units—the smallest facility size analyzed—posted the highest number of parking spaces of the category, averaging 14.3 spaces. Likewise, self-storage stores with the least rentable square footage of the category also averaged the highest number of parking spaces, offering a total of 12.4 parking spots at self-storage stores measuring less than 25,000 square feet.

The population of the area surrounding the self-storage facility seemed to impact the number of parking spaces included at the property. This year, rural sites averaged the fewest parking spaces, with 9.4 spots per storage facility. Suburban storage stores fell in the middle of the range, averaging 9.6 parking spaces at each property. Urban sites boasted the highest average number of parking spots for the category at 10.2 per storage store—a number approximately nine percent higher than the parking space average posted by rural storage businesses.

Low Traffic Business

Self-storage facilities do not bring an excessive amount of additional traffic to the neighborhoods they serve. Unlike big box stores or fast food restaurants, which generate traffic day and night, self-storage facilities see many fewer customers on a daily basis than do most other



SELF STORAGE

- Design-Build
- General Contractors
- Denver, Colorado
- www.dcb1.com



- **Advantage Self Storage**; Arvada, CO - 96,000 s.f. 3 Story climate controlled main building with 4 separate buildings for drive-up storage - General Contractor
- **Buffalo Mountain Self Storage Phase 1 / Phase 2 (Under Construction)**; Silverthorne, CO - 76,000 s.f. 3-story Pre-engineered building with an architectural metal panel system. Design-Build
- **Buffalo Run Self Storage**; Commerce City, CO - 102,000 s.f. Climate controlled 3-story facility with 1000 storage units and block / stucco exterior finish. Design-Build
- **Carlson Storage - Kipling**; Littleton, CO - 110,000 s.f. 3-story climate-controlled structure and 2 single story drive up unit storage buildings. Masonry / architectural metal panel exterior. Design-Build
- **Carlson Storage - Marshall Street**; Wheat Ridge, CO - 75,000 s.f. Main building partial climate controlled with 2 story office / residential space. 8 single story drive up buildings. Design-build
- **ExtraSpace**; Castle Rock, CO - 32,000 s.f. 2-story climate controlled and drive up storage facility on site with existing drive up buildings. Design-Build
- **ExtraSpace**; Loveland, CO - 98,000 s.f. Main building 2-story climate controlled with architectural metal panels / masonry / stucco and 2 single story drive-up buildings. Design-Build
- **Ficco Self Storage**; Wheat Ridge, CO - 81,000 s.f. Main building 2-story climate controlled with architectural metal panels / masonry and 3 single story drive-up buildings. Design-Build
- **Glacier Park Self Storage (Under Construction)**; Frederick, CO - 80,000 s.f. 3-story climate-controlled structure. Masonry / Stucco / Architectural metal panel exterior. Design-Build
- **Green Valley Ranch Expansion**; Denver, CO - 19,000 s.f. New climate controlled building on the site of existing drive-up exterior storage facility. Design-Build
- **Greenbox #1**; Denver, CO - 66,000 s.f. 4-story energy efficient climate controlled building constructed with recycled materials earning a LEED certification. General Contractor
- **Greenbox #2**; Denver, CO - 135,000 s.f. renovation and addition. Existing precast concrete building converted to a 1000 unit climate controlled solar powered building. 90-foot tower addition with architectural metal panels. General Contractor



Buffalo Run Self Storage Commerce City, CO



Carlson Storage - Kipling Littleton, CO



ExtraSpace Storage Loveland, CO



Ficco Self Storage Wheat Ridge, CO



Greenbox #1 Denver, CO

- **Greenbox #3**; Denver, CO - 81,000 s.f. remodel of an existing building transformed into a 434 unit storage facility. General Contractor
- **Guardian Self Storage**; Superior, CO - 101,000 s.f. 2-story climate controlled main building and 3 drive-up buildings. Masonry / metal panel exterior facade. General Contractor
- **HAT Holdings Self Storage**; Aurora, CO - 74,000 s.f. 2-story climate controlled facility with drive up units. Masonry / stucco exterior finish. Design-Build
- **Hilltop (County Line) Self Storage**; Littleton, CO - 81,000 s.f. 3-story building with basement. Climate controlled building with masonry / architectural metal panel exterior facade. Design-Build
- **Monaco Self Storage Phase I & II**; Denver, CO - 99,000 3-story climate-controlled structure and 6 single story drive up unit storage buildings. Masonry / architectural metal panel exterior. Design-Build
- **Monaco Self Storage Phase III**; Denver, CO - 16,000 s.f. climate controlled 1-story building addition and 9,000 s.f. drive up building. Masonry / metal stud structure with metal panel exterior finish. Design-Build
- **Rino Self Storage**; Denver, CO - 108,000 s.f. 3-story climate controlled building. Pre-engineered structure with masonry / architectural metal panel exterior. Design-Build
- **StorQuest Colfax**; Lakewood, CO - 109,000 s.f. 3-story with basement climate controlled building. A portion of the first floor is leasable tenant space. Masonry / architectural metal panels. Design-Build
- **StorQuest DTC**; Greenwood Village, CO - 115,000 s.f. 3-story w/ basement climate controlled building. Masonry and architectural metal panel accents. Design-Build
- **StorQuest Evans**; Denver, CO - 93,000 s.f. Demolition, addition, and remodel of existing masonry building. Stucco / masonry exterior finish. Design-Build
- **StorQuest Kalamath**; Denver, CO - 86,000 s.f. climate controlled space and 7,000 s.f. of covered parking. 3-story building and basement with exterior masonry / architectural panels. Design-Build
- **StorQuest La Mesa**; La Mesa, CA - 110,000 s.f. 3-story climate controlled building with leasing office. Masonry / architectural metal panels / stucco exterior finish. Design-Build



Greenbox #2 Denver, CO



Hilltop (County Line) Self Storage Littleton, CO



Monaco Self Storage Denver, CO



Rino Self Storage Denver, CO



StorQuest DTC Greenwood Village, CO

- **StorQuest Oakland;** Oakland, CA - 109,000 s.f. 7-story refinish of building exterior and canopy addition. Design-Build
- **StorQuest Peoria;** Aurora, CO - 77,000 s.f. 3-story climate controlled building with covered parking and drop off. Pre-engineered structure with masonry / stucco exterior. Design-Build
- **StorQuest Phoenix;** Phoenix, AZ - 123,000 s.f. 3-story climate controlled building with leasing office and partial covered parking. Masonry / architectural metal panel exterior facade. Design-Build
- **StorQuest Portland;** Portland, OR - 100,000 s.f. 3-story with basement climate controlled building with covered loading and parking areas. Pre-engineered metal building with masonry and architectural metal panels. Design-Build
- **StorQuest Washington Street;** Denver, CO - 118,000 s.f. 3-story building with basement, climate controlled with covered loading dock. Pre-engineered metal building with masonry and architectural metal panels. Design-Build
- **Storage Zone;** Warrensville Heights, OH - 60,000 s.f. climate controlled pre-engineered metal building with metal exterior panels. Supply-erect PEMB
- **Telluride Storage (Under Construction);** Telluride, CO - 55,000 s.f. 2-story building with basement climate controlled building with drive up units and covered loading area, Pre-engineered metal building with masonry and architectural metal panels. Design-Build
- **Trinity Storage;** Arvada, CO - 110,000 s.f. 3-story building climate controlled building with drive up units and covered loading area, Pre-engineered metal building with masonry and architectural metal panels. Design-Build



DILLON RD STORAGE

745 S PIERCE AVE, LOUISVILLE, CO 80027
FINAL PLANNED UNIT DEVELOPMENT
LOT 2, BLOCK 1, TECHNOLOGICAL CENTER, FILING NO. 1
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO
CASE #: PUD-00477-2023

PROJECT DESCRIPTION

PROPOSED 3-STORIES COMMERCIAL SELF-STORAGE BUILDING AT VACANT LOT. TOTAL BUILDING AREA WILL BE 98,279 SF.

GENERAL NOTES

- THE CITY OF LOUISVILLE IS NOT RESPONSIBLE FOR DAMAGE TO OR REPAIR OF MONUMENT SIGNS, PAVEMENT SURFACES, OR LANDSCAPING CAUSED DURING REPAIR OR MAINTENANCE OF UTILITIES LOCATED WITHIN PUBLIC UTILITY EASEMENTS.

SITE DATA TABLE

PROJECT DATA			
JURISDICTION	CITY OF LOUISVILLE		
PARCEL #	15751002011		
RE ZONING	I-2 ZONING (INDUSTRIAL)		
PROPOSED BUILDING AREA	GROUND LEVEL	32,367 SF	
	SECOND LEVEL	32,367 SF	
	THIRD LEVEL	33,545 SF	
	TOTAL	98,279 SF	
PROPOSED USE	CLIMATE CONTROLLED SELF STORAGE		
DEVELOPMENT STANDARDS			
	REQUIRED	EXISTING	PROPOSED
TOTAL SITE AREA		84,430.31 SF = 2.188 AC	84,430.31 SF = 2.188 AC
SITE COVERAGE			
	BUILDING	0%	34.9% (32,367 SF)
	PARKING	0%	5% (4,788 SF)
	DRIVEWAY	0.3% (8,737 SF)	35.2% (33,429 SF)
	TOTAL	MAX 75%	68.6% (65,584 SF)
OPEN SPACE			
	LANDSCAPE AREA	25%	90.7% (85,893.31 SF)
	HARDSCAPE AREA		36.4% (34,716.31 SF)
	TOTAL		8.9% (8,737 SF)
	TOTAL	100% (84,430.31 SF)	85.7% (81,063.31 SF)
BUILDING HEIGHT	BUILDING 1 40' (60' ARCH PROJECTION ONLY)		3-STORIES/37'
BUILDING SETBACK			
	EAST - FRONT TO PUBLIC	37'	122.3'
	WEST - REAR	12'	61.3'
	NORTH - INTERIOR SIDE	12'	15.0'
	SOUTH - INTERIOR SIDE	12'	58.3'
PARKING SPACES			
	STANDARD (P.X19)	STORAGE 2 SPACES PER 3 EMP; 2000 X 1,000 8 SPACES REQ	19 (P.X19)
	ACCESSIBLE	1	1
	EV INSTALLED	5%	1
	EV READY	10%	1
	EV CAPABLE	10%	1
	BIKE	1 PER 20 CARS, MIN 3	4 SPACES/2 BIKE VEHICLE RACKS
PARKING SETBACKS			
	EAST - FRONT TO PUBLIC	20'	72.4'
	WEST - REAR	12'	NA
	NORTH - INTERIOR SIDE	12'	15.0'
	SOUTH - INTERIOR SIDE	12'	NA

Electric Vehicle Supply Equipment (EVSE) Unattended Space: A designated parking space with dedicated electric vehicle supply equipment capable of supplying a minimum 40-amp, dedicated circuit rated at 200/240 Volt from a building electrical panelboard.

Electric Vehicle Capable Space: A designated parking space that is provided with conduit sized and rated for a minimum 40-amp, 200/240-volt dedicated branch circuit and shall be no less than 1" in size. Conduit shall be continuous from the future or existing electrical panelboard or subpanelboard location(s) and end at a junction box or receptacle located within close proximity of the parking space. The electrical panel serving the parking space shall have sufficient capacity and physical space for a 40-amp, 40-amp breaker. The conduit shall be sealed at the junction or outlet box that is capped off, with the conduit sealed and the cap labeled as "For future electric vehicle charging."

Electric Vehicle Ready Space: A designated parking space that is provided with a dedicated branch circuit with wiring capable of supporting a minimum 40-ampere, 200/240-volt circuit that terminates at a receptacle, plug, junction box, or an installed electric vehicle supply equipment within close proximity of the parking space. There shall be adequate reserved space in an electrical panelboard or subpanelboard to meet the electric vehicle requirements.

SIGNATURE BLOCKS

NOTARY PUBLIC BLOCK

STATE OF _____
COUNTY OF _____
SIGNED BEFORE ME ON _____, 2023
BY _____ (NAME (S) OF INDIVIDUAL, (S) MAKING STATEMENT)

(NOTARY'S OFFICIAL SIGNATURE)

(TITLE OF OFFICE)

(COMMISSION EXPIRATION)

OWNER'S SIGNATURE

THE UNDERSIGNED AS THE OWNER OF THE LANDS DESCRIBED HEREIN, HEREBY AGREES ON BEHALF OF ITSELF, AND ITS HEIRS, SUCCESSORS AND ASSIGNS TO DEVELOP AND MAINTAIN THE PROPERTY DESCRIBED HEREON IN ACCORDANCE AND COMPLIANCE WITH THIS APPROVED PLAN AND THE LOUISVILLE MUNICIPAL CODE.

(FULL NAME OF ENTITY OR CORPORATION, AS APPLICABLE)

WITNESS MY OUR HAND(S) AND SEAL(S) THIS _____ DAY OF _____, 2023.

BY _____

PLANNING COMMISSION CERTIFICATE

RECOMMENDED APPROVAL THIS _____ DAY OF _____, 20____, BY THE
PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. _____ SERIES _____

CITY COUNCIL CERTIFICATE

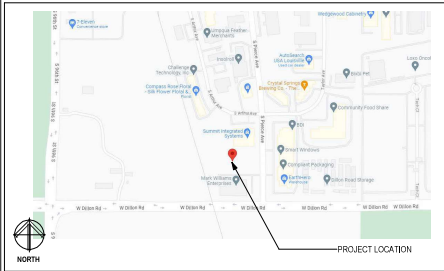
APPROVED THIS _____ DAY OF _____, 20____, BY THE CITY OF COUNCIL OF THE CITY
OF LOUISVILLE, COLORADO.

RESOLUTION NO. _____ SERIES _____

MAYOR _____ CITY CLERK _____

SEAL

VICINITY MAP



SHEET INDEX

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3	OF	11	BUILDING ELEVATIONS
4	OF	11	BUILDING ELEVATIONS
5	OF	11	GRADING PLAN
6	OF	11	UTILITY PLAN
7	OF	11	LANDSCAPE PLAN
8	OF	11	LANDSCAPE DETAILS
9	OF	11	SITE DETAILS
10	OF	11	PHOTOMETRIC PLAN
11	OF	11	LIGHTING CUT SHEETS

PROJECT TEAM

ARCHITECT:
DCB CONSTRUCTION COMPANY, INC.
909 EAST 62ND AVENUE
DENVER, CO 80218
PH: 303-287-5225
CONTACT: STEPHANIE FERNANDEZ

LANDSCAPE ARCHITECT:
STACKLOT
5639 S CURTICE ST
LITTLETON, CO 80120
PH: 303-808-4523
CONTACT: STEVE WENIS

CIVIL ENGINEER:
PROOFMAIL CONSULTING ENGINEERS
600 GRANT ST, SUITE 210
DENVER, CO 80203
PH: 303-542-0709
CONTACT: MATT ADAMS & WILLA PATERSON

ELECTRICAL DESIGN/BUILD CONTRACTOR:
GIVEN & ASSOCIATES, INC
735 S XENON CT, #201
LAKEWOOD, CO 80228
PH: 303-715-2770
CONTACT: BRETT BOLES & RYAN WELLS

REQUESTS

- PARKING REDUCTION REQUEST - PURSUANT TO SEC. 17.20.080 OF THE LMC BASED ON THE PARKING NEEDS OF NONWELLING USERS.
- PUD WAIVER REQUEST - WALL SIGNAGE - WEST ELEVATION
- TREE WAIVER REQUEST - STORM LINE IS PRESENT ON NORTH SIDE OF SITE; 8 TREES AND 27 SHRUBS RELOCATED WITHIN THE BUFFER TO MEET REQUIREMENT.

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COVER SHEET

SHEET: 1 OF 11

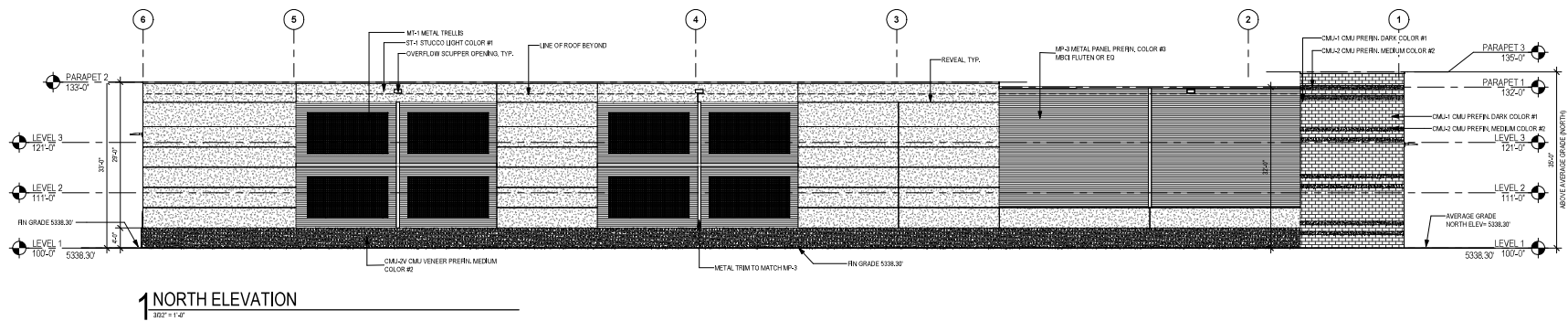
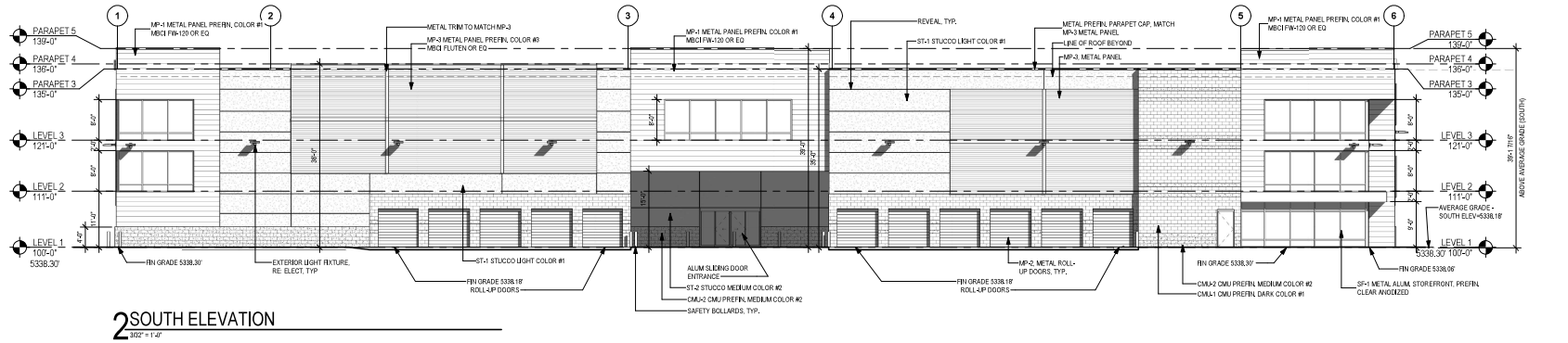
DILLON RD STORAGE

745 S PIERCE AVE, LOUISVILLE, CO 80027
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12/04/2023	2nd PUD Submittal
03/13/2024	3rd PUD Submittal
04/03/2024	4th PUD Submittal

Project History List

EXTERIOR FINISH AND COLOR SCHEDULE				
MARK	DESCRIPTION/SIZE	MFR	MATERIAL/MODEL NUMBER	NOTES
CM-1	CONCRETE MASONRY UNIT (SEE PER STRUCT & ARCHWGS)	BASALITE OR EQ	GROUND FACE	ESR
CM-2	CONCRETE MASONRY UNIT (SEE PER STRUCT & ARCHWGS)	BASALITE OR EQ	SPLIT FACE	701
CM-3	CONCRETE MASONRY UNIT (SEE PER STRUCT & ARCHWGS)	BASALITE OR EQ	SPLIT FACE	701 OR MATCH CM-2 CLOSE AS POSSIBLE
MP-1	METAL PANEL INSTALLED HORIZONTALLY	MBGI OR EQ	DESIGNER SERIES, FW120-2	COLUMBIA RED
MP-2	PREFINISHED OAH DOOR	JANUS OR EQ	PREFINISHED STANDARD COLORS	CEDAR RED
MP-3	METAL PANEL INSTALLED HORIZONTALLY	MBGI OR EQ	ATREAN SERIES, L2 PANELS	SLATE GRAY
MP-4	SQUARE ALUMINUM DECORATIVE TRILLIS - WALL MOUNTED	CITYSCAPES OR EQ	ALUMINUM - SINGLE MESH WITH FRAME	ALABASTER
SF-1	ALUMINUM STOREFRONT SYSTEM	KAWNEER OR EQ	ALUMINUM ANODIZED	DARK BRONZE
GL-1	STOREFRONT GLAZING (AT FEATURE WINDOWS)	INTRO ARCH GLASS OR EQ	INSULATED, LOW-E	T.B.D.
ST-1	3200FT STUCCO	DRYVOT OR EQ	INTEGRATED COLOR TO MATCH SHERWIN WILLIAMS	SW 7028 AFFORDABLE GRAY
ST-2	3200FT STUCCO	DRYVOT OR EQ	INTEGRATED COLOR TO MATCH SHERWIN WILLIAMS	SW 7017 DOWNY GRAY



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EXTERIOR ELEVATIONS
SHEET: 3 OF 11

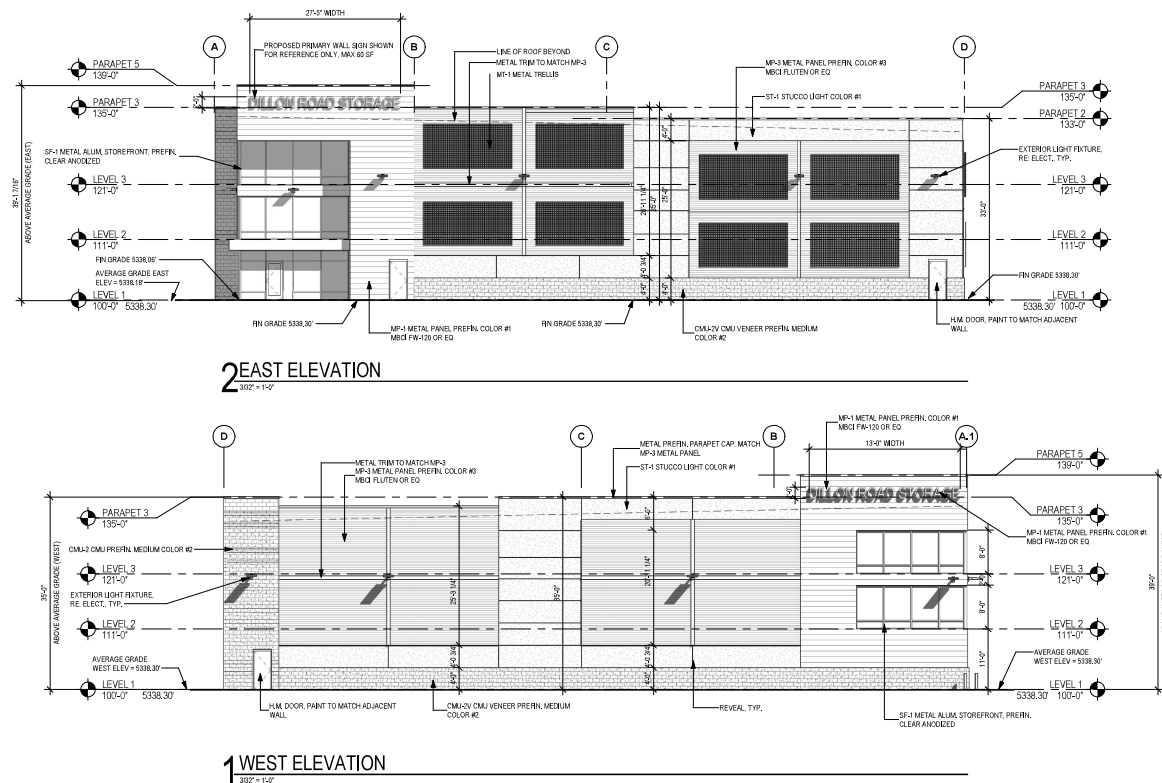
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SIGN STANDARDS		
FREESTANDING SIGN STANDARDS	REQUIRED	PROPOSED
MAX NUMBER	1 PER PRIMARY FRONTAGE 1 PER SECONDARY FRONTAGE	MAX NUMBER = 2
MAX AREA	25 SF	< 25 SF
MAX HEIGHT		< 6 FT
ILLUMINATION	EXTERNALLY LIT	
MIN SETBACK	10 FT	> 10 FT
WALL SIGN		
MAX NUMBER	1:1 PRIMARY FRONTAGE 1:1 SECONDARY FRONTAGE	1 PRIMARY - EAST FACADE SECONDARY - WEST FACADE
MAX AREA PRIMARY	1:1 PER 1 LF. MAX 50 SF	FRONTAGE: 10 LF. PROPOSED SIGN AREA 30 SF
MAX AREA SECONDARY	1:1 PER 1 LF. MAX 30 SF	FRONTAGE: 10 LF. PROPOSED SIGN AREA 30 SF
MAX HEIGHT	3 FT	
ILLUMINATION	NO	

EXTERIOR FINISH AND COLOR SCHEDULE					
MARK	DESCRIPTION/SIZE	MFR	MATERIAL/MODEL NUMBER	COLOR	NOTES
CMA3	CONCRETE MASONRY UNIT (SEE PER STRUCT. ARCHWORKS)	ASATILE OR EQ	GROUND FACE	691	
CMA2	CONCRETE MASONRY UNIT (SEE PER STRUCT. ARCHWORKS)	ASATILE OR EQ	SPRT FACE	039	
CMA1	CONCRETE MASONRY UNIT (SEER)	ASATILE OR EQ	SPRT FACE	039	21/2" MATCH MCM2 CLOSE AS POSSIBLE
MP-1	METAL PANEL INSTALLED HORIZONTALLY	MICROSE OR EQ	DESIGNER SPEC. PM 10-2	COLORAL RED	
MP-2	PREFINISHED OUTDOOR	JANUS OR EQ	PREFINISHED STANDARD COLORS	CEADAR RED	
MP-3	METAL PANEL INSTALLED HORIZONTALLY	MICROSE OR EQ	ARTIAN SERIES, 12 PANEL	SLATE GRAY	
SP-1	SQUARE ALUMINUM DECORATIVE TRILLIUM WALL MOUNTED	CF CIPCO OR EQ	ALUMINUM BUSH WITH METAL FRAME	ALUMINUM	
SP-1	ALUMINUM STOREFRONT SYSTEM	WINNBER OR EQ	ALUMINUM ANODIZED	SLATE GRAY	
GS-1	STOREFRONT GLAZING (SEE FEATURE MINOROS)	NEFRACOR GLASS OR EQ	INSULATED GLASS	T.B.O.	
GS-2	SLAZING GLAZING	NEFRACOR GLASS OR EQ	INSULATED GLASS	UNION APPROVABLE GRAY	
GS-3	SLAZING GLAZING	NEFRACOR GLASS OR EQ	INSULATED GLASS TO MATCH CHERRYWOOD LUMS	UNION APPROVABLE GRAY	
GS-4	SLAZING GLAZING	NEFRACOR GLASS OR EQ	INSULATED GLASS TO MATCH CHERRYWOOD LUMS	UNION APPROVABLE GRAY	



SHEET: 4 OF 11



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CC: 11/24

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- | | |
|--|---------------------|
| | PROPERTY LINE |
| | PROPOSED BUILDING |
| | EXISTING BUILDING |
| | PROPOSED EASEMENT |
| | EXISTING EASEMENT |
| | PROPERTY SETBACK |
| | PROPOSED 5' CONTOUR |
| | PROPOSED 1' CONTOUR |
| | EXISTING 5' CONTOUR |
| | EXISTING 1' CONTOUR |

-
- SD
XSD
- PROPOSED STORM LINE
EXISTING STORM LINE
PROPOSED SAWCUT
PROPOSED STORM INLET
EXISTING STORM INLET
FLOW DIRECTION
PROPOSED SPOT GRADE
EXISTING SPOT GRADE
SLOPE AND DIRECTION

1. ALL ELEVATION SPOTS ALONG CURB INDICATE FLOWLINE ELEVATION UNLESS OTHERWISE INDICATED.
2. PROPOSED ACCESSIBLE PARKING SPOTS SHALL HAVE 2.0% MAX SLOPE IN ANY DIRECTION.
3. ON-SITE STORM FACILITIES ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.

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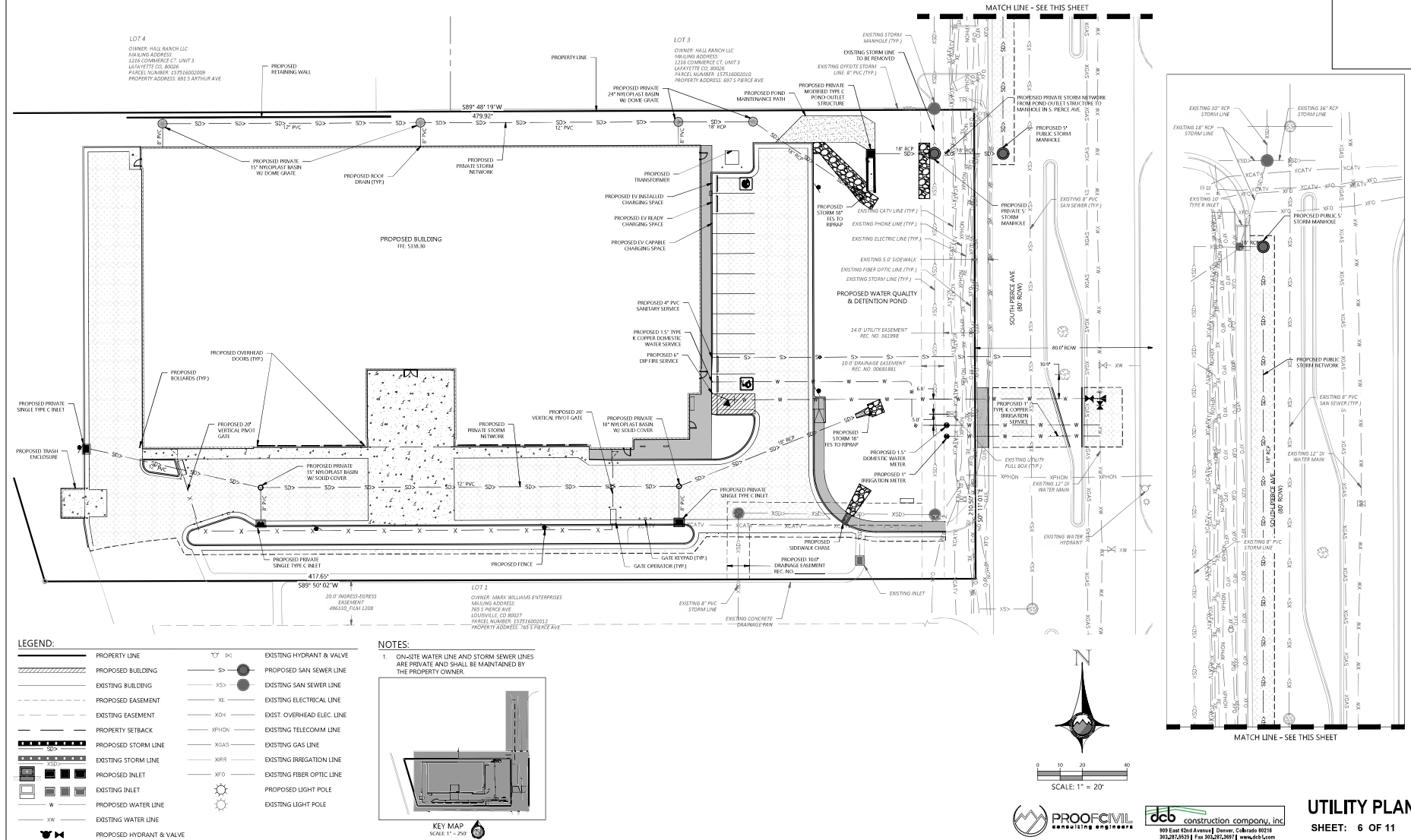
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DILLON RD STORAGE

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1. **PRIOR TO BEGINNING ANY WORK ON THE SITE THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OFFICE OF THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.**
2. **LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AND MATERIALS AS SPECIFIED HEREIN AND AS SHOWN ON PLANS.**
3. **NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECTS APPROVAL. IN WRITING. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED.**
4. **LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT MATERIAL LIST AS DEEMED NECESSARY.**
5. **ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.**
6. **QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFY ALL QUANTITIES ON THE PLANTING PLAN(S).**
7. **LANDSCAPE CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCEMENT OF WORK. VERIFY EXACT LOCATION OF ALL UTILITIES BY CONTACTING APPROPRIATE UTILITY COMPANIES. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR / REPLACEMENT FOR ANY DAMAGE CAUSED TO UTILITIES.**
8. **FINISH GRADE SHALL BE ADJUSTED FOR TURF THICKNESS.**
9. **ALL PLANT MATERIALS SHALL HAVE BACKFILL, CAREFULLY PLANTED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURIAL FASTENERS, TOP ONE-THIRD (1/3) SHALL BE REMOVED AT THIS TIME THE REMAINDER OF THE PIT SHALL THEN BE BACKFILLED, ALLOWING FOR THE DEPTH OF THE MULCH SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONE AGAIN.**
10. **AFTER PLANTING IS COMPLETED REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES, EXCISE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL GROWING HABIT OR SHAPE OF THE PLANT. MAKE ALL CUTS FLUSH, LEAVING NO STUBS. CENTRAL LEADERS SHALL NOT BE REMOVED, IF THE CENTRAL LEADER OF A PLANT IS DEAD THE PLANT SHALL BE REPLACED.**

11. PLANT SPECIFIED GROUND COVERS WITHIN ONE FOOT OF TRUNK OF TREES AND SHRUBS PLANTED WITHIN THE AREA. PLANTING ARRANGEMENTS SHALL BE TRIANGULAR WITH PROPER SPACING BETWEEN PLANTS.
12. LANDSCAPE GRADE GALVANIZED STEEL EDGING WITH ROLLED EDGE SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. PLACE EDGING FLUSH WITH GRADE AND STAKE TO GROUND PER MANUFACTURER'S RECOMMENDATIONS. MANUFACTURE KODIAK STEEL OR EQUAL.
13. LANDSCAPE CONTRACTOR TO PROVIDE THE LANDSCAPE ARCHITECT A SAMPLE OF PROPOSED STEEL EDGING FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
14. USE SHREDDED CEDAR MULCH IN ALL SHRUB BEDS AND TREE SAUCERS. LANDSCAPE CONTRACTOR SHALL PROVIDE A 1 CUBIC FOOT SAMPLE OF PROPOSED MULCH TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
15. PLACE FOUR INCHES OF MULCH IN ALL SHRUB BEDS, PLACE FOUR INCHES OF MULCH IN ALL GROUND COVER, PERENNIAL BEDS AND PLACE 4 INCHES OF MULCH AT ALL TREE SAUCERS.
16. PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. DO NOT APPLY HERBICIDE IN PERENNIAL OR ANNUAL BEDS.
17. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER SUBSTANTIAL COMPLETION IS GRANTED ON THE COMPLETE PROJECT.
18. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING CONSTRUCTION.
19. ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN UNDERGROUND AUTOMATIC UNDERGROUND IRRIGATION SYSTEM, WITH SEPARATE ZONES FOR TURF AND SHRUBS / TREES / GROUNDCOVER.
20. IF TRANSFORMERS, GROUND MOUNTED HVAC EQUIPMENT, UTILITY PEDESTALS, ETC. ARE NOT SHOWN ON THE SITE IMPROVEMENT PLAN, ADDITIONAL LANDSCAPE/SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DISCOVERED VIA THE SITE INSPECTION BY STAFF. MADE PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY, OR FINAL INSPECTION AS APPLICABLE.

QUAN.	SYM.	COMMON/BOTANICAL NAME	INSTALLED SIZE	COND.	WATER NEEDS
☐ DECIDUOUS TREES					
4	sb	SENSATION BOX ELDER Acer japonicum 'Sensation'	2 1/2" CAL. SINGLE TRUNK	B & B	LOW
5	ae	ACCOLADE ELM Ulmus 'Mortoni' Accolade	2 1/2" CAL. SINGLE TRUNK	B & B	MEDIUM
2	lh	IMPERIAL HONEYLOCUST Gleditsia triacanthos 'Imperial'	2 1/2" CAL. SINGLE TRUNK	B & B	LOW-MEDIUM
2	ok	CHICKARIN OAK Quercus muehlenbergii	2 1/2" CAL. SINGLE TRUNK	B & B	MODERATE
4	eo	ENGLISH OAK Quercus robur	2 1/2" CAL. SINGLE TRUNK	B & B	LOW-MEDIUM
☐ ORNAMENTAL TREES					
2	sc	SPRING SNOW CRABAPPLE Malus sp. 'Spring Snow'	2" CAL. SINGLE TRUNK	B & B	LOW
☐ EVERGREEN TREES					
14	ap	AUSTRIAN PINE Pinus nigra	6" HT.	B & B	LOW-MEDIUM
4	bo	EMERALD ARROW BOSNIAN PINE Pinus heldreichii 'emerald arrow'	6" HT.	B & B	LOW-MEDIUM
☐ SHRUBS					
2	ra	GROW LOW FRAGRANT SUMAC Rhus aromatica 'Glow Pot'	5 GAL.	CONT.	ULTRA LOW
1	ok	DAKOTA SUNSHINE POTENTILLA Potentilla fruticosa 'Fargo'	5 GAL.	CONT.	LOW
15	gc	GREEN MOUND ALPINE CURRANT Ribes alpinum 'Green Mound'	5 GAL.	CONT.	LOW
22	ae	BURNING BUSH Dwarf Nana Euonymus alata 'Dwarf Nana'	5 GAL.	CONT.	MEDIUM
5	bm	BLUE MIST SPIREA Corydoxia x clandonensis 'First Choice'	5 GAL.	CONT.	LOW
17	ac	PIES ALPINEUM Alpine currant	5 GAL.	CONT.	LOW
2	hm	ST. JOHN'S WORT Hypericum Frondosum 'Sunsburst'	5 GAL.	CONT.	MODERATE
10	bo	BEAUTY BUSH Forsythia viridissima	5 GAL.	CONT.	LOW
☐ ORNAMENTAL GRASSES					
64	mf	KARL FOERSTER FEATHER REED Calamagrostis acut. 'Karl Foerster'	2 GAL.	CONT.	LOW
10	dm	DWARF MIDDEN GRASS Miscanthus sinensis 'Yaku Jima'	2 GAL.	CONT.	LOW

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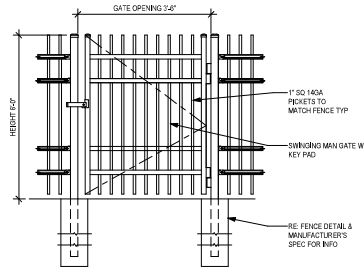
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DILLON RD STORAGE

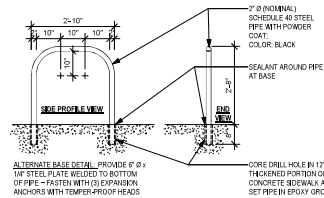
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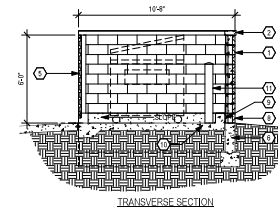
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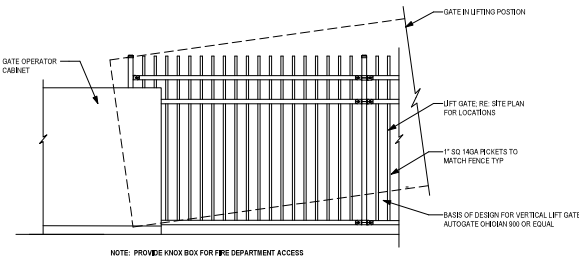
9 FENCE MAN GATE
1/2" = 1'-0"



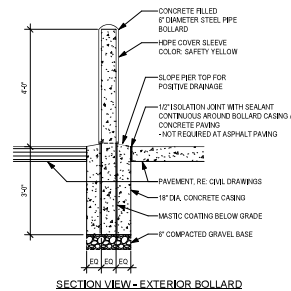
6 BIKE RACK DETAIL
1/2" = 1'-0"



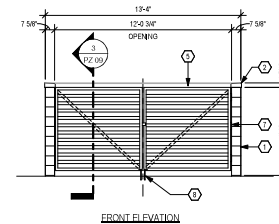
3 TRASH ENCLOSURE SECTION
1/4" = 1'-0"



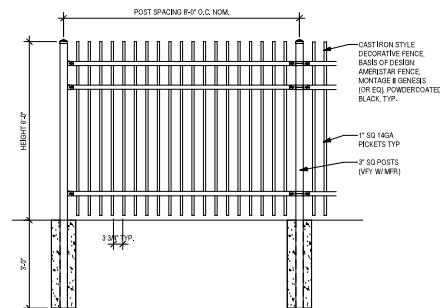
8 VERTICAL LIFT GATE DETAIL
1/2" = 1'-0"



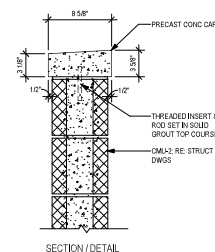
5 SAFETY BOLLARD
1/2" = 1'-0"



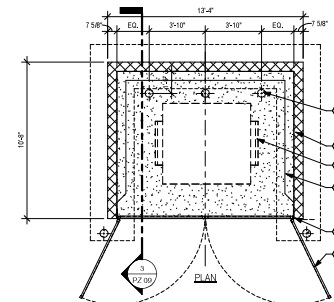
2 TRASH ENCLOSURE ELEVATION
1/4" = 1'-0"



7 TYP. FENCE DETAIL
1/2" = 1'-0"



4 TRASH ENCLOSURE WALL DETAIL
1/2" = 1'-0"



1 TRASH ENCLOSURE PLAN
1/4" = 1'-0"

TRASH ENCLOSURE KEYNOTES

- CM-2 8" W/1" Ø. COLOR: RE. EXTERIOR FINISH & COLOR
- ADD WASHED PRECAST CONCRETE CAP
- DUMPSTER BY OTHERS
- STEEL PLATE AT END OF CMU WALL
- 16 GA. 1.5" HSB-36 METAL B. DECKING WITH HSS 2x2x3/16" FRAME. WITH STL. PLATE BRACE 8x14" WELDED TO BACK SIDE OF STL. FRAME. PREFINISHED OR PAINT TO MATCH MP-1 COLONIAL RED
- CONCRETE FOUNDATION WITH DAMP-PROOFING. RE. STRUCT DWGS
- (2) HEAVY DUTY HINGES AT EACH DOOR W/ LATCH & CAME BOLT. WELD HINGES TO PLATE
- (2) 3/4" DIA. DROP LOCKS W/ 1" SLEEVES SET IN CONCRETE
- INTEGRAL CONCRETE CURBS W/ SLAB. RE. STRUCT DRAWINGS
- CONCRETE SLAB. RE. STRUCT DWGS
- 6" STEEL PIPE BOLLARD. RE. DETAIL 5
- 1/2" EXPANSION JT MATERIAL W/ SEALANT

dc construction company, inc.
888 East 62nd Avenue | Denver, Colorado 80218
303.757.5555 | Fax 303.757.5557 | www.dcb.com

SITE DETAILS
SHEET: 9 OF 11

DILLON RD STORAGE

745 S PIERCE AVE, LOUISVILLE, CO 80027
FINAL PLANNED UNIT DEVELOPMENT
LOT 2, BLOCK 1, TECHNOLOGICAL CENTER, FILING NO. 1
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO
CASE #: PUD-00477-2023

LUMINAIRE SCHEDULE

REMARKS:

1. FIXTURES MUST BE MOUNTED IN DOWNWARD ORIENTATION SO LIGHTS ORIENTED DOWN.

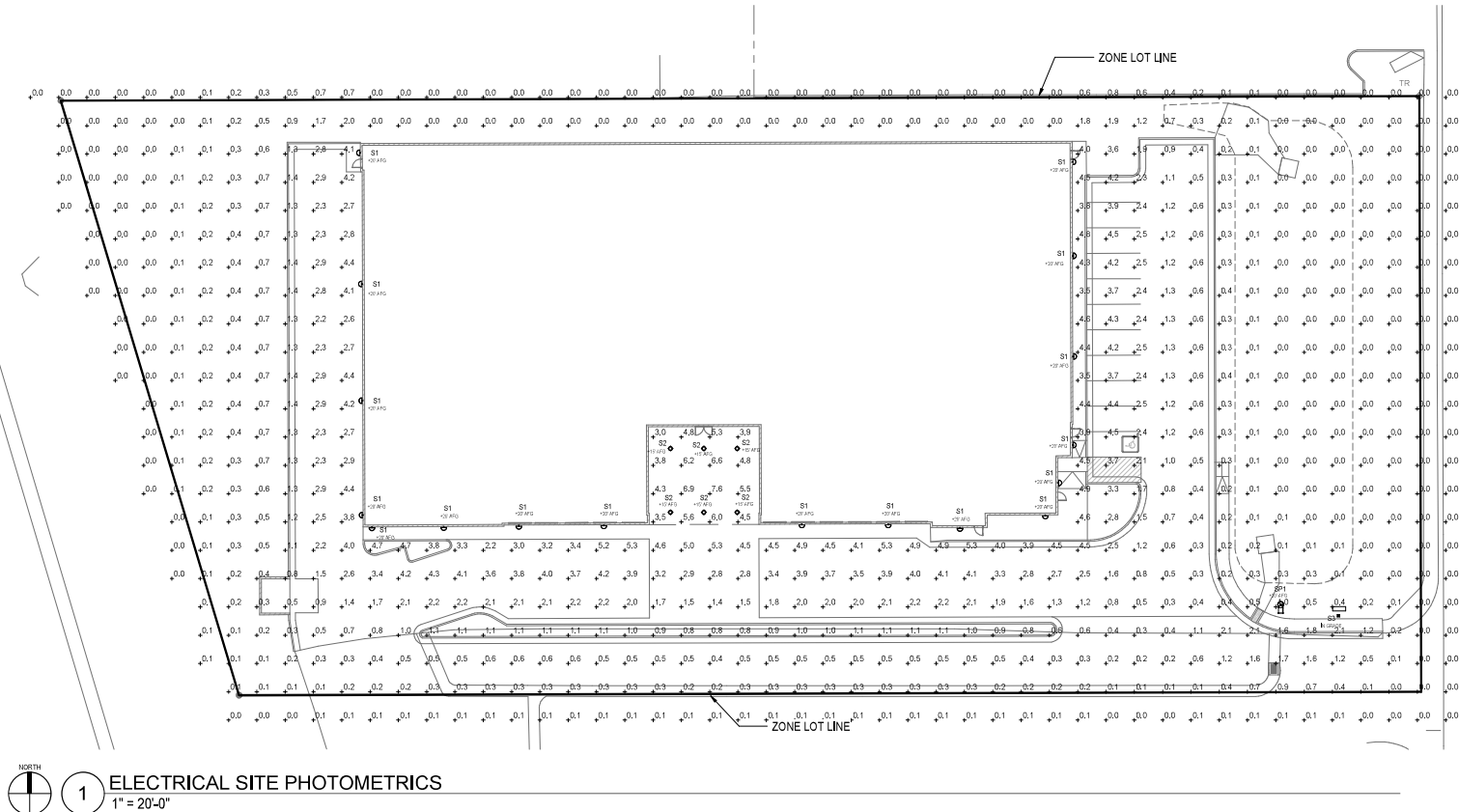
TAG	MOUNTING	DESCRIPTION	MANUFACTURER	MODEL	VOLT	QTY	WATTS	LAMP			REMARKS
								SOURCE	TEMP	LUMENS	
S1	SURFACE	WALL PACK	COOPER LIGHTING	AUC564-W	120 V	1	44 W	LED	3000K	4885 LM	
S2	SURFACE	CANOPY LIGHT	McGRATH/EDSON	T20-4354-LANG	120 V	1	39 W	LED	3000K	3847 LM	
S3	GRADE	FLOODLIGHT	LIUMARK	T05018 W BL	120 V	1	81 W	LED	3000K	860 LM	
SPI	POLE 20'	POLE LIGHT	STREETWORKS	GLAN5618-120417-242	120 V	1	33 W	LED	3000K	4554 LM	
	GROUND	20' POLE									

PHOTOMETRIC CALCULATIONS

ZONE	MAXIMUM	MINIMUM	AVERAGE
SITE	7.6	0.0	1.0
PARKING AREAS	4.5	0.3	2.3
LOADING AREA	7.6	3.0	5.1
SIDEWALK	5.3	0.2	3.7

DRAWING NOTES:

- ANY PROPOSED LUMINAIRES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE PUBLIC RIGHT-OF-WAY, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMINOUS OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL I.E.S. LIGHTING STANDARDS FOR DISABILITY GLARE.
- ALL LUMINAIRES SHALL BE DARK SKY FRIENDLY / FULL CUTOFF-TYPE, EXCEPT SIGNAGE LIGHTING.
- ALL OUTDOOR LIGHTING SHALL HAVE LIGHT SOURCES THAT ARE CONCEALED BY A FULL CUTOFF LIGHTING FIXTURE SO THAT THE LIGHT SOURCE IS NOT VISIBLE FROM ANY STREET RIGHT-OF-WAY OR ADJACENT PROPERTIES. IN ORDER TO DIRECT LIGHT DOWNWARD AND MINIMIZE THE AMOUNT OF LIGHT SPILL INTO THE NIGHT SKY AND ONTO ADJACENT PROPERTIES, ALL LIGHTING FIXTURES SHALL BE FULL CUTOFF LIGHTING FIXTURES.
- ALL MOUNTING HEIGHTS NOTED ARE MEASURED ABOVE FINISHED GRADE.



1 ELECTRICAL SITE PHOTOMETRICS
1" = 20'-0"

FGIVEN
& ASSOCIATES INC.
MECHANICAL, ELECTRICAL, PLUMBING
735 S. Xenon Ct., #201
Lakewood, Colorado 80228
Ph: 303.716.1270
Fax: 303.716.1272
www.givenandassociates.com
Given Project # 23095

ELECTRICAL SITE
PHOTOMETRICS

dc construction company, inc.
880 East 82nd Avenue | Denver, Colorado 80231
303.977.8888 | Fax 303.977.8887 | www.dcc.com

SHEET: 10 OF 11

DILLON RD STORAGE

745 S PIERCE AVE, LOUISVILLE, CO 80027
LOT 2, BLOCK 1, TECHNOLOGICAL CENTER, FILING NO. 1
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO
CASE #: PUD-00477-2023

Project	Catalog #	Type	S1
Prepared by	Notes	Date	

Lumark

Axcent

Wall Mount Luminaire

Product Features

- Available in 10W - 120W (1,000 - 17,000 lumens) models
- Full cutoff and refractive lens models available compared to HD
- Energy efficient illumination results in up to 14 LPW
- Replaces 70W up to 450W HD equivalents

Product Certifications

- UL, ENEC, CE, FCC, RoHS, PSE, IEC, VDE, TUV, SAA, BSI, KTL, ENEC, CE, FCC, RoHS, PSE, IEC, VDE, TUV, SAA, BSI, KTL

Connected Systems

- WaveLink Lite
- SmartLink

Quick Facts

- Available in 10W - 120W (1,000 - 17,000 lumens) models
- Full cutoff and refractive lens models available compared to HD
- Energy efficient illumination results in up to 14 LPW
- Replaces 70W up to 450W HD equivalents

Dimensional Details

Wall Mount, Refractive Lens, Rear Back Mounting

Model	Height (mm)	Width (mm)	Depth (mm)
A	100	100	100
B	150	150	150
C	200	200	200
D	250	250	250

COOPER Lighting Inc. 10/10/2023 page 1

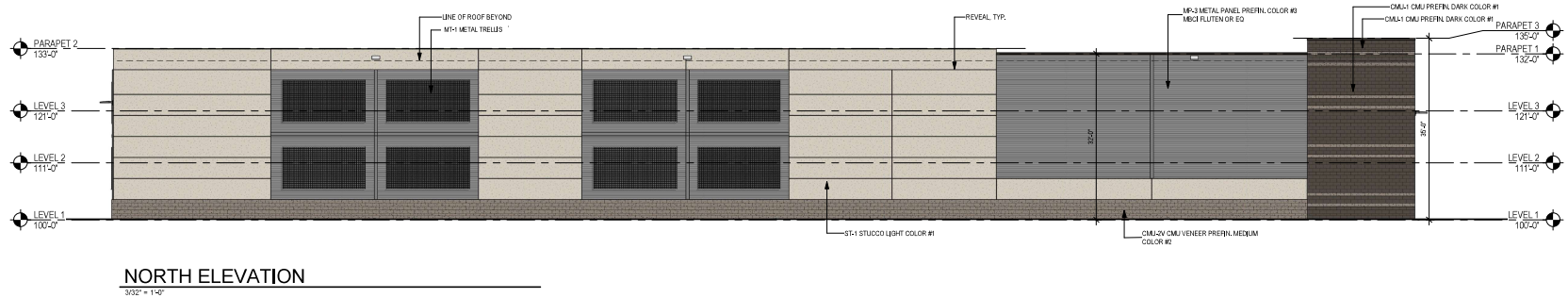
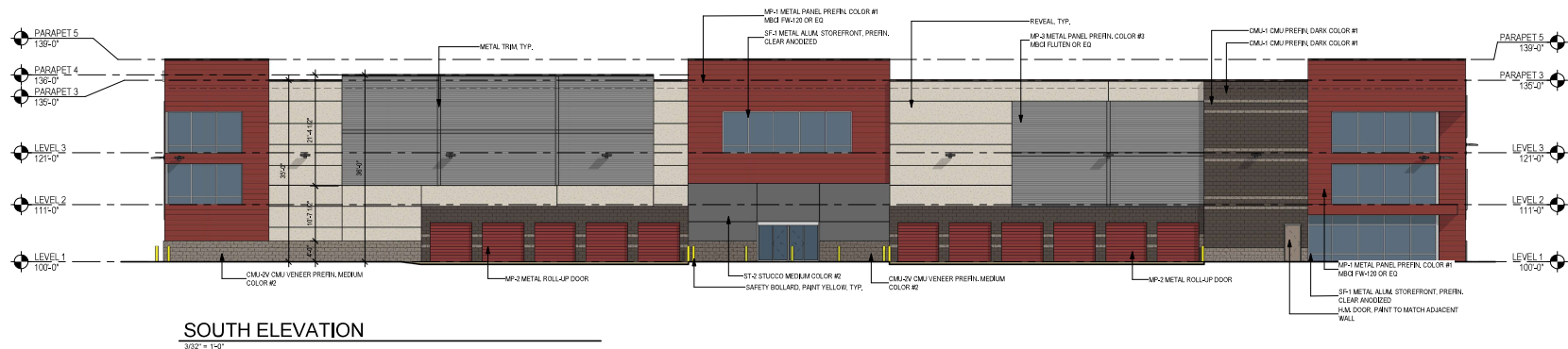
Lumark

AXCS / AXCL Axcent

Ordering Information

AXCS / AXCL Axcent

Model	Power (W)	Beam Angle	Height (mm)	Width (mm)	Depth (mm)
AXCS-10	10	120°	100	100	100
AXCS-15	15	120°	150	150	150
AXCS-20	20	120°	200	200	200
AXCS-25	25	120°	250	250	250
AXCS-30	30	120°	300	300	300
AXCS-35	35	120°	350	350	350
AXCS-40	40	120°	400	400	400
AXCS-45	45	120°	450	450	450
AXCS-50	50	120°	500	500	500
AXCS-55	55	120°	550	550	550
AXCS-60	60	120°	600	600	600
AXCS-65	65	120°	650	650	650
AXCS-70	70	120°	700	700	700
AXCS-75	75	120°	750	750	750
AXCS-80	80	120°	800	800	800
AXCS-85	85	120°	850	850	850
AXCS-90	90	120°	900	900	900
AXCS-95	95	120°	950	950	950
AXCS-100	100	120°	1000	1000	1000
AXCS-105	105	120°	1050	1050	1050
AXCS-110	110	120°	1100	1100	1100
AXCS-115	115	120°	1150	1150	1150
AXCS-120	120	120°	1200	1200	1200
AXCS-125	125	120°	1250	1250	1250
AXCS-130	130	120°	1300	1300	1300
AXCS-135	135	120°	1350	1350	1350
AXCS-140	140	120°	1400	1400	1400
AXCS-145	145	120°	1450	1450	1450
AXCS-150	150	120°	1500	1500	1500
AXCS-155	155	120°	1550	1550	1550
AXCS-160	160	120°	1600	1600	1600
AXCS-165	165	120°	1650	1650	1650
AXCS-170	170	120°	1700	1700	1700
AXCS-175	175	120°	1750	1750	1750
AXCS-180	180	120°	1800	1800	1800
AXCS-185	185	120°	1850	1850	1850
AXCS-190	190	120°	1900	1900	1900
AXCS-195	195	120°	1950	1950	1950
AXCS-200	200	120°	2000	2000	2000
AXCS-205	205	120°	2050	2050	2050
AXCS-210	210	120°	2100	2100	2100
AXCS-215	215	120°	2150	2150	2150
AXCS-220	220	120°	2200	2200	2200
AXCS-225	225	120°	2250	2250	2250
AXCS-230	230	120°	2300	2300	2300
AXCS-235	235	120°	2350	2350	2350
AXCS-240	240	120°	2400	2400	2400
AXCS-245	245	120°	2450	2450	2450
AXCS-250	250	120°	2500	2500	2500
AXCS-255	255	120°	2550	2550	2550
AXCS-260	260	120°	2600	2600	2600
AXCS-265	265	120°	2650	2650	2650
AXCS-270	270	120°	2700	2700	2700
AXCS-275	275	120°	2750	2750	2750
AXCS-280	280	120°	2800	2800	2800
AXCS-285	285	120°	2850	2850	2850
AXCS-290	290	120°	2900	2900	2900
AXCS-295	295	120°	2950	2950	2950
AXCS-300	300	120°	3000	3000	3000
AXCS-305	305	120°	3050	3050	3050
AXCS-310	310	120°	3100	3100	3100
AXCS-315	315	120°	3150	3150	3150
AXCS-320	320	120°	3200	3200	3200
AXCS-325	325	120°	3250	3250	3250
AXCS-330	330	120°	3300	3300	3300
AXCS-335	335	120°	3350	3350	3350
AXCS-340	340	120°	3400	3400	3400
AXCS-345	345	120°	3450	3450	3450
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AXCS-375	375	120°	3750	3750	3750
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AXCS-385	385	120°	3850	3850	3850
AXCS-390	390	120°	3900	3900	3900
AXCS-395	395	120°	3950	3950	3950
AXCS-400	400	120°	4000	4000	4000
AXCS-405	405	120°	4050	4050	4050
AXCS-410	410	120°	4100	4100	4100
AXCS-415	415	120°	4150	4150	4150
AXCS-420	420	120°	4200	4200	4200
AXCS-425	425	120°	4250	4250	4250
AXCS-430	430	120°	4300	4300	4300
AXCS-435	435	120°	4350	4350	4350
AXCS-440	440	120°	4400	4400	4400
AXCS-445	445	120°	4450	4450	4450
AXCS-450	450	120°	4500	4500	4500
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AXCS-520	520	120°	5200	5200	5200
AXCS-525	525	120°	5250	5250	5250
AXCS-530	530	120°	5300	5300	5300
AXCS-535	535	120°	5350	5350	5350
AXCS-540	540	120°	5400	5400	5400
AXCS-545	545	120°	5450	5450	5450
AXCS-550	550	120°	5500	5500	5500
AXCS-555	555	120°	5550	5550	5550
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AXCS-580	580	120°	5800	5800	5800
AXCS-585	585	120°	5850	5850	5850
AXCS-590	590	120°	5900	5900	5900
AXCS-595	595	120°	5950	5950	5950
AXCS-600	600	120°	6000	6000	6000
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AXCS-615	615	120°	6150	6150	6150
AXCS-620	620	120°	6200	6200	6200
AXCS-625	625	120°	6250	6250	6250
AXCS-630	630	120°	6300	6300	6300
AXCS-635	635	120°	6350	6350	6350
AXCS-640	640	120°	6400	6400	6400
AXCS-645	645	120°	6450	6450	6450
AXCS-650	650	120°	6500	6500	6500
AXCS-655	655	120°	6550	6550	6550
AXCS-660	660	120°	6600	6600	6600
AXCS-665	665	120°	6650	6650	6650
AXCS-670	670	120°	6700	6700	6700
AXCS-675	675	120°	6750	6750	6750
AXCS-680	680	120°	6800	6800	6800
AXCS-685	685	120°	6850	6850	6850
AXCS-690	690	120°	6900	6900	6900
AXCS-695	695	120°	6950	6950	6950
AXCS-700	700	120°	7000	7000	7000
AXCS-705	705	120°	7050	7050	7050
AXCS-710	710	120°	7100	7100	7100
AXCS-715	715	120°	7150	7150	7150
AXCS-720	720	120°	7200	7200	7200
AXCS-725	725	120°	7250	7250	7250
AXCS-730	730	120°	7300	7300	7300
AXCS-735	735	120°	7350	7350	7350
AXCS-740	740	120°	7400	7400	7400
AXCS-745	745	120°	7450	7450	7450
AXCS-750	750	120°	7500	7500	7500
AXCS-755	755	120°	7550	7550	7550
AXCS-760	760	120°	7600	7600	7600
AXCS-765	765	120°	7650	7650	7650
AXCS-770	770	120°	7700	7700	7700
AXCS-775	775	120°	7750	7750	7750
AXCS-780	780	120°	7800	7800	7800
AXCS-785	785	120°	7850	7850	7850
AXCS-790	790	120°	7900	7900	7900
AXCS-795	795	120°	7950	7950	7950
AXCS-800	800	120°	8000	8000	8000
AXCS-805	805	120°	8050	8050	8050
AXCS-810	810	120°	8100	8100	8100
AXCS-815	815	120°	8150	8150	8150
AXCS-820	820	120°	8200	8200	8200
AXCS-825	825	120°	8250	8250	8250
AXCS-830	830	120°	8300	8300	8300
AXCS-835	835	120°	8350	8350	8350
AXCS-840	840	120°	8400	8400	8400
AXCS-845	845	120°	8450	8450	8450
AXCS-850	850	120°	8500	8500	8500
AXCS-855	855	120°	8550	8550	8550
AXCS-860	860	120°	8600	8600	8600
AXCS-865	865	120°	8650	8650	8650
AXCS-870	870	120°	8700	8700	8700
AXCS-875	875	120°	8750	8750	8750
AXCS-880	880	120°	8800	8800	8800
AXCS-885	885	120°	8850	8850	8850
AXCS-890	890	120°	8900	8900	8900
AXCS-895	895	120°	8950	8950	8950
AXCS-900	900	120°	9000	9000	9000
AXCS-905	905	120°	9050	9050	9050
AXCS-910	910	120°	9100	9100	9100
AXCS-915	915	120°	9150	9150	9150
AXCS-920	920	120°	9200	9200	9200
AXCS-925	925	120°	9250	9250	9250
AXCS-930	930	120°	9300	9300	9300
AXCS-935	935	120°	9350	9350	9350
AXCS-940	940	120°	9400	9400	9400
AXCS-945	945	120°	9450	9450	9450
AXCS-950	950	120°	9500	9500	9500
AXCS-955	955	120°	9550	9550	9550
AXCS-960	960	120°	9600	9600	9600
AXCS-965	965	120°	9650	9650	9650
AXCS-970	970	120°	9700	9700	9700
AXCS-975	975	120°	9750		



Applicant Information:

Project No.: 22-312

Project Information:

Design-Build Contractor:

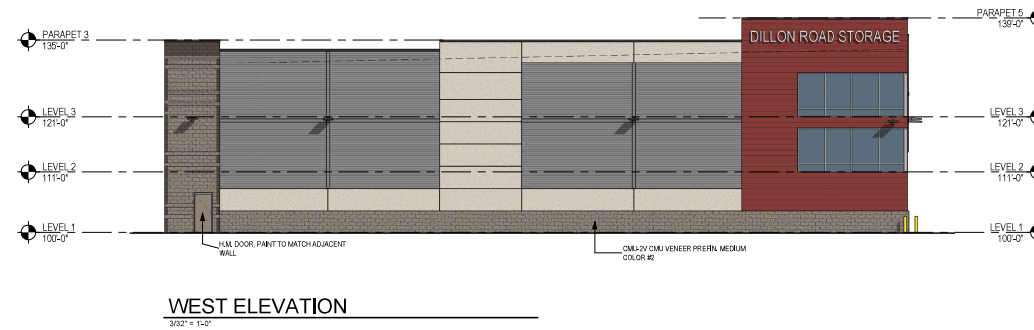
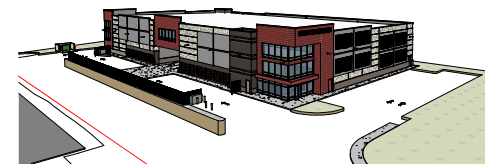
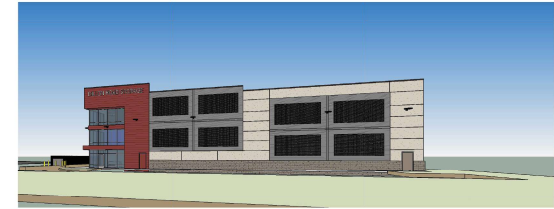
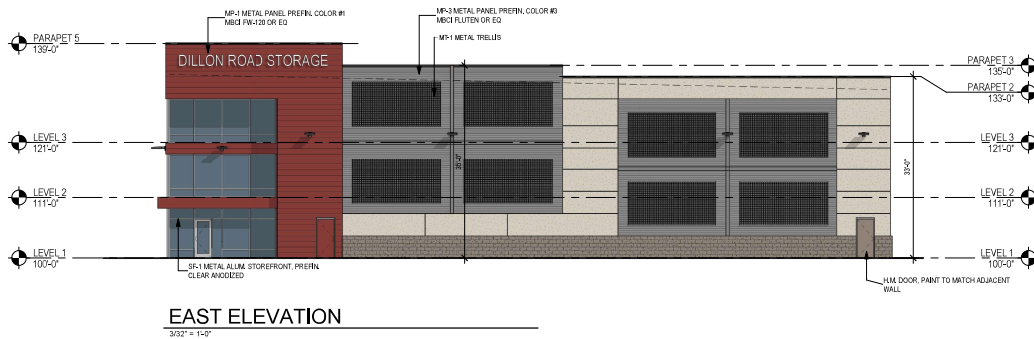
Sheet Number: A

DILLON ROAD STORAGE

CTC STORAGE
745 S PIERCE AVE
LOUISVILLE, CO

dcb construction company, inc.
909 East 62nd Avenue • Denver, Colorado 80216 • 303.287.5525 • Fax 303.287.3697 • www.dcb1.com

CC: 11/24



Applicant Information:

Project No.: 22-312

Project Information:

Design-Build Contractor:

Sheet Number: B

DILLON ROAD STORAGE

CTC STORAGE
745 S PIERCE AVE
LOUISVILLE, CO

dcb construction company, inc.
909 East 62nd Avenue • Denver, Colorado 80216 • 303.287.5525 • Fax 303.287.3697 • www.dcb1.com

CC: 11/24

City Council
November 19, 2024

745 S Pierce Avenue PUD

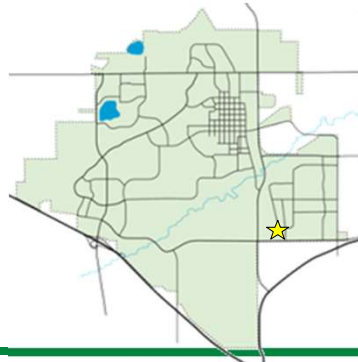
Approval of Resolution No. XX, Series 2024, approval of a Planned Unit Development to allow construction of a 32,367 square-foot small storage facility and associated site improvements.



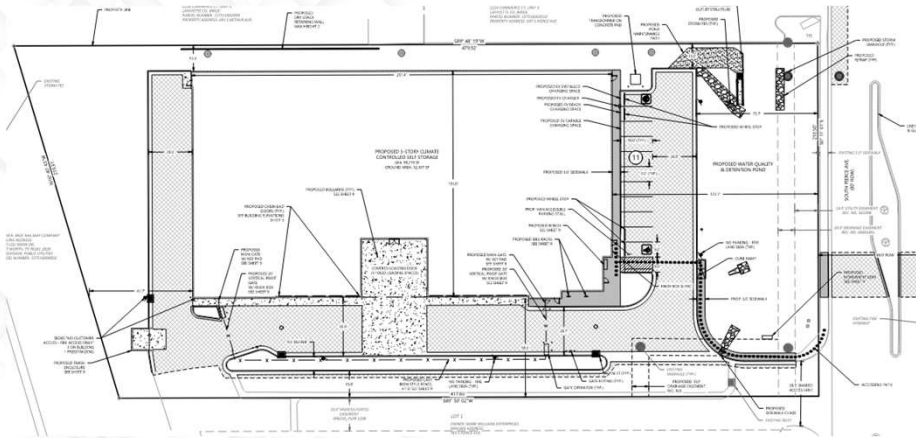
745 S Pierce Ave – background



- Colorado Tech Center (CTC)
- 2.16 acre (94,089 sq. ft.) vacant parcel
- Zoned Industrial (I)
- Original Plat – CTC Filing No. 1 approved in 1979



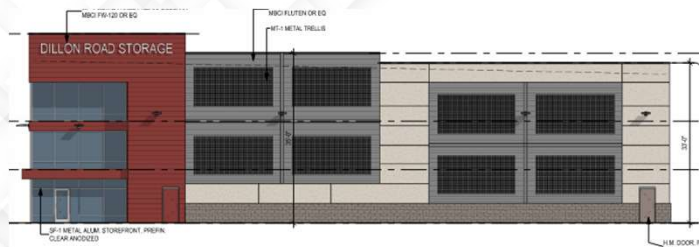
745 S Pierce Ave – proposal



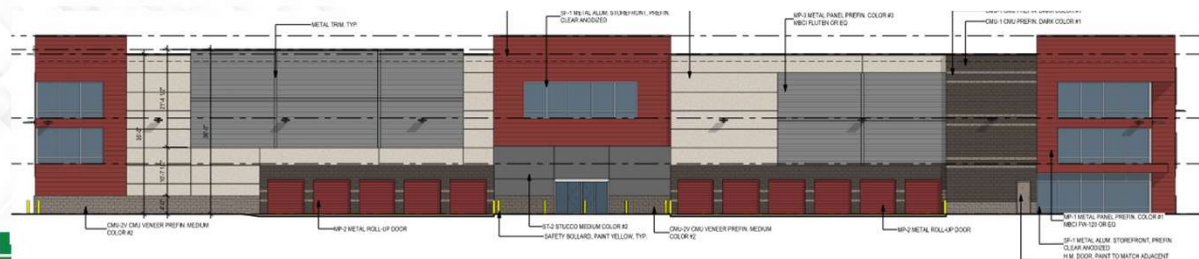
Planned Unit Development - Layout

- 32,367 s.f. structure small storage (self-storage) facility
- Detention and water quality pond – east side of the site
- 11 parking spaces and 3 vehicle loading spaces, 4 bicycle parking spaces
 - Parking reduction requested
- EV parking
- Shared access point on south side of the property

745 S Pierce Ave – proposal



EAST ELEVATION
33'0" x 1'0"



SOUTH ELEVATION
33'0" x 1'0"

Final Planned Unit Development - Architecture

- Masonry, stucco, and architectural metal panels with varying, massing, textures, and colors.
- Façade articulation
- Variation in building/parapet height
- Architectural metal 'trellis' included on primary façade for additional visual interest.

745 S Pierce Ave – proposal

Final Planned Unit Development - Architecture

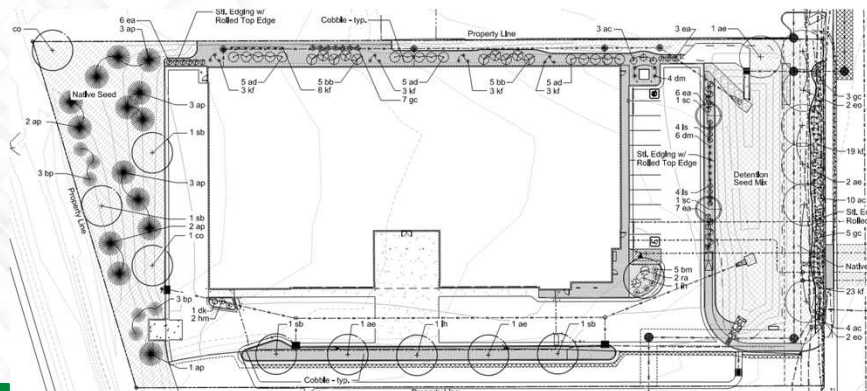
- Prominent corner entrance, storefront system.
- Façade articulation
- Variety of materials
- Variation in building/parapet height



745 S Pierce Ave
- proposal

Final Planned Unit Development - Landscaping

- Meets minimum requirements
- Low-water plantings
- Native, low-water seed mix and rock mulch
- Trees required on northside buffer proposes on west side (waiver).



Waiver Request #1

- Relief from Sec. 5.2.A.1 of the IDDSG requiring 10-foot-wide landscape buffer and a tree every 30 linear feet in the 'public zone'.
- Storm drain in north side setback will prohibit tree plantings

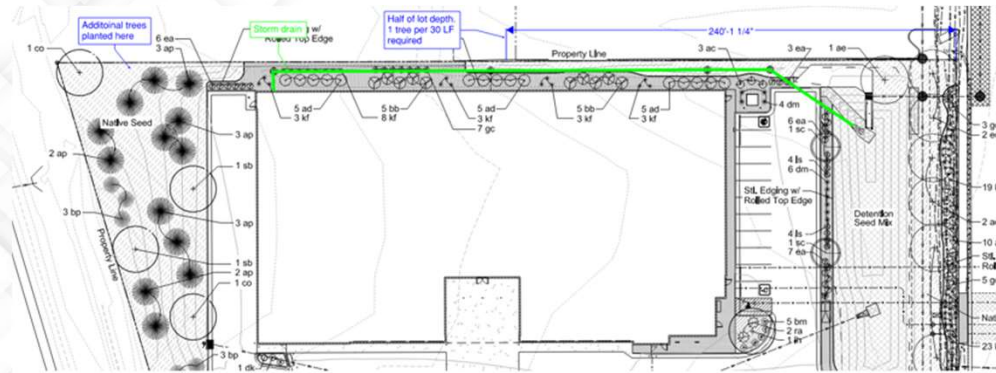
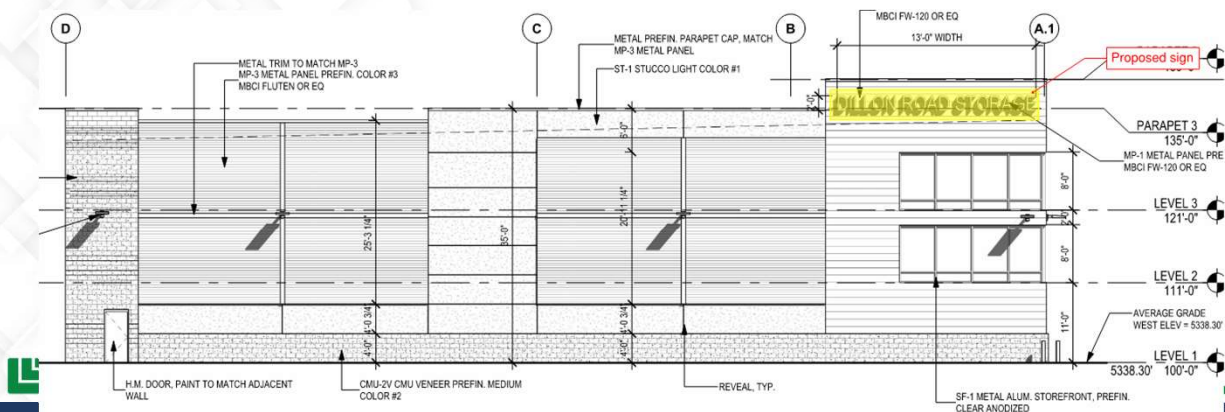


Figure 4: Landscape plan depicting storm drain location, half of lot depth, and tree relocation.

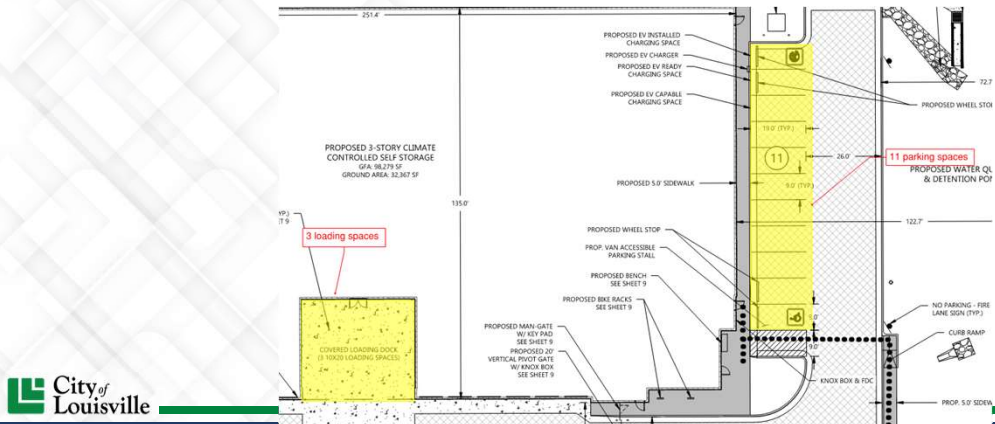
Waiver Request #2

- Relief from Sec. 4.11.c of the Louisville Sign Code which allows for only two wall signs on a primary and secondary street frontage.
- The site has one street frontage, permitted only one sign.
- West elevation is highly visible to east-bound traffic on Dillon Rd.
- Proposed sign is within second frontage sign thresholds.



Parking Reduction Request

- City Council may approve a parking reduction request based on the needs of non-dwelling users (LMC Sec. 17.20.080.2)
- Applicant asserts the based on the nature of the use, parking provided will adequately serve guests and employees



**745 S Pierce
Ave**

Compliance

Louisville Municipal Code Compliance

- Compliance with PUD Criteria in Sec. 17.28.120

IDDSG Compliance

- Compliant, with two waivers requested regarding landscape buffer and signage.
- Parking reduction requested to more accurately align with the nature of use.

745 S Pierce Ave

Recommendation

Staff Recommends approval with the following condition:

- The applicant shall establish and record a shared access easement with the property to south concurrent with the proposed shared access point prior to building permit application. Record of the recorded easement shall be provided to the city.
- Planning Commission recommended approval on June 13, 2024